



January 15, 2024

TO: Salt Lake City Planning Commission
Salt Lake City Landmark's Commission

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

RE: PLNPCM2023-00155 Adaptive Reuse Text Amendment

The purpose of this text amendment is to remove all zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused, rather than demolished. We are all for that. We need to keep the fabric of our city intact.

We have a need for more housing, and in particular, more affordable housing. It is much less expensive to remodel an existing building for housing, than to tear it down and build a new building. That would mean that the resultant new housing would be less expensive to rent, which benefits our citizens. We have enough brand-new housing that is very expensive, we need less expensive housing. And sustainability plays a factor, it is easier on the environment, and our landfill, to not have to tear something down, creating hazardous waste in the air and on the ground in the process. Whatever we can do to streamline this and make it easier for developers, we should do.

We need to be careful to not ruin the integrity of the neighborhood, the new or newer building must still fit into the size and scale of the existing building, and this should not result in a reduction of parking. There is less parking (or no parking) in the older neighborhoods, where houses were often built without a driveway or garage. If the new building has more units, it should not be under parked, assuming there is street parking, because most of the time there is no street parking left.

We are not generally in favor of the incentives that might be available, because they could end up being detrimental to the neighborhood. We especially would like to see this being used in the old part of the Sugar House Business District, so much of the charm has already been destroyed.

We are in favor of removing the square footage requirement, this would allow this to be available to many more properties than just the 50 that would be eligible if that standard were not changed. And 5000 square feet seems a reasonable property size for residential zones.

Attached: Comments from the community

COMMENTS ADAPTIVE REUSE SUGAR HOUSE COMMUNITY COUNCIL

Hi Judi, I read the materials and listened to the commentary at last night's zm meeting and being the parking Nazi that I am, I have the same comments on both proposals. In the adaptive use concept, I did not read anything that addressed parking. So, if a lovely large older home in a residential area proposes to become a 4 plex, what would be required regarding car parking? The same issue would be for any building that is repurposed to accommodate apartments, unless it already has a parking lot. At the rate that UDOT is eliminating street parking to accommodate bike paths (not frequently used on the new striping on Highland Dr.) residential parking has become a major issue for older homes with single driveways. I have a big question: Do City Planning and UDOT communicate whenever decisions are made with regard to how one affects the other???? Do they listen to concerns of local business with regard to parking issues when considering eliminating street parking? Patsy McNamara

- Overall I support this. I do think some projects are very well done. The issue I have is the blending of the footprints, especially if attaching to a current building. I think that plans for these projects can not be approved over the counter. Mary McConaughy

I am in favor of removing the square footage requirement for adaptive reuse of Landmark Sites, expanding eligibility to National Register properties as well as former institutional use buildings (schools, churches, and hospital uses) and expanding uses to residential from non- residential. I am not as enthusiastic about the Zoning incentives to include the whole project as it may be prone to abuse. However, this may be a necessary evil as it seems that even in this super-heated housing market, developers require extra help for projects that impose the greatest degree of density and lot coverage from a development. Lynn Schwarz

Here are my comments on Adaptive Reuse.

I support the City's plans for Adaptive Reuse, but when I looked at the picture of The Rose project developed by CW Urban, I immediately thought, "I wonder if the former owners or tenants of the two updated homes were able to afford to still live in those homes and what was the impact to the neighborhood having a four unit building built next to those homes." I see the building to the left of the two homes that could be an apartment building, but maybe it isn't. Maybe it's a commercial building. I hope the character of a neighborhood isn't negatively impacted by the Adaptive Reuse plans and that housing costs in the surrounding area increase so that they are no longer affordable.

Buildings that are looked at for Adaptive Reuse should not be limited to landmark sites, but should include buildings that have historical relevance that can continue to add to the character of a neighborhood.

Thank you. Rebecca W Davis, 1564 E Blaine Ave

Adaptive Reuse - you asked for examples of buildings that wouldn't meet the criteria..the only one I can think of in my neighborhood is this one:

969 View St E, Salt Lake City

This is a church with a very small congregation, it's on .44 acres and the building is about 2500 sq. ft., most of the property is parking lot. It's currently zoned as R-1-5000. It's a good size property with very little use currently - it's vacant most days, except for about 3 cars parked in the lot on Sunday (they still do zoom meetings for services - we used to get about 10 cars pre-COVID).

I have heard in the rumor mill that they have approval from their headquarters to sell, but they are concerned about how to get a new location where they can worship with the proceeds they would gain from the sale - I'm not sure they realize what the property is worth. :) The neighbors I've talked with are open to infill as long as its affordable and designed to fit into the neighborhood. If there are incentives offered (once the City decides on what they are going to do) it might be something worth bringing up to them.

Yvonne Martinez

SLC Planning Commission:

Dear Commissioners,

I urge you to support all changes to the City's Zoning ordinance that will allow and encourage the reuse of existing buildings in Salt Lake City rather than their demolition. I support the preservation and repurposing of old buildings, and only wish that property owners in downtown Sugar House had had this option when the Sugar House Business District redevelopment process began forty-plus years ago.

There are still some wonderful historic buildings in the Sugar House Business District, and their restoration and reuse will contribute significantly to the preservation of an authentic and immensely popular neighborhood environment. I support adoption of the Adaptive Reuse Text Amendment in all eligible districts in the City.

Sincerely,

Lynne Olson

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SLC UT 84105

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Good afternoon,

I am writing generally in support of the adaptive reuse text amendment. I think it is important to preserve and reuse older buildings for updated uses. I do have some concerns regarding the incentive piece of this amendment. I do not feel that the developers in this city have been held to account for their incentives on projects to date. I would like a more thoughtful and clear discussion on what incentives are available, what the parameters of those incentives are, and how to ensure that anyone receiving an incentive is living up to those parameters.

Thank you for your time and consideration. Dayna McKee

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