



October 13, 2023

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2023-00462 PLNPCM1012-00538
2445 South 500 East

We reviewed the Woodland Commons application at the August 21 meeting of the SHCC Land Use and Zoning Committee meeting (LUZ). We had previously supported the rezone for 2435 South 500 East, and the townhouses that will be built on the north. This is the rest of that development.

We need for sale housing badly in our city. These will be for sale condos, that are a good size, with some three-bedroom units. We distributed flyers for this project, and I don't think there was anyone from the neighborhood at our meeting, although we did get one comment from a neighbor who was very concerned about the parking. She said parking was always at a premium in this area, although my team went by several times and said there were plenty of spaces around the area. Between the two buildings, there are X units and X parking spaces. Each unit has two parking spaces, and also along the driveway for 2435 it is wide enough to allow for x number of parking spaces along the driveway for overflow parking. There shouldn't be any impact on the neighborhood.

Another concern people have expressed is that this is an area with many trees in it, and trees have to come out to make space to build these units. I have had several conversations with the developer, who has explained that he worked carefully with the City Forestry department to identify trees that were diseased, dead or dying. Trees that were in good shape will remain. And we know that a big row of trees will be planted on the 2435 S 500 East project along the freeway, and will meet or exceed the zoning requirements for trees and landscaping.

We ask that you approve this request.

Enclosure – Comments received

COMMENTS 2445 SOUTH 500 EAST REZONE AND TOWNHOMES

Erica Oliver <erica.d.oliver35@gmail.com>

12:01 PM (7
minutes ago)

to Judi.Short@gmail.com

To whom it may concern,

I understand that there's a plan to build additional new townhouses on the lot adjacent to the current project, but I have a few concerns about it. While I appreciate the need for growth and development, I believe it should be done in a way that preserves the unique character and charm of our neighborhood.

Firstly, the dense nature of townhouses might lead to increased traffic congestion in the area. Adding an additional subset of townhomes will dramatically increase this. We already face challenges with parking, and adding more households into the mix without addressing this issue could exacerbate the problem. It's important for the developers to consider the impact their project will have on the existing infrastructure and come up with viable solutions.

Finally, the potential impact on property values is a valid concern for many homeowners in the neighborhood. The addition of new townhouses could potentially lead to increased supply, which may affect property prices negatively. This could be particularly concerning for those who have invested in their homes as a long-term asset and are reliant on property appreciation for their financial future.

While the idea of new townhouses can bring benefits like increased housing options, it's essential to address these concerns to ensure that the development aligns with the interests and needs of the existing community.

As a homeowner I am highly opposed to adding an additional subset of townhouses on the lot of 2445 S 500 E but would be open to hearing alternative uses to add value to the current townhouse project.

Sincerely,

Erica Oliver
2446 S 500 E

2435 S 500 E. Zoning from private family to multi-family.
I think SLC needs more condos and support this change. The area is appropriate for condos though why anyone would pay 600,000+ to live right next to the freeway I don't know. I do know

you can't find a condo for less than 400K and these will be larger and have two car garage. So, I'm in favor.

Heidi Schubert
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Judi, I have no opposition to the request for a rezone from R-1/7000 to RMF 35 for the property located at 2445 S 500 E. It makes sense to rezone it since the developers want it to be part of Woodland Commons Townhomes on the property to the north at 2345 S 500 E.

Becky Davis
1564 E Blaine Ave
Salt Lake City, UT 84105
801-971-8352



Thea Brannon

5:38 PM (3 hours ago)

to me

As a person who has long admired the long, beautiful glen next door (slated for adjoining development), with its many overarching mature trees, I am greatly concerned about the preservation of the mature trees on this proposed development. There are several specimen trees along the property line between 2435 and 2445 which appear healthy and I believe could be preserved. In addition, there are 5, I believe along the property line and within the 2455 property, which should be protected.

However, I worry that some of the mature trees which need a lot of pruning will not be chosen for preservation, given the preference for simply declaring them "diseased or damaged" and thus expendable. The developer's previously stated plan to use fast-growing evergreens as replacement trees is commendable, as they will absorb more carbon in their first years, but they are not a total substitute for the established carbon sequestration of the wonderful mature trees in situ. Many of them will be sacrificed. In addition, it could create a boring monoculture not conducive to a healthy micro-ecosystem. I suppose that would fit with the spare, boring, top-heavy box look of the previously proposed buildings for the development.

Thea Brannon