Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Nannette Larsen, Principal Planner, 801-535-7645 or nannette.larsen@slcgov.com

Date: March 24, 2021

Re: PLNPCM2020-00393/00394 – 1583 East Stratford Avenue Master Plan and Zoning Map Amendments

Master Plan and Zoning Map Amendments

PROPERTY ADDRESS: 1583 East Stratford Avenue
PARCEL ID: 1621332001, 1621332002, 1621332003, 1621332004, 1621332005, 1621332006, 1621332007
MASTER PLAN: Sugar House – Medium Density Residential
ZONING DISTRICT: RMF-35 (Moderate Density Multi-Family Residential)

REQUEST: Salt Lake City received a request from Erin Hoffman with Stratford Investment Properties, the property owner, to amend the Sugar House Master Plan and the zoning map for a property located at approximately 1583 East Stratford Ave. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission recommend to the City Council that they deny the proposed zoning map and master plan amendment.

ATTACHMENTS:

- **A.** Applicant Submittal and Information
- **B.** Zoning Map
- **C.** Sugar House Future Land Use Map
- **D.** Site Photos
- **E.** Analysis of Amendment Standards
- **F.** RMF-35 Zoning Standards
- **G.** CN Zoning Standards
- **H.** Department Comments
- **I.** Public Process and Comments

PROJECT DESCRIPTION:

The proposed amendments to the Sugar House Master Plan Future Land Use Map and Zoning Map that were received by the City are to accommodate a change of use on the site. The change of use on the site is from residential multi-family condominiums to office use. The proposed office would extend the office campus, located at 1567 E Stratford Ave, to the west of the subject site, further east and will connect to the 1583 East Stratford site.

The subject property is located on a corner site, fronting along two streets of Stratford Avenue and Glenmare Street. This site is within the Sugar House Master Plan Area. The Sugar House Master Plan Future Land Use Map designates the subject property as "Medium Density Residential" as shown on Attachment B of this staff report.

The applicant is also proposing to amend the zoning map to change the zoning district of the site. The property is currently within the RMF-35 (Moderate Density Residential Multi-Family) zoning district, the applicant is proposing to rezone to CN (Neighborhood Commercial).

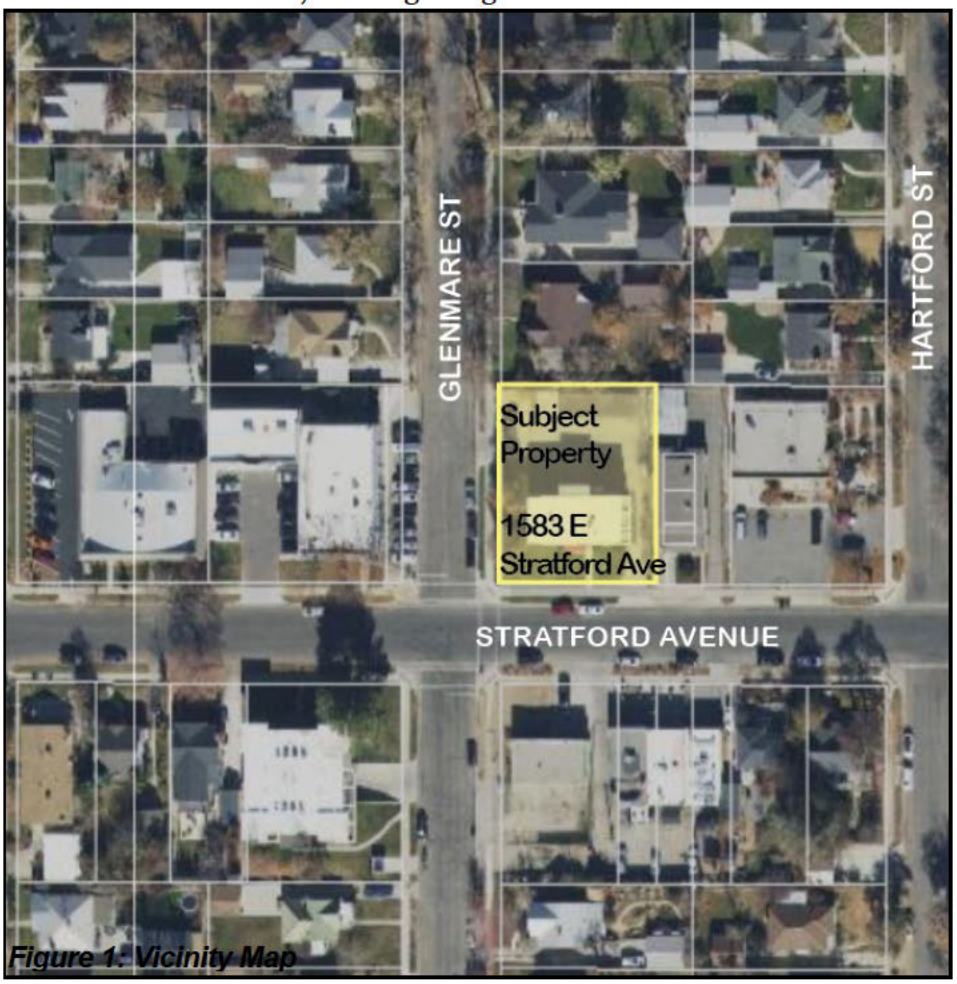


Figure 1: Vicinity Map

BACKGROUND

The site under review was included in the Highland Park Place A subdivision in 1909 as a residential site. While there was no zoning designation in Salt Lake City at this time, the parcel layout in this subdivision was for a residential type of development. In 1927 the Zoning Map of the City was created and the subject parcels were designated in the Residential C district, this district permitted all types of housing, retail shops, and retail type services. At the time the site was developed it was within the B-3 district, which permitted all types of housing, retail shops, and retail services. In 1995, during the complete rewrite of the zoning ordinance and zoning map, the subject site was rezoned to RMF-35 which was based on its existing use of multi-family residential.

The current multi-family structure was developed in 1985 as an apartment building. In 2009 the apartment building was converted to a condominium through the Glenmore Condominium subdivision. This subdivision created 6 residential units, each approximately 850 square feet in area. Since its construction it appears these residential uses have been occupied since.

The current configuration of the site is similar to other multi-family residential structures constructed at that time in the city. The building is setback an approximate of 27' from the south and west property lines. This area is landscaped and maintained by the property owner. Parking is permitted and located behind the structure towards the rear of the site. This parking lot includes both covered and uncovered stalls and has accessibility from Glenmare street to the west. The height of the building is approximately 25'.

In July of 2020 the site came under enforcement for internal construction in the structure without a building permit. The work being conducted was to combine two residential condominiums into one, a stop work order was issued and the construction on the site ceased until a building permit was obtained.

The subject property fronts on Stratford Avenue to the south and Glenmare Avenue to the west. Both Stratford and Glenmare Avenues are listed as local streets in Salt Lake City's Transportation Master Plan. Local streets provide access to private property to a few number of cars and at low level speeds. The uses around these local streets are generally directed to lower frequency of trips and are directed toward the local neighborhood.

The subject sites are surrounded by single family residential houses at a small scale, generally these houses were built in the 1940s. At the intersection of Glenmare and Stratford is a historic commercial node that is well-known in the community. This commercial node includes 7 properties and is occupied by offices, restaurants, financial institutions, and retail shops. Similar commercial nodes are generally located on corner lots. Residential multi-family sites are also located within this commercial node, the sites located on the south west corner of Glenmare and Stratford houses a 6-unit condominium and is zoned RMF-35. To the immediate east of the subject site is also a multi-family 3-unit condominium and is designated RMF-35. The multi-family structures near this intersection have a similar site layout with approximately 20' landscaped yards with parking located in or behind the structure.

The nearest bus line is a north/south line located on 1700 East, approximately two-blocks to the east, this bus runs every half hour. The other transit line is another bus route on 1300 East, another half hour bus frequency.

KEY CONSIDERATIONS:

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

1. Compatibility with Master Plans
2. Urban Resiliency
3. RMF-35 and CN Zoning District Comparison and Zoning Compatibility with Adjacent Properties

Consideration 1 – Compatibility with Master Plan Policies

Sugar House Master Plan

The site under review for the Master Plan Future Land Use Map amendment is within the Sugar House Master Plan. This site is presently designated Medium Density Residential. Medium Density Residential allow areas to accommodate for a mix of low-rise housing types – these housing types include four-plex units, garden apartments, townhouses, and live/work units. The density of this designation is between 10 and 20 dwelling units per acre. The Medium Density Residential future land use has a location criteria that includes:

- *"Proximity to arterial or collector streets;*
- *Proximity to higher design 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 site's location and use meet the intent and location criteria of the Medium Density Residential future land use type in that the existing structure located at 1583 E Stratford meets the building height and garden type of apartment development, it is also located within a commercial node at Stratford and Glenmare avenues.

These location criteria state that expansion of non-residential land uses into areas of medium-density residential is discouraged, and that it is recommended that these spaces remain residential in some form.

The purpose of the Neighborhood Business designation is to provide an area for services, products and attraction on a small scale and within close proximity to residential neighborhoods. This land use designation allows for both residential and small business uses.

Within the Sugar House Master Plan is language that identifies the Stratford/Glenmare intersection as a commercial node in the Stratford neighborhood. The intent of the commercial node is to allow adjacent neighborhoods access to services that are within walking distance. It is stated that these Neighborhood Commercial areas, "*may consist of four corner sites or isolated parcels*", and the "*businesses range from grocery stores to restaurants*".

It doesn't appear that the intent of the commercial node in the Stratford neighborhood, located at the intersection of Stratford Avenue and Glenmare Avenue, is met with the proposed amendment to the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The intent of this commercial node is to allow residents access to services that are within walking distance. Because the amendments would result in the conversion of residences to office space rather than services it would not further the purpose of the Stratford commercial node.

While the Stratford/Glenmare is identified as a commercial node in the Sugar House Master Plan, it identifies this commercial node as consisting of 4 corner sites or *isolated parcels*. The existing Future Land Use Map presently identifies isolated parcels on 2 corner properties of the Stratford/Glenmare intersection, therefore the intent of the mater plan commercial node is currently being met.

Housing, particularly affordable housing, is addressed in the Sugar House Master Plan as well. The Master Plan encourages increasing opportunities for affordable housing, it also promotes, "*Developing and implementing programs that encourage the provision of affordable housing*". The proposed amendments do not meet the goals of the Sugar House Master Plan as it removes housing that is considered to be more affordable from the City's housing stock. Further, the propose amendments also would remove naturally occurring affordable housing in an area with an already limited number of affordable housing units. The configuration of the site allows for naturally occurring affordable housing, in that the units encompass approximately 900 square feet and the structure is over 30-years old. This is one of the few places in this area of the Sugar House Master Plan where naturally occurring affordable housing is available, this site is generally surrounded by single-family housing on privately owned lots, as shown in figure 2.

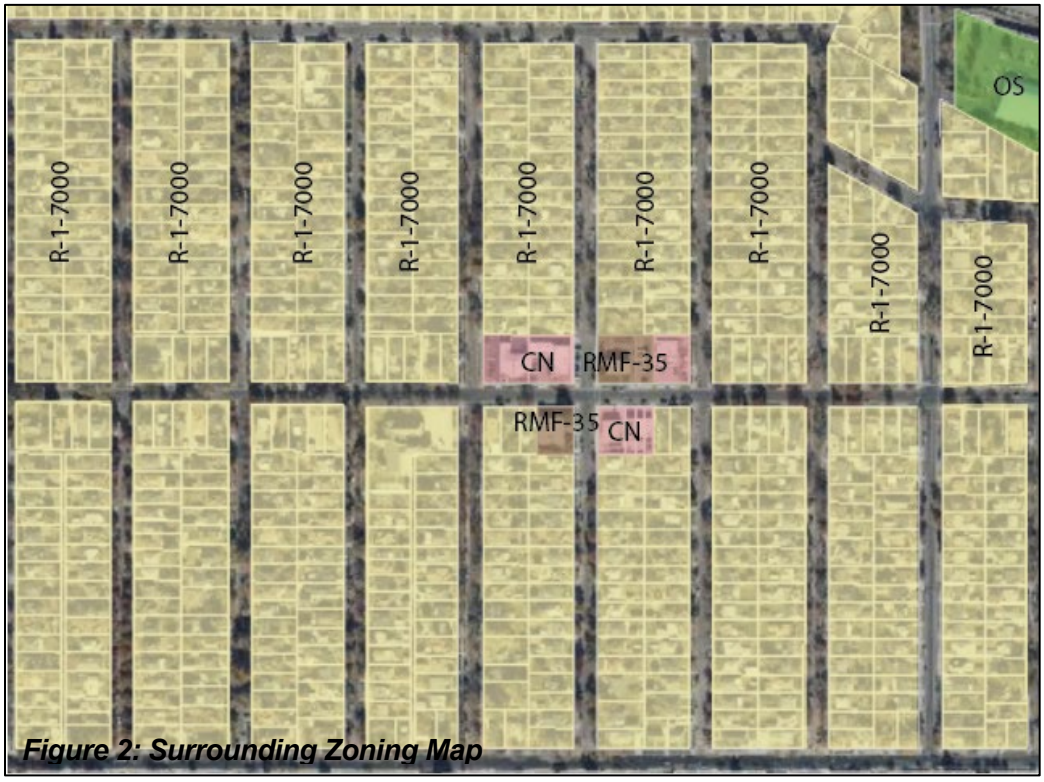


Figure 2: Surrounding Zoning Map

The Sugar House Master Plan emphasizes the importance of a diversified approach to affordable housing in the community, stating that it is important that affordable housing is evenly distributed through the community and city-wide.

Maintaining the City's housing stock is addressed in the City's Housing Loss Mitigation Ordinance that was codified in 2012. Housing Loss Mitigation application and calculation is attached to this report as Attachment A. The housing mitigation ordinance goes into effect when a proposal includes the removal of housing within Salt Lake City boundaries. This application is administratively approved by the Director of Community and Neighborhoods and is calculated as the difference between the assessor's estimate of the building value and the price to replace the building.

Growing SLC

Growing SLC is a city-wide plan aimed at establishing housing goals and objectives in addressing issues related in Salt Lake City's growing population and ensure access to affordable housing. The goals within this city-wide plan include "i*ncreasing housing opportunities for cost-burdened households"* in the City. This includes housing opportunities in neighborhoods that do not have many choices available for cost-burdened families as well as established affordable spaces. The proposed amendments go

against this stated goal that was approved by City Council, by converting the building from residential to office the affordable units are removed from the city housing stock.
Another objective within Growing SLC is to implement life cycle housing in each neighborhood in the city. Life cycle housing is ensuring that housing types are available for different life stages in each neighborhood throughout the City. Life cycle housing requires that a diversity of housing types are provided in each neighborhood. The proposed amendments do not meet this objective as it further reduces multi-family housing in a neighborhood that almost exclusively single-family residential.

Plan Salt Lake
Finally, Plan Salt Lake, another city-wide plan intended to provide guidance outlines initiatives to support the guide the growth and changes as they occur in the City. Plan Salt Lake, in addition to the Sugar House Master Plan, also has goals relating to providing differing housing types throughout the city.

> *"Ensure access to affordable housing citywide (including rental and very low income)."*
>
> *"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."*

The proposed amendments to the Sugar House Master Plan to facilitate the removal of 6 residential units do not meet the purpose or intent of the Sugar House Master Plan, nor do the amendments meet the initiatives of Plan Salt Lake. The existing multi-family residential units at 1583 E Stratford are one of the very few multi-family uses available in the neighborhood that is mostly single-family. The intent of the Master Plan at the intersection of Stratford and Glenmare is to provide an area for services or retail within walking distance of the surrounding residential neighborhood. The conversion of residential to office would reduce this environment as office types of uses generally are not limited to the community but rather service a larger area and would encourage commuting into a residential neighborhood.

Consideration 2 – Urban Resiliency and Diversity of Housing

Another significant consideration for any proposed Master Plan or Zoning map amendment is whether the proposed amendments furthers the resiliency of the community. One attribute of resilient places is a diversity of housing. One study, funded by the National Science Foundation, found that allowing for a diversity of housing types promotes stability in the community as shifts in the market impact affordability of housing, providing a mix of housing ensures that housing will remain available and maintained within the community.

The American Planning Association in their Policy Guide on Housing notes that a diversity of housing in neighborhoods also helps assure the viability of communities as it allows for housing of all life phases, many different income types, and different lifestyles. Encouraging housing for all life phases allows residents the chance to remain within their community and near people with whom they are familiar as their need for housing changes. Diversity in housing also allows for different income types so that as trends in the market fluctuate housing demand is more stable in the community.

Attainable and affordable housing is essential to preserve as demand for housing in these communities increases. Ensuring that there is attainable or affordable housing options in every community allows low-income households the opportunity to live in areas that are established or developing towards

walkability. Within this neighborhood the majority of housing consists of single-family residential housing, the subject site includes 6 residential units that are considered to be natural occurring affordable units and are 6 of approximately 17 multi-family residential units in the community.

Consideration 3 – CN District Compatibility and RMF-35/CN Zoning District Comparison

The final item to consider for any proposed amendment to the zoning map is the differences between the existing zoning district and the proposed zoning district. It is also important to determine whether the proposed district is compatible with the existing layout of the site and the surrounding sites.

CN District and Site Compliance

The purpose of the CN (Neighborhood Commercial) zoning district is to provide "*small scale, low intensity commercial uses that can be located within and serve residential neighborhoods*", and to maintain the ambiance of traditional retail. The purpose and following standards of the CN district are found in Salt Lake City's Zoning Code 21A.26.20.

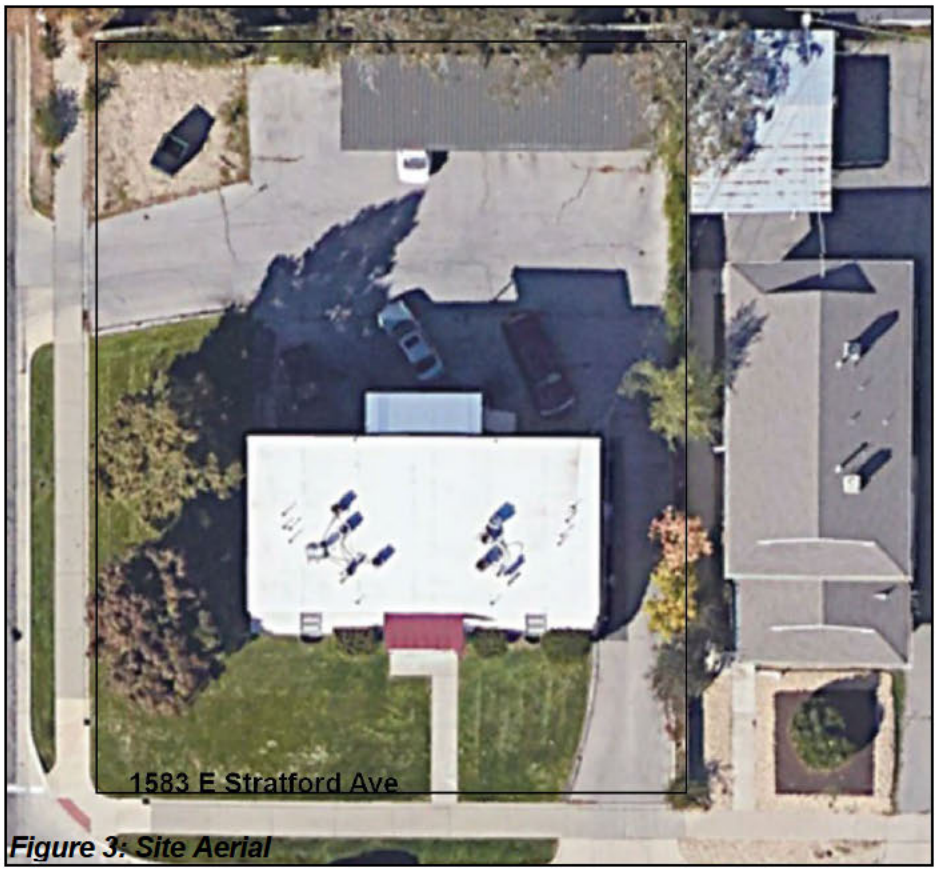


Figure 3: Site Aerial

In order to keep a local retail orientation and to reduce adverse impacts on nearby residents, the CN district restricts district sizes and lot size. In the CN district there is no minimum lot size, the maximum lot size allowed is 16,500 sq ft. The subject site encompasses 13,503 sq ft and meets this standard. The CN district also restricts the size of the district that includes parcels that are directly adjacent to each other (this does not include the right of way). The maximum district size is 90,000 sq ft, the proposed CN district amendments encase an area of approximately 14,000 sq ft if the amendments were approved and enacted.

	CN	Existing Site
Lot Size Requirements	No Min / Max. 16,500 sq. ft.	13,503 sq. ft.
Max. District Size	90,000 sq. ft.	~14,000 sq. ft.

Building Height
The RMF-35 districts allows a building height that is 10' greater than the CN district. The existing building on the site has a 25' building height when measured from grade and is complying to both the RMF-35 and CN districts.

Zone	Max. Building Height
RMF-35	35'
CN	25'

Yard Requirements
The setback requirements between RMF-35 and CN both require landscaped setbacks from the front and corner yards, the CN district is oriented toward the pedestrian and is a commercial district so landscaped areas are reduced.

The minimum front yard setback is 20' in the RMF-35 district and 15' in the CN district with a maximum setback of 25' required in the CN district. The RMF-35 zone does not have a maximum setback.

The existing building setbacks are 27' from the front and corner side yard property lines and approval of this rezone would create a noncomplying structure to the requirements of the CN district. The RMF-35 district does not limit the maximum side of the front or corner side yard. The current configuration of the site is compliant with the requirements of the underlying zone.

Zone	Front Yard Min.	Front Yard Max.	Side/Corner Side Yards	Rear Yard
RMF-35	20'	No Max.	4'/10'	20'-25'
CN	15'	25'	Same as Front Yard	10'

Parking
Parking standards in the RMF-35 and CN districts are the same as most other zoning districts with the land use in the building determining the number of parking stalls required. The only exception to this is in the CN district one parking stall is required for residential units, generally other districts the number of stalls is dependent on the number of bedrooms included within each dwelling unit.

Presently the site includes approximately 9 parking stalls that are located behind the existing building. The conversion to an office type of use would require 3 spaces per 1,000 square feet for the main floor and 1 ¼ spaces per 1,000 of each additional floors. Staff has estimated, based on square footages from Salt Lake County Assessor's office that approximately 9 parking stalls would be required for an office conversion of the existing building.

Landscape Buffer
The RMF-35 district requires a 10' landscape buffer when the site is adjacent to a single-family residential district. On this site a landscape buffer is required along the north property lines, it doesn't appear that this requirement is being met at this time.

In the CN district a 7' landscape buffer is required when the site is abutting any residential district. A landscape buffer on this site would be required along the north and east property lines if the amendments are approved.

While neither zoning district landscape standards are presently being met, the site is able to be updated so that it is in complying whether the proposed amendments to the master plan or zoning map are approved or denied.

Use
The applicant is proposing to convert the existing multi-family residential structure to office. The RMF-35 district permits residential multi-family as a permitted use, residential multi-family is not permitted in the CN district however. Office is allowed in the CN district as well as mixed use development (commercial/residential). Because RMF-35 is a residential district, generally only residential or uses related to residential are permitted in this district. CN allows a greater range of uses that are oriented to the surrounding residential uses.

DISCUSSION:

It is necessary that the purpose and goals of the Sugar House Master Plan are shown to be met prior to any amendment to the master plan and zoning map. It is also necessary that a rezone of the site complies with the requirements of the proposed zoning district.

It was found during the review of the Key Considerations of the proposed amendments that the conversion from multi-family residential to office is contrary to the intended purpose and goals of Salt Lake City's master plan and large area plans. The intent of the Medium Density Residential designation and the commercial node near the intersection of Stratford and Glenmare Avenues are presently being met and the requested amendment would disrupt this. Further, it was found that reducing the available housing types in this Sugar House community would diminish the resilient nature of this area and reduce the number of affordable residential units within the City.

Finally, approval of the Master Plan and Zoning Map Amendments would create a noncompliance that is not already existing on the site. The maximum setback in the CN district is 25', the structure exceeds this by 2' at 27' front and corner side yard setback. The RMF-35 does not limit the maximum setback so keeping the subject property within the RMF-35 zoning district would allow the site to stay in compliance.

While the proposed amendments to the Master Plan and Zoning Map may bring additional jobs into the City, the goals, initiatives, and purpose of the Sugar House Master Plan and the city-wide plan, Plan Salt Lake, have been found are not being met.

NEXT STEPS:

A recommendation of approval or denial by the Planning Commission will result in the proposed Master Plan and Zoning Map amendment to be sent to the City Council for a final decision.

Master Plan and Zone Amendment Approval

If the master plan and zone amendments are approved, the applicant will be permitted to build or operate any use allowed in the CN, Neighborhood Commercial, zone on the site. A list of uses allowed in the zone is included in this report as Attachment G. The developer will need to obtain a building permit or business license for any new development or new business and will need to comply with all applicable zoning standards. Also, prior to the elimination the Housing Loss Mitigation Report will need to be approved and the corresponding fees paid to the City.

Master Plan and Zone Amendment Denial

If the master plan and zone amendments are denied, the property will remain zoned RMF-35, Moderate Density Residential. This zone allows the continued use of residential, whether that is residential rental units or individually owned.

ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION

Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:	Date Received:	Project #:

Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1583 East Stratford Ave, SLC, UT 84106

Name of Applicant:
Erin Hofmann

Phone: [redacted]

Address of Applicant:
1567 East Stratford Ave, SLC, UT 84106

E-mail of Applicant: [redacted]

Cell/Fax: [redacted]

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Stratford Investment Properties

E-mail of Property Owner:

Phone:

- **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 **$970** 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:
	May 20, 2020

SUBMITTAL REQUIREMENTS

Staff Review

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

☐	x	Describe the proposed master plan amendment.
☐	x	A statement declaring the purpose for the amendment.
☐	x	Declare why the present master plan requires amending.
☐	x	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

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	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
APPLICATION ATTACHMENT

1583 East Stratford Ave

1. Describe the proposed master plan amendment.

We are the owners of the property located at 1583 East Stratford Ave, SLC, UT 84106 (the "Property). We intend to convert the building on the Property from a residential condominium six-plex building into a commercial office building. We are therefore applying to change the Land Use Map in the Sugar House Master Plan to identify the Property as Neighborhood Business. This is a much better use of the Property given its location and the use of the neighboring properties, and fits well with recent development in Sugarhouse to create a livable walking community.

2. A statement declaring the purpose for the amendment.

Our plan is to maintain the structure currently on the Property but upgrade and convert the building to be used as an office space. We would take the old, run-down building that has collected a junkyard behind it and make it into something the community and city could be proud of. This would include exterior improvements to the aesthetics of the building (paint, landscaping, and structural repair) as well as reconfiguring and upgrading the interior of the existing structure to meet building codes and exceed environmental and efficiency standards. This requires the Land Use Map to change the use of the Property to Neighborhood Business.

3. Declare why the present master plan requires amending.

This Property is an ideal location for commercial use, as currently outlined in the master plan. The properties to the east, west, and south of the Property are currently identified as Neighborhood Business. The Property is located on the corner of a prominent 4-way intersection. It is a better and higher use of the Property to identify it as Neighborhood Business.

The Sugar House Master Plan specifically calls out this intersection as an ideal location for Neighborhood Commercial use:

"Neighborhood Commercial areas may consist of four corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, **Stratford Avenue and Glenmare Street**, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district." *Sugar House Master Plan, Pg. 6.*

Changing this Property to Neighborhood Business on the Land Use Map unifies the use of the intersection and is supported in the area's master plan. Recent development in Sugarhouse has established a unified neighborhood that includes offices, shopping, restaurants, and an upgraded

trail system within a residential area to encourage social gatherings and reduce transportation impact. Many of the employees at the existing adjacent businesses walk or ride bikes to work, reducing vehicular traffic and environmental impact. Offering additional walkable office space reduces after-hours neighborhood noise and impact and adds an attractive, efficient, and environmentally friendly building to a revitalized and thriving area.

The added commercial space, while a small addition to a growing area, would offer patronage of the adjacent shops, restaurants, and salons, ensuring the intersection's small business success for years to come.

4. Is the request amending the Land Use Map?
If so, please list the parcel numbers to be changed.

16213320010000, 16213320020000, 16213320030000, 16213320040000, 16213320050000, 16213320060000, and 16213320070000

Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1583 East Stratford Ave, SLC, UT 84106

Name of Applicant:	Phone:
Erin Hofmann	[redacted]

Address of Applicant:
1567 East Stratford Ave, SLC, UT 84106

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Stratford Investment Properties

E-mail of Property Owner:	Phone:

- **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

- If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- **Map Amendment**: filing fee of **$1,034**, plus **$121** per acre in excess of one acre
- **Text Amendment**: filing fee of **$1,035**, plus **$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:
	May 20, 2020

SUBMITTAL REQUIREMENTS

Staff Review

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

☐	x	A statement declaring the purpose for the amendment.
☐	x	A description of the proposed use of the property being rezoned.
☐	x	List the reasons why the present zoning may not be appropriate for the area.
☐	x	Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.
☐	☐	Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	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.

ZONING AMENDMENT
APPLICATION ATTACHMENT

1583 East Stratford Ave

1. A statement declaring the purpose for the amendment.

We are the owners of the property located at 1583 East Stratford Ave, SLC, UT 84106 (the "Property). We intend to convert the building on the Property from a residential six-plex condominium building into a commercial office building. We are therefore applying to change the zoning of the Property from Moderate Density Multifamily Residential ("RMF-35") to Neighborhood Commercial ("CN"). This is a much better use of the Property given its location and the use of the neighboring properties, and fits well with recent development in Sugarhouse to create a livable walking community.

2. A description of the proposed use of the property being rezoned.

Our plan is to maintain the structure currently on the Property but upgrade and convert the building to be used as an office space. We would take the old, run-down building that has collected a junkyard behind it and make it into something the community and city could be proud of. This would include exterior improvements to the aesthetics of the building (paint, landscaping, and structural repair) as well as reconfiguring and upgrading the interior of the existing structure to meet building codes and exceed environmental and efficiency standards.. This requires the zoning on the Property to be changed to CN.

3. List the reasons why the present zoning may not be appropriate for the area.

This Property is an ideal location for commercial use, as currently outlined in the master plan. The properties to the east, west, and south of the Property are currently zoned CN. Changing the zoning of the Property to CN would be more in line with the uses of the neighboring properties and create a centralized neighborhood commercial location.

The Sugar House Master Plan specifically calls out this intersection as an ideal location for CN zoning:

"Neighborhood Commercial areas may consist of four corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, **Stratford Avenue and Glenmare Street**, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district." *Sugar House Master Plan, Pg. 6.*

Changing this Property to Neighborhood Commercial zoning unifies the use of the intersection and is supported in the neighborhood's master plan. Recent development in Sugarhouse has

established a unified neighborhood that includes offices, shopping, restaurants, and an upgraded trail system within a residential area to encourage social gatherings and reduce transportation impact. Many of the employees at the existing adjacent businesses walk or ride bikes to work, reducing vehicular traffic and environmental impact. Offering additional walkable office space reduces after-hours neighborhood noise and impact and adds an attractive, efficient, and environmentally friendly building to a revitalized and thriving area.

The added commercial space, while a small addition to a growing area, would offer patronage of the adjacent shops, restaurants, and salons, ensuring the intersection's small business success for years to come.

4. Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

16213320010000, 16213320020000, 16213320030000, 16213320040000, 16213320050000, 16213320060000, and 16213320070000

March 16, 2021

Melanie R. Clark
201 S Main Street, Suite 1100
Salt Lake City, UT 84111
[redacted]

VIA EMAIL NANNETTE.LARSEN@SLCGOV.COM

Nannette Larsen
Salt Lake City Planning Division
451 S State St.
Salt Lake City, UT 84111

Re: 1583 E. Stratford Avenue Zoning Amendment Application

Dear Ms. Larsen:

As you know, this firm represents Stratford Investment Properties (the "**Applicant**") with respect to the property located at 1583 East Stratford Ave., Salt Lake City, Utah 84106 (the "**Property**"). Applicant submitted a Zoning Amendment Application and Master Plan Amendment Application (the "**Applications**") to the Salt Lake City Planning Division (the "**Division**") on May 20, 2020 requesting that the Property be rezoned from Moderate Density Multifamily Residential to Neighborhood Commercial (the "**CN Zone**"). This letter provides additional analysis as to why we feel the rezone is appropriate and the Applications should be approved.

The Salt Lake City Code (the "**Code**") sets forth general standards for amending the Salt Lake City's (the "**City**") zoning map. Section 21A.50.050 directs the City Council to consider the five items outlined below.

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.

This consideration is similar to other statements in the Code concerning master plans, which "shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City." Code § 21A.02.040. The applicable master plan for the Property is the Sugar House Community Master Plan (the "**Master Plan**"), which expressly identifies the Property as desirable for the CN Zone.

The Property is located on the corner of Stratford Avenue and Glenmare Avenue, an intersection that is specifically identified in the Sugar House Master Plan as a desired location for the CN Zone. The Master Plan, on page 7 under the subsection titled "Neighborhood Commercial," calls for the creation and development of neighborhood commercial zones within its communities. These zones are described as small commercial centers located within or immediately adjacent to neighborhoods, often on four corner sites. The Master Plan identifies only four distinct locations as ideal settings for the CN Zone. One such location is the intersection of Stratford Avenue and Glenmare Avenue, where the Property is located and which

is identified as a neighborhood business center. Moreover, the Master Plan states that "The Stratford Avenue and Glenmare Street neighborhood shopping node is an example of a center that is underutilized."

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

The "zoning ordinance" refers to Title 21A of the Code. The overall purpose of the zoning ordinance is "to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and Management Act." Code § 21A.02.030. The purpose of the CN Zone is "to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods." Code § 21A.26.020. But for other commercial uses on the same intersection, as further described below, the Property is within a residential neighborhood and is ideally positioned to provide just such small scale, low intensity commercial use. The conversion of the existing residential units to commercial offices would have the same intensity of use as previously existed, but would provide walkable office space for the neighborhood. Commercial use of the Property would also promote convenience for local residents and would help establish and support this intersection as a thriving commercial node.

3. The extent to which a proposed map amendment will affect adjacent properties.

Both the northwest and southeast corners of this intersection are already within the CN Zone and used for commercial purposes. The property to the east is also within the CN Zone. Rezoning the Property to the CN Zone would draw additional local residents to those existing businesses and would offer patronage to those businesses from individuals working at the Property. This would also provide walkable office space for the neighborhood. Allowing commercial use on the Property would promote this intersection as a viable neighborhood commercial center.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

There are no applicable overlay zoning districts.

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.

The existing building will undergo some updates and improvements, but the structure, and need for public facilities and services, will remain the same.

Analysis of these five items demonstrates that the Property is appropriate for the CN Zone. We therefore respectfully request that the Applications be approved.

We look forward to presenting before the Planning Commission on March 24th.

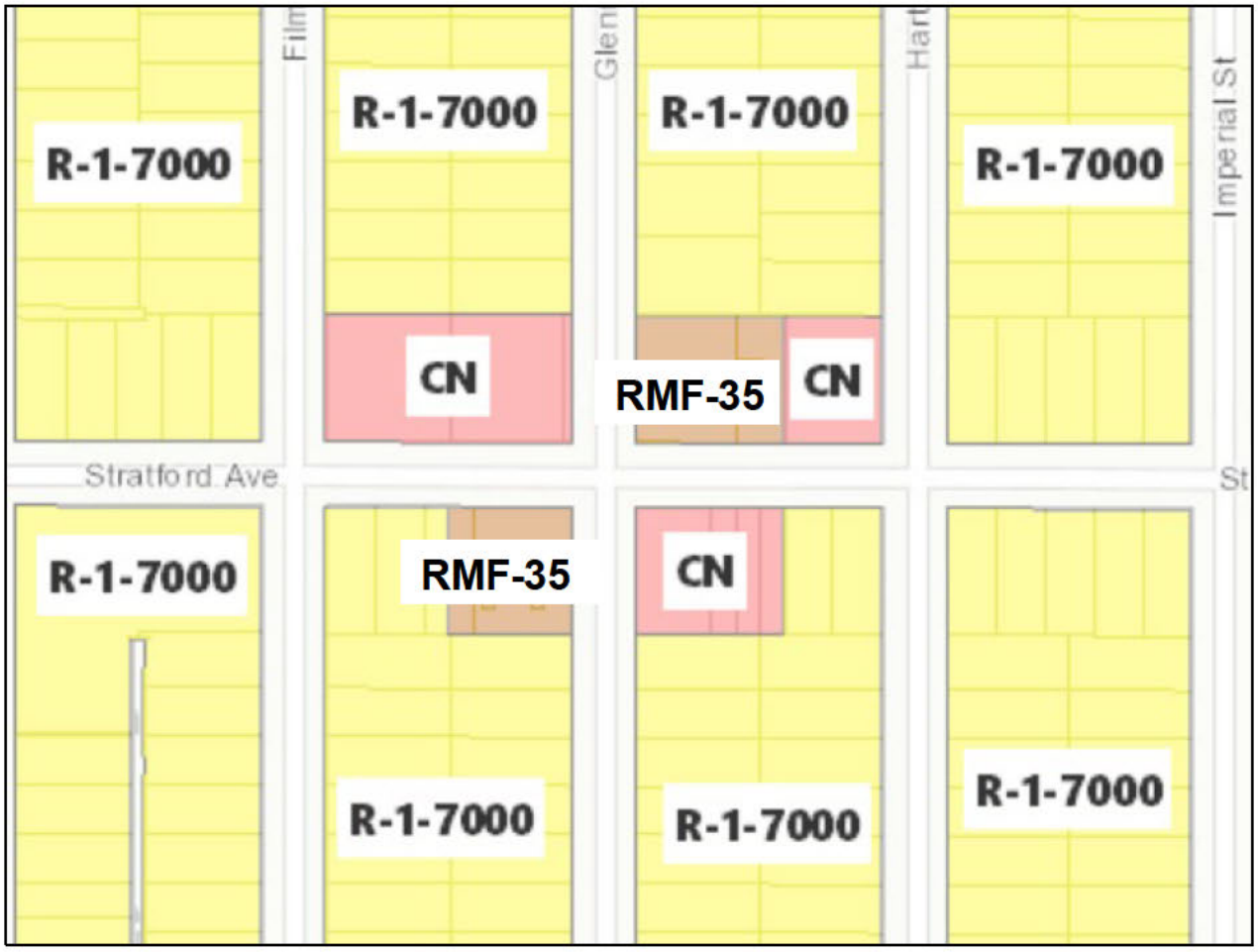
Respectfully submitted,

Melanie Clark

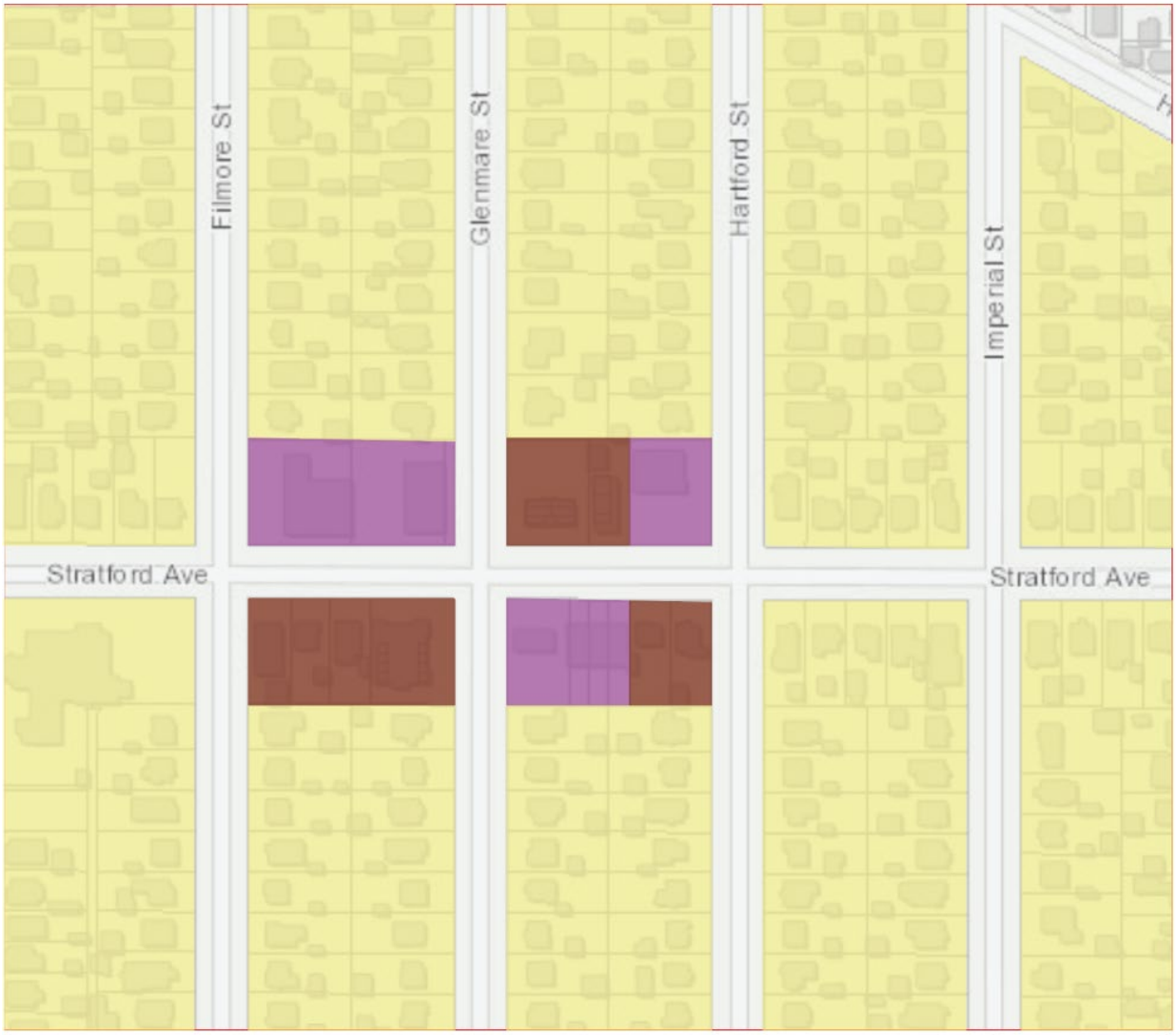
Melanie R. Clark

Cc: Erin Hofmann, [redacted]
Paul Nielson, [redacted]

ATTACHMENT B: ZONING MAP



ATTACHMENT C: SUGAR HOUSE FUTURE LAND USE MAP



Medium Density Residential
Neighborhood Business
Low Density Residential

ATTACHMENT D: SITE PHOTOS

View of Site, looking north/east on Stratford Avenue

View of Site, looking east on Glenmare Avenue

View of Site, looking south/west on Denver Street.

View of Site, looking south/east on Glenmare Avenue

ATTACHMENT E: ANALYSIS OF AMENDMENT STANDARDS

Zoning Map Amendments
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:

STANDARDS FOR GENERAL AMENDMENTS (21A.50.050)		
Factor	**Rationale**	**Finding**
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;	Does not comply	As reviewed previously in this staff report as Key Consideration 1, the proposed amendments to the Sugar House Master Plan do not meet the purpose and intent of the Master Plan. The Sugar House Master Plan encourages a diversity of housing types throughout the city and in every community. It also encourages maintaining and providing for areas for affordable housing. The proposed conversion from residential to office does not meet this intent. Also reviewed in Key Consideration 2 is the purpose of the Neighborhood Business. The Neighborhood Business Future Land Use designation is to provide retail or other services to the adjoining residential neighborhood. The proposed office use does not meet this intent while proposing to eliminate residential dwelling units. Growing SLC, the City's housing policy and plan encourages life cycle housing and maintenance of affordable housing. The proposed amendments do not meet the goals or objectives in Growing SLC. The proposed amendments also do not meet the goals and initiatives of Plan Salt Lake, the city-wide plan. Plan Salt Lake state the importance of affordable housing that affordable housing is distributed throughout the city. The amendments do not meet this goal as it removes 6 of only a few affordable units in a neighborhood that consists of mostly single-family residential
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Does not comply	The purpose stated in the CN (Neighborhood Commercial) district and whether the proposed amendment complies with this purpose statement is reviewed in Key Consideration 1 section of this staff report. The propose of the CN district is to provide a space for, "*small scale, low intensity*

		commercial uses that can be located within and serve residential neighborhoods" The propose of the CN district will not be met with the proposed amendment to the zoning map. The proposal does not include retail or a commercial use that would serve the surrounding neighborhood. Offices generally do not serve the surrounding neighborhood but generally serve a much larger area and which will bring vehicles into the community.
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	The compatibility of the proposed rezone and master plan amendment is reviewed in Key Consideration 3. The permitted land uses, required parking stalls, building setbacks, and allowed building height is appropriate to the surrounding single-family residences. The purpose of the CN district is to provide a space for retail and restaurants that serve the surrounding residents.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The property is located within the Groundwater Source Secondary Protection Zone. This overlay will not impose additional standards which would affect the rezoning of this property.
5. The adequacy of public facilities and services ntended to serve the subject property, including, but not imited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	The property is located within a built environment where public facilities and services already exist. During the review all applicable City departments were notified of the proposed amendments and it was indicated that there are no concerns presented due to the rezone of the property. Please see Attachment I of this report.

ATTACHMENT F: RMF-35 ZONING STANDARDS

21A.24.130: RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: 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.

B. Uses: Uses in the RMF-35 Moderate Density Multi-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000 square feet[1]	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet1	80 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet per unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. 9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is thirty five feet (35').

E. Minimum Yard Requirements:

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard:
   a. Single-family detached and two-family dwellings:
      (1) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
      (2) Corner lots: Four feet (4').
   b. Single-family attached: No yard is required, however, if one is provided it shall not be less than four feet (4').
   c. Twin home dwelling: No yard is required along one side lot line while a ten foot (10') yard is required on the other.
   d. Multi-family dwellings:
      (1) Interior lots: Side yard shall be at least ten feet (10').
   e. All other permitted and conditional uses: Ten feet (10') on each side.
4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.
6. Existing Yards: For buildings legally existing on April 12, 1995, the required yard shall be no greater than the established setback line of the existing building unless the proposed yard encroachment is to accommodate additional units. New principal buildings must conform to current yard area requirements, unless the new principal two-family dwelling or twin home has legal conforming status as outlined in section 21A.38.070 of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.

G. Maximum Building Coverage:

1. Single-Family Detached: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot area.
2. Single-Family Attached Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
3. Two-Family And Twin Home Dwellings: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.
4. Multi-Family Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
5. Existing Dwellings: For dwellings existing on April 12, 1995, the coverage of such existing buildings shall be considered legally conforming.
6. Nonresidential Land Uses: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

ATTACHMENT G: CN ZONING STANDARDS

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

A. Purpose Statement: The CN Neighborhood Commercial District is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

B. Uses: Uses in the CN Neighborhood Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.

E. Maximum District Size: The total area of a contiguously mapped CN District shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights-of-way.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk

is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

7. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

e. The overall project is consistent with section 21A.59.050 of this title.

Appeal of administrative decision is to the Planning Commission.

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.

H. Maximum Height: Twenty five feet (25'). (Ord. 14-19, 2019: Ord. 12-17, 2017)

ATTACHMENT H: DEPARTMENT COMMENTS

Transportation Review: (*Michael Barry, michael.barry@slcgov.com*)

- There are no objections from Transportation.

Building Review: (Todd Christopher, *todd.christopher@slcgov.com*)

- No Building Code concerns with the Master Plan Amendment and Zoning Amendment.

Engineering Review: (*Scott Weiler, scott.weiler@slcgov.com*)

- Engineering has no objection to either of these amendments

Public Utilities Review: (Jason Draper, *Jason.draper@slcgov.com*)

- No objections to the proposed master plan and zoning map amendment.

Zoning Review: *(Greg Mikolash, greg.mikolash@slcgov.com)*

- Building Services finds no zoning related issues with this Master Plan Amendment.

Fire Review: *(Ted Itchon, ted.itchon@slcgov.com)*

- No concerns were posted by the Fire Department.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

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:

PUBLIC PROCESS AND INPUT

Timeline

- The application for a rezone was submitted on May 19, 2020.
- The application for a master plan amendment was submitted on May 20, 2020.
- Notice of the proposal, and request for input, was provided to the Sugar House Community Council on June 5, 2020.
    - The Sugar House Community Council met and discussed the proposed amendments on July 20, 2020 through a Zoom Meeting.
        - Some of the comments included: housing being removed, office no useful to neighborhood, traffic and parking concerns, current enforcement issues, affordable housing, liked the live/work type of neighborhood.
- Early Notification mailings were sent out on July 20, 2020 to property owners and residents within 300' of all four corners of the project site.
- Public notice of the Planning Commission hearing was mailed to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on March 11, 2021.
- Public comments were received through email before the writing of this report. They are attached to this report.

Sugar House
COMMUNITY COUNCIL

July 31, 2020

TO: Salt Lake City Planning Commission
FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council
RE: PLNPCM2020-00393 1583 Stratford Master Plan and Zoning Map Amendment

This request is to change the zoning from an RMF-35 residential building to a CN Neighborhood Commercial building. Our first reaction, from members on the Sugar House Community Council (SHCC) and from comments received from the community is that we would lose six units of affordable housing, and therefore this request should be denied.

At the Zoom Land Use and Zoning (LUZ) meeting July 21, it was difficult to hear Erin Hoffman explain the project. Her voice was very soft or the volume was turned way down. Apparently, she has an office building somewhere close by (Total Joint Orthopedics), and needed more space. So, she bought an apartment building in May and proceeded to remodel a first floor unit into an office. The remodeling was done without a permit, and photos provided by a neighbor are attached. She decided to rezone the property, maybe it was when zoning enforcement came and told her she couldn't have an office in an RMF-35 building? But she is still advertising apartments for lease.

The comments from the neighbors indicate there is already too much traffic at this intersection, and this business generates extra traffic, as evidenced by its current location. Ms. Hoffman says her employees will bike or walk to work, so all the parking will be available for customers. Yet that doesn't seem to be the case for the current location across the street. Neighbors talk about current employees parking in the neighborhood. Maybe all her employees will change to ones that live in the neighborhood when the business relocates across the street?

The Sugar House Master Plan (SHMP) calls for strengthening the neighborhood commercial nodes, and the intersection of Glenmare and Stratford is one of those. At the same time, it says the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses, such as traffic and parking. This residential building has been there for 70 years, it is part of the fabric of this community. The neighborhood commercial uses have intensified in those years, to the point that nearly every comment we received talks about traffic increases, speeding, and worry about children in the neighborhood, and parking for the businesses spilling over into the residential neighborhood. We have a huge shortage of housing in Salt Lake City, and in particular, affordable housing. New buildings cost a lot to build, and all new apartment units are market rate, not affordable. The apartment building with six units and 12 parking spaces, will impact this corner much less than any business will.

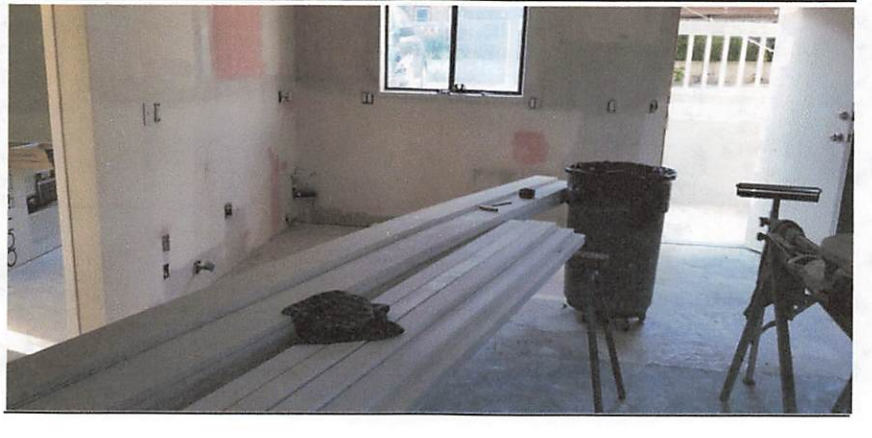
I have to say we are irritated to know that Ms. Hoffman undertook remodeling of this building, without a permit, for a use that was not allowed. There is no indication that she was even planning to correct this oversight, until somehow the zoning officials learned what was happening. She should not be rewarded for this behavior.

Currently, there are quite a number of offices for lease in Sugar House, and with the coming downturn of the economy, there will probably be more vacancies. We see no reason to take this building out of the housing pool. Our recommendation is that this building remain a residential six-plex, and the rezone be denied.

Attachments:

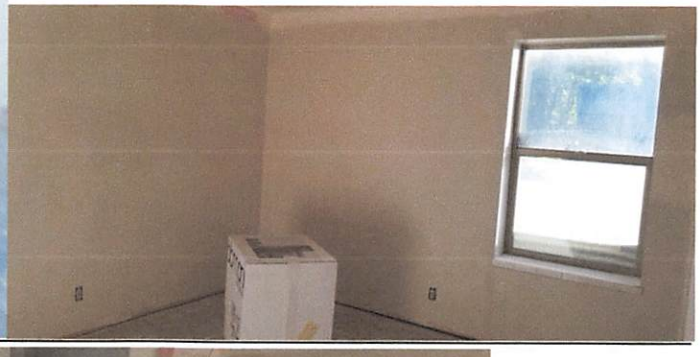
- Construction Photos
- Flyer and Map
- Comments and email from neighbors

CONSTRUCTION PICTURES 1583 STRATFORD JULY 2020



CONSTRUCTION PICTURES 1583 STRATFORD JULY 2020

CONSTRUCTION PICTURES 1583 STRATFORD JULY 2020



1583 Stratford Rezone/Master Plan Amendment

We have a request for a Master Plan and Zoning Map Amendment for this parcel. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The proposed amendments to the Master Plan Future Land Use Map and Zoning Map is intended to accommodate a rehabilitation of the existing building to facilitate an office use on the site

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee July 20 at 6 p.m.. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

PLEASE NOTE: THIS WILL PROBABLY RESULT IN A REDUCTION OF AFFORDABLE HOUSING UNITS IN SUGAR HOUSE

If we don't get any comments, we may not put this on the agenda, we have a number of Land Use items for that hour, and we may not be able to do them all. The meeting will probably last more than an hour.

Sugar House
COMMUNITY COUNCIL

www.sugarhousecouncil.org

1583 Stratford Rezone/Master Plan Amendment

We have a request for a Master Plan and Zoning Map Amendment for this parcel. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The proposed amendments to the Master Plan Future Land Use Map and Zoning Map is intended to accommodate a rehabilitation of the existing building to facilitate an office use on the site

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee July 20 at 6 p.m.. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

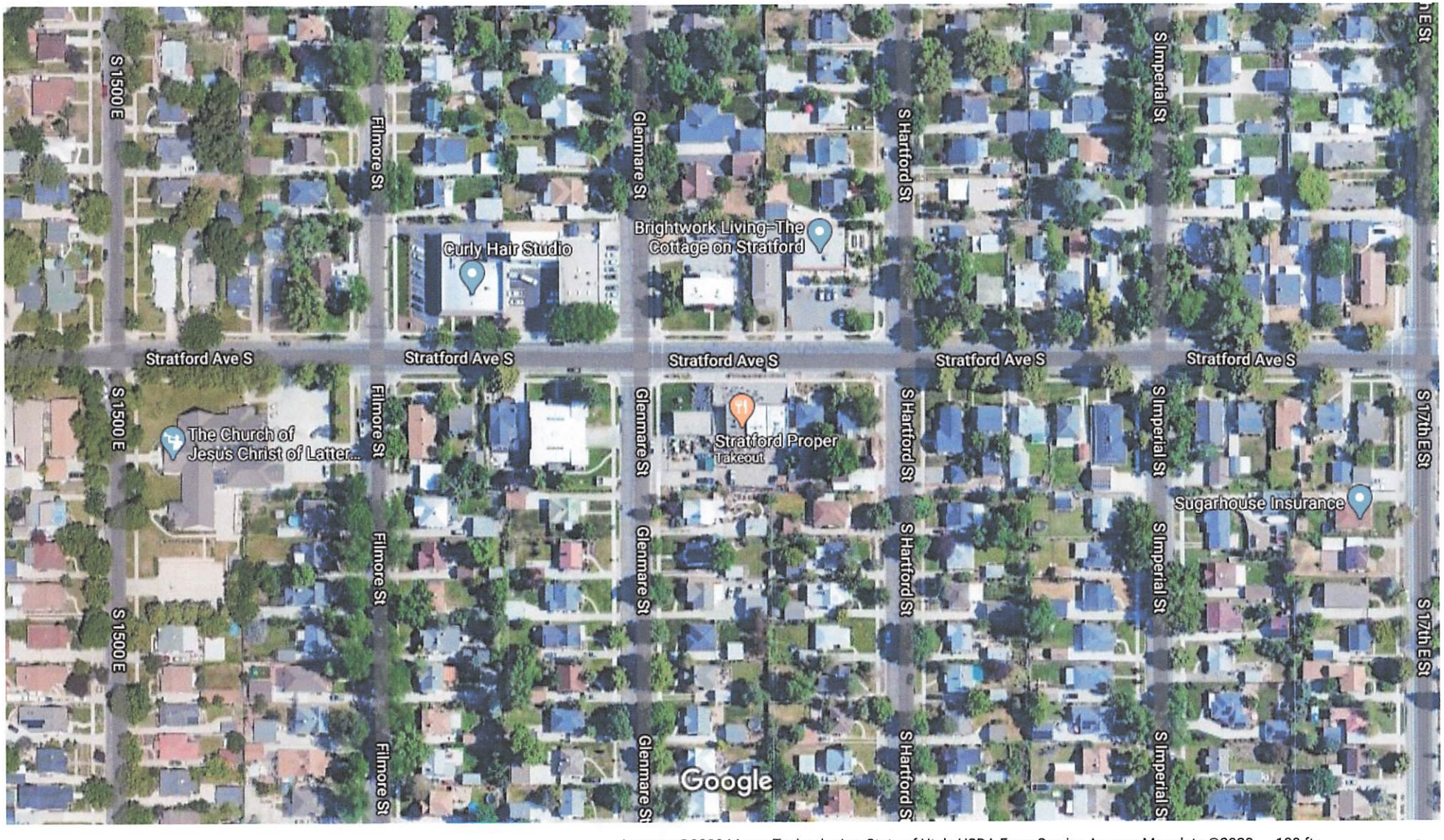
PLEASE NOTE: THIS WILL PROBABLY RESULT IN A REDUCTION OF AFFORDABLE HOUSING UNITS IN SUGAR HOUSE.

If we don't get any comments, we may not put this on the agenda, we have a number of Land Use items for that hour, and we may not be able to do them all. The meeting will probably last more than an hour.

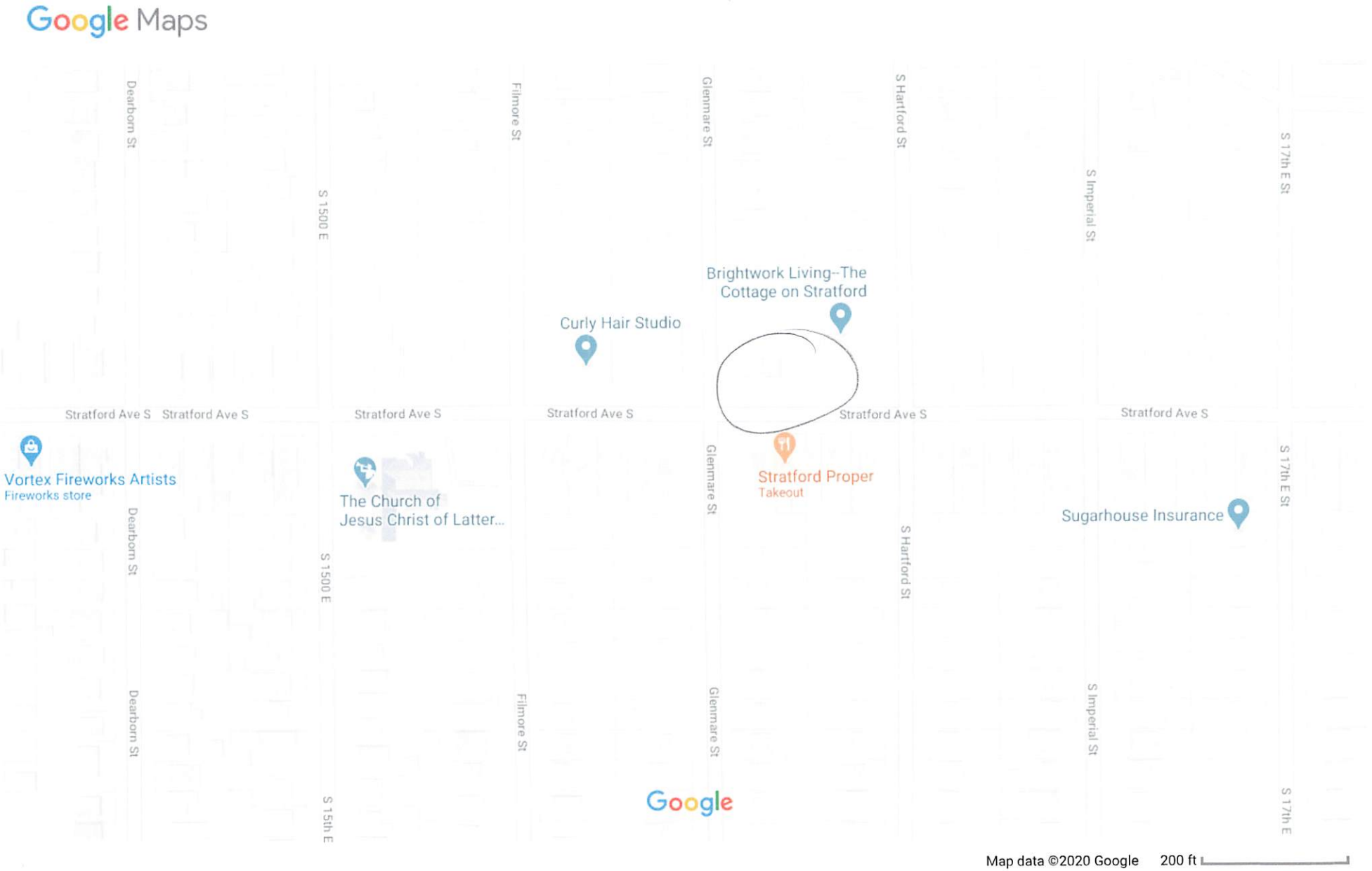
Sugar House
COMMUNITY COUNCIL

www.sugarhousecouncil.org

Google Maps



Imagery ©2020 Maxar Technologies, State of Utah, USDA Farm Service Agency, Map data ©2020 100 ft


Google Maps
Dearborn St
S 1500 E
Filmore St
Glenmare St
S Hartford St
S Imperial St
S 17th E St
Brightwork Living--The Cottage on Stratford
Curly Hair Studio
Stratford Ave S
Stratford Proper
Takeout
Vortex Fireworks Artists
Fireworks store
The Church of Jesus Christ of Latter...
Sugarhouse Insurance
S 15th E
Google
Map data ©2020 Google
200 ft

March 17, 2021

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-00393 1583 Stratford Master Plan and Zoning Map Amendment

This is my **second letter** about the request to change the zoning from an RMF-35 residential building to a CN Neighborhood Commercial building. Our first reaction, from members on the Sugar House Community Council (SHCC) and from comments received from the community is that we would lose six units of affordable housing, and therefore this request should be denied.

From the time we received the petition June 5, 2020, we had our July 20 Land Use and Zoning meeting and submitted a letter to you dated Jul 31. I queried Nannette at some point because we had not seen this on the Planning Commission agenda, and she told me she had not heard from them since our July 20 meeting.

When I saw this was on the agenda for the Planning Commission on March 24, 2021, I sent an email to the people who had provided comments during our regular review of land use issues. I began getting comments (attached) from the website, along with emails that told me that this building has had the first floor remodeled, in spite of the stop work order, issued some months ago. And neighbors have seen the petitioner moving things from the old building 1657 Stratford Avenue into the first floor of 1583. This now appears to be their new address for their business, Total Joint Orthopedics. If that in fact is true, which seems to be after conversations Nanette has had with Les Koch.

I think, from looking at all the comments, that almost everyone is in favor of denying the request for the rezone. There is plenty of vacant commercial property in this area and in Sugar House. There are not many affordable apartments in the area, and to lose six is a big number. Even one is too many. And it appears that two have already been removed to turn into offices, and we learned that two new tenants have recently moved into the building in the apartments, according to the neighbors. None of the remodeling to the office was done with a permit to do that or an approved rezone. We would like to recommend you deny the petition, and require that the petition turn the first floor back into two apartment units. This is unacceptable behavior, and should not be rewarded.

Under no circumstances would this be the type of local business envisioned for the CN zone. It provides no benefit to the neighborhood as Total Joint Orthopedics is, per their website, an international company. Also, according to reports from neighbors of fumes from their building, they may be doing some manufacturing as well, as their website is unclear where they do their manufacturing.

Enclosure:
Comments #2 1583 Stratford

COMMENTS #2 1583 STRATFORD AVENUE REZONE

From: David Fernandez [redacted]<2685 S Hartford>
Subject: 1583 Stratford Ave
Message Body:
I virtually attended the Sugar House Council meeting on the property located at 1583 Stratford Ave on 7/20/20. I strongly approve of changing the zoning to CN (Neighborhood Commercial) to allow the owner to convert the existing building to additional office space. The Joint Orthography is exactly the business that fits in this neighborhood. A small low impact, non-obtrusive business that employees highly educated and community oriented personnel. They have been part of this community for quite some time. With the recent Covid-19 stay at home order it has demonstrated that the amount of personnel parking in the area was reduced. Upgrading the existing horrible apartment complex even a little will enhance the neighborhood and provide them even more business parking. It was suggested during the meeting that a variance be granted for the upgrade to prevent the owner from flipping the property without another chance to bring it before the City Council. However, since the Sugar House Master Plan does not allow this type of variance, I support the change of zoning to neighborhood commercial. Even though the owners and the Sugar House Council may not have followed all the codes and regulations according to Hoyle, in the end I trust the owner's to do the right thing rather than any legislation, enforcement, punitive actions, or codes.

From: Suzanne Stensaas [redacted]<2460 Lynwood Dr, Salt Lake City>
Subject: 1583 Stratford Ave

This apartment housing that was there is more affordable than the mega-apartments currently being built . We need lower priced apartments, even if only 6. The owners who changed function and remodeled to business should be fined for their disregard of the law and forced to return to apartment status without raising the rent more than 10%. Yes, an economic burden, but they deserve to be made an example of what happens when you try to get around the zoning commission.

From: Rebecca W Davis [redacted]<1564 E Blaine Ave>
Subject: 1583 Stratford Ave

I understand that the property at 1583 Stratford Ave. was recently purchased by the owners of a business across the street on Stratford and the owners began to remodel the first floor of 1583 Stratford into office space without first applying for and receiving a zoning change from the Salt Lake City Planning Division. They were told to stop construction on the conversion by the City, but they continued construction without having received a zoning change anyway, and now neighbors report that the first floor has been completely remodeled and the owners have moved into the space. I do not support the requested zoning change. These property owners should not be rewarded for completing their remodel before getting a zoning change. Also, this zoning change would remove 6 affordable units from Sugar House housing stock at a time when affordable housing stock is in extremely short supply.

From: Brenda Koga [redacted]<2534 Glenmare Street>
Subject: 1583 Stratford Ave

I strongly oppose this zoning change for several reasons. First since the city has such a need for affordable housing, why would we want to reduce the number of units available by negating these apartments. Also, the purpose of the CN zone is to enhance the neighborhood and provide a service to the neighbors, but I do not think I would ever use the type of business proposed for the site, and do not believe it will serve anyone except the developer. In fact, I think it will just add to the congestion and create additional safety issues. There is already a new office complex soon the be completed on that corner. Additional offices would make a busy corner even busier. This used to be a fairly calm and less traveled area, but in riding my bike around, I feel I am always dodging cars and have had increasingly more close calls.

I am not in favor of this zoning change an ask the commission to carefully consider rejecting this request.

From: Tiffany Jensen [redacted]<2497 Glenmare Street SLC, UT 84106>
Subject: 1583 Stratford Ave

Really, an office building!

From: Mitzi [redacted]<1911e Stratford Ave>
Subject: 1583 Stratford Ave

We have too many business. They speed down the street. There needs to be more stop signs ion Stratford from 1300 east to 20th east if we add more business it' increases the traffic. There needs to be a stop sign on every third street to prevent speeding and keeping the traffic down

From: David E Fernandez [redacted]<2685 S Hartford>
Subject: 1583 Stratford Ave

I am reposting my original comment on 7/21/20 with only one modification. I changed the word "horrible" to "outdated". It was the wrong adjective. Horrible needs to be reserved for the craftsmanship on the newly completed building across the street.

I virtually attended the Sugar House Council meeting on the property located at 1583 Stratford Ave on 7/20/20. I strongly approve of changing the zoning to CN (Neighborhood Commercial) to allow the owner to convert the existing building to additional office space. The Joint Orthography is exactly the business that fits in this neighborhood. A small low impact, non-obtrusive business that employees highly educated and community oriented personnel. They have been part of this community for quite some time. With the recent Covid-19 stay at home order it has demonstrated that the amount of personnel parking in the area was reduced. Upgrading the existing outdated apartment complex even a little will enhance the neighborhood and provide them even more business parking. It was suggested during the meeting that a variance be granted for the upgrade to prevent the owner from flipping the property without another chance to bring it before the City Council. However, since the Sugar House Master Plan does not allow this type of variance, I support the change of zoning to neighborhood commercial. Even though the owners and the Sugar House Council may not have followed all the codes and regulations according to Hoyle, in the end I trust the owner's to do the right thing rather than any legislation, enforcement, punitive actions, or codes

From: Amie Jones [redacted]<2630 s 1500 e>
Subject: 1583 Stratford Ave

Unless this spot would be developed into a small grocery store, like the Emigration Market (Harmon's) , I don't agree with changing the use of the property. I don't know how much rent is at the current building, but it seems like a waste to remove a building where people live to replace it with a new more expensive place to live. Not only might it displace those living there and may not be able to afford to continue to live in Sugarhouse, it would be a needless waste for the environment. A small grocery store however would have some benefit environmentally by reducing driving. Many people in the neighborhood would walk or bike to a small neighborhood grocery store in this area.

From: Sheila Bittle [redacted]<1343 Westminster Ave>
Subject: 1583 Stratford Ave

We need to preserve affordable housing in the Sugarhouse area.

From: Misty Morris [redacted]<1839 E Westminster Ave, Salt Lake City, UT 84108>
Subject: 1583 Stratford Ave

I do not support this change in zoning. I'm not sure what can or will be done at this point as the owner has already done work to part of the building against given orders and without care for their community. It will have a negative impact on the neighborhood in more ways than just taking away livable units. Our streets and parking were designed for non-

commercial living. It is completely unreasonable to expect the rest of the neighbors to adapt to something that was never intended.

From: Renae Richards [redacted]><2500 South 1500 East, Salt Lake City, UT>
Subject: 1583 Stratford Ave

I have several concerns about this proposal, but these are the three most concerning:

1. Removal of affordable housing from the neighborhood. Conversion to commercial will eliminate what should have been six affordable housing units. (The owner has already illegally converted two units to commercial use in violation of current zoning.

2. Dishonesty and deceit on the part of the owner, One month after purchasing the property, the owner began construction for commercial occupancy within the building. At the time, the owner knew the property was NOT approved for commercial use. When this was disclosed at the last hearing on the zoning amendment request, a stop work order was issued and placed on the building. However, after a couple of months the order disappeared from the outside premises and the interior construction work continued, I assume illegally.

3. Significant negative impact to the neighborhood relating to parking. This is a residential neighborhood. There are now multiple commercial buildings within a block of the intersection in question without adequate off-street parking. Without the impact of Covid-19 and the owner of Total Joint Orthopedics allowing employees to work from home, there were never empty parking spots within a two-block radius. Some people couldn't even put out their garbage. It was impossible to post mail at the adjacent mailbox due to lack of parking. The consistent number of vehicles parked on the intersection lines obscured the sight lines for anyone trying to cross the street or safely make a turn at the intersection. This is a high traffic area for children walking to the local elementary school with a crossing guard stationed two blocks away. If you have difficulty seeing a car at the intersection, it is even more difficult to see a child.

4. The rights of the existing homeowners have already been violated. Please honor their desire to keep this zoned residential. Thank you.

From: Sally A Stewart [redacted]><2113 E Crystal Ave>
Subject: 1583 Stratford Ave

Please provide information to attend virtually so I can be aware of neighborhood plans. I am opposed to any additional commercial developments in the areas detailed in the notices of proposed changes.

From: Tera Purkey [redacted]<2725 S Glenmare St>
Subject: 1583 Stratford Ave

I'm a resident of Highland Park, and as much of an eyesore as this building is, I'm concerned by the motivations for this rezoning. I don't believe the rezoning will result in improved curb appeal, which is the only potential redeeming quality I see in converting from residential to commercial space. Instead, this will likely displace tenants for no reason other than to suit the owners of the chiropractic office across the street (rumor has it that these folks are already breaking the law by having converted two of the residential units into commercial spaces).

Nannette

The application at hand is for the rezoning of a parcel on the Northeast corner of the intersection from a zone of RMF-35 to a CN designation. This parcel encompasses Thirteen thousand three hundred eighty six (13,386) square feet and consists of a three story building containing six (6) rental units that are presently **part of the Sugarhouse affordable housing market.** Some of the units have been offered for rent, by the present owner/ applicant, for $1400.00 per

month. The owner has stated that they want to only convert the lower two units **to an office space for use by their staff**. However, their incremental expansion since they moved into the area shows that to be the lie that it is. **This property and building would essentially be an extension of their present business which would exceed the space allowed by the CN Zone.** It is important to recognize that their current office building is directly west of this property on a parcel of land that comprises Fifteen Thousand Three Hundred and forty four (15,344) square feet. Allowing this to be rezoned would defeat the entire purpose of the 16,500 square foot restriction in a CN zone. The applicant would have absolute control of 28,730 square feet within the zone. **That is nearly a third of the entire CN zone!**
Additionally, it should be noted that the business occupying the property at 1567 East Stratford is "Total Joint Orthopedic". Their website is "tjoinc.com". They ostensibly engineer and manufacture orthopedic implants. Their products consist of Blade Femoral stem, HD Hip system, Bipolar system, and Knee system. This is NOT a business approved to be in a CN Zone. It provides absolutely no benefit to the local community.

Total Joint Orthopedics, Inc., caused their "then" counsel, Neil R. Sabin to file Articles of Incorporation on January 12, 2009. Thereafter, on July 9, 2009, the Articles were amended by Warionex Belen and Erin Hofmann (the applicant herein). Subsequently, on Febuary 2, 2010, individuals were added to the corporation, one of whom was Aaron A. Hofmann, the father of the applicant. Aaron A. Hofmann the principal of Hofmann Properties which purchased the property at 1567 East Stratford on December 18, 2009 (See Special Warranty Deed Entry No. 10861915). He subsequently conveyed the property to Stratford Investment Properties, LLC by a Quit claim Deed recorded on July 1, 2016. (See QCD Entry #12312700) Mr Aaron A. Hofmann is a principal in Stratford Investment Properties, LLC. Essentially, Aaron A. Hofmann and Erin Hofmann are both principles in Total Joint Orthopedics and Stratford Investment Properties, LLC. Being, at least in part, the controlling interest in the properties and respective companies, extends their ownership interests well beyond the limitations imposed by a CN zoning.

In 2016-2017, Stratford Investment Properties expanded their building at 1567 East Stratford. The building added a two story addition and parking lot to the immediate west of the original building. This substantially increased their usable floor space. Unfortunately, it inflicted considerable stress and harm on their neighbors. Neither Total Joint Orthopedics nor Stratford Investment Properties have exhibited **any** care or concern for their neighbors. The City Code expresses concern about avoiding additions that are **"part of a series of incremental additions intended to subvert the intent of the ordinance." City Code 21A.26.020 (6)(b).**

Stratford Investment Properties, LLC, acquired the property that is the subject of this application on March 2, 2020. Apparently they felt there was no need to obtain building permits or having inspections done as they gutted the lower level and have been in the process of converting it to an office space. Leslie R. Koch, Building Services Manager of The Building Services Code Enforcement posted Stop Work notices on the property. But that did not deter the owners as they proceeded to complete the conversion presently occupy it as office space. Leslie.koch@slcgov.com. Please note that the exterior of the apartment building has been repainted to match the exterior of the offices of "Total Joint Orthopedic". **This further evidences that it is intended to be an extension of their present business.**

What you have here is an applicant that has purchased a multifamily property into which they intend to expand their business operation and has ignored the fact that this expansion exceeds the maximum square footage limits imposed by a CN Zone. Total Joint Orthopedics is NOT an approved business for a CN Zone. Their attempt to convert this property to a commercial status constitutes an intensification of said zone. More importantly**, by their actions, they have deprived the community of affordable housing that is so vitally needed today and ignored all proper channels to accomplish their goals.**

I urge you to deny the application to change the zoning.

Thank you
Tim A. Krueger, 2541 Glenmare St

From: Debbie Mayo
To: Larsen, Nannette
Subject: (EXTERNAL) case # PLNPCM2020-00394, PLNPCM2020-00393
Date: Monday, August 10, 2020 4:54:57 PM

Hello Nannette,

My name is Debbie Mayo. I own the house that is adjacent to the apt. building referenced in the above case numbers. I would like to be placed on the contact list for meetings or available information concerning these case numbers. I have already gotten the information that is available on the Sugarhouse Community Council website and have submitted some comments to Judi Short on their land use/zoning committee. At this time I am only going to say that I am absolutely against rezoning this property and changing the SH Future Land Use Map and Master Plan. There is a lot of opposition this in the neighborhood and as a group we are coming together to formulate our formal opposition to the changes.

I attended the Sugarhouse land use/zoning committee zoom meeting and want to say I remember seeing your name in the meeting to present on another matter but am not sure as that was before I received the letter from Salt Lake City. If you stayed for the entire meeting I'm sure your heard a lot of objection to these changes there and perhaps by now have received the meeting comments from Judi Short.

My contact information is as follows:
email: [redacted]
cell phone: [redacted]

Regards,

Debbie Mayo

July 20, 2020

Tim A. Krueger

2541 South Glenmare St.

Salt Lake City, Utah 84106

IN RE: SHCC Land Use and Zoning Meeting

Rezoning application for 1583 Stratford Avenue

APN: 16-21-332-001

Dear Judi:

Thank you for your time and consideration on the Zoom meeting this evening. As was apparent, emotions are running high in opposition to the rezoning of this subject property. Every neighbor that I have encountered has voiced opposition to this rezoning.

I have a few specific objections which I elaborated upon during the meeting. The applicant spoke about her care and consideration for the neighborhood but her actions are in direct conflict with her statements. Erin and her business cared very little about how they impacted their immediate neighbor to the North, Carrie Miller, whose house was negatively impacted when they expanded their original building two years or so ago. That building is directly across the street from this property and is also zoned CN. Now, in this meeting, she disclosed that she purchased the subject property with the intent of converting the lower floor to an office so she could place some of her employees in it. In fact, **without any permits or inspections**, she has caused the lower floor of this three story multifamily building to be converted to office space. This construction and conversion to commercial space has been reported to Les Koch, Salt Lake City Building Services Code Enforcement and he has agreed to open an investigation and insure compliance with the building code.

The applicant did not provide, in a timely fashion, any notice of her application for rezoning to the neighbors. Rather, she caused a small color flier, 8 1/2 inches by 5 /12 inches to be dropped onto various neighbors porches 7 days before tonight's meeting. By my count, there are 51 properties within 300 feet of the subject property. Of that number 24 are rental properties that are non-owner occupied in which the owners were not even notified. That is nearly half of the properties involved.

As was discussed in this meeting, the conversion of two rental units, on the lower level, into one commercial unit deprives the Sugar house community of yet another two affordable housing units. Further, I would ask the commission to recognize that, contrary to the applicants statements, once this property is zoned CN, she can convert or remove and replace the entire building with a commercial building that contains no residential units. That is a potential loss of a total of 6 residential units. The applicant is offering for rent, the four units on the second and third floors at a rate of $1400.00. In the Sugarhouse area, that IS affordable housing for lower income families.

As I mentioned above, the "remodeling" of the second and third floor and the conversion of the lower floor into a commercial space was done without any permits nor inspections. She stated in this meeting that work was only done to clean up and do basic repairs and maintenance to the exterior of the building. Contrary to what she expressed, there were major changes made to the lower floor. It was essentially gutted, rewired, replumbed and drywalled to accommodate an office space. Further, the common wall that existed between the two lower units was removed to open up the lower floor. I have attached pictures to this email of the interior changes.

I would like to point out that the CN Zoning designation was designed and implemented to encourage the placement of small neighborhood business in areas wherein they would receive support and patronage from their neighbors. The applicants business is one of designing prosthetics. That is NOT a business that is supported nor patronized by the neighbors here. It is simply not a business that was envisioned when the CN zoning was created. While it impacts the neighbors negatively with parking and traffic, it brings nothing positive to the community in which it resides. Rezoning of this parcel by the applicant would only allow them to expand their present operation at the expense of the community and the loss of affordable rental units.

Lastly, the applicant stated in the meeting that, although it wasn't her intent at present, once it was rezoned to a CN classification, she could remove the existing building and rebuild anything that a CN zone would permit. She also stated her business was outgrowing her current premises which she just recently expanded.

Given the above and the propensity of this applicant to pretty much do as she pleases, I am opposed to the rezoning of this property. The picture she paints is not consistent with her actions as experienced by the neighbors.

Thank you for your time and consideration.

Cordially,

Tim A. Krueger

From: Judi Short
To: Larsen, Nannette
Subject: (EXTERNAL) Fwd: 1583 E Stratford Avenue
Date: Monday, August 3, 2020 1:30:34 PM

I just got this, so it isn't in what I sent you yesterday, thought I would start a second COMMENTS document and see if we get more.
I thought I would send this to you now, since it is one of the few that thinks the rezone is a good idea. udi

---------- Forwarded message ---------
From: **David Fernandez** [redacted]
Date: Tue, Jul 21, 2020 at 3:32 PM
Subject: 1583 E Stratford Avenue
To: [redacted]

From: David Fernandez [redacted]<2685 S Hartford>
Subject: 1583 Stratford Ave
Message Body:
I virtually attended the Sugar House Council meeting on the property located at 1583 Stratford Ave on 7/20/20. I strongly approve of changing the zoning to CN (Neighborhood Commercial) to allow the owner to convert the existing building to additional office space. The Joint Orthography is exactly the business that fits in this neighborhood. A small low impact, non-obtrusive business that employees highly educated and community oriented personnel. They have been part of this community for quite some time. With the recent Covid-19 stay at home order it has demonstrated that the amount of personnel parking in the area was reduced. Upgrading the existing horrible apartment complex even a little will enhance the neighborhood and provide them even more business parking. It was suggested during the meeting that a variance be granted for the upgrade to prevent the owner from flipping the property without another chance to bring it before the City Council. However, since the Sugar House Master Plan does not allow this type of variance, I support the change of zoning to neighborhood commercial. Even though the owners and the Sugar House Council may not have followed all the codes and regulations according to Hoyle, in the end I trust the owner's to do the right thing rather than any legislation, enforcement, punitive actions, or codes.

--
This e-mail was sent from a contact form on Sugar House Community Council (https://www.sugarhousecouncil.org)

--
Judi Short
[redacted]

COMMENTS RECEIVED FOR 1583 STRATFORD AVENUE REZONE

From: Renae Richards [redacted]<1500 East>
Subject: 1583 Stratford Ave
Message Body:
I am strongly opposed to converting seven parcels of land to commercial in this neighborhood. and continuing to encroach on housing in the area. There is not adequate street parking, and the resulting increased traffic puts the many small children who live in the area at risk.

Prior to Stratford Proper moving in across the street, The Per Noi restaurant generated significantly more street traffic. Cars parked to the very corner on sourrounding intersections in the evening, and it was not possible to see through the cars when trying to cross Stratford Avenue or to make a left-hand turn from Glenmare or Hartford (because of the large number of cars parked bumper-to-bumper). It was a hazardous situation with no visibility. With issues with Covid 19, we have not yet seen the volume of traffic for Stratford Proper.

Sugar House has had plenty of development in the downtown area in recent years without the need to canabalize residential neighborhoods. People move to this area to be in a neighborhood, close to an elementary school, not to be convenient to a business center.

Please respect the wishes of those who live in the area and reject this proposal

From: Cathy Francis [redacted]><2636 S Hartford St>
Subject: 1583 Stratford Ave
Message Body:
My answer would be no. Office space doesn't help us turn into a walkable self sustained community. Not against having a small local business here, but office space is a big no.
Thank you!
From: Jessica Stengel [redacted]<2722 Yuma>
Subject: 1583 Stratford Ave
Message Body:
A substantive housing shortage exists within the city. There is not a similar shortage of office space.
It fails to reason that converting residential space and/or zoning into commercial will (a) ameliorate the housing crisis (b) support the creation of a community (c) generate addition income to the city (d) benefit the community at large.

Sufficient office space exists throughout the city. Lining the pockets of a landlord hardly seems like a reason to inject commercial space into a residential area.

From: Lucy Houser [redacted]><1982 South 800 East>
Subject: 1583 Stratford Ave
Message Body:
I oppose changing the zoning for this property. I see several problems:
1) It removes housing stock from the city.
2) It will increase traffic on that street. That street is already mixed residential and business and it would be dangerous to add traffic.
3) It's not really my place to question the owners' business judgement, but this doesn't seem like the time to develop office space. People who can will be working at home for the foreseeable future, and I think that trend will continue even after a vaccine is found for coronavirus. I think employers have been delighted to realize that they can put the cost of an office onto their employees, and I think employees are delighted to take it on.
4) I checked Google Street View, and went around the building to the side. There's no junkyard there, as was mentioned

in the application. There's a wide open parking lot. So it seems that the owners may have lied in the application. I believe that alone is disqualifying.

From: Angela Salisbury [redacted]<2764 S Melbourne, Salt Lake City>
Subject: 1583 Stratford Ave
Message Body:
Hello, I am a resident of the area and I do not agree with the proposed re-zoning. I urge you to reject it. The neighborhood is residential and should stay that way. I agree the property needs some TLC, but it does not need to be commercial. A hodge-podge re-zoning of just the one property will lead to decay and deterioration of the neighborhood. If there was an organized, purposeful plan to create a true commercial zone to revitalize the area, that would be welcome, but this current plan is haphazard will just erode the neighborhood, which will in turn lead to more crime. Right now, the neighborhood is already struggling with rising crime and a series of thefts. Let's make plans to rehabilitate or neighborhood, not quarter and amputate the neighborhood until it is disconnected, rundown, and begins to look like 3300 S instead of the residential neighborhood it is and should continue to be.

From: Debbie Mayo [redacted]<2549 S. Glenmare St.>
Subject: 1583 Stratford Ave
Message Body:
I left a comment yesterday but would like to add something additional. In my quest to find more information about this situation, it has come to my attention that if the zoning change is approved, it would also change the zoning on my home to commercial. I believe this will result in my property values going down. I urge you to put this issue on the agenda for discussion and public comment. These matters are too important to some of us and we need to have further information regarding the situation. I am afraid that this is just going to get rubber stamped and sent on for approval since there seems to be little effort to involve the community and put it on the agenda for the community council. It would seem that such an important matter would call for more than a very small paper flier slipped under my welcome mat on my front porch. It would seem that for a zoning change to my personal property that I would have received something in the mail. Also that it would have come in a more timely fashion rather than a mere 7 days before the deadline.

From: Debbie Mayo [redacted]<2549 S. Glenmare St.>
Subject: 1583 Stratford Ave
Message Body:
Hello and thanks for giving me an opportunity to comment.

I am a little concerned about this rezone application. I would definitely like to have more information about it so would like to see it go on your agenda for the July 20th meeting. 'I am quite surprised that I just received a notice about this today, July 13th, only a week before the deadline for commenting. I live immediately north of the apartment building at 1583 and share a property line with it. At first glance, I am not completely opposed to the rezone but like I've already mentioned, I feel like I need more information. I did read the property owner's application and the other documents available. There are a few comments made by the property owner that I don't feel are completely correct. He states that the building is a"residential condominium
six-plex building". As I understand it, this building is leased apartments not owned condominiums. In fact, there is a sign posted in the yard right now that says "Now Leasing". He also states "We would take the old, run-down building that has collected a junkyard behind it and make it into something the community and city could be proud of. " Behind the building is the parking lot and the dumpster for the building. There is also a small plot of land that used to have a garden tended by one of the residents and is now just weeds. A couple of years ago, the owners build a nice carport area for the residents to have covered parking. I was told by the installers that the plan was to put solar panels on top of this sometime in the next few years. As far as run down building is concerned, the owner has very recently power washed the stairways and landings and I think painted them. The outside of the entire building has been repainted last month I believe it was. There has been a construction trailer parked in the parking lot for the last month and they have been renovating a couple of the units in the building. I believe it must be pretty extensive renovations just from looking through the windows and at all the old sheetrock and other construction materials ending up in the dumpster. This does

not seem like the actions of someone looking to convert the building into an office building unless they are already starting to make that change without approvals in place. Also, it is curious that they are advertising apartments for rent if they are planning on turning the building into an office. Perhaps they are just planning on short terms leases. Back in 2008 or 2009, the owners renovated the vacant units and put in new countertops, appliances and so on with the thought that he was going to sell them as condos. Unfortunately he made this decision a little late in the boom to convert apartments to condos and as he watched the apartment building on one of the other corners of the same intersection fail to completely sell out, he decided to just keep his building as apartments. That building had been extensively remodeled to very upgraded units but only half of them sold. While I have not been inside any of the units, of 1583, I would doubt that it is as run down as he makes it out to be unless his tenants have been very hard on the units.
The owner also states that "The Property is located on the corner of a prominent 4-way intersection.". This intersection is no different than the other intersections on Stratford Ave. It is simply the intersection of 2 residential streets. It is not my feeling that there is any more traffic here than on any other intersection of the neighborhood.

The business that is on the NW corner of the intersection already does not have enough parking and the employees park on the surrounding streets. I am not sure if there would be enough parking behind the 1583 building to accommodate an office building. It would depend on what type of office building it will become.. At the moment, there is new construction of a building on the SE corner of the intersection and I do not know as yet what that building is going to be. I can only presume that it will need parking and it does not appear that there is going to accommodation for parking. The restaurant and hair salon that are mentioned in the owner's application already do not have enough parking for all the customers and staff. Their is overflow parking into the neighborhood..

I urge you to add this item to your agenda for discussion so that a more informed decision can be made. I would very much like to know what type of office building it will be and how it will be used. At the moment it seems there is not enough information to really know what the immediate impact on the immediate neighborhood will be
Thank you.

From: Tim A Krueger [redacted]><2541 Glenmare Street>
Subject: 1583 Stratford Ave
Message Body:
I live at the second house north of the intersection of Glenmare and Stratford. While my wife and I would welcome an improvement to the existing property, increased traffic is a concern. As it is presently, vehicles park along the curbs and block or impair your vision when attempting to cross Stratford at that intersection. Further, the businesses at that intersection lack sufficient parking on their properties so their clients or patrons are forced to park along Stratford and the side streets like Glenmare. Presently, there is a building being constructed at this intersection, the footprint of which is within 10 feet of the existing sidewalk and covers the entire parcel. There is no apparent provision for any parking with that building. Considering a landscaping requirement, I can't envision where the occupants of that building will be parking. On the opposite northwest corner is a business that makes or designs artificial limbs. Frequently, their employees are parking in front of my home or my neighbors homes. This has created more than a little frustration. While my wife and I are not adamantly opposed to the suggested change, we would like to see definitive plans as to exactly what improvements and changes are to be made and how the owners intend to handle the traffic and parking. This area is overburdened to the point that we are concerned about the safety of the children and residents of the area. I disagree with their statement that many of the employees walk or ride their bikes to work. The average price for a home in this immediate area is in the neighborhood of $500,000.00 This far exceeds the income levels of most of these "employees". What will be the impact on our property values??

W are asking that you obtain further information regarding the proposal. Architectural and engineering reports would be helpful. Also perhaps information regarding the traffic and parking from an independent consultant.

One last point I'd like to make is that we just received the notice of this today, barely one week before the meeting. The notice was slid mostly under the welcome mat. That is hardly fair notice given of this change. Perhaps the owners would be well served if they actually spoke with the neighbors rather than trying to slide this by them. Since this amounts to a

zoning change, everyone who has property within 300 feet should have been notified and given reasonable time to respond.
Please send me the notification regarding how to access the meeting.
Thank you.
Tim A Krueger

.
From: Janice Anderl <[redacted]><2504 Glenmare Street>
Subject: 1583 Stratford Ave
Message Body:
Hello, I am extremely disappointed that you are thinking about rezoning the multi=family residential to neighborhood commercial. We live on Glenmare Street and see that we don't have enough parking for the existing businesses and apartments on Stratford at present, let along adding another business. There is also another commercial building under construction directly across the street from your proposal site. This is a dangerous area with all these cars as there is only a 2 way stop sign. Both sides of Stratford streets are already lined with cars from businesses. This is a quiet residential area not a business area. People bike and walk a lot on Stratford.

From: Clancy Stone <[redacted]><1719 east Stratford ave>
Subject: 1583 Stratford Ave
Message Body:
We have a nice balance in our neighborhood right now and would hate to see more commercial property on that block. With the housing crisis in our city why would you sanction this change? This is such a great neighborhood and we do not want this to turn Stratford into another 2100. Any vote for this is a vote against the neighborhood.

From: Jacob Stone [redacted]><1719 E Stratford>
Subject: 1583 Stratford Ave
Message Body:
I live on Stratford also and I don't feel these apartments are a huge eye sore but if they are going to invest the money upgrade the apartments. I just don't want a neighborhood with a bunch of office buildings, we already have the Orthopedic building, and the little strip office building. This is a huge no based off the current recommendation.

From: David B Whittaker <[redacted]><2521 S 1700 E>
Subject: 1583 Stratford Ave
Message Body:
Please deny a commercial rezone of this property. This is area has enough commercial buildings

From: Brenda Koga <[redacted]><2534 S GLENMARE ST>
Subject: 1583 Stratford Ave
Message Body:
I have been a resident of this neighborhood for over 30 years and moved here because it was a relatively quiet, primarily single-family residential area where homes were owned by the residents. Traffic was relatively limited to those traveling to and from their homes and traveling by bicycle was fairly safe. However, in the last 5 years the neighborhood has had some changes with a medium-sized business move to the corner of Stratford and Glenmare, a fairly busy brew pub/restaurant move in and as I understand there will soon be an office building moving in on the same corner. (I am not sure if that is what is being constructed there since I have never received any notification as to what is being built there).

In any case, I am concerned about several issues--increased traffic, no allowance for off street parking with employees and patrons using neighborhood streets, unsafe situations for pedestrian and bicycling traffic and this area in general becoming more commercially oriented rather than residential. Also, I thought the city was targeting the housing shortage by developing more housing, so why would they want to convert already existing housing into commercial property?

I am interested in being included in the July 20 meeting to hopefully received further information regarding the proposed zoning changes and have my concerns addressed.

From: Ana Park <[redacted]><2552 S. 1300 E.>
Subject: 1583 Stratford Ave
Message Body:
We do not need anymore office buildings, apartment buildings, or any more businesses on Stratford! All of this is taking away the charm and community of Sugarhouse; the reason why many of us have chosen to live in this neighborhood and community. Please stop!

From: Melissa A Martinez [redacted]><1728 Imperial Park Square>
Subject: 1583 Stratford Ave
Message Body:
I strongly oppose this rezoning. We do not need an office building in our neighborhood. Neighborhoods are for houses, children, low traffic, calmer streets. Neighborhoods are definitely not for buildings used office spaces and the traffic it will bring. This is parcel should residential, and not become commercial.

From: Carlyn Chester <[redacted]><2690 South, Alden street>
Subject: 1583 Stratford Ave
Message Body:
I would like more detailed information on what types of businesses may be housed there? Will it be mixed use? What parking is available to accommodate business activities?

From: Jenna <[redacted]><2186 E Bendamere Circle>
Subject: 1583 Stratford Ave
Message Body:
I think this is a great use of the space! Would love to see another restaurant or bar like Stratford proper in the area.

From: Sheila Bittle [redacted]><1343 Westminster Ave>
Subject: 1583 Stratford Ave
Message Body:
Please advise agenda item rezoning Stratford Ave

From: Jann Barrios <[redacted]><2481 Filmore Street>
Subject: 1583 Stratford Ave
Message Body:
No. This should remain a residential neighborhood. Those of us who live in the area around Sugarhouse Park have already had an enormous increase in high density housing, traffic, crime, and homeless campers. We need to preserve the family friendly neighborhoods that still remain. Businesses can be located in the areas that have already been zoned for their use.

From: J Ray Barrios [redacted]><2481 S Filmore St>
Subject: 1583 Stratford Ave
Message Body:
The block where the current RMF-35 (Moderate Density Multi-Family Residential) building is located should NOT be amended to allow a CN (Neighborhood Commercial) use. This neighborhood has already seen zoning and master plan changes that allow CN Neighborhood Commercial properties to proliferate. This neighborhood is a residential neighborhood that is being overrun with commercial uses. These commercial rezoning requests must stop to allow this family friendly neighborhood to remain a family neighborhood. I am opposed to the proposed zoning/master plan

changes and will further challenge the proposed changes so this neighborhood can remain a family friendly residential area in Sugar house. .

From: Britta Bergstrom [redacted]><1377 E Parkway Ave>
Subject: 1583 Stratford Ave
Message Body:
I'm all about supporting local businesses. Especially fun restaurants/shops for the neighborhood. I'm concerned about the increment of vehicles. So I would love to participate in this meeting to make sure our street is pedestrian friendly or at least get speed bumps to make it safer for our kids. More businesses means more more... more people more cars.

From: Brittany [redacted]<2549 S Melbourne St>
Subject: 1583 Stratford Ave
Message Body:
Voting against this. The street is very residential with children everywhere on the street and sidewalks, and enough traffic already. Think this would bring more harm than good to the neighborhood.

From: Rolan Carr [redacted]<2533 S 1500 E, Salt Lake City>
Subject: 1583 Stratford Ave
Message Body:
What this city needs is more residential units, NOT more office space. To change residential to office seems not a good idea.
The corner in question is not entirely commercial. On the South-west corner is an 8-unit housing unit remodeled into a condo in recent years. Just east of the building in question is a triplex residential unit. The offices to the west have had some vacancies in recent years so this corner is not necessarily a good location for an office.
The proposal talked about a walkable neighborhood. I suspect if this building were turned into an office the people who worked there may not live in the area and would drive, and not walk, to their work.
If it is becoming run-down then it should be remodeled but remain a residential building. If it could somehow be an affordable housing unit that would be good.

From: Erica Chamblee [redacted]<Beverly St>
Subject: 1583 Stratford Ave
Message Body:
While I support the existing small businesses at the intersection of Stratford Ave and Glenmare St, I do not support rezoning to allow for an office building. I would like to understand how the proposed rezoning would affect the surrounding properties and traffic in the area.

From: Shab [redacted]><Dearborn St>
Subject: 1583 Stratford Ave
Message Body:
I would like more info on this proposal. Where are the drawings of the proposal? We do not need more office space within the neighborhood.

From: Chandler Whipple [redacted]<1433 E Gregson Ave>
Subject: 1583 Stratford Ave
Message Body:
I do not support the loss of housing in the county. There are plenty of other haven't lots in the area that can be turned into office space. If the owner had money to create a nee office space, then they can renovate the existing property

From: Robin Ayers [redacted]><1194 E. Stratford Ave>
Subject: 1583 Stratford Ave
Message Body:

To whom it may concern;
I want to voice my opinion in strong opposition to resining this apartment building into offices. Absolutely not. We have plenty of office space in the neighborhood and don't need more adding to the already congested traffic in a quiet residential neighborhood.

From: Carrie Miller <[redacted]<2552 south Glenmare Street>
Subject: 1583 Stratford Ave
Message Body:
I am opposed to this new zoning plan. It would take away affordable housing which is needed in this area. I have had friends live in this complex. It was affordable and in a good community and was not saturated with college students. If it is turned into a commercial business what kind of business? More orthopedic manufacturing offices? This kind of business seems more appropriate in the complex by Red Lobster than in a residential neighborhood. This area is full of families and would benefit from housing not offices. If you want businesses in here they need to be highly trafficked and used by the residents. When Per Noi and the gelato shop left it was a very sad day. If this company needs to expand, find a bigger building in a more appropriate setting. Please don't take housing away in a great and coveted neighborhood!

From: Alyssa Costello <[redacted]<2689 S Glenmare Street, slc ut 84106>
Subject: 1583 Stratford Ave
Message Body:
Making this into commercial real estate would cause too much traffic on an already congested corner. With new office space being built across the street I'm afraid our off street parking, which is already limited, will be affected. This will also change the overall feel of the neighborhood from a personal, neighbor oriented area, which is why we bought into the neighborhood to begin with, to a downtown city feel. Changing this to commercial real estate will affect how desirable this area is.

From: Marianne Tyson <[redacted]><2511 S Hartford Street>
Subject: 1583 Stratford Ave
Message Body:
I was informed of the zone change in a neighborhood app. I am in support of the change, as long as parking is managed. Thank you

From: Liz Mann <[redacted]<2653 S Glenmare>
Subject: 1583 Stratford Ave
Message Body:
I live on the same street where this apartment complex is located. The apartments are indeed run down and full of junk. However, how are we to know if the same owner of the building will make the new space less junky? Converting the building to commercial is not going to make it nicer and the owner has already shown a willingness to neglect the property. They let it get as bad as it is now, how can we know it won't be just as awful once it's turned over to commercial?

I'm also deeply concerned about what type of office space will be renting the building. Judging by the current type of space it is now, a vape shop and pay day loan don't seem too far off. That's not making our neighborhood any better, it's making it worse. I would love more information in building use to make a better decision.

I'm also concerned about traffic and parking. At the very least, if we add more people commuting to the small area, we need appropriate parking. Counting on street parking is not adequate. The buildings across from the space don't have parking, and adding more would compound the issue. We would also be in desperate need for a four way stop.

The application states that many employees of the current commercial areas ride bikes to work. They don't. They park up and down Stratford and Glenmare.

I'm very concerned that this seems like a ploy for someone to make more money, not enhance the beauty of our area. A neglected office space is no better than a neglected apartment building.

From: Robert Brickley <[redacted]><2473 S Hartford St>
Subject: 1583 Stratford Ave
Message Body:
I live one block from this building and while it is currently an eyesore, I am strongly opposed to making it into an office building. A single story restaurant, bar, or other local business would be fine, but offices serve only to add traffic to this very residential neighborhood and have no redeeming qualities for the neighbors. I am very happy to discuss further, please do not turn Stratford into a business park!

From: Karen Carter [redacted]<2637 S 1700 E>
Subject: 1583 Stratford Ave
Message Body:
Do we need more office space? I doubt it. When we moved into this neighborhood, there were single level businesses at this location. Neighborhood grocery store, pharmacy, ice cream parlor, 7-11, hair salon, a couple of gas stations, etc. Housing or services are fine. We don't need any office space that does not serve those of us living in Highland Park.

From: Clarice Nelson <[redacted]<1659 E Stratford Ave>
Subject: 1583 Stratford Ave
Message Body:
This is a residential community and I am concerned that additional office space would significantly increase non local traffic. An additional concern is that in over 30 years in this neighborhood the property in question has been poorly maintained. I would like to see more detailed plans for this property to ensure that this will not become even more of an eyesore

rom: Neal and Tiffany Jensen [redacted]<2497 Glenmare Street SLC, Ut 84106>
Subject: 1583 Stratford Ave
Message Body:
We are against any changes to zoning for this property. We would like it to remain residential and not be changed To commercial for an office building. We already lost our dear Valley Green to offices, and lost some of the hometown charm we have had for so long. Traffic on Stratford and Glenmare is already difficult due to current parking issues with Stratford Proper. We have almost been in a number of collisions from just not being able to see around parked cars. Please take into consideration that this is a residential neighborhood first and foremost. We have lived on Glenmare for 22 years. Sugarhouse as already lost its charm due to the large scale office buildings that have been built. I am against having another empty office building, as is currently the climate around Sugarhouse and Salt Lake City in general. Now is not the time due to Covid, traffic issues, and maintaining a neighborhood feeling.

From: Aric Sharp <[redacted]<2491 S. Glenmare St.>
Subject: 1583 Stratford Ave
Message Body:
I live on this street and do not support the inclusion of commercial offices that not only don't add anything useful to the neighborhood, but bring additional traffic from folks who don't even live here and are commuting to work in the middle of a residential neighborhood. I have two small children, including one with special needs, and my main concern is for them to live in a diverse and safe neighborhood, where they can walk around without fear of being run over or having to be around commercial parking lots full of cars.

Why would we trade residents living in a residential area for commercial offices? No one on this street has moved here, or

is living here because they want to be within walking distance of law offices, insurance offices, etc. I am already bothered by the strange large and ugly commercial building at the end of the street, as well as the office building next to it. How in the world was that approved right smack in the middle of a bunch of residential homes? My 5 year old son crossed through the parking lot on his bike and the owner came out and lectured me about complaints from office tenants about children scratching their cars. The problem is not children riding bikes on their street, the problem is having a commercial parking lot in the middle of houses with families and kids.

The seemingly highest priority problem in Salt Lake City is affordable housing, and we are considering making that worse in order for a land owner to make more money off of commercial offices in the middle of a residential neighborhood at the cost of reducing livable space for potential residents? At least the Stratford Burger place and hair salon add something that the neighborhood wants and can enjoy, but I highly doubt anybody on this street is in support of another random commercial building in place of actual residents. On top of that, it would seem like a bit of a "build first ask questions later" scenario since they appear to already be under construction and their is already a "for lease" sign out front. I'm tired of shady real estate development tactics like this in this state. This commercial building is not wanted, and neither are the ones already here.

From: Deedra Hansen [redacted]<1627 E Parkway Ave>
Subject: 1583 Stratford Ave
Message Body:
I oppose this change from residential to commercial use for this parcel. There are already a lot of commercial buildings on this section of Stratford avenue which causes issues with traffic and on-street parking at times. Affordable housing, such as this existing apartment building, should take priority over commercial space in this neighborhood. Please do not change the zoning.

From: Sydney Stoner [redacted]<2628 S GLENMARE ST>
Subject: 1583 Stratford Ave
Message Body:
I do not support rezoning this area for commercial use. This is already a busy intersection and turning this parcel into office space will just increase traffic.

From: Erik <[redacted]<2628 glenmare street>
Subject: 1583 Stratford Ave
Message Body:
I do not support rezoning this space for use as a commercial property. This intersection is already busy and an office building will only increase the amount of traffic.

From: Meredith <[redacted]><1633 E Parkway Ave>
Subject: 1583 Stratford Ave
Message Body:
I'd like more specifics on the proposed building use. Traffic and parking in the area is already a problem. I don't think adding more commercial use buildings is right for this area. I'd vote against this as a commercial use building.

From: Shane Mather [redacted]><2534 Hartford Street,>
Subject: 1583 Stratford Ave
Message Body:
Please do NOT make this change.

From: Peggy Alsop [redacted]<1646 Stratford ave>
Subject: 1583 Stratford Ave
Message Body:
If there is a junkyard behind YOUR building, clean it up. Don't use that as a reason or excuse to build another commercial property in a residential area.
There is already too much parking on Stratford Ave with people going to Stratford Proper. There is another commercial development being built on the corner of Stratford and Glenmare that could create another major parking problem. How is your building going to maintain employee parking that is not on the street??

Elm [redacted]<1754 E 2700 S SLC>
Subject: 1583 Stratford Ave
Message Body:
I would like to be included in the discussion. In a time that low income housing is at a shortage I would like to know how changing this building into an office complex would help with the shortage.

From: Tom York [redacted]<2540 S Glenmare>
Subject: 1583 Stratford Ave
Message Body:
Please provide the zoom link for tomorrow's committee meeting. Thank you.

Robert Brickley **wordpress@www.sugarhousecouncil.org via sendgrid.net** 8:22 AM (4 hours ago)

to me

From: Robert Brickley [redacted]<2473 S Hartford St>
Subject: 1583 Stratford Ave
Message Body:
I live one block from this building and while it is currently an eyesore, I am strongly opposed to making it into an office building. A single story restaurant, bar, or other local business would be fine, but offices serve only to add traffic to this very residential neighborhood and have no redeeming qualities for the neighbors. I am very happy to discuss further, please do not turn Stratford into a business park!

From: Karen Carter [redacted]<2637 S 1700 E>
Subject: 1583 Stratford Ave
Message Body:
Do we need more office space? I doubt it. When we moved into this neighborhood, there were single level businesses at this location. Neighborhood grocery store, pharmacy, ice cream parlor, 7-11, hair salon, a couple of gas stations, etc. Housing or services are fine. We don't need any office space that does not serve those of us living in Highland Park.

9:47 AM (2 hours ago)

From: Clarice Nelson [redacted]<1659 E Stratford Ave>
Subject: 1583 Stratford Ave
Message Body:
This is a residential community and I am concerned that additional office space would significantly increase non local traffic. An additional concern is that in over 30 years in this neighborhood the property in question has been poorly maintained. I would like to see more detailed plans for this property to ensure that this will not become even more of an eyesore

clancy stone Mon, Jul 20, 8:01 PM
(2 days ago)

to me

Hi Judi

Thank you for tonight's discussion and fielding all of our responses. For the last three years my husband and I have chaired the Highland Park Neighborhood Fourth of July parade. And when we went asking for support for the event, the only business that never participated and always told us no was this orthopedic office. If they want to support the neighborhood like they say, their actions would say otherwise.

Also, over the years the businesses next to their office, if someone parked in the lot they called tow trucks, yelled at other business owners and were never amicable.

Their office expansion has been open for 18 months. If they are already at capacity, another building will reach that at a similar rate. It seems like they have already outgrown the neighborhood.

What can I do to get more support with our neighbors to stop this?

All the best!
Clancy Stone
Stratford home owner

Larsen, Nannette

From: Debbie Mayo [redacted]
Sent: Wednesday, March 17, 2021 2:48 PM
To: Larsen, Nannette
Cc: Tim Krueger; Brenda Koga; Judi Short
Subject: (EXTERNAL) 83 East Stratford Ave conversion of residential property to commercial with a request to rezone to CN APN: 16-21-332-001 thru 007; PLNPCM2020-00393; PLNPCM2020-00394

Hello Nanette,

I have been copied on all the emails that have been going around about the above rezone at 1583 E. Stratford. I would like to make a comment to be included in your report to the Planning Commission. I live at 2549 S. Glenmare St. and share a property line with this apartment building. I have serious concerns about this lot getting rezoned to commercial. The owners of this property have already built a new large multistory building on their property across the street on the opposite corner of Stratford and Glenmare. This building went right up to the property line of the home next door to it and has completely blocked that home off. That homeowner looks from both her home and her yard into this commercial building. I am afraid that if the apartment building is rezoned commercial, the same thing will happen to me. When I bought my home 20 years ago, the apartment building was already there and they have been fine neighbors for the most part and no bother. If there was a commercial business on that property, I would never have purchased my home. This is a residential neighborhood with with a few small businesses on that intersection. They are neighborhood friendly businesses, a hair salon, a small restaurant and so on. Things that are a good and useful addition to a neighborhood. Total Joint Orthopedics is not a good and useful addition to our neighborhood. They are a design, manufacturing and sales business that has no business being in a residential neighborhood. No one in our neighborhood is able to utilize their products or services.

Since Erin Hoffman has made this application for the rezone, she has proven time and again to disregard the entire process. Construction started almost immediately and has continued to the point where now they have moved in and are occupying the 2 lower units (which have now been combined into one) of the apartment building. All of this was despite not having a work permit, despite have a work stop order placed and despite not having a business license or this zoning change in place. I have documented this process and have sent photos to Judi Short, Amy Fowler and Les Koch. At one point I went over and spoke with the man who did most of the construction work. He told me the 2 lower units were being remodeled to be one large 4 bedroom/4 bathroom apartment. As I glanced around this was obviously not the case at the time and I was quite surprised he would tell me that. It is definitely not the case today. I took a photo this morning that clearly shows it is not an apartment and that it is being moved into as a business.

Another of my concerns is that if the zoning change is approved, Erin will evict the tenants on the upper floors and covert the entire building into an expansion of Total Joint Orthopedics. I have actually had the thought that she might do that whether she gets the zoning change approved or not as she seems to think rules do not apply to her.

Sugarhouse is being overrun with new apartment buildings these days. I should think it is not the best use of land to convert an existing apartment building into office and manufacturing space, especially in a residential neighborhood. There is not enough parking space to support this building being converted totally to a business. Currently there are parking issues with the existing Total Joint Orthopedics. They don't begin to have enough parking space for all their employees and they park all up and down the adjacent residential streets. If they continue to grow their business, they will have more commercial trucks coming on our streets as well. There are a lot of kids in this neighborhood that play in front yards. They frequently run over to friend's houses so increased truck traffic would be a danger to them. Again, I can't say enough that this type of business does not belong in a residential neighborhood.

I would encourage the Planning Commission members to please deny this application for a zoning change.

I am planning on attending the Planning Commission meeting on March 24th..

Regards,

Debbie Mayo
2549 S. Glenmare St.
[redacted]

Larsen, Nannette

From: Debbie Mayo [redacted]
Sent: Sunday, November 8, 2020 3:38 PM
To: Fowler, Amy
Cc: Larsen, Nannette
Subject: (EXTERNAL) rezoning of property at 1583 Stratford Ave
Attachments: IMG_20201104_123908245[1].jpg; IMG_20201104_123930648[1].jpg; IMG_20201104_212356872[1].jpg; IMG_20201104_124049102[1].jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Fowler,

I contacted you on August 10, 2020 regarding the rezoning of the property at 1583 Stratford Ave. I am the home owner directly to the north of this property. The property owners have been proceeding with commercial construction at this property without a building permit. When one of the neighbors brought this to the attention of Les Koch at Building Services Management an investigation was begun and a stop work notice was issued. This succeeding in halting the work for some time but then the stop work notice disappeared and work began again in earnest. Now there are building permits visible but for a remodel of existing apartments. I would argue that these units are not being remodeled into apartments. The 2 units have been joined into one by breaching the connecting wall. There has been a truck parked outside that has signage about installation of office/business phone systems. The Les Olson business team truck and workers have also been there. A lot of new electrical installation has gone up on the exterior wall of the building. I have attached photos to support these statements. I went over to ask the construction worker about the apt for lease sign and the work he was doing on the unit in question. He told me the work would be complete in a month or so and that it was going to be a 4 bedroom/4 bathroom apt. I have never heard of such a thing. By all appearances this is going to be office space. There are no closets in the "bedrooms" and there are way to many outlets, ethernet ports, USB ports etc for this to be an apt. All cupboards, countertop, appliances etc have been stripped out as well.

It is my belief as well as that of my neighbors, that the building owners are continuing with the conversion of this unit into commercial office space in blatant disregard of the current zoning status. and that the current building permits were not applied for in good faith. The building permits, #8189401 and 8189395, taken out on October 9, 2020. I would appreciate it if you would look into this matter. We are afraid that the building owners are continuing with the conversion in advance of the zoning change coming before either the planning commission or the city council so that when it does they can say, oh well, the work has already been completed. It is too late now to deny the zoning change request.

Regards,

Debbie Mayo
2549 S. Glenmare St.
Salt Lake City, UT 84106
[redacted]

Larsen, Nannette

From: Larsen, Nannette
Sent: Monday, August 3, 2020 1:54 PM
To: 'Judi Short'
Subject: RE: (EXTERNAL) Fwd: 1583 E Stratford Avenue

Thank you Judi,

I will be sure to include all of these comments in my report to the Planning Commission.

Best,
Nan

From: Judi Short <judi.short@gmail.com>
Sent: Monday, August 3, 2020 1:30 PM
To: Larsen, Nannette <Nannette.Larsen@slcgov.com>
Subject: (EXTERNAL) Fwd: 1583 E Stratford Avenue

I just got this, so it isn't in what I sent you yesterday, thought I would start a second COMMENTS document and see if we get more.
I thought I would send this to you now, since it is one of the few that thinks the rezone is a good idea. udi

---------- Forwarded message ---------
From: **David Fernandez** [redacted]
Date: Tue, Jul 21, 2020 at 3:32 PM
Subject: 1583 E Stratford Avenue
To: [redacted]

From: David Fernandez [redacted]><2685 S Hartford>
Subject: 1583 Stratford Ave
Message Body:
I virtually attended the Sugar House Council meeting on the property located at 1583 Stratford Ave on 7/20/20. I strongly approve of changing the zoning to CN (Neighborhood Commercial) to allow the owner to convert the existing building to additional office space. The Joint Orthography is exactly the business that fits in this neighborhood. A small low impact, non-obtrusive business that employees highly educated and community oriented personnel. They have been part of this community for quite some time. With the recent Covid-19 stay at home order it has demonstrated that the amount of personnel parking in the area was reduced. Upgrading the existing horrible apartment complex even a little will enhance the neighborhood and provide them even more business parking. It was suggested during the meeting that a variance be granted for the upgrade to prevent the owner from flipping the property without another chance to bring it before the City Council. However, since the Sugar House Master Plan does not allow this type of variance, I support the change of zoning to neighborhood commercial. Even though the owners and the Sugar House Council may not have followed all the codes and regulations according to Hoyle, in the end I trust the owner's to do the right thing rather than any legislation, enforcement, punitive actions, or codes.

--
This e-mail was sent from a contact form on Sugar House Community Council (https://www.sugarhousecouncil.org)

--
Judi Short
[redacted]