



February 27, 2024

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2023-00960 and PCNPCM2023-00961 Old Wells Fargo Parcel

Some twenty years ago, we began working on the Sugar House Master Plan. After working out what was going to be studied, we assembled five or more subcommittees that met bi-weekly run by a city planner. We engaged property owners, business owners, transportation experts, Chamber of Commerce, SHCC Committee chairs, renters, preservationists, designers, people who worked in the neighborhood but didn't live here. There were lots of people working on the plan. We talked about libraries, police, fire, the post office, and schools. Finally, we had meetings with the public, where planning staff came with a draft for the various sections, and we worked for additional months, coming to consensus, section by section.

We talked a lot about what zones were appropriate and where, and, we talked about the height of buildings. After much discussion, there was consensus that the highest building could be 75'. The Sugar House Master Plan went to the Planning Commission, and was approved. It went on to the City Council, I'm sure there was a public meeting, but I don't recall that building height was ever discussed. The night of the final vote by the City Council, a member made a motion, something to the effect that "I move we adopt the Sugar House Master Plan, with the following amendment: The height for buildings in the business district would be 105'". It was approved unanimously by a vote of the City Council, without any public comment on that change to the height limit. This may be why we become so defensive when we start to talk about height in the business district. With that vote, the community lost their say in the matter and we will be forever skeptical.

We are reviewing a request by Harbor Bay Ventures to build a mass timber building 305' tall, on a very small parcel (1.2 acres) on a key corner of our Sugar House neighborhood, **our town center**. The corner of 1100 East (Highland Drive) and 21<sup>st</sup> South is very busy, and very congested, most hours of the day and well into the night. Starting in 2023 through 2025, both of these streets will go through major reconstruction, starting with 100-year-old utilities at the intersection up to the potholes on the surface. This will be a major conflict with construction of this project. When the road construction is finished, both streets will have bike lanes, much of the parking will be gone, and there will be no additional roadway to handle more cars. The developers tell us this is to be a transit-oriented development, meaning that people won't use their cars much, or at all. They maintain that most people who live in this new building will walk, ride their bike or take the TRAX, which is within ¼ mile of this project. Most people who live in this new building will work in Sugar House, so they can easily walk or ride their bike to work. And they claim that this will become a community of all income levels.

**To us, this sounds like a fairy tale**, because it is not how it works in Sugar House. There are very few well-paying jobs in this part of town, most are clerks and wait staff, librarians and bus boys. Not jobs that allow them to be able to afford any of the apartments already built, much less whatever the rent will be for this new building. People take their car to work, because they can get to work in 10-20 minutes, versus an hour plus if they take the Sugar House Streetcar, because the connections to TRAX are too long. When we interviewed people who live in a building right on the Streetcar line, they take their car to work. The connections just don't work well in Salt Lake City. There is a three-year or more wait for UTA to get one more bus line on a 15-minute frequency.

2100 South and 1100 East are both arterial streets. They provide for through traffic for long distances 2100 South is the old Lincoln Highway, the first Transcontinental motor route. People who drive the streets want to get efficiently from one place to the other. There will soon be bike lanes on either side, very little parking, and while that sounds wonderful for people who walk or ride a bike, that is not the majority of people who live or shop in Sugar House. While encouraging additional public transit and bike is nice, the current developments need adequate parking and streets which can handle the increased traffic each individual development encourages and accommodates. It's good that the proposed HBV development hides upper parking structures with front-facing residents, but it doesn't change the fact that 1100E is a two-lane road and they are planning for 400+ cars to enter and exit every day. Street parking from new developments south of 2100E are already overflowing onto McClelland and 1000E interfering with parking that was planned for small businesses – which have gone out of business on a regular basis.

The Sugar House Community is providing a comprehensive reproach to the proposed development through letters and comments from our website from over 282 individuals. These are in addition to the 30 comments sent to me directly because the writer had more to say than the 400-word comment form would allow. These people really care about this neighborhood, having lived here from two weeks to sixty years. The comments show they understand what we are about, what the master plan calls for, and now 20 years later, how it is still very relevant. The Sugar House Community has seen the changes brought on by the master plan in our town center, they can easily visualize what a building 200 or 300' tall will do to the character of this place. Emotions run high when they start think about all the rest of the CSHBD1&2 parcels who could potentially apply for the SUS zoning, and we could have these tall buildings everywhere in the town center. From people who live and/or work in SH 165 are against the rezone and 18 for. From people who gave no address or who don't live or work n SH 71 are against and 35 are for (50%). **Of the total comments 18% are saying "NO" to these changes.**

The extra traffic and apartments have already changed the character of Sugar House. The small shops are mostly gone, because the developers have raised the rents higher and higher, and they don't have the customers walking the streets who will stop in and buy something. Potential customers who come in from other parts of the city to shop are confused about what they see. They don't know where to park and the special shop they were coming for is gone (ex. Home Again). The restaurants come and go because they don't have enough parking or foot traffic to sustain them (ex. Pizza Volta, Kimi's Chop & Oyster House). What they are proposing feels like the death knell for our town. When the Plaza was completed, rents were \$10,000 a month for the businesses. Pizza Volte moved out a few months ago, their current rent was \$18,000 a month. We are losing our customer base, because people who used to come here to shop are frustrated by the traffic, and what they perceive as a lack of parking. We don't have the benefit of a parking authority like downtown, where everyone knows where they can park, and get there quickly. See the attached email from Laurie Bray, with her documentation of this turnover of retail. Her business has been in the Rockwood Building on the Plaza for 15 years. We learned recently that the Smith-Crown vacuum store, one of the oldest stores in Sugar House, will be moving from 1100 east where they have been for decades, to over on 10<sup>th</sup> East where there won't be construction and a big change in traffic volumes. We thought the master plan was great, and looked forward to the changes, but things really aren't going very well right now. **This development belongs in the downtown zone**, which already allows building heights up to 400 feet. Someone could live in a building of this size and actually walk or take TRAX to work in a place close by that would pay the income needed for someone to afford to live in the HBV building.

A good Transit Oriented System assumes there is a workable transit system. In Salt Lake City, we have transit, here and there. But the connections aren't very good, and the wait time is too long. Occasionally, you can find connections that do work. Relying on transit being ¼ mile or less from a development so you can require fewer parking stalls is wishful thinking. Yet the city keeps permitting reduced parking requirements without increased UTA services. The result is the neighborhoods around the developments fill up with cars on the street, and people who have lived there for many years, have nowhere to park, and are now moving away. Our transit system is failing the city.

Here are some specific comments about this Mass Timber project:

#### 1) Arts & Aesthetics

**Purpose statement: Master Plan, Design Guidelines and Zoning Ordinance:**

The purpose of the CSHBD is to promote ...development that is compatible with the existing form and function of the Sugar House Business District.

The three buildings in closest proximity to this site are over one-hundred years old, and no more than two stories high. HBV's development proposal is not remotely compatible with the existing character of this site. It is completely inappropriate in the Town Center.

## 2) Business & Commerce

Competition from new stores in the HBV mall could be the final blow to nearby small businesses that have managed to survive the pandemic and ongoing road construction on 21st S and 11th E. Locally-owned businesses on 1100 East are especially at risk. **Since 2014, 21 restaurants have opened and closed in downtown Sugar House. 20 other businesses have closed or relocated.** A recent informal survey of patrons of Sugarhouse Coffee were 90% from more than 1 mile away and less than 5% from the new housing developments [can this be summarized more effectively]. My theory is that most of their money is going toward rent with little left for meals out. Parking is an issue for people who drive in from elsewhere, and they have stopped coming to Sugar House. [THIS SECTION HAS CONFLICTING IDEAS – NEW LOCAL PEOPLE AREN'T PATRONIZING BUSINESSES EFFECTIVELY, PEOPLE WHO DRIVE IN NEED PARKING]

## 3) Environment

Air quality: Worsening air quality in Sugar House BD from the increased traffic congestion at the 21st South & 11th East intersection, and from cars idling at driveways and parking lots while waiting for traffic to clear will impact everyone in the neighborhood.

4) **SLC Sustainability Policy:** The developer is attempting to appropriate the language of the Policy in an inappropriate way. The Sustainability Ordinance is not applicable to private property.

## 5) Ethics

Any references to the property as having been recently rezoned are deliberately misleading.

HBV has partnered with the Bascom Group on the project, which is notably a Value-Add CRE investor. Bascom's website reads: "After a typical hold period of 3 to 5 years, we will sell {a} multifamily community as a stabilized asset." Harbor Bay Ventures reportedly paid upwards of \$18M for the Wells Fargo property. If they claim that they paid too much for the property, that is a self-imposed hardship which the neighborhood should not be asked to bear.

In earlier meetings, the developer suggested the possibility of offering affordable rent to local merchants in exchange for extra height. They have brought up the concept of a "food hall" several times, but we are not sure that would be very valuable.

## 6) Affordable Housing

From "Thriving in Place:" Phase 1 Report Salt Lake City's Anti-Displacement Strategy:

Preserve the affordable housing we have in order to help residents and communities remain in place, particularly lower income renters who are most susceptible to involuntary displacement.

\*The Westminster and Garfield neighborhoods, those closest to the SH Business District, are the most likely to be harmed by the HBV proposal. Home values have risen to a level beyond the reach of many buyers, and instead are marketed as short-term rentals.

There is very little affordable apartment space in the Sugar House Business District, probably less than 100 units. Even though Alta Terra has received approval for a building with micro units, and construction has begun, we have no knowledge that any of these will be affordable.

## 6) Planning & Zoning

**Spot Zoning:** The developer is attempting to create a singular zone for this parcel in order to use this site in a way that is incongruous and inconsistent with the surrounding area, exclusively for their benefit rather than for a public benefit, and while creating negative impacts to surrounding landowners. The height benefit that the developer wants in exchange for using Mass Timber construction is already provided in the SHBD-1 zone. The other "sustainable

development” conditions they list are conditions that already exist at that site, i.e. proximity to public transit and access to walking and biking opportunities.

The developer has written the zoning code, not the planning department or the Master Plan associations. A developer will write a plan in their own, and only their own, best interest. The City cannot allow the developers to write the rules as they see fit – particularly overwriting existing planning agreements.

The developer has not identified where they will stage the demolition and construction activities, or how they will protect vulnerable historic and artistic features near the site.

#### 7) Public Health, Safety or Welfare

The additional height that the developer is requesting would block sunlight the residents living north and west of this building. Those residents who have invested in solar panels for their homes will lose the value of their investments. Gardeners will lose the sunlight they need for their yards. The businesses that rely on patio space for their customers, will probably find them in the shade much of the time, making that space undesirable in cooler times of the year.

Users of irrigation water from the Jordan & SLC canal may lose access to the water they depend upon during the summer if the historic canal is damaged during demolition or reconstruction activities.

#### 8) Recreation

A building that big will be out of scale with the neighborhood, and will not contribute to a more walkable streetscape. The developers have not identified how they will provide public open space as part of their project.[THEY PROPOSE “GIVING” THE CITY A 500ft2 area on 2100S, 100ft LENGTH OF BUILDING AND 5FT OF EXTRA SIDEWALK. REWRITE THIS SECTION.]

#### 9) Social Relationships

There are several **locally-owned businesses** in the immediate vicinity of the WF site. They have long and cherished relationships with their customers, and these will be threatened by the increased traffic, noise and impact of the proposed development. Fiddler’s Elbow already places their front door on the 1050E alley, but the proposed development places the front door opposite a loading dock full of exhaust. The taller SHDB1 zone does not surround the Wells Fargo property – there are smaller SHBD2 zones on the north-east side with even smaller height restrictions. Towering over them at 305ft is offensive and breaks city agreements with these commercial residents.

#### 10) Transportation

From the **Sugar House Neighborhood Safe Side Streets project:**

The Study Area consists of the residential neighborhood bounded by 2100 South, 1100 East, 900 East, and Garfield Avenue in Sugar House. Despite the area’s residential nature and existing traffic calming, concerns about unsafe driving are common. Within this area, there are ten (10) businesses within the heart of Sugar House; 12 City Blocks, home to single family, multifamily, and senior residential; and three (3) new traffic calming installations (traffic circle, spatter island, and choker.)

"Regardless of collection period, Hollywood Ave sees the highest vehicle volumes of the east-west streets. North-south streets see higher vehicle speeds.... Injury crashes are largely limited to the perimeter of the study area."

From the **2100 South Road Re-construction Project**

Rebuilding 2100 South with bike lanes, center turn lanes, and on-street parking reportedly will cause thousands of drivers to detour into the surrounding neighborhood to avoid congestion and delays on 2100 South between 900 E. and 1300 East. These additional auto trips will only add to the ongoing difficulties faced by Westminster and Garfield neighborhood residents and businesses.

**This proposal should cover the Complete Streets concepts as recommended in the Sugar House Circulation and Streetscape Amenities Plan. The streets are very narrow, especially 1100 East, and the current building is right on top of the sidewalk. The new building needs to step back from the street to allow for a 10’ sidewalk and the required park strip width found in the new Landscape Plan. Trees should be required, and planted with a smaller size and shape to allow them to grow in narrow, shady conditions. Tree grates may be needed to extend the sidewalk to 10’ and still allow for good watering to ensure the trees survive. Street lights should be replaced as necessary and match the style currently being used in the business district of Sugar House. The Anagrams placed by the RDA in the**



sidewalk on 2100 South almost at the corner need to be removed, preserved and replaced when construction is complete.

We do not see any Community Benefit from this project. It adds expensive housing with perhaps a small amount of retail but we have no details about that. It will create shade over a good portion of the immediate neighborhood perhaps putting several businesses in jeopardy due to shade on their now very active patio space. There will be more traffic on a very narrow street. The building will look extremely tall and out of place, not at all in keeping with the surrounding neighborhood.

**THESE ARE CONCERNS RAISED IN THE PUBLIC MEETING JANUARY 31 THAT NEED TO BE ANSWERED BEFORE APPROVAL**

Public Comments re: PLNPCM2023-00960 (Master Plan Amendment) and PLNPCM2023-00961 (Zoning Map & Text Amendment) Comment Guidance: What Issues Were Raised?				
CRITERIA for DECISION MAKING				
Consistent with purposes, goal, etc of adopted planning documents	Does proposed amendment further the purpose of zoning ordinance	Extent to which map amendment will affect adjacent properties	Is proposed amendment consistent with applicable overlay zoning districts	The adequacy of public facilities and services that serve the subject property, including roadways, parks & rec facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater and refuse collection.
Proposal is not consistent w the existing form and function of the SHBD (SHMP, Design Guidelines, or Zoning Ord)	Purpose of CSHBD:provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a <b>manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.</b>	Potential damage to historic buildings nearby.	Refer to assorted city-wide and Sugar House plans and policies, i.e. <ul style="list-style-type: none"> <li>• Thriving in Place;</li> <li>• SH Circulation Plan;</li> <li>• SH Neighborhood Safe Side Streets;</li> <li>• 2100 S Road Reconstruction;</li> <li>• Local Link Alternatives;</li> </ul>	<ul style="list-style-type: none"> <li>• Architecture incompatible with appearance of surrounding buildings in material, height, windows, setbacks.</li> <li>• Environmental concerns: especially air quality.</li> <li>• Where is the public open space?</li> <li>• Where will they stage demolition and construction operations? Where will workers park?</li> <li>• Public Utilities has an easement over the canal/driveway and will protect their access during irrigation season, and must have access anytime to the storm drain.</li> </ul>

Proposed design, height and massing not in proportion to historic character of BD.		Potential damage to SLC&J canal, stormwater collector & irrigation water for neighborhood.		
Potential damage to public art (Anagrams)		Loss of sunlight to properties to the north and east.		
		Increase auto congestion;		
		Impede access to existing businesses, services, and residences.		
		Compete with existing local businesses. Has a negative impact on the plaza.		



Judi Short <judi.short@gmail.com>

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## Structure at Wells Fargo Bank Site

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Russell Weeks <russell.weeks@icloud.com>  
To: judi.short@gmail.com

Wed, Feb 14, 2024 at 1:37 PM

Hi Judi:

I'm catching up on items from the last couple of weeks and am sending you an email I sent to District 7 Council Member Sarah Young on January 31 because my wife and I could not make the Community Council meeting about the proposed structure at the Wells Fargo bank site on 1100 East. Ms. Young suggested that I disseminate my comments beyond her office. So, I hope you can use the information in the email to Sugar House's advantage. All my best. Russell.

Sarah Young  
Council Member  
District 7  
Salt Lake City Council

Dear Ms. Young:

My wife Cathy and I probably cannot make tonight's meeting about the proposed wooden tower that would replace the Wells-Fargo bank at 2100 South 1100 East, but we'd like to present a few ideas in opposition to allowing anything beyond the current height allowed for buildings in the Sugar House Central Business District. We live at 1912 East Ramona Avenue and were reapportioned into District 7 after the 2020 Census.

### **The Building Would Be in the Wrong Place**

According to the Snell & Wilmer letter dated November 22, 2023, at the Sugar House Community Council website, the limited liability corporate petitioner, HVB SLC, still is seeking to amend zoning in the Sugar House Central Business District to allow building structures of up to 305 feet high — if a structure meets certain sustainability requirements. It's probable that the sustainability requirements already are attainable for the company petitioning for the change. Otherwise, they wouldn't have hired Snell & Wilmer to submit the petition.

However, even a 240-foot-high building that I've read that the company has proposed belongs in downtown Salt Lake City — not in "downtown" Sugar House. It's a misnomer that Sugar House has been called Salt Lake City's "second downtown." That has never been the goal of people living in Sugar House, and has never been the goal in any of Salt Lake City's, or other's, master plans.

The Wasatch Front Regional Council's vision statements for its *2023-2050 Transportation Plan* says this about Salt Lake City:

**"Metropolitan Center** — Downtown Salt Lake City and downtown Ogden are the Region's metropolitan centers, serving as the hubs of business and cultural activity in the Region. Metropolitan centers have the most intensive form of growth and expansion for both employment and housing, with high-rise development common in central business districts. ... Buildings range from four- to 25-stories tall, with the number of housing units ranging from 20 to 200 per acre. These areas act as the Region's primary transit hubs, and are also supported by a variety of streets, major freeway access, and walking and biking facilities."

Salt Lake City has patterned its master plans and zoning based on the idea that downtown Salt Lake City is the focal point of commercial and residential growth in the city. According to the downtown master plan the City Council adopted in 2016, "Downtown is the economic heart of Utah and the largest job center. A better jobs-housing balance eases the daily commute. New downtown business drives Utah's economy, highlighting it as an influential center for innovation and entrepreneurship. Creative markets flourish with new ideas supported by a mix of built spaces —both restored and new. Regular investment in public space and infrastructure support new development. *Buildings are designed and arranged to build community*, positively framing the public realm. A mountain urbanism design philosophy is celebrated downtown and a bioregional modernity stands as a model for mountain cities across the U.S."

One also should note that the *Downtown Plan's* goal is to have 20,000 residents living downtown by 2040. Residential growth downtown is one of the main components to sustain Salt Lake City preeminence in the Wasatch Front's built environment.

In part to meet that goal, Salt Lake City's zoning ordinance allows unlimited maximum building height in the Downtown D-1 zone if it passes city design review and meets one of five requirements contained in 21A.30.020 paragraphs D.2 through D.3.

In contrast, the proposed building for Sugar House meets *none* of the goals for Sugar House or the Sugar House Central Business District.

Again, here is how the Wasatch Front Regional Council *2050 Plan* describes locations like Sugar House:

**"City Center** — City centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are typical. The number of housing units range from ten to 50 per acre. This area is served by a variety of streets that typically include high-capacity transit and bicycle facilities." Sugar House's Central Business District allows greater heights and higher



densities than the WFRC's description, but the number of people served by the Sugar House Central Business District is about right.

The bottom line is Sugar House residents never viewed Sugar House as "a second downtown." Here is some of what the Sugar House Master Plan says:

**"High-Intensity Mixed Use** — High-Intensity Mixed Use allows an integration of residential with business uses, typically at ground floor levels. Height limits generally include two- to four-story structures.

The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the High-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site. ...

Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core. ...

Preserving the look and feel of the Sugar House Business District as a unique place will continue to be a priority for residents and merchants alike. Part of the image and character of the district is the older buildings that have made up the core area since early in the Twentieth Century. It is appropriate that special consideration be given to new development that honors or contributes to the historic character. ... Several major themes in the 1995 Business District plan must be re-emphasized: Honoring the historic scale and mass of buildings along 2100 South and 1100 East. ..."

The last sentence is entirely pertinent. The petitioner probably will contend that the Wells-Fargo bank itself, and the Barnes and Noble building and the Squatter's building across the street already have erased "the historic scale and mass of buildings" at the intersection. But the two buildings south of 2100 South are stepped back and are similar in size to the Sterling Furniture store. The effect is similar to the effect of buildings in Bordeaux and Haussmann's Paris. That's not a joke. There is much to be said about uniformity of line. HVB SLC's and its lawyers' proposal would violate every line of sight from just about every elevation. Besides making the building big enough to make it achieve the company's projected return on investment, that may be the HVB's main reason. But wooden or not, no one needs to see a company's big erection anywhere except downtown — where it belongs.

Sincerely,

Russell Weeks

## OPPOSITION TO THE ADOPTION OF THE CSHBD-SUS ZONE

As a City, our neighborhoods, districts, and the residents and visitors who live, work, play, and do business within them, define who we are and what we value. It is important that we embrace and support the character and uniqueness of each neighborhood, while understanding the important role that they play in helping us reach our collective Vision. **We believe all of our neighborhoods should be inclusive and supportive of all people, at all stages of life including families, young people, and older adults. Neighborhood business districts also play an important role in shaping the unique character of our neighborhoods and provide valuable goods and services for nearby residents.** While they vary in size and draw, neighborhood business districts contribute to the overall livability and economic health of our City. (*Plan Salt Lake, December 2015, p. 17*)

Salt Lake City is committed to **sustainable growth and development** (*Plan Salt Lake, p.9*) as one of the fastest growing urban areas in the country. (*Connect SLC, August 2023, p. 12*) As we grow, we expect that growth will make a **positive contribution** to our community by respecting our past and adding to the definition of the City. (*Plan Salt Lake, December 2015, p. 12*) This rezone will not make a positive contribution on our community, which will be addressed in the following pages.

We recognize that the urban environment is not naturally-occurring. Our individual and collective habits and behaviors are the cumulative result of the past and ongoing political, engineering, planning, and design policies and decisions that are manifested in the design of everything around us. (*Salt Lake City Street and Intersection Typologies Design Guide, p. 4*) **The design of our communities are more important than they have ever been before due to our current housing crisis.**

Density in the **appropriate locations**, including near existing infrastructure, **compatible development**, and major transportation corridors, can help to accommodate future growth more efficiently. (*Plan Salt Lake, December 2015, p. 9*)

The Housing SLC: 2023-2027 plan envisions a **more affordable city for everyone and prioritizes individuals and households who face the greatest risk of housing insecurity, displacement, and homelessness.** Together we will foster ongoing partnerships to build a more affordable, resilient, and equitable city for all. (*Housing SLC, 2023-2027, p. 3*) This rezone request is directly in conflict with the Housing SLC plan.

We recognize that cities evolve and change overtime. As the natural, built, social, and economic environments change, **it is our responsibility to ensure we are responsive, resilient, and contributing to our collective Vision.** (*Plan Salt Lake, December 2015, p. 3*) Equity is foundational to this Vision and this rezone does not provide equitable opportunities to the majority of residents in Salt Lake City.



# SPOT ZONING

**Spot Zoning involves singling out a small parcel of land for a use that differs from the surrounding area and can have negative impacts**

## INCONSISTENCY

Spot zoning can lead to **inconsistencies in land use planning**. It may create a patchwork of different zoning regulations within a community, making it challenging to achieve a cohesive and organized development plan.

## UNPREDICTABILITY

Property owners and developers rely on zoning regulations to make informed decisions about their investments. Spot zoning can introduce uncertainty, as it **allows for exceptions that might not align with the broader zoning goals**, making it difficult for individuals to predict the future development of an area.

## CONFLICT WITH COMPREHENSIVE PLANS

Spot zoning may conflict with comprehensive land-use plans that aim to guide the overall development of a city or region. It can **undermine the long-term vision for an area**, leading to haphazard growth and potentially hindering the implementation of a well-thought-out urban or regional plan.

## LEGAL CHALLENGES

Spot zoning decisions may face legal challenges from affected parties who believe the zoning change is arbitrary, capricious, or discriminatory. Courts may overturn spot zoning decisions if they find that they don't serve a legitimate public purpose or are **inconsistent with the broader zoning objectives**.

## IMPACT ON PROPERTY VALUES

Nearby property values can be affected by spot zoning. If a particular spot is rezoned for a use that is incompatible with the surrounding area, it may lead to a **decline in property values for neighboring commercial properties**.

## INFRASTRUCTURE STRAIN

Spot zoning decisions **might not consider the impact on infrastructure such as roads, utilities, and public services**. Sudden changes in land use can strain existing infrastructure, leading to challenges in providing adequate services to the affected area.

# INCOMPATIBLE DEVELOPMENT

## The Harbor Bay Ventures rezone request does not align with the Sugar House Master Plan (2005)

The Sugar House Master Plan will help those with the intent to **invest and develop** a project in the Sugar House Community and to better understand the **desires of the community**. (*Sugar House Master Plan, p. 1*)

Proposed development and land uses within the High-Intensity Mixed Use area **must be compatible with the land uses and architectural features surrounding each site**. Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to **preserve the character of the area**. (*Sugar House Master Plan, p. 2*) Several major themes in the 1995 Business District plan must be re-emphasized, including **honoring the historic scale and mass** of buildings along 2100 South and 1100 East. (*Sugar House Master Plan, p. 4*)

Design new developments with the following in mind: **Creating more affordable housing...** and **Addressing the scale and positive architectural attributes of adjacent housing**. Although Medium-High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for this land use category is from **twenty to fifty (20-50) dwelling units per net acre**. (*Sugar House Master Plan, p. 2*) The Harbor Bay Ventures parcel is 1.22 acres and they are proposing between 300 and 400 new units, most of which will likely be studios and one bedroom apartments.

The development objective for new Medium-High Density projects is to **locate and design the new projects so that land use conflicts with surrounding single-family housing or other uses are minimized**. Ensure the site and building design of residential Planned Developments are **compatible and integrated with the surrounding neighborhood**. Review all proposed residential planned developments using the following guidelines: **Support new projects of a similar scale** that incorporate the desirable architectural design features common throughout the neighborhood. (*Sugar House Master Plan, p. 3*) This rezone is requesting a building height of 305 feet. There is only one building in the Sugar House Business District that will stand at the maximum height allowed in the zone (i.e., 105 feet) once it is done being constructed.

Incorporate building height envelopes fronting on 2100 South, 1100 East and Highland Drive into a **three-story maximum** without a building setback, and a step back on upper stories to **maintain an appropriate and historic scale and mass**. Provide for the strengthening of the tax base, economic health, and sustainability of the community. (*Sugar House Master Plan, p. 5*)

**Compatibility of development generally refers to how a development integrates into the existing scale and character of a neighborhood. New development should be context sensitive to the surrounding development, taking into account the existing character of the neighborhood while providing opportunities for new growth and to enhance the sense of place. (Plan Salt Lake, December 2015, p. 10)**



# UNAFFORDABLE HOUSING

The key findings from Housing SLC 2023-2027 are:

1. Rental vacancy rates are low and home sale prices are unaffordable to most residents, **putting strain on existing rental housing and causing rents to rise dramatically.**
2. Despite a housing construction boom, housing prices suggest a **shortage of housing supply overall, but especially housing that is deeply affordable** (affordable to renters earning 30% of AMI or less), with demand for housing outpacing supply.
3. Salt Lake City is majority renter, and **half of all renters are cost burdened, spending more than 30 percent of their income on housing costs.** Residents are concerned about renter's rights and resources.
4. **There is a mismatch between the types of housing the market is producing and the needs of the community. Residents perceive that most new housing is "luxury" while many desire more affordability throughout the city. Additionally, residents want more "missing middle" housing and more family-sized housing.**
5. **Wages have not kept pace with cost of living, especially housing-related costs,** and residents are feeling increased stress about everyday expenses.

*(Housing SLC, 2023-2027, p. 5)*

## Harbor Bay Ventures' Mass Timber Rent Rates INTRO in Cleveland, OH

### STUDIO

445-510 sq. ft. | **\$1,405 to \$2,135** | \$500 deposit

### 1 BED, 1 BATH

636-1,107 sq. ft. | **\$1,710 to \$3,462** | \$500 deposit

### 2 BED, 2 BATH

928-1,362 sq. ft. | **\$2,570 to \$5,842** | \$500 deposit

### PENTHOUSE

1,282-3,895 sq. ft. | **Call for pricing** | \$2,500 deposit



### Cost of Living

**▲ 18.83% higher**

in Salt Lake City, UT, than  
Cleveland, OH

*(Cost of Living Calculator via insure.com)*

# UNAFFORDABLE HOUSING

## Approving Harbor Bay Ventures' Spot Zoning Amendment would be directly in conflict with Salt Lake City's 2020-2024 Fair Housing Action Plan, which intends to expand affordable housing citywide

**Development for All Salt Lakers:** Whether via survey or in-person conversation, the public consistently mentioned the **proliferation of luxury apartment buildings** in Salt Lake City. Residents are concerned **Salt Lake City's development is geared towards high-income earners instead of families with children, students, seniors, and those who work at local businesses and schools.**

**Equity:** A major concern for participants is geographic equity. In their view, **affordable housing should be distributed throughout the city** to minimize the impact of gentrification and displacement. Furthermore, participants felt the new housing added... is often too expensive for locals to afford.

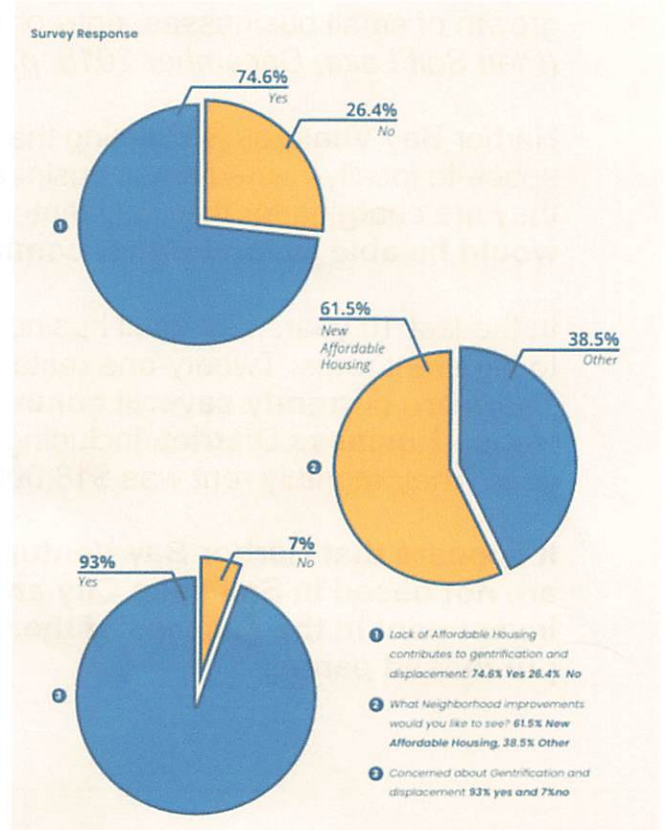
*(Housing SLC, Appendix D: Housing SLC Engagement Report, p. 2)*

Providing housing for families or individuals who earn less than the median income is well understood and an important issue. **The Sugar House Community encourages increasing opportunities for affordable housing. This housing should be evenly distributed in the community, both area-wide and within individual developments.**

*(Sugar House Master Plan, p. 4)*

Between 2020 and 2022 alone, **monthly rents in Salt Lake County increased by an average of \$321 dollars (all unit types), nearly as much as increases over the preceding two decades combined (2000-2020, \$409).** These increases (11 percent annually) in for-rent housing are due, in-part, to the fact that as of spring 2022, **71 percent of Utah households were priced out of the median-priced home, shrinking the opportunity for homeownership and increased demand for rental housing.** *(Housing SLC, p. 16)*

Harbor Bay Ventures is claiming that their residents will live and work in Sugar House, yet the **job opportunities available in the area could not accommodate or afford their rental prices.**





# IMPACT ON SMALL BUSINESS

As the Business District redevelops, a concern has arisen about **keeping small businesses a vital part of the district and the community**. There is widespread agreement that the presence of small and locally owned businesses is central to the charm and attractiveness of Sugar House. As long as automobile travel is the dominant form of transportation, **individuals may be discouraged from shopping in Sugar House if they find the entry streets to be too congested**. Even if each individual development provides adequate parking, if the master plan and zoning regulations allow the area to be developed without other convenient mobility options, **the cumulative impact of traffic generated by the individual businesses and residential developments will negatively impact the capacity of the streets**. Ensure that new development is managed, balanced, and **designed with multi-modal options so that automobile travel does not exceed the capacity of the street infrastructure within the Business District**. (*Sugar House Master Plan, p. 6*)

**Neighborhood and local businesses play an important role in place making and creating a unique community identity**. The City will continue to support these neighborhood business nodes citywide and assist them in their growth. Support the growth of small businesses, entrepreneurship and neighborhood business nodes. (*Plan Salt Lake, December 2015, p. 39*)

Harbor Bay Ventures is claiming that they will prioritize renting their commercial space to locally-owned small businesses, yet this is very unlikely due to how much they are charging for their residential rent. **It is doubtful that small businesses would be able to afford their commercial rental rates**.

In the last 10 years, 20 small businesses have either closed or relocated, mostly due to high rent rates. Twenty-one restaurants have also closed in the last decade. **There are currently several commercial spaces sitting vacant in the Sugar House Business District**, including where Pizza Volta was located for less than a year. Their monthly rent was \$18,000 when they went out of business.

**It appears that Harbor Bay Ventures is primarily focused on their profits. They are not based in Salt Lake City and, therefore, do not have any personal investment in the success of the small businesses that surround their recently purchased parcel.**



# INADEQUATE INFRASTRUCTURE

A growing population and an increase in multifamily housing creates additional **pressures and challenges on water resources and the infrastructure system**. As the city continues to grow, continued commitment to maintaining and **building resiliency in our critical infrastructure will be required to meet the challenges that we face in order to protect and sustain our vital water resources** for both residential and commercial customers. (*Housing SLC, 2023-2027, p. 24-25*)

## **SOME CONSIDERATIONS:**

- Is the City **willing to tolerate vehicle congestion** and slower speeds during peak times in certain contexts? If so, how many minutes or hours during the day is the City willing to accept vehicle congestion, and at what levels?
- Is the City willing to **actively pursue projects that will knowingly cause vehicle congestion**, for the purpose of improving the quality of the environment for all other people? (*Salt Lake City Street and Intersection Typologies Design Guide, p. 66*)

A change in level of service of the street classification would be considered quite significant and mitigation measures should be employed to **avoid undue traffic impact**. Transportation demand management techniques along with multi-modal alternatives should be employed to **maintain the current street classification designations**. (*Sugar House Master Plan, p. 11*)

Compliance with the City's **fire and building codes and emergency vehicle access regulations** should be a focus when considering this rezone. (*Salt Lake City Street and Intersection Typologies Design Guide, p. 59*) Currently, the code states that an aerial apparatus (ladder truck) should be located at least 15' and no more than 30' away from a building taller than 30'. (*Salt Lake City Street and Intersection Typologies Design Guide, p. 74*) Harbor Bay Ventures has yet to do an analysis if a 305 foot building could be adequately accessed by emergency services.

Curb space is a finite resource with growing and competing demand from e-deliveries, passenger pick-up and drop-off, dining, electric vehicle charging, on-street parking and parking for bikes and scooters. **Driving remains the dominant way of travel in SLC**. While there have been many studies over the past decade recommending changes to SLC's parking, curb usage, and alternative mobility options, implementation has been limited. (*Connect SLC, August 2023, p. 113*)

Harbor Bay Ventures plans to have 300 to 400 new housing units in their development, which means there will be higher demands on our public utilities and more cars driving in and out of this already-busy intersection. **I implore you to deny their zoning amendment for the safety and security of our city and its residents.**



Comments On Petition Submitted By HBV SLC, LLC  
February 5, 2024

Bim Oliver  
[bimoliver@comcast.net](mailto:bimoliver@comcast.net)  
801-419-4712

1. The proposed zoning change will impose the following significant negative impacts on the Sugar House Business District and the Sugar House neighborhood:
  - Substantially greater automobile traffic than would occur under the current zoning ordinances. Additional building height will generate additional residents and, in turn, additional automobiles, creating more traffic and producing more emissions. Although the petition argues that the proposed redevelopment project will encourage mass-transit ridership, it provides no evidence to support this proposition. The reality is that most people will still use their cars to get around. (According to “Connect SLC” (August 2023), 63 percent of commuters drive alone to work, a figure that doesn’t incorporate travel for other activities.)
  - Degradation of the character of the district through the introduction of a building that is completely out of scale with the existing buildings in the district and directly contrary to the goal of the Sugar House Master Plan “to preserve the character of the area.” Preserving the character of the area means primarily respecting the existing scale of the Sugar House Business District.
  - Degradation of viewsheds both from within the district and beyond in the neighborhood. Nearby apartment complexes market views as an essential amenity. The proposed redevelopment will stand in their shared viewshed. Compromising or obstructing their views could negatively affect rents.
    - “Discover an exceptional array of superb amenities coupled with breathtaking city and mountain views...”
    - “The Salt Lake City skyline and the beauty of Sugar House Park paint the canvas for this property which offers picturesque views of the Wasatch and Oquirrh mountain ranges.” [website emphasis]
    - “After a day of adventuring, be it hiking, skiing, or a busy day at work, you’ll be able to relax in our patio hot tub, enjoying views of the Wasatch mountain range.”
    - “With breathtaking views of both city lights and the Wasatch Mountains...”In addition, a building constructed to the proposed allowable height (or even only as high as, say, 200 feet) will be easily visible from relatively far away and thus would have a potentially negatively impact on property values of private homes in the Sugar House neighborhood that would include views as an essential element of their appeal.
  - Setting a precedent for more buildings of excessive height. If the proposed zoning change is enacted, the redevelopment of 1095 East and 2100 South will set a standard for more construction of significantly taller buildings in the district, which will only intensify these negative impacts.
2. The petition interchanges the proposed zoning change with the proposed redevelopment of 1095 East 2100 South. But these are two very different propositions with very different impacts. The petition should speak directly and exclusively to the proposed zoning change. Any references to the redevelopment of 1095 East 2100 South should be addressed separately, because such redevelopment could occur without any change to current zoning requirements. (However, since both are addressed in the petition, these comments are directed at both.)

3. The petition generally argues that the following goals would be accomplished through the proposed zoning change:

- Help alleviate Salt Lake's housing crisis.  
False. The proposed zoning change does not address affordable housing or even housing generally. In addition, the developer has not stated an intent to incorporate affordable housing in the associated redevelopment project. Constructing more market-rate housing will not address the current housing crisis.
- Maintain and support the character of the Sugar House Business District and of the broader neighborhood in compliance with the principles of the Sugar House Master Plan.  
False. The proposed zoning change seeks to increase the allowable building height to nearly three times the current limit and, as noted above, would result in a building that is completely out of scale with existing buildings in the district significantly degrading its character.
- Support local businesses and strengthen activity in the business district.  
Speculative. Providing more retail and office space will not, in and of itself, support local businesses or strengthen business activity. Supporting local business depends on rents, which may or may not be affordable for those businesses. In addition, it is also speculative to project how much the proposed redevelopment project will strengthen business as opposed to the existing building when it was fully occupied—that is, the new development may simply generate an equivalent level of business activity.
- Increase pedestrian-oriented elements in the district.  
False. The proposed zoning change does not articulate any enhancements or real changes to relevant zoning provisions related to pedestrianism in the district.
- Reduce automobile commuting and encourage transit ridership.  
Speculative. It is impossible to predict where potential residents will work or how they will commute, although, according to "Connect SLC" (August 2023), 63 percent of commuters drive alone to work, a figure that is not likely to change significantly. However, the proposed zoning change will result in a greater increase in automobile traffic than if the proposed redevelopment project complies with current zoning provisions, simply because it will generate more residents with more cars.
- Reduce emissions, both in building construction and operations and in the travel habits of building residents.  
Speculative. Even if a "more efficient building product" is constructed under the proposed zoning change, it will be significantly larger and will thus generate significantly more emissions than a "more efficient building product" constructed to current zoning provisions. In addition, as noted above, a taller building will generate more residents with more cars producing more emissions.
- Promote sustainability.  
False. Sustainability is already a key element in the design and construction of mixed-use developments in Salt Lake City.

In general, all the goals outlined above can be achieved within the existing ordinances without the accompanying negative impacts. That is, because the petition fails to substantiate the need for a building (buildings) of additional height, a building of any height within the current standards would accomplish the goals that it addresses.

In addition, given the degree of the negative impacts of the proposed zoning change, it is incumbent on the developers to provide a compelling argument as to how the benefits of the new zoning ordinance would outweigh or even compensate for them. Instead, the petition presents a set of unsubstantiated, speculative assertions that are really statements of general possibility. A zoning change of this magnitude should not be made based on speculation.



**Comments On Petition Submitted By HBV SLC, LLC**  
**February 5, 2024**

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**Page 2**

**Petition:** The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.

**Response:** The proposed zoning change is not compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District. In fact, its intent is to fundamentally alter those elements by providing for significantly greater permitted building height.

**Petition:** Salt Lake City is experiencing a housing crisis that demands a bold response. The proposed zoning map amendment will permit the development of a unique mass timber mixed use project that is focused on sustainability. Mass timber has become recognized as a central building material in a global effort to reduce Greenhouse Gas Emissions (GHG) within the built environment. The location of this property lends itself well to a higher density project, with the close proximity to transit and existing neighborhood services. With this proposed rezone in conjunction with the CSHBD-SUS text amendment, Salt Lake City has found a partner to alleviate housing instability and create a sustainable, mixed-use, mixed-income neighborhood with access to jobs, transit, greenspace, and basic amenities.

**Response:** Salt Lake's housing crisis results from the lack of affordable housing as noted by the following excerpts from "Housing SLC 2023-2027." The proposed zoning change is not intended to address affordable housing and, in fact, does not address it in any way. And the developers have not indicated the intent to incorporate affordable housing in the associated redevelopment project.

Housing SLC 2023-2027

Despite a housing construction boom, housing prices suggest **a shortage of housing supply overall, but especially housing that is deeply affordable** (affordable to renters earning 30% of AMI or less), with demand for housing outpacing supply.

There is a **mismatch between the types of housing the market is producing and the needs of the community.** Residents perceive that most new housing is "luxury" while many desire more affordability throughout the city.

**Petition:** The Property is included in the Sugar House Master Plan ("SHMP")<sup>3</sup>, as shown in **Exhibit C.** When the SHMP was adopted, this area provided 16 percent of the City's existing housing units. Historically, Sugar House has also provided a viable commercial element with

community-level commercial activities. Thus, Sugar House's land use relationship to the City as a whole is that of a healthy, residential community with a viable, supporting commercial area". The redevelopment of the Property can provide a unique opportunity for a project that will showcase sustainability while continuing to provide housing and neighborhood level commercial services. The recently adopted CSHBD-SUS zone provides a better opportunity to accomplish these goals.

**Response:** The statement is incorrect and misleading. The CSHBD-SUS zone has not been adopted. It has only been proposed.

To the statement itself: There are several projects in Salt Lake that "showcase sustainability while continuing to provide housing and neighborhood level commercial services." In other words, there is no need to change the current zoning provisions to encourage sustainable commercial and housing development in the district.

#### Page 4

1. Maintain neighborhood stability and character.

**Petition:** Approval of this rezone will allow the property to be redeveloped, ensuring the Sugar House neighborhood remains vibrant and distinctive within Salt Lake City.

**Response:** The proposed zoning change will not maintain neighborhood character and, in fact, is intended to significantly alter the essential character of the Sugar House neighborhood by allowing for a building (buildings) that is drastically taller than those currently in the business district. The effect of this change will therefore be to destabilize the neighborhood. In any event, redevelopment of the property could occur without a zoning change.

2. Support neighborhoods and districts in carrying out the City's collective vision.

**Petition:** The rezone will ensure the Sugar House neighborhood continues to be distinctive, while providing a specific focus on "sustainability and livability", which are identified as pillars of the City's visions.

**Response:** A zoning change is unnecessary to achieve "sustainability and livability." Those principles are easily achieved without a zoning change as other projects in Salt Lake have demonstrated.

8. Encourage and support local businesses and neighborhood business districts.

**Petition:** Approval of this rezone will allow more a more "intense" utilization of the property, while focusing on providing space for local business. The sustainable approach to development will attract people to this neighborhood, supporting existing and new businesses.

**Response:** In and of itself, a "sustainable approach to development" is not an attraction. The businesses in a business district are the primary attraction. However, the developers have not provided even the most general information about rents in the proposed redevelopment—i.e. whether they would be affordable to small, local businesses—so the impacts of the proposed zoning change on local business are at best speculative.



10. Improve the usefulness of public rights-of-way as usable public space.

**Petition:** With the recent changes to the CSHBD-SUS Land Use Code, there will be an emphasis on pedestrian accessibility and human scale orientation, as opposed to the auto-oriented design that currently exists on the property. This will help maintain a walkable Sugar House “town center” along 2100 South and 1100 East.

**Response** Again, the statement is misleading because it suggests that the CSHBD-SUS code has been adopted.

The statement is also misleading in its assertion that the proposed zoning change will emphasize “human scale.” The primary impact on the rights-of-way of the proposed zoning change will be the visual dominance of the building (and, potentially, future buildings) allowed by the change. In addition, to suggest that the current building is “auto-oriented” is an overstatement. It is no more auto-oriented than any other buildings in the district that provide access and parking for automobiles. The reality is that the proposed building will also require automobile access and parking that likely will be no different in impact than those of the existing building.

#### **Page 5**

i. Increase Salt Lake City’s share of the population along the Wasatch front.

**Petition:** In order to accommodate the increased population in Salt Lake City, areas of more “intense” development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where an existing master plan (Sugar House Master Plan) identifies increased density as appropriate.

**Response:** “As appropriate” means in a manner compatible with the existing character of the district. As noted in other comments, the proposed zoning change would result in a building that, because of its excessive height, is completely out of scale—i.e. not “appropriate” for the district.

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

**Petition:** The Property is located within 1,500 feet of the Fairmont stop on the S-line of the Trax system. The redevelopment of this property will encourage the expanded use of transit in the city.

**Response:** “Encouraging” the expanded use of transit does not require a change in zoning. A project of any size has the potential to “encourage” expanded use of transit. Fundamentally, however, the proposed redevelopment has absolutely nothing to do with encouraging the use of transit.

3. Promote infill and redevelopment of underutilized land.

**Petition:** Currently this parcel is being underutilized with a bank branch, office and parking structure. With the rezone and redevelopment, this parcel can be properly utilized with a sustainable development.

**Response:** Achieving this goal does not necessitate a zoning change. “Sustainable development” can be achieved with a project of any size or, in particular, with the reuse of the existing building.

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

**Petition:** In order to accommodate the increased population in Salt Lake City, areas of more “intense” development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where additional density is warranted, per the Sugar House Master Plan.

**Response:** The primary issue here is “where.” The Sugar House Business District is already experiencing “more intense development” with dramatically increasing density. However, the scale of building envisioned in the proposed zoning change is not appropriate for this district, because it would dramatically change the district’s essential character. It is, however, appropriate for downtown where additional density (i.e. height) beyond that of the Sugar House Business District is already allowed.

**Page 6**

i. Increase diversity of housing types for all income levels throughout the city.

**Petition:** This rezone will permit the opportunity for more intense residential and/or commercial development in the Sugar House neighborhood.

**Response:** The petition here is deliberately vague and, in fact, doesn’t even address the goal. The proposed zoning change does not address “a diversity of housing types” and, in fact, does not address housing at all.

7. Promote high density residential in areas served by transit.

**Petition:** The Fairmont Trax stop is within 1,500 feet from this site to the south. Additionally, the #21 bus line stops just over 1,000 feet to the west of the property.

**Response:** This goal can be achieved without the proposed zoning change—that is, within the current zoning parameters, as exemplified by several high-density residential properties in the Sugar House Business District.

ii. Reduce single occupancy auto trips.

**Petition:** Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

**Response:** This assertion is highly speculative, at best. At this point, it is impossible to project where new residents will work and how they will commute. (However, according to “Connect SLC” (August 2023), 63 percent of commuters drive alone to work.) Building a larger building than currently allowed will not, in and of itself, reduce the need to work outside the Sugar House neighborhood or the need to commute in or out. It is far more likely that commuting in and out of the district by automobile will increase if the proposed zoning change is enacted, simply because there will be more residents with more cars who need to travel outside of the district to get to work. What is certain, therefore, is that the proposed zoning change will produce a significantly larger building that will, in turn, house significantly more residents who will bring significantly more cars to the district than under the current zoning requirements and who will, as evidenced by the study cited above, most likely commute by themselves.

#### Page 7

4. Reduce automobile dependency and single occupancy vehicle trips.

**Petition:** Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

**Response:** See Response under “ii. Reduce single occupancy auto trips” above.

12. Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

**Petition:** Through the redevelopment of the Property, these goals can be accomplished.

**Response:** This assertion is so vague that it is entirely meaningless.

i. Reduce emissions.

**Petition:** The focus of the CSHBD-SUS Zone is to provide incentives for developing in a sustainable way. The goal of this development in the CSHBD-SUS Zone is to offset the amount of carbon that is being emitted from commercial and residential construction through a known sustainable building practice – utilizing a mass timber mixed used development.

**Response:** The petition fails to provide even a general estimate of the extent to which emissions will be offset. However, construction of a significantly larger building, as permitted by the proposed zoning change, will produce significantly greater construction emissions than one constructed using sustainable building practices under the current zoning requirements. In addition, there is a much broader set of emissions (from demolition, transportation of materials,

construction activity, et al) that the developer fails to address. The development option that produces the least emissions is a sustainable retrofit of the existing building.

ii. Reduce citywide consumption of energy

**Petition:** The redevelopment of the site will allow for a more efficient building product. The project will incorporate photovoltaic and/or other renewable energy systems into the proposed development. Additionally, the project is programed to use all-electric technologies in place of combustion fueled technologies.

**Response:** All of the technologies described here could be incorporated in a building of any size. Or even retrofitted in the existing building. However, the taller the building, the greater the energy consumption, even if the “building product” is “more efficient.” Allowing for larger buildings will not reduce the citywide consumption of energy.

3. Increase mode-share for public transit, cycling, walking, and carpooling.

**Petition:** Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

**Response:** The wording here (“opportunity”) is an admission that this argument is speculative. Where people work and how they move about is uncertain. However, this assertion could apply to any increase in density.

**Page 8**

4. Minimize impact of car emissions

**Petition:** Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

**Response:** Again, the wording here (“opportunity”) is an admission that this argument is speculative. Whether people work in the Sugar House neighborhood is speculative and depends entirely on economic conditions (i.e. availability of jobs in the neighborhood) that are, at best, difficult to predict.

i. Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses.

**Petition:** The proposed CSHBD-SUS Zone incorporates more pedestrian oriented design standards than the existing zone. This rezone would allow these standards to be put into practice.

**Response:** The proposed zoning change does not incorporate any significant additions in pedestrian-oriented design. Nevertheless, such additions could be incorporated in a zoning change that doesn't provide for increased building height.

2. Identify and establish standards for key gateways into the City.

**Petition:** Sugar House is a key gateway for the city. The rezone and redevelopment of this property allows for sustainable standards to be implemented within a gateway of Salt Lake City.

**Response:** It's unclear how Sugar House represents a "key gateway"—that is, a key entry into the city. It's also unclear how "sustainable standards" that are essentially invisible would affect perception of the "gateway," since that perception is based on the appearance of the district and the neighborhood generally. However, because the proposed zoning change would result in significant degradation of the character of Sugar House, it would in fact negatively impact perception of the "gateway."

i. Decrease combined cost of housing and transportation.

**Petition:** Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out, thus decreasing the cost of transportation. More dense residential development will increase the supply, thus responding to the demand and hopefully decreasing the overall cost of housing.

**Response:** By its own wording ("hopefully"), this assertion acknowledges that its premise is entirely speculative. Denser residential development will indeed increase the supply, but that does not mean it will decrease the cost of housing—particularly if new housing is market rate. However, the proposed zoning change does not even address affordable housing. In addition, as noted in earlier responses, it is impossible to project where potential future residents will work and how they will commute.

**Page 9**

ii. Percentage of households within 1/2 mile of a neighborhood, community or regional business node.

**Petition:** The intent of this rezone and the redevelopment of this specific property is to increase the utilization of the property for residential and commercial uses. The development of the project will ensure an increase in the number of households within the Sugar House town center.

**Response:** Any new building in the Sugar House Business District that incorporates residences will generate the desired increase. Meeting this goal does not require a change in zoning.



1. Maintain and grow Salt Lake City as the economic center of the region.

**Petition:** In order to maintain and grow Salt Lake City, redevelopment of under-utilized parcels will need to happen. The appropriate location for redevelopment is within existing town center neighborhoods and within proximity to transit. This proposal provides the opportunity for exactly that.

**Response:** The assertion does not even address the stated goal. The assumption therefore must be that the proposed zoning change and associated redevelopment do not meet this goal.

## **Page 10**

**Petition:** The intent of the CSHBD-SUS Zone is to provide incentives for developing a sustainable building that includes upper story residential development.

**Response:** This assertion is misleading. The real intent of the proposed rezone is not about sustainability or upper-story residential development. It's about creating the opportunity to construct a significantly taller building. However, several examples in Salt Lake City of sustainable (i.e. LEED-certified) buildings with upper-story residential demonstrate that developing a sustainable building that includes upper story residential development is achievable within existing zoning provisions.

**SHMP:** Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, receives an increased height bonus.

**Petition:** The application of the additional height provisions of the CSHBD-SUS Zone aligns with the SHMP.

**Response:** This assertion is patently false. The additional height provisions do not align with the Sugar House Master Plan and are, in fact, completely contrary in both intent and impact to the principles and provisions of the plan. Adding 200 feet to the allowable height is a completely different proposition from providing height bonuses. In addition, the very existence of height bonuses argues against the premises behind the proposed zoning change, rendering it unnecessary.

**SHMP:** Include a variety of building heights in the mixed-use area and take advantage of topographic changes, "stepping" the buildings down the profile.

**Petition:** The proposed rezone and development in the SHBD-SUS Zone would allow for a variety of building heights.

**Response:** A variety of building heights already exists in the business district. More to the point, the various building heights are compatible in scale. Achieving this goal does not require a change in zoning.

## **Appendix**

**Petition:** The CSHBD- SUS zone is intended to incorporate Salt Lake City's Comprehensive Sustainability Policy into the zoning code.

**Response:** This statement exhibits a fundamental misunderstanding of the city's Comprehensive Sustainability Policy, which is directed at the operations and employees of city government, not at private development. In addition, it's unclear how the provisions of the policy would apply to commercial/residential development. And, as stated earlier, sustainability (i.e. LEED practices) has already been incorporated in a number of mixed-use developments in the city.

**Petition (Proposed Ordinance):** This must be verified through a preliminary and final Whole Building Life Cycle Assessment (WBLCA).

**Response:** The WBLCA is a viable tool, but it fails to acknowledge or address the impacts of demolition of an existing building (Deconstruction/Demolition, Transport, Waste Processing, and Disposal). If HBV SLC, LLC is truly committed to the principles reflected in the WBLCA, it will provide an accurate calculation of those impacts for the existing building at 1095 East 2100 South.

Section 101(b)(1) of the Internal Revenue Code provides that the term "individual" includes a trust, but only if the trust is a grantor trust.

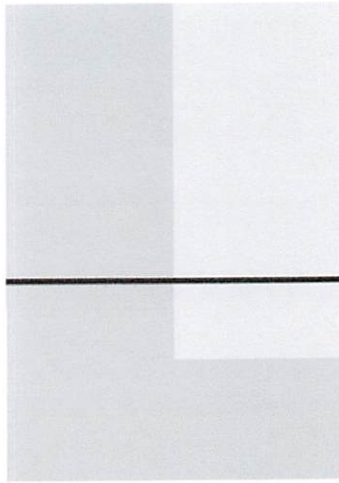
This section is intended to prevent a trust from being treated as a grantor trust for purposes of the estate tax. The trust must be a trust of which the grantor is the settlor, and the trust must be a trust of which the grantor is the settlor.

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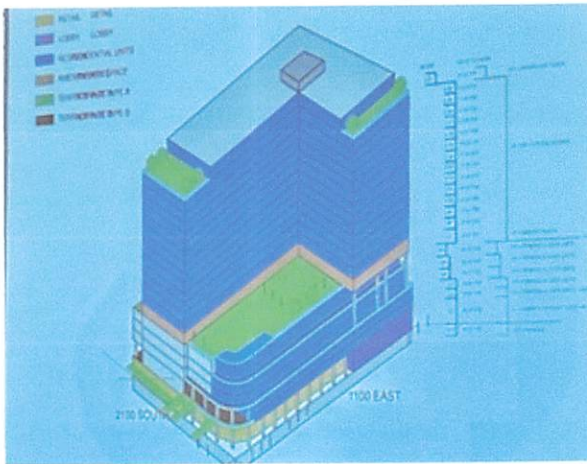
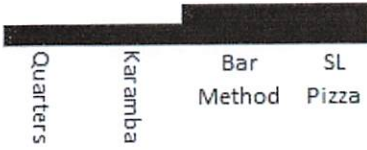
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View from 2100 South

Current Height Limit

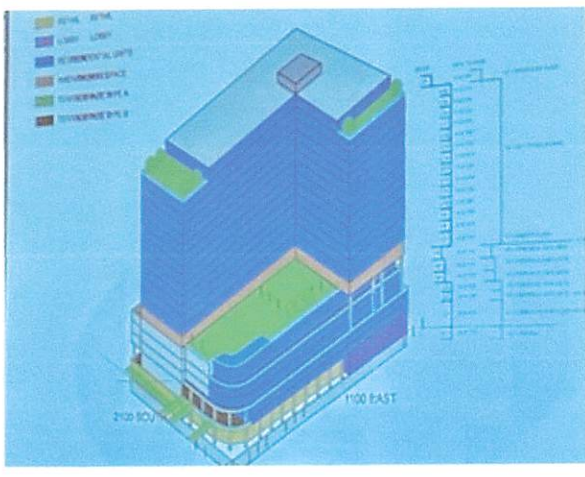
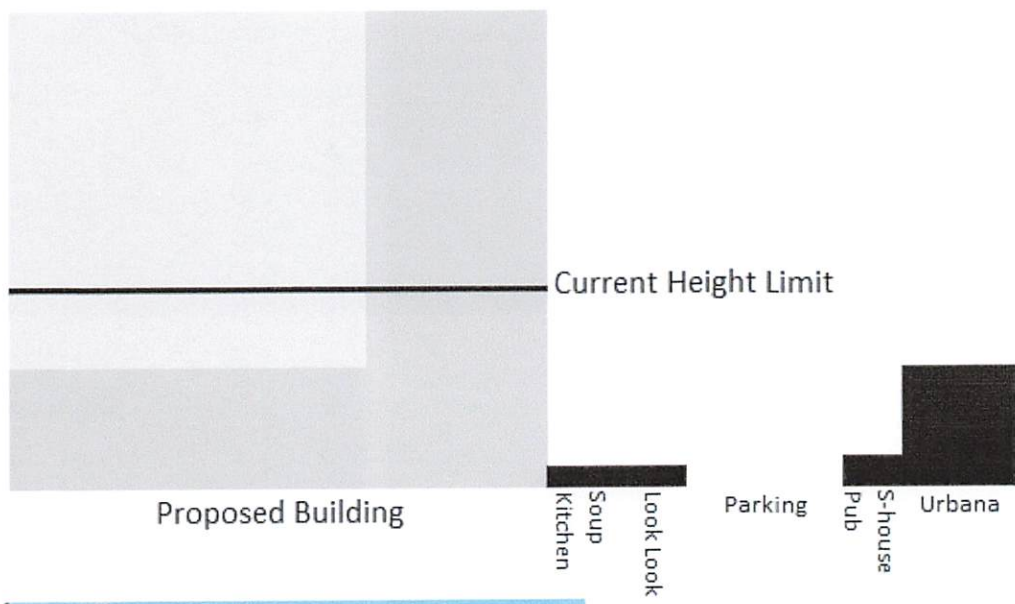


Proposed Redevelopment





# View from 1100 East



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## Wells Fargo Property Proposed Rezoning Sugarhouse

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Sterling Furniture <sterlingfurnituresaltlake@msn.com>

Sun, Feb 4, 2024 at 1:15 PM

To: "judi.short@gmail.com" <judi.short@gmail.com>, "sarah.young@slcgov.com" <sarah.young@slcgov.com>, "kocherwill@gmail.com" <kocherwill@gmail.com>

Hello Council Members,

Thank you for including me on your distribution list to attend the public meeting at Highland High School on 1/31/2024 to learn more about rezoning the Sugar House Business District. Sterling Furniture has been a community partner in Sugar House business district since the late 1930's.

I am kindly asking you, the SHCC, and other council members to review the Sugar House Master Plan that was to be the "Master". This was to be a declaration of sorts of what we, the people of Sugar House, envisioned for our community. Myself, along with other stakeholders in the community spent countless hours of our time to ensure we had a plan for then that extended into the future. Yes, plans can be adjusted and altered BUT only after careful consideration and review of the impacts of these decisions.

This rezoning pitch to raise the height limits in Sugar House 14 more stories than allowed under the Master plan is disingenuous. The master plan indicates that buildings can be no more than 6 stories max with 50% residential. Later, the whole district was raised to 10 stories. And now in the Sugar House Business District, with today's proposed planning, it is quite the opposite. The business district of Sugar House is disproportionately turning into residential with only a few surrounding businesses. The Original Master Plan clearly states that all shops north of 2100 South were to be of lower scale at only three to four stories. This was later changed to 10 stories. Please don't allow out-of-state developers to dissolve the future of Sugar House when they are not the ones living the consequences of their proposed actions.

Developers are turning Sugar House into downtown Salt Lake City. But, nobody appears to be taking into account that Sugar House currently has a roadway project underway that is diminishing the capacity of the roadways and the downtown infrastructure incorporates roadways that are much wider to account for the high residential population.

While watching the builder's slide presentation on 1/31/2024, I noticed a diagram showing a proposed cutout for a "drop off" on 1100 East in front of "the 20+ story building". This "drop off" appears to cut into the 10 foot sidewalks on the west side of 1100 East right where an entire lane of traffic has already been removed to accommodate the sidewalk which is currently under construction. This lane was a functional southbound right hand turn lane onto 2100 S. Why would a further minimization of traffic in an already congested area be allowed? And where did the bike lane go on 1100 East?

Also this same slide presentation contained a misleading graphic regarding building heights. The proposal for new construction of the 20+ story building appeared to be the same height as our Sterling Furniture Building directly across the street which is only two stories tall. The slide showing this was out of scale and made the proposed new construction building appear smaller which is visually misleading.

Another example of poor and misleading information during the presentation were comments made by one of the presenters who implied that 150 people worked at the Wells Fargo building thus there

would not be significant change in traffic for the proposed new building. This comment was laughable and brought boos from the crowd and also demonstrated a significant lack of actionable knowledge from the developers that seek to impact our daily lives. Those who are familiar with this area know there were perhaps 30 people at most, including all workers, at any given time. In contrast, a 20 story apartment complex will have at least 400 residents, not to count those utilizing the proposed business sites. The Parking was not addressed for the residents and others, nor the increased traffic of a diminished 1100 East. The current plans will not be adequate for parking needs which is a major concern.

What is the timing of this proposed zoning change? I think it needs to slow down to avoid suicide by multipurpose cuts. There is significantly too much current construction going on to be adding zoning changes and new construction to this corner right now. There is road construction spanning Highland Drive from the I-80 freeway to 2100 South, and then 1100 East from 2100 South to Logan Avenue, and future plans for 2100 South and then 1300 East. All of these current construction projects include major reconstruction, such as sewer upgrades, and are expected to continue for at least three more years. It is too much for families and businesses that exist in this beloved area of Salt Lake Valley.

In addition, other poorly conceived plans have moved the fire station to the south side of the freeway. There is still no ladder truck at this fire station. If a disaster should occur, response time will be slowed and could be catastrophic. Safety needs for the community should be addressed before the interests of out-of-state developers.

Careful consideration in all building construction has been given to the beloved McClelland trail and the canal. This canal winds through the Sugar House business district and is the property line of the proposed 20+ story building. The Environmental impact of any development, on the canal and trail, needs to be addressed as part of any zoning changes or building plans, PRE construction and PRE approval.

Please consider the impact to our community and answer to the community why the master plan is ignored. We await your answers.

**Mark Williamson**  
*Sterling Furniture Company*  
2051 S 1100 E Sugarhouse, UT 84106  
801-467-1579



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**PLNPCM2023-00960 and PLNPCM2023-00961 ( Wells Fargo )**

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Lynn Schwarz &lt;lsbx101@gmail.com&gt;

Sat, Feb 3, 2024 at 11:19 AM

To: "Young, Sarah" &lt;sarah.young@slcgov.com&gt;

Cc: dan.dugan@slcgov.com, Chris Wharton &lt;chris.wharton@slcgov.com&gt;, darin.mano@slcgov.com, alejandro.puy@slcgov.com, victoria.petro@slcgov.com, eva.lopezchavez@slcgov.com

Bcc: judi.short@gmail.com

This Zoning Map Amendment ( ZMA ) is clearly a request for a spot zoning, which is both bad planning and bad public policy. While bigger may be better in appropriate areas of Salt Lake City, Sugar House is not one of them. The Sugar House Master Plan ( SHMP ) makes this abundantly clear in its constant repetition that development should be in the context of Neighborhood/Town Center scale. The following will elucidate why the Applicant's Petitions should fail:

1.a: This proposed ZMA does not meet the stated purposes, goals, objectives and policies of the SHMP for development in the Town Center area of the CSHBD-1, in that it states that development should be limited in building height. The Urban Design Element Section of the SHMP clearly states that new development in the Town Center should " Retain the historic scale and massing of existing buildings ". It also states building heights should be limited to avoid shading that will impact 21st South on a winter solstice day. While a reasonable building height bonus is contemplated to promote mixed use business/residential projects, a bonus of 200% would certainly never have been considered reasonable in the future. Also, we already have many mixed use projects that have been built to the zoning.

b: As Plan Salt Lake states in the Sustainable Growth and Development Section's Compatibility criteria : Compatibility of development refers to how a development integrates into the existing scale and character of a neighborhood. It also states new development should be context sensitive to the surrounding development, while taking into account the existing character of the neighborhood.

2. The proposed ZMA does not further the purpose of the CSHBD-1 zoning which states residential land use incentives should be used in a manner compatible with the existing form and function of projects in Sugar House. Also, the Design Guidelines Handbook of the SHMP clearly states that developments:

a: " Consider the relationship of building forms to one another and to other elements of the Sugar House area so the effects will be complementary and harmonious ".

b: " Relate the mass and height of new buildings to the historic scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction ".

c: " Treat building height, scale and character as significant features of the Business District image ".

d: " Design new construction to complement and enhance the character of adjacent older buildings ".

e: " Require the massing and scale of structures to be compatible with surrounding uses ".

This ZMA clearly fails all of the above criteria

3. The proposed massive structure envisioned by this ZMA will affect adjacent structures by:

a: Casting a huge shadow over a large area during a considerable portion of the year.

b: The addition of the number of cars necessitated by the addition of 400 apartments will significantly adversely affect the parking on adjacent streets. It will also add a massive surge of traffic during rush hours.

4. The Applicant's Petition references a Building District Future Land Uses Map, which includes a Town Center Overlay., which has never been implemented and does not exist. The only mention in the SHMP of a Town Center Overlay is a single paragraph which does not include any mention of building height bonuses.

5. The Applicant also asserts in numerous places in his proposal that this ZMA will increase the number of people who will live and work in Sugar House. How this will be accomplished by this ZMA, which affects only one lot, is aspirational in the extreme. There are very few jobs in Sugar House that will provide enough income to pay luxury rents.

6. The proposed ZMA requires developments of 105' - 305' to use mass timber construction of the superstructure. This extreme specificity is a terrible example of spot zoning and makes it very clear that this Zma is for this project and this project only.

It is a particularly bad policy to use spot zoning to rescue a bad business decision. It is also unconscionable to try to salvage a bad business decision by attempting to cloak it in the laudable purpose of sustainability.

**COMMENTS REGARDING HARBOR BAY APPLICATION FOR ZONING MAP AMENDMENT FOR FORMER  
WELLS FARGO BANK PROPERTY LOCATED AT 1095 E 2100 S IN SUGAR HOUSE**

The petition by HBV SLC, LLC for a zoning map amendment should not be approved. HBV is requesting a new zoning district be created, Sugar House Business District – Sustainability District (CSHBD-SUS) in the Central Sugar House Business District. This new district would apply to the former Wells Fargo Bank property located at 1095 E 2100 S in Sugar House as well as future high-density projects whose height would exceed the current height limit in the Central Sugar House Business District 1 (SHCBD1) zone.

Page 4 of the Sugar House Master Plan that was adopted in 2005

- limits building heights to three-stories maximum
- states that the Sugar House Plaza Monument be established as the community focal point and “preserving the look and feel of the Sugar House Business District as a unique place will continue to be a priority for residents and merchants alike.”
- “Honoring the historic scale and mass of buildings along 2100 S and 1100 East”

Building a high-rise apartment building on the corner of 1100 East and 2100 South does not follow these requirements from the Master Plan. Allowing the Harbor Bay building to be higher than three stories will detract from the Sugar House Plaza Monument being the focal point of the Sugar House Business District.

Page 6 of the Sugar House Master Plan discusses Congestion. Cars are still the main mode of transportation in the Sugar House Business District. Current automobile congestion in Sugar House discourages people from coming to take advantage of restaurants and shops in the Business District. I often hear from friends and associates that they avoid Sugar House because it’s hard to find parking and hard to drive on 2100 South, 1100 East and the other roads through the Business District. Adding a high-rise apartment building with a height of 300 feet or more, that will have up to 400 units with a parking garage for 200 cars will add more congestion onto 1100 East/Highland Drive and 2100 South. 200 parking stalls won’t be enough for all of the tenants in the building so that means more cars will be parked on the neighboring streets. More congestion in the Sugar House Business District, makes it harder for potential business customers to get around.

Page 7 of the Master Plan discusses Transportation issues. It mentions that traffic impact studies for projects “considered significant to determine the cumulative impact of adding new development to the area” are required. A traffic impact study should be undertaken before granting the new SHCBD-SUS zone. The current construction on 1100 East between Ramona Ave. and 2100 S shows how businesses are impacted when just 1100 E is being worked. Imagine the traffic snarls when another high-density development is being constructed. Plus, if the SHCBD-SUS zone is approved, it will only be a matter of time before owners of properties where businesses like Barnes and Noble, Sterling Furniture and other properties along the 2100 South and 1100 E/Highland Drive corridor will be applying to build high-rise apartments which will bring in even more traffic.

The potential increase in traffic won’t encourage more pedestrians as the Master Plan discusses on page 14 of the Master Plan. More and more high-rise buildings with 400 or more apartments and 200 plus parking stalls being built close to that corner doesn’t help achieve the goal of “developing a high-quality pedestrian environment.”

Page 15 discusses Sugar House Business District Design Guidelines. In part it states:

- Retain the historic scale and massing of existing buildings
- Retain views of the mountains where possible

Page 5 also discusses the Conditional Building and Site Design Review for projects that exceed “established building height and size limits or projects having special design elements” and that the Conditional Building and Site Design Review process allows the community, Planning Staff and Planning Commission an opportunity to review the design and potential impacts of significant concern.” By approving the requested Zoning Map Amendment it’s not clear to me that the community, Planning Staff and Planning Commission will still have an opportunity to review the design and potential impacts of significant concern for developments higher than 300 feet properly.

Allowing the requested Zoning Map Amendment will allow this project and other project with tall structures to cast significant shadows on the surrounding buildings at certain times of the year. Page 16 of the Sugar House Master Plan states

- “Building height shall be limited, with appropriate step-backs incorporated into the design to avoid completely shading pedestrian areas along the north side of 2100 South and Hidden Hollow Nature Preserve on a winter solstice day.”

But a building as high as the Harbor Bay developers want to build will cast shadows onto the businesses and pedestrian walkways east, north and west of its location. The same problem with shadows will occur if the requested Zoning Map Amendment is adopted and more and more tall buildings are built in the Sugar House Business District.

Buildings taller than three stories do not belong in Sugar House. They will destroy the character of Sugar House that the residents and visitors value. If one building taller than three stories is allowed to be built, many more will follow. Sugar House will just become another over-built area that will have lost the charm that Sugar House has had for so many years. Downtown Salt Lake City would be a better location for this development.

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



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## Businesses closed

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Laurie Bray <laurie@photographybylaurie.biz>

Sat, Feb 3, 2024 at 7:41 PM

To: judi short <judi.short@gmail.com>, Lynne Olson <lynneolson@msn.com>, Adrienne White <adrienne@housegenealogy.us>, Lynn Schwarz <lsbx101@gmail.com>

Hi all,  
Judi asked me to send these stats.

**Since 2014, 21 restaurants have opened and closed in downtown Sugar House.  
20 other businesses have closed or relocated.**

In the 10 years since the area around Monument Plaza was developed, 21 restaurants have closed.. None of them were open before 2014. The area includes Monument Plaza, McClelland south of 2100 South, the little shopping center on the west side of McClelland and one space that I can recall on the south side of The Vue in that little alley.

In addition, I have counted 20 other businesses that have closed or relocated in the area. Some of these are on 1100 E, some 2100 South, offices on McClelland and the complex on Wilmington where Somi is located. Five of those 20 were office spaces, like Keller Williams that took up most of the second floor in the Boulder Ventures building. I counted Cameron Wellness Center as an office space. The remaining 15 were retail spaces. Some, like Details and Home Again had been in the area for many years.

I am sure I have forgotten some, so there are probably more. Most of them closed before the pandemic, some closed this past year. I feel like high rents and not enough visits from all the new residents are to blame. The restaurants all had good or decent products, but not enough people visited to offset their high rents. Sparse parking and ongoing construction have been mentioned to me as issues by Details, Kimi's Bistro and Home Again and by people who tell me they avoid coming to the area.

Bottom line is not enough of the new residents are visiting the local businesses to keep them afloat. I mentioned quite a bit of this in the comment on the SHCC website form.

Let me know if you want more details.

Thanks all for all you are doing!  
Laurie

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Laurie Bray  
Photography by Laurie  
1066 E 2100 S, STE 23  
Salt Lake City, UT 84106  
801-201-7723

Subject: Concerns Regarding the Proposed Rezone of 1095 E 2100 S

Dear Sugar House Community Council,

I am writing to express my deep concerns and reservations regarding the proposed rezone of 1095 E 2100 S. As a long-standing member of the Sugar House community, I am invested in the well-being and future of our neighborhood. The proposed map amendment, specifically the increase in zoning height to 300'+, is troubling and does not align with the community values and planning that make Sugar House so special.

Firstly, the current zoning height of 105' is more than sufficient for our community. Sugar House lacks the necessary infrastructure to support a building exceeding this height. The proposed structure will undoubtedly have a direct impact on surrounding businesses and residents. The potential increase in traffic, even with road improvements, poses a significant concern, as our streets are already strained and may not handle such a drastic surge effectively.

I am particularly concerned by the potential risks associated with fires, especially after witnessing the challenges faced during the fire in February 2023. It is crucial that we prioritize the safety and well-being of our community, and approving a building of this magnitude without adequate planning for emergency situations is irresponsible.

Furthermore, the impact of construction on surrounding businesses cannot be ignored. The Harbor Bay building, as proposed, offers no affordable housing or commercial space. This is deeply troubling, especially considering the recent closure of more than 17 businesses in Sugar House due to rising rent costs. Requiring only 0.5 parking spaces per unit is unrealistic, and it fails to address the transportation needs of our community.

A recent survey conducted at Sugar House Coffee revealed that over 70% of customers drive to our small businesses, with only 18% renting an apartment in Sugar House. This data highlights that Sugar House is a destination, and people are being priced out of the neighborhood. Constructing 400 luxury units is unsustainable for Sugar House.

I urge the Community Council to focus on preserving the integrity of Sugar House rather than catering to developments that only a select few can afford. Instead of approving a 300'+ tall building, let us explore alternatives, such as developing 7 floors of more affordable housing that will attract residents keen on supporting our local businesses.

Furthermore, it is essential to consider the strain on utilities that a 300'+ tall building would place on our community. Approving such a project sets a precedent that may encourage future developers to propose similar skyscrapers without adequate consideration for our neighborhood's infrastructure limitations.

In conclusion, I kindly request the Sugar House Community Council to reconsider and halt the proposed project on the corner of 2100 S 1100 E. Let us work together to preserve the unique character of Sugar House and prioritize the needs of our community over excessive development that may compromise our neighborhood's well-being. Thank you for your time and attention to this matter.

Sincerely,

Emily Potts, Owner of Sugar House Coffee

### Transportation to Sugar House Coffee

Walks	117
Takes public transit	12
Drives	398
Bikes	61
Other	8

### Age Range

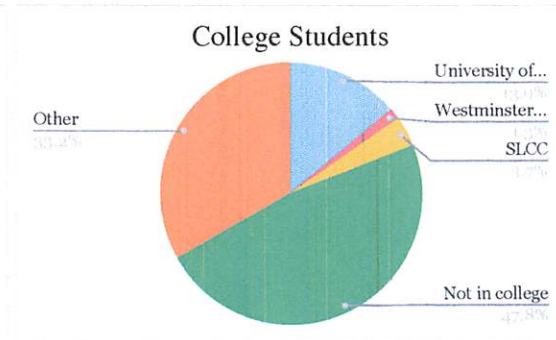
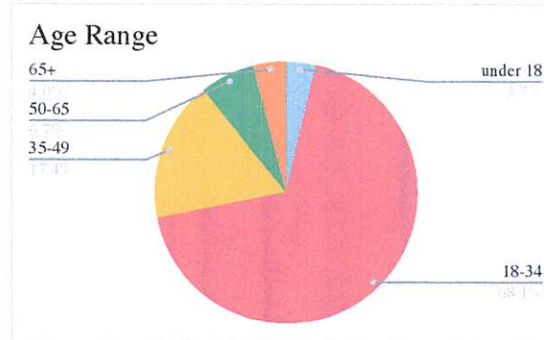
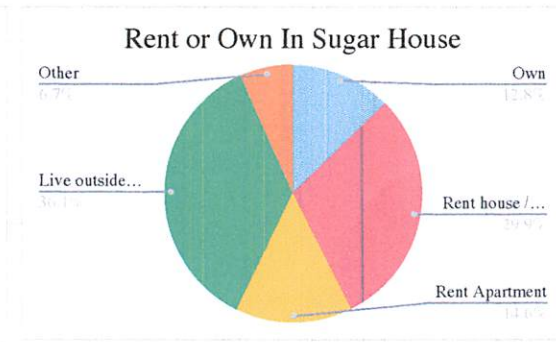
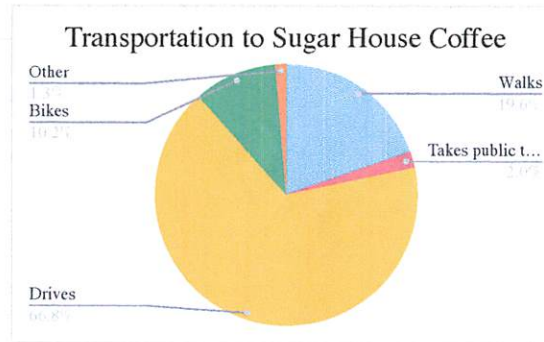
under 18	22
18-34	406
35-49	104
50-65	40
65+	24

### Rent or Own in Sugar House

Own	76
Rent house / duplex	178
Rent Apartment	87
Live outside of Sugar Hou	215
Other	40

### College Students

University of Utah	83
Westminster University	8
SLCC	22
Not in college	285
Other	198



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## rezoning in Sugar House

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Liz Eagan <lizeagan@xmission.com>

Thu, Dec 7, 2023 at 6:47 PM

To: city.council.liaisons@slcgov.com, sarah.young@slcgov.com, Judi Short <judi.short@gmail.com>

Cc: Liz Eagan <lizeagan@xmission.com>

When the building's height exceeds 216 feet, its effect on LST ( land surface temperatures) will be greatly weakened. This is due to the influence of building shadows, local wind disturbances, and the layout of buildings.

High-rise buildings have a stronger influence on the local atmospheric conditions and sunshine conditions than low-rise buildings. It has further effects on local ecosystems, energy and water demands, human well-being. The dependency on electricity for elevators, the slower emergency response time to reach the floor needed, the feeling of being trapped and the building swaying, the danger of earthquakes. If the power goes out ever, how will families with a person who may have disabilities get out of the building safely.

Multiple studies across a variety of countries have shown that urban building morphology was one of the important drivers of climate change. High-density high-rise buildings can increase surface temperatures in summer and lower surface temperature in winter. The shadow of the building will affect surrounding buildings as well.

With the huge building creating a heat/cold island, the fluctuation of temperatures surrounding the building negatively affects buildings and people around the building.

To change the current zoning and allowing an increase in height will affect the 2 lane streets surrounding this monstrosity. An increase in vehicular traffic as people enter and exit, visit and try to find parking spaces for even the lower level shops will be ludicrous.

These same studies indicate a 1-2 degree change in temperature in summer, hotter, and in winter colder.

The idea that the zoning commission would consider a wood building sustainable does not take into consideration the damage done to the cutting of trees - will the building company replace the same amount of trees they have to cut down to build a higher rise? Other studies have shown that in an earthquake, a predominantly wood building will sway and collapse far easier than steel or concrete. The life span of the wood as it will be subjected to insects, animals, weather, mold, fire etc. remains questionable - even treating the wood has health issues to children and the elderly.

Fire hoses can generally reach 75 feet from the ground with enough pressure but if the pressure is not great enough, it is 40 feet high that the water can reach. How will the families above 40 feet get help? How will EMT's manage to get up and down especially when electricity may not be working - every minute counts. The hoses push smoke and heat back into the building so that attacking a high rise blaze from the outside is counterproductive and people will be trapped inside burning to death. The fire department stated that the general rule for them to fight a fire with ladder and hose is only up to the 10th floor so that either the fire has to then be fought from the inside (putting fire fighters at risk) or from other buildings that are equally tall. Elevation decreases water pressure so that a tremendous amount of force is needed at ground level to allow a functional flow the higher up a building goes.

Factors such as wind loads, ( every morning there is massive winds coming through this area from the Canyons), foundation requirements and material strength are critical considerations as buildings increase in height.

Human waste will demand larger pipes to replace the current pipes. There will be more pollution into the storm drains with the advent of more vehicles in a compact area. Electricity load, water load and other environment factors increase as more families are placed in a closed in area.

The higher a building the more micro climate is created - called heat island effect.



Harbor Bay is known for its focus on buildings made from mass timber, a new style that uses cross-laminated wood can be as structurally strong as steel and concrete yet more environmentally efficient. Poor bonding and mishandling of cross-laminated timber (CLT) can cause delamination, which is a separation in bonding lines due to adhesive failure. Moisture content variations play a big role in the initiation and growth of delamination. Even the smallest cracks can propagate into total delamination of plies. Staining and mold are also issues when the water and fluctuation in temperatures attack the CLT. are there building codes in Sugar house to accommodate and ensure the safety of use of CLT? Do insurance companies in Utah allow for the risk of using CLT fro a building housing multiple families?

If in rezoning, the city of Sugar House is looking at more housing then 25% of the apartments should be low income housing as Mayor Jackie Biskupski had tried to implement while in office and failed. The number of bodies per square foot needs to be 600 sure feet per person so a family of 4 needs 2,400 square feet to meet their physical and emotional needs. The proposed zoning is being asked to incorporate photovoltaic system ( solar panels) so that in the winter and days with little to no sun, there is a lesser amount of electricity availability.

Currently 48.4% of Sugar House residents do not work in the Sugar House area and use a variety of of transportation modes.

By increasing the residential intensity in Sugar House, the psychological and emotional consequences parallel those of the utah state prison.

Elementary schools serving this area are Hawthorne elementary and Mary W. jackson elementary both of which the Salt lake school district has on the chopping block to close at this time.

This boils down to greed, the more population, the more taxes are collected but in time , depending on the contracts the residents must agree to, there will be a plethora of lawsuits and problems.

having the visual sight of the mountains blocked by a monstrosity building will also effect many Sugar House residents.



William R. Littig & Bernardo Flores-Sahagun, "Anagrams," (RDA), 2004  
concrete etched pavers found at intersections in the Sugar House Business District



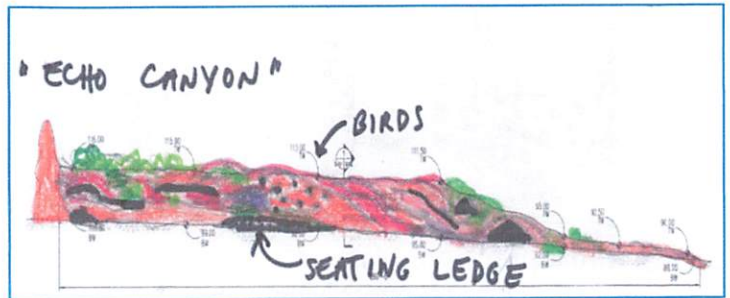
Mike Whiting & Jared Lindsay Clark  
"The Granite Line"  
2014



Steel, wood &  
granite boulders  
Location:  
UTA "S-Line"  
Greenway



Eric Thelander, "Sugar House Benches"  
2008. Various locations: Fairmont Park;  
Sprague Library; along 1100 East St.



Patricia Johanson, "Echo Canyon" Wall,  
"The Draw at Sugar House" (2003-2014)  
To be installed at 2140 S. 1300 East



Darl Thomas, "The Diver," 1987  
fabricated bronze frieze  
Fairmont Park, 1044 East Sugarmont Drive



Silvia Davis, "Dream Dog," 1991  
cast bronze  
Location: Fairmont Park, south of the  
Aquatic Center by the duck pond.



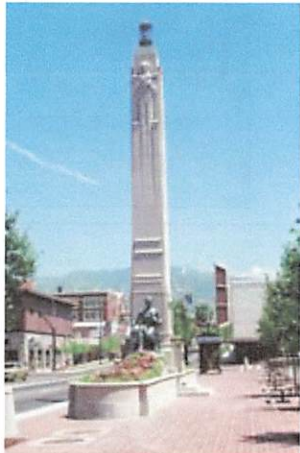
South East Compass (ca. 1950)  
To be re-installed on the Sugar House  
Monument Plaza in 2015

Salt Lake City's Public Art Program, which commissions artists' work for new and existing eligible City-owned buildings and public spaces, was established by ordinance in the early 1980's. Its purpose is to add to the value and experience of the built environment with high quality and site-specific artists' work.





Day Christensen, "Sugarbeets," 2003  
4 cast bronze beets  
Location: Sprague Library: 2131 S 1100 E,  
Sugar House Commons: 1165 E 2150 So.  
Hidden Hollow: apx. 1275 E. 2150 So.



Millard Fillmore Malin  
"Sugar House Pioneer Monument"  
bronze and sandstone, 1930  
Location: traffic island, 2100 S.1100 East



Bernardo Flores-Sahagun and  
William R. Littig, "Guardians," 1991  
corten steel  
Elizabeth Sherman Park, 1199 E Parkway



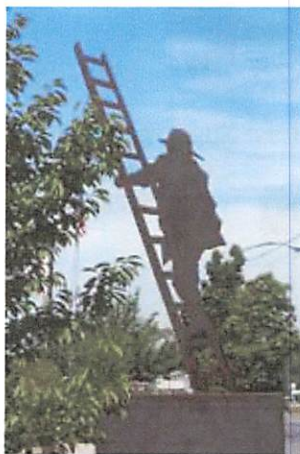
Stephen Glassman, "SK8I80," 2006  
galvanized steel and Plexiglas,  
Fairmont Skate Park, 900 E. 2361 South



Dan Gerhart, "Bonneville Reliquary"  
(RDA) 2005, Location: 2100 S 1050 East



Dan Gerhart, "Bonneville Reliquary II"  
(RDA) 2009, Location: 2100 S 1300 East



Jeff Juhlin, "Fireman," 1994  
corten steel sculpture  
Fire Station #13, 2360 Parleys Way

Salt Lake City's Public Art Program, which commissions artists' work for new and existing eligible City-owned buildings and public spaces, was established by ordinance in the early 1980's. Its purpose is to add to the value and experience of the built environment with high quality and site-specific artists' work.

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## HBV SLC, LLC petition comments

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Kelly Hannah <kelly@eightlinerealestate.com>  
To: Judi Short <judi.short@gmail.com>

Thu, Jan 11, 2024 at 3:16 PM

Hi Judi!

Thank you for your good work in the community! It does not go unnoticed and it is much appreciated!

Please see my commentary below, and let me know if you would like me to submit another way. I will be getting this directly to the Salt Lake City Council Members in the coming days as well.

Sincerely,

Kelly

"My name is Kelly Hannah and I own and operate a local, independent real estate brokerage, eightline real estate, in the street level commercial space of the Urbana on Eleventh Condominiums located at 1988 S. 1100 E. The zone is CSHBD2. I purchased the property in 2011 after a detailed review of the Sugar House Master Plan, related land use maps and zoning ordinances, and my real time and place experience walking through the Business District. I found the plans and codes to be well written and to account for sensible and balanced growth, which played a substantial role in my decision to purchase the property.

I am writing to urge the Sugar House Community Council, the Salt Lake City Council, and other decision-makers to deny the petition by HBV SLC, LLC to amend the zoning code.

While there are a host of reasons this proposed amendment should be denied, my core concern is that the developer is effectively asking for a spot approval zoning exemption. Whether the proposed new zone is called a "Sustainability Zone" or by any other name, this parcel specific request should be denied. Beyond the egregious act of granting the developer of this parcel an effective exemption from the current code, the granting of this petition would create a disastrous precedent for the future growth and development of Salt Lake City, in whole.

I purchased my office space with a dream to grow my local, independent real estate brokerage in the heart of Sugar House. Integrated with the community. Integrated with the master plan. And, it is working. I have helped hundreds of people purchase and sell their homes, including a handful whose homes would be, both literally and figuratively, in the shadow of this "zoning exempted" development, if granted. Lastly, which I must also note, my street level office space is less than 200 feet north of the subject property, and I would contend that the granting of this singularly focused petition would create hardship for my business, my real estate, and my personal well being. Please deny the petition."



Kelly Hannah - Owner/Broker/Realtor - Eightline Real Estate

[1988 S 1100 E #101 Salt Lake City, UT 84106](#) / 801-558-6143

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[www.KellyHannah.com](http://www.KellyHannah.com)





freemont  
parton  
lunny

letter to mayor  
lunny, thank —

Creative part for 8th & 9th

What do we do get  
doesn't slow people down.

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**RE: (EXTERNAL) Urgent Appeal for Sugarhouse Redevelopment Proposal**

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**Dugan, Dan** <Daniel.Dugan@slcgov.com>

Thu, Jan 11, 2024 at 12:56 PM

To: Taylor <taylorhague1@gmail.com>, Sugar House Community Council & Salt Lake Community Network <Minnesotaute76@gmail.com>, "judi.short@gmail.com" <judi.short@gmail.com>, "kocherwill@gmail.com" <kocherwill@gmail.com>, "Young, Sarah" <Sarah.Young@slcgov.com>, "Dugan, Dan" <Daniel.Dugan@slcgov.com>, "Elaine.Navar@slcgov.com" <Elaine.Navar@slcgov.com>  
Cc: "Hill, Taylor" <Taylor.Hill@slcgov.com>

Hello Taylor,

Thank you for reaching out on this matter. I understand your concern and will take it into consideration. I have also shared your comments with other Council Members.

Thanks,

Dan



DAN DUGAN

*Salt Lake City Council Member, District Six*

OFFICE of the CITY COUNCIL | SALT LAKE CITY CORPORATION

Phone: 801-535-7784

Connect with us: [linktr.ee/saltlakecitycouncil](https://linktr.ee/saltlakecitycouncil)

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**From:** Taylor <taylorhague1@gmail.com>

**Sent:** Friday, January 5, 2024 1:41 PM

**To:** Sugar House Community Council & Salt Lake Community Network <Minnesotaute76@gmail.com>; judi.short@gmail.com; kocherwill@gmail.com; Young, Sarah <Sarah.Young@slcgov.com>; Dugan, Dan <Daniel.Dugan@slcgov.com>; Elaine.Navar@slcgov.com

**Subject:** (EXTERNAL) Urgent Appeal for Sugarhouse Redevelopment Proposal

**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

January 5th, 2024

Dear City Council at large & the office of Mayor Mendenhall,

I hope this letter finds you well. I am writing on behalf of the Sugar House Community to express deep concern regarding the proposed high-rise building in the Wells Fargo space at 2100 South and 1100 East. The Sugar House neighborhood has a long-standing history of charm and character that we hold dear, and I believe that this development poses a serious threat to its preservation, and the continued integrity of the neighborhood.

Both of my grandparents were raised in Sugar House in the 1930s, and their family has spent much time in the area. I recently was able to move to the area, less than a mile from where they grew up, and this neighborhood is deeply important to me. I have witnessed and read about the many changes to the community over the years. While my grandmother might not have liked any changes to her neighborhood, I understand that growth and development are essential for a thriving city. However, I firmly believe that a high-rise building such as this is unreasonable for our neighborhood. It would fundamentally alter the special and unique atmosphere that makes Sugar House a wonderful place to live.

Sugar House is one of the crown jewels of Salt Lake City. Its diverse history, its walkable streets, and its strong sense of community have made Sugar House a desirable area for many residents. Introducing a high-rise building would disrupt the harmonious balance we have cherished for generations.

I kindly request that you hear this plea and vote against the approval of this high-rise building in our neighborhood. We urge you to support a maximum height limit of 6 stories for any future developments in this area. This would help us maintain the integrity and character of Sugar House while allowing for responsible growth that aligns with our community's vision.

We are confident that with your support, we can protect the charm and identity of Sugar House for current and future generations. We understand the importance of responsible development and progress, and we believe that this proposal is not in the best interest of our beloved community.

Thank you for your time and attention to this matter. I look forward to your thoughtful consideration and hope that you will stand with our community in preserving the essence of Sugar House.

With gratitude,

-Taylor Hague



# SUGAR HOUSE TRANSFORMATION TIMELINE

**JANUARY 2008**  
Developer Craig Mecham demolishes the eclectic row of shops at 2100 South and Highland Drive to make way for a new mixed-use development. Lack of funding, amidst the Great Recession, delays project construction.

**DECEMBER 2013**  
S-Line opens to the public.

**AUGUST 2012**  
More than four years after demolition, construction begins on the 2100 South and Highland Drive project, called Sugar House Crossing.

**APRIL 2012**  
Construction begins on the Sugar House Streetcar Line (S-Line).

**MAY 2008**  
The city orders the developer to landscape the undeveloped 2100 South property. The bare crater earns the nickname "Sugar Hole."

**SEPTEMBER 2014**  
With construction all but complete, Sugar House Crossing begins leasing residential and commercial units. This project, along with a handful of other planned projects, mark the beginning of a development boom in the Sugar House Business District.

**MID 2016**  
Neighborhood bar, Fat's Grill, and Hyland Plaza, a small outdoor retail mall on 2100 South, are demolished to make way for future developments, including Sugar Alley. Two Granite Furniture warehouses are also demolished at McClelland Street and Sugarmont Drive to make way for the Sugarmont Apartments project.

**DECEMBER 2011**  
The developer reports finally receiving funding for a pared-down version of the mixed-use plan.

## SUGAR HOUSE CONSTRUCTION —WHEN WILL IT END?

In February 2023, the Highland Drive/1100 East Reconstruction Project began. According to the City, the project involves "Long overdue reconstruction of the roadway with added bike lane infrastructure and improved crosswalks and ADA access." This project overlaps with multiple other ongoing projects in the area—including the 2100 South Sewer Expansion, 1100 East Improvement Project, 2100 South Reconstruction, which is scheduled through spring 2024, and a new apartment building project on Ashton Ave. At last check, a plan is also in the works to develop the old Wells Fargo site on 2100 South and Highland Drive. When will the construction end? At this point, there are construction projects slated for Sugar House through 2025.

**NOVEMBER 2018**  
Voters approve an \$87-million "Funding Our Future" bond to pay for improvements to major streets, including 2100 South and 1100 East/Highland Drive.

**MARCH 2023**  
As part of the Funding Our Future bond, Salt Lake City begins work on Highland Drive/1100 East.

**COMING IN 2024**  
Construction of 1100 East from 2100 South to Ramona Street.

**DECEMBER 2020**  
Work is underway at the Sugar Alley construction site, a planned mixed-use building in between Sugarmont Apartments and Sugar House Crossing, on Highland Drive, as well as on a Park Avenue development on the old Shopko site.

**OCTOBER 2022**  
The still-under-construction Sugar Alley is engulfed in flames and burns for days. Crews demolish the building and developers will spend the next few years reconstructing the building as originally planned.

**MARCH 2021**  
The former Snelgrove Ice Cream factory (2100 South and Commonwealth Avenue) is demolished to make way for the Sugar Town development.

**NOVEMBER 2021**  
Alta Terra South, the first of two mixed-use developments near Fairmont Park, on the former site of a 24-Hour Fitness (1132 E. Ashton Ave.), receives approval from the city.

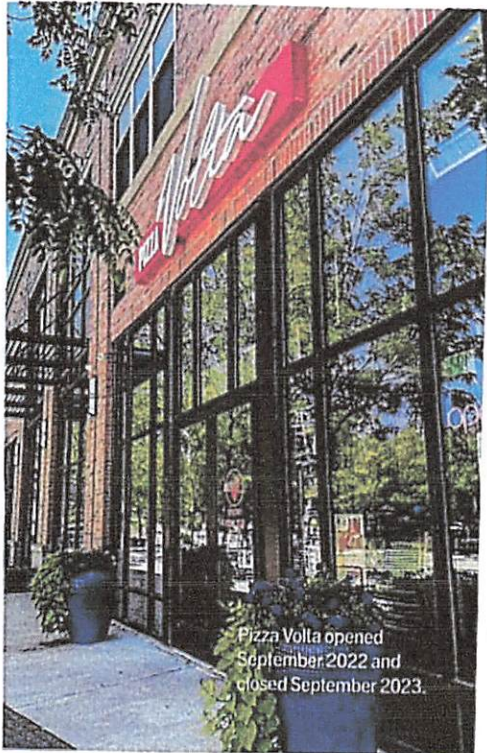
ILLUSTRATION ARIANNA JIMENEZ



# Try to Escape 'The Maze' ○ - - - - -

Local businesses in SLC's Sugar House neighborhood struggle to navigate the labyrinthine construction projects

BY CHRISTIE PORTER



Pizza Volta opened September 2022 and closed September 2023.

**O**N A VISIT TO the Sugar House neighborhood in late Fall 2023, I barely recognize the place.

Highland Drive is reduced to a tiny sliver of one-way traffic and 2100 South is a maze of narrow lanes to allow for road work. The whole neighborhood has broken out in a rash of orange barrels, and the road construction is choking off the arteries to some of my old haunts—Black Cat Comics, Bruges Waffles & Frites, Pib's Exchange—even the Utah State Liquor Store on Ashton Avenue.

Months after the construction started in early 2023, the construction has claimed some notable casualties, according to the owners of local businesses who have made the decision to close their doors.

I spoke with one of Pizza Volta's owners, Martin Brass, who closed the restaurant after just one year in business. "I had to let go of 26 people," he says.

Brass started out feeling hopeful about their location in Sugar House when they opened in September 2022, having heard nothing but

great things about the area. But by October, a nearby under-construction residential building, The Residences at Sugar Alley, caught fire and burned for days. The fire and ultimate demolition of the building closed surrounding roads for weeks. "The fire and demolition basically put a hole in the middle of the Sugar House," says Brass.

It's not the first hole to blight Sugar House. Back in the mid-oughts, the 2100 South and Highland Drive block was a row of funky galleries, a local coffee shop and an erotic bakery. A developer demolished the buildings in 2008, then the block lay bare for years when the construction money dried up in the recession. The eyesore came to be known as the "Sugar House hole."

Eventually, mixed-use developments filled the hole and life returned to that part of the neighborhood...until the fire.

The foot traffic Pizza Volta had been assured in Sugar House never materialized in the aftermath of the fire. Still, they kept at it. "We finally were almost breaking even in March 2023, recovering from just being a new business, from fire effects, from a number of different things...And then the city rips up Highland Drive." The April after construction started on 1100 East and Highland Drive, Brass says sales at Pizza Volta dropped 30%, even while the number of delivery orders increased. "So that told me people wanted our pizza. They just didn't want to go get it," says Brass.

Even longtime Sugar House businesses asked for the public's help to offset some of the construction-induced losses. Kimi's Chop & Oyster House advertised special deals on their website, saying "Sugar House construction is definitely a maze right now...Here at Kimi's, we need your support more than ever because the construction is definitely letting us down!" The construction was so much of a letdown that Kimi's could be looking for a new location, away from "the maze."

With multiple construction projects going on at once, businesses near 2100 South and Highland Drive, like Pizza Volta, felt boxed

in. "[The fire] didn't help. And then that gets exacerbated by Highland Drive's construction" Brass says. "Twenty-first South had, I think, two lanes closed. And then there was more construction around the corner from us. One of the side accesses was under construction at the same time. We were impacted on two sides. I don't understand that. I just don't understand how that's the best they could do."

The stated purpose of the construction projects is to support the Sugar House Business District by improving the roads and updating 100-year-old infrastructure. In the meantime, the Sugar House Chamber of Commerce and Salt Lake City leadership have encouraged residents to get out and support small, local businesses during the construction.

Salt Lake City Mayor Erin Mendenhall even made an appearance at Pizza Volta back in July 2023. Salt Lake City also provides a Construction Mitigation Grant that gives up to \$3,000 per business, for "small, independent businesses with less than 50 employees who have been adversely affected by construction," according to the City. I've spoken with business owners in Sugar House who have received the grant but say \$3,000 is just not enough to cover their losses from months of construction on all sides, impeding access to their locations. Is this the price for progress?

For Brass, the biggest regret in closing Pizza Volta is not so much monetary as the loss of connection to the community they were trying to foster. The restaurant hosted regular "Pizza With A Purpose" events, where a portion of the proceeds from every pizza sold went to a local non-profit. Pizza Volta also commissioned a local artist, Josh Scheuerman, to paint an indoor mural of iconic Utah historical symbols, easter eggs and artifacts for patrons to search through and explore while they dined. "Actually, that's probably my biggest regret of all," Brass says. "This is his work, and it's in this space that's just now closed and people can't see it."

PHOTO CREDIT PIZZA VOLTA





Judi Short <judi.short@gmail.com>

## Comments on the proposed Wells Fargo rezone

Mike Rubin <slcrubes@gmail.com>  
To: Short Judi <judi.short@gmail.com>  
Cc: Sarah Woolsey <sarahwoolsey@gmail.com>

Tue, Feb 6, 2024 at 12:12 AM

Judi,

Below are my comments on the proposed rezone. I will post them on the web site as well, but there is a limit of 400 words. I thought you should see my full comments here, and I will shorten them for submission on the web site. Thanks for your work on this.

-Mike

I strongly object to the proposed changes to the zoning in Sugar House that would accommodate a large new residential tower that would radically change the character of the Sugar House neighborhood. My objections include the following three points below:

1. The proposal is a radical departure from the Sugar House Master Plan.

The Sugar House Master Plan was created for a reason: to guide development in our community in a way that allows for managed growth while still preserving the unique character of the neighborhood we all chose to live in. It provides those of us who live here with a set of rules that were agreed upon and that we know we can rely on. We all understand that the Master Plan is a living document that needs to change as the city evolves, but any change should still respect and honor the spirit of the neighborhood, not substantially change the character of the neighborhood, and be broadly accepted by those who live in the neighborhood.

This proposal is without question a major change from the existing Master Plan and would radically change the character of Sugar House. Residential towers extending well above 10 stories are appropriate for other parts of Salt Lake City, not Sugar House. The Master Plan, and Sugar House itself, was never designed to accommodate buildings of that size and density, and most of us chose this particular neighborhood in large part because we knew the Master Plan would not allow for that. A change this radical would betray those of us who put our faith in the Master Plan to guide our community.

We are also well aware that such a change would set the stage for a disturbing new precedent. The proposed residential tower would be the first to exploit this new zoning, and it certainly won't be the last.

2. There is insufficient infrastructure to accommodate large residential towers.

Current height requirements in the Master Plan allow buildings from 30'-75' and 75'-105' in SHBD1. Several new buildings have been built in those ranges over the past years. The result we have all seen is substantially increased traffic and stress on the Sugar House infrastructure. A disturbing new height allowance from 105'-305' will result in proportionately more traffic and stress. The residents of Sugar House know that the current infrastructure here cannot accommodate substantially larger buildings than we already have.

We have endured so much construction over the years; residents and businesses alike have suffered. This zoning change would intensify that suffering many times more without providing any corresponding solutions for managing or accommodating the waves of disruption to follow.

3. There is no credible rationale or justification for extending the height allowance.

While adding sustainability requirements for buildings in Sugar House is a laudable goal, it is telling that the proposed new zone excluded these sustainability requirements for buildings below 105'. If a new zone is truly desired for the purpose of emphasizing sustainability, then a sincere proposal would modify the current SHBD1 zone to include sustainability requirements for all building heights up to 105'. The result is a proposal that comes across as insincere by exploiting the merits of sustainability largely for the purpose of raising the height allowance in Sugar House.

No credible rationale is provided for a new building height range that extends from 105' up to 305'. A building of this size would tower far above anything else in Sugar House. Financial viability has been suggested as a justification for the

proposed new height limits. If buildings that use sustainable practices are not financially viable at current height allowances up to 105', then the appropriate conclusion is that those buildings aren't financially viable in Sugar House. Financial viability of an individual project should not be a justification for radically changing the character of a neighborhood. Project planners should be expected to create financially viable plans that conform to the existing rules of the neighborhood in which they plan to become a neighbor—not to change the rules when the rules don't fit their financial calculations.

In summary, the proposed zoning change would radically change the character of Sugar House without sufficient rationale or justification, and would substantially overload the already stressed infrastructure of the neighborhood. Sugar House residents need to be able to rely on the Master Plan the way it was envisioned, and not see it corrupted for the purpose of accommodating a financially nonviable project.



**From:** Andrew Smith <[awsmith4000@gmail.com](mailto:awsmith4000@gmail.com)>

**Date:** Tuesday, February 6, 2024 at 2:31 PM

**To:** Young, Sarah <[sarah.young@slcgov.com](mailto:sarah.young@slcgov.com)>, Mano, Darin <[darin.mano@slcgov.com](mailto:darin.mano@slcgov.com)>, Wharton, Chris <[chris.wharton@slcgov.com](mailto:chris.wharton@slcgov.com)>, Petro, Victoria <[victoria.petro@slcgov.com](mailto:victoria.petro@slcgov.com)>, Lopez Chavez, Eva <[eva.lopezchavez@slcgov.com](mailto:eva.lopezchavez@slcgov.com)>, Dugan, Dan <[dan.dugan@slcgov.com](mailto:dan.dugan@slcgov.com)>, Puy, Alejandro <[alejandro.puy@slcgov.com](mailto:alejandro.puy@slcgov.com)>, Sugar House Community Council & Salt Lake Community Network <[minnesotaute76@gmail.com](mailto:minnesotaute76@gmail.com)>, Lynn Schwarz <[lsbx101@gmail.com](mailto:lsbx101@gmail.com)>, James H. Pearce <[jhpearce@gmail.com](mailto:jhpearce@gmail.com)>, REBECCA DAVIS <[rdavis2655@gmail.com](mailto:rdavis2655@gmail.com)>, BRANDON HILL <[brandon@mstutah.com](mailto:brandon@mstutah.com)>, SUE ANN JONES <[parkwayjones@mac.com](mailto:parkwayjones@mac.com)>, SALLY BARRACLOUGH <[sallyb@xmission.com](mailto:sallyb@xmission.com)>, Adrienne White <[adrienne@housegenealogy.us](mailto:adrienne@housegenealogy.us)>, Judi Short <[judi.short@gmail.com](mailto:judi.short@gmail.com)>, HEIDI SCHUBERT <[heidi@biochem.utah.edu](mailto:heidi@biochem.utah.edu)>, YVONNE MARTINEZ <[ymart626@gmail.com](mailto:ymart626@gmail.com)>, SUSAN KOELLIKER <[dpkendo@msn.com](mailto:dpkendo@msn.com)>, WILL KOCHER <[kocherwill@gmail.com](mailto:kocherwill@gmail.com)>

**Subject:** (EXTERNAL) Zoning Amendment for Wells Fargo Parcel

I'm greatly opposed to any zoning changes to the Wells Fargo parcel and the surrounding Sugar House Business District. A lot is going on right now: roads, buildings, housing units, etc. Are the current public facilities and services within downtown Sugar House even sustainable right now? I suspect they are not adequate. Adding a massive, monster building, and thousands of people and cars in that location is not needed nor good for Sugar House. This will add great strain on the current public facilities and services, causing more building and expansion, and requiring even more public dollars to fund it. The traffic and pedestrian congestion and impacts will be greatly increased, which is frustrating and not a good outcome to have to live with.

Passing this zoning amendment and allowing a 240 to 300-foot building is not consistent with the Master Plan scope and general goals of:

*"A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area..."* and

*"Policies that support the preservation of neighborhood character as well as historic and natural resources;"*

Allowing this will forever change and NOT maintain the historical character of the area. The adjacent properties will be negatively impacted and the Sugar House character will be bulldozed and many new massive buildings will rise. This action will open the door and place a big welcome mat for many big and tall developments to occur. The Sugar House we know and love will become history, not preserved.

This will also be inconsistent with another Master Plan goal:

*"Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements **to sustain the quality of life in the neighborhoods;**"*

For over 35 years I have paid property taxes and spent 'consumer dollars' for the benefit of supporting and sustaining the Sugar House quality of life. The thought of this zoning change is very unpleasant and disappointing. What will this actually do to our quality of life? I oppose this action and ask the Planning Commission and City Council to vote NO.

I suggest you all follow the final Master Plan goal:

*"Implementation strategies for accomplishing the goals and policies of this master plan."*

Thank you for your consideration and your public service. See you in the neighborhood.

Andrew Smith  
2385 E Stringham Ave.  
Salt Lake City, UT 84109

...



**From:** Erika Wiggins <[erika@erikawiggins.com](mailto:erika@erikawiggins.com)>  
**Sent:** Tuesday, February 6, 2024 3:47 PM  
**To:** Judi Short <[judi.short@gmail.com](mailto:judi.short@gmail.com)>; Roman, Amanda <[amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)>; Hall, Rylee <[rylee.hall@slcgov.com](mailto:rylee.hall@slcgov.com)>  
**Subject:** (EXTERNAL) RE Petition Number: PLNPCM2023-00960 & PLNPCM2023-00961

Amanda, Rylee, and Judi,

I'm writing to express a strong opposition to these petitions. While I'm writing in a personal capacity, I'll add that my opinion was formed following numerous conversations with local residents and businesses in my role as Co-Chair of the Sugar House Chamber.

Allowing an exception to the current height limit would negatively impact neighboring and nearby properties casting them into a shadow much of the day. Additionally it would dwarf all of them looking out of place and incongruent with the area.

As a Realtor for over 19 years (until last year) and majority of that time specializing in commercial real estate, it is my opinion that the nearby property values will be negatively impacted by having a building of this height looming over them. Formerly sunny patios and public spaces cast in shadow would cause a significant loss to the use of their properties.

I sincerely hope that you will consider what would be taken from other property owners in the area who invested based on the current allowed use of the subject parcel. These are real people whose businesses and homes will pay the price.

Thank you for your time and consideration,

**Erika Wiggins**

1443 S Lincoln St, Salt Lake City, UT 84105



801-893-2519

[erika@erikawiggins.com](mailto:erika@erikawiggins.com)



<https://erikawiggins.com/>

Mac and Pat Dalglish 1416 Hollywood SLC 84105 801.467.7013

Dear Council, My husband, Mac, and I, Pat Dalglish live at 1416 Hollywood. My neighbor encouraged me to go to the Council's meeting on January 31st regarding the rezoning request of the new owners of the Wells Fargo's property. I am very glad that my husband and I went and we are glad that we have joined the Council. I spent my employed years as an insurance adjuster handling litigated injury suits and construction defect suits. As such, I am used to being on the defending end of the game.

The Council is now defending Sugar House from predators with deep pockets and a lot of know how in getting what they want. They have already done a lot of schmoozing our legislators who are supposedly keeping Sugar House itself and the homeowners safe from plans such as this beauty. I feel strongly that if we only do "community meetings", it will not be hard to loose this fight. I propose the Council do some proactive work which I feel will pay off in the long run. When my company/policyholder was sued by a person with significant injuries, I was not hopelessly waiting for the plaintiff's attorney to send me bills which were hand picked for me to work with. I would subpoena all of the bills and had a forensic nurse go over each bill to see what was actually done and why. We also would subpoena all of the doctor's records, not just the records the planttif's attorney wanted to work with. Same thing with construction defects. Hire your own experts to tell you what is what. Traffic congestion

The number one attack point is the amount of car congestion that will be added to the streets from their building. I have no idea how much a study would cost, but it would be cost effective to have one of our own. Footprint of the building The "shadow" situation from the building is terribly significant to those living in its shadow.

The developer's presentation was a joke as pointed out by one of the people who lives north of the proposed building. Documenting what the real impact is would definitely be worth doing and might be a low cost study if someone could approach someone at the University.

I would like to talk to someone about both of these issues. Our phone number is 801.467.7013. Thank you for all the Council does for Sugar House.

3-23-23

Jim Detopatin  
Tribune



(Leah Hogsten | The Salt Lake Tribune) Contractors and partners tour the Baltic Pointe office building in Draper on March 22, 2023. The Gardner Group received a \$250,000 grant from the U.S. Forest Service to help underwrite the costs of the building.

(Leah Hogsten | The Salt Lake Tribune) Contractors and partners tour the Baltic Pointe office building in Draper on March 22, 2023. The Gardner Group received a \$250,000 grant from the U.S. Forest Service to help underwrite the costs of the mass-timber building.

Staheli said that could include drawing more lumber from Utah, which once had a larger lumber industry, but Philo's main focus is just encouraging widespread adoption of mass timber regardless of the source. The wood at Baltic Pointe comes from a Canadian manufacturer, which ships it to Utah in pieces small enough to fit on trucks.

Gardner received a \$250,000 grant from the U.S. Forest Service, which wants to encourage more mass-timber buildings. Danny McBride, deputy director of state, private and tribal forestry for

the Forest Service, was hesitant to say mass timber will revive Utah's lumber industry, but he does think the incentives in the federal Bipartisan Infrastructure Law could help with that.

He also believes there is "absolutely" enough forest products available to transition a large part of future construction to mass timber. He noted that cross lamination can use smaller pieces of wood that might otherwise be scrap.

The developers are saving money on natural gas lines in the building, and that's because there aren't any. Baltic Pointe will be a fully electric building, which Hart sees as essential for a building that will last decades. While Utah's electricity is still heavily dependent on climate-crashing coal, that dependence is expected to lessen as renewable sources come online later in the life of the building.

The building will be heated by a "variant refrigerant flow system," which is basically a heat pump that transfers heat to warm and cool the building.

## **Fire-resistant wood?**

Hart says, unlike regular wood-framed buildings, mass timber construction is not at bigger risk for fire because the thick laminated pieces don't burn like two-by-fours.

"Once you get into mass timber, you have enough wood material it acts the way a large tree does," she said. If there is a fire, "the old mature trees develop a char layer that protects the wood."

By comparison, steel construction needs to be sprayed with a fire-resistant coating. "Wood doesn't require that," she said.

Architect for the building is Method Studios, and the construction was managed by Okland Construction. BHB Structural Engineers did the engineering work.

## **Another in Sugar House**

Meanwhile, an Illinois-based real estate developer is planning a mass-timber building in Sugar House.

Those familiar with the deal say Harbor Bay Ventures wants to construct a mass-timber apartment building at the high-profile northwest corner of the intersection of Highland Drive and 2100 South.

The complex at 1095 E. 2100 South will tentatively have 229 dwelling units, to be rented at market rate rents. The 1.22-acre site, currently occupied by a Wells Fargo bank, is zoned for commercial uses as part of Sugar House's central business district, which would allow for a building of up to 105 feet, or about nine stories.



Harbor Bay Ventures, headquartered in Northbrook, Ill., opened a similar building in Cleveland in 2020, with 298 apartments, retail space and an event venue — dubbed the country’s tallest wooden building.

“We’re gonna have new, interesting design and construction at what is arguably one of the single best corners in the entire Wasatch Front,” said Kip Paul, a broker involved in the sale of the Sugar House site and vice chair of investment sales for Cushman & Wakefield, a large brokerage based in Salt Lake City.

“We’re excited for it,” he said.

The Harbor Bay project is at least a year out. Wells Fargo’s existing lease at the location, Paul said, expires at the end of 2023.

*Tim Fitzpatrick is The Salt Lake Tribune’s renewable energy reporter, a position funded by a grant from Rocky Mountain Power. The Tribune retains all control over editorial decisions independent of Rocky Mountain Power.*

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## What about the Sustainability policy?

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Lynne Olson <lynneolson@msn.com>

Fri, Jan 12, 2024 at 2:08 PM

To: cindy cromer <3cinslc@live.com>, Judi Short <judi.short@gmail.com>

Hi Judi & Cindy,

I heard this morning from Peter Nelson, the SLC Sustainability Program Director. He confirmed that the Sustainability Policy is not being applied to private property development. Any references to the policy as having been recently adopted are obfuscations (my word, not his.)

What he told me confirmed my belief that the HBV proposal for a SUS zone, only in Sugar House BD and only at the WF site is an obvious attempt to invent a singular zone for this one project.

I looked up "spot zoning:"


... the application of [zoning](#) to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. Also, it may be an "arbitrary, capricious and unreasonable treatment" of a limited parcel of land for the benefit of only one land-owner and does not advance the public good.

Using this language, and refuting the implication that this policy was adopted or is even being considered for application for private property development, I'll get a comment to you, Judi, this afternoon.

I've attached the Comprehensive Sustainability Policy document.

Lynne

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 TITLE 56 Comprehensive Sust Policy \_1-12-24.docx  
40K

March 23, 2011

Greetings,

The Salt Lake City Council is currently reviewing changes to the City's zoning regulations relating to urban agriculture and renewable energy systems. The Council is seeking feedback from the community and would like to make you aware of upcoming opportunities to express your thoughts on the proposed changes.

The proposed changes being considered by the City Council are part of Mayor Becker's Blueprint for a Green City and Sustainable City Code Initiative. The proposed changes are intended to encourage local food production and use of renewable energy systems. This will help reduce the need for imported foods, create new sources of affordable energy and reduce environmental impacts from transportation and air pollution.

We invite you to a public hearing scheduled for April 5, 2011. The Council encourages you to review the proposed changes and submit your comments. Please feel free to forward this information to anyone you may know who is interested in this topic. A brief description of each issue is provided below.

- **Urban Farms** - Urban farms that provide fruit, vegetables or plants, such as flowers, grown on the property would be allowed within commercial and residential zoning districts. Currently, the sale of produce is not allowed in residential zoning districts. The proposed changes would allow an individual operating an urban farm to do so from their place of residence.
- **Community Gardens** - Community Gardens would be allowed within most zoning districts, including residential zoning districts.
- **Seasonal Farm Stands** - Seasonal Farm Stands that are used to sell locally-grown fruit, vegetables or plants, such as flowers, would be allowed on properties zoned for Residential Business, Residential Mixed-Use, Residential Office and in all non-residential zoning districts. Farm stands may be located on private property but not in the public right-of-way. Farm stands would not be allowed in single-family residential neighborhoods unless they are part of an urban farm.
- **Greenhouses, Hoop Houses and Cold Frames** - The proposed ordinances would require these structures to be set back at least 1 foot from the property line on the side and rear yards of the property, and they would be prohibited from being placed in the front yard. They must be made from molded or thin sheet transparent plastic over a frame of wood, metal or PVC piping.
- **Small Wind Energy Systems** - Under the proposed regulations, these energy system towers would be required to be set back from property lines at a distance equal to the total height of the energy system tower plus five feet. In terms of sound, these systems cannot exceed 55dBA, which is measured at the adjacent property line.

- **Small Solar Energy Systems** - The proposed regulations for solar energy systems, such as solar panels, address size, location and height on both primary and/or accessory buildings or as a separate structure. In Historic Districts, installation of solar energy systems would be allowed through the building permit process if the system is in a location not readily visible from a public right-of-way and causes minimal damage to the historic structure. Historic Landmark Commission review would be required for any location that may be visible from a public right-of-way or on the front façade of the building.
- **Solar Arrays** - Solar Arrays (large interconnected solar panels) would only be allowed in zoning districts where they can be built on large expanses of land with limited shading.
- **Large Wind Energy Systems** - Large Wind Energy Systems would be allowed in non-residential zoning districts and on lot areas large enough to provide a buffer between uses. The proposal allows them in the Open Space zone.

An Open City Hall page has been created for this topic. Open City Hall is an on-line forum for civic engagement. At this site you will be able to post your comments and read what others are saying. The Council will consider input from this forum along with all other channels for participation. [www.slcgov.com/opencityhall](http://www.slcgov.com/opencityhall).

Thank you for taking the time to review the proposed changes. To view the staff reports please visit the Council's website at [www.slcgov.com/council](http://www.slcgov.com/council) or call 801-535-7600.

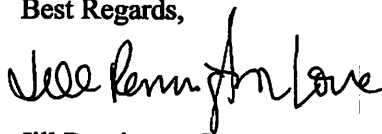
Mail: Salt Lake City Council Office  
P.O. Box 145476  
Salt Lake City, Utah 84114-5476

Web: [www.slcgov.com/opencityhall](http://www.slcgov.com/opencityhall)

Call comment line: (801) 535-7654

Fax: (801) 535-7651

Best Regards,



Jill Remington Love  
Chair, Salt Lake City Council

JL/nt

cc: Salt Lake City Council Members





**G. M. Roh** <elbowfork@gmail.com>

Jan 29, 2024, 12:41 AM  
(3 days ago)

to me

I can't imagine why sugarhouse needs to have 300 foot tall buildings. Please reconsider, allowing this to happen already. It's becoming heavy crowded. Everything that was lovely about moving to Sugar House is slowly eroding having a 300 foot tall building allows everyone else to have a 300 foot tall building. Is there anyone on your committee that is committed to preserving the beauty of the area? I'm unable to attend the meeting but I'm so disappointed.

I am at Sugarhouse Park daily, walking my dogs and enjoying the sunshine.

Please don't be the one that contributed to the demise of a lovely neighborhood.

Regards,

Gabrielle Roh

801-856-6673

Sent from my iPhone

**Stacey Lloyd** <Stacey.Lloyd@hsc.utah.edu>

7:49 AM (5 hours ago)

to me

I have lived in Sugarhouse since 1998. We moved here for the wonderful neighborhoods and the quaint feel of the area. Over the years this has been changing and I feel the push to make Sugarhouse an extension of Salt Lake City proper. Growth and expansion seems to be the driving force for the council, which I am against. I understand that things change, but we can have growth without major dense housing projects. We are nestled in the foothill, which limits expansion to a degree. We have much more opportunity for growth and expansion in the west end of our valley. Plus, the cost of living in Sugarhouse is so high, even with expansion, it does not drive prices down and there are not affordable housing options in our area.

Specifically regarding the project proposal to change zoning, I feel if this passes, it is a foot in the door for many more developers. In the community meeting a lot of good points were brought up.

1. Many restaurants and stores have not succeeded in the Sugarhouse area. I feel because it is more and more difficult to drive into the commercial area. Honestly, I try to avoid 21<sup>st</sup> south below 13<sup>th</sup> as much as possible.
2. Which leads to the next point... more traffic. With dense housing and more traffic, those poor little streets will not be able to accommodate more cars.
3. Shadow predictions. They need to do studies when the impact is the greatest, not in the summer. Although the design itself looks attractive, no rendering was presented that showed the full expansion of what the building will look like and how it will affect our skyline in the area.
4. No opportunities to build equity. We need family housing and those opportunities don't seem available nor attractive if we only offer rental properties. It would be great to know how many apartments in Salt Lake and in Sugarhouse have vacancies due to high cost of rent. Do we really need more overpriced apartments?

Thank you for your consideration. Please keep Sugarhouse...well like Sugarhouse. Please do not change the zoning.

Stacey Lloyd



G. M. Roh <[elbowfork@gmail.com](mailto:elbowfork@gmail.com)>

12:41 AM (19  
hours ago)

to me

I can't imagine why sugarhouse needs to have 300 foot tall buildings. Please reconsider, allowing this to happen already. It's becoming heavy crowded. Everything that was lovely about moving to Sugar House is slowly eroding having a 300 foot tall building allows everyone else to have a 300 foot tall building. Is there anyone on your committee that is committed to preserving the beauty of the area? I'm unable to attend the meeting but I'm so disappointed.

I am at Sugarhouse Park daily, walking my dogs and enjoying the sunshine.

Please don't be the one that contributed to the demise of a lovely neighborhood.

Regards,

Gabrielle Roh

801-856-6673

Sent from my iPhone

----- Forwarded message -----

From: **scott thomas** <[scottthomas@mail.com](mailto:scottthomas@mail.com)>

Date: Thu, Feb 1, 2024 at 8:49 AM

Subject: Wells Fargo lot

To: <[minnesotaute76@gmail.com](mailto:minnesotaute76@gmail.com)>

Landon

My wife and I attended the meeting last night on the proposed project at the Wells Fargo site. We have lived in the same house on Westminster for 40 years this May. I have to say that we are outraged over the proposal to change the zoning once again. This project is an abomination. Sugarhouse was a quaint and funky neighborhood and that is why we moved here 40 years ago. A 300 foot, even 240 foot tall 21 story building does not fit in here. Nor does it meet the criteria of the master plan. The poor residents to the north, East and West of this project are especially vulnerable to such an awful, ill conceived project. The gentleman who had done his homework on the shadows of this project was spot on. They would never enjoy the sun again. If this project was to keep with current height restrictions of 105' this would not be as contentious. Although we are pretty angry about how the council has allowed or encouraged such fast and large development in the area. Sugarhouse lacks the infrastructure to support such projects. And the residents deserve better. I understand that we have to start building up rather than out, but Sugarhouse is NOT the place for such development. Another great point brought up last night was the fact that businesses are coming in but then leaving quickly after realizing that things are not sustainable for them. And us residents are left with the aftermath. This company bought the property knowing the 105' height restrictions. Hold them to it. And for the sake of the residents who own homes in the area: slow down to a sustainable pace of development! This is ridiculous!

Scott Thomas

--  
Sent from my Android phone with [mail.com](mailto:mail.com) Mail. Please excuse my brevity.



density will spur more construction and help support surrounding business. We need more of this type of building throughout Salt Lake CITY. This will be a great improvement to the corner and the neighborhood. It will bring people close to where they actually want to live and create a more lively neighborhood that is vibrant the entire day. This is the type of construction we should be helping to make possible.

**Email**

[andreorantesthomas@gmail.com](mailto:andreorantesthomas@gmail.com)

**First Name**

Ann

**Last Name**

Hopkins

**Your Comments for the Planning Commission**

So many thoughts... Just turned 73, I haven't owned a vehicle in over 5 years, I find SH very walkable. It used to be transit exceptional, until all the construction, everywhere. I hope our community county and the city council stick by their guns and DO NOT grant a rezoning. Harbor Bay knew when they purchased the property what the building codes were. They purchased anyway knowing they would get a pass from the powers that be. We need to stand up to all the developers and not let them ruin the charm and 'neighborhood' of SH. Also, why can't the facade of the building fit in to the rest of the developments. Up and down 1100 E & 2100 S also, both old & new have brick as the main material in combo with others. Some brick is painted, but it's still the 'brick look'. That, at least, would fit in with other buildings in the area.

**Email**

[ahopkins1124@yahoo.com](mailto:ahopkins1124@yahoo.com)

**Your Street Address**

1869 S 1100 E

**Current Proposals List**

Proposed Rezoning of Old Wells Fargo Parcel

**First Name**

Isabel

**Last Name**

Hill

**Your Comments for the Planning Commission**

I am a student at Westminster University and I'm very concerned about the implications of rezoning the old Wells Fargo plot. The proposed construction project will worsen traffic congestion, make business more difficult for locally owned small businesses, and raise the cost of living in this neighborhood. It is already costly to live here, and if this change occurs, many of my peers will be unable to afford living in the neighborhood where we study and work. Salt Lake does NOT need another downtown. Please block this proposal and protect the Suagrhouse neighborhood.

**Email**

[isabelwittmeyerhill@gmail.com](mailto:isabelwittmeyerhill@gmail.com)

**Email**

[alfrocks@msn.com](mailto:alfrocks@msn.com)

**Current Proposals List**

Proposed Rezoning of Old Wells Fargo Parcel

**First Name**

Lou Ann

**Last Name**

Donahue

**Your Comments for the Planning Commission**

Please consider and vote against the rezoning of Sugar House at the old Wells Fargo Building. This will not only diminish the charm of Sugar House but will eliminate many of our lovely local business and may even effect some of our long time residents leaving the Sugar House area. It will raise costs so that many of the local businesses will not be able to maintain their business in the Sugar House area. It will not be affordable housing. The building plans do not fit our Sugar House charm and who will want to visit Sugar House if it is nothing but a huge building on the corner with no local businesses and restaurants because no one can afford them. The traffic will also suffer. We hardly have room as it is. Thank you for your consideration!

**Email**

[imgdonahue@msn.com](mailto:imgdonahue@msn.com)

**First Name**

Carolyn

**Last Name**

Fish

**Your Comments for the Planning Commission**

My concerns about this proposal.

Out of scale with the neighborhood. Even the revision they presented is twice the height of what is already there.

I get that we need more housing. But can't we do something within existing zoning or at least without such a drastic change?

If heaven forbid we have a fire like the one down the street, is equipment to fight a fire in such a tall structure easily accessible?

**Email**

[carolynfish77@gmail.com](mailto:carolynfish77@gmail.com)

**First Name**

Andre

**Last Name**

Orantes-Thomas

**Your Comments for the Planning Commission**

This is a great project for Sugarhouse. Residents need as much housing as possible. This type of



*"Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements **to sustain the quality of life in the neighborhoods;**"*

For over 35 years I have paid property taxes and spent 'consumer dollars' for the benefit of supporting and sustaining the Sugar House quality of life. The thought of this zoning change is very unpleasant and disappointing. What will this actually do to our quality of life? I oppose this action and ask the Planning Commission and City Council to vote NO.

Mac and Pat Dalglish · 1416 Hollywood SLC 84105 801.467.7013 Dear Council, My husband, Mac, and I, Pat Dalglish live at 1416 Hollywood. My neighbor encouraged me to go to the Council's meeting on January 31st regarding the rezoning request of the new owners of the Wells Fargo's property. I am very glad that my husband and I went and we are glad that we have joined the Council. I spent my employed years as an insurance adjuster handling litigated injury suits and construction defect suits. As such, I am used to being on the defending end of the game. The Council is now defending Sugar House from predators with deep pockets and a lot of know how in getting what they want. They have already done a lot of schmoozing our legislators who are supposedly keeping Sugar House itself and the homeowners safe from plans such as this beauty. I feel strongly that if we only do "community meetings", it will not be hard to loose this fight. I propose the Council do some proactive work which I feel will pay off in the long run. When my company/policyholder was sued by a person with significant injuries, I was not hopelessly waiting for the plaintiff's attorney to send me bills which were hand picked for me to work with. I would subpoena all of the bills and had a forensic nurse go over each bill to see what was actually done and why. We also would subpoena all of the doctor's records, not just the records the planttif's attorney wanted to work with. Same thing with construction defects. Hire your own experts to tell you what is what. Traffic congestion The number one attack point is the amount of car congestion that will be added to the streets from their building. I have no idea how much a study would cost, but it would be cost effective to have one of our own. Footprint of the building The "shadow" situation from the building is terribly significant to those living in its shadow. The developer's presentation was a joke as pointed out by one of the people who lives north of the proposed building. Documenting what the real impact is would definitely be worth doing and might be a low cost study if someone could approach someone at the University. I would like to talk to someone about both of these issues. Our phone number is 801.467.7013. Thank you for all the Council does for Sugar House. pldalglish@gmail.com

**Langdon Owen <lowen@ck.law>**

Wed, Feb 7, 5:16 PM (1 day ago)

to Landon, Sarah.Young@slcgov.com, City.Council.Liaisons@slcgov.com, Council.Comments@slcgov.com

Dear Planning Commission,

I live in the Sugarhouse area and find the thought of a very large building there very concerning, for all the reasons so well articulated by Ms. Watson. The sort of project proposed just does not belong in Sugarhouse. Thank you for your attention.

Yours very truly,

Don

Langdon T. Owen  
Attorney at Law

111 East Broadway, 11th Floor  
Salt Lake City, Utah 84111  
Phone: 801.363.4300 | Facsimile: 801.363.4378  
lowen@ck.law  
[www.cohnekinghorn.com](http://www.cohnekinghorn.com)

*“A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area...”* and

*“Policies that support the preservation of neighborhood character as well as historic and natural resources;”*

Allowing this will forever change and NOT maintain the historical character of the area. The adjacent properties will be negatively impacted and the Sugar House character will be bulldozed and many new massive buildings will rise. This action will open the door and place a big welcome mat for many big and tall developments to occur. The Sugar House we know and love will become history, not preserved.

This will also be inconsistent with another Master Plan goal:

*“Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements **to sustain the quality of life in the neighborhoods.**”*

For over 35 years I have paid property taxes and spent ‘consumer dollars’ for the benefit of supporting and sustaining the Sugar House quality of life. The thought of this zoning change is very unpleasant and disappointing. What will this actually do to our quality of life? I oppose this action and ask the Planning Commission and City Council to vote NO.

I suggest you all follow the final Master Plan goal:

*“Implementation strategies for accomplishing the goals and policies of this master plan.”*

Thank you for your consideration and your public service. See you in the neighborhood.

Andrew Smith  
2385 E Stringham Ave.  
Salt Lake City, UT 84109

I’m greatly opposed to any zoning changes to the Wells Fargo parcel and the surrounding Sugar House Business District. A lot is going on right now: roads, buildings, housing units, etc. Are the current public facilities and services within downtown Sugar House even sustainable right now? I suspect they are not adequate. Adding a massive, monster building, and thousands of people and cars in that location is not needed nor good for Sugar House. This will add great strain on the current public facilities and services, causing more building and expansion, and requiring even more public dollars to fund it. The traffic and pedestrian congestion and impacts will be greatly increased, which is frustrating and not a good outcome to have to live with.

Passing this zoning amendment and allowing a 240 to 300-foot building is not consistent with the Master Plan scope and general goals of:

*“A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area...”* and

*“Policies that support the preservation of neighborhood character as well as historic and natural resources;”*

Allowing this will forever change and NOT maintain the historical character of the area. The adjacent properties will be negatively impacted and the Sugar House character will be bulldozed and many new massive buildings will rise. This action will open the door and place a big welcome mat for many big and tall developments to occur. The Sugar House we know and love will become history, not preserved.

This will also be inconsistent with another Master Plan goal:

**Karen Gutierrez** <[iamkaren1992@icloud.com](mailto:iamkaren1992@icloud.com)>

Sun, Feb 4, 3:10 PM (1  
day ago)

to me

Hello!

Just thought i'd add my distaste to help prevent another mess dumped on this cozy and sweet nuance of a town. I hope this is heard and resonates with those that truly care about the Sugarhouse neighborhood. There's already been more than enough "housing" built in that area. MAYBE they can fill the housing that's being built, and go from there. How about using that investing money from these builders for more affordable homeless help? Cleaning up the area first and getting the foundation that is Sugarhouse city center, stabilized before adding yet another significant project? Seems like a logical step in wanting to create a relationship with these "big city makers" and community that makes up Sugarhouse. Coming in with the excuse of "more housing" is not enough of a reason to build something ridiculous and out of place.

sincerely,

K, a lover of the peaceful sugarhouse neighborhood

----- Forwarded message -----

From: <[cguertler1@msn.com](mailto:cguertler1@msn.com)>

Date: Fri, Feb 2, 2024 at 7:13 PM

Subject: Sugar House Developement

To: <[minnesotaute76@gmail.com](mailto:minnesotaute76@gmail.com)>

Most everyone that had lived in SH since before all the so called "improvements" were made and are still making, are so saddened by all the small and hometown

businesses having been booted or bought out, want to preserve what is left. Especially the WF Bank and small businesses W of there, across 1100 E, the furniture co and Easterly. I guess it's good for some but ruined the small town feel of things. Like what happened to Park City, development ruined it. We don't have any small town feel left. Sugar House was a wonderful place to walk around and shop on a casual Saturday, no more. Just expressing my opinion. Check out what's being said on the FB page, Growing up in Sugarhouse, if you haven't already.

Thanks for listening.

Cheri Murphy

I'm greatly opposed to any zoning changes to the Wells Fargo parcel and the surrounding Sugar House Business District. A lot is going on right now: roads, buildings, housing units, etc. Are the current public facilities and services within downtown Sugar House even sustainable right now? I suspect they are not adequate. Adding a massive, monster building, and thousands of people and cars in that location is not needed nor good for Sugar House. This will add great strain on the current public facilities and services, causing more building and expansion, and requiring even more public dollars to fund it. The traffic and pedestrian congestion and impacts will be greatly increased, which is frustrating and not a good outcome to have to live with.

Passing this zoning amendment and allowing a 240 to 300-foot building is not consistent with the Master Plan scope and general goals of:

Why make changes now to the thoughtful planning that has already been done, just because a builder desires to put a high rise in a neighborhood that is zoned for smaller buildings?

This type of building is not consistent with the planned policies. It is hubris, to claim to know better than all those who previously put these plans in place in order to keep Sugarhouse a pleasant, unique, livable, affordable and safe place to live, dine, shop and work.

This weekend, I walked and drove through the intersection next to this address, to envision what a 20+ story building would look like here. Anyone who did the same would see that a skyscraper here would be a monstrosity. The proposed building would change the character of the neighborhood irreversibly, dwarfing the adjacent Sugarhouse commons, with its plaza and historic fountain. It would obscure the light and mountain views of the houses and buildings surrounding the area.

A building this size, full of residents and vehicles, besides completely dwarfing and overshadowing its neighbors, would overwhelm the current public facilities in place: roads, wastewater, refuse collection, etc. The roads in Sugarhouse are already congested - especially the freeway interchange near busy 13th East and 21st south.

As a 52 year resident of beautiful Sugarhouse, I urge you to reject the request to change the zoning which would allow this or any other proposed building to be constructed which is so completely out of scale and character with the surrounding businesses and residences!

We already have a downtown. Let those who want urban living move downtown into a new 20 story building. Don't force urban living upon Sugarhouse residents and businesses.

Please stand up to protect the charm and character of historic Sugarhouse. Once it's gone, it can never be put back the way it was before.

Respectfully,

Willow Luker Jeppson  
2233 S 2000 East  
SLC, UT 84106

**Kathleen Horn <hornke248@gmail.com>**

2:43 PM (2 hours ago)

to me

Judi,

I have only been a resident of sugar house for 2 years , but my daughter has been here much longer than that.

I chose to live here because of its smaller appearance. And that it was not downtown salt lake. I drive past that corner on a regular basis and a huge building put up like that would increase traffic flow and just make it unwieldy for the residents of Sugar House. That's a busy corner anyway, and the shadows of that building would just make it so very dark.

Please keep Sugar House as it is... A village and not a large city like downtown Salt Lake!

Thank you for listening.

Kathy Horn



**emily chipman** <chipmanemily@gmail.com>

8:43 AM (5 hours ago)

to me

Hello,

As a sugarhouse resident, I am strongly opposed to the new zone request from developers to increase the height maximum in the neighborhood's business district. This is not the reason that I live in sugarhouse. I'm here because of the small local charm. I vehemently request that the zoning change be denied. Furthermore, I feel that we need to protect our local neighborhoods. We do NOT want to become Chicago! This is not a city that is based off of sky scrapers, and especially so close to a residential area. Part of the reason we have chosen to live where we do is because of the neighborhood and SMALL feel. We did NOT move here to have the sense we live in the middle of downtown Salt Lake city!

My grandparents lived here, my parents lived here, and I have now lived in the area for over a decade. Please stop this craziness.

**Carolyn Russon** <carolynrusson@gmail.com>

Sat, Feb 3, 7:39 PM (16 hours ago)

to me

Hello Judi,

I would like to add my thoughts about building a 20-21 storey building in Sugarhouse. I grew up in Sugarhouse as a child and attended Irving Jr High. I spent a lot of time shopping and enjoying this beautiful little suburb. I raised my children in this area as well, living there for about 45 years.

I strongly oppose rezoning this area to allow such a tall building. Once we allow one to be built it will open the flood gates for others. I prefer to leave it as it is, although the many apartment buildings have certainly taken their toll on the quaint little town. The building done so far has made for so much more congestion as it is. To add a tall building would make it even more congested.

Please don't allow this to happen to our beautiful Sugarhouse neighborhood.

Carolyn Russon

**Willow Jeppson** <willowjeppson@gmail.com>

Sun, Feb 4, 8:18 PM (15 hours ago)

to me

Dear Sugarhouse Community Council and Salt Lake City planners:

The zoning change the developers are asking for, at 1095 E 2100 south in the heart of charming, historic Sugarhouse, in order to construct a high rise building, is not consistent with the goals and purposes of the city.

need new infill housing (market rate or affordable), as studies have shown, to stabilize and slow rent growth. Please do not deny 100s of people homes because of people who could not even recognize the specifics of the project they are opposing. That Wells Fargo has terrible street engagement and is underutilized in the very heart of downtown Sugarhouse - there is no logical preservation argument with this building. I would love to see a large, urban-format store or couple of stores/restaurants at the base of an urban high rise. I have lived in the area for the past 5 years and frequently walk past the site and have actually had some friends who formerly worked at that Wells Fargo Branch. Do not let a small room full of people who oppose anything and everything shoot down what would be wonderful investment and amenity in our community.

**Email**

[anthonyjteramana@gmail.com](mailto:anthonyjteramana@gmail.com)

**urrent Proposals List**

Proposed Rezoning of Old Wells Fargo Parcel

**First Name**

Henry

**Last Name**

Murray

**Your Comments for the Planning Commission**

More density the better! We need mote housing and urban density! A highrise would be great here!!!

**Email**

[henrybmurray@icloud.com](mailto:henrybmurray@icloud.com)

**First Name**

Michael

**Last Name**

Eccleston

**Your Comments for the Planning Commission**

You cant stop progress. The best you can hope for is thoughtful change. This project seems to have good intentions for the community. Dont let a few NIMBYs ruin progress in slc.

**Email**

[michael.eccleston@gmail.com](mailto:michael.eccleston@gmail.com)

**Your Street Address**

1045 east 2100 south

**First Name**

Luis

**Last Name**

Diaz-Mendoza

**Your Comments for the Planning Commission**

Please proceed with rezoning. The future of SH depends on this. This coule be the beginning of a truly walkable district. We can elevate sugar house!



situation. Stop treating us like idiots by proposing this will have lower rents for local vendors on the main floor. If you can't lower the rent for them within the current zoning law then find some other use for your main floor space. We are not children, we fully understand that if this happens it will open the door to more such structures and then our beloved Sugar House will cease to exist and Salt Lake City will have a second downtown highrise district. At what cost? Bulldozing existing neighborhoods to allow for greater traffic flow and parking? There is no parking now because of all the highrise apartment dwellers parking on the street. This will further erode the ability to shop in Sugar House. NO,NO,NO please do not approve this project!!!

**Email**

[bbrassslc@gmail.com](mailto:bbrassslc@gmail.com)

**Your Street Address**

2228 S Wellington St.

**Referral**

<https://sugarhousecouncil.org/proposed-project-at-old-wells-fargo-parcel/>

**Current Proposals List**

Proposed Rezoning of Old Wells Fargo Parcel

**First Name**

Kerry

**Last Name**

Hawkes

**Your Comments for the Planning Commission**

Please stop the continued destruction of Sugarhouse. It has a rich history that is being systematically destroyed. It is becoming so dark and depressive there. Once you allow this, how will you justify not allowing it in the neighborhoods etc. Stop this in it's tracks. Suggest they move it to where there is open space and won't distract from the beauty of our neighborhood.

**Email**

[kerryh57@hotmail.com](mailto:kerryh57@hotmail.com)

**First Name**

Anthony

**Last Name**

Teramana

**Your Comments for the Planning Commission**

It is very important to support the rezone of the Wells Fargo Parcel. That corner is deserving of something far more engaging and monumental. I am a recent Utah graduate and I plan to stay and live in Sugarhouse for a very long time - it should not be wasted on another 5-1 apartment building (which are not necessarily bad but not fitting of that parcel). This would be one of the tallest mass timber in the US if not the world and the street engagement is incredible. 100 years from now Sugarhouse will still be here and it will be better of for this rezone and eventually a small Sugarhouse skyline where downtown Sugarhouse is today. Preservation is important but so is progress and we

Factors such as wind loads, ( every morning there is massive winds coming through this area from the Canyons), foundation requirements and material strength are critical considerations as buildings increase in height.

Human waste will demand larger pipes to replace the current pipes. There will be more pollution into the storm drains with the advent of more vehicles in a compact area. Electricity load, water load and other environment factors increase as more families are placed in a closed in area.

The higher a building the more micro climate is created - called heat island effect.

Harbor Bay is known for its focus on buildings made from mass timber, a new style that uses cross-laminated wood can be as structurally strong as steel and concrete yet more environmentally efficient. Poor bonding and mishandling of cross-laminated timber (CLT) can cause delamination, which is a separation in bonding lines due to adhesive failure. Moisture content variations play a big role in the initiation and growth of delamination. Even the smallest cracks can propagate into total delamination of plies. Staining and mold are also issues when the water and fluctuation in temperatures attack the CLT. are there building codes in Sugar house to accommodate and ensure the safety of use of CLT? Do insurance companies in Utah allow for the risk of using CLT fro a building housing multiple families?

If in rezoning, the city of Sugar House is looking at more housing then 25% of the apartments should be low income housing as Mayor Jackie Biskupski had tried to implement while in office and failed.

The number of bodies per square foot needs to be 600 sure feet per person so a family of 4 needs 2,400 square feet to meet their physical and emotional needs. The proposed zoning is being asked to incorporate photovoltaic system ( solar panels) so that in the winter and days with little to no sun, there is a lesser amount of electricity availability.

Currently 48.4% of Sugar House residents do not work in the Sugar House area and use a variety of of transportation modes.

By increasing the residential intensity in Sugar House, the psychological and emotional consequences parallel those of the utah state prison.

Elementary schools serving this area are Hawthorne elementary and Mary W. jackson elementary both of which the Salt lake school district has on the chopping block to close at this time.

This boils down to greed, the more population, the more taxes are collected but in time , depending on the contracts the residents must agree to, there will be a plethora of lawsuits and problems. having the visual sight of the mountains blocked by a monstrosity building will also effect many Sugar House residents.

### **Current Proposals List**

Proposed Rezoning of Old Wells Fargo Parcel

### **First Name**

William (Bill)

### **Last Name**

Brass

### **Your Comments for the Planning Commission**

I have lived in Salt Lake City for forty years and the last 34 years in Sugar House. In that time we have seen our community change from a small town atmosphere to a megopolis with high rise apartment buidlings, choking traffic, no parking for locals, poor water pressure, crime, etc.,etc. Now we are being presented with this plan to further destrpy what little remains of our quint community by introducing a structure that has no place in this community. We do not need an even greater high rise sticking out like a sore thumb, blocking the sun for dozens of businesses and home owners. The current zoning was very clear when the new owners of this property purchased the Wells Fargo Building, Sugar House has a master plan, nothing in this proposal fits into either of those statements. Take your ideas downtown where they belong and leave us to live with our current miserable



Thank You for taking the time to read my thoughts and concerns on this. Please, Please do not let this happen. If this rezoning happens it will be death to what Sugarhouse is meant to be.

Respectfully

Nancy Atkinson

**Liz Eagan**

Thu, Dec 7,  
6:47 PM (8 days  
ago)

to city.council.liaisons, sarah.young, me, Liz

When the building's height exceeds 216 feet, its effect on LST ( land surface temperatures) will be greatly weakened. This is due to the influence of building shadows, local wind disturbances, and the layout of buildings.

High-rise buildings have a stronger influence on the local atmospheric conditions and sunshine conditions than low-rise buildings. It has further effects on local ecosystems, energy and water demands, human well-being. The dependency on electricity for elevators, the slower emergency response time to reach the floor needed, the feeling of being trapped and the building swaying, the danger of earthquakes. If the power goes out ever, how will families with a person who may have disabilities get out of the building safely.

Multiple studies across a variety of countries have shown that urban building morphology was one of the important drivers of climate change. High-density high-rise buildings can increase surface temperatures in summer and lower surface temperature in winter. The shadow of the building will affect surrounding buildings as well.

With the huge building creating a heat/cold island, the fluctuation of temperatures surrounding the building negatively affects buildings and people around the building. To change the current zoning and allowing an increase in height will affect the 2 lane streets surrounding this monstrosity. An increase in vehicular traffic as people enter and exit, visit and try to find parking spaces for even the lower level shops will be ludicrous.

These same studies indicate a 1-2 degree change in temperature in summer, hotter, and in winter colder.

The idea that the zoning commission would consider a wood building sustainable does not take into consideration the damage done to the cutting of trees - will the building company replace the same amount of trees they have to cut down to build a higher rise? Other studies have shown that in an earthquake, a predominantly wood building will sway and collapse far easier than steel or concrete. The life span of the wood as it will be subjected to insects, animals, weather, mold, fire etc. remains questionable - even treating the wood has health issues to children and the elderly. Fire hoses can generally reach 75 feet from the ground with enough pressure but if the pressure is not great enough, it is 40 feet high that the water can reach. How will the families above 40 feet get help? How will EMT's manage to get up and down especially when electricity may not be working - every minute counts. The hoses push smoke and heat back into the building so that attacking a high rise blaze from the outside is counterproductive and people will be trapped inside burning to death. The fire department stated that the general rule for them to fight a fire with ladder and hose is only up to the 10th floor so that either the fire has to then be fought from the inside (putting fire fighters at risk) or from other buildings that are equally tall. Elevation decreases water pressure so that a tremendous amount of force is needed at ground level to allow a functional flow the higher up a building goes.

**Nancy Atkinson**

Thu, Dec 7,  
10:26 AM (8 days  
ago)

to me, Nancy

Hi

I'm Nancy Atkinson and was an attendee at last night's meeting over proposed 305 foot apartment bldg. Along with others I HIGHLY oppose this proposal and zoning change.

The plan to add ANOTHER 400 residents to this area is obscene. Along with the already under way Snelgrove apartment site, (200-300) more residents on 2100 S, and the Midas Corner across from Walgreens apartment site, another 200-300 residents, is untenable.. Add to that the fact that Sterling Furniture and the shops east of it have been sold to a developer, with plans for another apartment build is getting totally out of hand.... 1100 East, 2 lanes, 2100 South soon to be only 2 lanes. Changing the zoning will allow for the Sterling site to follow suit and we will become a sunless, canyon like set of streets. I lost my ability to have a garden in my backyard garden beds when the city allowed my back neighbor to build an ADU that blocks my east sunlight.. Its very sad, and great loss to me.

As was stated, this would make Sugarhouse completely unaccessible to other than walkers, bikers, etc. I'm lucky since I am a walker, but I'm 75 and this won't be an option for me for many more years.. I can walk up to all the shops etc, from my home on 800 East, 4 houses north of Guthery Bike. Unless I need to do a big grocery shop that I could not carry home on my shoulders.

When I was getting ready to buy my sweet bungalow 10 years ago, I made it a point to get, and study the sugarhouse master plan. That has obviously been ignored, scrapped, and shredded since then. I was very happy with the plan that ensured vigorously, the maintenance of family neighborhoods, and low density. HA!!!!

I hope the commity uses common sense in future building requests. Because so far they have not.. Most of the residents of these apartments do not work in Sugahrouse or SLC proper. Most commute, by car out to Utah County, Lehi and their Tech and other industrial jobs, where I'm sure they shop before they come back to their shared (meaning more than one car per apartment) 700-800 Sq foot prison.

I'm so disappointed in the bastardization of the quaintness, the loss of trees and other green space in this once beautiful destination part of the SLC area. These builds belong on State Street where 4 lane roads are available and public transportation is also more available.

We've lost so many nice independent shops and eating establishments. Now Kimi's Chop and Oyster house is leaving due to what all this construction, and building has done to her business. I'm betting that beautiful building will be demolished for another glass, soulless, monstrosity when she's gone...

When is enough enough?? These builds should be in Utah County where the jobs are.. Where there is continuous additions of companies, and therefore shopping and eateries....Stop ruining Sugarhouse!!!

SLC's trend to tear down historic buildings, etc.. instead of restoration and repurposing is very sad and disheartening. The Irving School house did it right!!!! Follow their example!

our community due to the impact the current road construction has had on the businesses (including massive loss of revenue due to inaccessibility). A skyscraper and its attendant construction will further hurt these local businesses and could easily put many out of business altogether as streets are closed, debris abounds, and the noise discourages community members from visiting. Even after the construction ends, the above-mentioned traffic impacts and residential displacement will have seriously negative impacts on the area businesses.

Salt Lake City is growing, and no one knows that better than Sugar House which has seen a stratospheric increase in building in the last five years, but we need to grow in thoughtful and meaningful ways that enhance our city and its unique community centers, not seek to transform them into a new Downtown, but without the requisite space, street access, parking, and public transportation. We should be elevating and supporting our small businesses and leaning into the new bikeable/walkable community the City Council has already funded with our new safer pedestrian and cyclist friendly roads, not undercutting them.

Thank you  
Alicia Cunningham-Bryant

Alicia Cunningham-Bryant Ph.D.  
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She/Her/Hers

**Lou Ann Donahue** <[imgdonahue@icloud.com](mailto:imgdonahue@icloud.com)>

Fri, Dec 8, 7:37 AM  
(7 days ago)

to me

Please consider and vote against the rezoning of Sugar House at the old Wells Fargo Building. This will not only diminish the charm of Sugar House but will eliminate many of our lovely local business and may even effect some of our long time residents leaving the Sugar House area. It will raise costs so that many of the local businesses will not be able to maintain their business in the Sugar House area. It will not be affordable housing. The building plans do not fit our Sugar House charm and who will want to visit Sugar House if it is nothing but a huge building on the corner with no local businesses and restaurants because no one can afford them. The traffic will also suffer. We hardly have room as it is. Thank you for your consideration!

Thank you.

Lou Ann Donahue  
Resident of Sugar House and a lover of all things Sugar House

[ReplyForward](#)





**First Name**

Tyler

**Last Name**

McConnell

**Your Comments for the Planning Commission**

I really don't appreciate this project nor the way it has been pushed through during a time that most people are not paying attention.

If this goes through, it sets a precedent that will harm the community. If we allow this building to breach the current height limit, when will it stop? The community will be slowly eliminated as skyscraper after skyscraper takes the place of our local small houses and small community feel. In the short term, creating the building will turn the corner of 1100 e and 2100 s into an unusable area. The sheer amount of construction that will take place will displace most of the small businesses that sugarhouse is known for. Residents, tourists, college students and people from all over will have a harder time getting to and finding parking in the area for well over 5 years as the demo, laying of the foundation in a pit and then construction of another major building. I strongly urge for this building NOT to be allowed to exist.

**Email**

[tyler.mcconnell@gmail.com](mailto:tyler.mcconnell@gmail.com)

**Your Street Address**

928 E Bryan Ave

Alicia Bryant [acb@westminsteru.edu](mailto:acb@westminsteru.edu)

Dear Judi, Sugar House Community Council, and Salt Lake City Planning Commission,

I write in opposition to the proposed rezone on the NW corner of 1100 E 2100 S. As a resident who lives in Sugar House and works at Westminster University, I am deeply concerned about the impact the rezone and the proposed 305 ft building would have on our community. The short and long-term implications of such a project to our area are vast and deeply problematic.

First, the Thriving in Place study done by the Mayor's office and signed off on by the City Council highlights Sugar House as a key area where displacement of residents is already forecasted and is already in evidence. The construction of a 305 ft. skyscraper moves Sugar House from a residential work/play 15 minute community, to a new Salt Lake Downtown, driving up rents, driving out community members and exacerbating the issues already at play in our community.

Second, the current ongoing renovation of 2100 S to be a more walkable/bikeable street with access for small businesses narrowed the road and removed parking. The footprint and impact of the proposed new building and new zoning will bring many more cars to the street, cause further traffic issues, and exacerbate parking stress thus making biking/walking less safe, and discourage the walking/biking/small business access that the renovations were meant to encourage.

Third, small businesses are the lifeblood of Sugar House. The mayor herself has highlighted this in her public facing media walking through Sugar House and encouraging residents to "Shop Small" and shop in



## COMMENTS WELLS FARGO PROJECT 2023

**Sophia Harper-Hague** <[phiaharper@gmail.com](mailto:phiaharper@gmail.com)>

to [Judi.Short@gmail.com](mailto:Judi.Short@gmail.com), [kocherwill@gmail.com](mailto:kocherwill@gmail.com), Landon, [sarah.young](mailto:sarah.young)

December 5, 2023

Dear City Council at large & Mayor's Office,

I hope this letter finds you well. I am writing on behalf of the Sugar House Community to express our deep concerns regarding the proposed high-rise building in the Wells Fargo space. Our neighborhood has a long-standing history of charm and character that we hold dear, and we believe that this development poses a serious threat to its preservation.

As residents' in Sugar House, we have witnessed the gradual changes in our community over the years. While growth and development are essential for a thriving city, we firmly believe that this particular high-rise building exceeds the reasonable limits for our neighborhood. It risks altering the special and unique atmosphere that makes Sugar House a wonderful place to live.

Our community has already seen significant transformations, and many feel that we have lost some of the distinctive qualities that once defined us. We are proud of our neighborhood's history, its walkable streets, and the sense of community that has always been a hallmark of Sugar House. Introducing a high-rise building would disrupt the harmonious balance we have cherished for generations.

We kindly request that you consider our plea and vote against the approval of this high-rise building in our neighborhood. We urge you to support a maximum height limit of 6 stories for any future developments in this area. This would help us maintain the integrity and character of Sugar House while allowing for responsible growth that aligns with our community's vision.

We are confident that with your support, we can protect the charm and identity of Sugar House for current and future generations. We understand the importance of responsible development and progress, and we believe that this proposal is not in the best interest of our beloved community.

Thank you for your time and attention to this matter. We look forward to your thoughtful consideration and hope that you will stand with us in preserving the essence of Sugar House.

With gratitude, Sophia Harper-Hague, MT-BC she/they

Hello Judi,

I am a current resident of the sugarhouse community as a student of Westminster University. I have become recently aware of the plans of the city to rezone the sugarhouse area in order to go forward with the demolition and rebuilding of a large skyscraper. I can only assume that as this rezoning will affect the entire sugarhouse neighborhood it will cause more and more demolition leading to more and more urbanization and gentrification of the already largely urbanized sugarhouse area. I would like to voice my displeasure and ask that it be shared with the people responsible for building and voting on these events.

Thank you,

Chase White [chasedavidwhite@gmail.com](mailto:chasedavidwhite@gmail.com)

**(no title)**

Proposed Project at Old Wells Fargo Parcel