



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: July 14, 2021
Re: PLNPCM2020-01022 – 1945 South 1300 East Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1945 South 1300 East
PARCEL ID: 16-17-481-008
ZONING DISTRICT: RMF-35 (Moderate Density Residential Multi-Family)

REQUEST: Salt Lake City received a request from Max Chang, representing American Estate Management Corp., the property owner, to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development to potentially provide a total of 46 residential units.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment.

ATTACHMENTS:

- A. [Applicant Submittal and Information](#)
- B. [Zoning Map](#)
- C. [Site Photos](#)
- D. [Analysis of Amendment Standards](#)
- E. [RMF-35 Zoning Standards](#)
- F. [RMF-45 Zoning Standards](#)
- G. [Department Comments](#)
- H. [Public Process and Comments](#)

PROJECT DESCRIPTION:

The property under review to amend the zoning map is located on a parcel that fronts on 1300 East street and a private alley to the south. The subject property is located in the Sugar House Master Planning Area.

The Sugar House Master Plan designates the subject property as “Medium High Density Residential” land use, which provides for an area that allows for a density of 20-50 dwelling units per acre.

Currently the property is within the RMF-35 zoning district. This zoning district allows for multi-family housing with a maximum building height of 35’. The permitted density in the RMF-35 district is less than 30 dwelling units per acre.

The proposal is to amend the zoning map in order to change the zoning district of the site from RMF-35 to RMF-45. The RMF-45 zoning district is very similar to the RMF-35 district, however, the RMF-45 zoning district allows for multi-family housing with a maximum of 45’ and a permitted density of less than 43 dwelling units per acre which would meet the master plan designation for the property.



Figure 1: Vicinity Map

The intent of the proposal to amend the zoning map is to facilitate redevelopment of the subject property. The redevelopment of the site would allow for additional residential units on the site and a taller building. The proposal would allow for the construction of a proposed 3-story structure that would consist of a garage ground floor and residential units on the upper two floors. The proposed use is residential multi-family that would comprise of 46 residential units consisting of studio, one- and two-bedroom units. The current configuration of the site includes 24 residential units. Access to the site is proposed to the private alley towards the south of the subject property. The proposal is a concept plan, that is subject to change as a full review is conducted prior to a demolition and building permit. However, the redevelopment of the site is anticipated by the property owner and is proposed to be constructed consist with the submitted concept plan. Because this is a concept plan, the proposed rezone and master plan amendment to the property will not require that the applicant build the units as described. If approved, the rezone will allow the applicant or a future developer to develop the site in accordance to the RMF-45 zoning district standards and permitted land uses. This is reviewed in more depth in Key Consideration 4 of this staff report.

BACKGROUND

The site under review for the rezone was originally developed in 1959 for a 24-unit residential apartment building. This initial development included a swimming pool in an interior courtyard and parking (covered and uncovered) located on the east side of the lot which was accessed by a private

alley. After this multi-family development in the late 50s, this structure has been in continuous use as residential units since it's construction.

The subject property has been within the RMF-35 zoning district since 1995 when the citywide rewrite of the zoning code occurred, and the site was zoned RMF-35 which most closely fit the development pattern of the existing multi-family development.

The property fronts on 1300 East. 1300 East is labeled on the Transportation Master Plan as an Arterial Street. This arterial street is a street that facilitates movement over relatively long distances. Arterial routes facilitate high rates of speed generally. Access to the site is facilitated by a private alley to the south of the site. This private alleyway also allows access to the business condominium to the south of the subject site. This alleyway has been designed by interested



Figure 2: Existing Conditions

property owners to be a one-way access to both of these properties. The design of the private alleyway to access the redeveloped site will be a requirement at the time of building permit review to ensure sufficient and safe access to the subject and surrounding properties.

The property to the south is within the RO zoning district and was previously developed as a business condominium, this site is occupied by various office and retail service types of uses. East of the site is a vacant parcel without frontage to a public street. This parcel to the immediate east of the site is also within the RMF-35 district and remains vacant and unimproved. This vacant site is not owned by the applicant; if at some point in the future the site were to be developed by the property owner the RMF-35 zoning district standards would apply, or a petition to rezone would need to be requested. To the north of the property under review is within the R-1-5000 zoning district and houses a single-family house. Single family homes also line 1300 East, to the west of the subject site.

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. RMF-35 and RMF-45 Zoning District Comparison
2. Compatibility with Master Plans
3. Zoning Compatibility with Adjacent Properties
4. Concept Plan

Consideration 1 – RMF-35 and RMF-45 Zoning District Comparison

Use

The purpose of the proposed amendments is to redevelop the site to enable the multi-family residential use to continue but at a higher density than what currently exists on the site. Residential multi-family uses are permitted in both RMF-35 and RMF-45 zoning districts. The majority of land uses that are permitted in the RMF-35 district are also permitted in the RMF-45 district.

The uses possible on this site that are different between the two districts are listed in the table below. These include community recreation center, adult daycare center, large assisted living center, large residential support dwelling, boarding house dwelling, twin- and two-family dwelling, and nursing care facility.

Zone	Community Recreation Center	Adult Daycare Center	Large Assisted Living Center	Large Residential Support Dwelling	Boarding House Dwelling	Twin- & Two-Family Dwelling	Nursing Care Facility
RMF-35	C		C			P	
RMF-45		C	P	C	C		P

Building Height

The largest difference between the current and proposed zoning districts is the allowed building height. The permitted maximum building height in RMF-35 is 35', while RMF-45 allows for a maximum height of 45'. The RMF-45 district would permit additional density on the site with the permitted additional building height and generally allows for one additional story on the building.

Zone	Max. Building Height
RMF-35	35'
RMF-45	45'

Yard Requirements

Overall, the required building setbacks between the RMF-35 and RMF-45 districts are similar. The difference between the two districts is the front yard setback in the RMF-45 district is dependent on the lot depth. In this case, the site has approximately 190' lot depth and would need to setback the proposed structure over 20'. The only other difference is the corner side yard which would not apply to the subject site.

Zone	Front Yard Min	Interior Side Yard	Corner Side Yards	Rear Yard
RMF-35	20'	10'	10'	25% lot depth (max 25')
RMF-45	20% lot depth (max 25')	10'	20'	25% lot depth (max 30')

Parking

Parking standards in the RMF-35 and RMF-45 districts are the same. Both zoning districts require 2 parking spaces for 2-bedroom units, 1 parking space for 1-bedroom units, and 1/2 parking space for single room occupancy dwellings.

Landscape Buffers and Open Space

Landscape Buffers in these districts are required when the site is abutting any single-family residential district. Again, both the RMF-35 and RMF-45 districts have the same landscaping buffer requirement. That being a 10' landscaped buffer is needed along any property line that abuts a single-family district.

Design Standards

There are no design standards required in either the RMF-35 or RMF-45. The only architectural requirement in either zone are the front façade controls per 21A.24.010. There is no difference in architectural standards between the two districts.

Consideration 2 – Compatibility with Master Plan Policies

The property under review is part of the Sugar House Master Plan. This plan lays out general land use policies and guidelines for the community, paired with more specific guidelines and land use policies in the master plan's Future Land Use Map. The Sugar House Master Plan was adopted by City Council in 2001.

The Sugar House Master Plan includes policies when determining changes to the zoning code and zoning map. These policies direct the development of the Sugar House community towards the goals of the Sugar House Master Plan. The applicable policies and goals of the Sugar House Community is as follows:

“Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.”

“Develop the Sugar House Community to be a sustainable, attractive, harmonious and pedestrian oriented community.”

The Future Land Use Map within the Sugar House Master Plan designates the subject property as Medium High Density Residential. This designation has a minimum and maximum density range of 20-50 dwelling units per acre. The proposed district of RMF-45 matches this density range of less than 42 dwelling units per acre permitted. The proposed amendment to RMF-45 also meets the intent of the Medium High Density Residential Future Land Use designation. The Sugar House Master Plan supports an increase in housing density in this area as there are limited areas in the community for an increase, and those places where it is feasible should be encouraged.

“Although few areas in Sugar House are suitable for Medium-High Density housing, it should be encouraged where feasible.”

“Support opportunities for conversion and infill development of Medium-High Density housing while requiring appropriate design and location to minimize land use conflicts with existing single-family development.”

The site is located just to the north of the Sugar House Business District, in an area that transitions from commercial uses to single-family housing. It is also in these spaces that, *“Higher density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are C-SHBD, RO, RMF-35, and RMF-45”*.

Another applicable city-wide plan is Plan Salt Lake, which is intended to provide guidance, outlines initiatives to support the guide the growth and changes as they occur in the City. This plan also supports the proposed amendments. Initiatives that are supportive of the proposed amendments include:

“Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.”

“Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.”

“Encourage a mix of land uses.”

“Promote infill and redevelopment of underutilized land.”

“Accommodate and promote an increase in the City’s population.”

“Ensure access to affordable housing citywide (including rental and very low income).”

“Encourage housing options that accommodate aging in place.”

“Promote high density residential in areas served by transit.”

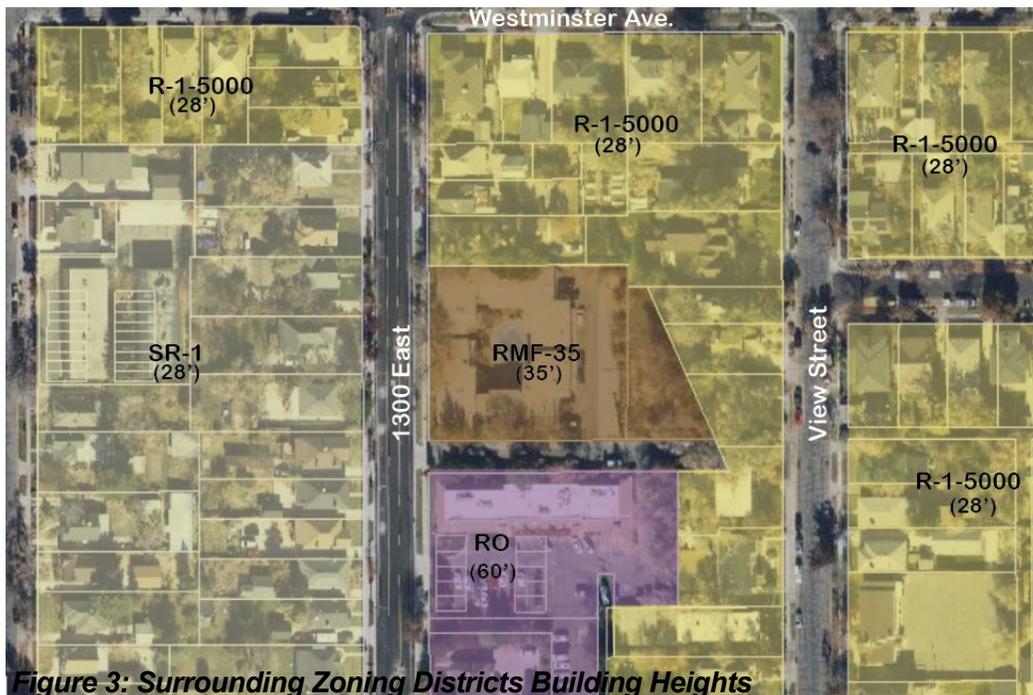
The proposed amendment meet all of these initiatives through supporting residential near accessible transit along 1300 East and 2100 South, both with bus routes that are serviced every 15 to 30 minutes. The amendments also will create additional residential units that facilitate aging in place and accommodates the increasing population and needed housing in the City.

Consideration 3 – Zoning Compatibility with Adjacent Properties

Presently a multi-family residential apartment building with 24 residential units is located on the subject site. The anticipated redevelopment of the site would remain multi-family residential, but is proposed to be at the higher density with 46 residential units. Because the same land use type is proposed, staff does not anticipate significant impacts to the surrounding property owners and occupants. An analysis of any potential impact or concerns is reviewed below.

Building Height

The major change expected, if the zoning map amendment is approved and the property is rezoned to RM-45, is building height. Figure 3 shows the allowed building height in each of the surrounding districts. In the RMF-35 district the maximum building height allowed is 35', with the proposed changes this would increase to a building height of 45'.



The site just to the south of the 1945 South property is in the RO district. The RO district permits a building height of 60'. To the north and east of the subject side are single family residential houses – the single-family district allows for structures of up to 28'. This maximum height of 28' is also applicable to the properties across 1300 East.

The proposed 45' building height is appropriate as its adjacent property to the south permits a structure of 60'. A 45' residential structure height would act as a type of buffer between the more intense type of use to the south and the lower density single-family homes to the north. Also, the topography of the site and adjoining properties should also be considered. The properties east of 1300 East have a gentle increase in elevation toward View Street. This mitigates the effects of additional height on the majority of surrounding properties proposed in the redevelopment of the site. This elevation change is shown in the site photos in Attachment C of this report, with a photo of a sloping retaining wall that culminates at approximately 5' on the north/east corner of the site.

Parking

The proposed amendment to rezone the property from RMF-35 to RMF-45 would not change the number of required stalls per unit. The required stalls per unit is the same as the surrounding properties. While a greater density of residential units would be allowed with the proposed increase in height and therefore additional parking stalls would be needed, the rate of parking stalls per unit will not change. The parking standards for the redevelopment of the site will be reviewed to ensure compatibility with standards during the building permit process.

Building Setbacks and Landscape Buffer

The setbacks between the existing and proposed zoning districts very nearly the same. Both districts require around a 20' front yard setback, a rear yard setback that would also be around 20', and a 10' landscape buffer where the property line adjoins a single-family district. Therefore, the proposed will not alter the development potential of the site in this regard and will be the same as the current zoning district.

Consideration 4 – Concept Plan



Figure 4: Concept Elevations

The purpose of asking the applicant to provide a concept land use and drawing for a zoning map amendment submittal is to gain an idea of what the intent of the proposed amendments aim to accomplish. While the submittal of a concept plan is helpful, if the proposed amendments are approved, the developer is not obliged to the concept plan or its land use. Any development of the site would still need to meet all base zoning standards including providing required off-street parking and landscaped buffers to adjacent single-family uses.

Whether the proposed amendments are approved or denied by City Council any proposed development of this site will be reviewed by the building permit process to ensure that the standards of the underlying zoning district are met prior to issuance of the building permit.

DISCUSSION:

Overall, the proposed changes to the site, as a result of an approval to the rezone, are limited to an increase in building height and allowed density. It has been found in this staff report that these changes are mitigated by the surrounding zoning districts and the existing established grade of the subject site and adjoining properties.

Further, the existing infrastructure of the community is sufficient to meet the increase demands of an increase in density allowed on the site. This includes sufficient public transit available along 1300 East and 2100 South, as well as an arterial route to the immediate west of the subject site.

Finally, the proposed amendment to the Zoning Map meets the Medium High Density residential land use designation in the Future Land Use Map in the Sugar House Master Plan. The RMF-45 district allows for a residential density that is recommended in the Master Plan that was approved in 2001. The proposed zoning map amendment also meets the intent of the RMF-45 district 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”*, as the proposed scale of the building will match nearby recent development and will maintain the existing character of moderate to high density development in the community.

NEXT STEPS:

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

Zone Amendment Approval

If the zone amendment are approved, the applicant will be permitted to build or operate any use allowed in the RMF-45, Moderate/High Density Multi-Family Residential, 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.

Zone Amendment Denial

If the master plan and zone amendments are denied, the property will remain zoned RMF-35, Moderate Density Multi-Family Residential. This zone allows the continued use of residential, and may be redeveloped to a maximum height of 35’.

ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION



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):
1945 South 1300 East

Name of Applicant: Max Chang	Phone: [REDACTED]
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Address of Applicant:
1967 South 300 West, Salt Lake City, Utah 84115

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

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
American Estate Management

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

AVAILABLE CONSULTATION

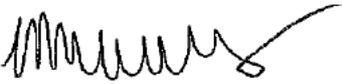
If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of \$1,058 plus \$121 per acre in excess of one acre
Text Amendment: filing fee of \$1,058, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 12/29/2020
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SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please electronically attach additional sheets. See Section 21A.50 for the Amendments ordinance.)

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- 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

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

mc 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.

American Estate Management Zoning Amendment Application

Date: 12/29/2020

Parcel #: 16-17-481-008-0000

Address: 1945 South 1300 East

Statement Declaring the Purpose for the Amendment

American Estate Management Corporation (AEMC) proposes to change the zoning of subject property from its current designation of RMF-35 to RMF-45 to help address the increasing demand for higher density residential redevelopment. The property is on the periphery of the Sugar House Business District and according to the Sugar House Community Master Plan adopted by the City Council on December 13, 2005 has a Future Land Use of Medium High Density Residential.

Description of the proposed use of the property being rezoned

To redevelop the existing property as multi-family with higher density. Moreover, the development would upgrade the utility infrastructure from water, gas, electricity, etc to be more efficient and environmentally sustainable. Other improvements would include seismic, lighting fixtures, and appliances.

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

The current RMF-35 zoning is for moderate density multi-family residential which includes single-family, two family and multi-family dwellings with a maximum height of thirty-five feet (35'). Currently, there is a 24-unit apartment complex which was originally built in 1960 and is 60 years old. In order to redevelop the property under RMF-35, the currently zoning would only be able to yield 20 units. This would be an immediate disincentive for the owners/developer to re-develop the property and be counter-intuitive to the Sugar House Community Master Plan to increase density.

On the other hand, the RMF-45 zoning would allow a minimum of 32 units in density and is better aligned with the goals of the Sugar House Community Master Plan.

The location of the property makes it ideal for increased density as it is:

- Already designated as Medium High Density Residential for Future Land Use and is on the periphery of the Sugar House Business District which would be within walking distance for future residents.
- Located near public transit including one block to the nearest UTA bus stop and a less than a 15-minute walk to the Fairmont Station of the UTA S Line which recently increased capacity. As UTA contemplates the future extension of the S-Line, the property would be in even closer proximity.
- Located on the proposed bikeway along 1300 East and would likely be used by residents to reduce vehicular traffic and have easy access to the larger bikeway network.
- In close proximity to several parks and outdoor amenities including Sugarhouse, Allen Park, Hidden Hollow and Fairmont parks. It is also in close proximity to access to the Parley's Trail as well as Fairmont and Nibley golf courses.

- Less than a half of a mile to Westminster College. While technically not in the Westminster Neighborhood Small Area Master Plan but on its border, the property with increased density would help reduce the number of students commuting to Westminster.

Is the request amending the Zoning Map?

Yes.

Parcel number: 16-17-481-008-0000

Is the request amending the text of the Zoning Ordinance?

No.

From: [Max Chang](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) Re: 1945 S 1300 E Rezone -- PLNPCM2021-01022
Date: Monday, April 26, 2021 3:42:10 PM

Nanette,

Thanks for the call today. In reviewing what I sent you, I just noticed I omitted the number of 2 bedroom apartments on the second floor in the below description. That number should be 8.

Here's the revised description:

Concept would be an apartment complex consisting of two floors above one level of garage. First floor would consist of 22 units broken down to two (2) studios, 14 1-bedroom and **six (6)** 2-bedroom apartments.

Second floor would consist of 24 units broken down to two (2) studios 14 1-bedroom and **eight (8)** 2-bedroom apartments.

Total of 46 apartment units.

Total Parking. 57 spaces in garage, 17 carport for a ratio of 1.6 parking spaces per apartment. It will probably be a little less when taking into consideration for dumpster and handicap parking but nonetheless would be above 1.5.

Thanks,

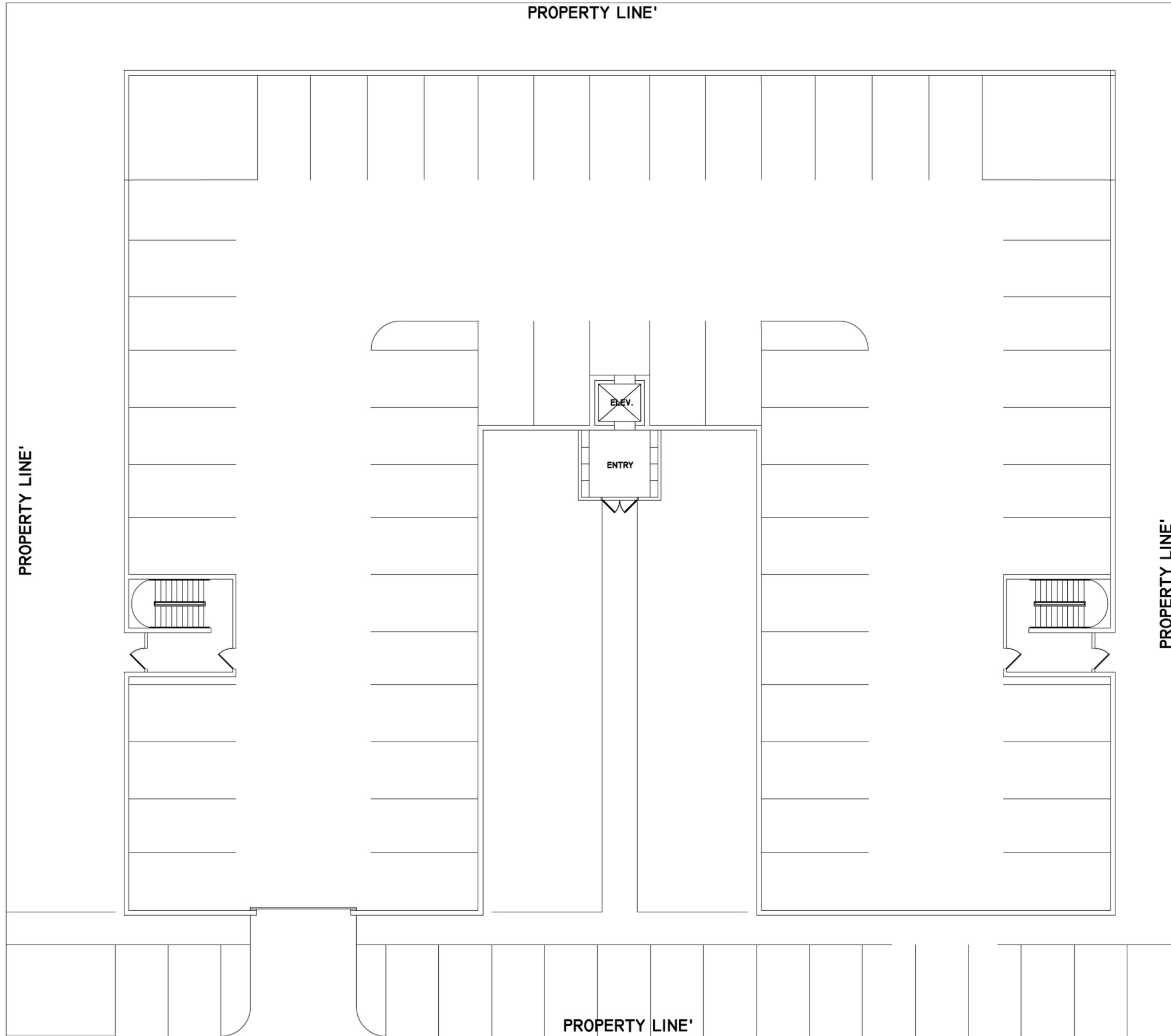
Max

Max Chang | Chief Operating Officer
American Estate Management Corp.

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1300 EAST STREET

PROPERTY LINE'



PROPERTY LINE'
ALLEY/STREET ACCESS

STAMP

REVISIONS

PO CHANG APARTMENTS
1300 EAST
SALT LAKE CITY, UTAH

TERRY B.
HILTON
ARCHITECT

3122 E. WHITWATER DR.
SALT LAKE CITY, UTAH
84121
(801) 671-0406

DRAWN BY
TBH
DATE
3/15/2021
SCALE
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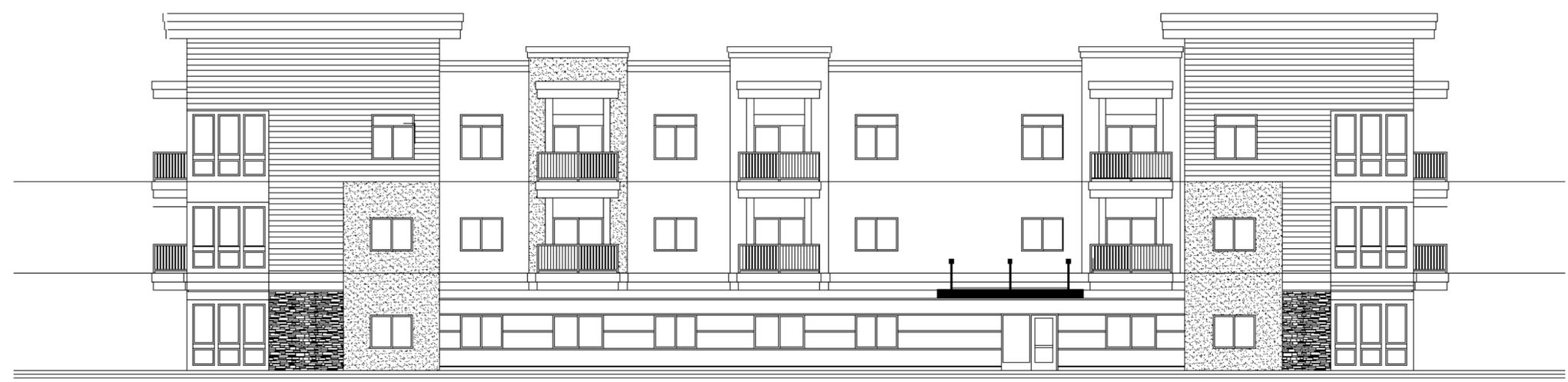
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LEVEL
ONE
KEY
FLOOR
PLAN

SHT. NO.
A01

STAMP

REVISIONS

PO CHANG APARTMENTS
1300 EAST
SALT LAKE CITY, UTAH



WEST EXTERIOR BUILDING ELEVATION

TERRY B.
HILTON
ARCHITECT

3122 E. WHITEWATER DR.
SALT LAKE CITY, UTAH
84121
(801) 671-0406

DRAWN BY
TBH
DATE
3/15/2021
SCALE
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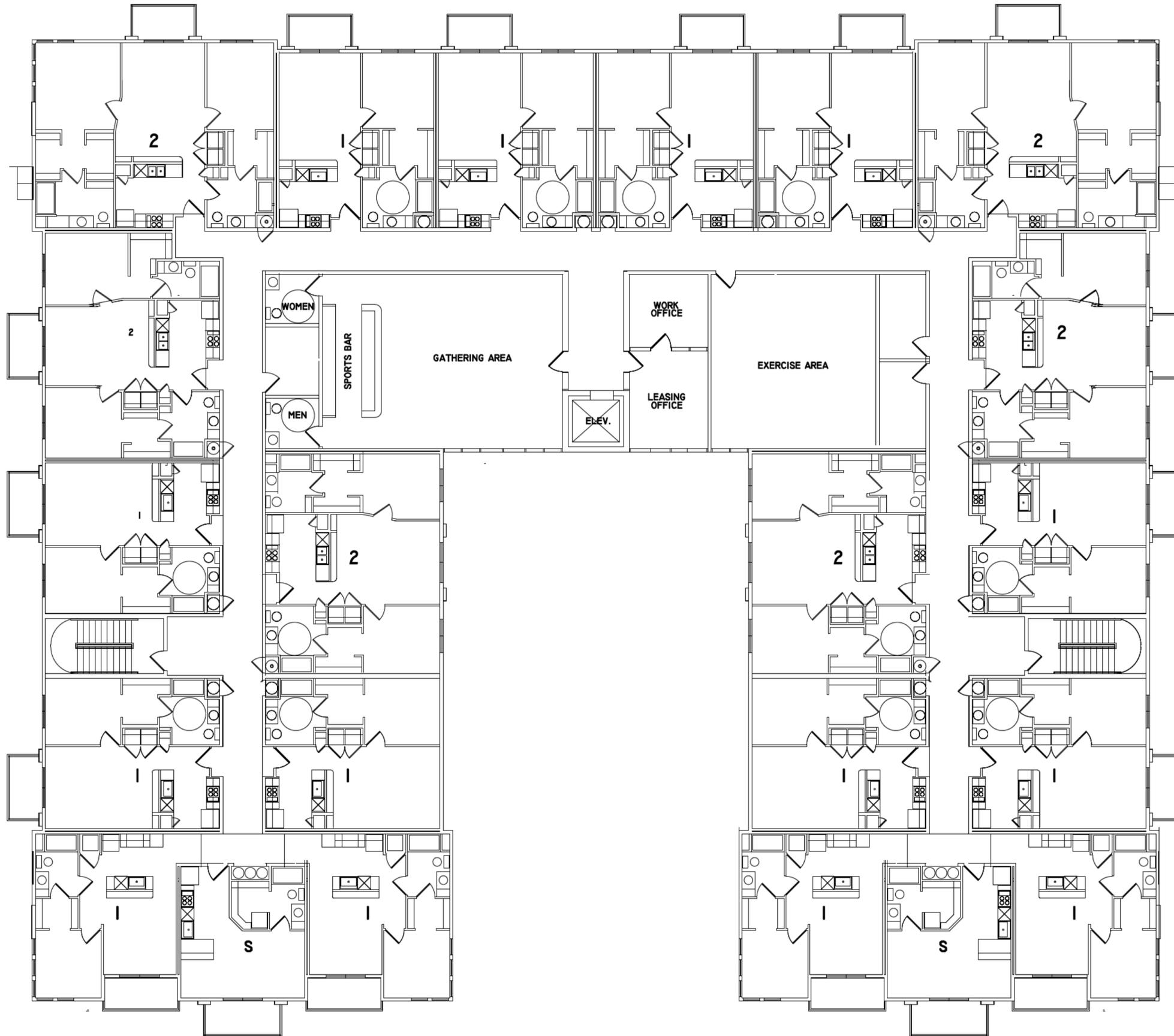


SOUTH EXTERIOR BUILDING ELEVATION

SHEET TITLE

SOUTH
AND
WEST
EXTERIOR
BUILDING
ELEVATIONS

SHT. NO.
A04



STAMP

REVISIONS

PO CHANG APARTMENTS
 1300 EAST
 SALT LAKE CITY, UTAH

TERRY B.
 HILTON
 ARCHITECT

3122 E. WHITWATER DR.
 SALT LAKE CITY, UTAH
 84121
 (801) 671-0406

DRAWN BY
 TBH
 DATE
 3/15/2021
 SCALE
 1/8"=1'-0"

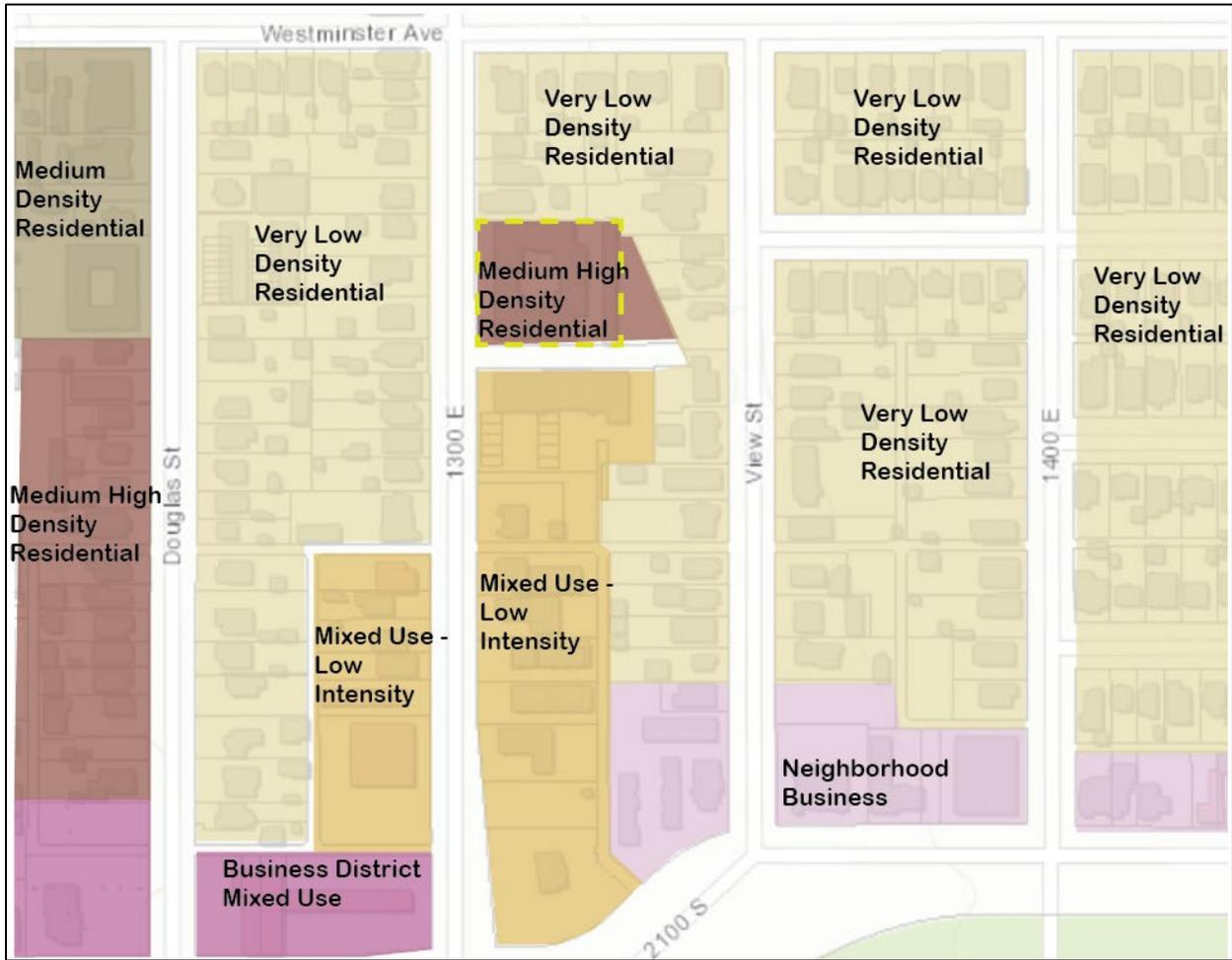
SHEET TITLE
 RESIDENTIAL
 AND
 AMENITIES
 LEVEL
 TWO
 KEY
 FLOOR
 PLAN

SHT. NO.
 A02

ATTACHMENT B: ZONING MAP



ATTACHMENT C: CENTRAL COMMUNITY FUTURE LAND USE MAP



ATTACHMENT D: SITE PHOTOS



South Side View of Site, looking north/east on private alley.



West Side View of Site, looking north/east on 1300 East.



West Side View of Site, looking south/east on 1300 East.



East Side View of Site, looking north on private alley.



View of North Adjoining Property.



View of West Adjoining Property.



View of north/east property line retaining wall.

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;	As reviewed in this staff report as Key Consideration 2, the proposed amendment to the zoning map is consistent with the Sugar House Master Plan and the Sugar House Future Land Use Map. As previously discussed, the proposed rezone does not necessitate an amendment to the Future Land Use Map as the future land use designation is compatible with the proposed rezone to RMF-45 district.	Complies
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	The purpose of the RMF-45 district is to, <i>“provide an environment suitable for multi-family dwellings of a moderate/high density”</i> , and is appropriate in areas, <i>“where the applicable Master Plan policies recommend a density of less than forty three (43) dwelling units per acre”</i> . The rezone of the subject property to RMF-45 is compatible with the area and further the purpose of the district. The Sugar House Master plan designates this area as Medium Density Residential and it falls within the 20-50 dwelling unit per acre criteria.	Complies
3. The extent to which a proposed map amendment will affect adjacent properties;	The compatibility of the proposed rezone is reviewed in Key Consideration 3. Within the consideration it was found that the overall standards in the current and proposed zoning districts are similar and will not unduly negatively affect the surrounding properties. The major difference between the two districts is building height and density. The site proximity to an arterial street and bus routes ensure that the infrastructure in the area is sufficient to support an increase in density. The building height is also appropriate as greater building height to the south is permitted and an increase in building height may act as a buffer to the single-family surrounding the property.	Complies

<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>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. At the time of development the proposed use of the site will be reviewed to ensure compatibility with this overlay district.</p>	<p>Complies</p>
<p>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.</p>	<p>The property is located within a built environment where public facilities and services already exist.</p> <p>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 which could not be updated by the future development of the property. Please see Attachment I of this report.</p>	<p>Complies</p>

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	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet	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.
- H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48 of this title. (Ord. 46-17, 2017: Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 62-09 §§ 6, 9, 2009: Ord. 61-09 § 7, 2009: Ord. 35-99 §§ 18, 19, 1999: Ord. 26-95 § 2(12-12), 1995)

ATTACHMENT G: RMF-45 ZONING STANDARDS

21A.24.140: RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty three (43) 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. Such uses are designed 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-45 Moderate/High 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 to 14 units)	9,000 square feet ¹	80 feet
Multi-family dwellings (15 or more)	21,000 square feet ¹	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	3,000 square feet per unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 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	10,000 square feet	80 feet

Qualifying provisions:

1. 9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45').

E. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.

2. Corner Side Yard:

a. Single-family attached dwellings: Ten feet (10').

b. Multi-family dwellings: Twenty feet (20').

c. All other permitted and conditional uses: Twenty feet (20').

3. Interior Side Yard:

a. Single-family attached dwelling: No yard is required, however if one is provided it shall not be less than four feet (4').

b. Multi-family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.

c. All other permitted and conditional uses: Ten feet (10') on each side.

4. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

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.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 46-17, 2017: Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 62-09 § 7, 2009: Ord. 26-95 § 2(12-13), 1995)

ATTACHMENT H: DEPARTMENT COMMENTS

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

- I don't see any major concerns with this Zoning Map amendment. On their Building permit plans, they need to show parking calculations including minimum passenger vehicle, ADA, EV and bike parking requirements.

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

- No objections.

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

- No concerns were posted by Public Utilities.

Zoning Review: (*Alan Michelsen, alan.michelsen@slcgov.com*)

- I have no comment related to the proposed map 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 December 29, 2020.
- Notice of the proposal, and request for input, was provided to the Central Community Council on April 26, 2021.
 - The Sugar House Community Council met on the proposed amendment on May 17, 2021.
 - Comments received during this meeting were concerns over building and property maintenance, road construction on 1300 East, time line of the building construction, and whether the alley to the south of the site is public or private.
- Early Notification mailings were sent out on April 27, 2021 to property owners and residents within 300' of all four corners of the project site.
- A public comment was received on May 11, 2021 in reference to concerns about maintenance of the building and site; there was also a concern over the design of the building.
- 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 the frontage of the subject site on July 2, 2021.
- Two public comments were received before this report was finalized and is attached to this report.



July 5, 2021

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-01022 1945 S 1300 E Zoning Map Amendment

The Sugar House Community Council reviewed this at our May 11 Land Use and Zoning Committee. We delivered a flyer to the neighborhood nearby (see flyer and map attached). The petitioner would like to rezone the parcel from RMF-35 to RMF-45.

This change would be in accordance with the Sugar House Master Plan, which calls for Medium-High Density Residential (20-50 units per acre). However, this parcel is only .79 of an acre, so this proposal of 46 units is clearly pushing the envelope. I ask you if this is the right thing to do. Yes, we have a housing shortage, and need more units. Is there a plan to relocate the 20 families into other housing that they can afford? Current rent is \$1200-\$1300. If, as a recent Salt Lake City article revealed, it can cost upwards of \$200,000 per unit to build new apartments in Salt Lake City, can Mr. Chang keep the current rent, or will it have to go up to cover his costs? His costs may be less, because he already owns the land and perhaps the property is already paid off. However, I would guess that he will raise the rents, rather than make them any kind of affordable. With the location across from Westminster College, that would be a shame.

The majority of the street frontage in this area are single family homes, with the exception of the dental building to the south. I have been a patient at that building for thirty years or more, and have had the opportunity to drive around the back many, many times, and see the disheveled parking lot and carports with cars crammed in this way and that. It never looks any better.

I received fifteen comments (attached) and only five were not from the immediate area. One spoke in favor of adding more apartments, the rest were opposed to this rezone. There were many comments about how this building has not been properly maintained over the past years and years. Aside from cutting the grass, there seems to be no regular maintenance. Has the city ever inspected the building? If it looks this sad on the outside, what does the inside look like. Mr. Chang was kind enough to write a response to the broken blind (attached) but then said it would get fixed when the tenant moved out. Shouldn't there be maintenance along the way? One neighbor was kind enough to provide photos to prove these points.

We should talk about the impact of additional traffic on 1300 East, even though we know every tenant will work from home or take the bus or walk to the streetcar to get where they are going. There are hours each day when this street at this location is backed up several blocks. It is impossible to exit the parking lot onto 1300 East in either direction much of the day. The existing alleyways behind View Street are skinny and covered with bushes, difficult to maneuver, or conflict with residents from the apartments to the south. Adding another twenty vehicles will not help that situation.

Why should we reward this behavior by giving him the opportunity to make more money, at the expense of the neighborhood (more traffic, more dust, fewer affordable units, etc). How can we be sure that he will maintain a new building at an acceptable level? The city does no inspections, despite the fees collected from the Good Landlord Program. We will lose 26 affordable units. If those tenants are students, where will they go? Where are the new buildings that our students and young families can afford? We aren't getting any affordable units from this project. We haven't seen any reason why this will benefit the community at large. This is NOT in the Sugar House Business District, we should not pretend that it is. We don't need that to be creeping out, enlarging, and wiping out the little affordability that is left in Sugar House.

Given that Salt Lake City Corporation is all about adding units, no matter the size, quality, cost or location, we will look at the zoning map request:

- This is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents, and purposes statements of the RMF 45 zone.
- We have talked about how this will affect adjacent properties. We have no reason to believe that this landlord will take better care of the new building than he has of the old building, given he has owned it for many years. It won't be well maintained; the landscaping will look shabby and not something we will be proud to have in Sugar House.
- We think the public utilities are inadequate, given the narrow roads, one lane in each direction, the difficulty in getting out of the property on to 1300 East going either direction, or exiting through the narrow alleys on the east side of the parcel. The parks, police and fire, garbage, water, storm water drainage, wastewater and refuse collection and schools are adequate.

We recommend that you deny this request until such time as this individual can demonstrate that he is capable of caring for, and maintaining, an apartment building we all can be proud to have in our neighborhood. Because there is no housing mitigation ordinance worth anything in the city, the following conditions should be added to the conditions in the staff report, if you decide to approve this request:

- An analysis of the effect on the local watershed. Can this be constructed without any debris being put in the local stream? Spell out what the petitioner would have to do to prevent this from happening.
- Documentation that each tenant in the building has found a place to live during construction that they can afford before the demolition permit is awarded.
- Documentation that after the building is built, the current tenants can afford the new rent, or they have an affordable apartment to rent into the future (before the demolition permit is issued).



Attachments:

- Flyer
- Map
- Comments
- Email from Max Chang

Comments regarding 1945 S 1300 East Rezone

From: Dayna McKee <[REDACTED]> <2312 S Green St, SLC, UT 84106>
Subject: 1945 S 1300 E Website Feedback

Message Body:

I am opposed to the rezone at this location. Why do we have the zoning we have if we are going to continue to give variances to developers? Especially when they have no intent of providing affordable housing. Sugar House has seen enough construction and zoning variances to last a lifetime. Please do not rezone this parcel. Thank you.

From: Sue Watson <[REDACTED]> <854 So Padley Street>
Subject: 1945 S 1300 E Website Feedback

Message Body:

No more construction. No more re-zoning to accommodate changes that allow increases to multi family housing units. Enough is enough. Too many residential units being crammed into Sugar House where there does not appear to be a shortage of apartments, just a bunch of uncompleted projects.

From: John Westerdahl <[REDACTED]> <1227 Westminster Ave>
Subject: 1945 S 1300 E Website Feedback

Message Body:

I do NOT support this rezoning. We have already had several projects in the immediate neighborhood that have rezoned, creating more congestion and dangerous road conditions. These are residential streets with families and children, that are not equipped to safely handle the traffic. There are limited public transit routes on this side of 2100E, and the roads are small.

In addition, changing the rezoning threatens the unique character of sugar house. We are losing it piece by piece, and eventually we are going to look back with regret on what we have bulldozed.

Finally, I do not see any analysis of the ecological impact. This project is right next to a local watershed, which supports vital city wildlife and native birds. In addition, a small population of peacocks resides in the area. I do not feel confident that this project will protect this incredibly unique population. I urge the commission not to approve this project.

From: Nelson Roy <[REDACTED]> <1920 South 1300 East, Salt Lake, City.>
Subject: 1945 S 1300 E Website Feedback

Message Body:

Dear SG Council,

I'd like to comment on the proposed rezoning of the above referenced apartment. I am strongly opposed to such a rezoning to permit an expanded residential facility. I have been a resident and owner of a home that is directly across from the property in question. I have owned the home since 2000, and in my 21 years I have watched in dismay as the owner has done essentially nothing to improve the appearance of the property. Aside from weekly cutting of the grass in the summer, the property has largely been neglected. From a landscaping perspective the owner has never planted anything in the flower beds, has ripped out ground cover and not replaced it (leaving a large, weed

invested patch of dirt, Removed creeping vine on one side of the building and did nothing afterward to powerwash the vine remnants. He has not replaced damaged blinds. In short, he has largely neglected the property on the outside. There is an inner area in the current property that similarly has been neglected is an eyesore. I have had occasional conversations with the owner, and while he boasts about the architectural history of the building and plans to improve the property, there has been no investment in such improvements. In short, I have no faith or confidence that he will deliver on anything that he promises. I'm certain he will use the cheapest materials, will offer up terrific plans, but will almost assuredly under deliver.

You may ask... why are you against replacing the current apartment with a seemingly newer, and larger one. There are multiple reasons... I don't have faith that in a short time that the larger, higher, and more densely populated multi-family dwelling won't simply fall into the same level of neglect/disrepair. He has a pattern and practice of doing the absolute minimum, has little or no concern regarding the aesthetics of the property or sugarhouse and is primarily/exclusively motivated by profit. Given my vantage point of 20 years of observation, I have no faith that he will deliver on any of his promises, rather he will use the cheapest materials, find the lowest cost contractor, and final product will reflect that approach. And, in a few short years the property will essentially fall into the same appearance... neglected landscape, neglected upkeep. No investment in trying to improve the aesthetic/appearance of the neighborhood. (One last tangible piece of evidence related to the current owner's commitment to "cost containment". Last year, he hired a tree trimmer. It was a young man with two buddies. The young man had an small "electric" chainsaw, a pickup, and worked on several huge, mature trees with this "electric" chainsaw (with a cord) for several days. The owner clearly didn't care whether it was safe or efficient, he was simply motivated by saving a dollar. I am confident, that the final new building will simply reflect his philosophy toward property management, and profits over anything approach. The new building, will simply reflect his desire to capitalize on a SLC/Sugarhouse housing shortage, and in the end, that's what sugarhouse will get (a building and an approach that reflects his values).

Finally, as proposed, the new plans include an addition of a 3rd story which simply sickens me. I live in a home that I have spent 20 years renovating and improving on the inside and out, trying to make the neighborhood better. Having a larger, "higher", more densely populated building with no guarantees of how it will appear in the end, is simply not something I'm eager to take a gamble on. The size and scale of the such a building will be out of proportion to this largely/exclusively residential (single family residence) part of street. Having lived on 13th East these many years, we have endured many inconveniences related to living on a busy street, most recently the replacement of sewers project. However, I've patiently endured these inconveniences understanding that in the end, they represent long overdue improvements to infrastructure etc. However, putting a large "3" story apartment (with parking stalls as part of the front view) seems to make no sense, unless your goal is to create an eyesore. Not to mention, the inappropriateness of the scale and appearance of the proposed building on a street that is characterized primarily by single dwelling homes..

Furthermore, this part of the 13th east is an already an overtaxed part of 13th east. with respect to congestion and traffic flow. Increasing the size (number of residents in the proposed multifamily dwelling will most assuredly create further adverse effects on congestion and the current bottleneck of cars trying to get on and off of 13th east near 21st South. At a minimum, there needs to be an in depth analysis of the traffic effects of rezoning to permit a much larger 46 residential unit, and the unintended and obvious adverse impact it will have on traffic flow in an already congested part 1300 east. One merely has to spend time in this part of 13th East area between 4:00 until 6:00 p.m. on any weekday. The traffic often is at a standstill. How would permitting a larger multifamily building in this area make any sense, simply from a traffic flow perspective.

Bottom line, we need more housing units and that fits into the SLC master plan. This also adds a mixture of housing into the area. I think this would be fine so close to the Sugar House business core and other amenities, but am just wondering what measures of mitigation they are planning on to lessen impacts until we get more transportation options in that area besides bus. Maybe include an accessible work space in some common area, so people could have a good middle ground (not need to commute to their work, but be able to get out of their apartment).

Thank you,
Liz

Dayna McKee -Here you go Judi! Thanks!

I am opposed to the rezone at this location. Why do we have the zoning we have if we are going to continue to give variances to developers? Especially when they have no intent of providing affordable housing. We will in fact, be losing 26 affordable units. That is unacceptable in the current crisis. Additionally, Sugar House has seen enough construction and zoning variances to last a lifetime. Please do not rezone this parcel. Thank you.

Levi Thatcher

For what it's worth on that 1945 S 1300 East project, I fully support the higher density, partially because we're in the middle of a housing crisis (which isn't news to you). One of the only ways to help affordability is to provide lots of units. Will email an article that just came out today on the relationship between building units and affordability. Thanks!

Anonymous

I understand the need to keep affordable housing but man that building is rough

From: Rebecca Wing Davis <[REDACTED]> <1564 E BLAINE AVE>
Subject: 1945 S 1300 E Website Feedback

Message Body:

I have mixed feelings about the zoning change. The property owner has not maintained the current building well. That was made evident when a picture of the side of the building that faces 1300 East was shared during the May 17, 2021 SHCC LUZ meeting. How can we be sure he will maintain a new building at an acceptable level? I guess by charging higher rents to cover the costs of adequate maintenance on top of recouping the costs of the remodel.

If the zoning change is approved, an apartment building with more units will be built and higher rents will be charged. Sugarhouse will lose 26 affordable rental units. I'm tired of seeing more and more apartment buildings being built in Sugarhouse that students and young families can't afford to rent.

Thank you.

From: Edwar Taggart <[REDACTED]> <1340 E Westminster Ave, SLC, UT 84105>
Subject: 1945 S 1300 E Website Feedback

Message Body:

In the end, do I want to endure another major disruption which will inevitably come with such construction. The answer is no. Would you? Especially considering, my direct and long term observation of the behavior of the current owner), combined with "some" of the changes observed elsewhere in sugarhouse, I'm afraid that I have no faith that enduring a several year construction process, will result in anything better for the sugarhouse community. Instead, it will simply line the pocket of a property owner, and leave residents asking how did this happen and how is this better?

Thank you for soliciting and considering my opinion. Should you have any questions or concerns, please do not hesitate to contact me.

Nelson Roy (801-485-2357) or [REDACTED]

From: Meaghan Kelliher <[REDACTED]> <1915 South 1300 East>
Subject: 1945 S 1300 E Website Feedback

Message Body:

We are the property directly next to this apartment complex and, overall, we have a lot of questions about this proposed zoning amendment. Would this be just a remodel or will this be an entire demolition job? How many units are in the current building and why is the rezone necessary? If approved, what would be the extent and timeline of the construction?

from: [REDACTED] Hi Judi!

Hope all is well with you. I'm going to try to make the meeting tonight, but I'm not sure I'll be able to due to a conflict. Here are my comments if I don't.

- No comments or concerns on the 1st ADU item. Only question is will this be for a long term rental (longer than 30 days) or a nightly rental? Preference is not just another nightly rental spot, but a home for someone.

- For the multi-unit item, I am in support of more housing. There are nearby areas that are zoned RMF-45, albeit only one I see in the near proximity, so that isn't a huge concern as keeping multi-unit housing near the SH core does make sense. I do have questions when they bring forward their design in the future, should this pass, but won't include those now.

1300 E is a really busy street and I'm wondering if there is some sort of mitigation planned for this to not have a large impact on an already busy street, especially during commuting hours. I hope people will be 1) working remotely more and not impacting that road, but we can't bet on that; and 2) people will use public transit, but we also can't bet on that at this point.

How many affordable units will be included and what does that mean (i.e. will they be dormitory style with a shared kitchen or any other aspect shared with other tenants, or all enclosed in one unit)? What is the estimated rent rate?

Will this have commercial space included, as well?

Could the owner speak to why this zoning change needs to happen in their mind? I'd be curious to hear how extensive their argument is regarding how this will benefit the community at large.

Please consider limiting the high density housing proposal for my area on 1300 east. The traffic is already bad, parking limited and property crime on the rise. The owner of the property has not shown any concern over the maintenance of the current apartment complex and would only amplify the problems I've noted. Build your high density, high traffic housing elsewhere.

Hi Judi—

Sorry have not got back to you on 1300 E rezone. Absolutely not. Old apts there have gorgeous huge tree in front which would be sacrificed, I'm sure, and building is no doubt affordable since it is old. It may actually have been built to last! Plus, it would displace all the renters there now who would probably not be able to afford another apartment in the neighborhood. Will send comment. So sick of developers who care nothing about AFFORDABLE. Not falling for the sop of environmentally more sound. Nice but not enough. Also don't need another 10 feet. Don't want ANY extension of the cursed Sugarhouse Business District, just because it's "on the periphery" of it. That's why there's a line there.

From: Thea Brannon [REDACTED] <1768 E Wilson Avenue, SLC>

Subject: 1945 S 1300 E Website Feedback

Message Body:

I cannot support this project for several reasons. First, it is NOT in the Sugarhouse Business District. So what if it is "on the periphery"--the line was drawn for a reason. And just because there is an indication that the zoning could change in the future doesn't mean it should. This is the future, and we don't want it changed. Secondly, an update to this older building will displace a number of renters who no doubt will be unable to afford the new apartments or any other in the neighborhood. More housing units, even with the sop of ecologically sound improvements, is not justified if they are not truly affordable. Thirdly, there is a huge, beautiful old tree in front that would probably be sacrificed. That one tree is worth more than a few more "luxury" apartments.

Lynn Schwarz via server.aqusagtechnologies.com

12:40 PM (2
hours ago)

to me

From: Lynn Schwarz [REDACTED] <2023 East Crystal Avenue, SLC 84109>

Subject: 1945 S 1300 E Website Feedback

Message Body:

I am against this Zoning Text Amendment. The owners of the existing apartment house, which will be demolished and replaced with a luxury development, continually talk about the property being on the "periphery" of the area designated by the Master Plan for increased density. The periphery is what is crucial in the transition areas, if the diversity of housing that used to make Sugar House such a pleasant place to live is to be retained. That atmosphere of diversity is quickly being destroyed by a plethora of luxury developments. These have rents way beyond what people who work in the shops in Sugar House can afford. A micro studio is impossible housing for a family. And don't we want families of all incomes in Sugar House? It doesn't seem so, as projects like this continue to destroy affordable units and make such diversity unachievable.

Please take very seriously the fact that this project will make all of the existing relatively affordable

units cease to exist. There is absolutely no mitigation plan to replace this loss. Do we continue to have a housing plan only for luxury housing? Or do we take steps, as a community, to stop this continued loss of affordable units?

Yvonne Martinez [REDACTED]

Fri, May 21,
3:01 PM

to me

Code enforcement knows about the weeds in the vacant lot and the apartments. Not sure what codes are for pools but they were asked to check it.

I have some some pics, not sure it will help.

First, the pool pic from their website, the next one is the actual pool, it's closed and that's a mud puddle on the cover.

The last pic are some weeds between buildings that are well over 6", can't really tell from the angle. It looks OK because they are still green and growing - It's not lawn.

I went to see if I could pull some of the reviews I saw the other day, but they seem to be updated. I saw one about raw sewage in an apt. They couldn't get them to fix, ended up calling the Health Dept - that review is gone now and 5 star reviews with comments from the owner have appeared.

I can't find anything online officially from the State or County that tracks landlord complaints about unsafe conditions or shady practices. I'm not surprised since there are so many lawmakers that are developers, landlords, and real estate people. There is probably a law against have any kind of official source to complain to or track landlords that have multiple complaints.

Anyway, hope that helps. Yvonne Martinez



RE: (EXTERNAL) Sugar House Community Council Land Use Committee Monday May 17 at 6 p.m.

Max Chang [REDACTED]

Fri, May 21, 2021 at 7:40 PM

To: [REDACTED]

Cc: "Larsen, Nannette" <Nannette.Larsen@slcgov.com>

Dear Judi,

Thank you for having me at the Sugarhouse Community Council Land Use Committee meeting this past Monday.

Our manager was in South Dakota earlier this week but I had a chance to meet with her today on the property. I wanted to share with you pictures that I took today. The grass has been mowed and is being mowed on a weekly basis according to our landscaper who assured me as I called him immediately after our meeting. For the planters, I had purposely instructed the landscaper to remove the plants/flowers in an effort to conserve water but will now add some plants back with lower water requirements.

Also, for the unit that had the broken blinds, I had explained that the unit was occupied by a long-time tenant and we usually replace blinds if they are damaged when a tenant moves out. However, Mr. Roy insisted, without any factual basis, that it was a new tenant. However, according to our rent roll, that tenant has been there since July of 2010 or nearly 11 years. Nonetheless, I have instructed the manager to replace those particular blinds.

There were some projects scheduled for last year but because of covid, we held off on those but will revamp them as the situation hopefully improves.

Should you have any additional questions, please do not hesitate to contact me.

Thank you,

Max

Max Chang | Chief Operating Officer
American Estate Management Corp.
[REDACTED]

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On Thu, May 13, 2021 at 8:42 AM Larsen, Nannette <Nannette.Larsen@slcgov.com> wrote:

Max,

I received this email and invitation from the Sugar House Community Council. Please plan on attending and giving a short review of your project and answer any questions they may have.

If you have questions on the meeting please let me know and I'll confirm with Judi.

Best,

[Quoted text hidden]

2 attachments



IMG_4749.jpg
3705K



IMG_4740.jpg
5729K

Larsen, Nannette

From: Dayna McKee [REDACTED]
Sent: Wednesday, July 7, 2021 8:36 AM
To: Larsen, Nannette; Judi Short
Subject: (EXTERNAL) Case Number: PLNPCM2020- 01022

Dear Ms. Larsen,

In reference to case number PLNPCM2020-01022, rezone of 1945 S 1300 E to RMF45, I would like to express my concerns. The infrastructure, neighborhoods, roads, and people of this neighborhood have dealt with the undue burden of high density construction for too long. I do not think that a rezone from RMF35 to RMF45 is appropriate. It seems to me that the city continues to provide zoning variances to developers at the expense of our community. If RMF45 was allowed, then why is that not reflected in the current code. It is exhausting to have to be so vigilant about these zoning variances and to watch developers, who are not from our community, drop cookie cutter, low quality developments into our neighborhood. Frankly speaking, myself, and my neighbors, are quite fed up with it.

Thank you for your time and consideration.

Dayna McKee
Sugar House Community Council
[REDACTED]

From: [Carole Straughn](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) 1954 S 1300 E Rezone Request
Date: Monday, May 17, 2021 6:32:20 PM

Hello Nannette,

Thank you for your notice about the request to increase density at an apartment site in our neighborhood. For twelve years I have owned and lived in the single-family home at 1964 S 1300 E, a half block away and across the street. From google maps I determined that the rezone request must refer to the site of the current Highland Terrace Apartments, two gracious mid-twentieth century buildings that blend into the neighborhood and have lovely mature trees in front. My questions about the rezone have to do with how it would affect the quality of life in our neighborhood.

- 1) **Quality of Construction** - will the project be built to last as long or longer than the current building (60 years)? The owner says it will be more energy efficient; how will this be accomplished?
- 2) **Beautiful trees** - will the mature trees on the property be retained?
- 3) **Current residents** - I have met some of the residents and worry about their welfare if their current homes are destroyed. They have a community that will disappear if their building is demolished. Will the renters among them have ample notice to move. Will the rents be affordable in the new building? Will those who own condos in the building be adequately compensated or given units in the new building? Will the management style of the new building be considerate and ethical?

In researching online I was encouraged by several things. I'm glad that the new building would not be higher than the current one (two stories). Operations manager Max Chang is a native of Cottonwood Heights and does a lot of positive work in the community. I would expect him to proceed thoughtfully and ethically, so I expect to get positive assurances for my questions above.

Thank you in advance, Nannette, for reading and answering my concerns.

Sincerely,
Carole Straughn

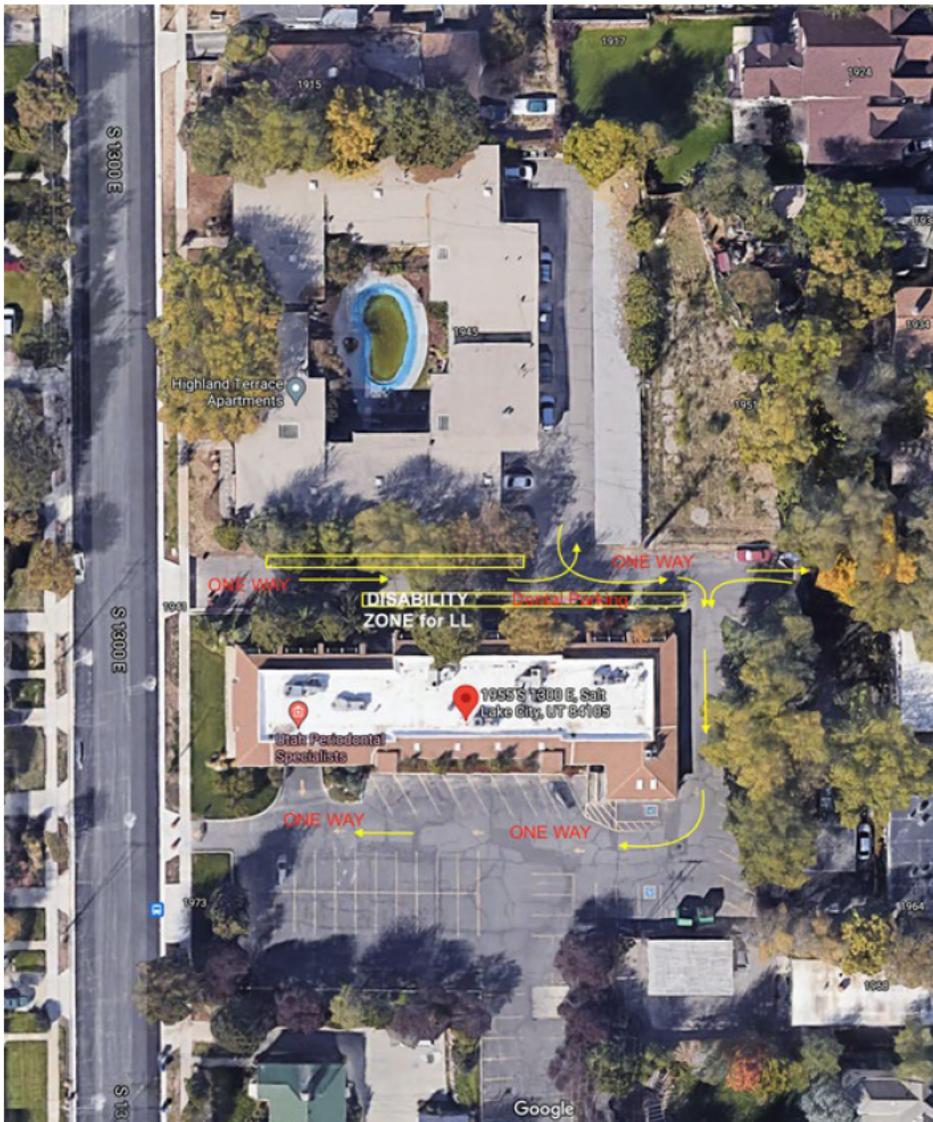


From: Scott Cruze [REDACTED]
Sent: Monday, June 14, 2021 1:54 PM
To: Larsen, Nannette <Nannette.Larsen@slcgov.com>
Cc: Dr. Mitchell Rudd [REDACTED]
Subject: Re: (EXTERNAL) (Case number PLNPCM2020-01022) Details

Nannette,

Do these plans call for a greatly enlarged entry way and alley? Currently ALL traffic from this building circles around our Dental Plaza in a one way method and moving from 30 apartments to 45+ means a lot of added traffic (Triple the parking stalls) through our already cramped parking lot UNLESS they are pushing back their building to make room for this to be a two way road and allow for all of that road side parking. We have always had problems with tenants and guest parking in our parking area and going into the apartments which we enforce as frequently as possible though we are often busy running our own businesses and frequently miss interlopers. At times we have customers saying they are 15 mins late because our parking spots are all occupied. If the alley isn't expanded significantly their cars would also be likely to hit the cars on our side of the road in the dental parking lot along our building where we have one way parking. That is one of the few areas that has access to our basement disability ramp & disability parking for our building's lower level. We certainly couldn't accommodate all of the heavy equipment and additional traffic flow through our community parking and our attorney is checking if any easement in place accounts for the increased traffic flow of an ongoing one way drive way through the Dental Plaza though we don't think it does. We have serviced the asphalt around the entirety of our building including this alley for as long as we know at our sole expense. We are extremely concerned about the increase in traffic and construction traffic needed to build out this site.

[Highland Dental Traffic Flow & Parking.png](#)



We would appreciate any alleviation to our concerns you can provide. Initially we had hoped that the parking entry and exit would have been situated directly off of 1300 East and not continue through our already congested one way alley and across our property and limit encroachment on our limited parking availability by design but this doesn't seem like it does that if I'm looking at it correctly. Unless they are greatly widening the road it looks like they plan on us sacrificing our north parking to make theirs work including our disability loading area and disability parking for our lower area. These are some preliminary concerns if you can help us through this process.

Thank you,

Scott Cruze



2801 South Main Street