



October 19, 2023

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2023-00407  
PLNPCM2023-00525

The Sugar House Land Use and Zoning meeting reviewed this request at our August 21 meeting. We flyered the neighborhood around the project and emailed those who had submitted comments when we reviewed the rezone several years ago.

We find this does meet the purpose of a Planned Development. Adding another town home development is compatible with the others that have been built along this section of Highland Drive. And we definitely need more housing units in Salt Lake City. We do not like the reduction of glass, the drawings make it look like these windows are very tiny, and we fail to see why they cannot be larger. The window size detracts from the building.

I have attached comments from the neighbors. One refers to workers that were leaving trash around. I asked Bill Knowles, the city ombudsman, to check this out. He could not find any evidence of work being done. One of our committee members said that when Millcreek was making their improvements to the east side of Highland, their workers were parked all up and down the street, and those could have been what was causing the issue. There appears to not be enough space for garbage pickup, and wonder if that can be relocated so it is not so close to the neighboring homes. The neighbors are clearly opposed to this apartment building, but if what was added instead were 6 single family homes on that parcel, those would look out of place along that area of Highland Drive, and they would not be built in the Craftsman style. We do not think 3 extra feet is a problem because the building is set at least 20 feet from the nearest house on Zenith

The comment about parking is a good one. On the surface, it looks like it is enough parking, but the tandem garages are difficult to easily park two cars, and it seems likely that there could be an overflow into the neighborhood rather than using both parking stalls. It certainly is the case in other areas of Sugar House where that sort of parking is provided. The developer needs to figure out a way to ensure that the tenants park on his lot, not the neighboring streets.

The green space that is allowed seems very minimal, maybe the rooftop deck is a way to add more outside space to offset the lack of open space. With some of these tweaks to the plan, we find this is acceptable.

Attachment:  
Comments on the project

## COMMENTS 2903 HIGHLAND DRIVE

Diane Miller Downhour [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via sendgrid.net](http://via.sendgrid.net)

Wed, Feb 26,  
8:32 AM

From: Diane Miller Downhour <[diane.downhour@gmail.com](mailto:diane.downhour@gmail.com)>  
Subject: 2903 Highland Drive Website Feedback

UGH! Another high density housing unit in the Sugarhouse area, already flooded with high density housing. As a resident who has lived in this area for nearly 30 years I VOTE NO. Please put an END to the endless, mindless, ugly apartment/condo building that is currently oversaturating the Sugarhouse area. The traffic and congestion is unbearable. STOP turning Sugarhouse into a ghetto.

From: Ben Burdett <[wbenburd@gmail.com](mailto:wbenburd@gmail.com)>  
Subject: 2903 Highland Drive Website Feedback

Do we really need more high priced apartments? If there were some comments about mixed use residential with some percentage of affordable housing units, I think it would be more palatable. I recognize that the future of our area is going to include a larger percentage of high density housing; but it also needs to include additional retail intermixed with affordable housing. We also need to consider green space. This appears to have no green space and no allowance for pleasant walkable areas.

2309 Highland Drive: not sure how I feel about this one. It is a really nice lot with great potential. Sue Watson

From: Kathleen S henriod <[khenriod46@gmail.com](mailto:khenriod46@gmail.com)>  
Subject: 2903 Highland Drive Website Feedback

NO, NO, NO, NO. I Love this neighborhood . I do not want any more development. That is why we voted not to become part of will do almost anything to prevent further encroachment on our lives. NO, NO NO. Sugarhouse has been destroyed and it must

2901 S Highland – three zone requests.

1. Height – I support the 3' increase, those rooftop patios look nice and the height isn't overboard for the area.
2. Windows on Highland – I think with trees in the park strip and the narrow section of property that faces the street we don't really notice the lack of windows. The bigger loss of windows is on Zenith but this faces a 7-11 and is made up for with windows/patios on the upper floors. I support the request for the reduction in glazing.
3. I do not support the increase in square footage for the two buildings. They gave no good reasons to support this increase. If anything, I worry the A units billed as 2 bedroom with "flex space" in the lower floor is really a 3-bedroom unit with one car parking. The C units might be 2-car but the linear parking arrangement will discourage regular use and street parking will be common. They need to put in more on-site 'overflow' parking instead of the extra units.

Heidi Schubert 831 Coatsville Ave

Ms. Short,

I am emailing you regarding the [Highland Planned Development](#). As I understand it, I've missed the council meeting regarding this project but wish to express my opposition to it. I am a resident of 1363 E. Zenith Ave, and have seen nothing but apartments go up in the city over the last few years. I understand the need for growth and housing, however this leads to endless construction and more unaffordable cookie cutter housing that erodes the character of the city.

It's my understanding that you require "policies that support the preservation of neighborhood character", which I would argue this does not. Preserving the skyline for those who have lived in the neighborhood for years, not blocking with another big box apartment, would seem to me to be an



important consideration, along with the design consideration that looks like ikea apartments nestled in a neighborhood of craftsman style mid century architecture.

I am unsure of how much of a voice residents actually have. It's my understanding that it's more of a formality to ensure public comment can be made, but wanted to express my disappointment and opposition to this project.

Thank you for your time and consideration. Best, Clare Peterson

Judi, I drove by the property at 2903 S Highland Drive on August 21, 2023 so I would know where it was located. I don't have any opposition to the requested height adjustment for building 2 or for the reduced glazing request. I also have no opposition to the requested increase in square footage of floor area for each of the buildings above the 15,000 gross square feet size limit. At the LUZ meeting it was apparent that the project developer has been working closely with the SLC Planning Department and their representative at the meeting spoke favorably about the requested variances.

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

There isn't enough space to allow for garbage pick up that won't disturb the neighbors, since the dumpsters in my area are emptied at around 5-6 am (apartment buildings and a restaurant) it's very noisy. They need to consider this on that small lot. Yvonne Martinez

Hello Judi,

I hope this email finds you well. I have reviewed the materials you shared, but I confess, I don't understand how they impact the parking. I apologize, I work in healthcare, not zoning or city planning so this is outside of my expertise or knowledge base. Is there something specific I should be noting that explains it for simpletons like me?

I continue to be disappointed by the situation; the construction workers for the project continue to park their vehicles in front of my house, and two days in a row I watched them exit their work van, throw rubbish (morning coffee cup, cigarette box, etc) in the street/parking strip, and keep walking to the job site. After the second time it happened, I decided I would take photos of the van, but it is unmarked and there isn't any company logo that indicates who they work for specifically. On the third morning when they showed up and I watched them litter on my property, I ran outside in the moment to ask them to pick them up. They agreed, but it was tense and uncomfortable. I have been extremely nervous about having them return to my property so many days through the project to park their van and then walk to the job site. If this is any indication of what I can expect when tenants move in, I am just sick with fear and worry.

On an unrelated note, I am not certain if I am confused or if there is an error between the letter and the website. <https://www.sugarhousecouncil.org/2903-highland-drive/>

In the letter, it says building 2 proposed at 20,129 sq ft, but on the website, it says 10,129 sq ft. It also notes that both buildings exceed the gross size limit of 15k, so I am guessing the letter is accurate and the website needs to be updated.

I wish I was available to attend Monday evening, but I have a class that conflicts with that timing, so I am unable to be at the Sprague Library at that time. I appreciate your help with keeping us as citizens updated on these matters.

Thank you,  
Sarah Whitbeck

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Hello Judi,

My name is Matthew and I was given your information by one of the City Planners – Diana Martinez – who reached out to let me know that the Land Use Zoning Committee wanted to meet with us on August 21<sup>st</sup> about a project our firm is proposing on 2901 S Highland Dr. I just wanted to reach out ahead of time to find out if you had specific questions or concerns that you wanted to discuss or if you'd like us to just talk a bit about the project and come prepared to answer some questions or if you had something else in mind.

Any information you have would be appreciated. We just want to make sure we come as prepared as possible.

Best,

**Matthew Pockrus**

Judi,

Thanks for getting back to me. The things you've said are helpful. I'll make sure to look over the re-zoning comments to refresh them in my mind before the meeting. We've tried to be conscious of all the things you've mentioned in designing the development, though. The townhomes we're proposing will all have private garages accessible via a drive lane off of Highland Drive. The front doors are along Highland and Zenith; 12 of the proposed 22 units have front doors along a private walkway to be built on the north side of the lot. I think foot and vehicle traffic (particularly along Zenith, the perpendicular residential street) should be minimal.

In terms of the city's minimum parking requirements: they are very low. Because we have 22 units, the minimum number of off-street parking spaces required is 22. We've provided 34 in-unit parking spaces (50%+ more than the city's minimum) which, we're hoping, should all-but-eliminate the need for street parking on behalf of the development's tenants. We've also tried to be generous with some of the city's other requirements. For example, the city requires a 7'-0" landscape buffer between projects and adjacent residential districts; we've provided nearly 20' of buffer space on the east side of our project and nearly 14' of buffer space on the north side, which are the two sides abutting other residences.

We've tried very hard to design a project that is attractive, fills a need in the area, and can serve as a quality alternative housing option (to home ownership) for potential tenants. That having been said, respecting the needs and wants of nearby existing homeowner has been a priority throughout the entire process.. We think it'll be a real asset to the community.

We hope you'll agree, and we'll do our best in the meeting to satiate any potential concerns.

Please reach out if you have any questions for me. Happy to help however I can. Matthew Pockrus