
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: December 9, 2005

SUBJECT: Ordinance pertaining to Petition No. 400-01-32 and 400-02-08

- Amending zoning regulations relating to the Sugar House Business District
- Rezoning properties in the Sugar House Business District area
- Amending the Sugar House Master Plan

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the zoning text changes, rezoning and master plan amendments will affect Council District 7

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Lex Traugher, Principal Planner

Two items have come up since the Council's briefing on this item:

1. Council Member Lambert has indicated support for zoning properties located on the east side of 1100 East between Sterling Furniture Co. (located at 2051 South 1100 East) and the US Post Office (located at 1953 South 1100 East) with the CSHBD-1 zoning classification.
 - a. The Planning Commission is recommending zoning this area Sugar House Business District-2. This zoning classification allows a maximum 60-foot building height for mixed-use or residential structures. The rationale for this is to allow a buffer between the low-density single-family neighborhoods to the north and the higher-density business district core area.
 - b. The Planning staff recommended zoning this area Sugar House Business District-1. This zoning classification allows a maximum 105-foot building height for mixed-use structures. The rationale for this is that the properties are surrounded by commercial/institutional uses and higher-density, taller multi-family structures. The lower-density single-family neighborhoods are located farther to the north and are not directly impacted.
2. Ms. Nancy Stark, representative for the Business District Stakeholders has requested that the Council consider the Sugar House Business District-1 for the properties located north of 2100 South and Hollywood Avenue on the west side of 1100 East west to McClelland Street. The properties are directly adjacent to existing low-density single-family homes to the north and west.
 - a. The Planning Commission is recommending zoning this area Sugar House Business District-2. This zoning classification allows a maximum 60-foot building height for mixed-use or residential structures. The rationale for this is to allow a buffer between the low-density single-family neighborhood to the north and west and the higher-density business district core area.
 - b. The Planning staff recommended zoning this area Sugar House Business District-1. This zoning classification allows a maximum 105-foot building height for mixed-use structures.

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Close the public hearing and adopt an ordinance:
 - a. Amending zoning regulations relating to the Sugar House Business District
 - b. Amending the Sugar House Master Plan
 - c. Rezoning properties in the Sugar House Business District area:
 - In keeping with the Planning Commission recommendation, or
 - Zoning the Irving School property CSHBD -2 and the properties on the east side of 1100 East from the Sterling Furniture Co. north to the US Post Office CSHBD -1 as supported by Council Member Lambert, or
 - Zoning the properties located north of 2100 South and Hollywood Avenue on the west side of 1100 East west to McClelland Street CSHBD-1 as requested by the Business District Stakeholders.

I further move that the Council adopt a Legislative Action requesting to rezone the properties east of the Irving School property on the east side of 1200 East from the current Residential Multi-Family RMF-45 zoning classification to CSHBD-2.

- Last year, the Redevelopment Agency Board approved funding for a proposed residential development for property located in this area.
 - Rezoning this area would enable redevelopment of this area and be consistent with the general goals and policies of the Sugar House Master Plan and the City Community Housing Plan.
 - Rezoning the area to CSHBD-2 would be consistent with the recommended zoning of properties south of this area along 2100 South to 1300 East.
2. **["I move that the Council"]** Not adopt an ordinance amending the Sugar House Business District zoning regulations, rezoning properties in the Sugar House Business District and amending the Sugar House Master Plan.

The following information was provided previously for the Council Work Session on November 17, 2005. It is provided again for your reference.

- A. On February 4, 2003, the Council reviewed the proposed zoning text changes, rezoning and master plan amendments.
- B. In May of 2003, at the request of the Planning Director, the Council referred this item back to the Planning Division for additional review.
- C. Please see the Background section on pgs. 7 & 8, for a summary of the Council Work Session discussion and the public process related to this proposal.

KEY ELEMENTS:

- A. The Administration's transmittal notes the following goals to be achieved for the Sugar House Business District through this process:
 1. Maintenance of the Sugar House Business district as a unique place.
 2. Creation of a walkable, pedestrian-friendly community.
 3. Creation of a "24/7" community with live/work opportunities and mixed-use development.
 4. Creation of multi-modal transportation options to better serve the area.
 5. Protection of adjacent residential neighborhoods.
 6. Maintenance of economic vitality and a healthy tax base with support for locally owned businesses.
 7. Preservation of the historical elements of the Sugar House business district's specific buildings and/or general area characteristics.

B. Key elements of the proposed zoning text changes, rezoning and master plan amendments are summarized below. (Please refer to the proposed ordinance for details.)

1. **Proposed zoning text changes** - 2 separate zoning districts are proposed – Commercial Sugar House Business District - CSHBD-1 and CSHBD-2.

Key elements are summarized below:

- a. **Maximum Setback** – 15 feet. Exceptions may be authorized through the Conditional Building and Site Design Review process. The Planning Director in consultation with the Transportation Director has the option to modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk and/or the modification conforms to the Business District Design Guidelines.
- b. **Building Height:**
 - Maximum building height of 30 feet for non-residential structures in either the CSHBD-1 or CSHBD-2.
 - Additional height may be obtained (to a maximum of 105 feet in the CSHBD-1, 60 feet in the CSHBD-2) by providing a 1 to 1 ratio of residential to non-residential uses. For every floor of non-residential development above the first 30 feet, 1 floor of residential development would be required to be built on or off-site.
 - If the residential development is transferred off-site, the maximum height for the non-residential structure is 60 feet in the CSHBD-1 District and 45 feet in the CSHBD-2 District.
 - In the CSHBD-2 District, buildings used exclusively for residential purposes may be built to a maximum height of 60 feet.
 - In the CSHBD-1 District, 90% of all required parking shall be provided as structured parking for buildings built to the 105 foot maximum height limit.
- c. **Buffer Yards** - An additional 1 foot setback is required for every 3 feet of building height above 30 feet (in addition to existing buffer and landscape requirements) for structures that abut a low-density, single-family residential zone.
- d. **Step Back Requirement** – Floors above 30 feet in height shall be stepped back 15 horizontal feet from the building foundation in areas that abut a low-density, single-family residential development or public streets.
- e. **First Floor Glass** - A minimum percentage of glass (40%) is required in buildings at the street level on the exterior front or face of a building. 25% glass at street level is required in structures with ground level residential uses. Exceptions may be authorized through the Conditional Building and Site Design Review process.
- f. **First Floor Street Level Requirements** – First floor or street level space of all buildings are limited to the following uses: residential, retail goods or retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing art facilities.
- g. **Residential Requirement for Mixed-Use Developments:**
 - Buildings with non-residential uses may be built to the maximum building height (to a maximum of 105 feet in the CSHBD-1, 60 feet in the CSHBD-2) with a requirement to provide a residential component either on-site or transferred to another site within the Sugar House Business District.
 - If the residential component is proposed for another site, the applicant will be required to:
 - Identify the location for the residential component.
 - Enter into a development agreement with the City to ensure construction of the residential structure in a timely manner.
 - **Either** begin construction of the residential development (progressing beyond the footings and foundation stage) prior to issuance of a Certificate of Occupancy for the non-residential building **or** provide a financial assurance to ensure the residential development will occur.

- The financial assurance shall be in an amount equal to 50% of the construction valuation for the residential development as determined by the Building Official.
 - Funds from the financial assurance will be deposited into the City's Housing Trust Fund in the event that construction of the residential development has not commenced within 2 years of the issuance of the Certificate of Occupancy for the non-residential component of the development.
2. **Proposed rezoning** - Properties within the boundaries of 1300 East west to 900 East and Hollywood Avenue (1965 South) south to Interstate-80. (Please see attached map for details.)
 - a. Current zoning classifications in the area include Commercial Sugar House Business District C-SHBD, Commercial Shopping Center CS, Commercial Business CB, Institutional, and Residential Multi-Family RMF-35.
 - b. Proposed zoning classifications include Commercial Sugar House Business Districts CSHBD-1 CSHBD-2, Commercial Neighborhood CN, Residential Multi-Family RMF-45, and Residential R-1/5000.
 3. **Proposed Master Plan Amendments** – Key elements of the proposed changes to the Plan and Future Land Use map noted in the Administration's transmittal include:
 - a. Move technical design criteria from the Plan to the proposed zoning text changes such as height limits, setbacks and 'first floor glass' requirements.
 - b. Revise applicable chapters or sections of the Plan as necessary to remain consistent with the proposed zoning text.
 - c. Revise the Future Land Use map to reflect proposed rezoning and future land uses.
 - d. Include a detailed discussion of the Sugar House Center (Shopko) regional shopping area outlining policies that allow flexibility for future redevelopment of the area. This includes identifying the use as important but envisioning the potential to improve site design and pedestrian mobility on the site.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. Council Members may wish to discuss with the Administration issues that continue to be raised regarding the proposal. The Administration's transmittal notes that while a majority of issues and concerns that have been discussed throughout this process have been addressed, there are a few issues with which members of the public may not be in agreement. Outstanding issues are summarized below. (Please see pgs. 5 and 6 of the Administration's transmittal document for additional details.)
 1. Building height limits will continue to be an issue. The proposed zoning provides very creative and flexible standards in regard to building height and land use in the Business District.
 2. Property owners along 1100 East between 2100 South and Hollywood Avenue would like to have all of this area zoned CSHBD-1 (allows taller buildings). The Planning Commission recommends CSHBD-2 (requires a lower building height) to provide a better transition between the commercial district and adjacent low-density, single-family neighborhoods.
 3. Property owners on the northeast corner of 1000 East and Elm Avenue would like to have the zoning changed from multi-family residential to mixed use. The Planning Commission recommends maintaining the existing Residential Multi-Family RMF-35 to provide a buffer and anchor between the adjacent business district and the low-density single-family residential area.
 4. The Community Council expressed the need to move the proposal forward for a decision by the Council to ensure future development in the Business District will be subject to any new adopted standards.
- B. As previously noted, several amendments are proposed to the Sugar House Community Master Plan. In light of the Council's recent discussions relating to policies, recommendations and implementation strategies that are included in master plans adopted by the Council, staff has attached the proposed changes to the Sugar House Community Master Plan for ease of reference.

- C. The Planning staff report provides a response to issues raised by the Council at the February 4, 2003 Work Session. Information from the staff report is summarized below. Please refer to the Planning staff report dated May 25, 2005, pgs. 3, 4 & 5 for details.

1. **The proposed changes were too complex and overwhelming. Previously, five new zoning districts had been proposed by Planning Staff to specify height limits in the Sugar House Business District, in addition to several rezones of parcels adjacent to this District.**

Staff response: Staff proposes that the C-SHBD zone be split into two different zones instead of five; C-SHBD1 and C-SHBD2.

2. **Concern was expressed regarding the policy of the potential elimination of the regional shopping center component in the Sugar House Business District, specifically the Sugar House Center (Shopko) area.**

Staff response: New language has been drafted to replace the existing statements in the Sugar House Community Master Plan (2001) that allows for the redevelopment of this area as a regional shopping center.

3. **Concern was expressed for the proposed height limit for the Irving School House property. The Community Council and City Council supported a 50 foot height limit. Planning Staff recommended a 75 foot height limit.**

Staff response: Having just been recently redeveloped, the likelihood of this property redeveloping again in the near future is unlikely.

- The May 25, 2005 Planning staff report recommended zoning this property CSHBD-1 zone that allowed a 50 foot height limit by right, to account for the actual height of the existing building which is 44.5 feet.
- The Planning Commission during their discussions in September/October revised the CSHBD-1 district to allow a maximum building height of 30 feet for non-residential uses and an additional height to a maximum of 105 feet for buildings with mixed use. The additional height is permitted by providing a 1 to 1 ratio of residential to non-residential uses and providing 90% of the required parking as structured parking. If the residential use is transferred off-site, the maximum height for the non-residential structure is 60 feet.

4. **Whether the northeast corner of 1000 East and Elm Avenue, which includes three low density residential structures, should be zoned residential or mixed-use. The Planning Commission recommended mixed-use while the Community Council and the City Council recommended residential.**

Staff response: It appears that the Community Council and the City Council have a desire to see this area remain residentially zoned. Planning Staff concurs with this desire and proposes to leave this corner zoned and master planned as residential. Planning Staff contends that these properties are zoned and master planned appropriately given the low density residential development on the south side of Elm Avenue. Further, Planning Staff contends that these properties provide a transition zone between those properties zoned C-SHBD and the adjacent low density, residentially zoned and used properties. It should be noted that if this property is proposed for redevelopment in the future to a zone other than residential, a rezone and master plan amendment would be required.

- The Planning Commission during their discussions in September/October recommended zoning this area Residential Multi-Family RMF-45.

5. **The possibility of additional incentives to stimulate new residential development in the Sugar House Business District.**

Staff response: RDA assistance could stimulate new residential development in the Sugar House Business District. In addition, a building height incentive is proposed to encourage residential development in the Sugar House Business District.

6. Concern that proposed zones would render certain structures non-complying.

Staff response: Planning Staff notes that the two office buildings directly to the east of the Sugar House Commons and Hidden Hollow would be made non-complying due to the proposed rezone. Both of these buildings are approximately 90 feet in height and used exclusively for non-residential purposes. The Lincoln Tower property at 2017 Lincoln Street (945 South) is also proposed to be rezoned to RMF-45 which would continue the non-complying status of this particular building. It is important to note that under the regulations of the newly adopted “Non-Complying” ordinance, these buildings would be allowed to be rebuilt in the event that they are damaged in a natural disaster.

D. Council Member Lambert has suggested further discussion relating to the following items:

1. Proposed zoning for the Irving School House property – Consider zoning the property CSHBD-2 rather than the recommended CSHBD-1.
 - The Planning Commission is recommending zoning the property CSHBD-1 which allows a maximum height of 105 feet for a mixed use development.
 - The CSHBD-2 allows a maximum building height of 30 feet for non-residential uses and an additional height to a maximum of 60 feet for buildings with mixed use. The additional height is permitted by providing a 1 to 1 ratio of residential to non-residential uses. If the residential use is transferred off-site, the maximum height for the non-residential structure is 45 feet.
 - When the Council first discussed the proposed zoning (in 2003) the Council supported the Community Council preference to limit building height to 50 ft. in this area noting that because this area is on the crest of a hill, there is concern that a building height of 75 ft. would be out of scale for the surrounding neighborhood.
2. Consider initiating a Legislative Action to rezone the properties east of the Irving School property on the east side of 1200 East from the current Residential Multi-Family RMF-45 zoning classification to CSHBD-2.
 - Last year, the Redevelopment Agency Board approved funding for a proposed residential development for property located in this area.
 - Rezoning this area would enable redevelopment of this area and be consistent with the general goals and policies of the Sugar House Master Plan and the City Community Housing Plan.
 - Rezoning the area to CSHBD-2 would be consistent with the recommended zoning of properties south of this area along 2100 South to 1300 East.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. Policies in the Sugar House Master Plan support the expansion of the business district zoning and subsequent amendments of the Zoning Ordinance in order to create a more transit/pedestrian friendly development pattern, increase residential densities and implant design review. The Plan’s Business District Goals emphasize major design themes and development concepts that have historically been promoted in the area including:
 1. Honoring the historic scale and mass of buildings along 2100 South and 1100 East.
 2. Providing space for small tenants in retail and office buildings that are developed.
 3. Increasing a residential presence through a mixed land use pattern.
 4. Directing development to be transit and pedestrian oriented.
- B. The Council has adopted housing and transportation policy statements that support creating a wide variety of housing types citywide and changing the focus of transportation decisions from moving cars to moving

people. The Council's policy statements have been included in the City's Community Housing Plan and Transportation Master Plan. (The Council is currently in the process of updating the housing policy.)

1. Housing policy statements address a variety of issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
 2. Transportation policy statements include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.
- C. During the Council's recent discussions relating to growth, annexations and housing policy, Council Members have expressed support for developments that promote livable community concepts such as:
1. Pedestrian and bicycle friendly environments
 2. Compact, transit and pedestrian oriented developments
 3. Neighborhood anchor areas or commercial and/or business uses that are necessary to the function of residential neighborhoods or are compatible with residential activity
 4. Local services that are conveniently available or can be provided and are accessible on foot.
- D. The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- E. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses. The Plans also support street designs that are pedestrian friendly and developing a multi-modal citywide transportation system.
- F. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.
 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 5. Treat building height, scale and character as significant features of a district's image.
 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

BACKGROUND:

- A. The Administration's transmittal notes an extensive series of presentations, meetings, discussion, and hearings took place during the revision process. Planning staff met with and discussed the revised proposal with the Sugar House Community Council, the Sugar House Stakeholders Committee, Westminster College, the Sugar House Merchants Association, and many concerned individuals on numerous occasions.

- B. The Planning Commission held an issues only hearing on June 8, 2005 and two public hearings on September 14 and October 26, 2005, respectively. In addition, a Planning Commission subcommittee met between September 14 to October 10, 2005 to work with staff and finalize the proposal.

February 4, 2003 Council Work Session Summary

- C. Amend the ordinance and the zoning and future land use map to reflect the Irving Schoolhouse as CSHBD-2 with a 50-foot height limit.
- D. Amend the zoning and future land use map to reflect the Planning staff recommendation for the area around Elm Street, between 900 East and McClelland Street. Please clarify if the RB zoning should be applied to only the historic property or if it should apply to the majority of the block as was reflected in the original staff recommendation.
- E. Provide a summary of the master plan discussion regarding the Sugar House Business District including policies, recommendations, implementation strategies and timelines.
1. What is the total area proposed to be included in the Sugar House Business District?
 2. Identify contradictions between the master plan and existing zoning.
 3. Identify competing goals.
- F. Identify options to reduce the proposed area to be rezoned. It would be helpful to identify the areas where development/redevelopment is currently proposed or imminent.
1. Might it be more appropriate to reduce the application of the new zones to protect existing viable neighborhoods?
 2. Is it appropriate to be rezoning a large area to encourage an increase in the intensity of uses and density without having a realistic program to address additional impacts such as existing and potential increase in traffic and parking congestion?
 3. Because the Smith's block is unique (in one ownership surrounded by streets on all sides) and currently in the process for redevelopment, remove from the proposed rezoning and deal with it separately.
 4. Is it appropriate to rezone existing areas to phase out regional commercial development that provides potential customer base for smaller commercial uses? don't we need some regional shopping - can everything be locally owned small business?
- G. Identify what percentage of the properties proposed for rezoning would become non-complying if the proposed zoning were implemented. Identify number and location of parcels, lots, structures and uses that would become non-conforming or non-complying. Provide a brief definition for non-conforming and non-complying. (It would be helpful if the definitions are clear, concise and not too technical.) Concern about Shopko area stores not being able to rebuild if there were a fire - should the City Council support things of this nature - don't we need some regional shopping - can everything be locally owned small business?
- H. Identify options for reducing the number of proposed zones. Simplify processes and reduce subjectivity by providing clearly stated requirements, guidelines and criteria.
- I. Identify options for streamlining procedural implementation. (Is it really necessary for everything to go through the conditional use process? The conditional use/planned development process may be too onerous for small businesses wishing to make structural changes to their buildings. Provide an expedited process for proposed developments that meet the intent/purposes of the master plan and zoning.)
- J. Identify additional incentives for developers to provide housing (in addition to the incentive allowing an increase in height). Provide a procedural advantage for residential development. Indicate if possible, what options have been more successful than others.
- K. Discuss the philosophical approach with respect to the existing land uses and the proposed zones in residential and commercial areas. Does the future zoning preclude Smith's grocery store and Shopko from remaining or rebuilding in the area?
- L. Request review of the proposal and feedback from consultant Frank Gray.
- M. Request feedback regarding the proposal from developers and property owners. (Not clear on whether or not there was a consensus.)
- N. Additional comments from follow-up conversations with Council Members:

1. Particular interest expressed in paying more attention to the master plans because they are relied upon so heavily when other changes & projects come before the Council. It appears that in some cases the Council has taken these too lightly.
2. There was also discussion about how the master plans always impact individual properties ultimately, but we don't notify each property owner. They don't get notified until there is a rezoning proposal, and then they find that they are at least somewhat locked in by this long previous conversation that resulted in a master plan. This is a policy issue that could be considered by the Council to change the system and allocate the resources to allow for every property owner to be notified when a master plan update is being considered for an area.

cc: Rocky Fluhart, Sam Guevara, DJ Baxter, Ed Rutan, Lynn Pace, Melanie Reif, Tim Harpst, Louis Zunguze, Brent Wilde, LuAnn Clark, Orion Goff, Dave Oka, Valda Tarbet, Mack McDonald, Larry Butcher, Craig Spangenberg, Doug Wheelwright, Cheri Coffey, Lex Traugher, Lehua Weaver, Barry Esham

File Location: Community and Economic Development Dept., Planning Division, Zoning Ordinance Text Change, Rezoning and Master Plan Amendment – Sugar House Business District

A. LOUIS ZUNGUZE
DIRECTOR

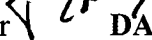
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OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  **DATE:** November 9, 2005

FROM: Louis Zunguze, Community Development Director 

RE: Petition Number 400-01-32 and 400-02-08: Request by the Salt Lake City Planning Commission to amend the text of the Sugar House Business District (C-SHBD) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD.

STAFF CONTACT: Lex Traughber, Principal Planner, Planning Division
535-6184 or lex.traughber@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council hold a briefing and schedule a public hearing regarding said amendments

BUDGET IMPACT: None

DISCUSSION:

Issues Origin: Petition 400-01-32 was initiated to amend the Sugar House Business District zoning map and text to implement the policies of the Sugar House Community Master Plan updated in 2001. Petition 400-02-08 was initiated to analyze zoning and master plan policies for the area located between 900 East and McClelland, from 2100 South to Sugarmont, which encompasses the Business District.

The subject petitions were discussed in a City Council briefing on February 4, 2003. Six issues were raised during this briefing, and the City Council remanded the petitions back to the Planning Commission. These issues were:

1. The proposed changes, five new zoning districts to specify height limits and several rezones of parcels adjacent to this District, were too complex and overwhelming;



2. The potential elimination of the regional shopping center component in the Sugar House Business District, specifically the Sugar House Center (Shopko) area was a concern.
3. The proposed height limit for the Irving School House property. The Community Council and City Council supported a 50' height limit; Planning Staff recommended a 75' height limit;
4. Zoning of the northeast corner of 1000 East and Elm Avenue, which includes three low density residential structures, as residential or mixed-use, has been an issue of ongoing debate. The Planning Commission recommended mixed-use; the Community Council and the City Council recommended residential;
5. The possibility of additional incentives to stimulate new residential development in the Sugar House Business District; and
6. Proposed zones would render certain structures non-complying.

Following the City Council briefing on the subject petitions, Planning Staff began re-evaluating the issues, working to simplify, reorganize, and improve the recommendation. The issues raised by the City Council during the briefing have been addressed through the extensive revision and public process conducted since that briefing.

An extensive series of presentations, meetings, discussions, and hearings took place during the revision process. Planning Staff met with and discussed the revised proposal with the Sugar House Community Council, the Sugar House Stakeholders Committee, Westminster College, the Sugar House Merchants Association, and many concerned individuals on numerous occasions. The purpose of the meetings and discussions was to disseminate information and obtain public input and feedback regarding Planning Staff's revised work.

Through this process, it became evident that there are widely differing viewpoints and opinions in the community regarding future development of the Sugar House Business District and surrounding area. Planning Staff's primary goal has been to formulate a solution to implement the Sugar House Master Plan through the Zoning Ordinance, considering the wide array of varying community viewpoints, needs, desires, and concerns.

The primary goals to be achieved for the Sugar House Business District through the rezone process are:

1. Maintenance of the Sugar House Business District as a unique place;
2. Creation of a walkable, pedestrian-friendly community;

3. Creation of a “24/7” community, with live/work opportunities and mixed-use development;
4. Creation of multi-modal transportation options to better serve the area;
5. Protection of adjacent residential neighborhoods;
6. Maintenance of economic vitality and a healthy tax base with support for locally owned businesses;
7. Preservation of the historical Elements of the Sugar House Business District’s specific buildings and/or general area characteristics

Public Process: On June 8, 2005, the Planning Commission held an “Issues Only” hearing to present the revised amendments, take public comment, and receive direction from members of the Planning Commission.

On September 14, 2005, the Planning Commission held the first public hearing regarding the petitions. As a result of that hearing, a Planning Commission Subcommittee was formed to analyze the proposal in detail and make a future recommendation to the Planning Commission as a whole. From September 14 to October 10, 2005, Planning Staff worked with the Planning Commission Subcommittee to finalize the proposal. Revised materials were presented at the Planning Commission hearing on September 28, 2005.

On October 26, 2005, the Planning Commission held a final hearing, at which public input was considered. The Commission decided to forward a positive recommendation to the City Council to adopt the proposed amendments as presented by Planning Staff in the staff report presented on June 8, 2005, with the revisions as outlined in the staff report for the meeting on October 26, 2005.

Analysis/ Recommendation: The following is a summary of the proposed amendments to the Zoning Ordinance and Map as recommended by the Planning Commission:

1. Two CSHBD Zoning Districts – Reduce the previous five proposed C-SHBD zones to two: CSHBD1 and CSHBD2.
2. Maximum Building Height – Stipulate maximum building height in each zone. Maximum building height of one hundred and five feet (105’) can be achieved in the CSHBD1 zone if the developer provides structured parking and a required residential component. The required residential component can be transferred to another site within the areas zoned CSHBD1 or CSHBD2. Maximum building height of sixty feet (60’) can be achieved in the CSHBD2 zone if the developer provides a required residential component.

3. Street Level Activity – To increase street level activity and enhance the notion that the Sugar House Business District is a part of the City with a “unique sense of place”, first floor or street level uses are required to be either residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theatres, or performing arts facilities.
4. Preservation of Historic Character – Understanding that development, and hence change, is inevitable in the Sugar House Business District, and that the maintenance of the “historic” character of the District is an important policy, the portion of a building rising in excess of thirty feet (30’) is required to be “stepped back”, as the means of helping preserve traditional scale and character as viewed from the street.
5. Buffering – This provision is designed to protect low-density, residentially zoned properties that abut commercial properties in the Sugar House Business District. For these properties, design standards, in terms of set backs and building heights, are required to buffer the commercial use when abutting a low-density, residential zone.
6. Building Setbacks – Maximum building setbacks are required so that the creation of a pedestrian-oriented Business District can be promoted as identified in the Master Plan. Bringing buildings to the street will assist in creating a pedestrian-friendly environment and maintain the predominant streetscape in the area. Increased building setbacks can be entertained and approved if the increased setback is for a public amenity, such as plaza space, public art, outdoor dining, etc.
7. Review Standards and Processes – Replace the current “Planned Development Review” process with the “Conditional Building and Site Design Review” process to ensure appropriate design. The Conditional Building and Site Design process will encompass and implement the “Business District Design Guideline Handbook” adopted as an appendix to the Sugar House Master Plan.
8. Amend Zoning Ordinance Tables – Revise the “Table of Permitted and Conditional Uses For Commercial Districts” and the “Summary Table of Yard and Bulk Requirements” for the C-SHBD Zone in the Zoning Ordinance to reflect the proposed zoning changes.
9. Amend the “Conditional Building and Site Design Review” Standards – Amend Section 21A.59.060 – *Standards for Design Review* to include another standard in the Conditional Building and Site Design Review Process that relates to conformance with adopted master plans and design guidelines for any specific area.
10. Amend Zoning Map for the CSHBD Zone – Change the Sugar House Community Zoning Map to reflect the two new zones: CSHBD1 and CSHBD2

11. Amend Zoning Map for Various Related Rezones – Change the Sugar House Community Zoning Map to address the several rezones that were addressed through petition 400-02-08.

The following is a summary of the proposed amendments to the Sugar House Master Plan and Future Land Use Map as recommended by the Planning Commission:

1. Remove the technical design criteria from the Sugar House Master Plan's "Urban Design Element" chapter and put said criteria in the Zoning Ordinance. These criteria are height limits, setbacks, and "first floor glass" requirements.
2. Include a detailed discussion of the Sugar House Center (Shopko) regional shopping area in the "Urban Design Element" chapter of the Master Plan, outlining policies which will allow flexibility for the future redevelopment of this area should it occur. This includes identifying the use as important, but envisioning the potential to improve the site design and pedestrian mobility on the site.
3. Delete the subsection entitled "Residential" under the heading "Sugar House Business District Design Guidelines", in the "Urban Design Element" chapter of the Sugar House Community Master Plan (2001), as this section will be encompassed into the business district area in the form of mixed-use development.
4. Revise the "Commercial Land Use Chapter" of the Sugar House Master Plan as necessary to remain consistent with the changes proposed for the "Urban Design Element" chapter.
5. Amend the Sugar House Future Land Use Map by revising the "Business District Future Land Uses" insert map to show only one category of "Town Center Scale Mixed Use", and eliminating the "Residential" category.
6. Change several areas of the Sugar House Master Plan Future Land Use Map in order for the proposed zonings and future land uses to remain consistent.

Issues: While the majority of issues and concerns that have been discussed throughout this process have been addressed, there are a few issues with which members of the public may not be in agreement. At the Planning Commission meeting on October 26, 2005, the following issues were presented by members of the public:

1. Citizens who own property on both sides of 1100 East, between 2100 South and Hollywood Avenue, would like to have all of this area zoned CSHBD1. The CSHBD1 zone allows for taller buildings. Planning Staff had originally proposed that this area be zoned as such, however the Planning Commission passed as part of their motion a recommendation to zone this area as CSHBD2 to provide a

better transition between the commercial district and the adjacent low-density single family neighborhoods.

2. Rezoning the property on the northeast corner of Elm and 1000 East from residential to mixed use. The Planning Commission upheld Planning Staff's recommendation to maintain this corner as RMF-35 because it provides a buffer and anchor between the adjacent business district to the north and the low-density single family residential area to the south.
3. Building height limits will continue to be an issue. The Planning Commission passed a motion to forward a favorable recommendation to the City Council to adopt very creative and flexible standards in regard to building height and land use in the Business District.
4. The Sugar House Community Council expressed the need to keep the petitions moving forward so that a decision can be made by the City Council, and to assure that all future development in the Sugar House Business District will be subject to any new adopted standards.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050. "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five factors which should be analyzed prior to rezoning property (Section 21A.50.050 A-E).

Based on these five factors, Planning Staff analyzed Master Plan considerations, existing and potential future development in the immediate vicinity, impacts to adjacent properties, applicable overlay zones, and the adequacy of existing services and facilities.

Amendments to Master Plans are regulated according to Utah State Code Annotated Section 10-9-304 (Amendment of Plan). In accordance with this State law, notices were published in the *Salt Lake Tribune* and the *Deseret Morning News* fourteen (14) days prior to the Planning Commission public hearings that took place on June 8, September 14, and October 26, 2005.

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1. CHRONOLOGY

PROJECT CHRONOLOGY

February 4, 2003	City Council holds a briefing to discuss petition 400-01-32 and 400-02-08. Six issues were raised which required further consideration by the Planning Commission. Petitions remanded back to the Planning Commission.
July 2003	Principal Planner, Melissa Anderson, leaves Planning Division to pursue opportunities elsewhere.
October 20, 2003	Principal Planner, Lex Traughber, begins employment with the Salt Lake City Planning Division and is assigned petitions 400-01-32 and 400-02-08. Revision work commences.
February 4, 2004	Planning Staff presents revised petitions to the Sugar House Community Council and the Sugar House Merchants Association in separate meetings.
February 23, 2004	Open House held at City and County Building. Planning Staff is aware that revised proposal is very controversial and that competing interests exist in the community.
March 2004	Sugar House Stakeholders Committee is organized. Committee is composed of land and business owners in the Sugar House Business District.
March – July 2004	Planning Staff assesses the public input provided by various entities including the Sugar House Community Council and the Sugar House Stakeholders Committee in terms of revised amendments as proposed.
July 7, 2004	Sugar House Stakeholders Committee presents point of view to the Sugar House Community Council. The Stakeholders Committee essentially advocates maintaining the development standards set forth in the current zoning ordinance, including maximum building height limits. The Community Council advocates maintaining the Sugar House Community Master Plan (2001) and the development standards set forth within, including building height limits. The two groups are essentially at opposite ends of the spectrum regarding building height limits in the Sugar House Business District.
August 10, 2004	Planning Staff receives formal letter from the Sugar House Stakeholders Committee outlining group's position.

September 2, 2004	Planning Staff receives formal letter from the Sugar House Community Council outlining group's position.
September 2004	Planning Staff requests that each group form a subcommittee of representatives to further discuss and negotiate differences regarding petitions.
October 14, 2004	The Sugar House Stakeholders Committee holds a meeting to discuss proposed amendments. The Committee represents to Planning Staff that all property owners in the Sugar House Business District, as well as many business owners, were invited to participate in this meeting.
October 18, 2004	Planning Staff meets with the representative group from the Sugar House Community Council to discuss issues in detail. Representatives of Westminster College also attend meeting.
October 20, 2004	Planning Staff meets with the representative group from the Sugar House Stakeholders Committee to discuss issues in detail.
December 3, 2004	Planning Staff holds a half day work session at Sprague Library with representative from the Sugar House Community Council, the Sugar House Stakeholders Committee, and Westminster College. The purpose of the meeting is to try to reach a compromise position regarding the amendments. No compromise position was reached and Planning Staff put all representatives on notice that a compromise position would be formulated by Staff and the process would move forward.
March 2, 2005	Planning Staff presents revised amendments to the representative groups. The presentation outlines the compromise position formulated by Planning Staff, including the recommendation that Staff would be making to the Planning Commission.
April 8, 2005	Planning Staff receives formal letter from the Sugar House Community Council regarding compromise proposal and recommendations.
May 19, 2005	Planning Staff receives formal letter from the Sugar House Stakeholders Committee regarding compromise proposal and recommendations.

June 8, 2005	Planning Commission holds an “Issues Only” hearing, noting Planning Staff’s presentation. Members of the Planning Commission direct Planning Staff to modify several items in the draft ordinance and draft revised master plan.
September 14, 2005	Planning Commission holds public hearing. Planning Commission forms subcommittee to further evaluate and discuss the proposed amendments. Public hearing portion of the meeting is closed.
September 19, 2005	Planning Staff meets with members of the Planning Commission subcommittee.
September 26, 2005	Planning Staff meets with members of the Planning Commission subcommittee.
September 28, 2005	Planning Staff presents revised amendments to the full Planning Commission. Because of the substantive nature of the amendments, the Planning Commission continues the meeting. The cases are formally noticed in order to take public comment on October 26, 2005.
October 10, 2005	Planning Staff meets with members of the Planning Commission subcommittee to finalize proposed amendments.
October 18, 2005	Planning Staff requests ordinance from City Attorney’s Office.
October 26, 2005	Planning Commission holds a second public hearing, and votes to forward the petitions to the City Council with a recommendation for approval.

2. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2005

(Amending Sugar House Community Zoning Map and Master Plan, Rezoning Properties in the Sugar House Area, and Making Other Amendments to the Salt Lake City Zoning Code)

AMENDING THE SUGAR HOUSE COMMUNITY ZONING MAP AND MASTER PLAN, REZONING PROPERTIES GENERALLY LOCATED IN THE SUGAR HOUSE AREA, AND MAKING OTHER AMENDMENTS TO THE SALT LAKE CITY ZONING CODE, PURSUANT TO PETITION NOS. 400-01-32 AND 400-02-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed amendments to the Master Plan, Zoning and Zoning Code for the Sugar House Area are appropriate for the development of the community in that area and in the best interest of the city.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. AMENDMENT TO MASTER PLAN. The Urban Design Element and Commercial Land Use sections of the Sugar House Master Plan are hereby amended to read as set forth on the attached Exhibits A and B.

SECTION 2. ADOPTION OF FUTURE LAND USE MAP. The Sugar House Future Land Use Map, which is attached hereto as Exhibit C, is hereby adopted as part of the Sugar House Master Plan.

SECTION 3. REZONING OF PROPERTIES. The properties, which are more particularly described on Exhibit D attached hereto, shall be and hereby are rezoned from their “old zoning” to their “new zoning” as identified in Exhibit D.

SECTION 4. AMENDMENT TO ZONING MAP. The Sugar House Community Zoning Map shall be and hereby is amended consistent with the rezoning of properties above and as further illustrated on the attached Exhibit E.

SECTION 5. AMENDMENT TO REGULATIONS REGARDING CSHBD SUGARHOUSE BUSINESS DISTRICT. That Section 21A.26.060, *Salt Lake City Code*, pertaining to CSHBD Sugar House Business District be, and the same hereby is, amended to read as follows:

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. Purpose Statement: 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 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.

B. Uses: Uses in the CSHBD Sugar House Business District as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Conformance with Adopted Business District Design Guideline Handbook: All new construction of principal buildings and additions that increase the off-street parking requirement shall be subject to and shall conform with the adopted Business District Design Guidelines Handbook located as an appendix section in the Sugar House Master Plan.

D. Conditional Building and Site Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to Conditional Building and Site Design Review. The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review Process. Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.59 of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

F. Minimum Yard Requirements:

1. Front And Corner Side Yards: No minimum yard is required.

2. Maximum Setback: The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and

approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the Business District Design Guidelines Handbook. Appeal of an Administrative Decision is to the Planning Commission.

3. Interior Side Yards: None required.

4. Rear Yards: No minimum yard is required.

5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional building square footage may be obtained up to a maximum building height of one hundred and five feet (105'); however, for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.060K. If the required residential component is transferred off-site, the maximum non-residential building height allowed shall be seventy-five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of Subsection 21A.26.060(G)(1)(d).

d. Maximum building height may be obtained to one hundred and five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a non-residential building, the developer shall provide off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds thirty feet (30') in height.

2. CSHBD2:

a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.060K. If the residential component is transferred "off site," the maximum non-residential building height allowed shall be forty-five feet (45').

d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

3. Step Back Requirement: In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15')_from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.

H. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD Sugar House Business District zones, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the Conditional Building and Site Review process subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement, if the Planning Director finds:

1. The requirement would negatively impact the historic character of the building,
- or
2. The requirement would negatively impact the structural stability of the building; or

3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%). Appeal of Administrative Decision is to the Planning Commission.

I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building.

J. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing art facilities.

K. Residential Requirement for Mixed Use Developments: For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this Section, or
2. May be located on a different property in the area zoned CSHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in Subsection Go of this Section. In addition, prior to the issuance of a building permit for the non-residential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the City to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off-site, one of the following shall apply:

a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or

b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.

SECTION 6. AMENDMENT TO TABLE OF PERMITTED USES FOR COMMERCIAL DISTRICTS. That the table, entitled Table of Permitted and Conditional Uses for Commercial Districts, which is located at Section 21A.26.080, *Salt Lake City Code*, shall be and hereby is, amended, in part, as set forth in the attached Exhibit F.

SECTION 7. AMENDMENT TO SUMMARY TABLE OF YARD AND BULK REQUIREMENTS—COMMERCIAL DISTRICTS. That the table, entitled Summary Table of Yard and Bulk Requirements—Commercial Districts, which is located at Section 21A.26.090,

Salt Lake City Code, shall be and hereby is, amended, in part, as set forth in the attached Exhibit G.

SECTION 8. AMENDMENT TO STANDARDS FOR DESIGN REVIEW. That Section 21A.59.060, *Salt Lake City Code*, pertaining to standards for design review be, and the same hereby is, amended to read as follows:

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- B. The primary access shall be oriented to the pedestrian and mass transit,
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- D. Architectural detailing shall emphasize the pedestrian level of the building,
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- H. Signage shall emphasize the pedestrian/mass transit orientation.

I. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

SECTION 9. AMENDMENT TO DEFINITIONS. That Section 21A.62.040, *Salt Lake City Code*, pertaining to definitions be, and the same hereby is, amended to read, in part, as follows:

“Off-site” means a lot that is separate from the principal use.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date November 8, 2005
By Melanie Pfeiffer

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.

Published: _____.

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EXHIBIT A -
URBAN DESIGN ELEMENT

URBAN DESIGN ELEMENT

INTRODUCTION

Urban design is the consideration and implementation of the functional and visual form of a city or in this case, the Sugar House Community. The urban design element of this master plan presents recommendations in the form of guidelines or policies to preserve and redevelop the urban form and character of Sugar House. In 1990, the City adopted a citywide Urban Design Element that is applicable for development located in Sugar House. Design considerations are also included in other elements of this Master Plan, the Sugar House Business District Design Guidelines Handbook, and the City's Open Space Plan. These resources must be consulted throughout the design review process of all proposed development.

SUGAR HOUSE BUSINESS DISTRICT DESIGN GUIDELINES

The Sugar House Business District is well established as the center of commercial activity for the community. Urban design guidelines should provide direction for new development and redevelopment, fulfilling the land use development objectives for the business district by encouraging and enhancing the pedestrian nature of the town center. The town center streetscape is pedestrian-oriented and expresses the highest intensity of use and streetscape amenities. The use of the Conditional Building and Site Design Review process helps to assure compatibility with the master plans.

Policies

- New development in the Town Center should follow the design guidelines contained in the City's Urban Design Element, the Sugar House Business District Design Guidelines Handbook, and the guidelines in this Master Plan.
- Provide an entryway to the business district through skyline, land use, streetscape, architecture, building setback continuity, and signage.
- Preserve the Sugar House Plaza Monument as the community focal point.
- Retain the historic scale and massing of existing buildings.
- Require all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining.
- Require new buildings to include architectural detail at the pedestrian level.
- Retain views of the mountains where possible.
- Require ground level uses in the town center be uses that generate activity such as restaurants, galleries, retail, entertainment and personal business services.
- Support the addition of art in public areas and incorporate art into new development projects.

Design Review and Expansion of the Business District

Certain types of development in the "Commercial – Sugar House Business District" (C-SHBD) zoning classifications require a Conditional Building and Site Design Review. This process is necessary for those projects exceeding established building height and size limits, or projects having special building design elements. The Conditional

Building and Site Design Review process allows the community, Planning Staff, and the Planning Commission an opportunity to review the design and potential impacts of significant construction.

The community believes that the benefits provided by the conditional building and site design review process in the C-SHBD zone should be extended along the 2100 South corridor in order to assure that the master plan is implemented and to integrate compatible development along this corridor. It will also help facilitate transforming the town center into a more transit and pedestrian-friendly corridor. It is also appropriate to extend the zone southward to Interstate-80 as this area is considered to be part of the Business District. Therefore, the Sugar House Business District zone should be expanded to 1300 East to the east and 900 East on the west along both sides of 2100 South, and to Interstate-80 to the south between 1100 East and 1300 East. Figure 12 illustrates the areas for expansion of the business district.

The remaining areas along 2100 South also need improved site design standards. At a minimum, commercial structures should be required to have a minimum percentage of glass with entrances facing the street and parking located in the rear. This can be achieved by amending the zoning ordinance in commercial zones, implementing performance zoning standards or by designating a design overlay in strategic areas. Improving site design standards for commercial development is strongly encouraged in order to create a more aesthetic and pedestrian oriented development pattern.

Policies

- Support the expansion of the business district zone (C-SHBD) to designated areas in order to implement design review and to create a more transit and pedestrian friendly development pattern throughout the town center.
- Ensure improved site design standards for commercial development, particularly along 2100 South, by amending the zoning ordinance, implement performance zoning standards or by designating a design overlay zone.

Business District Land Use Designation Guidelines

There are several land use types that constitute the Sugar House Business District. These include the town center scale mixed use, neighborhood scale mixed use, and open space. Each of the land use designations are described below to convey their quality and character, and policies are included in order to guide future development in these areas.

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the District with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

Mixed use development including a residential component, typically characterized by either residential/office or residential/retail land use, receives an increased height bonus. Other mixed use development such as retail/office or retail/commercial is allowed in this area, but is not eligible for a height bonus.

Policies

- The first floor of buildings, which form the pedestrian environment, should be occupied by retail establishments and restaurants having exterior fenestration details, such as windows, doorways and signage that provide visual interest and a sense of safety for pedestrians.
- Strive to provide multiple functional public entrances, or doors along the street-front. These guidelines also apply to sides of buildings that border side streets and pedestrian routes.
- Individual businesses should be accessed by doors opening onto the street and at street level.
- In general all new buildings should be built to the sidewalk, however, if a setback is used, it should be developed as plaza or pedestrian space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback.
- Building setbacks in the retail core should be an extension of the sidewalk. Setbacks, if used for public open space may be allowed through discretionary review. Appropriate treatment within this urban space includes arcades, brick paving, planter boxes, entrance promenades, plazas, outdoor dining, etc. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.
- 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 the Hidden Hollow Nature Preserve on a winter solstice day.

Sugar House Center

The Sugar House Center warrants special attention as part of the Town Center Scale Mixed Use designation in the business district. This specific area is located between Highland Drive and 1300 East and bound by Wilmington to the north and I-80 to the south. This area has been developed as a regional scale commercial center with Shopko functioning as the anchor store. Clients will travel three to five miles to shop at this center and most will arrive via automobile. This area is auto intensive in nature and characterized by retail shops surrounding a large asphalt parking area. The parking area is not particularly pedestrian friendly and presents some hazard for those on foot. While this site design is not ideal, the development itself serves the community and the City, and contributes to the City's tax base. In addition, this regional scale commercial center attracts customers/clients to the area that may patronize other smaller businesses in the vicinity.

Although some pedestrian amenities and corridors were included as part of the original design of this shopping center, the stores currently surround a large expanse of surface parking affecting the individual's perception of being able to walk through the development safely. Consequently, patrons of the shopping center drive from one store to another rather than walk. Eliminating the amount of land used for surface parking, by constructing structured parking and perhaps developing some of the existing parking area

for commercial or residential use, may prove to change this perception. A development pattern of this nature will decrease the visible expanse of parking area and increase the walkability of the shopping center.

Regional scale commercial development should remain as a viable option for this area. The possibility of this type of development should coexist with the possibility of small individually owned businesses. Both types of development can be realized given thoughtful site design with the key goal of a pedestrian oriented community.

Market factors may influence the type of redevelopment for this section of the Sugar House Business District. The following policies will ensure that the redevelopment in this area is consistent with the general policies and guidelines of this Plan, while at the same time allowing flexibility as the area redevelops according to market influences.

Policies

- Building to the street is desirable and encouraged, however it is recognized that this design feature may not always be appropriate or feasible. The purpose of building to the street is to encourage pedestrian circulation and to create an interesting aesthetic environment. With this in mind, redevelopment proposals should consider pedestrian circulation as a critical design feature. Building setback adjacent to the street should be reviewed to assess the degree of compliance with the overall policies of this Plan.
- Provide parking structures and underground parking structures in order to address the “sea of asphalt” issue, which detracts from the pedestrian experience.
- Provide landscaping and dedicated walkways as elements of design; recognizing the coexistence of the regional commercial center with the key goal of community walkability.
- Promote mixed use development including a residential component through the incentive of building height bonuses.
- Provide safe and efficient pedestrian movement between this area and the Sugar House Commons to the north, Sugar House Park to the east, as well as other areas to the west including Fairmont Park.
- Preserve the view corridor to the Wasatch mountains. Proposed structures along 1300 East should be designed in such a manner as to maximize the view corridor.

Town Center Overlay

The pedestrian orientation of the street-level development is of paramount importance in this area. If a setback is used, it should be developed as plaza space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. It is important to think of buildings as shaping space, rather than occupying it. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in height but still orients directly to the street. As in the Town Center Scale Mixed Use designation, the Neighborhood Scale Mixed Use category includes a height bonus incentive for development of a residential component.

Policies

- Build to the street with no setback, strong street orientation and pedestrian scale.
- Provide exterior fenestration details such as windows, doorways, and signage at commercial establishments that provide visual interest for pedestrians.

Open Space

While there are no architectural guidelines specific to the open space areas, any development visible to or facing onto the open space should have a strong orientation to the open space area. The development should consider the open space as an amenity to the area and present a “front door” image to the open space. Service areas should be screened.

COMMUNITY COMMERCIAL DESIGN GUIDELINES

The Community Commercial streetscapes, such as land uses at the Brickyard Plaza and along Highland Drive, acknowledge less-intensive uses compared to the Town Center streetscape and are oriented more to automobiles and less to pedestrians. The community feels additional height would encourage a more interesting mix of uses. The following are design policies for this area:

Policies

- Allow up to four stories in height depending on design and site layout -- a mix of heights is preferable.
- Strongly encourage design review through the planned development process or other means if instituted by the City.
- Allow a mix of land uses to include housing, hotel, commercial/retail, office, entertainment, and public facilities.
- Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street.
- Improve parking lot layouts and provide adequate buffering and landscaping.
- Recognize that the development of structured parking is preferred and may be necessary, and encourage coordinated and shared parking programs.
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options.
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses.
- Require proper location and screening of loading docks and refuse collection areas.
- Adequately address pedestrian circulation and require the design of ingress-egress areas to support the functions of the street systems.
- Emphasize landscaping and open space needs.
- Encourage quality signage.

NEIGHBORHOOD COMMERCIAL NODE DESIGN GUIDELINES

The neighborhood business streetscape is small scale but still orients directly to the street. It is transit and pedestrian oriented, has on-street parking, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature; while the upper level is either residential or office depending on compatibility with the adjacent uses.

A neighborhood commercial center is a valuable, positive, element with the surrounding residential neighborhood. These small businesses allow residents to do some of their shopping or business without using the automobile. This is not only a benefit to the environment, but adds to the ambiance of the neighborhood.

Many of these small businesses are locally owned, adding to the strength and diversity of the local economy. Some of these businesses are located on isolated corners while others are located in commercial nodes. The nodes in Sugar House that are recognized as neighborhood shopping areas are:

- 2100 South/2100 East;
- 2100 South/2300 East;
- 500 East/2100 South;
- 2700 South/2000 East;
- 2700 South/700 East; and
- Stratford Avenue/Glenmare Street.

The Stratford Avenue and Glenmare Street neighborhood shopping node is an example of a center that is underutilized. However, implementation of certain urban design elements could transition this into a compatible, more popular neighborhood shopping area, much like the 1500 South/1500 East shopping area. These elements, which are applicable to all small business areas, included the following:

Policies

- Remove curb cuts which fail to terminate in legal parking space.
- Remove asphalt from parking strips and re-landscape.
- Plant shade trees in the parking strip to continue the boulevard of trees found in the residential streetscape.
- Create plaza space by shaping the surrounding buildings to the social space.
- Provide benches and shelters at bus stops and plaza spaces, along with other streetscape amenities.
- Replace deteriorated sidewalk at the same width as found in the residential streetscape (minimum width of 4 feet).
- Implement signage guidelines:
 - Signs should be pedestrian oriented and pedestrian scale; emphasizing wall, blade, awnings or monument signs rather than pole signs.
 - Off-premise signs are inappropriate and should not be allowed.

- Provide landscaped buffers between the commercial and residential uses. The use of light-proof fencing of compatible materials and colors is encouraged.
- Upgrade site lighting fixtures with a unified theme of a pedestrian scale.
- Screen garbage receptacles or unsightly equipment.
- Identify parking with signage and delineate parking stalls.
- Locate parking areas behind all buildings.
- Reduce the "sea of asphalt" by providing landscaping and pedestrian walkways within the parking lots, with landscaping and adequate buffering between residential uses.
- Require commercial building on street frontages to have functional entrances face the street and have at least forty percent non-reflective glass on the ground floor.
- Prohibition or strict control of drive-thru businesses.

RESIDENTIAL DESIGN GUIDELINES

Well-established single-family neighborhoods with bungalow architecture are typical of many residential areas in Sugar House. The community has expressed a desire to preserve the character and scale of existing residential neighborhoods by maintaining the desirable architectural design and massing features that are common throughout a neighborhood. How this is best implemented, however, and to what degree of regulation the community is comfortable with, is undecided.

Methods to protect and enhance the character of an area by controlling inappropriate development in established neighborhoods are varied. Guidelines can be applied to new construction, demolitions, additions, or major alterations. Some options for implementation include the creation of an historic or conservation district, administering quantifiable performance standards, and/or establishing a design review board. Each method has different levels of regulatory control, discretionary ability as well as varying levels of administrative costs. Additionally, when the Westminster Small Area Plan is completed, there may be recommendations that may provide guidance on preserving the residential character of that area. All of these alternatives should be explored for their applicability to preserve the neighborhood character of residential areas in Sugar House.

Policy

- Evaluate methods to preserve and enhance the character of residential neighborhoods in Sugar House.

GATEWAYS

A gateway is a prominent entrance to a city, community or neighborhood and provides residents and visitors their first perception of the community. They are an important part of an area's image because they provide visitors and residents with their first visual impression of the community. A gateway often frames a principal view and defines a change in land use, providing a point of identity from which the viewer begins to evaluate the form and scale of an area.

The Sugar House Community has an important gateway that begins at the mouth of Parley's Canyon and continues along the East Bench Community down Parley's Way. On the south side of this gateway, the Parley's Historic Nature Park in Parley's Gulch preserves this open space natural area and enhances the natural environment of this eastern gateway to Salt Lake City. Parley's Way itself would be greatly enhanced if landscaped medians were established. This would not only present a more aesthetic entrance, but would help buffer the residential area on the south side from the commercial uses on the north side of the street. The Parley Pratt monument is also a new gateway feature built with private funds at the corner of 2300 East and Parley's Way on land donated by the City. The Sugar House Business District has existing gateways marked with monuments signs that can be updated with new monument greeting signs when these have deteriorated. Other gateway points for the sub-community area include areas on 700 East, 2000 East, 1700 South and the intersection of Richmond and Highland Drive.

Policies

- Develop Sugar House's gateways to provide a good first impression of the community.
 - Develop gateways in a fashion that strengthens the identity of Sugar House. Gateway streets should be visually uncluttered, their views unobstructed.
 - Preserve the major gateways in Sugar House. Business District gateways are as follows:
 - 2100 South and 900 East;
 - 2100 South and 1300 East;
 - 1100 East and Ramona; and
 - Highland Drive and I-80;
- Community area gateways are as follows:
- 2100 South and 2300 East;
 - 2100 South and 700 East;
 - 2700 South and 700 East;
 - Richmond and Highland Drive Intersection;
 - 2700 South and 2000 East;
 - 1700 South and 1100 East; and
 - 1700 South and 1300 East.
- Improve gateway vistas and the immediate environment of the major gateway roads.
 - Rehabilitate the areas immediately around gateways by providing landscaping and special streetscape features. If thoughtfully installed, such improvements announce to visitors that they have arrived.
 - Remove overhead power transmission lines along streets in gateway and vista areas.
 - Unify street light fixtures and equipment into a consistent design theme.
 - Encourage development that takes advantage of natural features such as topography, vegetation, water elements, etc.

URBAN FOREST

The “urban forest” is very important in Sugar House for both its aesthetic and environmental benefits. A healthy tree canopy can mark the “event” that a community-gathering place offers. Other benefits include providing wildlife habitat, replenishing oxygen levels, and softening the effects of buildings and parking lots. Trees also supply shade and reduce the urban heat island effect.

Reducing urban heat is of particular importance because it affects the overall health, comfort and livability for citizens within every community. Urban heating has a direct affect on energy consumption, regional climate, air and water quality, storm water management and urban wildlife. Cool communities strategies should be incorporated into the design of new development wherever possible.

Policies

- Support the Salt Lake City Urban Forest Management Plan. This plan incorporates the Urban Forest Management Plan by reference into the Sugar House Master Plan.
- Encourage the use of “cool communities” strategies to improve comfort, health and aesthetics within Sugar House.
- Inform and educate residents about “cool communities” strategies and their beneficial effects on energy consumption, regional climate, air and water quality, storm water management and urban wildlife.
- Encourage the use of drought tolerant urban vegetation, green roofs and strategically placed trees.
- Promote the use of light colored buildings, roofs, streets and parking surfaces, along with other technological measures such as permeable asphalt to reduce the amount of impervious surface area in urban environments.
- Retain as many mature trees as possible on new development sites.
- All street trees should be retained, but where it is not feasible to do so, they should be replaced on at least a one-to-one ratio if the existing spacing is appropriate for tree species.
- Reforest park strips where trees do not now exist.
- Place utility lines underground and locate them in areas that do not conflict with street trees in order to improve the appearance of the streetscape.
- Maintain adequate park strip width in new development to accommodate trees.
- Support funding to plant trees and other landscaping in the median on 1300 East between 2100 South to 2700 South as well as 700 East; and coordinate this landscaping with UDOT to determine the likely landscaping plans for the Interstate-80 reconstruction project.
- Establish a grand boulevard design theme on 700 East.
- Continue to support street improvements for major arterials – encourage continued capital improvement programming.
- Provide consistent administration of the Salt Lake City landscaping zoning guidelines.

EXHIBIT B -
COMMERCIAL LAND USE

COMMERCIAL LAND USE

INTRODUCTION

Sugar House is a unique and wonderful part of the urban fabric of Salt Lake City, because it represents the *village* nature of neighborhoods that existed before the predominance of the automobile, which expanded distances between land uses and people. It has truly had a sense of place in the development of the Salt Lake Valley. The function of the area should not, however, be a museum or relic of our past; nor should it be a case of “what was old is new again.” The Sugar House area should be an ongoing, vibrant and vital expression of today’s community vision – a vision for the future based on the traditions of the past.

In the development of this plan, the community clearly voiced a vision that encompasses many types of land uses in order to create a synergistic and healthy neighborhood – a place where people can live, work, shop and play with a distinct “Town Center.” The existing merchandise mix in the business district has the potential of integrating a community atmosphere with the excitement of a regional town center: the Hidden Hollow area including Parley’s Creek offers a splendid community and commercial development amenity; the Sprague Library is a long-standing community gathering place; and the existing scale and pedestrian orientation of much of the area provides a good basis for future development.

In general, the town center of Sugar House has a rather unique “Main Street” character with small and specialized shops facing onto the narrow primary streets. Many of the businesses are residential service and support uses or specialty retail shops that are readily accommodated in small retail spaces. This “Main Street” quality is the desired character for the heart of the community and offers the greatest potential to identify the area as a unique town center with a strong pedestrian orientation.

SUGAR HOUSE BUSINESS DISTRICT

For many years the Sugar House Business District has not been developed to its full potential. Commercial strip development decentralized commercial growth and reduced the necessary level of concentration to function effectively as a cohesive commercial district. Businesses have encroached into areas of single-family dwellings from the incremental conversion of those dwellings to business use. Many properties had been allowed to deteriorate and there was widespread concern about the long-term economic vitality of Sugar House.

In response, the City prepared a master plan in 1986 for the business district that laid the foundation for the economic revival of the business district. That plan was updated in 1995 with the adoption of the report: “Sugar House Business District: Strategies and Recommendations – Update.” This document has been incorporated into this master plan thus, replacing the original business district plan. Since the mid-eighties there has been significant interest in the area, with new ownership of commercial land, a major new

project completed (the Sugar House Commons), and several projects in the planning stages including the Redman Lofts and the Ballet West redevelopment projects.

The Sugar House Community will celebrate its 150th anniversary on April 23, 2004. Sugar House has name recognition along the entire Wasatch Front. The Sugar House area received its name from the sugar beet factory that was built in 1853. *Sugar House* was chosen to honor the pioneers of the first sugar beet factory west of the Mississippi River. The Sugar House name soon came to be used for the emerging commercial center at 1100 East & 2100 South, as well as the surrounding residential neighborhood. The mill, an adobe brick building designed by Truman O. Angell, was located near the southeast corner of 2100 South and 1100 East. It never produced sugar, only molasses, but housed many different uses over the years, including a paper mill, coal yard, and railroad roundhouse. It was torn down in 1928 when local businessmen led a modernization effort in Sugar House. The Sugar House Monument, dedicated in 1934 to honor the sugar beet pioneers, continues to serve as a focal point of the Sugar House community.

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 20th Century. It is appropriate that special consideration be given to new development that honors or contributes to the historic character. Adaptive re-use of structurally sound buildings demonstrating potential economic viability is encouraged.

Getting in and out of the Business District efficiently, finding a place to park, and feeling that walking is a safe and viable alternative to the automobile are essential to the long-term success of the area. The community envisions an experience where a pedestrian can walk from Sugar House Park to Fairmont Park, utilizing paths and sidewalks, to shop, recreate, or just relax. As part of this experience, bringing Parley's Creek back to the surface is strongly encouraged in future projects. It would greatly enhance the pedestrians' experience as they follow Parley's Creek from Sugar House Park through Hidden Hollow, the Commons project, the Granite Furniture block and to Fairmont Park with its pool, ponds, and stream.

Business District Goals and Objectives

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;
- Providing space for small tenants in the retail and office buildings that are developed;
- Increasing a residential presence through a mixed land use pattern; and
- Directing development to be transit and pedestrian oriented.

Most of the original adopted goals and objectives of previous planning efforts will not need to change as they are still reflective of the intent of development in the business district. There are instances however, where reference to specific properties are made which are no longer appropriate to these goals and objectives. Specifically, the Sugar

House Center block on 1300 East is no longer anticipated as purely a regional shopping center, and building height maximums are revised to provide an incentive for upper-story residential development. The goals and objectives for the business district are as follows:

- Reestablish the visible image of the Sugar House Business District as a "unique place" offering pleasant and convenient commercial, retail, office, entertainment and residential facilities.
- Direct a mixed land use development pattern that includes medium- and high-density housing with the associated neighborhood amenities and facilities to support future transit stations.
- Expand the Sugar House Business district with the mixed land use pattern to include the regional shopping area adjacent to 1300 East and I-80.
- Establish the Sugar House Plaza Monument as the community focal point.
- 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.
- Promote public art in the area with sculpture, infrastructure design and murals on existing blank walls, as well as cultural activities, such as art fairs, festivals, concert series and open-air markets.
- Support a human-scale environment by dividing large blocks into smaller blocks; and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments.
- Incorporate pedestrian orientation and pedestrian amenities into development alternatives; use convenient, interesting and attractive pedestrian linkages between anchor attractions and around the monument area at 2100 South and 1100 East.
- Provide for a comprehensive system of street graphics and signage for easy and pleasant communication.
- Strive for retail building placement that is visible through existing view corridors, to encourage pedestrian traffic to those businesses.
- Incorporate Parley's Creek into new development with at-surface water and landscaping amenities with pedestrian orientation.
- Provide multi-modal transportation options that include transit and light rail, bicycle and pedestrian facilities, as well as improved public streets to facilitate better mobility, access and reduce traffic hazards.
- Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping; and encourage coordinated and structured parking .
- Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- Eliminate obsolete structures unless they have historic or aesthetic value, and encourage adaptive re-use of structurally sound buildings demonstrating potential economic viability.
- Provide for the strengthening of the tax base, economic health and sustainability of the community.
- Eliminate or alleviate flood potential within the area.

BUSINESS DISTRICT LAND USES

The purpose of the business district land use plan is to promote synergistic, mixed-use development throughout the district as opposed to isolating individual uses. Developments within an individual site can include a mix of residential, commercial, and retail, or a site could be used solely for residential purposes. A mixed use development may include any combination of residential, commercial, or service oriented land uses. Since property owners and developers have more incentive to pursue only commercial/retail projects, an increased height limit has been incorporated for projects that provide a residential component. The business district land use designations focus more on scale and massing than on recommending specific uses. The business district land use designations are described below.

Regional Scale Commercial

This use is a regional commercial destination shopping area with strong automobile orientation of design. Large parking lots designed without consideration for pedestrian circulation are characteristic. The primary shoppers will travel three to five miles to shop in the area and most will arrive by automobile. Development is oriented to major streets with controlled access. The existing Sugar House Center with the ShopKo anchor is typical of this kind of development.

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial and office uses with a broad mix of small and large tenants. Office development offers a businesslike atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the business district surrounded by the Neighborhood Scale Mixed Use.

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in scale but still orients directly to the street. Uses include residential, retail and commercial businesses or primarily small tenants. It is focused around a transit/pedestrian oriented commercial/retail area with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature, while the upper level can be either residential or office depending on compatibility of the adjacent uses. Neighborhood Scale Mixed Use occurs along the perimeter of the business district, and acts as a transition to the adjacent residential and commercial uses.

Residential

Medium-high density residential development is ~~proposed~~ desirable in the area. Residential development should be pedestrian oriented with direct access to open space amenities or parks, landscaped streets with ample sidewalks and integrated gathering spaces. It should have the feeling and scale of an urban neighborhood offering many opportunities for interaction between residents and located close to neighborhood scale support services. If built to the street, the lower levels should be occupied by retail and commercial uses. If built with a setback, open space and landscaping, residential uses may occupy the first floor. The Irving School Apartments are an example of residential development located within the Sugar House Business District.

Institutional

These uses include existing public and institutional uses such as the fire station, library, post office and schools. Grand institutional buildings should be located as a central focus of the Business District, as Sprague Library is and as the previous Post Office was. Should the historic Post Office building become available the return of that building to a public use should be considered. The location of neighborhood police stations should be visible to the pedestrian and incorporated into the street scene.

Open Space / Pedestrian Connections

These include large developed and naturalized open space around which a variety of other uses are oriented and focused, as well as pedestrian connections throughout the area between parks, open space, residences and the business district. It should represent a regional landscape that is adapted to the local conditions and environment. It is a connected system, which combines a variety of opportunities. Open space is the dominant and focal element of the landscape and serves recreational as well as functional uses such as storm water and flood control. It may include ponds and streams (Parleys Creek), landscaped park areas and natural areas. While pedestrian connections are presumed to occur along all of the streets within the area, there are also specific connections required between the Parley's Creek Open Space corridor to surrounding and adjacent uses and most particularly the Sugar House Monument, Sugar House Park, Fairmont Park and the rail/trail connection.

BUSINESS DISTRICT DEVELOPMENT OPPORTUNITIES

This plan does not recommend wholesale urban renewal for the Sugar House area. Rather, the thrust is to capitalize on the existing features and land-use components of the area and identify opportunities for augmenting the existing strengths of the area through diversification of land use. There are few development opportunities that are not supported by current market conditions. The retail, office and residential markets are all quite strong or strengthening in the Salt Lake area. Therefore, this is a good opportunity for encouraging mixed-use development in the area -- all could occur concurrently as opposed to structuring a phased approach based on market demand for different uses.

Retail

Retail is the predominant use in the area at present (roughly 73 percent of the land area). There is a long-standing tradition of the Sugar House area as a retail "hub," so this is not surprising; there is development pressure for expansion of the regional-scale retail similar to the Sugar House Center. While this development has been very successful, it has increased traffic pressures in the area and expansion of a regional draw retail would certainly add to this pressure.

Sugar House already has a large percentage of miscellaneous retail sales. Historically, Sugar House has been known as a major center for furniture-related retail. The major "anchor," Granite Furniture, has long been a mainstay of the Sugar House Business District. Over the past two decades, many area furniture stores have been shifting their locations south along Highland Drive and into the high-growth suburban locations. If this trend continues, absent the larger anchor stores, the area's future as a destination for furniture purchases is uncertain.

With access to the freeway system, Highland Drive and 2100 South, it is likely that the area will remain a strong retail presence in the valley. With the traffic congestion, it may be more desirable to expand the area's local shopping draw, as opposed to increasing its regional draw. A review of the businesses located in the area suggests that there already exist a fair number of community-based retail services. The need for an attractive and convenient grouping, interesting to the pedestrian, remains an issue. Many of the local businesses are in need of façade improvements. Public and private investment in facade renovations, common signage, coordinated and shared parking programs, etc., would help promote the existing business base both within the local community and the region.

The introduction of movie theaters and evening shopping opportunities in the area by the Sugar House Center has had a very positive impact on the area by expanding its "hours of operation." These types of uses should be encouraged throughout the district. Full-service restaurants that deal with both lunchtime and dinner trade should also be promoted in the area. The Parleys Creek area could be a very good location for upscale restaurants and clubs, which could orient toward the woods and the water providing a unique atmosphere for dining.

Office

With the exception of two buildings, most of the office space in the Sugar House Business District is small-tenant spaces in small or nontraditional office buildings. The role of the Sugar House office market vis a vis the downtown office market is of concern to Sugar House residents, downtown organizations and planners. The purpose of office development in the Sugar House area is not to supplant the downtown as the major office employment core of the valley or to redirect the focus of the downtown area as the financial center of the Intermountain West. Rather, the Sugar House sub-market offers convenient office space within the city limits for small- and medium-sized businesses. This market has the potential to expand.

The expansion of office use in the area is also critical to its development as a viable mixed-use center by expanding the daytime population of the area and providing a captured audience of shoppers for the abundant retail base. The interdependence of service retail, eating and drinking establishments and office buildings will serve to strengthen the area overall. To be viable and effective, those establishments must have easy pedestrian access to the office buildings.

Residential

Medium-high density residential use has the opportunity to develop throughout the business district, and is encouraged through a mixed-use development pattern with “active” uses on the ground or street level. *Live-work* units are particularly suitable for the business district that is striving to achieve an intensity of development that can support a transit station and a 24-hour population. Reuse of existing structures is also encouraged; the Redman Loft condominiums is one example of a successful adaptive reuse project that will transform an otherwise underutilized structure.

BUSINESS DISTRICT ISSUES

Small Area Plan

The Community finds it essential that the area bounded by approximately 2100 South and I-80 between 1300 East and 900 East be planned for and integrated into the business district in a comprehensive manner. (Figure 5 identifies these boundaries.) For example, the regional shopping center on 1300 East is currently developed as a traditional auto-oriented shopping center with a discount department store and stand-alone restaurant pads. The community desires that no additional land is designated “Regional Scale Commercial” in the land use plan and encourages reuse of the area into a more pedestrian oriented, mixed-use development.

Another improvement includes realigning the access to Sugarmont Drive by providing an alternative east-west linkage through the area. The portion of Sugarmont located between McClelland and Highland Drive could be relocated to the north so that the east end of the road aligns with Wilmington Avenue at the existing intersection of Wilmington Avenue and Highland Drive. The existing traffic signal should be converted to a four-way signal and the existing portion of Sugarmont Drive should be vacated. This would enlarge the parcel of land located between the two legs of the existing road and improve the opportunity to convert the area to other land uses. The relocation of the road would occur as the block located between Highland Drive & McClelland and 2100 South & Sugarmont (the “Granite Furniture” block) redevelops.

In order to have a street pattern that minimizes traffic congestion, maximizes pedestrian and transit options, and enhances retail and commercial opportunities a small area plan is recommended for the core area of the business district. This specific master plan should address parking and circulation and recommend new street patterns and design modifications. For example, the “Granite Furniture” and “ShopKo” blocks have significant opportunity for redevelopment. As such, the mobility pattern within and around these large blocks needs to be analyzed prior to any new development.

Policy

- Develop a small area master plan for the business district area bounded by 2100 South and I-80, between 1300 East and 900 East (as identified on the small area plan map). This plan should include, but not be limited to, the following development principles or solutions:
 - o Provide a pedestrian and bicycle circulation plan and identify the right-of-way necessary to support multi-modal alternatives;
 - o Identify the location for a TRAX station as well as the preferred route through the business district for a future light rail alignment;
 - o Divide large blocks into smaller blocks to allow more pedestrian circulation through the business district and to reduce traffic congestion within it;
 - o Redesign the present circulation system to provide better internal access within the business district;
 - o Enhance pedestrian crossings along with traffic calming measures, and provide access through the district that connects Sugar House Park, Hidden Hollow and Fairmont Park;
 - o Greatly increase landscaping along the 1300 East frontage;
 - o Provide for coordinated and structured parking, with underground parking wherever possible;
 - o Provide a central public plaza with strong pedestrian connections to other blocks;
 - o Evaluate the feasibility and impacts of expanding the monument plaza into a Town Square by relocating the eastbound right-turn lane on 2100 South and reconnecting the Plaza with the sidewalk;
 - o Evaluate the feasibility and impacts of realigning Sugarmont Drive with Wilmington Avenue at the Highland Drive intersection, in addition to the extension of Elm Street to Highland Drive as a limited access or pedestrian way;
 - o Include entertainment uses such as a theatre near the monument;
 - o Require new buildings to honor the historic character of the area;
 - o Preserve and restore viable historic buildings;
 - o Restore the water fountain functions of the monument;
 - o Plan for streetscape amenities, including transit shelters, a street lighting theme, benches and street trees; and
 - o Utilize the Salt Lake Jordan Canal/McClelland corridor right-of-way as a pedestrian link, especially as it transects the Granite Furniture block.

Small Businesses

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. The City Redevelopment Agency and Community and Economic Development Department need to examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses in new projects.

One approach that has been successful in supporting locally-owned, small businesses is the National Main Street program. The Main Street program approach is a comprehensive strategy for downtown revitalization that incorporates elements of urban design, marketing, business development and public/private sector cooperation. The Main Street program emphasizes integrating all four of these factors into a strategy to restore and sustain a community center. For example, an investment into streetscape improvements alone, without an understanding of how to market and develop small businesses may have little affect on the economic vitality of a district. This program also identifies the importance of communication and cooperation between the business community and local government in order to administer and sustain an organized effort to keep a district healthy and successful. Although Sugar House does not qualify for this National program, the program model can be used to support small businesses in the Sugar House Business District as well as the small commercial nodes within residential neighborhoods.

Policies

- Support locally-owned businesses to operate within the Sugar House business district.
- Provide varying types of office space for individuals or small businesses within new development.
- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.
- Educate business owners on the programs and services available that foster small business development.
- Use the Main Street program model to support small businesses throughout the Sugar House community.

Congestion

In order to preserve the attractiveness of the area, the City must ensure that the intensity of development is managed and balanced with multi-modal options. 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.

Policies

- 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.
- Provide multi-modal options to alleviate the dependence upon automobile travel.

Traffic & Pedestrian Orientation

Automobiles traveling on 2100 South need to be slowed down through the core of the business district. While acknowledging that 2100 South will be an active arterial street,

the community believes the business area is too impacted by speeding cars that make it more difficult to create a pedestrian oriented environment. Businesses are concerned that the high speeds along 2100 South, 1100 East, and Highland Drive make it difficult for shoppers to explore their storefronts and discourages shoppers from stopping due to the perceived danger of entering and exiting the roadway.

There are some specific suggestions on how to decrease speeds so pedestrians feel safer. First, on-street parking can be used as a traffic-calming measure and as a buffer between pedestrians and moving vehicles. On-street parking increases the pedestrian's sense of safety by functioning as a physical barrier between the sidewalk and traffic, and slows automobile speeds by narrowing the driver's sense of available space. Other traffic calming measures include *woonerfs*, which are primarily found in European cities. Woonerfs can provide a powerful signal for drivers to slow down because the design indicates the roadway is a shared space, not just a thoroughfare for automobiles. All traffic calming designs, including bulbouts, landscaped medians, roundabouts and others should also be considered to manage automobile travel and make the streets safer for both pedestrians and cyclists.

Second, additional places for pedestrians to cross 2100 South are needed. There is currently only one signalized intersection (2100 South and 1100 East) in the core area where pedestrians can cross. The existing crosswalks at 1000 East and 1200 East should be studied for modifications that would allow safer pedestrian crossing, such as button activated pedestrian traffic signals.

Third, the City should study the feasibility of making Highland Drive, south of 2100 South in the Business District a two-lane street, with a continuous center turn lane and angled or parallel on-street parking. "Back-in" angled parking, where the potential for conflicts is reduced because the driver can see approaching traffic, should also be considered as a way to more safely allow on-street parking.

The Business District can be improved in terms of making it a more pedestrian-oriented experience. The City needs to think "pedestrian first" when approving new developments or when implementing its own public works projects. This includes pedestrian circulation between blocks and within individual developments. It is essential that pedestrian crossings on 2100 South are added and the existing crossings are enhanced. Furthermore, implementing a *pedestrian first* policy for the business district to ensure that the pedestrian is given priority consideration when developing new projects or programs is recommended.

Policies

- Implement a *pedestrian first* policy for the Sugar House Business District zone.
- Design 2100 South to provide for a safe pedestrian environment; and enhance all pedestrian crossings along 2100 South.
- Evaluate if Highland Drive, south of 2100 South in the Business District can be made into a two-lane street, with a continuous center turn lane with angled or parallel on-street parking.

- Increase pedestrian access in the area of the Brickyard Shopping Center and the Brickyard Apartments to the north and to the east across Richmond Street.

Parking

Notwithstanding this pedestrian orientation, for the next several years, the majority of people using the area will arrive by automobile. Maintaining an efficient circulation system and adequate parking to accommodate the automobile must be a priority. This will not only facilitate the growth of businesses, it will help minimize adverse impacts on the adjoining residential neighborhoods. Off-street parking located behind the businesses can be provided, but it has become clear that cooperative agreements for shared parking are necessary. In order to help assure that streets and parking areas are adequate to serve future needs, the City should retain ownership of all property it currently owns in the Business District, including streets, alleys, and parcels, until such time as comprehensive development plans are implemented. Future rights-of-way could thus be acquired through land trade arrangements rather than expenditure of capital funds.

Parking will continue to be an issue in the area in terms of configuration, the number of stalls available and coordination between landowners. While new development should provide sufficient parking to meet the minimum required by city ordinance, flexibility on parking requirements may be an option in the future as light rail develops in the area. However, until there is a significant shift in alternative modalities, shared parking and parking structures should be encouraged. Shared parking should be formalized through agreements between the landowners who intend to share the spaces. The creation of a parking district has been recommended in prior planning studies and this concept still has a great deal of merit for the area. In addition, Transportation Demand Management techniques should be used within the Business District.

Coordinated parking should be strongly encouraged in the areas located along 2100 South, the Sugar House Center and surrounding the Granite Furniture area. Encouragement of the development of joint-use parking facilities in these areas may reduce some of the current deficiency if applied properly. Structured parking is also strongly encouraged, particularly for larger projects, in order to increase the number of available spaces while minimizing the land area used. Figure 6 illustrates potential locations for both coordinated and structured parking facilities.

Policies

- Strongly encourage coordinated parking in the business district and around all commercial node areas.
- Evaluate the feasibility of creating a parking district in the Sugar House Business District.
- Strongly encourage structured and underground parking wherever feasible to minimize the impacts upon surrounding land uses and reduce the land area used.
- Retain ownership of all publicly owned property in the Business District, including streets, alleys, and parcels, so that future rights-of-way can be acquired through land trade arrangements rather than expenditure of capital funds.

Entertainment

Another way to make the Business District viable and interesting long-term is to provide more entertainment uses such as a new theatre in the area of the monument.

Consideration should be given to a theatre that will accommodate live music and theatre, as well as film.

Policy

- Support the development of a theatre that will accommodate live music and theatre, as well as film in the Sugar House business district.

Reinvestment

The large capital investment needed for the revitalization of the Sugar House Business District will require commitment from both the private and public sectors. While substantial private investment is the key to economic growth, local government can assist by providing physical improvements and appropriate development regulations and incentives. The City must be committed to implement key public infrastructure improvements and maintenance of public spaces.

Policy

- Support ongoing reinvestment into the business district to ensure the long-term sustainability of the area.

CITY REDEVELOPMENT AGENCY

In 1986, the Redevelopment Agency of Salt Lake City (RDA) declared the Sugar House Business District a project area, making it eligible for RDA assistance. This designation allows the RDA to provide assistance and encourage development to occur within the area (Figure 7) consistent with the goals of the Master Plan. The RDA will continue to participate in the redevelopment and improvement of property within the Business District until its authority expires in 2011.

The overall goal of the Sugar House Neighborhood Development Plan, adopted in 1986, is to re-establish the visible image of the business district as a unique place offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities. Other development objectives outlined within the plan include: Eliminate physical and economic blight by removing deteriorated and functionally obsolete structures of no historic or aesthetic value, encourage rehabilitation and adaptive re-use of structurally sound buildings, and provide improved public streets and road access to the area to facilitate better traffic circulation.

Since the adoption of the redevelopment project area, the RDA has been involved in several projects, including the Commons at Sugar House retail center and the Irving Schoolhouse Apartments project. It is hoped that the recent completion of these, and other redevelopment projects in the area, will encourage additional private investment and development creating a more stabilized and vibrant commercial center.

Short term redevelopment goals for the area include: development of the property south of Hidden Hollow along Wilmington Avenue, construction of street, traffic and parking improvements, as well as development of multi-family housing near Fairmont Park. The Agency will also continue to provide assistance to property owners interested in rehabilitating their property.

The ability of the RDA to invest in this area helps entice redevelopment of the commercial center. However, these available funds must be used for projects that are in compliance with and implement the policies and recommendations of this community master plan and the redevelopment plan. In order to have quality projects proceed in the Business District, it is essential that the RDA work closely with other City departments, especially Planning. The RDA's implementation strategies should be developed in coordination with other City departments.

Policies

- Ensure close coordination and communication between the RDA and other departments when planning for and implementing projects within the redevelopment area of the business district.
- Maximize investment opportunities offered by the RDA for rehabilitating property in the Business District until its authority expires in 2011.
- Include public art in RDA redevelopment plans.

THE BRICKYARD PLAZA

The redevelopment of the old Brickyard industrial site by the private sector to a mixed-use commercial, office, and residential development was completed in phases throughout the late 1970's and early 1980's. The development contains a community-level commercial mall with 312,000 square feet of retail space, an anchor department store, retail shops, and office space. The medium-density residential development contains 108 condominium dwelling units.

Over the years, the center has had on-going changes in tenants and continued reinvestment. The center remains a vibrant, auto-oriented retail center for the Sugar House Community, the City and outlying residential communities. However, with the prospect of a future light rail route going south near the Brickyard development, it has the potential to become a more transit and pedestrian oriented area. Therefore, the area should be supported with appropriate zoning and land use plan that allows for this long-term transition.

Policies

- Plan for new development in this area to provide a mixture of land uses that support a pedestrian orientation and transit.
- Maintain Richmond Street (1300 East) as a major arterial with limited access. Richmond Street should be widened from 3300 to the current city limits to provide consistency in travel lanes. Curb, gutter, sidewalk and street lighting improvements are also needed in this area.

- Ensure that additional annexations to the City at the Brickyard Plaza or adjacent area comply with land use goals, objectives, and policies of the Sugar House Master Plan and any other applicable Citywide plans.
- Provide access and reopen obstructed segments of the Salt Lake Jordan Canal/McClelland Trail Corridor.

STRIP COMMERCIAL

The Sugar House Community contains numerous strip commercial areas. Some of these developed around the 1100 East-2100 South commercial node when 2100 South was a major east-west highway route through the City. In the late 1960's, the construction of Interstate 80 through the Sugar House Community reduced traffic along 2100 South and thus reduced the patronage of the strip commercial businesses. Today the economic health of the strip commercial areas varies.

While new businesses open and are thriving, there are still underutilized parcels and boarded-up buildings. Sugar House has adequate amounts of commercially zoned land. No additional land needs to be designated commercial in the master plan or zoned for commercial development. Furthermore, the expenditure of limited resources to revitalize an elongated commercial area may be inefficient and unsuccessful.

Therefore, allowing opportunities for mixed use and adjusting site design standards for a more pedestrian orientation is recommended. Amending the commercial zones to require new design standards is one method to require a more pedestrian orientation. Performance zoning techniques can also be used to improve site design standards. Another option is to institute a design overlay zone along areas of 2100 South. Improving the design orientation of strip commercial areas is strongly recommended and may help to attract more patrons to the commercial developments.

Policies

- Prohibit the expansion of commercial sites into residential areas.
- Improve visual and physical impacts through careful design review or site review.
- Improve urban design elements of strip commercial areas by using performance zoning, an overlay design district or amending the zoning ordinance to enhance site design standards to address the following principals:
 - Encourage quality signage;
 - Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street;
 - Reduce the number of opportunities where pedestrian and automobile routes intersect;
 - In areas that pedestrian and automobile routes intersect, raise the pedestrian grade and use bulbouts to make the pedestrian more visible to motorists;
 - Provide adequate car length on parking stalls to avoid automobile bumpers from overhanging walkways, thus reducing the walkway width for pedestrians.

- Improve parking lot layouts and provide adequate buffering and landscaping;
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options;
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses;
- Require proper location and screening of loading docks and refuse collection areas; and
- Address pedestrian circulation, and require the design of ingress-egress areas to support the functions of the street systems.

NEIGHBORHOOD COMMERCIAL

Small commercial centers located within or immediately adjacent to neighborhoods provide a necessary service to Sugar House residents. Historically, however, the demand for neighborhood convenience stores has been varied, particularly with the emergence of regional shopping centers and easy access to transportation facilities. Today, there is a renewed recognition of the value of having neighborhood businesses that residents can walk to instead of having to drive to. In addition, neighborhood businesses are frequently locally owned so more of the profits stay in the area.

Neighborhood commercial areas may consist of four-corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, Stratford Avenue and Glenmare Street, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a citywide effort to revise and strengthen the Neighborhood Commercial zoning district. Changes that are recommended in that zoning district include:

- Eliminating incompatible automobile-oriented uses where allowed;
- Requiring windows on the first floor of new buildings with entrances facing the street and parking located in the rear;
- Providing a pedestrian circulation component in every development approved;
- Requiring multiple public entrances in new larger buildings;
- Requiring design review or site design standards; and
- Requiring signage to be at the pedestrian level.

Additionally, the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.

The issue of nonconforming properties deserves particular attention. These are properties that are used for commercial or business purposes, but are zoned residential. As

nonconforming property, the business is very limited in terms of expansion or rebuilding, even if a disaster strikes. In some cases, these nonconforming businesses have been present and operating for many decades and have served the surrounding residential area without undue harm to that neighborhood. However, rezoning the property to commercial bestows upon that property significant value and rights including allowing the possibility that the current use could be replaced with any use permitted in the commercial zone. Therefore, the City should be cautious in rezoning these nonconforming properties to commercial. Each one should be considered on its own merits with the public and surrounding residents given the opportunity to provide input into the decision making process.

The City should also consider the establishment of a distinct new zoning status for these properties that would give the property owner some certainty (e.g., the right to rebuild after a fire) without raising the status to full commercial zoning. This concept could be called “legal conforming” status, which the City already uses in a few discrete circumstances especially for residential land uses.

Policy

- The City should explore new techniques and ordinances that support small businesses to serve residents within the surrounding neighborhood while mitigating impacts that may adversely affect the residential character of the neighborhood.

EXHIBIT C -
SUGAR HOUSE FUTURE
LAND USE MAP

Sugar House Future Land Use Map

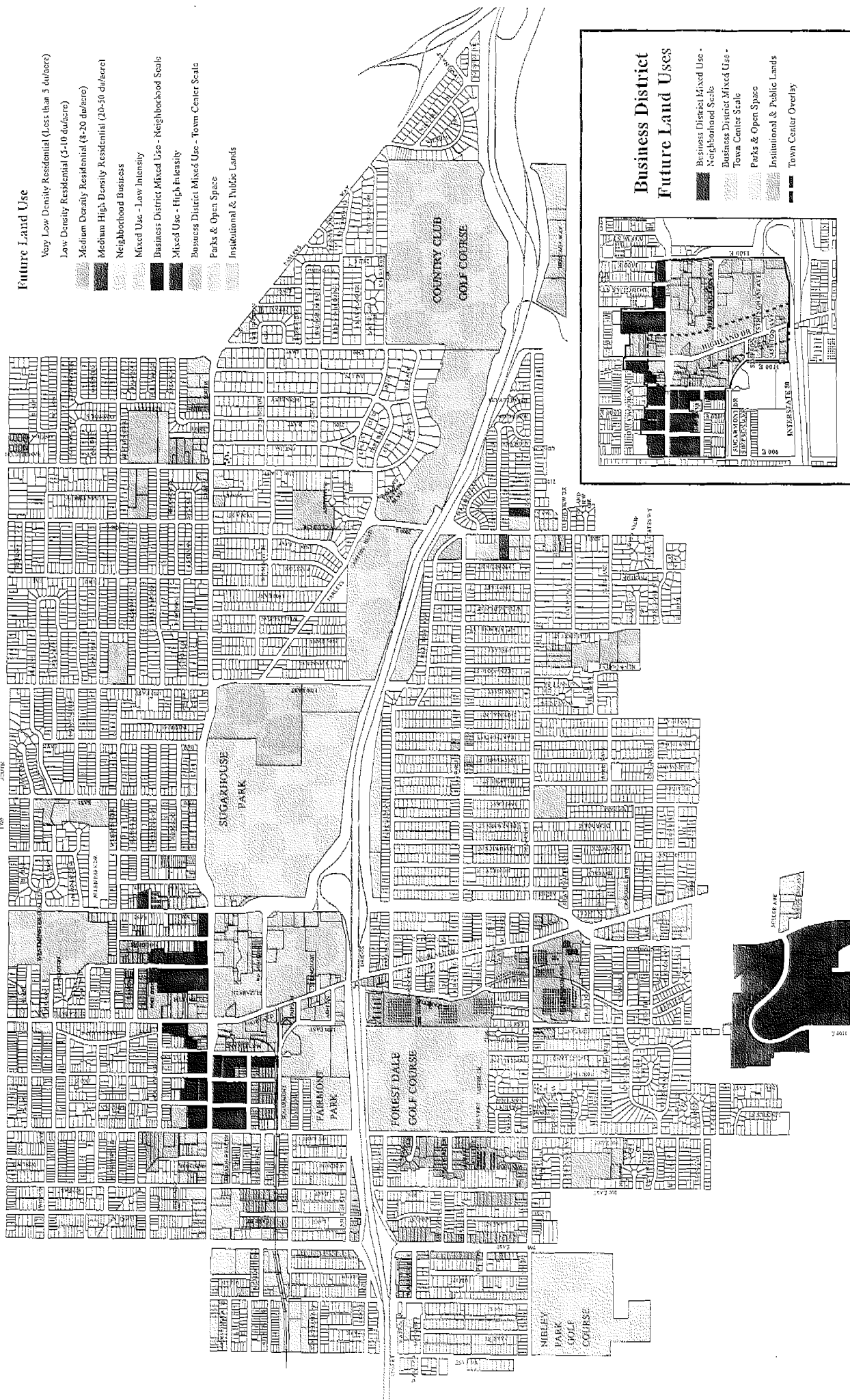


EXHIBIT D -
REZONED PROPERTIES

REZONED PROPERTIES

Legal Description:

Salt Lake County Sidwell Parcel Numbers:

PARCEL	ADDRESS	ZIP_CODE	NEW ZONING	OLD ZONING
1617457031	1970 S 1200 E	84105	CSHBD1	RMF-45
1617457007	1975 S 1100 E	84106	CSHBD2	C-SHBD
1617457013	2007 S 1100 E	84106	CSHBD2	C-SHBD
1617476037	2070 S DOUGLAS ST	84105	CSHBD2	CB
1620226001	2033 S 1200 E	84105	CSHBD2	CB
1620226006	1235 E 2100 S	84106	CSHBD2	CB
1620226007	1237 E 2100 S	84106	CSHBD2	CB
1620226008	1239 E 2100 S	84106	CSHBD2	CB
1620226009	1241 E 2100 S	84106	CSHBD2	CB
1620226010	2097 S 1200 E	84105	CSHBD2	CB
1620226005	1213 E 2100 S	84106	CSHBD2	CB
1620204006	2137 S 1000 E	84106	CSHBD2	C-SHBD
1620204007	2143 S 1000 E	84106	CSHBD2	C-SHBD
1620204014	2140 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204015	2146 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204016	2150 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204020	1021 E ELM AVE	84106	CSHBD2	C-SHBD
1620204021	1023 E ELM AVE	84106	CSHBD2	C-SHBD
1620204022	1027 E ELM AVE	84106	CSHBD2	C-SHBD
1620204023	1033 E ELM AVE	84106	CSHBD2	C-SHBD
1620205001	1002 E ELM AVE	84106	R-1-5000	RMF-35
1620205002	1010 E ELM AVE	84106	R-1-5000	RMF-35
1620205003	1014 E ELM AVE	84106	R-1-5000	RMF-35
1620205018	1034 E ELM AVE	84106	CSHBD2	RMF-35
1620205008	2187 S 1000 E	84106	R-1-5000	RMF-35
1620205009	2193 S 1000 E	84106	R-1-5000	RMF-35
1620205018	1034 E ELM AVE	84106	CSHBD2	RMF-35
1620205019	2190 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205019	2190 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205014	2202 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205014	2202 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205010	2195 S 1000 E	84106	R-1-5000	RMF-35
1620205011	2205 S 1000 E	84106	R-1-5000	RMF-35
1620205016	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205016	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205017	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205012	2211 S 1000 E	84106	R-1-5000	RMF-35
1617456025	2008 S 1100 E	84106	CSHBD2	C-SHBD
1617456006	1068 E HOLLYWOOD AVE	84105	CSHBD2	C-SHBD
1617456017	1980 S 1100 E	84106	CSHBD2	C-SHBD

1617456018	1988 S 1100 E	84106	CSHBD2	C-SHBD
1617456018	1988 S 1100 E	84106	CSHBD2	C-SHBD
1617456019	1994 S 1100 E	84106	CSHBD2	C-SHBD
1617383010	2017 S LINCOLN ST	84105	CSHBD2	RMF-35
1617456022	2012 S 1100 E	84106	CSHBD2	C-SHBD
1617456011	2007 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1617383017	2010 S 1000 E	84105	CSHBD2	C-SHBD
1620127009	909 E 2100 S	84106	CSHBD2	C-SHBD
1620127010	945 E 2100 S	84106	CSHBD2	C-SHBD
1617383011	2041 S LINCOLN ST	84105	CSHBD2	C-SHBD
1617383018	2034 S 1000 E	84105	CSHBD2	C-SHBD
1617455014	2019 S 1000 E	84105	CSHBD2	C-SHBD
1617455025	1033 E 2100 S	84106	CSHBD2	C-SHBD
1617456012	2015 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620202008	1095 E 2100 S	84106	CSHBD1	C-SHBD
1617456013	2019 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620202004	1061 E 2100 S	84106	CSHBD1	C-SHBD
1617456014	2023 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1617383012	2025 S LINCOLN ST	84105	CSHBD2	C-SHBD
1617383019	2040 S 1000 E	84105	CSHBD2	C-SHBD
1620201001	1001 E 2100 S	84106	CSHBD2	C-SHBD
1620201002	1011 E 2100 S	84106	CSHBD2	C-SHBD
1617456015	2027 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620203005	1137 E 2100 S	84106	CSHBD1	C-SHBD
1620202009	1045 E 2100 S	84106	CSHBD1	C-SHBD
1620202010	1049 E 2100 S	84106	CSHBD1	C-SHBD
1620202003	1053 E 2100 S	84106	CSHBD1	C-SHBD
1620201005	1025 E 2100 S	84106	CSHBD2	C-SHBD
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1620201007	1021 E 2100 S	84106	CSHBD2	C-SHBD
1620227002	1251 E 2100 S	84106	CSHBD2	CB
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1620227008	1269 E 2100 S	84106	CSHBD2	CB
1620202005	1063 E 2100 S	84106	CSHBD1	C-SHBD
1620128001	955 E 2100 S	84106	CSHBD2	C-SHBD
1620128002	959 E 2100 S	84106	CSHBD2	C-SHBD
1620128003	967 E 2100 S	84106	CSHBD2	C-SHBD
1620128004	973 E 2100 S	84106	CSHBD2	C-SHBD
1620128005	975 E 2100 S	84106	CSHBD2	C-SHBD
1620128006	2092 S 1000 E	84105	CSHBD2	C-SHBD
1620202002	1053 E 2100 S	84106	CSHBD1	C-SHBD
1620134003	2135 S 900 E	84106	CSHBD2	CB
1620136015	944 E 2100 S	84106	CSHBD2	C-SHBD
1620136002	960 E 2100 S	84106	CSHBD2	C-SHBD
1620136014	974 E 2100 S	84106	CSHBD2	C-SHBD
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1620204002	1020 E 2100 S	84106	CSHBD2	C-SHBD

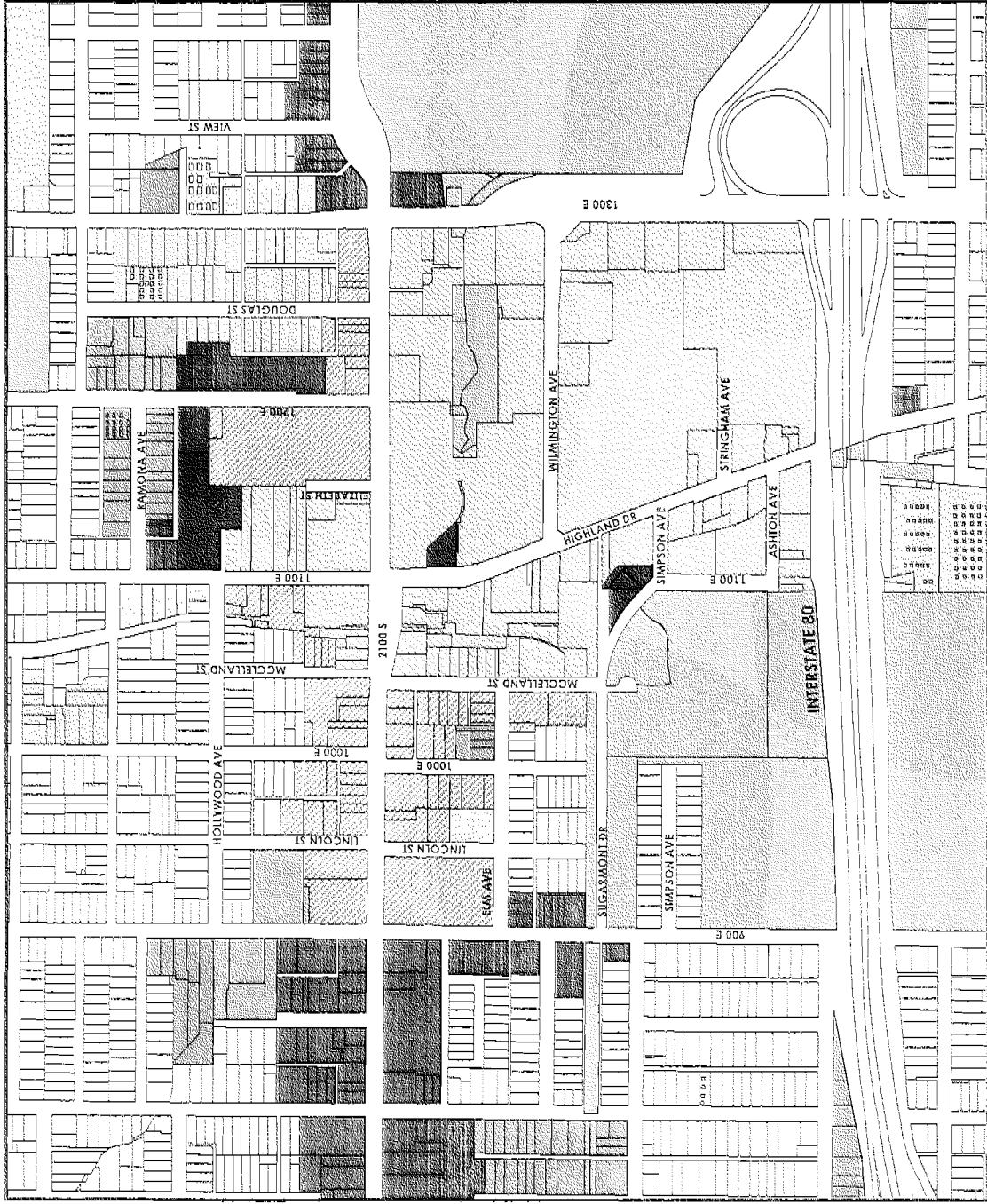
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1620229044	2110 S 1300 E	84106	CSHBD1	C-SHBD
1620207013	1102 E 2100 S	84106	CSHBD1	C-SHBD
1620206001	1050 E 2100 S	84106	CSHBD1	C-SHBD
1620206002	1062 E 2100 S	84106	CSHBD1	C-SHBD
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1620206005	1080 E 2100 S	84106	CSHBD1	C-SHBD
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1620206006	2112 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620204005	2125 S 1000 E	84106	CSHBD2	C-SHBD
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1620206022	2131 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206023	2155 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
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1620206014	2163 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206027	2160 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620206015	2185 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620229066	2180 S 1300 E	84106	CSHBD1	C-SHBD
1620229064	1251 E WILMINGTON AVE	84106	CSHBD1	C-SHBD

1620229068	1201 E WILMINGTON AVE	84106	CSHBD1	C-SHBD
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1620206037	2174 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620135008	910 E ELM AVE	84106	CN	CB
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1620137013	2192 S 1000 E	84106	R-1-5000	RMF-35
1620135006	2195 S 900 E	84106	CN	CB
1620137014	2196 S 1000 E	84106	R-1-5000	RMF-35
1620276039	2201 S HIGHLAND DR	84106	CSHBD1	CS
1620206026	1029 E SUGARMONT DR	84106	CSHBD1	C-SHBD
1620276029	1214 E WILMINGTON AVE	84106	CSHBD1	CS
1620135016	2198 S LINCOLN ST	84106	R-1-5000	RMF-35
1620276030	2210 S 1300 E	84106	CSHBD1	CS
1620206034	2215 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620137009	2197 S LINCOLN ST	84106	R-1-5000	RMF-35
1620206031	2200 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620276040	2202 S 1300 E	84106	CSHBD1	CS
1620137015	2200 S 1000 E	84106	R-1-5000	RMF-35
1620276031	2202 S 1300 E	84106	CSHBD1	CS
1620135007	2205 S 900 E	84106	CN	CB
1620135017	2204 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137010	2203 S LINCOLN ST	84106	R-1-5000	RMF-35

1620137016	2204 S 1000 E	84106	R-1-5000	RMF-35
1620135018	2208 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137011	2207 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137017	2208 S 1000 E	84106	R-1-5000	RMF-35
1620206032	2220 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620252006	1116 E SUGARMONT DR	00000	CSHBD1	CB
1620276041	2240 S 1300 E	84106	CSHBD1	CS
1620252007	2234 S HIGHLAND DR	84106	CSHBD1	CB
1620276042	2254 S 1300 E	84106	CSHBD1	CS
1620253001	2257 S 1100 E	84106	CSHBD1	CB
1620253003	2262 S HIGHLAND DR	84106	CSHBD1	CB
1620276043	2272 S 1300 E	84106	CSHBD1	CS
1620276037	2290 S 1300 E	84106	CSHBD1	CS
1620276045	MULTIPLE ADDRESSES	84106	CSHBD1	CS
1620276003	2263 S HIGHLAND DR	84106	CSHBD1	CS
1620253005	2268 S HIGHLAND DR	84106	CSHBD1	CB
1620253011	2288 S HIGHLAND DR	84106	CSHBD1	CB
1620253009	2272 S HIGHLAND DR	84106	CSHBD1	CB
1620253002	1121 E ASHTON AVE	84106	CSHBD1	CB
1620253010	2282 S HIGHLAND DR	84106	CSHBD1	CB
1620253012	2292 S HIGHLAND DR	84106	CSHBD1	CB
1620276032	2299 S HIGHLAND DR	84106	CSHBD1	CS
1620276038	2294 S 1300 E	84106	CSHBD1	CS
1620253008	2314 S HIGHLAND DR	84106	CSHBD1	CB
1620276044	2305 S HIGHLAND DR	84106	CSHBD1	CS
1620254001	1100 E ASHTON AVE	84106	CSHBD1	CB
1620254002	1102 E ASHTON AVE	84106	CSHBD1	CB
1620254003	1104 E ASHTON AVE	84106	CSHBD1	CB
1620254004	1114 E ASHTON AVE	84106	CSHBD1	CB
1620254009	1132 E ASHTON AVE	84106	CSHBD1	CB
1620254007	1154 E ASHTON AVE	84106	CSHBD1	CB
1620276036	2319 S HIGHLAND DR	84106	CSHBD1	CS
1620276035	2319 S HIGHLAND DR	84106	CSHBD1	CS
1620205004	1024 E ELM AVE	84106	CSHBD2	RMF-35
1617457041	1155 E 2100 S	84106	CSHBD1	RMF-45
1620203006	MULTIPLE ADDRESSES	84106	CSHBD1	C-SHBD
1617457009	1983 S 1100 E	84106	CSHBD2	C-SHBD
1617457011	1987 S 1100 E	84106	CSHBD2	C-SHBD
1617457012	2005 S 1100 E	84106	CSHBD2	C-SHBD
1617457014	2011 S 1100 E	84106	CSHBD2	C-SHBD
1617457015	2015 S 1100 E	84106	CSHBD2	C-SHBD

EXHIBIT E -
SUGAR HOUSE
COMMUNITY ZONING MAP

Sugar House Community Zoning Map



- CSHBD-1, Sugar House Business
- CSHBD-2, Sugar House Business
- CB, Community Business
- CC, Commercial Corridor
- CN, Neighborhood Commercial
- CS, Community Shopping
- I, Institutional
- OS, Open Space
- PL, Public Lands
- R-1-5000, Single Family Residential
- R-1-7000, Single Family Residential
- RB, Residential/Business
- RMF-30, Low Density Multifamily Res.
- RMF-35, Moderate Density Multifamily Res.
- RMF-45, Moderate/High Density Multifam Res.
- RO, Residential/Office
- SR-1, Special Development Pattern Res.

EXHIBIT F -
TABLE OF PERMITTED
USES FOR COMMERCIAL
DISTRICTS

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS				
C = Conditional Use P = Permitted Use						
Use	CN	CB	CC	CS1	CSHBD1	CG
Residential						
Assisted living center, large		P	P			P
Assisted living center, small		P	P			P
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Group home, large (see section 21A.36.070 of this title)			C			C
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Halfway homes (see section 21A.36.110 of this title)						C
Living quarters for caretaker or security guard	P	P	P	P	P	P
Multi-family residential					P	
Nursing home		P	P			P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)			C			C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)			C			C
Transitional treatment home, large (see section 21A.36.090 of this title)			C			C
Transitional treatment home, small (see section 21A.36.090 of this title)			C			C
Transitional victim home, large (see section 21A.36.080 of this title)			C			C
Transitional victim home, small (see section 21A.36.080 of this title)			C			C

title)						
Office And Related Uses						
Financial institutions, with drive-through facilities		P	P	P	P	P
Financial institutions, without drive-through facilities	P	P	P	P	P	P
Medical and dental clinics	P	P	P	P	P	P
Offices	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P
Retail Sales And Services						
Auction sales			P			P
Automobile repair, major			P	C		P
Automobile repair, minor	C	P	P	P	P	P
Automobile sales/rental and service			P			P
Boat/recreational vehicle sales and service			P			P
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P
Car wash, with or without gasoline sales			P	P		P
Department stores				P	P	
Equipment rental, indoor and outdoor			P			P
Furniture repair shop		P	P	P	P	P
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in part VI, chapter 21A.62 of this title)	P	P	P	P	P	P
Health and fitness facility		P	P	P	P	C
Liquor store		C	C	C	C	C
Manufactured/mobile home sales and service						P
Pawnshop						P
Restaurants, with drive-through facilities	C	P	P	P	P	P
Restaurants, without drive-through facilities	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P
Retail goods establishments without drive-through facilities	P	P	P	P	P	P
Retail services establishments	C	P	P	P	P	P

with drive-through facilities						
Retail services establishments without drive-through facilities	P	P	P	P	P	P
Truck repair, large						P
Truck sales and rental, large			P			P
Upholstery shop		P	P	P	P	P
Value retail/membership wholesale						P
Institutional Uses (Sites < 2 Acres)						
Adult daycare center	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P
Museum		P	P	P	P	
Music conservatory		P	P	P	P	
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P
Schools, professional and vocational	P	P	P	P	P	P
Commercial And Manufacturing						
Bakery, commercial						P
Blacksmith shop						P
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P
Cabinet and woodworking mills						P
Commercial laundries, linen service and dry cleaning						P
Industrial assembly						P
Laboratory; medical, dental, optical			P	P	P	P
Laboratory; testing			C	C		P
Miniwarehouse			P			P
Motion picture studio				P	P	P
Photo finishing lab			P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P
Sign painting/fabrication						P
Warehouse			P			P
Welding shop						P
Wholesale distributors			P			P

Recreation, Cultural And Entertainment						
Amusement park				P		P
Art gallery	P	P	P	P	P	P
Art studio	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P
Commercial outdoor recreation				C		P
Commercial video arcade			P		P	P
Dance studio	P	P	P	P	P	P
Live performance theaters			P	P	P	P
Miniature golf			P	P		P
Movie theaters				P	P	P
Natural open space and conservation areas	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P
Private club		C	C	P	P	P
Sexually oriented businesses						P5
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P
Tavern/lounge/brewpub; 2,500 square feet or less in floor area			P	P	P	P
Tavern/lounge/brewpub; more than 2,500 square feet in floor area			C	C	P	P
Miscellaneous						
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P
Auditorium			P	P	P	P
Auto salvage (indoor)						P
Bed and breakfast	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P
Bed and breakfast manor	C3	C3	P		P	P
Bus line terminals			P			P
Bus line yards and repair facilities						P
Commercial parking garage or lot			C		P	P

Communication towers		P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P
Farmers' market			C	C		P
Flea market (indoor)			P	P	P	P
Flea market (outdoor)						P
Funeral home			P	P	P	P
Homeless shelter						C
Hotel or motel			P		P	P
Impound lot						C
Intermodal transit passenger hub						C
Kennels						P
Limousine service, utilizing 4 or more limousines						P
Limousine service, utilizing not more than 3 limousines		C	C			P
Microbrewery						P
Park and ride lots		C	C	C	P	P
Park and ride, parking shared with existing use		P	P	P	P	P
Pet cemeteries ⁴						P
Off site parking; as per chapter 21A.44 of this title			P		C	P
Outdoor sales and display		C	P	C	P	P
Outdoor storage			C			P
Outdoor storage, public			C			P
Precision equipment repair shops			P			P
Public/private utility buildings and structures	C	C	P	P	C	P
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P
Radio, television station				C	P	P
Recreational vehicle park (minimum 1 acre)			C			
Recycling collection station	P	P	P	P	P	P
Reverse vending machines	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P
Temporary labor hiring office						P
Vehicle auction use						P
Vending carts on private property as per chapter 5.65 of this code					P	
Wireless telecommunications						

facility (see table 21A.40.090E of this title)						
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Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the Conditional Building and Site Design Review process pursuant to the provisions of section 21A.26.060D and 21A.59 of this title.

2. See subsection 21A.02.050B of this title for utility regulations.

3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter).

4. Subject to Salt Lake City/County health department approval.

5. Pursuant to the requirements set forth in section 21A.36.140 of this title.

(Ord. 18-04 § 2, 2004; Ord. 17-04 § 6 (Exh. E), 2004; Ord. 13-04 § 7 (Exh. B), 2004; Ord. 6-03 § 1 (Exh. A), 2003; Ord. 23-02 § 3 (Exh. A), 2002; Ord. 2-02 § 1, 2002; Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)

EXHIBIT G -
SUMMARY TABLE OF
YARD AND BULK
REQUIREMENTS –
COMMERCIAL DISTRICTS

21A.26.090 Summary Table Of Yard And Bulk Requirements Commercial Districts:

	Lot Area Regulation s	Minimu m lot width	Maximum Building Size	Maximu m District Size	Maximu m Building Height	Minimu m Front or Corner Side Yard	Minimum Interior Side Yard	Minimu m Rear Yard	Require d landscap e yard	
CN neighborhood commercial	No minimum Maximum area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'
CB community business	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a conditional use	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'
CS community shopping	60,000 sf minimum excluding pad sites	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner side yards	15'
CC corridor commercial	10,000 sf minimum	75'	None	None	30' or 2 stories Conditional use: maximum 45' or 3 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'
CSHBD sugar house business	No minimum	None	Less than 20,000 sf is a permitted use Greater than 20,000 sf is-subject to the Conditional Building and Site Design Review process	None	30' to 105' or 30' to 60' depending on site location within the CSHBD zone	No minimum required 2	No minimum 3	None3	None	7'
CG General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories Conditional use: maximum 90' or 6 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'

Additional Regulations:

General provisions for all commercial districts: building height modification building height may be modified up to 10 percent of maximum height, as a special exception. Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this chapter.

CS district access restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

Footnotes:

1. See chapter 21A.48 of this title.
2. There is not a minimum front or corner side yard in the CSHBD zone, however there is a maximum building setback of fifteen feet (15'). Exceptions to the maximum building setback requirement may be approved through the Conditional Building and Site Design Review process.
3. There are no minimum interior side and rear yard requirements in the CSHBD zone, with the exception of those properties in this zone that abut a low density, single-family residential zoned property.

(Ord. 3-01 § 3, 2001; Ord. 35-99 § 29, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-8), 1995)

SALT LAKE CITY ORDINANCE

No. _____ of 2005

(Amending Sugar House Community Zoning Map and Master Plan, Rezoning Properties in the Sugar House Area, and Making Other Amendments to the Salt Lake City Zoning Code)

AMENDING THE SUGAR HOUSE COMMUNITY ZONING MAP AND MASTER PLAN, REZONING PROPERTIES GENERALLY LOCATED IN THE SUGAR HOUSE AREA, AND MAKING OTHER AMENDMENTS TO THE SALT LAKE CITY ZONING CODE, PURSUANT TO PETITION NOS. 400-01-32 AND 400-02-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed amendments to the Master Plan, Zoning and Zoning Code for the Sugar House Area are appropriate for the development of the community in that area and in the best interest of the city.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. AMENDMENT TO MASTER_PLAN. The Urban Design Element and Commercial Land Use sections of the Sugar House Master Plan are hereby amended to read as set forth on the attached Exhibits A and B.

SECTION 2. ADOPTION OF FUTURE LAND USE MAP. The Sugar House Future Land Use Map, which is attached hereto as Exhibit C, is hereby adopted as part of the Sugar House Master Plan.

SECTION 3. REZONING OF PROPERTIES. The properties, which are more particularly described on Exhibit D attached hereto, shall be and hereby are rezoned from their “old zoning” to their “new zoning” as identified in Exhibit D.

SECTION 4. AMENDMENT TO ZONING MAP. The Sugar House Community Zoning Map shall be and hereby is amended consistent with the rezoning of properties above and as further illustrated on the attached Exhibit E.

SECTION 5. AMENDMENT TO REGULATIONS REGARDING CSHBD SUGARHOUSE BUSINESS DISTRICT. That Section 21A.26.060, *Salt Lake City Code*, pertaining to CSHBD Sugar House Business District be, and the same hereby is, amended to read as follows:

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the CSHBD Sugar House ~~B~~usiness ~~D~~istrict is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24-hour population. The CSHBD provides for residential, for commercial, and office use opportunities, with incentives for and high density residential land use opportunities in a manner compatible with the existing form and function of the Sugar House mMaster pPlan and the Sugar House bBusiness dDistrict.

B. Uses: Uses in the CSHBD Sugar House ~~b~~Business ~~d~~District as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. ~~Planned Development Review: All new construction of principal buildings or additions that increase the floor area and/or parking requirement by twenty five percent (25%) within the CSHBD district shall be subject to planned development review for compatibility and compliance with the design guidelines of the Sugar House master plan and the Sugar House business district strategies and recommendations plan. Planned developments shall be approved in conformance with the provisions of section 21A.54.150 of this title.~~
Conformance with Adopted Business District Design Guideline Handbook: All new construction of principal buildings and additions that increase the off-street parking requirement shall be subject to and shall conform with the adopted Business District Design Guidelines Handbook located as an appendix section in the Sugar House Master Plan.

D. ~~Minimum Lot Size: No minimum lot area or lot width is required; provided, that for multi family dwellings the minimum lot area required shall be nine thousand (9,000) square feet for three (3) dwelling units plus five hundred (500) square feet for each additional dwelling unit.~~
Conditional Building and Site Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to Conditional Building and Site Design Review. The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review Process. Conditional

Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.59 of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

EF. Minimum Yard Requirements:

1. Front And Corner Side Yards: No minimum yard is required.

2. Maximum Setback: The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the Business District Design Guidelines Handbook. Appeal of an Administrative Decision is to the Planning Commission.

23. Interior Side Yards: None required.

34. Rear Yards: No minimum yard is required.

45. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

~~F. Maximum Building Size: Any building having a first floor area of twenty thousand (20,000) square feet or more shall be allowed only as a conditional use.~~

G. Maximum Height: No building shall exceed ninety feet (90') or six (6) stories, whichever is less. Buildings higher than ninety feet (90') may be allowed in accordance with the provision of subsections G1 and G2 of this section.

1. Conditions For Taller Buildings: Buildings may exceed the ninety foot (90') or six (6) story height limit provided they conform to the following requirements:

a. Location: The site is located within the block bounded by 2100 South Street, 1100 East Street/ Highland Drive, Sugarmont Drive, and McClelland Street.

b. Setback: The portion of the building exceeding ninety feet (90') shall be stepped back from the front property line to mitigate potential impacts upon the existing streetscape.

c. Taller Buildings Height Limit: The excess height allowance shall be limited to one hundred fifty feet (150') or ten (10) stories.

2. Procedure For Modification: A modification to the height regulations in this subsection G may be granted as a planned development in conformance with the provisions of section 21A.54.150 of this title. Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional building square footage may be obtained up to a maximum building height of one hundred and five feet (105'); however, for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.060K. If the required residential component is transferred off-site, the maximum non-residential building height allowed shall be seventy-five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of Subsection 21A.26.060(G)(1)(d).

d. Maximum building height may be obtained to one hundred and five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a non-residential building, the developer shall provide off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds thirty feet (30') in height.

2. CSHBD2:

a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section

21A.26.060K. If the residential component is transferred “off site,” the maximum non-residential building height allowed shall be forty-five feet (45’).

d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60’).

3. Step Back Requirement: In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30’) in height shall be stepped back fifteen horizontal feet (15’) from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.

H. Minimum First Floor Glass: The first floor ~~street front and front elevation facing a street~~ on of all new commercial and office buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD Sugar House ~~B~~ business zoning D district zones, shall not have less than be at least forty percent (40%) ~~nonreflective~~ glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3D) and are at least two feet (2’) deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the Conditional Building and Site Review process subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director-zoning administrator may approve a modification to this requirement, as a routine and uncontested special exception pursuant to the procedures found in part II, chapter 21A.14 of this title, if the Planning Director zoning administrator finds:

1. The requirement would negatively impact the historic character of the building,

or

2. The requirement would negatively impact the structural stability of the building-; or

3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%). Appeal of Administrative Decision is to the Planning Commission.

I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building.

J. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing art facilities.

K. Residential Requirement for Mixed Use Developments: For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this Section, or

2. May be located on a different property in the area zoned CSHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') setback noted in Subsection Go of this Section. In addition, prior to the issuance of a building permit for the non-residential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the City to ensure the

construction of the residential structure in a timely manner. In such cases where the residential use is built off-site, one of the following shall apply:

a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or

b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.

SECTION 6. AMENDMENT TO TABLE OF PERMITTED USES FOR COMMERCIAL DISTRICTS. That the table, entitled Table of Permitted and Conditional Uses for Commercial Districts, which is located at Section 21A.26.080, *Salt Lake City Code*, shall be and hereby is, amended, in part, as set forth in the attached Exhibit F.

SECTION 7. AMENDMENT TO SUMMARY TABLE OF YARD AND BULK REQUIREMENTS—COMMERCIAL DISTRICTS. That the table, entitled Summary Table of Yard and Bulk Requirements—Commercial Districts, which is located at Section 21A.26.090, *Salt Lake City Code*, shall be and hereby is, amended, in part, as set forth in the attached Exhibit G.

SECTION 8. AMENDMENT TO STANDARDS FOR DESIGN REVIEW. That Section 21A.59.060, *Salt Lake City Code*, pertaining to standards for design review be, and the same hereby is, amended to read as follows:

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- B. The primary access shall be oriented to the pedestrian and mass transit,
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- D. Architectural detailing shall emphasize the pedestrian level of the building,
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,

G. Dumpsters and loading docks shall be appropriately screened or located within the structure, and

H. Signage shall emphasize the pedestrian/mass transit orientation.

I. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

SECTION 9. AMENDMENT TO DEFINITIONS. That Section 21A.62.040, *Salt Lake City Code*, pertaining to definitions be, and the same hereby is, amended to read, in part, as follows:

"Off-site" means a lot that is separate from the principal use.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.

Published: _____.

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EXHIBIT A -
URBAN DESIGN ELEMENT

URBAN DESIGN ELEMENT

INTRODUCTION

Urban design is the consideration and implementation of the functional and visual form of a city or in this case, the Sugar House Community. The urban design element of this master plan presents recommendations in the form of guidelines or policies to preserve and redevelop the urban form and character of Sugar House. In 1990, the City adopted a citywide Urban Design Element that is applicable for development located in Sugar House. Design considerations are also included in other elements of this Master Plan, the Sugar House Business District Design Guidelines Handbook, and the City's Open Space Plan. These resources must be consulted throughout the design review process of all proposed development.

SUGAR HOUSE BUSINESS DISTRICT DESIGN GUIDELINES

The Sugar House Business District is well established as the center of commercial activity for the community. Urban design ~~criteria~~ guidelines should ~~govern~~ provide direction for new development and redevelopment, fulfilling the land use development objectives for the business district ~~and by encourage~~ encouraging and ~~enhance~~ enhancing the pedestrian nature of the town center. The town center streetscape is pedestrian-oriented and expresses the highest intensity of use and streetscape amenities. The use of the Planned Development Conditional Building and Site Design Review process helps to assure compatibility with the master plans.

Policies

- New development in the Town Center ~~must~~ should follow the design guidelines contained in the City's Urban Design Element, the Sugar House Business District Design Guidelines Handbook, and the guidelines in this Master Plan.
- ~~Ensure that if the planned development process is ever eliminated a design review process is established for the business district.~~
- Provide an entryway to the business district through skyline, land use, streetscape, architecture, building setback continuity, and signage.
- Preserve the Sugar House Plaza Monument as the community focal point.
- Retain the historic scale and massing of existing buildings.
- Require all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining.
- Require new buildings to include architectural detail at the pedestrian level.
- Retain views of the mountains where possible.
- Require ground level uses in the town center be uses that generate activity such as restaurants, galleries, retail, entertainment and personal business services.
- Support the addition of art in public areas and incorporate art into new development projects.

Design Review and Expansion of the Business District

~~The “Commercial – Sugar House Business District” (C-SHBD) zoning classification requires a planned development process for all development. Therefore, it allows the community, planning staff, and the Planning Commission to review the design of any significant new construction. This facilitates the detailed review of proposed development including the architecture, site layout, traffic impacts, pedestrian amenities, landscaping, and effects on adjoining property as well as on the entire business district.~~

Certain types of development in the “Commercial – Sugar House Business District” (C-SHBD) zoning classifications require a Conditional Building and Site Design Review. This process is necessary for those projects exceeding established building height and size limits, or projects having special building design elements. The Conditional Building and Site Design Review process allows the community, Planning Staff, and the Planning Commission an opportunity to review the design and potential impacts of significant construction.

The community believes that the benefits provided by the ~~planned development conditional building and site design review process of~~ in the C-SHBD zone should be extended along the 2100 South corridor in order to assure that the master plan is implemented and to integrate compatible development along this corridor. It will also help facilitate transforming the town center into a more transit and pedestrian-friendly corridor. It is also appropriate to extend the zone southward to Interstate-80 as this area is considered to be part of the Business District. Therefore, the Sugar House Business District zone should be expanded to 1300 East to the east and 900 East on the west along both sides of 2100 South, and to Interstate-80 to the south between 1100 East and 1300 East. Figure 12 illustrates the areas for expansion of the business district.

The remaining areas along 2100 South also need improved site design standards. At a minimum, commercial structures should be required to have a minimum percentage of glass with entrances facing the street and parking located in the rear. This can be achieved by amending the zoning ordinance in commercial zones, implementing performance zoning standards or by designating a design overlay in strategic areas. Improving site design standards for commercial development is strongly encouraged in order to create a more aesthetic and pedestrian oriented development pattern.

Policies

- Support the expansion of the business district zone (C-SHBD) to designated areas in order to implement design review and to create a more transit and pedestrian friendly development pattern throughout the town center.
- Ensure improved site design standards for commercial development, particularly along 2100 South, by amending the zoning ordinance, implement performance zoning standards or by designating a design overlay zone.

Business District Land Use Designations and Building Height / Setback Guidelines

There are several land use types that constitute the Sugar House Business District. These include the town center scale mixed use, neighborhood scale mixed use, ~~residential areas~~

and open space. ~~Design guidelines for these are in the following policies. These guidelines are intended for use within the site plan review process outlined in the C-SHBD zoning district. Building height and setback guidelines for the Sugar House Business District are designed to maintain an appropriate historic scale and mass while promoting the commercial image of the district. Each of the land use designations are described below to convey their quality and character, and policies are included in order to guide future development in these areas.~~

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the District with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

Mixed use development including a residential component, typically characterized by either residential/office or residential/retail land use, receives an increased height bonus. Other mixed use development such as retail/office or retail/commercial is allowed in this area, but is not eligible for a height bonus.

Policies

- The first floor of buildings, which form the pedestrian environment, should be occupied by retail establishments and restaurants having exterior fenestration details, such as windows, doorways and signage that provide visual interest and a sense of safety for pedestrians.
- Strive to provide multiple functional public entrances, or doors along the street-front. These requirements guidelines also apply to sides of buildings that border side streets and pedestrian routes.
- Individual businesses should be accessed by doors opening onto the street and at street level.
- In general all new buildings should be built to the sidewalk, however, if a setback is used, it should be developed as plaza or pedestrian space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback.
- Building setbacks of 2–10 feet in the retail core should be provided as an extension of the sidewalk. Setbacks greater than 10 feet, if used for public open space may be allowed through discretionary review. Appropriate treatment within this urban space includes arcades, brick paving, planter boxes, entrance promenades, plazas, outdoor dining, etc. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development. ~~Maximum height varies depending on location (see proposed land use map):~~
 - ~~o Four to six floors or a maximum of 80 feet: up to four floors non-residential use allowed, and up to six floors with a minimum of 30 percent residential use.~~
 - ~~o Two to four floors or a maximum of 50 feet: up to two floors non-residential use allowed, and up to four floors with a minimum of 50 percent residential use.~~

- 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 the Hidden Hollow Nature Preserve on a winter solstice day.
- ~~Minimum first-floor glass—40 percent non-reflective glass.~~

Sugar House Center

The Sugar House Center warrants special attention as part of the Town Center Scale Mixed Use designation in the business district. This specific area is located between Highland Drive and 1300 East and bound by Wilmington to the north and I-80 to the south. This area has been developed as a regional scale commercial center with Shopko functioning as the anchor store. Clients will travel three to five miles to shop at this center and most will arrive via automobile. This area is auto intensive in nature and characterized by retail shops surrounding a large asphalt parking area. The parking area is not particularly pedestrian friendly and presents some hazard for those on foot. While this site design is not ideal, the development itself serves the community and the City, and contributes to the City's tax base. In addition, this regional scale commercial center attracts customers/clients to the area that may patronize other smaller businesses in the vicinity.

Although some pedestrian amenities and corridors were included as part of the original design of this shopping center, the stores currently surround a large expanse of surface parking affecting the individual's perception of being able to walk through the development safely. Consequently, patrons of the shopping center drive from one store to another rather than walk. Eliminating the amount of land used for surface parking, by constructing structured parking and perhaps developing some of the existing parking area for commercial or residential use, may prove to change this perception. A development pattern of this nature will decrease the visible expanse of parking area and increase the walkability of the shopping center.

Regional scale commercial development should remain as a viable option for this area. The possibility of this type of development should coexist with the possibility of small individually owned businesses. Both types of development can be realized given thoughtful site design with the key goal of a pedestrian oriented community.

Market factors may influence the type of redevelopment for this section of the Sugar House Business District. The following policies will ensure that the redevelopment in this area is consistent with the general policies and guidelines of this Plan, while at the same time allowing flexibility as the area redevelops according to market influences.

Policies

- Building to the street is desirable and encouraged, however it is recognized that this design feature may not always be appropriate or feasible. The purpose of building to the street is to encourage pedestrian circulation and to create an interesting aesthetic environment. With this in mind, redevelopment proposals should consider pedestrian circulation as a critical design feature. Building setback adjacent to the street should be reviewed to assess the degree of compliance with the overall policies of this Plan.

- Provide parking structures and underground parking structures in order to address the “sea of asphalt” issue, which detracts from the pedestrian experience.
- Provide landscaping and dedicated walkways as elements of design; recognizing the coexistence of the regional commercial center with the key goal of community walkability.
- Promote mixed use development including a residential component through the incentive of building height bonuses.
- Provide safe and efficient pedestrian movement between this area and the Sugar House Commons to the north, Sugar House Park to the east, as well as other areas to the west including Fairmont Park.
- Preserve the view corridor to the Wasatch mountains. Proposed structures along 1300 East should be designed in such a manner as to maximize the view corridor.

Town Center Overlay

The pedestrian orientation of the street-level development is of paramount importance in this area. If a setback is used, it should be developed as plaza space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. It is important to think of buildings as shaping space, rather than occupying it. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.

- ~~Portions of the building above two stories should be set back one structural bay (minimum twenty feet) from the front property line.~~
- ~~Minimum first floor glass—60 percent non-reflective glass.~~

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in height scale but still orients directly to the street. As in the Town Center Scale Mixed Use designation, the Neighborhood Scale Mixed Use category includes a height bonus incentive for development of a residential component.

Policies

- Build to the street with no setback, strong street orientation and pedestrian scale.
- Provide exterior fenestration details such as windows, doorways, and signage at commercial establishments that provide visual interest for pedestrians.
- ~~Maximum height—one to two floors or 30 feet.~~
- ~~Minimum first floor glass—40 percent non-reflective glass.~~

Residential

~~Medium-high density residential development is proposed. The following height and setback guideline is recommended for residential projects in the Sugar House Business District that are not part of mixed-use development:~~

- ~~A twenty-foot minimum landscaped setback is required.~~

- ~~The maximum building height for projects that are solely residential is four stories or 50 feet.~~

~~For projects in the Sugar House Business District that are part of a mixed-use development:~~

Policies

- ~~Build to the street with no setback or setback requirements consistent with the size and scale of the building. Public plaza space is encouraged.~~
- ~~Maximum height is six stories or 80 feet, with non-residential use allowed only on the first and second floor.~~

Open Space

While there are no architectural guidelines specific to the open space areas, any development visible to or facing onto the open space should have a strong orientation to the open space area. The development should consider the open space as an amenity to the area and present a “front door” image to the open space. Service areas should be screened.

COMMUNITY COMMERCIAL DESIGN GUIDELINES

The Community Commercial streetscapes, such as land uses at the Brickyard Plaza and along Highland Drive, acknowledge less-intensive uses compared to the Town Center streetscape and are oriented more to automobiles and less to pedestrians. The community feels additional height would encourage a more interesting mix of uses. The following are design policies for this area:

Policies

- Allow up to four stories in height depending on design and site layout -- a mix of heights is preferable.
- Strongly encourage design review through the planned development process or other means if instituted by the City.
- Allow a mix of land uses to include housing, hotel, commercial/retail, office, entertainment, and public facilities.
- Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street.
- Improve parking lot layouts and provide adequate buffering and landscaping.
- Recognize that the development of structured parking is preferred and may be necessary, and encourage coordinated and shared parking programs.
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options.
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses.
- Require proper location and screening of loading docks and refuse collection areas.
- Adequately address pedestrian circulation and require the design of ingress-egress areas to support the functions of the street systems.
- Emphasize landscaping and open space needs.

- Encourage quality signage.

NEIGHBORHOOD COMMERCIAL NODE DESIGN GUIDELINES

The neighborhood business streetscape is small scale but still orients directly to the street. It is transit and pedestrian oriented, has on-street parking, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature; while the upper level is either residential or office depending on compatibility with the adjacent uses.

A neighborhood commercial center is a valuable, positive, element with the surrounding residential neighborhood. These small businesses allow residents to do some of their shopping or business without using the automobile. This is not only a benefit to the environment, but adds to the ambiance of the neighborhood.

Many of these small businesses are locally owned, adding to the strength and diversity of the local economy. Some of these businesses are located on isolated corners while others are located in commercial nodes. The nodes in Sugar House that are recognized as neighborhood shopping areas are:

- 2100 South/2100 East;
- 2100 South/2300 East;
- 500 East/2100 South;
- 2700 South/2000 East;
- 2700 South/700 East; and
- Stratford Avenue/Glenmare Street.

The Stratford Avenue and Glenmare Street neighborhood shopping node is an example of a center that is underutilized. However, implementation of certain urban design elements could transition this into a compatible, more popular neighborhood shopping area, much like the 1500 South/1500 East shopping area. These elements, which are applicable to all small business areas, included the following:

Policies

- Remove curb cuts which fail to terminate in legal parking space.
- Remove asphalt from parking strips and re-landscape.
- Plant shade trees in the parking strip to continue the boulevard of trees found in the residential streetscape.
- Create plaza space by shaping the surrounding buildings to the social space.
- Provide benches and shelters at bus stops and plaza spaces, along with other streetscape amenities.
- Replace deteriorated sidewalk at the same width as found in the residential streetscape (minimum width of 4 feet).
- Implement signage guidelines:
 - Signs should be pedestrian oriented and pedestrian scale; emphasizing wall, blade, awnings or monument signs rather than pole signs.
 - Off-premise signs are inappropriate and should not be allowed.

- Provide landscaped buffers between the commercial and residential uses. The use of light-proof fencing of compatible materials and colors is encouraged.
- Upgrade site lighting fixtures with a unified theme of a pedestrian scale.
- Screen garbage receptacles or unsightly equipment.
- Identify parking with signage and delineate parking stalls.
- Locate parking areas behind all buildings.
- Reduce the "sea of asphalt" by providing landscaping and pedestrian walkways within the parking lots, with landscaping and adequate buffering between residential uses.
- Require commercial building on street frontages to have functional entrances face the street and have at least forty percent non-reflective glass on the ground floor.
- Prohibition or strict control of drive-thru businesses.

RESIDENTIAL DESIGN GUIDELINES

Well-established single-family neighborhoods with bungalow architecture are typical of many residential areas in Sugar House. The community has expressed a desire to preserve the character and scale of existing residential neighborhoods by maintaining the desirable architectural design and massing features that are common throughout a neighborhood. How this is best implemented, however, and to what degree of regulation the community is comfortable with, is undecided.

Methods to protect and enhance the character of an area by controlling inappropriate development in established neighborhoods are varied. Guidelines can be applied to new construction, demolitions, additions, or major alterations. Some options for implementation include the creation of an historic or conservation district, administering quantifiable performance standards, and/or establishing a design review board. Each method has different levels of regulatory control, discretionary ability as well as varying levels of administrative costs. Additionally, when the Westminster Small Area Plan is completed, there may be recommendations that may provide guidance on preserving the residential character of that area. All of these alternatives should be explored for their applicability to preserve the neighborhood character of residential areas in Sugar House.

Policy

- Evaluate methods to preserve and enhance the character of residential neighborhoods in Sugar House.

GATEWAYS

A gateway is a prominent entrance to a city, community or neighborhood and provides residents and visitors their first perception of the community. They are an important part of an area's image because they provide visitors and residents with their first visual impression of the community. A gateway often frames a principal view and defines a change in land use, providing a point of identity from which the viewer begins to evaluate the form and scale of an area.

The Sugar House Community has an important gateway that begins at the mouth of Parley's Canyon and continues along the East Bench Community down Parley's Way. On the south side of this gateway, the Parley's Historic Nature Park in Parley's Gulch preserves this open space natural area and enhances the natural environment of this eastern gateway to Salt Lake City. Parley's Way itself would be greatly enhanced if landscaped medians were established. This would not only present a more aesthetic entrance, but would help buffer the residential area on the south side from the commercial uses on the north side of the street. The Parley Pratt monument is also a new gateway feature built with private funds at the corner of 2300 East and Parley's Way on land donated by the City. The Sugar House Business District has existing gateways marked with monuments signs that can be updated with new monument greeting signs when these have deteriorated. Other gateway points for the sub-community area include areas on 700 East, 2000 East, 1700 South and the intersection of Richmond and Highland Drive.

Policies

- Develop Sugar House's gateways to provide a good first impression of the community.
- Develop gateways in a fashion that strengthens the identity of Sugar House. Gateway streets should be visually uncluttered, their views unobstructed.
- Preserve the major gateways in Sugar House. Business District gateways are as follows:
 - 2100 South and 900 East;
 - 2100 South and 1300 East;
 - 1100 East and Ramona; and
 - Highland Drive and I-80;Community area gateways are as follows:
 - 2100 South and 2300 East;
 - 2100 South and 700 East;
 - 2700 South and 700 East;
 - Richmond and Highland Drive Intersection;
 - 2700 South and 2000 East;
 - 1700 South and 1100 East; and
 - 1700 South and 1300 East.
- Improve gateway vistas and the immediate environment of the major gateway roads.
- Rehabilitate the areas immediately around gateways by providing landscaping and special streetscape features. If thoughtfully installed, such improvements announce to visitors that they have arrived.
- Remove overhead power transmission lines along streets in gateway and vista areas.
- Unify street light fixtures and equipment into a consistent design theme.
- Encourage development that takes advantage of natural features such as topography, vegetation, water elements, etc.

URBAN FOREST

The “urban forest” is very important in Sugar House for both its aesthetic and environmental benefits. A healthy tree canopy can mark the “event” that a community-gathering place offers. Other benefits include providing wildlife habitat, replenishing oxygen levels, and softening the effects of buildings and parking lots. Trees also supply shade and reduce the urban heat island effect.

Reducing urban heat is of particular importance because it affects the overall health, comfort and livability for citizens within every community. Urban heating has a direct affect on energy consumption, regional climate, air and water quality, storm water management and urban wildlife. Cool communities strategies should be incorporated into the design of new development wherever possible.

Policies

- Support the Salt Lake City Urban Forest Management Plan. This plan incorporates the Urban Forest Management Plan by reference into the Sugar House Master Plan.
- Encourage the use of “cool communities” strategies to improve comfort, health and aesthetics within Sugar House.
- Inform and educate residents about “cool communities” strategies and their beneficial effects on energy consumption, regional climate, air and water quality, storm water management and urban wildlife.
- Encourage the use of drought tolerant urban vegetation, green roofs and strategically placed trees.
- Promote the use of light colored buildings, roofs, streets and parking surfaces, along with other technological measures such as permeable asphalt to reduce the amount of impervious surface area in urban environments.
- Retain as many mature trees as possible on new development sites.
- All street trees should be retained, but where it is not feasible to do so, they should be replaced on at least a one-to-one ratio if the existing spacing is appropriate for tree species.
- Reforest park strips where trees do not now exist.
- Place utility lines underground and locate them in areas that do not conflict with street trees in order to improve the appearance of the streetscape.
- Maintain adequate park strip width in new development to accommodate trees.
- Support funding to plant trees and other landscaping in the median on 1300 East between 2100 South to 2700 South as well as 700 East; and coordinate this landscaping with UDOT to determine the likely landscaping plans for the Interstate-80 reconstruction project.
- Establish a grand boulevard design theme on 700 East.
- Continue to support street improvements for major arterials – encourage continued capital improvement programming.
- Provide consistent administration of the Salt Lake City landscaping zoning guidelines.

EXHIBIT B -
COMMERCIAL LAND USE

COMMERCIAL LAND USE

INTRODUCTION

Sugar House is a unique and wonderful part of the urban fabric of Salt Lake City, because it represents the *village* nature of neighborhoods that existed before the predominance of the automobile, which expanded distances between land uses and people. It has truly had a sense of place in the development of the Salt Lake Valley. The function of the area should not, however, be a museum or relic of our past; nor should it be a case of “what was old is new again.” The Sugar House area should be an ongoing, vibrant and vital expression of today’s community vision – a vision for the future based on the traditions of the past.

In the development of this plan, the community clearly voiced a vision that encompasses many types of land uses in order to create a synergistic and healthy neighborhood – a place where people can live, work, shop and play with a distinct “Town Center.” The existing merchandise mix in the business district has the potential of integrating a community atmosphere with the excitement of a regional town center: the Hidden Hollow area including Parley’s Creek offers a splendid community and commercial development amenity; the Sprague Library is a long-standing community gathering place; and the existing scale and pedestrian orientation of much of the area provides a good basis for future development.

In general, the town center of Sugar House has a rather unique “Main Street” character with small and specialized shops facing onto the narrow primary streets. Many of the businesses are residential service and support uses or specialty retail shops that are readily accommodated in small retail spaces. This “Main Street” quality is the desired character for the heart of the community and offers the greatest potential to identify the area as a unique town center with a strong pedestrian orientation.

SUGAR HOUSE BUSINESS DISTRICT

For many years the Sugar House Business District has not been developed to its full potential. Commercial strip development decentralized commercial growth and reduced the necessary level of concentration to function effectively as a cohesive commercial district. Businesses have encroached into areas of single-family dwellings from the incremental conversion of those dwellings to business use. Many properties had been allowed to deteriorate and there was widespread concern about the long-term economic vitality of Sugar House.

In response, the City prepared a master plan in 1986 for the business district that laid the foundation for the economic revival of the business district. That plan was updated in 1995 with the adoption of the report: “Sugar House Business District: Strategies and Recommendations – Update.” This document has been incorporated into this master plan thus, replacing the original business district plan. Since the mid-eighties there has been significant interest in the area, with new ownership of commercial land, a major new

project completed (the Sugar House Commons), and several projects in the planning stages including the Redman Lofts and the Ballet West redevelopment projects.

The Sugar House Community will celebrate its 150th anniversary on April 23, 2004. Sugar House has name recognition along the entire Wasatch Front. The Sugar House area received its name from the sugar beet factory that was built in 1853. *Sugar House* was chosen to honor the pioneers of the first sugar beet factory west of the Mississippi River. The Sugar House name soon came to be used for the emerging commercial center at 1100 East & 2100 South, as well as the surrounding residential neighborhood. The mill, an adobe brick building designed by Truman O. Angell, was located near the southeast corner of 2100 South and 1100 East. It never produced sugar, only molasses, but housed many different uses over the years, including a paper mill, coal yard, and railroad roundhouse. It was torn down in 1928 when local businessmen led a modernization effort in Sugar House. The Sugar House Monument, dedicated in 1934 to honor the sugar beet pioneers, continues to serve as a focal point of the Sugar House community.

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 20th Century. It is appropriate that special consideration be given to new development that honors or contributes to the historic character. Adaptive re-use of structurally sound buildings demonstrating potential economic viability is encouraged.

Getting in and out of the Business District efficiently, finding a place to park, and feeling that walking is a safe and viable alternative to the automobile are essential to the long-term success of the area. The community envisions an experience where a pedestrian can walk from Sugar House Park to Fairmont Park, utilizing paths and sidewalks, to shop, recreate, or just relax. As part of this experience, bringing Parley's Creek back to the surface is strongly encouraged in future projects. It would greatly enhance the pedestrians' experience as they follow Parley's Creek from Sugar House Park through Hidden Hollow, the Commons project, the Granite Furniture block and to Fairmont Park with its pool, ponds, and stream.

Business District Goals and Objectives

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;
- Providing space for small tenants in the retail and office buildings that are developed;
- Increasing a residential presence through a mixed land use pattern; and
- Directing development to be transit and pedestrian oriented.

Most of the original adopted goals and objectives of previous planning efforts will not need to change as they are still reflective of the intent of development in the business district. There are instances however, where reference to specific properties are made which are no longer appropriate to these goals and objectives. Specifically, the Sugar

House Center block on 1300 East is no longer anticipated as purely a regional shopping center, and building height maximums are revised to provide an incentive for upper-story residential development. The goals and objectives for the business district are as follows:

- Reestablish the visible image of the Sugar House Business District as a "unique place" offering pleasant and convenient commercial, retail, office, entertainment and residential facilities.
- Direct a mixed land use development pattern that includes medium- and high-density housing with the associated neighborhood amenities and facilities to support future transit stations.
- Expand the Sugar House Business district with the mixed land use pattern to include the regional shopping area adjacent to 1300 East and I-80.
- Establish the Sugar House Plaza Monument as the community focal point.
- 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.
- Promote public art in the area with sculpture, infrastructure design and murals on existing blank walls, as well as cultural activities, such as art fairs, festivals, concert series and open-air markets.
- Support a human-scale environment by dividing large blocks into smaller blocks; and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments.
- Incorporate pedestrian orientation and pedestrian amenities into development alternatives; use convenient, interesting and attractive pedestrian linkages between anchor attractions and around the monument area at 2100 South and 1100 East.
- Provide for a comprehensive system of street graphics and signage for easy and pleasant communication.
- Strive for retail building placement that is visible through existing view corridors, to encourage pedestrian traffic to those businesses.
- Incorporate Parley's Creek into new development with at-surface water and landscaping amenities with pedestrian orientation.
- Provide multi-modal transportation options that include transit and light rail, bicycle and pedestrian facilities, as well as improved public streets to facilitate better mobility, access and reduce traffic hazards.
- Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping; and encourage coordinated and structured parking .
- Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- Eliminate obsolete structures unless they have historic or aesthetic value, and encourage adaptive re-use of structurally sound buildings demonstrating potential economic viability.
- Provide for the strengthening of the tax base, economic health and sustainability of the community.
- Eliminate or alleviate flood potential within the area.

BUSINESS DISTRICT LAND USES

The purpose of the business district land use plan is to promote synergistic, mixed-use development throughout the district as opposed to isolating individual uses. Developments within an individual site can include a mix of residential, commercial, and retail, or a site could be used solely for residential purposes. A mixed use development may include any combination of residential, commercial, or service oriented land uses. Since property owners and developers have more incentive to pursue only commercial/retail projects, an increased height limit has been incorporated for projects that provide a residential component. The business district land use designations focus more on scale and massing than on recommending specific uses. ~~The specifics of the development standards are discussed in the urban design element chapter, while~~ The business district land use designations are described below.

Regional Scale Commercial

This use is a regional commercial destination shopping area with strong automobile orientation of design. Large parking lots designed without consideration for pedestrian circulation are characteristic. The primary shoppers will travel three to five miles to shop in the area and most will arrive by automobile. Development is oriented to major streets with controlled access. The existing Sugar House Center with the ShopKo anchor is typical of this kind of development. ~~Due to the auto-intensive nature of this type of land use, regional scale commercial land use will be phased out and replaced with a mixed land use pattern that encourages residential use through an increased height limit.~~

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial and office uses with a broad mix of small and large tenants. Office development offers a businesslike atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the business district surrounded by the Neighborhood Scale Mixed Use.

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in scale but still orients directly to the street. Uses include residential, retail and commercial businesses or primarily small tenants. It is focused around a transit/pedestrian oriented commercial/retail area with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature, while the upper level can be either residential or office depending on compatibility of the adjacent uses. Neighborhood Scale

Mixed Use occurs along the perimeter of the business district, and acts as a transition to the adjacent residential and commercial uses.

Residential

Medium-high density residential development is ~~proposed~~ desirable in the area. Residential development should be pedestrian oriented with direct access to open space amenities or parks, landscaped streets with ample sidewalks and integrated gathering spaces. It should have the feeling and scale of an urban neighborhood offering many opportunities for interaction between residents and located close to neighborhood scale support services. If built to the street, the lower levels should be occupied by retail and commercial uses. If built with a setback, open space and landscaping, residential uses may occupy the first floor. The Irving School Apartments are an example of residential development located within the Sugar House Business District. ~~Residential uses are identified at the Irving School Apartments and on a proposed site orienting to Fairmont Park.~~

Institutional

These uses include existing public and institutional uses such as the fire station, library, post office and schools. Grand institutional buildings should be located as a central focus of the Business District, as Sprague Library is and as the previous Post Office was. Should the historic Post Office building become available the return of that building to a public use should be considered. The location of neighborhood police stations should be visible to the pedestrian and incorporated into the street scene.

Open Space / Pedestrian Connections

These include large developed and naturalized open space around which a variety of other uses are oriented and focused, as well as pedestrian connections throughout the area between parks, open space, residences and the business district. It should represent a regional landscape that is adapted to the local conditions and environment. It is a connected system, which combines a variety of opportunities. Open space is the dominant and focal element of the landscape and serves recreational as well as functional uses such as storm water and flood control. It may include ponds and streams (Parleys Creek), landscaped park areas and natural areas. While pedestrian connections are presumed to occur along all of the streets within the area, there are also specific connections required between the Parley's Creek Open Space corridor to surrounding and adjacent uses and most particularly the Sugar House Monument, Sugar House Park, Fairmont Park and the rail/trail connection.

BUSINESS DISTRICT DEVELOPMENT OPPORTUNITIES

This plan does not recommend wholesale urban renewal for the Sugar House area. Rather, the thrust is to capitalize on the existing features and land-use components of the area and identify opportunities for augmenting the existing strengths of the area through diversification of land use. There are few development opportunities that are not supported by current market conditions. The retail, office and residential markets are all quite strong or strengthening in the Salt Lake area. Therefore, this is a good opportunity

for encouraging mixed-use development in the area -- all could occur concurrently as opposed to structuring a phased approach based on market demand for different uses.

Retail

Retail is the predominant use in the area at present (roughly 73 percent of the land area). There is a long-standing tradition of the Sugar House area as a retail "hub," so this is not surprising; there is development pressure for expansion of the regional-scale retail similar to the Sugar House Center. While this development has been very successful, it has increased traffic pressures in the area and expansion of a regional draw retail would certainly add to this pressure.

Sugar House already has a large percentage of miscellaneous retail sales. Historically, Sugar House has been known as a major center for furniture-related retail. The major "anchor," Granite Furniture, has long been a mainstay of the Sugar House Business District. Over the past two decades, many area furniture stores have been shifting their locations south along Highland Drive and into the high-growth suburban locations. If this trend continues, absent the larger anchor stores, the area's future as a destination for furniture purchases is uncertain.

With access to the freeway system, Highland Drive and 2100 South, it is likely that the area will remain a strong retail presence in the valley. With the traffic congestion, it may be more desirable to expand the area's local shopping draw, as opposed to increasing its regional draw. A review of the businesses located in the area suggests that there already exist a fair number of community-based retail services. The need for an attractive and convenient grouping, interesting to the pedestrian, remains an issue. Many of the local businesses are in need of façade improvements. Public and private investment in facade renovations, common signage, coordinated and shared parking programs, etc., would help promote the existing business base both within the local community and the region.

The introduction of movie theaters and evening shopping opportunities in the area by the Sugar House Center has had a very positive impact on the area by expanding its "hours of operation." These types of uses should be encouraged throughout the district. Full-service restaurants that deal with both lunchtime and dinner trade should also be promoted in the area. The Parleys Creek area could be a very good location for upscale restaurants and clubs, which could orient toward the woods and the water providing a unique atmosphere for dining.

Office

With the exception of two buildings, most of the office space in the Sugar House Business District is small-tenant spaces in small or nontraditional office buildings. The role of the Sugar House office market vis a vis the downtown office market is of concern to Sugar House residents, downtown organizations and planners. The purpose of office development in the Sugar House area is not to supplant the downtown as the major office employment core of the valley or to redirect the focus of the downtown area as the financial center of the Intermountain West. Rather, the Sugar House sub-market offers

convenient office space within the city limits for small- and medium-sized businesses. This market has the potential to expand.

The expansion of office use in the area is also critical to its development as a viable mixed-use center by expanding the daytime population of the area and providing a captured audience of shoppers for the abundant retail base. The interdependence of service retail, eating and drinking establishments and office buildings will serve to strengthen the area overall. To be viable and effective, those establishments must have easy pedestrian access to the office buildings.

Residential

Medium-high density residential use has the opportunity to develop throughout the business district, and is encouraged ~~All of the Town Center encourages residential development to occur~~ through a mixed-use development pattern with “active” uses either retail or office on the ground or street level. *Live-work* units are particularly suitable for the business district that is striving to achieve an intensity of development that can support a transit station ~~with~~ and a 24-hour population. Reuse of existing structures is also encouraged; the Redman Loft condominiums is one example of a successful adaptive reuse project that will transform an otherwise underutilized structure. ~~Additionally, the area northeast of Fairmont Park site is slated for medium-high density housing with an orientation toward the park. This will occur only if the current warehousing operation is relocated and the site becomes available. The location helps to shore up the existing small neighborhood located to the west of the Business District and works well with the park amenity.~~

BUSINESS DISTRICT ISSUES

Small Area Plan

The Community finds it essential that the area bounded by approximately 2100 South and I-80 between 1300 East and 900 East be planned for and integrated into the business district in a comprehensive manner. (Figure 5 identifies these boundaries.) For example, the regional shopping center on 1300 East is currently developed as a traditional auto-oriented shopping center with a discount department store and stand-alone restaurant pads. The community desires that no additional land is designated “Regional Scale Commercial” in the land use plan and encourages reuse of the area into a more pedestrian oriented, mixed-use development.

Another improvement includes realigning the access to Sugarmont Drive by providing an alternative east-west linkage through the area. The portion of Sugarmont located between McClelland and Highland Drive could be relocated to the north so that the east end of the road aligns with Wilmington Avenue at the existing intersection of Wilmington Avenue and Highland Drive. The existing traffic signal should be converted to a four-way signal and the existing portion of Sugarmont Drive should be vacated. This would enlarge the parcel of land located between the two legs of the existing road and improve the opportunity to convert the area to other land uses. The relocation of the road would occur

as the block located between Highland Drive & McClelland and 2100 South & Sugarmon (the "Granite Furniture" block) redevelops.

In order to have a street pattern that minimizes traffic congestion, maximizes pedestrian and transit options, and enhances retail and commercial opportunities a small area plan is recommended for the core area of the business district. This specific master plan should address parking and circulation and recommend new street patterns and design modifications. For example, the "Granite Furniture" and "ShopKo" blocks have significant opportunity for redevelopment. As such, the mobility pattern within and around these large blocks needs to be analyzed prior to any new development.

Policy

- Develop a small area master plan for the business district area bounded by 2100 South and I-80, between 1300 East and 900 East (as identified on the small area plan map). This plan should include, but not be limited to, the following development principles or solutions:
 - o Provide a pedestrian and bicycle circulation plan and identify the right-of-way necessary to support multi-modal alternatives;
 - o Identify the location for a TRAX station as well as the preferred route through the business district for a future light rail alignment;
 - o Divide large blocks into smaller blocks to allow more pedestrian circulation through the business district and to reduce traffic congestion within it;
 - o Redesign the present circulation system to provide better internal access within the business district;
 - o Enhance pedestrian crossings along with traffic calming measures, and provide access through the district that connects Sugar House Park, Hidden Hollow and Fairmont Park;
 - o Greatly increase landscaping along the 1300 East frontage;
 - o Provide for coordinated and structured parking, with underground parking wherever possible;
 - o Provide a central public plaza with strong pedestrian connections to other blocks;
 - o Evaluate the feasibility and impacts of expanding the monument plaza into a Town Square by relocating the eastbound right-turn lane on 2100 South and reconnecting the Plaza with the sidewalk;
 - o Evaluate the feasibility and impacts of realigning Sugarmon Drive with Wilmington Avenue at the Highland Drive intersection, in addition to the extension of Elm Street to Highland Drive as a limited access or pedestrian way;
 - o Include entertainment uses such as a theatre near the monument;
 - o Require new buildings to honor the historic character of the area;
 - o Preserve and restore viable historic buildings;
 - o Restore the water fountain functions of the monument;
 - o Plan for streetscape amenities, including transit shelters, a street lighting theme, benches and street trees; and

- o Utilize the Salt Lake Jordan Canal/McClelland corridor right-of-way as a pedestrian link, especially as it transects the Granite Furniture block.

Small Businesses

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. The City Redevelopment Agency and Community and Economic Development Department need to examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses in new projects.

One approach that has been successful in supporting locally-owned, small businesses is the National Main Street program. The Main Street program approach is a comprehensive strategy for downtown revitalization that incorporates elements of urban design, marketing, business development and public/private sector cooperation. The Main Street program emphasizes integrating all four of these factors into a strategy to restore and sustain a community center. For example, an investment into streetscape improvements alone, without an understanding of how to market and develop small businesses may have little affect on the economic vitality of a district. This program also identifies the importance of communication and cooperation between the business community and local government in order to administer and sustain an organized effort to keep a district healthy and successful. Although Sugar House does not qualify for this National program, the program model can be used to support small businesses in the Sugar House Business District as well as the small commercial nodes within residential neighborhoods.

Policies

- Support locally-owned businesses to operate within the Sugar House business district.
- Provide varying types of office space for individuals or small businesses within new development.
- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.
- Educate business owners on the programs and services available that foster small business development.
- Use the Main Street program model to support small businesses throughout the Sugar House community.

Congestion

In order to preserve the attractiveness of the area, the City must ensure that the intensity of development is managed and balanced with multi-modal options. 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.

Policies

- 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.
- Provide multi-modal options to alleviate the dependence upon automobile travel.

Traffic & Pedestrian Orientation

Automobiles traveling on 2100 South need to be slowed down through the core of the business district. While acknowledging that 2100 South will be an active arterial street, the community believes the business area is too impacted by speeding cars that make it more difficult to create a pedestrian oriented environment. Businesses are concerned that the high speeds along 2100 South, 1100 East, and Highland Drive make it difficult for shoppers to explore their storefronts and discourages shoppers from stopping due to the perceived danger of entering and exiting the roadway.

There are some specific suggestions on how to decrease speeds so pedestrians feel safer. First, on-street parking can be used as a traffic-calming measure and as a buffer between pedestrians and moving vehicles. On-street parking increases the pedestrian's sense of safety by functioning as a physical barrier between the sidewalk and traffic, and slows automobile speeds by narrowing the driver's sense of available space. Other traffic calming measures include *woonerfs*, which are primarily found in European cities. Woonerfs can provide a powerful signal for drivers to slow down because the design indicates the roadway is a shared space, not just a thoroughfare for automobiles. All traffic calming designs, including bulbouts, landscaped medians, roundabouts and others should also be considered to manage automobile travel and make the streets safer for both pedestrians and cyclists.

Second, additional places for pedestrians to cross 2100 South are needed. There is currently only one signalized intersection (2100 South and 1100 East) in the core area where pedestrians can cross. The existing crosswalks at 1000 East and 1200 East should be studied for modifications that would allow safer pedestrian crossing, such as button activated pedestrian traffic signals.

Third, the City should study the feasibility of making Highland Drive, south of 2100 South in the Business District a two-lane street, with a continuous center turn lane and angled or parallel on-street parking. "Back-in" angled parking, where the potential for conflicts is reduced because the driver can see approaching traffic, should also be considered as a way to more safely allow on-street parking.

The Business District can be improved in terms of making it a more pedestrian-oriented experience. The City needs to think "pedestrian first" when approving new developments or when implementing its own public works projects. This includes pedestrian circulation between blocks and within individual developments. It is essential that pedestrian crossings on 2100 South are added and the existing crossings are enhanced. Furthermore, implementing a *pedestrian first* policy for the business district to ensure that the

pedestrian is given priority consideration when developing new projects or programs is recommended.

Policies

- Implement a *pedestrian first* policy for the Sugar House Business District zone.
- Design 2100 South to provide for a safe pedestrian environment; and enhance all pedestrian crossings along 2100 South.
- Evaluate if Highland Drive, south of 2100 South in the Business District can be made into a two-lane street, with a continuous center turn lane with angled or parallel on-street parking.
- Increase pedestrian access in the area of the Brickyard Shopping Center and the Brickyard Apartments to the north and to the east across Richmond Street.

Parking

Notwithstanding this pedestrian orientation, for the next several years, the majority of people using the area will arrive by automobile. Maintaining an efficient circulation system and adequate parking to accommodate the automobile must be a priority. This will not only facilitate the growth of businesses, it will help minimize adverse impacts on the adjoining residential neighborhoods. Off-street parking located behind the businesses can be provided, but it has become clear that cooperative agreements for shared parking are necessary. In order to help assure that streets and parking areas are adequate to serve future needs, the City should retain ownership of all property it currently owns in the Business District, including streets, alleys, and parcels, until such time as comprehensive development plans are implemented. Future rights-of-way could thus be acquired through land trade arrangements rather than expenditure of capital funds.

Parking will continue to be an issue in the area in terms of configuration, the number of stalls available and coordination between landowners. While new development should provide sufficient parking to meet the minimum required by city ordinance, flexibility on parking requirements may be an option in the future as light rail develops in the area. However, until there is a significant shift in alternative modalities, shared parking and parking structures should be encouraged. Shared parking should be formalized through agreements between the landowners who intend to share the spaces. The creation of a parking district has been recommended in prior planning studies and this concept still has a great deal of merit for the area. In addition, Transportation Demand Management techniques should be used within the Business District.

Coordinated parking should be strongly encouraged in the areas located along 2100 South, the Sugar House Center and surrounding the Granite Furniture area. Encouragement of the development of joint-use parking facilities in these areas may reduce some of the current deficiency if applied properly. Structured parking is also strongly encouraged, particularly for larger projects, in order to increase the number of available spaces while minimizing the land area used. Figure 6 illustrates potential locations for both coordinated and structured parking facilities.

Policies

- Strongly encourage coordinated parking in the business district and around all commercial node areas.
- Evaluate the feasibility of creating a parking district in the Sugar House Business District.
- Strongly encourage structured and underground parking wherever feasible to minimize the impacts upon surrounding land uses and reduce the land area used.
- Retain ownership of all publicly owned property in the Business District, including streets, alleys, and parcels, so that future rights-of-way can be acquired through land trade arrangements rather than expenditure of capital funds.

Entertainment

Another way to make the Business District viable and interesting long-term is to provide more entertainment uses such as a new theatre in the area of the monument. Consideration should be given to a theatre that will accommodate live music and theatre, as well as film.

Policy

- Support the development of a theatre that will accommodate live music and theatre, as well as film in the Sugar House business district.

Reinvestment

The large capital investment needed for the revitalization of the Sugar House Business District will require commitment from both the private and public sectors. While substantial private investment is the key to economic growth, local government can assist by providing physical improvements and appropriate development regulations and incentives. The City must be committed to implement key public infrastructure improvements and maintenance of public spaces.

Policy

- Support ongoing reinvestment into the business district to ensure the long-term sustainability of the area.

CITY REDEVELOPMENT AGENCY

In 1986, the Redevelopment Agency of Salt Lake City (RDA) declared the Sugar House Business District a project area, making it eligible for RDA assistance. This designation allows the RDA to provide assistance and encourage development to occur within the area (Figure 7) consistent with the goals of the Master Plan. The RDA will continue to participate in the redevelopment and improvement of property within the Business District until its authority expires in 2011.

The overall goal of the Sugar House Neighborhood Development Plan, adopted in 1986, is to re-establish the visible image of the business district as a unique place offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities. Other development objectives outlined within the plan include: Eliminate

physical and economic blight by removing deteriorated and functionally obsolete structures of no historic or aesthetic value, encourage rehabilitation and adaptive re-use of structurally sound buildings, and provide improved public streets and road access to the area to facilitate better traffic circulation.

Since the adoption of the redevelopment project area, the RDA has been involved in several projects, including the Commons at Sugar House retail center and the Irving Schoolhouse Apartments project. It is hoped that the recent completion of these, and other redevelopment projects in the area, will encourage additional private investment and development creating a more stabilized and vibrant commercial center.

Short term redevelopment goals for the area include: development of the property south of Hidden Hollow along Wilmington Avenue, construction of street, traffic and parking improvements, as well as development of multi-family housing near Fairmont Park. The Agency will also continue to provide assistance to property owners interested in rehabilitating their property.

The ability of the RDA to invest in this area helps entice redevelopment of the commercial center. However, these available funds must be used for projects that are in compliance with and implement the policies and recommendations of this community master plan and the redevelopment plan. In order to have quality projects proceed in the Business District, it is essential that the RDA work closely with other City departments, especially Planning. The RDA's implementation strategies should be developed in coordination with other City departments.

Policies

- Ensure close coordination and communication between the RDA and other departments when planning for and implementing projects within the redevelopment area of the business district.
- Maximize investment opportunities offered by the RDA for rehabilitating property in the Business District until its authority expires in 2011.
- Include public art in RDA redevelopment plans.

THE BRICKYARD PLAZA

The redevelopment of the old Brickyard industrial site by the private sector to a mixed-use commercial, office, and residential development was completed in phases throughout the late 1970's and early 1980's. The development contains a community-level commercial mall with 312,000 square feet of retail space, an anchor department store, retail shops, and office space. The medium-density residential development contains 108 condominium dwelling units.

Over the years, the center has had on-going changes in tenants and continued reinvestment. The center remains a vibrant, auto-oriented retail center for the Sugar House Community, the City and outlying residential communities. However, with the prospect of a future light rail route going south near the Brickyard development, it has the

potential to become a more transit and pedestrian oriented area. Therefore, the area should be supported with appropriate zoning and land use plan that allows for this long-term transition.

Policies

- Plan for new development in this area to provide a mixture of land uses that support a pedestrian orientation and transit.
- Maintain Richmond Street (1300 East) as a major arterial with limited access. Richmond Street should be widened from 3300 to the current city limits to provide consistency in travel lanes. Curb, gutter, sidewalk and street lighting improvements are also needed in this area.
- Ensure that additional annexations to the City at the Brickyard Plaza or adjacent area comply with land use goals, objectives, and policies of the Sugar House Master Plan and any other applicable Citywide plans.
- Provide access and reopen obstructed segments of the Salt Lake Jordan Canal/McClelland Trail Corridor.

STRIP COMMERCIAL

The Sugar House Community contains numerous strip commercial areas. Some of these developed around the 1100 East-2100 South commercial node when 2100 South was a major east-west highway route through the City. In the late 1960's, the construction of Interstate 80 through the Sugar House Community reduced traffic along 2100 South and thus reduced the patronage of the strip commercial businesses. Today the economic health of the strip commercial areas varies.

While new businesses open and are thriving, there are still underutilized parcels and boarded-up buildings. Sugar House has adequate amounts of commercially zoned land. No additional land needs to be designated commercial in the master plan or zoned for commercial development. Furthermore, the expenditure of limited resources to revitalize an elongated commercial area may be inefficient and unsuccessful.

Therefore, allowing opportunities for mixed use and adjusting site design standards for a more pedestrian orientation is recommended. Amending the commercial zones to require new design standards is one method to require a more pedestrian orientation. Performance zoning techniques can also be used to improve site design standards. Another option is to institute a design overlay zone along areas of 2100 South. Improving the design orientation of strip commercial areas is strongly recommended and may help to attract more patrons to the commercial developments.

Policies

- Prohibit the expansion of commercial sites into residential areas.
- Improve visual and physical impacts through careful design review or site review.
- Improve urban design elements of strip commercial areas by using performance zoning, an overlay design district or amending the zoning ordinance to enhance site design standards to address the following principals:

- Encourage quality signage;
- Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street;
- Reduce the number of opportunities where pedestrian and automobile routes intersect;
- In areas that pedestrian and automobile routes intersect, raise the pedestrian grade and use bulbouts to make the pedestrian more visible to motorists;
- Provide adequate car length on parking stalls to avoid automobile bumpers from overhanging walkways, thus reducing the walkway width for pedestrians.
- Improve parking lot layouts and provide adequate buffering and landscaping;
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options;
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses;
- Require proper location and screening of loading docks and refuse collection areas; and
- Address pedestrian circulation, and require the design of ingress-egress areas to support the functions of the street systems.

NEIGHBORHOOD COMMERCIAL

Small commercial centers located within or immediately adjacent to neighborhoods provide a necessary service to Sugar House residents. Historically, however, the demand for neighborhood convenience stores has been varied, particularly with the emergence of regional shopping centers and easy access to transportation facilities. Today, there is a renewed recognition of the value of having neighborhood businesses that residents can walk to instead of having to drive to. In addition, neighborhood businesses are frequently locally owned so more of the profits stay in the area.

Neighborhood commercial areas may consist of four-corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, Stratford Avenue and Glenmare Street, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a citywide effort to revise and strengthen the Neighborhood Commercial zoning district. Changes that are recommended in that zoning district include:

- Eliminating incompatible automobile-oriented uses where allowed;
- Requiring windows on the first floor of new buildings with entrances facing the street and parking located in the rear;
- Providing a pedestrian circulation component in every development approved;
- Requiring multiple public entrances in new larger buildings;
- Requiring design review or site design standards; and

- Requiring signage to be at the pedestrian level.

Additionally, the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.

The issue of nonconforming properties deserves particular attention. These are properties that are used for commercial or business purposes, but are zoned residential. As nonconforming property, the business is very limited in terms of expansion or rebuilding, even if a disaster strikes. In some cases, these nonconforming businesses have been present and operating for many decades and have served the surrounding residential area without undue harm to that neighborhood. However, rezoning the property to commercial bestows upon that property significant value and rights including allowing the possibility that the current use could be replaced with any use permitted in the commercial zone. Therefore, the City should be cautious in rezoning these nonconforming properties to commercial. Each one should be considered on its own merits with the public and surrounding residents given the opportunity to provide input into the decision making process.

The City should also consider the establishment of a distinct new zoning status for these properties that would give the property owner some certainty (e.g., the right to rebuild after a fire) without raising the status to full commercial zoning. This concept could be called “legal conforming” status, which the City already uses in a few discrete circumstances especially for residential land uses.

Policy

- The City should explore new techniques and ordinances that support small businesses to serve residents within the surrounding neighborhood while mitigating impacts that may adversely affect the residential character of the neighborhood.

EXHIBIT C -
SUGAR HOUSE FUTURE
LAND USE MAP

r House Future Land Use Map

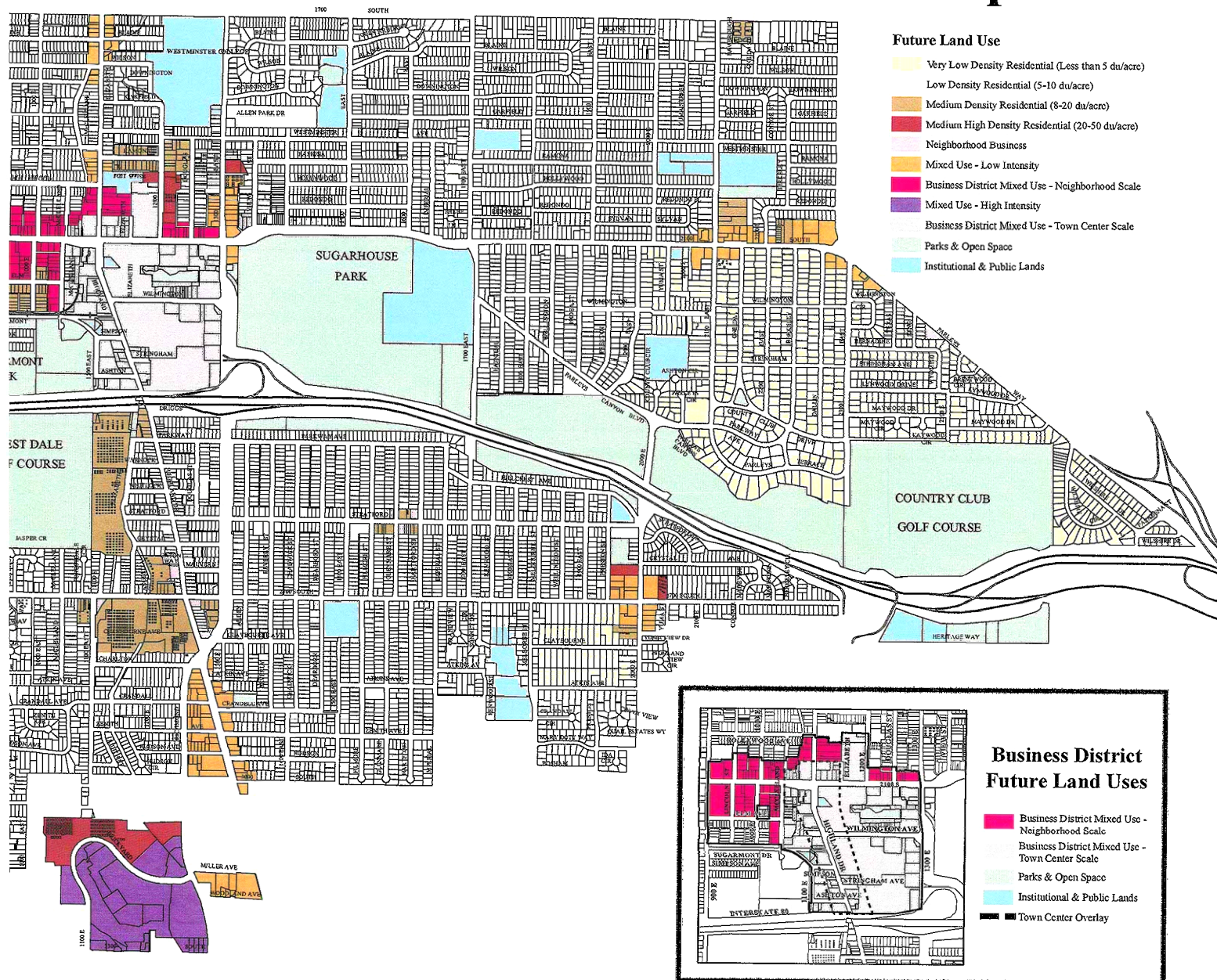


EXHIBIT D -
REZONED PROPERTIES

REZONED PROPERTIES

Legal Description:

Salt Lake County Sidwell Parcel Numbers:

PARCEL	ADDRESS	ZIP_CODE	NEW ZONING	OLD ZONING
1617457031	1970 S 1200 E	84105	CSHBD1	RMF-45
1617457007	1975 S 1100 E	84106	CSHBD2	C-SHBD
1617457013	2007 S 1100 E	84106	CSHBD2	C-SHBD
1617476037	2070 S DOUGLAS ST	84105	CSHBD2	CB
1620226001	2033 S 1200 E	84105	CSHBD2	CB
1620226006	1235 E 2100 S	84106	CSHBD2	CB
1620226007	1237 E 2100 S	84106	CSHBD2	CB
1620226008	1239 E 2100 S	84106	CSHBD2	CB
1620226009	1241 E 2100 S	84106	CSHBD2	CB
1620226010	2097 S 1200 E	84105	CSHBD2	CB
1620226005	1213 E 2100 S	84106	CSHBD2	CB
1620204006	2137 S 1000 E	84106	CSHBD2	C-SHBD
1620204007	2143 S 1000 E	84106	CSHBD2	C-SHBD
1620204014	2140 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204015	2146 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204016	2150 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620204020	1021 E ELM AVE	84106	CSHBD2	C-SHBD
1620204021	1023 E ELM AVE	84106	CSHBD2	C-SHBD
1620204022	1027 E ELM AVE	84106	CSHBD2	C-SHBD
1620204023	1033 E ELM AVE	84106	CSHBD2	C-SHBD
1620205001	1002 E ELM AVE	84106	R-1-5000	RMF-35
1620205002	1010 E ELM AVE	84106	R-1-5000	RMF-35
1620205003	1014 E ELM AVE	84106	R-1-5000	RMF-35
1620205018	1034 E ELM AVE	84106	CSHBD2	RMF-35
1620205008	2187 S 1000 E	84106	R-1-5000	RMF-35
1620205009	2193 S 1000 E	84106	R-1-5000	RMF-35
1620205018	1034 E ELM AVE	84106	CSHBD2	RMF-35
1620205019	2190 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205019	2190 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205014	2202 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205014	2202 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205010	2195 S 1000 E	84106	R-1-5000	RMF-35
1620205011	2205 S 1000 E	84106	R-1-5000	RMF-35
1620205016	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205016	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205017	2206 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620205012	2211 S 1000 E	84106	R-1-5000	RMF-35
1617456025	2008 S 1100 E	84106	CSHBD2	C-SHBD
1617456006	1068 E HOLLYWOOD AVE	84105	CSHBD2	C-SHBD
1617456017	1980 S 1100 E	84106	CSHBD2	C-SHBD

1617456018	1988 S 1100 E	84106	CSHBD2	C-SHBD
1617456018	1988 S 1100 E	84106	CSHBD2	C-SHBD
1617456019	1994 S 1100 E	84106	CSHBD2	C-SHBD
1617383010	2017 S LINCOLN ST	84105	CSHBD2	RMF-35
1617456022	2012 S 1100 E	84106	CSHBD2	C-SHBD
1617456011	2007 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1617383017	2010 S 1000 E	84105	CSHBD2	C-SHBD
1620127009	909 E 2100 S	84106	CSHBD2	C-SHBD
1620127010	945 E 2100 S	84106	CSHBD2	C-SHBD
1617383011	2041 S LINCOLN ST	84105	CSHBD2	C-SHBD
1617383018	2034 S 1000 E	84105	CSHBD2	C-SHBD
1617455014	2019 S 1000 E	84105	CSHBD2	C-SHBD
1617455025	1033 E 2100 S	84106	CSHBD2	C-SHBD
1617456012	2015 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620202008	1095 E 2100 S	84106	CSHBD1	C-SHBD
1617456013	2019 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620202004	1061 E 2100 S	84106	CSHBD1	C-SHBD
1617456014	2023 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1617383012	2025 S LINCOLN ST	84105	CSHBD2	C-SHBD
1617383019	2040 S 1000 E	84105	CSHBD2	C-SHBD
1620201001	1001 E 2100 S	84106	CSHBD2	C-SHBD
1620201002	1011 E 2100 S	84106	CSHBD2	C-SHBD
1617456015	2027 S MCCLELLAND ST	84105	CSHBD2	C-SHBD
1620203005	1137 E 2100 S	84106	CSHBD1	C-SHBD
1620202009	1045 E 2100 S	84106	CSHBD1	C-SHBD
1620202010	1049 E 2100 S	84106	CSHBD1	C-SHBD
1620202003	1053 E 2100 S	84106	CSHBD1	C-SHBD
1620201005	1025 E 2100 S	84106	CSHBD2	C-SHBD
1617455025	1033 E 2100 S	84106	CSHBD2	C-SHBD
1620227001	2071 S DOUGLAS ST	84105	CSHBD2	CB
1620201007	1021 E 2100 S	84106	CSHBD2	C-SHBD
1620227002	1251 E 2100 S	84106	CSHBD2	CB
1620227003	1255 E 2100 S	84106	CSHBD2	CB
1620227008	1269 E 2100 S	84106	CSHBD2	CB
1620202005	1063 E 2100 S	84106	CSHBD1	C-SHBD
1620128001	955 E 2100 S	84106	CSHBD2	C-SHBD
1620128002	959 E 2100 S	84106	CSHBD2	C-SHBD
1620128003	967 E 2100 S	84106	CSHBD2	C-SHBD
1620128004	973 E 2100 S	84106	CSHBD2	C-SHBD
1620128005	975 E 2100 S	84106	CSHBD2	C-SHBD
1620128006	2092 S 1000 E	84105	CSHBD2	C-SHBD
1620202002	1053 E 2100 S	84106	CSHBD1	C-SHBD
1620134003	2135 S 900 E	84106	CSHBD2	CB
1620136015	944 E 2100 S	84106	CSHBD2	C-SHBD
1620136002	960 E 2100 S	84106	CSHBD2	C-SHBD
1620136014	974 E 2100 S	84106	CSHBD2	C-SHBD
1620204001	1006 E 2100 S	84106	CSHBD2	C-SHBD
1620204002	1020 E 2100 S	84106	CSHBD2	C-SHBD

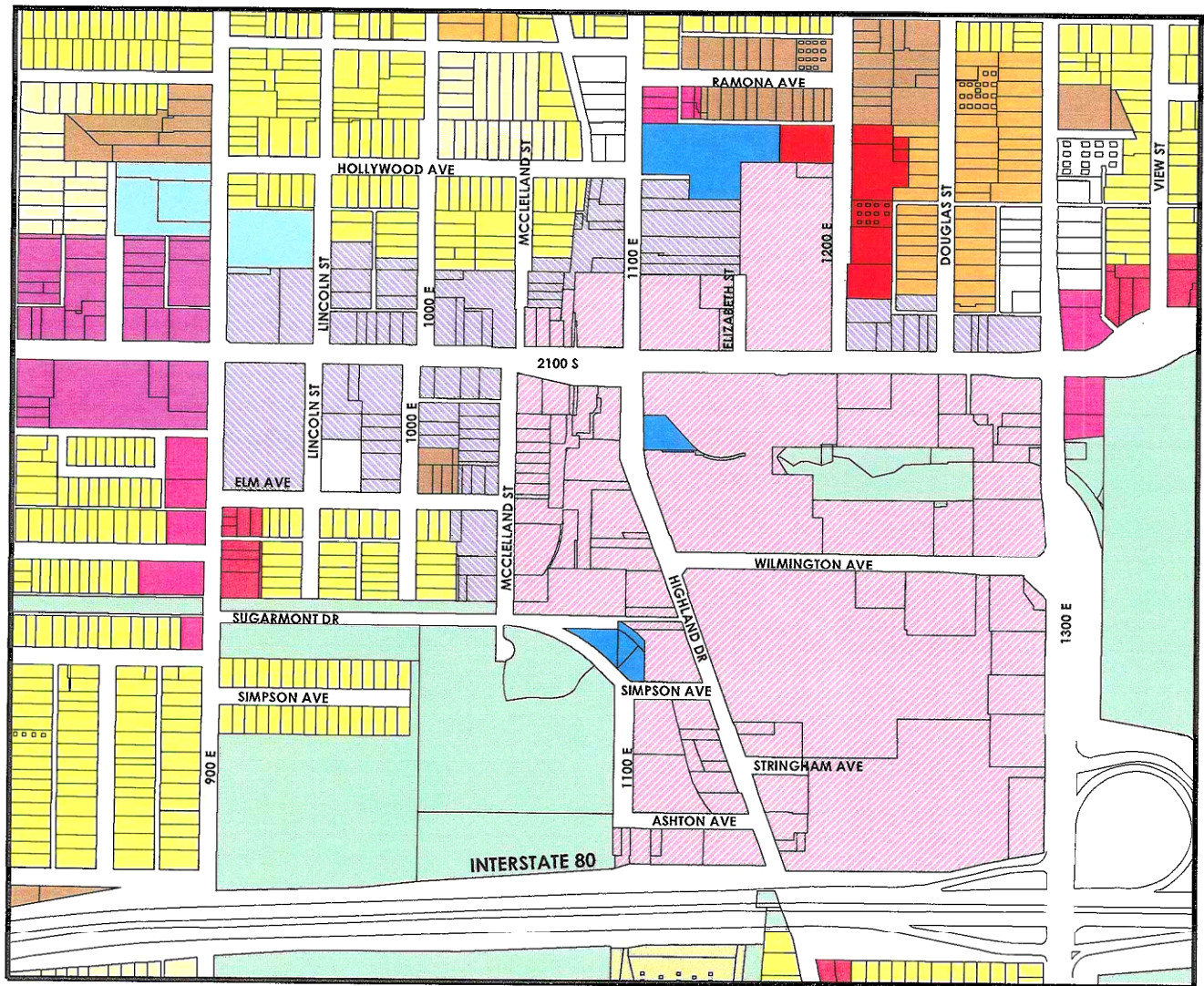
1620204003	1026 E 2100 S	84106	CSHBD2	C-SHBD
1620204004	1030 E 2100 S	84106	CSHBD2	C-SHBD
1620229051	1220 E 2100 S	84106	CSHBD1	C-SHBD
1620229003	1238 E 2100 S	84106	CSHBD1	C-SHBD
1620229050	1206 E 2100 S	84106	CSHBD1	C-SHBD
1620229044	2110 S 1300 E	84106	CSHBD1	C-SHBD
1620207013	1102 E 2100 S	84106	CSHBD1	C-SHBD
1620206001	1050 E 2100 S	84106	CSHBD1	C-SHBD
1620206002	1062 E 2100 S	84106	CSHBD1	C-SHBD
1620206003	1076 E 2100 S	84106	CSHBD1	C-SHBD
1620206004	1074 E 2100 S	84106	CSHBD1	C-SHBD
1620206005	1080 E 2100 S	84106	CSHBD1	C-SHBD
1620206007	2102 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620206006	2112 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620204005	2125 S 1000 E	84106	CSHBD2	C-SHBD
1620204011	2124 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620229010	2118 S 1300 E	84106	CSHBD1	C-SHBD
1620229043	2110 S 1300 E	84106	CSHBD1	C-SHBD
1620229052	1232 E 2100 S	84106	CSHBD1	C-SHBD
1620206008	2131 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206022	2131 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206023	2155 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620136005	2131 S LINCOLN ST	84106	CSHBD2	RMF-35
1620136009	2126 S 1000 E	84106	CSHBD2	I
1620204012	2128 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620229011	2120 S 1300 E	84106	CSHBD1	C-SHBD
1620136010	2134 S 1000 E	84106	CSHBD2	I
1620206009	2137 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620204013	2136 S MCCLELLAND ST	84106	CSHBD2	C-SHBD
1620206039	2140 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620229046	2152 S 1300 E	84106	CSHBD1	C-SHBD
1620136011	2140 S 1000 E	84106	CSHBD2	I
1620206010	2143 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620229013	2162 S 1300 E	84106	CSHBD1	C-SHBD
1620207013	1102 E 2100 S	84106	CSHBD1	C-SHBD
1620207015	1102 E 2100 S	84106	CSHBD1	C-SHBD
1620206011	2147 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620136012	2156 S 1000 E	84106	CSHBD2	I
1620229065	2150 S 1300 E	84106	CSHBD1	C-SHBD
1620206012	2153 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206013	2157 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206040	2144 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620136013	2160 S 1000 E	84106	CSHBD2	I
1620206014	2163 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206027	2160 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620206015	2185 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620229066	2180 S 1300 E	84106	CSHBD1	C-SHBD
1620229064	1251 E WILMINGTON AVE	84106	CSHBD1	C-SHBD

1620229068	1201 E WILMINGTON AVE	84106	CSHBD1	C-SHBD
1620135001	2171 S 900 E	84106	CN	CB
1620206037	2174 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620135008	910 E ELM AVE	84106	CN	CB
1620135009	916 E ELM AVE	84106	CN	CB
1620135010	922 E ELM AVE	84106	R-1-5000	RMF-35
1620135011	924 E ELM AVE	84106	R-1-5000	RMF-35
1620135012	932 E ELM AVE	84106	R-1-5000	RMF-35
1620135013	940 E ELM AVE	84106	R-1-5000	RMF-35
1620137001	948 E ELM AVE	84106	R-1-5000	RMF-35
1620137002	956 E ELM AVE	84106	R-1-5000	RMF-35
1620137003	960 E ELM AVE	84106	R-1-5000	RMF-35
1620137004	968 E ELM AVE	84106	R-1-5000	RMF-35
1620137005	974 E ELM AVE	84106	R-1-5000	RMF-35
1620137006	980 E ELM AVE	84106	R-1-5000	RMF-35
1620135002	2175 S 900 E	84106	CN	CB
1620206033	2195 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620206035	2195 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620135003	2179 S 900 E	84106	CN	CB
1620206028	2168 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620206029	2182 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620206038	2174 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620135004	2185 S 900 E	84106	CN	CB
1620135019	2193 S 900 E	84106	CB	CB
1620135014	2186 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137007	2187 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137012	2188 S 1000 E	84106	R-1-5000	RMF-35
1620206030	2188 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620135005	2191 S 900 E	84106	CN	CB
1620135015	2190 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137008	2195 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137013	2192 S 1000 E	84106	R-1-5000	RMF-35
1620135006	2195 S 900 E	84106	CN	CB
1620137014	2196 S 1000 E	84106	R-1-5000	RMF-35
1620276039	2201 S HIGHLAND DR	84106	CSHBD1	CS
1620206026	1029 E SUGARMONT DR	84106	CSHBD1	C-SHBD
1620276029	1214 E WILMINGTON AVE	84106	CSHBD1	CS
1620135016	2198 S LINCOLN ST	84106	R-1-5000	RMF-35
1620276030	2210 S 1300 E	84106	CSHBD1	CS
1620206034	2215 S MCCLELLAND ST	84106	CSHBD1	C-SHBD
1620137009	2197 S LINCOLN ST	84106	R-1-5000	RMF-35
1620206031	2200 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620276040	2202 S 1300 E	84106	CSHBD1	CS
1620137015	2200 S 1000 E	84106	R-1-5000	RMF-35
1620276031	2202 S 1300 E	84106	CSHBD1	CS
1620135007	2205 S 900 E	84106	CN	CB
1620135017	2204 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137010	2203 S LINCOLN ST	84106	R-1-5000	RMF-35

1620137016	2204 S 1000 E	84106	R-1-5000	RMF-35
1620135018	2208 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137011	2207 S LINCOLN ST	84106	R-1-5000	RMF-35
1620137017	2208 S 1000 E	84106	R-1-5000	RMF-35
1620206032	2220 S HIGHLAND DR	84106	CSHBD1	C-SHBD
1620252006	1116 E SUGARMONT DR	00000	CSHBD1	CB
1620276041	2240 S 1300 E	84106	CSHBD1	CS
1620252007	2234 S HIGHLAND DR	84106	CSHBD1	CB
1620276042	2254 S 1300 E	84106	CSHBD1	CS
1620253001	2257 S 1100 E	84106	CSHBD1	CB
1620253003	2262 S HIGHLAND DR	84106	CSHBD1	CB
1620276043	2272 S 1300 E	84106	CSHBD1	CS
1620276037	2290 S 1300 E	84106	CSHBD1	CS
1620276045	MULTIPLE ADDRESSES	84106	CSHBD1	CS
1620276003	2263 S HIGHLAND DR	84106	CSHBD1	CS
1620253005	2268 S HIGHLAND DR	84106	CSHBD1	CB
1620253011	2288 S HIGHLAND DR	84106	CSHBD1	CB
1620253009	2272 S HIGHLAND DR	84106	CSHBD1	CB
1620253002	1121 E ASHTON AVE	84106	CSHBD1	CB
1620253010	2282 S HIGHLAND DR	84106	CSHBD1	CB
1620253012	2292 S HIGHLAND DR	84106	CSHBD1	CB
1620276032	2299 S HIGHLAND DR	84106	CSHBD1	CS
1620276038	2294 S 1300 E	84106	CSHBD1	CS
1620253008	2314 S HIGHLAND DR	84106	CSHBD1	CB
1620276044	2305 S HIGHLAND DR	84106	CSHBD1	CS
1620254001	1100 E ASHTON AVE	84106	CSHBD1	CB
1620254002	1102 E ASHTON AVE	84106	CSHBD1	CB
1620254003	1104 E ASHTON AVE	84106	CSHBD1	CB
1620254004	1114 E ASHTON AVE	84106	CSHBD1	CB
1620254009	1132 E ASHTON AVE	84106	CSHBD1	CB
1620254007	1154 E ASHTON AVE	84106	CSHBD1	CB
1620276036	2319 S HIGHLAND DR	84106	CSHBD1	CS
1620276035	2319 S HIGHLAND DR	84106	CSHBD1	CS
1620205004	1024 E ELM AVE	84106	CSHBD2	RMF-35
1617457041	1155 E 2100 S	84106	CSHBD1	RMF-45
1620203006	MULTIPLE ADDRESSES	84106	CSHBD1	C-SHBD
1617457009	1983 S 1100 E	84106	CSHBD2	C-SHBD
1617457011	1987 S 1100 E	84106	CSHBD2	C-SHBD
1617457012	2005 S 1100 E	84106	CSHBD2	C-SHBD
1617457014	2011 S 1100 E	84106	CSHBD2	C-SHBD
1617457015	2015 S 1100 E	84106	CSHBD2	C-SHBD

EXHIBIT E -
SUGAR HOUSE
COMMUNITY ZONING MAP

Sugar House Community Zonin



- CSHBD-1,
- CSHBD-2,
- CB, Comr
- CC, Comr
- CN, Neigh
- CS, Comr
- I, Institution
- OS, Open
- PL, Public
- R-1-5000,
- R-1-7000,
- RB, Reside
- RMF-30, L
- RMF-35, M
- RMF-45, M
- RO, Reside
- SR-1, Spe

EXHIBIT F -
TABLE OF PERMITTED
USES FOR COMMERCIAL
DISTRICTS

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS				
C = Conditional Use P = Permitted Use						
Use	CN	CB	CC	CS1	CSHBD1	CG
Residential						
Assisted living center, large		P	P			P
Assisted living center, small		P	P			P
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Group home, large (see section 21A.36.070 of this title)			C			C
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Halfway homes (see section 21A.36.110 of this title)						C
Living quarters for caretaker or security guard	P	P	P	P	P	P
Multi-family residential					P	
Nursing home		P	P			P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)			C			C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)			C			C
Transitional treatment home, large (see section 21A.36.090 of this title)			C			C
Transitional treatment home, small (see section 21A.36.090 of this title)			C			C
Transitional victim home, large (see section 21A.36.080 of this title)			C			C
Transitional victim home, small (see section 21A.36.080 of this title)			C			C

title)						
Office And Related Uses						
Financial institutions, with drive-through facilities		P	P	P	P	P
Financial institutions, without drive-through facilities	P	P	P	P	P	P
Medical and dental clinics	P	P	P	P	P	P
Offices	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P
Retail Sales And Services						
Auction sales			P			P
Automobile repair, major			P	C		P
Automobile repair, minor	C	P	P	P	P	P
Automobile sales/rental and service			P			P
Boat/recreational vehicle sales and service			P			P
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P
Car wash, with or without gasoline sales			P	P		P
Department stores				P	P	
Equipment rental, indoor and outdoor			P			P
Furniture repair shop		P	P	P	P	P
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in part VI, chapter 21A.62 of this title)	P	P	P	P	P	P
Health and fitness facility		P	P	P	P	C
Liquor store		C	C	C	C	C
Manufactured/mobile home sales and service						P
Pawnshop						P
Restaurants, with drive-through facilities	C	P	P	P	P	P
Restaurants, without drive-through facilities	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P
Retail goods establishments without drive-through facilities	P	P	P	P	P	P
Retail services establishments	C	P	P	P	P	P

with drive-through facilities						
Retail services establishments without drive-through facilities	P	P	P	P	P	P
Truck repair, large						P
Truck sales and rental, large			P			P
Upholstery shop		P	P	P	P	P
Value retail/membership wholesale						P
Institutional Uses (Sites << 2 Acres)						
Adult daycare center	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P
Museum		P	P	P	P	
Music conservatory		P	P	P	P	
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P
Schools, professional and vocational	P	P	P	P	P	P
Commercial And Manufacturing						
Bakery, commercial						P
Blacksmith shop						P
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P
Cabinet and woodworking mills						P
Commercial laundries, linen service and dry cleaning						P
Industrial assembly						P
Laboratory; medical, dental, optical			P	P	P	P
Laboratory; testing			C	C		P
Miniwarehouse			P			P
Motion picture studio				P	P	P
Photo finishing lab			P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P
Sign painting/fabrication						P
Warehouse			P			P
Welding shop						P
Wholesale distributors			P			P

Recreation, Cultural And Entertainment						
Amusement park				P		P
Art gallery	P	P	P	P	P	P
Art studio	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P
Commercial outdoor recreation				C		P
Commercial video arcade			P		P	P
Dance studio	P	P	P	P	P	P
Live performance theaters			P	P	P	P
Miniature golf			P	P		P
Movie theaters				P	P	P
Natural open space and conservation areas	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P
Private club		C	C	P	P	P
Sexually oriented businesses						P5
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P
Tavern/lounge/brewpub; 2,500 square feet or less in floor area			P	P	P	P
Tavern/lounge/brewpub; more than 2,500 square feet in floor area			C	C	P	P
Miscellaneous						
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P
Auditorium			P	P	P	P
Auto salvage (indoor)						P
Bed and breakfast	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P
Bed and breakfast manor	C3	C3	P		P	P
Bus line terminals			P			P
Bus line yards and repair facilities						P
Commercial parking garage or lot			C		P	P

Communication towers		P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P
Farmers' market			C	C		P
Flea market (indoor)			P	P	P	P
Flea market (outdoor)						P
Funeral home			P	P	P	P
Homeless shelter						C
Hotel or motel			P		P	P
Impound lot						C
Intermodal transit passenger hub						C
Kennels						P
Limousine service, utilizing 4 or more limousines						P
Limousine service, utilizing not more than 3 limousines		C	C			P
Microbrewery						P
Park and ride lots		C	C	C	P	P
Park and ride, parking shared with existing use		P	P	P	P	P
Pet cemeteries ⁴						P
Off site parking; as per chapter 21A.44 of this title			P		C	P
Outdoor sales and display		C	P	C	P	P
Outdoor storage			C			P
Outdoor storage, public			C			P
Precision equipment repair shops			P			P
Public/private utility buildings and structures	C	C	P	P	C	P
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P
Radio, television station				C	P	P
Recreational vehicle park (minimum 1 acre)			C			
Recycling collection station	P	P	P	P	P	P
Reverse vending machines	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P
Temporary labor hiring office						P
Vehicle auction use						P
Vending carts on private property as per chapter 5.65 of this code					P	
Wireless telecommunications						

facility (see table 21A.40.090E of this title)						
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Qualifying Provisions:

1. Development in the CS district and ~~CSHBD district~~ shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the Conditional Building and Site Design Review process pursuant to the provisions of section 21A.26.060D and 21A.59 of this title.

2. See subsection 21A.02.050B of this title for utility regulations.

3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter).

4. Subject to Salt Lake City/County health department approval.

5. Pursuant to the requirements set forth in section 21A.36.140 of this title.

(Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

**EXHIBIT G -
SUMMARY TABLE OF
YARD AND BULK
REQUIREMENTS –
COMMERCIAL DISTRICTS**

21A.26.090 Summary Table Of Yard And Bulk Requirements Commercial Districts:

	Lot Area Regulation s	Minimu m lot width	Maximum Building Size	Maximu m District Size	Maximu m Building Height	Minimu m Front or Corner Side Yard	Minimum Interior Side Yard	Minimu m Rear Yard	Require d landscap e yard	
CN neighbor- hood commercial	No minimum Maximum area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'
CB community business	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a conditiona l use	None	30' or 2 stories	No minimu m; otherwis e 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'
CS community shopping	60,000 sf minimum excluding pad sites	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner side yards	15'
CC corridor commercial	10,000 sf minimum	75'	None	None	30' or 2 stories Condi- tional use: maximu m 45' or 3 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'
CSHBD sugar house business	No minimum Multi- family: 9,000 sf for 3 units plus 500 sf/unit	None	Less than 20,000 sf is a permitted use Greater than 20,000 sf is a conditiona l use subject to the Condition al Building and Site Design Review process	None	90' or 6 stories Condi- tional use: maximu m 150' or 10 stories 30' to 105' or 30' to 60' dependin g on site location within the CSHBD zone	No minimu m required 2	No minimum 3	None3	None	7'
CG General Commerci al	10,000 sf minimum	60'	None	None	60' or 4 stories Condi- tional use:	10'	No minimum	10'	The first 10' of front or corner side	15'

					maximu m 90' or 6 stories				yards	
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Additional Regulations:

General provisions for all commercial districts: building height modification building height may be modified up to 10 percent of maximum height, as a special exception. Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this chapter.

CS districtaccess restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

Footnotes:

1. See chapter 21A.48 of this title.

2. There is not a minimum front or corner side yard in the CSHBD zone, however there is a maximum building setback of fifteen feet (15'). Exceptions to the maximum building setback requirement may be approved through the Conditional Building and Site Design Review process.

3. There are no minimum interior side and rear yard requirements in the CSHBD zone, with the exception of those properties in this zone that abut a low density, single-family residential zoned property.

(Ord. 3-01 § 3, 2001: Ord. 35-99 § 29, 1999: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-8), 1995)

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition Numbers 400-01-32 and 400-02-08, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is roughly along 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Lex Traughber at 535-6184 between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traughber@slcgov.com

Assisted listening devices or interpreting services are available for public meetings. Salt Lake City complies with the American Disabilities Act (ADA). For further information, contact the TDD number 535-6021.

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1990 S VIEW ST
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COLEMAN, VELIA J
2000 S VIEW ST
SALT LAKE CITY UT 84105

RACCO INVESTMENT
COMPANY; ET AL
2025 S 1300 E
SALT LAKE CITY UT 84105

ZHOU, NING & CHENG, TONG;
TC
2962 E BENCHMARK DR
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BITNER, KRISTIE F &
KAYLENE; TC
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DRECKSEL, CHRISTIAN B &
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SALT LAKE CITY UT 84105

LAWRENCE, REINHARD K &
GERALDINE; TRS
323 E VERMILLION AVE
ST GEORGE UT 84770

BRADFORD, JARED C
1977 S 1300 E
SALT LAKE CITY UT 84105

ANDERSON, BRAD L
964 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

BAUMEISTER, JOHANN
968 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

JENNINGS, MYRTLE J & ELDON
D & FENN, MARCIA J, TRS
972 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

HIGHLAND PARK PLAZA LLC
1955 S 1300 E # 3
SALT LAKE CITY UT 84105

HEATON, KIRSTEN
978 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

BRENNAN, TIMOTHEA J
980 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

JAMESON, JOHN M & PENNY B
& KENNETH P; JT
1008 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

HUBERS, FREDERICKA
1010 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

COOR, CYNTHIA L
849 E FOREST FARM CIR
SALT LAKE CITY UT 84106

PARKER, JONATHAN W
1018 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

JOHNSON, LONN A & LAURIE;
1024 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

HAFEY, MILDRED M; TR ET AL
1030 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

PAYNE, DEREK T & KIMBERLY
A; JT
1034 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

GRAY, JOHN F & HEATHER L;
1050 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

JOYCE, STEVEN M
1056 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

MCDONOUGH, PEGGY A & JAN,
PATRICK Y; JT
1060 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

UTLEY, DAN, JASON D &
ANDREA; JT
1064 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

DAVIS, JAMES L; TR
1066 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

AAP LLC
1063 E 2100 S
SALT LAKE CITY UT 84106

SINCLAIR MARKETING INC
PO BOX 30825
SALT LAKE CITY UT 84130

SORENSEN, BLAIR W &
MARGENE; TRS
PO BOX 526136
SALT LAKE CITY UT 84152

LEISHMAN, JEFF N & JULIE C;
1044 BEVERLY WY
BOUNTIFUL UT 84010

KCS CORPORATION
3535 S HILLSIDE LN
SALT LAKE CITY UT 84109

SASAKI, SHIGERU C & NISHIE,
ET AL
1976 S DOUGLAS ST
SALT LAKE CITY UT 84105

WALKER, CINDIE & CLARENCE
G; JT
1979 S 900 E
SALT LAKE CITY UT 84105
SUGARHOUSE VILLA CONDO
COMMON AREA MASTER
CARD
1979 S 1200 E # 8
SALT LAKE CITY UT 84105

EDWARDS, SHANE R
1977 S DOUGLAS ST
SALT LAKE CITY UT 84105

JONES, DOUGLAS W
PO BOX 58291
SALT LAKE CITY UT 84158

LINCOLN CORP OF CH OF JC OF
LDS
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

M P SMITH PROPERTIES LTD
2005 S 1100 E
SALT LAKE CITY UT 84106

CHARLES E GREER FAMILY
LTD PARTNERSHIP; ET AL
921 S ROBIN LANE
MESA AZ 85204

CASHON, STEPHEN S
1979 S 1200 E # 3
SALT LAKE CITY UT 84105

MANGHAM, ANNE J
1979 S 1200 E # 5
SALT LAKE CITY UT 84105

EDMUNDS, STEPHANIE &
THOMAS KAY JR; JT
1979 S 1200 E # 1
SALT LAKE CITY UT 84105

WATTS, KIMBERLY J
1979 S 1200 E # 2
SALT LAKE CITY UT 84105

TAPSCOTT, BANGS C & JULIE
A; JT
1980 S DOUGLAS ST
SALT LAKE CITY UT 84105

NELSON, DOROTHEA C
2323 E WALKER LN
HOLLADAY UT 84117

SHEFFIELD, KODY T & WENDY;
1983 S DOUGLAS ST
SALT LAKE CITY UT 84105

SPERRY, STEVEN M & CAROL
S; JT
2132 S BERKELEY ST
SALT LAKE CITY UT 84109

PALLOTTI, JAMIE
265 RIVER RD
STEAMBOAT SPRINGS CO
80487

CASTILLON, ANTHONY
5570 W SHADBERRY CIR
WEST JORDAN UT 84084

SANTOS, COLIN & COLLIN D;
TC
1979 S 1200 E # 5
SALT LAKE CITY UT 84105

DEVLIN, ROBERT J; ET AL
2156 S 1000 E
SALT LAKE CITY UT 84106

HALE, THOMAS F
1989 S 1000 E
SALT LAKE CITY UT 84105

MCCLELLAND STREET LLC
4436 W CAMBRIDGE DR
CEDAR HILLS UT 84062

GRANITE STAKE OF CH OF JC
OF LDS
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

STEELE, LAUREL G
1987 S MCCLELLAND ST
SALT LAKE CITY UT 84105

CAROLS PASTRY SHOP
1991 S LINCOLN ST
SALT LAKE CITY UT 84105

HECK, ROBERT & HEATHER; JT
4990 HEUGA CT
PARK CITY UT 84098

LONG, CURTIS J & KELLIRAE; J
1988 S 1000 E
SALT LAKE CITY UT 84105

WOLFGRAMM, TONY A &
MARNIE J; JT
1995 S DOUGLAS ST
SALT LAKE CITY UT 84105

MINENNO, PETER M & RACHEL
M; JT
518 E BIG SKY DR
SANDY UT 84070

DICKSON, DANA H & CARRIE;
3643 S CHOKE CHERRY DR
SALT LAKE CITY UT 84109

TUKE, DOUGLAS A
1979 S 1200 E # 11
SALT LAKE CITY UT 84105

JOHNSON, DORIS ANNE (TR)
4655 NEWPORT AVE
SAN DIEGO CA 92107

HAYES, MICHAEL A
1979 S 1200 E # 10
SALT LAKE CITY UT 84105

MCCOLM, LARRY & JOANNE;
JT
6140 STONERIDGE MALL #115
PLEASANTON CA 94588

ZMUDA, JOHN D & JANIE; JT
2000 S DOUGLAS ST
SALT LAKE CITY UT 84105

CHATWIN, TERRENCE D; ET AL
2105 S ONEIDA ST
SALT LAKE CITY UT 84109

MATTES, JOYCE & DAN; JT
1996 S 1000 E
SALT LAKE CITY UT 84105

STEWART, NEIL C & KITTY; JT
1991 S MCCLELLAND ST
SALT LAKE CITY UT 84105

JIA LLC & ACDD LLC
1265 FORT UNION BLVD #150
COTTONWOOD HTS UT 84047

DANIELS, DEBRA S; TR
1993 S 1000 E
SALT LAKE CITY UT 84105

STEVENS, JILLYN
577 2ND AVE APT 31
NEW YORK NY 10016

ROBINSON, TYSON D
2002 S DOUGLAS ST
SALT LAKE CITY UT 84105

GRAEKA ENTERPRISES GEN
PTRSHP; ET AL
6657 S OLD MILL CIR
COTTONWOOD HTS UT 84121

SHAW, STEVE C & BECKY N; JT
8 ST ANDREWS CIR
SOUTHAMPTON NY 11968

OGURA, DANIEL I
2005 S MCCLELLAND ST
SALT LAKE CITY UT 84105

SMITH-SCOTT PROPERTIES
LTD
2005 S 1100 E
SALT LAKE CITY UT 84106

VARNER, VELOY J & CAROL C;
TRS
2726 E WASATCH DR # 3
SALT LAKE CITY UT 84108

MILLER, DAN P; TR
3215 E MILLCREEK DELL LN
SALT LAKE CITY UT 84109

SADDLER, JEROME A
1998 S MCCLELLAND ST
SALT LAKE CITY UT 84105

STUCKENSCHNEIDER, MARK;
ET AL
148 SOUTH MAIN
HELPER UT 84526

SALT LAKE CITY CORP.
451 S STATE ST # 225
SALT LAKE CITY UT 84111

STEWART, MICHAEL
2004 S DOUGLAS ST
SALT LAKE CITY UT 84105

PETTY INVESTMENT CO
2001 S WINDSOR ST
SALT LAKE CITY UT 84105

LINCOLN ASSOCIATES
215 W 100 S
SALT LAKE CITY UT 84101

PETTY MOTOR COMPANY
2001 S WINDSOR ST
SALT LAKE CITY UT 84105

LEWIS, JOANN
1776 S 2100 E
SALT LAKE CITY UT 84108

FALLAHI, BRANDON B &
ANTHONY C; TC
2006 S 1000 E
SALT LAKE CITY UT 84105

ROBBINS, KEITH E &
PIETERNELLA V T; JT
2003 S 1000 E
SALT LAKE CITY UT 84105

WEISSMAN, DAVID B
PO BOX 9199
SALT LAKE CITY UT 84109

WALKER, H BLAINE & C
HILEA; JT
4210 S PANORAMA DR
HOLLADAY UT 84124

NUPETCO ASSOCIATES
2001 S WINDSOR ST
SALT LAKE CITY UT 84105

HEFFERON, ARLENE
1989 S 1700 E
SALT LAKE CITY UT 84108

BARRUS, RALPH M; TR
2366 E WOODTHRUSH DR
SANDY UT 84093

MORGAN, KEVIN W
2010 S 1000 E
SALT LAKE CITY UT 84105

WILLARD, ELAINE M
2009 S 1000 E
SALT LAKE CITY UT 84105

WORLD ENTERPRISES
PO BOX 65644
SALT LAKE CITY UT 84165

RENGSTORF, JEAN M &
WHITTINGTON, MARY E; JT
2015 S DOUGLAS ST
SALT LAKE CITY UT 84105

WAYNE LEASING LLC
1555 SUNVIEW DR
OGDEN UT 84404

LORDS, GLENN N
PO BOX 207
BOUNTIFUL UT 84010

RICHARDS, JONATHAN W &
GAIL C; JT
4701 S KELLY CIR
HOLLADAY UT 84117

SALT LAKE RAPE CRISIS
CENTER INC
2035 S 1300 E
SALT LAKE CITY UT 84105

GRANITE STAKE OF THE CH OF
JC OF LDS
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

CUSHMAN COMPANY LLC
1025 E 2100 S
SALT LAKE CITY UT 84106

GOODMAN, JOSEPH R, JR
6095 S KAROS CIR
TAYLORSVILLE UT 84123

SUGARHOUSE FITNESS
PROPERTIES LLC
4725 S HOLLADAY BLVD
HOLLADAY UT 84117

GLASS, DENNIS & CORTH,
SUSAN B; JT
600 N EASTCAPITOL BLVD
SALT LAKE CITY UT 84103

SMITH, BRADY & SMITH,
CHAD; JT
1013 N 2925 W
LAYTON UT 84041

HICKSON, WILLARD E
2021 S DOUGLAS ST
SALT LAKE CITY UT 84105

HARMAN MANAGEMENT CORP
5544 S GREEN ST
MURRAY UT 84123

PETTY INVESTMENT CO.
2001 S WINDSOR ST
SALT LAKE CITY UT 84105

DGM PROPERTIES, LLC
5206 S HOLLADAY BLVD
HOLLADAY UT 84117

RAY S TUCKER FAMILY
PARTNERSHIP
2666 S 2000 E
SALT LAKE CITY UT 84109

PETERSON, MICHAEL J &
MEGUMI T; TC
1709 E WHITE AVE
SALT LAKE CITY UT 84106

DYKES, LEO B & MAXINE J (JT)
1429 S 1900 E
SALT LAKE CITY UT 84108

HORNE, ROBERT A & CASEY C;
JT
2027 S DOUGLAS ST
SALT LAKE CITY UT 84105

PHOENIX OF SALT LAKE CITY,
LLC
2183 M ROAD
GRAND JUNCTION CO 81505

PETTY INVESTMENT CO
1877 E MURRAY HOLLADAY
RD
HOLLADAY UT 84117

FIRST SECURITY BANK OF
UTAH NA
PO BOX 4900
SCOTTSDALE AZ 85261

STERLING FURNITURE
COMPANY
2051 S 1100 E
SALT LAKE CITY UT 84106

IRVING SQUARE ASSOCIATES
PO BOX 207
BOUNTIFUL UT 84011

HARVARD PLUMB LLC
1468 E HARVARD AVE
SALT LAKE CITY UT 84105

COX, WALTER K & PAULA R; JT
1137 E 2100 S
SALT LAKE CITY UT 84106

DGM PROPERTIES LLC
5206 S HOLLADAY BLVD
HOLLADAY UT 84117

1049 ASSOCIATES LLC
600 N EASTCAPITOL ST
SALT LAKE CITY UT 84103

GLASS, DENNIS & SUSAN B; JT
600 N EASTCAPITOL BLVD
SALT LAKE CITY UT 84103

RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON UT 84065

WHITMORES INC
870 E 9400 S # 206
SANDY UT 84094

RAY S TUCKER FAMILY LDT
PARTNERSHIP
1470 S 2000 E
SALT LAKE CITY UT 84108

ORCAS INVESTMENT
COMPANY
4372 POINT WHITE DR NE
BAINBRIDGE ISLAND WA
98110

LIVING LARGE, LLC
PO BOX 335
JACKSON WY 83001

WAYNE LEASING LLC
1555 SUNVIEW DR
OGDEN UT 84404

SUTTONS WESTERN
WHOLESALE FLOORING INC
823 S MAIN ST
SALT LAKE CITY UT 84111

SUGARHOUSE DISTRIBUTING
INC
967 E 2100 S
SALT LAKE CITY UT 84106

BERNTSON, DAVID C
632 E FREE LAND AVE
MIDVALE UT 84047

NEILSON, DANIEL L & STACEY
M; JT
2092 S 1000 E
SALT LAKE CITY UT 84105

DUNN, DAVID A & DIANNE S;
TRS
6390 S HIGHLAND DR
SALT LAKE CITY UT 84121

UTAH DAIRY COMMISSION
1213 E 2100 S
SALT LAKE CITY UT 84106

2010 VENTURES, LLC
812 E 2100 S
SALT LAKE CITY UT 84106

DREYER'S GRAND ICE CREAM
INC
850 E 2100 S
SALT LAKE CITY UT 84106

FARLEY, TAMI
1828 S WASATCH DR
SALT LAKE CITY UT 84108

921 PROPERTIES LC
240 ST MORITZ
PARK CITY UT 84060

SMITH'S FOOD KING
PROPERTIES INC
3336 E 32 ST #217
TULSA OK 74135

TOOMEY, AGHDAS S
635 N DEARBORN #1902
CHICAGO IL 60610

SORENSEN, BLAIR W &
MARGENE; TRS
PO BOX 526136
SALT LAKE CITY UT 84152



BRIGGS, SHELLY S; TR
6148 S 2090 E
HOLLADAY UT 84121

MCCLELLAND STREET
ASSOCIATES LC
1165 E WILMINGTON AVE
SALT LAKE CITY UT 84106

KUANGS LLC
PO BOX 680195
PARK CITY UT 84068

MCCLELLAND STREET
ASSOCIATES LC
1165 WILMINGTON AVE # 275
SALT LAKE CITY UT 84106

U S BANK NATIONAL
ASSOCIATION; TR ET AL
918 17TH STREET
DENVER CO 80202

BRE/HV PROPERTIES LLC
2901 N CENTRAL AVE #1200
PHOENIX AZ 85012

REDMAN LLC
1510 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

LONE STAR STEAKHOUSE &
SALOON OF UTAH, INC
PO BOX 22845
OKLAHOMA CITY OK 73123

SKM-SLC, LLC
3574 N 150 W
PROVO UT 84604

COMMONS AT SUGARHOUSE
LC
1165 WILMINGTON AVE # 275
SALT LAKE CITY UT 84106

ROBINSON, THOMAS E; TR
348 E WINCHESTER ST # 200
MURRAY UT 84107

GRANITE FURNITURE
COMPANY
1050 E 2100 S
SALT LAKE CITY UT 84106

ROCKWOOD INVESTMENTS
ASSOC, LC
1871 E HARRISON AVE
SALT LAKE CITY UT 84108

JOHNSON, JAMES R; ET AL
1871 E HARRISON AVE
SALT LAKE CITY UT 84108

MECHAM INVESTMENT, LLC
PO BOX 521448
SALT LAKE CITY UT 84152

ROBINSON, T E; TR
348 E WINCHESTER ST # 200
MURRAY UT 84107

WOODMAN PROPERTIES, LC
2733 E PARLEYS WY # 300
SALT LAKE CITY UT 84109

SALT LAKE CITY CORP
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MECHAM INVESTMENTS LLC
PO BOX 521448
SALT LAKE CITY UT 84152

PRINCIPAL DEVELOPMENT
LLC
2131 S LINCOLN ST
SALT LAKE CITY UT 84106

JOHNSON, JAMES R &
KIMBERLY A; TC
1871 E HARRISON AVE
SALT LAKE CITY UT 84108

GRANITE MANUFACTURING
COMPANY
1050 E 2100 S
SALT LAKE CITY UT 84106

DEVLIN ENTERPRISES
INCORPORATED
2156 S 1000 E
SALT LAKE CITY UT 84106

SOUTH EAST CENTER, LLC
PO BOX 521448
SALT LAKE CITY UT 84152

2148 ENTERPRISES LLC
PO BOX 526218
SALT LAKE CITY UT 84152

MORETON, JENNY W
833 E ELM AVE
SALT LAKE CITY UT 84106

FOREST, TARA J & JAY R; JT
837 E ELM AVE
SALT LAKE CITY UT 84106

FORMARO, JENE P
841 E ELM AVE
SALT LAKE CITY UT 84106

BUSHMAN, DANIEL J &
CHRISTINE; JT
847 E ELM AVE
SALT LAKE CITY UT 84106

JOHNSON, DOROTHY C; TR
851 E ELM AVE
SALT LAKE CITY UT 84106





CROCKETT, CHERYL P; TR
857 E ELM AVE
SALT LAKE CITY UT 84106

MP VENTURES LC
2157 S LINCOLN ST
SALT LAKE CITY UT 84106

SALT LAKE CITY
CORPORATION
451 S STATE ST # 418
SALT LAKE CITY UT 84111

SALT LAKE CITY
CORPORATION
451 S STATE ST # 225
SALT LAKE CITY UT 84111

JOHNSON, DAVE & KIMBERLY;
2141 S 1000 E
SALT LAKE CITY UT 84106

COMMONS AT SUGARHOUSE
LC; ET AL
1165 WILMINGTON AVE # 275
SALT LAKE CITY UT 84106

MECHAM PARKVIEW
ASSOCIATES LLC; ET AL
PO BOX 521448
SALT LAKE CITY UT 84152

MILES, GARETT & HALEY; JT
1003 E ELM AVE
SALT LAKE CITY UT 84106

PETERSON, ROBERT D &
LUCILLE N
1931 E BROOKHILL DR
COTTONWOOD HTS UT 84121

MAZZARINO, MICHAEL A &
SARA; JT
1015 E ELM AVE
SALT LAKE CITY UT 84106

RUSSELL, KENNETH L; TR
1869 E MICHIGAN AVE
SALT LAKE CITY UT 84108

HARRELL, ROBERT V
836 E ELM AVE
SALT LAKE CITY UT 84106

REITHERFORD, CAREY J
840 E ELM AVE
SALT LAKE CITY UT 84106

BREDIN, LINDA A
844 E ELM AVE
SALT LAKE CITY UT 84106

PAIZ, CATHERINE J
850 E ELM AVE
SALT LAKE CITY UT 84106

MCCAULEY, BARBARA L
854 E ELM AVE
SALT LAKE CITY UT 84106

HENSELER, EDWARD A
858 E ELM AVE
SALT LAKE CITY UT 84106

THIEDE, REBECCA J
866 E ELM AVE
SALT LAKE CITY UT 84106

ALARM HOLDING COMPANY
2166 S 900 E
SALT LAKE CITY UT 84106

DIXON BUILDING, LLC
PO BOX 521448
SALT LAKE CITY UT 84152

SOUTH EAST CENTER
PO BOX 521448
SALT LAKE CITY UT 84152

TCI CABLEVISION OF UTAH
INC
PO BOX 173838
DENVER CO 80217

REDEVELOPMENT AGENCY OF
SALT LAKE CITY
451 S STATE ST # 245
SALT LAKE CITY UT 84111

B H ENTERTAINMENT INC
2200 S 700 E
SALT LAKE CITY UT 84106

MCDONALD ENTERPRISES LC
2208 S 900 E
SALT LAKE CITY UT 84106

PETERSEN, DEBBIE
2185 S 900 E
SALT LAKE CITY UT 84106

CORNELISON, DEBBIE K
2185 S 900 E
SALT LAKE CITY UT 84106

KELLY, MARY M
4229 S QUINETTE LN
SALT LAKE CITY UT 84124

WAAGEN, ANGELA M & KIM C;
924 E ELM AVE
SALT LAKE CITY UT 84106

SIMES, MAUREEN
932 E ELM AVE
SALT LAKE CITY UT 84106



TREMBLAY, DANY &
MAUREEN; JT
940 E ELM AVE
SALT LAKE CITY UT 84106

CLEMENT, ANTHONY
29 TROFELLO LN
ALISO VIEJO CA 92656

BIRCH, JEFFREY M
1002 E ELM AVE
SALT LAKE CITY UT 84106

JUDD, THOMAS E; TR
956 E ELM AVE
SALT LAKE CITY UT 84106

SMITH, ERIC L & LAURIE L; JT
1010 E ELM AVE
SALT LAKE CITY UT 84106

CRAWFORD, PATRICK E &
NANCY L; JT
1002 W RIVERPOINT CIR
MURRAY UT 84123

PARK, PAMELA L
PO BOX 270164
FRUITLAND UT 84027

COLQUI, TORIBIO S &
ALEJANDRA; JT
968 E ELM AVE
SALT LAKE CITY UT 84106

AAS, BRYON J & KATZ, AMY;
974 E ELM AVE
SALT LAKE CITY UT 84106

DUNLOP, SHANNON Q & SETH;
980 E ELM AVE
SALT LAKE CITY UT 84106

HARRY O BETTINSON TRUST
40 N STATE ST # 45
SALT LAKE CITY UT 84103

BRIDGES, EDDIE L
845 E WILMINGTON AVE
SALT LAKE CITY UT 84106

WHEELER, LISA A; ET AL
853 E WILMINGTON AVE
SALT LAKE CITY UT 84106

FEATHERSTONE, CONRAD W;
TR
2174 E SUADA DR
HOLLADAY UT 84124

YOUNG, GINA P & MARK S; JT
865 E WILMINGTON AVE
SALT LAKE CITY UT 84106

WAYNE KIMBALL FAMILY
LIMITED PARTNERSHIP
3721 S DELIA CIR
SALT LAKE CITY UT 84109

GRANITE ENTERPRISES
1050 E 2100 S
SALT LAKE CITY UT 84106

GRANITE MANUFACTURING
CO
1050 E 2100 S
SALT LAKE CITY UT 84106

BLOMQUIST, PHILIP R II
2200 S 700 E
SALT LAKE CITY UT 84106

ZONKERS, LLC
2168 S HIGHLAND DR
SALT LAKE CITY UT 84106

ARNOLD, LEE A
2187 S 1000 E
SALT LAKE CITY UT 84106

PETERSEN, LEROY; TR
2960 E ROBIDOUX RD
SANDY UT 84093

BNY YOURKSETTER
INVESTMENTS LLC; ET AL
8715 S SUNDANCE DR
SANDY UT 84093

JOHNSON, KRISTI M
2187 S LINCOLN ST
SALT LAKE CITY UT 84106

RAHIMZADEH, MOHAMAD B &
ARTHEA C; TRS
3201 E NILA WY
SALT LAKE CITY UT 84124

PETERSEN, LEROY
2185 S 900 E
SALT LAKE CITY UT 84106

MURDOCK, VALERIE
2193 S 1000 E
SALT LAKE CITY UT 84106

HART, ROBERT J
2190 S LINCOLN ST
SALT LAKE CITY UT 84106

P M S INC
PO BOX 521448
SALT LAKE CITY UT 84152

CARLISLE, JOHN W
2195 S LINCOLN ST
SALT LAKE CITY UT 84106



CASTRO, ROSA
2192 S 1000 E
SALT LAKE CITY UT 84106

SCSC LEASING LC
2202 S MCCLELLAND ST
SALT LAKE CITY UT 84106

VODA INVESTMENT CO
PO BOX 17555
SALT LAKE CITY UT 84117

PALMER, DANIEL J
832 E WILMINGTON AVE
SALT LAKE CITY UT 84106

WARBURTON, JASON R
2784 E 3000 S
SALT LAKE CITY UT 84109

SIMPSON, BRETT & CYNTHIA;
JT
850 E WILMINGTON AVE
SALT LAKE CITY UT 84106

METZ, CAROL E
856 E WILMINGTON AVE
SALT LAKE CITY UT 84106

WHEELER, DAVID S & KAREN
S; JT
2196 S 1000 E
SALT LAKE CITY UT 84106

MCMULLIN, DALE &
CHRISTINE R; JT
2195 S 1000 E
SALT LAKE CITY UT 84106

DEE'S WILMINGTON &
HIGHLAND INVESTMENTS LLC
777 E 2100 S
SALT LAKE CITY UT 84106

GRANITE MANUFACTURING
CO.
1050 E 2100 S
SALT LAKE CITY UT 84106

DIVEN & HILBIG
DEVELOPMENT, LC
1214 E WILMINGTON AVE
SALT LAKE CITY UT 84106

SMITH, LAVENA M
2198 S LINCOLN ST
SALT LAKE CITY UT 84106

TOYS "R" US INC
1 GEOFFREY WY
WAYNE NJ 07470

ROBINSON, ERIK L
2197 S LINCOLN ST
SALT LAKE CITY UT 84106

ZIONS FIRST NATIONAL BANK
PO BOX 30709
SALT LAKE CITY UT 84130

WRIGHT, BRIAN G & ANNETTE
C (JT)
PO BOX 15
DRAPER UT 84020

SALT LAKE CITY CORP. (TITLE
BY DEED)
451 S STATE ST # 225
SALT LAKE CITY UT 84111

VODA INVESTMENT COMPANY
PO BOX 17555
SALT LAKE CITY UT 84117

HART, WILLIAM T
2205 S 1000 E
SALT LAKE CITY UT 84106

SUGARHOUSE VETERINARY
HOSPITAL BUILDING PTRN
2206 S MCCLELLAND ST
SALT LAKE CITY UT 84106

KELLY, RUSSELL J
2204 S LINCOLN ST
SALT LAKE CITY UT 84106

RIGBY, WELDON L. &
AURTANCE T.
8112 S SCANDIA CIR
COTTONWOOD HTS UT 84093

BROADBENT, H SMITH &
KATHERINE M; TRS
1147 ASPEN AVE
PROVO UT 84604

WEBSTER, DOUGLAS A &
MARILYN E; JT
582 HILLSIDE DR
ALPINE UT 84004

ELSTON, ALICIA M
2208 S LINCOLN ST
SALT LAKE CITY UT 84106

DUNLAP, MAXINE; TR
2207 S LINCOLN ST
SALT LAKE CITY UT 84106

LONG, ELVITH R; ET AL
2208 S 1000 E
SALT LAKE CITY UT 84106

STATE ROAD COMMISSION OF
UTAH
4501 S 2700 W
TAYLORSVILLE UT 84119

SALT LAKE COUNTY
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190



MOORE, KYLE E & HOLT,
LINDSAY; TC
837 E SIMPSON AVE
SALT LAKE CITY UT 84106

ZOUN, LORI C & JACOB E; JT
839 E SIMPSON AVE
SALT LAKE CITY UT 84106

PERRY, DAPHNE A
841 E SIMPSON AVE
SALT LAKE CITY UT 84106

SPEERS, RANDOLPH C &
JENNIFER P; JT
867 E SIMPSON AVE
SALT LAKE CITY UT 84106

NIELSEN, ROBERT O & LEON D
(TC)
2739 E COBBLEMOOR LN
SANDY UT 84093

SALT LAKE CITY
451 S STATE ST # 225
SALT LAKE CITY UT 84111

POND, REBECCA & RYAN; JT
903 E SIMPSON AVE
SALT LAKE CITY UT 84106

BROWN, ROMANA & BURTON
L; JT
909 E SIMPSON AVE
SALT LAKE CITY UT 84106

LEWIS, CAROL P
5155 S 2050 E
HOLLADAY UT 84117

SPEREDON, THOMAS, JR. &
JEAN
919 E SIMPSON AVE
SALT LAKE CITY UT 84106

HACKETT, SUZANNE E
1937 E 7325 S
COTTONWOOD HTS UT 84121

HOPES, HELEN; TR
931 E SIMPSON AVE
SALT LAKE CITY UT 84106

COLLINS, LINDA J
937 E SIMPSON AVE
SALT LAKE CITY UT 84106

BALLARD, KELLY K
941 E SIMPSON AVE
SALT LAKE CITY UT 84106

HAVEY, JACQUELYN &
MARGARET I; TC
947 E SIMPSON AVE
SALT LAKE CITY UT 84106

HALVERSON, LORETTA E &
WAYNE J; JT
953 E SIMPSON AVE
SALT LAKE CITY UT 84106

ROBERTSON, JANICE K
959 E SIMPSON AVE
SALT LAKE CITY UT 84106

LOADER, MAREE L & GLEN J;
965 E SIMPSON AVE
SALT LAKE CITY UT 84106

KAUFFMANN, JEFFREY R
967 E SIMPSON AVE
SALT LAKE CITY UT 84106

GODZWON, GERALD C, JR
971 E SIMPSON AVE
SALT LAKE CITY UT 84106

ROBERTS, RICKY A & MARY F;
983 E SIMPSON AVE
SALT LAKE CITY UT 84106

DEBIRK, WILLIAM H &
SUNDIN-DEBIRK, AMBER M; JT
987 E SIMPSON AVE
SALT LAKE CITY UT 84106

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2245 S WINDSOR ST
SALT LAKE CITY UT 84106

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864 E SIMPSON AVE
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751 W MT TUSCARORA DR
TAYLORSVILLE UT 84123

TRAINING TABLE LAND &
HOLDING COMPANY, LC
4535 S 2300 E
HOLLADAY UT 84117

HENDRIKSEN, OSCAR J. &
DOROTHY R.
3256 S HUNTER VILLA LN #D
WEST VALLEY UT 84128

BRIDGE, EDWARD K & EDNA S;
ET AL
2538 S 600 E
SALT LAKE CITY UT 84106

ERESUMA, WILLIAM A JR &
CINDA S; TC
176 E TRUMAN AVE
SOUTH SALT LAKE UT 84115

YORK FAMILY LIMITED
PARTNERSHIP
2257 S 1100 E
SALT LAKE CITY UT 84106

FIRST FEDERAL SAVINGS
BANK OF SALT LAKE CITY
UTAH
425 PIKE ST # BRO79
SEATTLE WA 98101

DAVIS, MARY ANN W
2263 S WINDSOR ST
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904 E SIMPSON AVE
SALT LAKE CITY UT 84106

MURPHY, DAVID W &
WENDLAND, MERIDETH M M;
910 E SIMPSON AVE
SALT LAKE CITY UT 84106

HADDEN, ROGER & LAURIE O;
916 E SIMPSON AVE
SALT LAKE CITY UT 84106

LEANY, DELBERT H & HOLLY
M; JT
920 E SIMPSON AVE
SALT LAKE CITY UT 84106

HEALEY, DAGNY S
926 E SIMPSON AVE
SALT LAKE CITY UT 84106

HENDRIKSEN, HEATHER A &
DARRELL W; JT
932 E SIMPSON AVE
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DANIELLE; JT
936 E SIMPSON AVE
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DALE, COLIN & WENDY A; JT
942 E SIMPSON AVE
SALT LAKE CITY UT 84106

BRADBURY, HENRY L, JR
948 E SIMPSON AVE
SALT LAKE CITY UT 84106

QUILTER, CAROLE
954 E SIMPSON AVE
SALT LAKE CITY UT 84106

GREEN AMY P
1212 N 19TH ST
BOISE ID 83702

MOFFITT, JEROME V H, ET AL
966 E SIMPSON AVE
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970 E SIMPSON AVE
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CARLISLE, SHELVA J & JOSEPH
K; JT
8780 S LANDOVER CIR
SANDY UT 84093

STROUD, ZEALAND
980 E SIMPSON AVE
SALT LAKE CITY UT 84106

NELSON, CABOT W
984 E SIMPSON AVE
SALT LAKE CITY UT 84106

FARRIS, SANDRA G; TR
2262 S 900 E
SALT LAKE CITY UT 84106

HORNE, THOMAS M & WENDY;
2265 S WINDSOR ST
SALT LAKE CITY UT 84106

SHOPKO STORES INC
PO BOX 19060
GREEN BAY WI 54307

MILLER INVESTMENTS LC
2 S CIRCLE OAKS
SANDY UT 84092

OLSEN, MICHAEL & SHERIE;
TC
777 E 2100 S
SALT LAKE CITY UT 84106

DAVIS, TIMOTHY D
2268 S 900 E
SALT LAKE CITY UT 84106

HEMMAT, AMIR H & SELMA;
TRS
7030 78TH SE
MERCER ISLAND WA 98040

BENAVIDEZ, PATRICK & V
VIOLA; TC
2280 S 900 E
SALT LAKE CITY UT 84106

FIT (UT) QRS 14-25 INC
12647 ALCOSTA BLVD #500
SAN RAMON CA 94583

HILAND PARTNERSHIP
675 E 2100 S # 150
SALT LAKE CITY UT 84106

HILAND PARTNERSHIP
675 E 2100 S
SALT LAKE CITY UT 84106

COMMERCIAL SECURITY
BANK
PO BOX 30815
SALT LAKE CITY UT 84130

WAGNER, ALBERT A & ELLA
M; TRS
3007 S STATE ST
SALT LAKE CITY UT 84115

BINZA ENTERPRISES LC
3000 N 7000 E
CROYDON UT 84018

PIROOZ I, LLC
1461 E CHANDLER DR
SALT LAKE CITY UT 84103

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1114 E ASHTON AVE
SALT LAKE CITY UT 84106

BOGUS, WILLIAM J
2319 S HIGHLAND DR
SALT LAKE CITY UT 84106

UTAH DEPARTMENT OF
TRANSPORTATION
450 N STATE ST
SALT LAKE CITY UT 84114

STATE ROAD COMMISSION OF
UTAH
4501 S 2700 W
TAYLORSVILLE UT 84119

STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY UT 84114

CITY OF SOUTH SALT LAKE
220 E MORRIS AVE
SALT LAKE CITY UT 84115

PACIFICORP
1407 NORTHTEMPLE ST # 110
SALT LAKE CITY UT 84116

FOREST GREEN LC
750 E 9000 S # A
SANDY UT 84094

WILLIAMS, BRIAN E &
PATRICIA; JT
2425 S HIGHLAND DR
SALT LAKE CITY UT 84106

PETERSEN, RANDALL M &
LINDA L; JT
1200 E DRIGGS AVE
SALT LAKE CITY UT 84106

PHELPS, SUSAN C
1208 E DRIGGS AVE
SALT LAKE CITY UT 84106

NORRIS, CLARA
1216 E DRIGGS AVE
SALT LAKE CITY UT 84106

KREIPL, VALERIE M
1220 E DRIGGS AVE
SALT LAKE CITY UT 84106

DAHNN, VICKY L & FRANK P; JT
1224 E DRIGGS AVE
SALT LAKE CITY UT 84106

METZGER, ROGER & SALLY J;
1232 E DRIGGS AVE
SALT LAKE CITY UT 84106

HERNANDEZ, ALEXANDRA &
BALBINA; TC
1238 E DRIGGS AVE
SALT LAKE CITY UT 84106

BAKER, KALVIN L
1246 E DRIGGS AVE
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SANCHEZ, CHRISTOPHER M
1252 E DRIGGS AVE
SALT LAKE CITY UT 84106

EDVALSON, R C & G TRUDY
(TRS)
1258 E DRIGGS AVE
SALT LAKE CITY UT 84106

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1266 E DRIGGS AVE
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1270 E DRIGGS AVE
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HADFIELD, AARON S & JODY
G; JT
2630 S ELIZABETH ST
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2408 S 1300 E
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THOMPSON, JAKE
1140 E PARKWAY AVE # A3
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HOLBROOK, CLAY & CORRY;
1140 E PARKWAY AVE # D2
SALT LAKE CITY UT 84106

GREEN, NANCY H
1140 E PARKWAY AVE # F4
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PETERSON, EMILY
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ZORNOW, REGINA
1140 E PARKWAY AVE # B4
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JOHNSON, LINDA L
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CHRISTI M; JT
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HORWITZ, JACK R &
GINGERLEE; TRS
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5878 S 2075 E
HOLLADAY UT 84121

LORING, JEANNE B
1140 E PARKWAY AVE # B1
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LONGENECKER, ELWOOD N
1140 E PARKWAY AVE # G2
SALT LAKE CITY UT 84106

FOREST GREEN OWNERS
ASSOC
1140 E PARKWAY AVE # E4
SALT LAKE CITY UT 84106

STEVENS, MARGO L; TR
2420 S 1300 E
SALT LAKE CITY UT 84106

CLARK, DUANE O & JANET S;
1140 E PARKWAY AVE # C2
SALT LAKE CITY UT 84106

ROBISON, NANCY B
1140 E PARKWAY AVE # F1
SALT LAKE CITY UT 84106

STAUFFER, STEVEN C
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SALT LAKE CITY UT 84106

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SALT LAKE CITY UT 84106

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TRS
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SALT LAKE CITY UT 84106

BILLS, ROBERT W
1140 E PARKWAY AVE # C3
SALT LAKE CITY UT 84106

WILL, ANNA M
1261 E PARKWAY AVE
SALT LAKE CITY UT 84106

BOLTE, ROBERT G
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SALT LAKE CITY UT 84106

CANNON, ERIC R & SHEILA; JT
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SALT LAKE CITY UT 84106

RIGBY, W TRUMAN & MAE A;
5878 S 2075 E
HOLLADAY UT 84121

KEDDINGTON, ANN B; ET AL
1273 E PARKWAY AVE
SALT LAKE CITY UT 84106

MOOSMAN, BRENT L
1275 E PARKWAY AVE
SALT LAKE CITY UT 84106

BRUCE, CLIFF
1140 E PARKWAY AVE # B3
SALT LAKE CITY UT 84106

TRUJILLO, SHAWN &
KATSANEVAS, ANGIE; JT
17 E DARTMOOR LN
SALT LAKE CITY UT 84103

WALL, RICHARD H & JULIA B;
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SALT LAKE CITY UT 84106

STARKS, GEORGE E JR
1140 E PARKWAY AVE # D1
SALT LAKE CITY UT 84106



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72 W PLAZA GRANADA
ISLAMORADA FL 33036

DINSMORE, KENNETH R
1140 E PARKWAY AVE # F3
SALT LAKE CITY UT 84106

BOGGESS, LARS L
2437 S HIGHLAND DR
SALT LAKE CITY UT 84106

WOOD HOLLOW CONDM
COMMON AREA MASTER
CARD:
1871 S 2600 E
SALT LAKE CITY UT 84108

TRONIER, GARY L
2402 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

OWEN, ROBERTA & BRAINICH,
PAUL; JT
3329 NE BENTON ST
NEWPORT OR 97365

RASBAND, BRUCE
2402 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

BARBER, NICK K
2400 S ELIZABETH ST # 6
SALT LAKE CITY UT 84106

COLOVOS, GEORGENE
2400 S ELIZABETH ST # 5
SALT LAKE CITY UT 84106

BOBEN, KATHLEEN M
2400 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

VANDEVORT, KARYN M
2400 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

3DL LLC
2298 E NEWCASTLE DR
SANDY UT 84093

GITLIN, ROBERT E & JANIS M;
JT
398 E 2900 S
PRICE UT 84501

PRICE, DANIEL G
13353 TERRAZA PLAYA CANCU
SAN DIEGO CA 92124

STOMMEL, ROBERT & JANE; JT
10730 N HAMPSHIRE DR
FRESNO CA 93720

ADAMS, LINDA J
3650 S CAROLYN ST
SALT LAKE CITY UT 84106

SFJV-2003-I, LLC
7495 NEW HORIZON WY
FREDERICK MD 21703

BREIGGAR PROPERTIES LC
6173 S CARRIAGE PARK CIR
SALT LAKE CITY UT 84121

SAHAMI, RANA F
10 NIAGRA DR
JERICO NY 11753

MONSEN, ALEXIS
2404 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

KEYS, DOROTHY A
2402 S ELIZABETH ST # 5
SALT LAKE CITY UT 84106

LI, WEN HUA
2402 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

BELL, MICHAEL W
2408 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

RAITT, WILLIAM J &
MARGARET B; TC
1086 S BLAIR ST
SALT LAKE CITY UT 84111

DOWELL, TED B & CHEROLYN
G; JT
364 E 1500 N
VERNAL UT 84078

SADERUP, DELLA K
540 E BROADWAY #6A
BOSTON MA 02127

CROWE, BENJAMIN R
2406 S ELIZABETH ST # 5
SALT LAKE CITY UT 84106

ROLL, MICHAELNE H
2237 E 1700 S
SALT LAKE CITY UT 84108

BEASLEY, BENJAMIN J
2406 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

WALLACE, CAROL N; TR
2406 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106





GUSTAVESON, SANDRA A; TR
2406 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

KENNEDY, LYNNE P & CURTIS
C; TRS
302 S MARYFIELD DR
SALT LAKE CITY UT 84108

WARNER, LINDA L
2416 S ELIZABETH ST # 6
SALT LAKE CITY UT 84106

KEIL, CHERYL L
2416 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

VELIS, SPEROS N; ET AL
2416 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

MANSELL, DAVID S
2416 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

ADAMS, DAVID G
2408 S ELIZABETH ST # 6
SALT LAKE CITY UT 84106

ASHBY, SHANNON
2416 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

OLSEN, AMY
3541 WAGON WHEEL WAY
PARK CITY UT 84098

MOLLE', CHARLES S &
VALERIE M; JT
4331 S 1100 E
SALT LAKE CITY UT 84124

ERNEST, CALVIN T
150 S CRYSTAL LAKES DR 52
ST GEORGE UT 84770

COLBY, ORRIN T JR
532 E GARDEN AVE
SALT LAKE CITY UT 84106

BRADSHAW, RANDY A
1365 E SONOMA CT
SALT LAKE CITY UT 84106

FALK-MOISEENKO, PATRICIA
H
2498 E WALKER LN
HOLLADAY UT 84117

DAY, NORMAN L
2418 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

COOK, RICAHRD G
5093 S 2100 E
HOLLADAY UT 84117

MIKKELSON, LANNY A
2418 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

MORGAN, SANDRA L
2422 S ELIZABETH ST # 5
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DURHAM NC 27705

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2422 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

HARRISON, TERI
2422 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

BLUDWORTH, MCCARREY K &
SHANNON; JT
2422 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

NICOLATUS, STEPHEN J &
BOLIC, ROBERT (TC)
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SALT LAKE CITY UT 84108

RECORD, MAURINE
2422 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

WARNER, JOHN H JR
2048 N CHETTRO TRAIL
ST GEORGE UT 84770

NICOLODEMOS, ALAN J
2420 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

BJORNN, PAUL C
3105 S 2850 E
SALT LAKE CITY UT 84109

SANDS, KATHLEEN A
2420 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

BULLOCK, MARLENE; TR
2469 E CAVALIER DR
COTTONWOOD HTS UT 84121

JONES, TODD M
2633 E 2900 S
SALT LAKE CITY UT 84109





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2554 S ELIZABETH ST # 7
SALT LAKE CITY UT 84106

HARRIS, DUAIN
2424 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

SADLER, RYAN D
2424 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

BURCHETT, THOMAS D &
ROSELIND M; JT
750 S 1100 E
SALT LAKE CITY UT 84102

DYE, PERRY; TR
PO BOX 72
SPRING CITY UT 84662

KORB, JENNIFER
2432 S ELIZABETH ST # 6
SALT LAKE CITY UT 84106

KOCHER, WILLIE C
2432 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106

MUELLECK, RENATE
2432 S ELIZABETH ST # 3
SALT LAKE CITY UT 84106

RYDMAN, MATTHEW A
2432 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

MONSON, R CRAIG & KAREN
M; JT
2430 S ELIZABETH ST # 6
SALT LAKE CITY UT 84106

GALE, JAMES L & COREY A; JT
2432 S ELIZABETH ST # 1
SALT LAKE CITY UT 84106

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3498 W 10025 S
SOUTH JORDAN UT 84095

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2436 S ELIZABETH ST # 3
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EICHE, THOMAS R
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SALT LAKE CITY UT 84106

OVERGAAG, JOHN N &
MICHELLE A; JT
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SALT LAKE CITY UT 84106

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1594 E MEADOWMOOR RD
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2619 W 12875 S
RIVERTON UT 84065

CALDWELL, GLEN O; ET AL
2566 S ELIZABETH ST # 2
SALT LAKE CITY UT 84106

MENLOVE, OOMA; TR
3160 E DEER HOLLOW DR
SANDY UT 84092

STEWART, RYAN L & CINDY H;
1807 E HILLCREST AVE
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PHELPS, BRANDON A
2438 S ELIZABETH ST # 2
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SALT LAKE CITY UT 84106

WESTOVER, M CHERIE
623 W KRISTA CT
MURRAY UT 84123

STEPHENSON, TIFFANY
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SALT LAKE CITY UT 84106

SHEPHERD, RONALD J
2436 S ELIZABETH ST # 4
SALT LAKE CITY UT 84106





FOREST GLEN CONDMN PH I
THRU VI COMMON AREA
MASTER CARD
2560 S ELIZABETH ST
SALT LAKE CITY UT 84106

ROBERTSON, DEBORAH K
2597 S 900 E
SALT LAKE CITY UT 84106

HOME SAVERS OF UTAH; ET
AL
5278 S PINEMONT DR # A210
MURRAY UT 84123

BENNION, RUTH F
917 E MALVERN AVE
SALT LAKE CITY UT 84106

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925 E MALVERN AVE
SALT LAKE CITY UT 84106

CARTER, BRIANT R
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ET AL
979 E MILLBROOK WAY
BOUNTIFUL UT 84010

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L; JT
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SALT LAKE CITY UT 84106

TOKARZ, PABLO
2596 S JASPER ST
SALT LAKE CITY UT 84106

SEMPEK, JERRY & THERESE; JT
967 E JASPER CIR
SALT LAKE CITY UT 84106

TALLON, RICHARD O, III
975 E JASPER CIR
SALT LAKE CITY UT 84106

WALDRON, WILLIAM M
983 E JASPER CIR
SALT LAKE CITY UT 84106

STOLL, PETER J & P K; JT
991 E JASPER CIR
SALT LAKE CITY UT 84106

WHITE, TEARLE E & JOY D; JT
999 E JASPER CIR
SALT LAKE CITY UT 84106

FISHER, GRANT J. & ALTA S.
2588 S MCCLELLAND ST
SALT LAKE CITY UT 84106

POTTER, WENDY & PHILLIPS,
CHARLENE; JT
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SOUTH SALT LAKE UT 84115

SLC BOARD OF EDUCATION
440 E 100 S
SALT LAKE CITY UT 84111

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5. PLANNING COMMISSION

A. Original Notice Postmarks & Newspaper Notices

June 8, 2005

September 14, 2005

October 26, 2005

May 24, 2005

<p style="text-align: center;">NOTICE OF PUBLIC HEARING SALT LAKE CITY PLANNING COMMISSION</p>
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To whom it may concern:

The Salt Lake City Planning Commission is considering Petitions 400-01-21 and 400-02-08, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments (outlined on map) is roughly along 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.

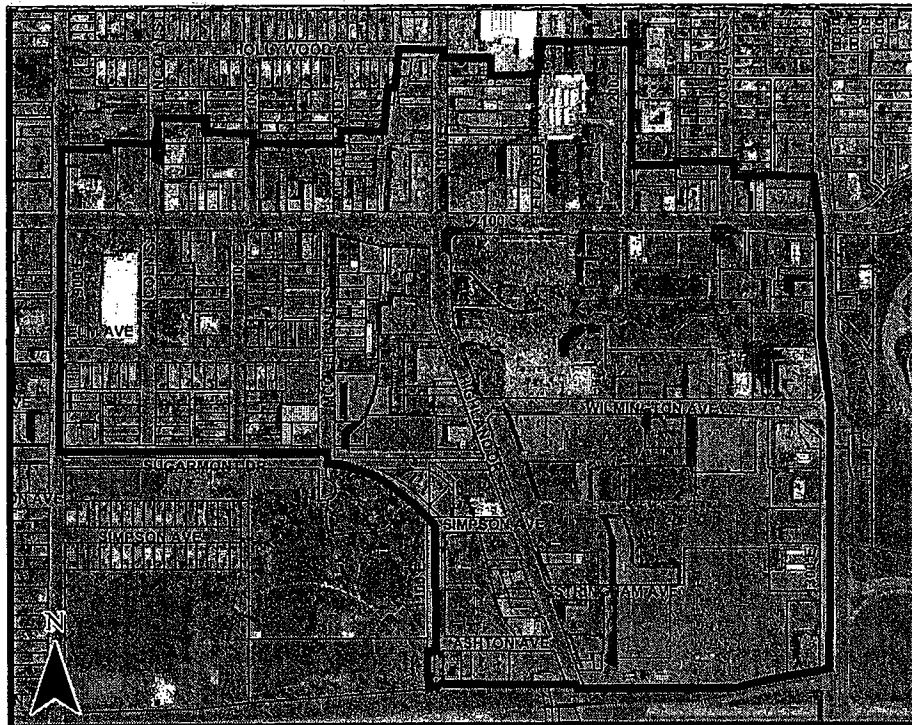
The Planning Commission will hold an “Issues Only” hearing to discuss pertinent topics associated with this project that should be addressed prior to a formal public hearing. The purpose of this hearing is to identify any issues or concerns that the Planning Commission, property owners, and other interested parties in this area may have with the proposal prior to a formal hearing to be held at a future date. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity. You are invited to the “Issues Only” public hearing to be held:

WEDNESDAY, June 8, 2005
5:45 P.M.
ROOM 326
SALT LAKE CITY & COUNTY BUILDING
451 SOUTH STATE STREET
SALT LAKE CITY, UTAH

Since it is very difficult for us to inform all interested parties about this request, we would appreciate you discussing this matter with your neighbors and informing them of the hearing. If you are an owner of rental property in the vicinity of this proposal, please notify your tenants of this meeting.

If you have any questions on this issue, please call Lex Traugher at (801)535-6184, between the hours of 8:00 am – 5:00 pm. Copies of the staff report are available the Friday before the public hearing after 5:00 pm. Salt Lake City complies with all ADA guidelines. Assistive listening devices and interpretive services will be provided upon 24-hour advance request.

NOTICE OF PUBLIC HEARING



Salt Lake City Planning Division
Attn: Lex Traugher – SH Petitions
451 S. State Street, Rm. 406
Salt Lake City, UT 84111



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451 S STATE ST #406

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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	P5356184L-07	05/25/05

ACCOUNT NAME	
PLANNING DIVISION	
TELEPHONE	INVOICE NUMBER
801-535-6184	TL8202S7N31
SCHEDULE	
START 05/25/05 END 05/25/05	
CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
57 LINES 1.00 COLUMN	
TIMES	RATE
1	1.68
MISC. CHARGES	AD CHARGES
.00	100.76
TOTAL COST	
100.76	

SALT LAKE CITY PLANNING COMMISSION MASTER PLAN HEARING

On Wednesday, June 8, 2005, at 5:45 P.M., the Salt Lake City Planning Commission will hold an Issues Only hearing to consider and discuss proposed amendments to the Sugar House Future Land Use Map and the Sugar House Community Master Plan. The amendments pertain to future land use designations for several properties located in and around the Sugar House business District, as well as various changes to the text of the Master Plan regarding said District. The purpose of this hearing is to identify any issues or concerns that the Planning Commission, property owners, and other interested parties in this area may have with the proposal prior to a formal hearing to be held at a future date. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity.

The "Issues Only" hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance are located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 535-6021, four days in advance so that an interpreter can be provided. For further information regarding this hearing, call Lex Traugott at (801) 535-6184 or 8202S7N3.

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKKEEPER, I CERTIFY THAT THE A
ADVERTISEMENT OF SALT LAKE CITY PLANNING COMMIS
PLANNING DIVISION WAS PUBLISHED BY THE NEWSPAPER
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SIGNATURE *Merrilyn D. Dore*

DATE 05/25/05



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The "Issues Only" hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance are located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 335-6021, four days in advance so that an interpreter can be provided, if one is further information regarding this hearing, call Lex Traugott at (801) 535-6184.

AFFIDAVIT OF PUBLICATION

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DATE 05/25/05



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AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
in Room 326 of the City & County Building at 451 South State Street
Wednesday, September 14, 2005, at 5:45 p.m.

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. APPROVAL OF MINUTES from Wednesday, August 24, 2005
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
 - a. Petition for mapping Fine Tuning Round II
 - b. Update on petition to create Banner Sign regulations
 - c. Update on issues raised by Sunnyside East Community Council concerning Research Park Conditional Use petition
4. PUBLIC NOTICE AGENDA
 - a) Douglas Bagley and Salt Lake City Property Management Division—City Property Management Division is requesting that the City convey to Mr. Bagley, the fee title interest to vacant property that the City owns, which is located at the approximately 471 West 500 South Street (the Southeast corner of the intersection of 500 West and 500 South Streets) which is zoned General Commercial CG. The subject property is approximately 13,412 Square feet in area (0.308 acres) and represents excess property that the City is not utilizing. The subject property results from a prior purchase by the City of a larger property from Mr. Bagley to accommodate a new railroad spur line to the Cereal Foods property, as part of the Interstate 15 reconstruction project, wherein the City sought to have the freeway off-ramps shortened. The original purchase agreement contained a provision to allow any remainder property to be re-sold to Mr. Bagley, after construction of the railroad spur. Portions of the original purchase agreement have been in legal dispute and the City has now agreed to terms which include the transfer of this property to Mr. Bagley, as part of a settlement agreement. (Staff - John Spencer at 535-6190 or john.spencer@slcgov.com or Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com.)
5. PUBLIC HEARINGS
 - a) **Petition No. 410-757**, by Mike Davie to construct a new LDS church at approximately **1401 West 700 South** in an R-1/5000 zoning district. A church is a conditional use in this zone. The existing church will be demolished in order to construct the new church. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)
 - b) **Petition No. 490-05-39**, by Mike Davie to amend the Poplar Grove Addition Subdivision for property located at approximately **1401 West 700 South** in an R-1/5000 zoning district. The lots where the existing church is have not yet been combined. These lots must be combined in order to construct the new church. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)
 - c) **Petition Number 400-05-20**, the Salt Lake City Council requesting to create a new zoning district limited to natural open space (Natural Open Space, NOS zone). (Staff: Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - d) **Petitions No. 400-01-21 and Petition No. 400-02-08**, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is approximately **2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.** (Staff – Lex Traugher at 535-6184 or lex.traugher@slcgov.com)
 - e) **Petition No. 400-04-46** to amend the text to allow indoor recreation as a conditional use in the Business Park District. (Staff - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
 - f) **Petition No. 410-708** to request approval for West Pointe Business Center for four lot Planned Development Subdivision to allow rear lots without frontage onto a City street and modifications to setbacks and landscaping. The project is located at approximately **490 North 2200 West** and is located in the BP zoning District. (Staff: - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
 - g) **Petition No. 410-746** to allow Winners Motorsports at approximately **1490 North 2200 West**, to have indoor go-kart racing and interactive entertainment in the BP district. (Staff - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
6. UNFINISHED BUSINESS

Lex Traugbber
451 S. State Street, Room 406
SLC, UT 84111

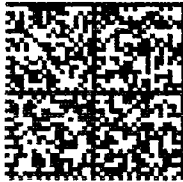
Salt Lake City Planning Division
Planning Commission Secretary
451 South State Street, Rm. 406
Salt Lake City, UT 84111

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08/30/2005

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1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community members will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Director
451 South State Street, Room 406
Salt Lake City, UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the Planning Office 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

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ACCOUNT NAME	
PLANNING DIVISION	
TELEPHONE	INVOICE NUMBER
801-535-6188	TL8202UTRZ1
SCHEDULE	
START 08/31/05 END 08/31/05	
CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
48 LINES 1.00 COLUMN	
TIMES	RATE
1	1.68
MISC. CHARGES	AD CHARGES
.00	85.64
TOTAL COST	
85.64	

**SALT LAKE CITY
PLANNING COMMISSION
MASTER PLAN HEARING**

On Wednesday, September 14, 2005, at 4:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take public comment and consider recommending approval of an amendment to the Sugar House Future Land Use Map and the Sugar House Community Master Plan (2001). The amendments pertain to future land use designations for several properties located in and around the Sugar House Business District as well as various changes to the text of the Master Plan regarding said District. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity.

The hearing will be held in Room 320 of the Salt Lake City and County Building, 431 South State Street. Accessible parking and entrance are located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 535-6021, four days in advance, so that an interpreter can be provided. For further information regarding this hearing, call Lex Traugott at (801) 535-6184, 8202UTRZ.

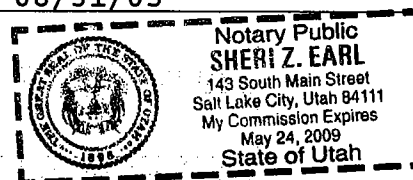
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ACCOUNT NAME	
PLANNING DIVISION	
TELEPHONE	INVOICE NUMBER
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SCHEDULE	
START 08/31/05 END 08/31/05	
CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
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TOTAL COST	
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SALT LAKE CITY PLANNING COMMISSION MASTER PLAN HEARING

On Wednesday, September 14, 2005, at 5:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take public comment and consider recommending approval of an amendment to the Sugar House Future Land Use Map and the Sugar House Community Master Plan (2001). The amendments pertain to future land use designations for several properties located in and around the Sugar House Business District, as well as various changes to the text of the Master Plan regarding said District. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity.

The hearing will be held in Room 320 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance are located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 535-6021, four days in advance, so that an interpreter can be provided. For further information regarding this hearing, call Lex Traugber at (801) 535-6184, 8202UTRZ.

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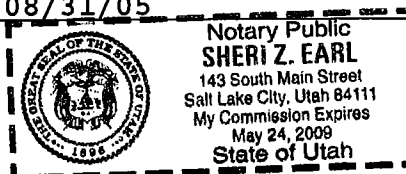
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Shari Z. Earl

DATE 08/31/05



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**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 26, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. APPROVAL OF MINUTES from Wednesday, October 12, 2005.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters

- a) South Valley Sewer Improvement District and Salt Lake City Public Utilities Department - South Valley Sewer District are requesting that two standard utility crossing permits be granted by Public Utilities at two locations along the City owned Jordan and Salt Lake City Canal. One utility crossing permit is for a renewal of a prior crossing permit, located at approximately **50 East, 10000 South Street**. The second utility crossing permit is a new request, located at approximately **10100 South State Street**. Both utility crossing permits are for buried sewer lines and both locations are within Sandy City. Public Utilities Department staff intends to approve the requested permits. (Staff: Karryn Greenleaf at 801-483-6769 or karryn.greenleaf@slcgov.com or Doug Wheelwright at 801-535-7757 or doug.wheelwright@slcgov.com).
- b) PacifiCorp and Salt Lake City Property Management Division - PacifiCorp, doing business as Utah Power and Light Company, is requesting the relocation of a buried power line easement, which is necessary due to the reconstruction of the Concession Building, located on City property within Liberty Park. The Concession Building is located near the center of the park at approximately **600 East and 1100 South**, within the Open Space (OS) zoning district. The new Concession Building is being constructed over a portion of the existing power line easement, and the easement is proposed to be relocated slightly to the south to avoid the new structure. The new easement will be granted in exchange for canceling the conflicting portion of the existing easement, without additional compensation due by either party. Property Management Division staff intends to approve the requested easement relocation request. (Staff: Matt Williams at 801-535-6447 or matt.williams@slcgov.com or Doug Wheelwright at 801-535-6178 or doug.wheelwright@slcgov.com).

5. PUBLIC HEARINGS

- a) **Petition 400-03-08**, by the Salt Lake City Planning Commission, requesting approval to amend Chapter 21A.46 of the Salt Lake City Zoning Ordinance that will add standards to regulate the use and placement of street banners throughout the City. The purpose of this proposal is to designate the use of certain utility poles for the display of street banners to benefit local neighborhoods and the City as a whole by allowing street banners for the limited purpose of encouraging and promoting community identity, community organizations, community activities and events. (Staff: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com).
- b) **Petitions No. 400-01-32 and Petition No. 400-02-08**, by the Salt Lake City Planning Commission to amend Chapter 21A.26.060 relating to the text of the C-SHBD (Sugar House Business District) zoning district and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The areas affected by these amendments are located between approximately **2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center**. (Staff: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com).

Lex Traugher
451 S. State Street, Room 406
Salt Lake City, UT 84111

NOTICE OF A HEARING

7
Salt Lake City, UT 84111
451 South State Street, Rm. 406
Planning Commission Secretary
Salt Lake City Planning Division

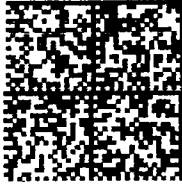
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SALT LAKE CITY PLANNING COMMISSION MASTER PLAN HEARING

On Wednesday, October 26, 2005, at 5:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take public comment and consider recommending approval of an amendment to the Sugar House Future Land Use Map and the Sugar House Community Master Plan (2001). The amendments pertain to future land use designations for several properties located in and around the Sugar House Business District, as well as various changes to the text of the Master Plan regarding said District. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity.

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SIGNATURE _____

DATE 10/12/05

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CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
48 LINES 1.00 COLUMN	
TIMES	RATE
1	1.68
MISC. CHARGES	AD CHARGES
.00	85.64
TOTAL COST	
85.64	

SALT LAKE CITY PLANNING COMMISSION MASTER PLAN HEARING

On Wednesday, October 26, 2005, at 5:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take public comment and consider recommending approval of an amendment to the Sugar House Future Land Use Map and the Sugar House Community Master Plan (2001). The amendments pertain to future land use designations for several properties located in and around the Sugar House Business District, as well as various changes to the text of the Master Plan regarding said District. Anyone wishing to address the Planning Commission concerning these amendments will be given the opportunity.

The hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance are located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 535-6021, four days in advance so that an interpreter can be provided. For further information regarding this hearing, call Lex Traugher at (801)535-6184. 8202VYIH

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKKEEPER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SALT LAKE CITY PLANNING COMMIS FOR PLANNING DIVISION WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH.

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DATE 10/12/05

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5. PLANNING COMMISSION

B. Staff Reports

June 8, 2005

September 14, 2005

September 28, 2005

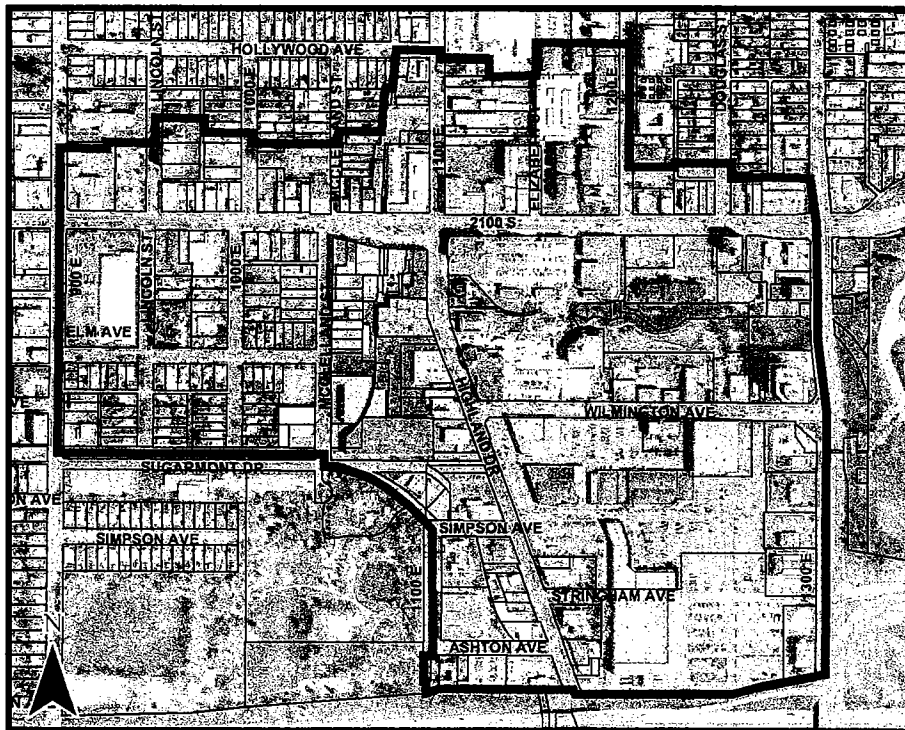
October 26, 2005

DATE: May 25, 2005
TO: Salt Lake City Planning Commission
FROM: Lex Traugher - Principal Planner
RE: STAFF REPORT FOR THE JUNE 8, 2005 MEETING

CASE NUMBERS: 400-01-32
400-02-08

APPLICANT: Salt Lake City Planning Commission

PROJECT LOCATION: The area of consideration is primarily the Sugar House Business District, or that area along 2100 South from 900 East to 1300 East and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center. The map below graphically defines the area of consideration.



COUNCIL DISTRICT:

District 7, Councilmember Dale Lambert

REQUESTED ACTION:

For this “Issues Only” hearing, Planning Staff requests the Planning Commission’s input and comment regarding the proposed amendments. No action regarding said amendments will be made at this hearing, however any direction for Planning Staff would be welcomed.

The purpose of the above referenced cases is to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District).

**APPLICABLE LAND
USE REGULATIONS:**

Sugar House Community Master Plan
(2001)
Salt Lake City Zoning Ordinance
Section 10-9-303, Utah State Code

**EXISTING ZONING
DISTRICTS:**

The Zoning Ordinance amendment addresses the C-SHBD zone. The additional proposed rezones located adjacent to the exiting C-SHBD zone have a variety of zoning designations including the C-SHBD, CS, CB, I, and RMF-35.

**SURROUNDING ZONING
DISTRICTS:**

The total area to be rezoned is substantial, therefore multiple zones are encountered in the various directions.

North - Institutional, R-1-5000, PL,
RMF-45, SR-1, RO

South - CS, CB, PL, OS

East - OS, CB

West - CC, CB

SURROUNDING LAND

USES:

North - Church, Residential, Public Facility
(Post Office), Offices

South - Residential, Park, Public Facility
(Fire Station), I-80

West - Commercial

East - Commercial, Park

PROJECT DESCRIPTION/HISTORY OF PETITIONS:

Petition 400-01-32 was initiated to implement the policies of the update to the Sugar House Community Master Plan (2001) through amendments to the Sugar House Business District zoning map and text. The purpose of this petition was/is to create consistency between the Sugar House Community Master Plan and the zoning ordinance in terms of building heights in the Sugar House Business District.

The Planning Commission initiated petition 400-02-08 to analyze zoning and master plan policies for the area located between 900 East and McClelland and from 2100 South to Sugarmont, because it was thought that this area is directly impacted by the Business District. The purpose of this petition is to evaluate the current zoning of several areas adjacent to the Sugar House Business District, making changes if warranted.

The Planning Commission held a public hearing on January 17, 2002, for petition 400-01-32 and passed a motion to transmit a favorable recommendation to the City Council. The Planning Commission also initiated petition 400-02-08 that same evening to evaluate the zoning for the area bound by 900 East and McClelland between 2100 South and Sugarmont. On June 6, 2002, the Planning Commission held a public hearing for both petitions, and continued this hearing to June 20, 2002, when a motion was passed to transmit a favorable recommendation to the City Council. The minutes from these meetings are attached to this staff report for reference (Exhibit 1).

The subject petitions were then discussed in a briefing by the City Council on February 4, 2003. Six issues were raised during this briefing requiring further examination by Planning Staff. Attached are copies of emails from Planning Staff and City Council Staff highlighting the issues raised at this briefing (Exhibit 2).

Issues raised by the City Council at the briefing held on February 4, 2003:

1. **The proposed changes were too complex and overwhelming. Previously, five new zoning districts had been proposed by Planning Staff to specify height limits in the Sugar House Business District, in addition to several rezones of parcels adjacent to this District.**

Staff response: Staff proposes that the C-SHBD zone be split into two different zones instead of five; C-SHBD1 and C-SHBD2. These two zones and the other

__rezones adjacent to the Sugar House Business District will be explained in detail later in this report.

2. **Concern was expressed regarding the policy of the potential elimination of the regional shopping center component in the Sugar House Business District, specifically the Sugar House Center (Shopko) area.**

Staff response: Language has been composed to be inserted into the Sugar House Community Master Plan (2001) which allows for the redevelopment of this area as a regional shopping center.

3. **Concern was expressed for the proposed height limit for the Irving School House property. The Community Council and City Council supported a 50' height limit, Planning Staff recommended a 75' height limit.**

Staff response: Having just been recently redeveloped, the likelihood of this property redeveloping again in the near future is unlikely. Planning Staff has included this property in the proposed C-SHBD1 zone, which has a 50' height limit by right, to account for the actual height of the existing building which is 44.5'. At the same time, this particular zone would allow the building to remain complying.

4. **Whether the northeast corner of 1000 East and Elm Avenue, which includes three low density residential structures, should be zoned residential or mixed-use. The Planning Commission recommended mixed-use while the Community Council and the City Council recommended residential.**

Staff response: It appears that the Community Council and the City Council have a desire to see this area remain residentially zoned. Planning Staff concurs with this desire and proposes to leave this corner zoned and master planned as residential. Planning Staff contends that these properties are zoned and master planned appropriately given the low density residential development on the south side of Elm Avenue. Further, Planning Staff contends that these properties provide a transition zone between those properties zoned C-SHBD and the adjacent low density, residentially zoned and used properties. It should be noted that if this property is proposed for redevelopment in the future to a zone other than residential, a rezone and master plan amendment would be required.

5. **The possibility of additional incentives to stimulate new residential development in the Sugar House Business District.**

Staff response: RDA assistance could stimulate new residential development in the Sugar House Business District. In addition, a building height incentive is proposed to encourage residential development in the Sugar House Business District. This element will be discussed in detail later in this report.

6. **Concern that proposed zones would render certain structures non-complying.**

Staff response: Planning Staff notes that the two office buildings directly to the east of the Sugar House Commons and Hidden Hollow would be made non-complying due to the proposed rezone. Both of these buildings are approximately 90' in height and used exclusively for non-residential purposes. The Lincoln Tower property is also proposed to be rezoned to RMF-45 which would continue the non-complying status of this particular building. It is important to note that under the regulations of the newly adopted "Non-Complying" ordinance, these buildings would be allowed to be rebuilt in the event that they are damaged in a natural disaster.

PROPOSED CHANGES AND RATIONALE:

The following section outlines the amendments proposed for the Sugar House Community Master Plan (2001) and the Salt Lake City Zoning Ordinance. Attached to this staff report are revised text for the Sugar House Community Master Plan (2001) and an associated revised Sugar House Future Land Use Map, as well as revised Zoning Ordinance text and map (Exhibits 3-6). In addition, a map has been prepared showing all of the parcels associated with these petitions and subject to this rezone process, noting current and proposed zoning (Exhibit 14).

Sugar House Community Master Plan (2001):

1. **Proposed Amendment: Remove the technical design criteria from the Sugar House Master Plan's "Urban Design Element" chapter and put said criteria in the Zoning Ordinance. These criteria are height limits, setbacks, and "first floor glass" requirements.**

Rationale: Design criteria is best suited and most appropriate for the zoning ordinance. The zoning ordinance is the tool used to implement the policies in the master plan. Moving this language from the master plan to the zoning ordinance with modifications will eliminate conflict between these two documents.

2. **Proposed Amendment: Include a detailed discussion of the Sugar House Center (Shopko) regional shopping area in the "Urban Design Element" chapter, outlining policies which will allow flexibility for the future redevelopment of this area should it occur. This includes identifying the use as important but envisioning the potential to improve the site design and pedestrian mobility on the site.**

Rationale: The intention is to provide options for re-development by providing specific policy statements in the Master Plan for this area.

3. **Proposed Amendment: Delete the subsection entitled "Residential" under the heading "Sugar House Business District Design Guidelines", in the**

“Urban Design Element” chapter of the Sugar House Community Master Plan (2001), as this section will be encompassed into the business district area in the form of mixed-use development.

Rationale: The primary function of this section is to impose specific design criteria. Removing this design criteria language from the Master Plan and moving it to the Zoning Ordinance will essentially eliminate this entire section. Further, the design criteria imposed by this section will be included in mixed-use development in the area and addressed through the zoning ordinance.

4. **Proposed Amendment:** The Commercial Land Use Chapter of the Sugar House Community Master Plan (2001) will be revised as necessary to remain consistent with the changes proposed for the Urban Design Element chapter. The proposed revised text is attached as Exhibit 3A.
5. **Proposed Amendment:** Remove the technical design criteria from the Sugar House Master Plan’s “Appendix: Business District Design Guideline Handbook” chapter and rely on the corresponding criteria currently outlined in the Zoning Ordinance. These criteria include pedestrian walkway widths, parking lot interior island dimensions, parking lot setbacks, landscaping design criteria for minimum plant sizes and seatwalls.

Rationale: Again, design criteria is best suited and most appropriate for the zoning ordinance. Removing this language from the master plan will eliminate conflict between these two documents.

6. **Proposed Amendment:** Amend the Sugar House Future Land Use Map by revising the “Business District Future Land Uses” insert map to show only one category of “Town Center Scale Mixed Use”, and eliminating the “Residential” category.

Rationale: Currently, this insert map shows that there is a distinction between the two “Town Center Scale Mixed Use” categories based on differing height limitations. Because it is proposed that height limits will be defined in the zoning ordinance, the information conveyed by this insert map would be irrelevant. In addition, as previously noted the “Residential” component of this insert map will be included in mixed use.

7. **Proposed Amendments:** Several minor areas of the Sugar House Master Plan Future Land Use Map will need to be changed in order for the proposed zonings and future land uses to remain consistent. The proposed map is attached to this staff report for review (Exhibit 7).

Area I – The property located on the northeast corner of Lincoln Street and Elm Street was rezoned in 2004 to “RB” (Residential Business). It is proposed that the property directly adjacent and to the north be rezoned to C-SHBD2 (discussion

and rationale to follow). To maintain consistency between the master plan and zoning ordinance, Planning Staff proposes that the master plan future land use designation for these two properties be changed to “Business District Mixed Use – Neighborhood Scale.”

Area II (2100 South & 1200 East) – These properties are currently occupied by the Irving Schoolhouse Apartments and designated as “Medium High Density Residential” in the Sugar House Community Master Plan (2001). Because it is proposed that these properties are to be rezoned to C-SHBD1 (discussion and rationale to follow), Planning Staff proposes that the master plan future land use designation be changed to “Business District Mixed Use – Town Center Scale” to maintain consistency between the Master Plan and Zoning Ordinance. In addition, it is proposed that the “Residential” future land use designation in the business district be encompassed into a mixed use designation (see item 6 above), thereby adding further support to change the future land use designation on these properties to “Business District Mixed Use – Town Center Scale”.

Areas III & IV (2100 South between 1200 East and Douglas) – These properties are currently zoned CB and are to be rezoned to C-SHBD2. To maintain consistency it is likewise proposed that the future land use designation be changed to “Business District Mixed Use – Neighborhood Scale.”

Area V (properties located just north of Simpson along Highland Drive and adjacent to the fire station) – These properties are currently designated as “Medium High Density Residential” in the Sugar House Community Master Plan (2001). Because it is proposed that these properties are to be rezoned to C-SHBD1 (discussion and rationale to follow), Planning Staff proposes that the master plan future land use designation be changed to “Business District Mixed Use – Town Center Scale” to maintain consistency between the Master Plan and Zoning Ordinance. In addition, it is proposed that the “Residential” future land use designation in the business district be encompassed into a mixed use designation (see item 6 above), thereby adding further support to change the future land use designation on these properties to “Business District Mixed Use – Town Center Scale”.

Rationale: The proposed amendments noted as Area I – IV are proposed in order to maintain consistency between proposed future land uses and zoning classifications. The proposed map is attached to this staff report for review (Exhibit 7).

Salt Lake City Zoning Ordinance:

1. **Proposed Amendment:** Revise and relocate technical design criteria eliminated from the Sugar House Community Master Plan (2001) as noted above, into the zoning ordinance under section 21A.26.060 – C-SHBD Sugar House Business District.

Rationale: The master plan is a policy document which outlines guidelines for future land use. Specific design standard language is more appropriately found in the zoning ordinance. A proposed “strike and underline” zoning ordinance text is attached for review (Exhibit 5).

2. **Proposed Amendment:** Reduce the previous five proposed zones to two; C-SHBD1 and C-SHBD2. These two zones would include revised stipulations for building height, a provision for additional building height with an incentive for residential development, requirements for first floor/street level use, building “step backs” above thirty feet, transitional buffering for development of commercially zoned properties abutting low density residentially zoned properties, maximum building setbacks, and incorporation of the new Conditional Building and Site Design Review process.

Rationale: The purpose of the revised zones is to implement and accomplish key goals of the adopted Sugar House Community Master Plan (2001), while at the same time providing a degree of flexibility for future development, and more effective and expeditious review process relating to design. The proposed specific rezone standards can be found in context in the attached “strike and bold” zoning ordinance for the C-SHBD zone (Exhibit 5). The rationale behind the two zoning districts is that they reduce the number of proposed zones in the Sugar House Business District from five to two, while at the same time they will assist in accomplishing the overall desired development pattern. The proposed height limits are based on a combination of the heights previously proposed in the adopted Sugar House Community Master Plan (2001), careful on-site analysis of current conditions, and extensive public input and evaluation. Both zones provide an incentive for mixed-use type development by offering a height incentive for additional commercial development if the overall development includes a residential component. This addresses the key goal of creating a vibrant, “24/7”, active, and pedestrian friendly area. The proposed heights are also designed to create a smooth transition from the business district to the surrounding residential neighborhoods. The proposed heights and accompanying “stepback” requirements will help to maintain the historic character of this area by not allowing a “canyon” effect of buildings to occur adjacent to low density residential areas or along public streets. The two proposed zones maintain the overall integrity and intent of the Master Plan and at the same time render the Master Plan and Zoning Ordinance consistent.

3. **Proposed Amendment: Building Height.** A maximum height would be stipulated for a building to be used exclusively for non-residential use such as commercial, retail, or office. Should a developer propose to include a residential component in a particular development, an incentive would be provided in the form of increased building height for additional non-residential development. In addition, a provision is included which would allow the residential portion of a development to be built separately from the commercial portion within a given vicinity. In other words, a “mixed use” development would not necessarily

require that a mix of uses be located in the same building, as long as the residential component is realized somewhere within the two C-SHBD zones. A mix of uses in the same building including a residential component is a most desirable configuration, however to allow the residential component to be built elsewhere provides greater flexibility for a developer. Finally, if a developer chooses to build a mixed-use development including a residential component, the developer may choose to contribute to the City's Housing Trust Fund instead of actually building the residential portion his/herself.

4. **Proposed Amendment: Street Level Activity.** To increase street level activity and enhance the notion that the Sugar House Business District is a part of the City with a "unique sense of place", first floor or street level uses would be required to be either residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theatres, or performing arts facilities.
5. **Proposed Amendment: Historic Preservation.** Understanding that development, and hence change, is inevitable in the Sugar House Business District, and that the maintenance of the "historic" character of the District is an important policy, a provision is proposed to "step back" or "wedding cake" building floors above thirty feet. Maintaining the Business District as a unique place is certainly most appreciated from the pedestrian perspective. Requiring floors to be stepped back will give the pedestrian the sense that the historic feeling of the Business District has been maintained, as the upper floors will essentially become invisible to the pedestrian at the street level, while allowing a property owner to reasonably develop his/her property.
6. **Proposed Amendment: Community Character.** A provision has been recommended that is designed to protect low density, residentially zoned properties that abut commercial properties in the Sugar House Business District. Because there are several areas where low density, residentially zoned properties abut commercially zoned properties, Planning Staff has composed a method of transition between these two potentially incompatible land uses. For these properties, design standards, in terms of set backs and building heights, are proposed to buffer the commercial use when abutting a low density residential zone.
7. **Proposed Amendment: Building Setbacks.** Maximum building setbacks to the street have been proposed so that the creation of a pedestrian oriented Business District can be promoted as identified in the Master Plan. Bringing buildings to the street will continue to assist in creating a pedestrian friendly environment, and also continue to maintain the predominant streetscape in the area. Increased building setbacks can be entertained and approved if the increased setback is for a public amenity such as plaza space, public art, outdoor dining and so forth. This policy of creating interesting public spaces is discussed in detail in the Master Plan.

8. **Proposed Amendment:** **Review Standards and Process.** Planning Staff proposes that the “Planned Development Review” process currently included in the Zoning Ordinance be replaced with the “Conditional Building and Site Design Review” process. Currently, all new construction of principal buildings or additions that increase the floor area and/or parking requirement by 25% in the Sugar House Business District, are required to go through the “Planned Development Review” process. A “Planned Development” is a type of “Conditional Use.” As long as a proposed “use” is permitted in the Sugar House Business District, it is awkward to analyze a proposal in terms of the “Conditional Use” process when the purpose is generally for design review. In other words, it is not a matter of an appropriate “use” in the Business District, it is a matter of appropriate “design”. Planning Staff proposes that the Conditional Building Site and Design review process be implemented in order to study design and compatibility in terms of established design criteria and the “Business District Design Guideline Handbook” adopted as an appendix to the Master Plan.
9. **Proposed Amendment:** Revise the Table of Permitted and Conditional Uses For Commercial Districts (footnote only) and the Summary Table of Yard and Bulk Requirements for the C-SHBD zone to reflect the proposed zoning changes noted above. These revised tables are attached (Exhibit 5).
10. **Proposed Amendment:** Change the Sugar House Community Zoning Map to reflect these two new zones. The proposed map is attached to this staff report for review (Exhibit 6).
11. **Proposed Amendment:** Change the Sugar House Community Zoning Map to address the several rezones that were initiated by petition 400-02-08 (Exhibit 14).

Finally, it is essential to note that the regulations for the current C-SHBD zone are no longer sustainable for several reasons as follows:

- Current building height limits outlined in the zoning ordinance allow buildings that potentially compete with those buildings located in the downtown area of Salt Lake City. A second, competing “downtown” area is not a desirable future development pattern for the well being of the City in general.
- The height limit of 10 stories or 150 feet for the Granite Furniture Block as allowed by the current zoning ordinance is completely out of scale and character for the Sugar House area. Buildings of this height do not currently exist anywhere in Sugar House and more specifically on this particular block. This special provision conferred for the Granite Furniture Block is not a privilege enjoyed by property owners in the surrounding vicinity of the Sugar House Business District, and makes very little sense from a planning or physical development perspective. It is essentially an anomaly in the Business District

creating an opportunity for future development that would be incompatible in the area.

- The current zoning regulations do not include development standards for the Business District area that promote a “mix” of land uses, or encourage appropriate design. Inclusion of required uses and design standards will implement the policies of the Sugar House Community Master Plan (2001) for development in the Business District.
- The design standard language (building heights, setbacks, first floor glass requirement), as currently found in the Sugar House Community Master Plan (2001), is more restrictive than the Zoning Ordinance. The Zoning Ordinance and Master Plan must be consistent and work in harmony such that the future “vision” outlined in the Master Plan can be realized. Otherwise, future development will occur in compliance with the current Zoning Ordinance that may not necessarily implement the desired development policies of the adopted Master Plan.

PUBLIC PROCESS AND COMMENTS:

Following City Council’s briefing on the subject petitions, Planning Staff began the process of re-evaluating the previous work in the latter part of October 2003; simplifying, reorganizing, and improving the recommendation. Planning Staff’s revised work was presented to the Sugar House Merchant’s Association and Sugar House Community Council in separate meetings held on February 4, 2004. In addition, a meeting was held with interested members of the public at the City & County Building on February 23, 2004, to further discuss the proposed changes.

At all of these meetings, public concern and comment was carefully noted and has been itemized into a list attached for review (Exhibit 8). Planning Staff seriously considered each one of these comments individually and provided a response as noted. Pertinent comments have been incorporated into Planning Staff’s recommendation based on the comment’s consistency with accepted planning practices and principles, as well as consistency with general policies outlined in the Sugar House Community Master Plan (2001).

Following these meetings, in March of 2004, a group called the Sugar House Stakeholders Committee was formed and asked to meet with Planning Staff regarding the proposed changes. This particular group consists primarily of owners of property in the area currently zoned C-SHBD (Sugar House Business District). The group’s initial concern was that the input of the property and business owners in the District had not been included in the original master plan process and they now wanted to be included in the discussion regarding the proposed changes. They were/are particularly concerned with the proposed building height limits being proposed. Planning Staff’s understanding is that the majority of the property and business owners in the District did not participate in the original master planning process prior to the adoption of the Sugar House Community Master Plan (2001). Whether this was by choice or simple oversight, the fact of the matter remains that these property and business owners are an integral part of the

community, and most definitely should be participants in discussions regarding the future development of the Sugar House Business District.

The Sugar House Stakeholders Committee made a presentation to the Sugar House Community Council regarding the proposed master plan and zoning changes on July 7, 2004. In short, the Sugar House Stakeholders Committee presented an argument to the Sugar House Community Council to maintain the zoning ordinance as it currently exists. It should be noted that in general, the Sugar House Community Council has expressed the desire to implement the building height limits, setbacks, and other design standards as currently noted in the Sugar House Community Master Plan (2001).

Following this dialogue, letters were received by Planning Staff from the Sugar House Stakeholders Committee (dated August 10, 2004) and the Sugar House Community Council (dated September 2, 2004) noting their perspectives on the proposed changes. These letters are attached for review (Exhibit 9). The Sugar House Stakeholders Committee advocates maintaining the status quo in terms of Business District zoning, while the Sugar House Community Council advocates the development standards noted in the adopted Master Plan.

Planning Staff requested that each group choose a subcommittee of representatives to discuss and negotiate further action regarding resolution of pertinent issues in the Sugar House Business District. Planning Staff requested the formation of these subcommittee groups in order to facilitate discussion with a more manageable number of people with the goal of moving the petitions forward toward resolution.

Shortly after the formation of the representative groups, the Sugar House Stakeholders Committee organized a general meeting of Sugar House Business district property and business owners to discuss proposed zoning changes for the District. Planning Staff requested that the Stakeholders obtain input from these property and business owners in order to capture the comments from these individuals, and give those affected by the proposed changes an opportunity to participate. Planning Staff understands that a subcommittee of the Sugar House Community Council also met on several occasions to discuss the proposal.

Planning Staff met with representatives of each of these individual groups on October 18 & 20, 2004. Memorandum summaries of each of these meetings is attached for review (Exhibit 10). This series of meetings was held in order to ascertain the level of agreement or disagreement with policies concerning the development of the Sugar House Business District as found in the Master Plan. It should be noted that representatives of Westminster College were invited to participate in this dialogue as the College is a major institution and amenity in the Sugar House area.

On December 3, 2004, a half-day work session was held at Sprague Library with representatives of the Sugar House Stakeholders Committee, the Sugar House Community Council, Westminster College, the Redevelopment Agency, City Council Staff, and members of Planning Staff. The primary purpose of this meeting was to

discuss the issues at hand face-to-face with the goal of reaching a compromise position regarding building height and density in the Business District. While this meeting did not produce a complete compromise between the competing interests, it was however, productive in that the differing view points were well articulated. The Planning Director made it clear during this meeting that if no unified position was mutually agreed upon, Planning Staff would be charged with the task of bridging the gap between the differing view points and recommending appropriate changes to the Planning Commission and the City Council.

One final joint meeting was held with the various representatives of each group on March 2nd, 2005. The purpose of this meeting was to disclose Planning Staff's proposed recommendations that would be presented at the Planning Commission public hearing. Planning Staff requested written response letters to the proposed recommendations. These letters are included as Exhibit 12 and are dated April 8, 2005 (Sugar House Community Council) and May 19, 2005 (Sugar House Stakeholders Committee).

Finally, all letters received by the Planning Division expressing concern or making comment have been included as an attachment to this staff report for consideration (Exhibit 11).

DEPARTMENT/ DIVISION COMMENTS:

All of the following City Departments/Divisions were contacted in order to solicit comments regarding the proposed amendments. The comments received from these City Departments/Divisions, if any, are attached to this staff report for review (Exhibit 13). The following is a summary of the comments/concerns received:

A. Public Utilities

Public Utilities has no objections to the proposed changes, however Public Utilities notes that system capacities may not be able to accommodate some development. A developer may be responsible for upgrades to the systems as a result of a given project.

B. Building Services and Licensing

Responded with, "No comments from staff."

C. Transportation

The Transportation Division supports these petitions and is generally in favor of projects that do not strain the existing transportation system. They note that transportation infrastructure is a limited resource in the Sugar House area, and that a developer may be responsible for additional transportation infrastructure associated with a given development proposal.

D. Engineering

Provided no written comment.

E. Zoning Enforcement

Indicated that they do not foresee any housing/zoning issues related to the proposed changes.

F. Fire:

The Fire Department has no objection to the petitions.

G. Police:

In general the Police Department had no issues with the proposed amendments. Several suggestions were received in order to promote development that may reduce criminal or undesirable behavior.

H. Property Management

Property Management has no objection to this petition request.

I. Redevelopment Agency

Provided no written comment.

ANALYSIS AND FINDINGS FOR GENERAL AMENDMENTS TO THE ZONING ORDINANCE TEXT AND MAP:

21.50.050 Standards for General Amendments – Map & Text Amendments

Section 21A.50.050 of the Salt Lake City Ordinance states “A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

- A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.
- C. The extent to which the proposed amendment will adversely affect adjacent properties.
- D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.
- E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

For organizational purposes in this staff report, items A, D, and E will be discussed first as they relate to all the proposed rezone areas universally. Items B and C will be discussed within the context of the specific area to be rezoned as shown in the

attached map (Exhibit 14). There are eleven areas proposed for rezones according to the arrangement illustrated by this map.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: Several plans have particular relevance in light of the proposed amendments. These plans include and are discussed as follows, the Sugar House Community Master Plan(2001), the Salt Lake City Community Housing Plan (2000), the Transportation Master Plan (1996), the Salt Lake City Strategic Plan (1993), the Salt Lake City Futures Commission Report, and the Salt Lake City Urban Design Element (1990).

Sugar House Community Master Plan (2001)

Policies in the Sugar House Community Master Plan (2001) support the expansion of the business district zoning and subsequent amendments of the Zoning Ordinance in order to create a more transit/pedestrian friendly development pattern, increase residential densities, and implant design review. The Plan's Business District Goals emphasize major design themes and development concepts that have historically been promoted in the area including:

1. Honoring the historic scale and mass of buildings along 2100 South and 1100 East.
2. Providing space for small tenants in retail and office buildings that are developed.
3. Increasing a residential presence through a mixed land use pattern.
4. Directing development to be transit and pedestrian oriented.

In addition, policies set forth in the Sugar House Community Master Plan (2001) indicate specific height limits that should be imposed in order to achieve the overall key objectives of the plan, including the four points just noted.

Salt Lake City Community Housing Plan (2000) & the Transportation Master Plan (1996)

The Council has adopted housing and transportation policy statements that support creating a wide variety of housing types citywide, and changing the focus of transportation decisions from moving cars to moving people. The Council's policy statements have been included in the City's Community Housing Plan and Transportation Master Plan.

1. Housing policy statements address a variety of issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
2. Transportation policy statements include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis

with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.

Salt Lake City Strategic Plan (1993) & the Salt Lake City Futures Commission Report

The City's Strategic Plan and the Futures Commission Report expresses concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses. The Plans also support street designs that are pedestrian friendly and developing a multi-modal citywide transportation system.

Salt Lake City Urban Design Element (1990)

The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:

1. Allowing individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
2. Ensuring that land uses make a positive contribution to neighborhood improvement and stability.
3. Ensuring that building restoration and new construction enhance district character.
4. Requiring private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
5. Treating building height, scale, and character as significant features of a district's image.
6. Ensuring that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

In terms of growth, annexations, and housing policy, Council Members have expressed support for developments that promote livable community concepts such as:

1. Pedestrian and bicycle friendly environments.
2. Compact, transit and pedestrian oriented developments.
3. Neighborhood anchor areas or commercial and/or business uses that are necessary to the function of residential neighborhoods or are compatible with residential activity.

4. Local services that are conveniently available or can be provided and are accessible on foot

The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:

1. Is aesthetically pleasing;
2. Contributes to a livable community environment;
3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
4. Forestalls negative impacts associated with inactivity.

Findings: The proposed rezones and ordinance amendments are consistent with the Sugar House Community Master Plan (2001), the Salt Lake City Community Housing Plan (2000), the Transportation Master Plan (1996), the Salt Lake City Strategic Plan (1993), the Salt Lake City Futures Commission Report, and the Salt Lake City Urban Design Element (1990). Amending the text of the C-SHBD zoning regulations will ensure consistency with the policies of the Sugar House Community Master Plan (2001), specifically in terms of building design in this area. Extending the C-SHBD zone to additional properties within and adjacent to the existing C-SHBD zone will ensure that the policies relating to design, walkability, mixed-use development, and mobility found in the cited master plans are implemented.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Finding: The entire area under consideration is in the Ground Water Source Protection Overlay District secondary recharge area. Development in this area must comply with these overlay district regulations.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Discussion: Planning Staff requested comments from relevant City departments/divisions as noted previously. There were no specific objections to the proposed amendments. The adequacy of public facilities and services is particularly relevant at the time of evaluation of a specific development proposal and will be addressed at such time.

Findings: The proposed amendments are to implement the policies of the Sugar House Community Master Plan (2001) by making the Zoning Ordinance consistent with this

policy document. In addition, several rezones adjacent to the area zoned C-SHBD are proposed. None of the proposed rezones are project related. The areas affected are located where existing public utilities and services exist. Future development projects may be required to include upgrading of utilities and facilities to ensure adequate levels are provided.

As mentioned previously, criteria B and C will be discussed within the context of specific areas proposed for rezone. Again, these criteria are as follows:

- B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**
- C. The extent to which the proposed amendment will adversely affect adjacent properties.**

Please refer to Exhibit 14 for a map of these following areas:

Area I - (Generally located on 900 East between Elm and Sugarmont)

Proposed rezone - CB (Community Business) to CN (Neighborhood Commercial)

Current land use – Small businesses (bike shop, printing company, and auto repair)

Master Plan land use designation – Neighborhood Business

Discussion B: The properties in Area I have existing small businesses operating adjacent to residential land uses. The CN zone is intended for small businesses that are located within proximity to residential land uses. The CN zone limits the district size to 90,000 square feet and the lot size to 16,500 square feet. This encourages small businesses on moderately sized lots that are limited in scope. The CB zone would allow larger structures on consolidated lots, which would create a greater impact on the neighboring residential properties. The existing land uses and the size of the parcels in Area I are more consistent with the CN zone than the CB zone.

Discussion C: A rezone from CB to CN for the properties in Area I would protect the neighboring residential properties by limiting the scale of future commercial development. The future land use map designation in the Master Plan for these properties is “Neighborhood Business” which is also consistent with the proposed zone and requires no change.

Findings: The proposed rezone from CB to CN will ensure that new development will continue to support small businesses that are at a scale compatible with the neighboring residential uses. The future land use “Neighborhood Business” as noted in the Sugar House Community Master Plan (2001) is consistent with the proposed rezone.

Area II – (2121 S. Lincoln Street)

Proposed rezone – RMF-35 (Residential Multifamily) to C-SHBD2

Current land use – Multifamily residential

Master Plan land use designation – Medium Density Residential

(Business District Mixed Use – Neighborhood Scale proposed as discussed previously)

Discussion B: The subject property is currently used as a multifamily dwelling. This property is directly adjacent to property to the north that is zoned CSHBD and used commercially, hence the proposed zoning would be a slight extension of this zone. The proposed zone CSHBD2, allows for either residential or commercial development and offers an incentive for mixed-use development with a residential component. This type of development pattern would be compatible with the surrounding adjacent properties which include Smith's to the west, office and retail to the east, and residential business to the south.

Discussion C: The proposed rezone would have no impact on adjacent properties as all the surrounding properties are used commercially. To allow commercial or mixed-use development on this property would be compatible with the surrounding land uses. As previously discussed, the Sugar House Future Land Use Map needs to be revised to show this lot as "Business District Mixed Use – Neighborhood Scale" as opposed to "Medium Density Residential" to maintain consistency between the future land use and the zoning ordinance.

Findings: The proposed zone for this property, CSHBD2, allows for residential or commercial development and offers an incentive for mixed-use development with a residential component. This type of development is compatible with the surrounding adjacent properties and would have no negative impact on said adjacent properties.

Area III – (Lincoln Towers Apartment Complex – 2017 S. Lincoln)

Proposed rezone – RMF-35 and CSHBD to RMF-45

Current land use – Residential

Master Plan land use designation – Medium High Density Residential

Discussion B: This site is the location of the Lincoln Towers apartment complex. Currently, half of the site is zoned RMF-35, and the other half is zoned CSHBD. The Sugar House Future Land Use Map identifies these parcels as "Medium High Density Residential". The purpose of the proposed rezone is to create one zone designation for the whole apartment complex that is consistent with the Future Land Use Map. The RMF-45 zone is recommended due to the existing land use being a nine story, medium-high density multifamily dwelling. This zoning designation will also allow future redevelopment opportunities consistent with the uses and mass of the development on the surrounding adjacent properties.

Discussion C: The Lincoln Towers is adjacent to commercial land uses and commercial zoning to the south, east, and west. Low density residential land uses with residential zoning are located to the north. This site acts as a transitional land use with multifamily dwellings located between the predominantly single family residential zones to the north and the commercial zones to the south. The proposed rezone will not adversely affect adjacent parcels.

Findings: The proposed zone change is consistent with the existing land use as well as the Sugar House Future Land Use Map. As a transitional use between the commercial and single family residential land uses, the rezone is harmonious with the overall character of existing development in the immediate vicinity of the subject property. The zone change will not adversely affect adjacent properties, because the RMF-45 zone is consistent with the land use (apartment complex) that currently exists on the property being medium-high density residential.

Area IV – (Generally located along 2100 South from 900 East to McClelland Street)
Proposed rezone – CSHBD to CSHBD2
Current land use – Commercial
Master Plan land use designation – Business District Mixed Use - Neighborhood Scale

Discussion B: The primary purpose of this rezone is to implement design standards, particularly height limits, and land use in the subject area. The proposed zone, CSHBD2, is a mixed-use zone which allows commercial development up to thirty feet (30'), and the opportunity for an increased building height, up to a maximum of sixty feet (60'), if a residential component is included. The height limits in the CSHBD2 are proposed in such a manner as to be harmonious with the overall character of the exiting development in the immediate vicinity, while providing an incentive for mixed use development. The proposed height limits are such that new development will be of the same scale and mass of surrounding development, while implementing the key goals of the Sugar House Community Master Plan (2001) of creating a 24 hour, pedestrian friendly, mixed-use community.

Discussion C: The proposed rezone has been evaluated in a sensitive manner, considering the extent to which the proposed amendment will adversely affect adjacent properties. Language is proposed for the CSHBD2 zone in order to diminish negative impacts on adjacent residential properties. This language specifically is, "Floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting residential development or public streets." The specific reason for the "step back" requirement on upper elevations is to minimize potential negative impacts on adjacent properties.

Findings: The purpose of rezoning this area to CSHBD2 is to implement design standards and use requirements in an area that is already zoned CSHBD. The height limits in the CSHBD2 are proposed in such a manner as to be harmonious with the overall character of the exiting development in the immediate vicinity, while proving an incentive for mixed use development including a residential component. The proposed height limits are such that any new development will be of the same scale and mass of surrounding development, implementing the key goals of the Sugar House Community Master Plan (2001). Language is proposed for the CSHBD2 zone in order to minimize negative impacts on adjacent residential properties.

Area V – (Generally located on the northwest corner of 1000 East and Elm)
Proposed rezone – I (Institutional) to CSHBD2

Current land use – Commercial

Master Plan land use designation - Business District Mixed Use - Neighborhood Scale

Discussion B: The reasons for which this area has been zoned Institutional is unclear, perhaps due to the medical office building and daycare center located in this section of the block. The area is characterized by commercial (office, retail) and residential use, making it reasonable to rezone the area as CSHBD2 to allow for continued commercial use or mixed use in the future, while at the same time remaining sensitive to adjacent residential uses.

Discussion C: The extent to which the proposed amendment will adversely affect adjacent properties lies in the fact that this zone allows for a maximum height limit with a residential component of sixty feet (60'). The commercial buildings located in this area are all generally one level, and probably less than or equal to 30' in height. This area is primarily surrounded by commercial development with the exception of the residential units located across Lincoln on the corner of Elm, and the residential units located across Elm to the south. In both cases, these residential units are located across streets and currently abut commercial uses. The net effect may be that properties in this area develop to a height of sixty (60') if a residential component is incorporated, as opposed to the existing commercial operations that are typically twenty five to thirty feet (25-30').

Findings: The area is characterized by commercial (office, retail) and residential use, making it reasonable to rezone the area as CSHBD2 to allow for continued commercial use or mixed use in the future, while at the same time remaining sensitive to adjacent residential uses. The extent to which the proposed rezone will adversely affect adjacent properties is most likely minimal, and would manifest itself if the subject properties redeveloped with a residential component in upper building levels.

Area VI – (Generally the area bound by McClelland Street to 1300 East and Hollywood Avenue to Sugarmont/Wilmington including the Granite Furniture Block and the Sugar House Commons)

Proposed rezone – CSHBD to CSHBD1

Current land use – Commercial

Master Plan land use designation - Business District Mixed Use - Neighborhood Scale & Business District Mixed Use - Town Center Scale

Discussion B: The proposed rezone will essentially have no effect on the overall character of existing development in the immediate vicinity. This is due to the fact that the proposed rezone is essentially to establish design standards and uses that will better implement the policies set forth in the Sugar House Community Master Plan (2001) in terms of future development in the Business District.

Discussion C: The proposed amendment will not adversely affect adjacent properties. The amendment may prove to further minimize potential impacts in terms of setbacks and building step backs. The maximum one hundred foot (100') building height limit, is slightly higher than the eighty feet (80') currently outlined in the Sugar House

Community Master Plan (2001), and is slightly more than the ninety feet (90') allowed currently in the Zoning Ordinance. The trade off in terms of height is a provision to require and realize certain uses in specific locations (i.e. First floor/street level uses and mixed use with a residential component). The requirement of a maximum building setback will ensure that future development occurs in harmony with existing development in the Business District. Finally, an increased building setback for those properties that are adjacent to low density residentially zoned properties should help to mitigate impacts for two land uses (residential and non-residential) of varying intensity.

Findings: The purpose of the proposed rezone is to establish design criteria and land use in this area that will better promote essential policies of the Sugar House Community Master Plan (2001). The proposed changes should have no significant effect on the character of existing development in the immediate vicinity. The proposed amendment will not adversely affect adjacent properties.

Area VII – (The north parcels of the Irving School House apartment complex)

Proposed rezone – RMF-45 to CSHBD1

Current land use – Multi-Family Residential

Master Plan land use designation – Medium High Density Residential

(Business District Mixed Use – Town Center Scale proposed as discussed previously)

Discussion B: This site is the location of the Irving School House apartment complex. Approximately ¼ of the site is zoned RMF-45, and the majority of the project area is zoned CSHBD. The purpose of the proposed rezone is to create one zone designation for the whole apartment complex; CSHBD1.

The Irving School House project was approved under the planned development process. It was during this process that the project was reviewed in terms of its harmonious character with existing development in the immediate vicinity. Because the project has not been significantly altered since it was built in the mid-1990's, it is reasonable to assume that the project is still harmonious with the overall character of the existing development in the immediate vicinity. Because it is unlikely that this property will be redeveloped anytime in the near future, it is also reasonable to assume that an amendment to the current zoning will have little to no effect on the subject property.

It will be necessary, as previously discussed, to amend the Sugar House Future Land Use Map to identify the Irving School House property site as "Business District Mixed Use – Town Center Scale" instead of "Medium High Density Residential", so that the Sugar House Community Master Plan (2001) and the Salt Lake City Zoning Ordinance remain consistent.

Discussion C: Because the property has been recently developed and reviewed under the planned development process, the proposed rezone will not increase the potential for adverse impact to adjacent parcels.

Findings: The proposed rezone of this area to CSHBD1 is consistent with the current land use and furthermore is harmonious with the overall character of existing development in the immediate vicinity. Because the property has been recently developed and reviewed under the planned development process, the proposed rezone will not increase the potential for adverse impact to adjacent parcels.

Area VIII – (Generally located on the north side of 2100 South between 1200 East and 1300 East)

Proposed rezone – CB to CSHBD2

Current land use – Commercial (Auto repair, office, fast food, parking, retail, car wash)

Master Plan land use designation – Business District Mixed Use – Neighborhood Scale

Discussion B: The purpose of this zoning amendment is to establish design criteria, including building height limits, in the subject area. The proposed zone, CSHBD2, allows for purely residential or commercial development, but more importantly is a zone which encourages a mix of uses including a residential component.

The design criteria for the CSHBD2 are proposed to be harmonious with the overall character of existing development in the immediate vicinity. This particular zone is also proposed for this area due to the rise in grade along this section of 2100 South. The proposed height limits are such that any new development could be the same scale and mass of surrounding development, while keeping in mind the key goals of the Sugar House Community Master Plan (2001) of creating a vibrant 24 hour, pedestrian friendly, mixed-use community.

This area is the eastern gateway to the business district. The monument sign on the corner of 2100 South and 1300 East marks this location as a logical boundary for the edge of the Sugar House Business District zone. The majority of the commercial uses on these properties will continue as permitted uses with the proposed CSHBD2 zone, however, a stand alone car wash is not an allowed use in the zone and consequently, the car wash will become a nonconforming use.

Discussion C: Properties located across 2100 South to the south are zoned CSHBD currently, and proposed to be rezoned as CSHBD1. Land uses on the south side of 2100 South include a gas station, motel, and soon to be residential mixed-use loft project. Properties to the north are primarily zoned residential, both single and multifamily. Rezoning this area from CB to CSHBD2 will provide specific design review criteria, and provide greater oversight of any new development through the Conditional Building and Site Design Review process. These criteria and processes will ensure that the adjacent land uses, particularly the residential land uses to the north, are not adversely impacted. In addition, the CSHBD2 text is proposed in such a manner as to minimize impact on adjacent properties in terms of height (reduced height limit and required step backs for upper levels), as well as an increased building setback to residentially zoned properties.

Findings: The design criteria for the CSHBD2 zone are proposed to be harmonious with the overall character of exiting development in this area. The proposed height limits are

such that any new development will be of the same scale and mass of surrounding development, while keeping in mind the key goals of the Sugar House Community Master Plan (2001) of creating a vibrant 24/7, pedestrian friendly, mixed-use community. Rezoning this area from CB to CSHBD2 will provide specifics in terms of design criteria, and provide greater oversight of any new development through the Conditional Building and Site Design Review process to ensure that the adjacent land uses are not adversely impacted.

Area IX – (The Sugar House Center – area bound by Wilmington, 1300 East, 1-80 and Highland Drive)

Proposed rezone – CS (Community Shopping) to CSHBD1

Current land use – Commercial

Master Plan land use designation – Primarily Business District Mixed Use – Town Center Scale

Discussion B: The proposed rezone would allow development in this area that would be harmonious with the overall character of the existing development in the immediate vicinity, particularly with that of the Sugar House Commons shopping center. Both of these shopping centers would then have the same zoning should this amendment be approved. In addition, language has been proposed to be inserted into the Sugar House Community Master Plan (2001) that would allow flexibility for the future redevelopment of this area should it occur. This includes identifying the regional retail use as important, but envisioning the potential to improve the site design and pedestrian mobility on the site.

Further, this area is prime for Transit Oriented Development (TOD) should a Trax spur be extended into Sugar House. Because of the location, any residential development in this area would be well served by light rail and the adjacent interstate. This particular area would be a prime location to realize transit oriented development similar to other successful TODs around the country. The proposed CSHBD1 zone allows the height and density to better accommodate TOD types of development than the existing CS zone.

The Sugar House Community Master Plan (2001) states that the Sugar House Business District zone should be expanded to Interstate-80 to the south between Highland Drive and 1300 East. This rezone would implement this policy of the Plan. Additionally, this rezone would implement the policy of the Master Plan that states, “Support the expansion of the business district zone (CSHBD) to designated areas in order to implement design review and to create a more transit and pedestrian friendly development pattern throughout the town center.”

Discussion C: This proposed amendment should have no adverse impacts on neighboring properties as it is essentially surrounded by commercial development.

Findings: The proposed rezone would allow development in this area that would be harmonious with the overall character of the existing development in the immediate vicinity, particularly with that of the Sugar House Commons shopping center. The Sugar

House Community Master Plan (2001) states that the Sugar House Business District zone should be expanded to Interstate-80 to the south between 1100 East and 1300 East. This rezone would implement this policy of the Plan. This proposed amendment should have no adverse impacts on neighboring properties as it is essentially surrounded by commercial development.

Area X – (Generally the area bound by 1100 East to Highland Drive and Sugarmont to I-80)

Proposed rezone – CB (Commercial Business) to CSHBD1

Current land use – Commercial

Master Plan land use designation - Business District Mixed Use – Town Center Scale
some Business District Mixed Use – Neighborhood Scale

Discussion B: The proposed rezone for this area mirrors that of Area IX.

Discussion C: This proposed amendment should have no adverse impacts on neighboring properties as it is essentially surrounded by commercial development and Fairmont Park. The western portion of this area would appear to be appropriate for residential development given the proximity to commercial amenities and the park.

Findings: The proposed rezone would allow development in this area that would be harmonious with the overall character of the existing development in the immediate vicinity, particularly with that of the Sugar House Commons and Sugar House Center shopping areas. The Sugar House Community Master Plan (2001) states that the Sugar House Business District zone should be expanded to Interstate-80 to the south between 1100 East and 1300 East. This rezone would implement this policy of the Plan. This proposed amendment should have little to no adverse impacts on neighboring properties as it is already developed commercially.

Area XI – (The majority of the area located between 900 East to McClelland and Elm to Sugarmont)

Proposed rezone – RMF-35 to R-1-5000

Current land use – Single Family Residential

Master Plan land use designation – Medium Density Residential

Discussion B: The low density residential neighborhood found within this area is a long established and stable community. A survey was conducted for the study area and the majority of homes were identified as contributing to the historic integrity of the area. Additionally, the David-Musser Home, located at 2157 S. Lincoln Street is identified as an historically significant site, with potential to be individually listed on the National Register or as a Landmark site in the City Register.

The proposed R-1-5000 zone is intended for single-family homes on lot sizes of at least 5,000 square feet. This allows for a housing density of over 8 units per acre. The R-1-5000 zoning standards are consistent with the majority of the lot sizes and homes in the area. If the current RMF-35 zone remains, over time, the area will likely redevelop at a

higher density and ultimately destabilize the neighborhood. Residents have expressed the desire to maintain the low density residential community that they now enjoy. Zoning that supports the existing land uses, with peripheral land uses that transition into the lower density residential land uses is recommended. Staff also recommends retaining and supporting what is now a healthy and stable neighborhood, particularly when the business district to the east and southeast is available for mixed use redevelopment opportunities.

Discussion C: The proposed amendment will have no adverse impacts on adjacent properties. The proposed rezone should maintain this stable low density residential area.

Findings: The proposed R-1-5000 zoning standards are consistent with the majority of the lot sizes and homes in the area. The proposed amendment will have no adverse impacts on adjacent properties. The proposed rezone should maintain this stable low density residential area.

ANALYSIS AND FINDINGS FOR GENERAL MASTER PLAN TEXT AND MAP AMENDMENTS:

Discussion: The Utah Code Annotated (10-9-302) identifies the procedures for adopting and amending general plans. The Code identifies an adoption process that mandates a fourteen day notification requirement including a notice in a newspaper of general circulation. Property owners were notified (notices mailed on 5/23/05) and a notice in a newspaper of general circulation (Desert News and Salt Lake Tribune) was published at least fourteen days in advance of the public hearing (published on 5/25/05).

The proposed changes and rationale for amending the text and associated future land use map of the Sugar House Community Master Plan (2001) are listed on pages 5, 6, & 7 of this report.

Finding: The mandated notification procedures, as outlined in the State Code for amending a master plan, have been followed.

FUTURE COURSE OF ACTION:

Planning Staff is seeking the Planning Commission's input on the proposed amendments as outlined in this staff report. Planning Staff requests said input so that the Commission's suggestions can be considered, revisions made if necessary, and the item scheduled again with the Planning Commission for a formal decision/recommendation to the City Council.

Attachments:

- Exhibit 1 - Planning Commission minutes from January 17, 2002, June 6, 2002, and June 20, 2002.
- Exhibit 2 - City Council briefing notes from February 4, 2003
- Exhibit 3 - Revised Chapters of the Sugar House Community Master Plan (2001)
- Exhibit 4- Revised Sugar House Future Land Use Map
- Exhibit 5 - Revised Salt Lake City Zoning Ordinance (C-SHBD) & Summary Tables
- Exhibit 6 - Revised Zoning Map
- Exhibit 7 - Miscellaneous Changes to the Sugar House Future Land Use Map (Legend)

- Exhibit 8 - Detailed List of Public Comments with Planning Staff Response
- Exhibit 9 - Letters from Stakeholders (8/10/04) and SHCC (9/2/04)
- Exhibit 10 - October 2004 Meeting Summary Memorandum
- Exhibit 11 - Miscellaneous Communications
- Exhibit 12 - Final Letters from Stakeholders (5/19/05) and SHCC (4/8/05)
- Exhibit 13 - Department/Division Comments
- Exhibit 14 - Proposed Zoning Changes Map (Legend)

Exhibit 1 -

Planning Commission minutes from January 17, 2002, June 6, 2002, and June 20, 2002.

Ms. Gasparik stated that she could not find any City records in support that a structure had ever been on the property (Lot #1).

Mr. Nelson asked if there are any utility easements on any of the properties.

Mr. Adams stated there is a utility on the south of Lot 2.

Ms. Gasparik stated that Public Utilities believe there may be a storm drain that encroaches within Lots 1 and 2. They want a survey done so an easement can be placed on the property if necessary.

Mr. Daniels opened the public hearing.

Casey Robertson, resident of Lot 2, asked the Planning Commission to approve this petition.

Mr. Daniels closed the public hearing.

Motion for Adams / Bird Minor Subdivision:

Ms. Funk made a motion based on the findings of fact, as stated in the staff report, to approve the Adams / Bird 5-lot minor subdivision.

Conditions of Approval:

1. Clean up the property lines.
2. Remove houses from two different lots.
3. Subject to all department / division requirements.

Ms. Noda seconded the motion. Ms. Arnold, Mr. Nelson, Mr. Chambless, Mr. Muir, Ms. McDonough, Mr. Jonas, Ms. Noda, Ms. Funk and Ms. Barrows voted "Aye". Mr. Daniels, as Chairperson, did not vote. The motion carried.

PUBLIC HEARING - Petition No. 400-01-32, by Salt Lake City Planning Commission, requesting the following: 1) rezoning of numerous parcels of land located in and around the Sugarhouse Business District, within the area bounded by 900 East on the west, 1300 East on the east, Romona Avenue on the north and I-80 on the South; 2) Text amendments to the Sugarhouse Business District zone to provide consistency between the zoning ordinance and the Sugarhouse Master Plan; and 3) an amendment to the master plan to adjust the boundary of the business district to include the parcel at 2070 S. Douglas Street into the CCSHBD zone along with a change to how the height limits in the business district are defined.

Mr. Muir recused himself from this hearing as he has a conflict of interest.

Ms. Anderson presented the staff report. The proposed changes will establish consistency between the policy document of the master plan and the implementation tools of the zoning ordinance and map. The purpose of the proposal is to establish consistency between the zoning map and the ordinance with the newly adopted Sugar House Master Plan (2001).

Ms. Barrows asked for clarification of a map that was handed out.

Ms. Funk asked about the finding in regards to the Irving School Apartments.

Ms. Anderson explained that the finding promotes residential use in the area.

Ms. Funk felt there are inconsistencies in the Sugar House Master Plan, the Sugar House Business District Zone and the Land Use map that is associated with this area.

Ms. Barrows and Mr. Jonas agreed.

Ms. Anderson explained that changes are attributed to the ordinance amendment. The Land Use map was adopted along with the Sugar House Master Plan. This petition is to amend the ordinance to clarify the specific districts.

Mr. Jonas felt that the Land Use map was confusing.

Mr. Wilde stated that there is a strong tie in the Land Use map and the Zoning Text in the Sugar House Business District's purpose statement.

Ms. Funk felt that it is confusing to the public.

Ms. Barrows asked that the delineation be made in the table of permitted and conditional uses to make it less confusing.

Ms. Anderson stated that there is limited area in the table. She felt it was more effective and efficient to list the reference to other areas of the ordinance. She explained that this is done the same way for other zoning districts listed on these tables.

Mr. Wilde stated that sub-areas one through four could be delineated on the zoning map. It means there would be four different sections of text rather than one.

Ms. Anderson recommended not to have four different sections of text because every time the CSHBD is listed throughout the ordinance, there could be ten

different other citations. It could cause a lot of extra work and confusion, when the only difference between these areas is the height limit.

Ms. Barrows stated that the City micro-manages most of the zones.

Ms. Anderson stated that she has worked with the Building Services and Licensing Division on this proposal. When someone calls in and asks for information, staff at the permits counter will be able to look on a map and give you the proper information, based on the zoning map and ordinance.

Ms. Coffey explained that the staff in Permits uses a computer program that tells the zoning district and height requirement for each property.

Mr. Wilde explained that the intent was to break out areas one through four on the zoning map.

Ms. Anderson explained that the legend on the zoning map would refer to the ordinance requirements for each area.

Mr. Jonas felt that the proposed boundary map was not adequate.

Ms. Anderson stated that the map could be formatted to make it clearer.

Ms. McDonough stated that an architect is used to looking at all the details in the ordinance.

Ms. Coffey explained that everything in Sugar House Business District requires conditional use and planned development approval. Any developers would investigate the details for their projects.

Ms. Funk asked if the zoning ordinance is written consistently with other plans.

Mr. Wilde explained that in the case of building heights, this is the first time there has been a height standard for multiple sub-sections under the general heading. He stated that the East Downtown area has a reference to a master plan to determine height.

Ms. McDonough asked if the RMF-35 was going to be rezoned to RMF-45.

Ms. Anderson stated that is correct, in order to make the whole site of the Lincoln Towers apartments one zone that is consistent with the land use.

Ms. Barrows felt she would like to discuss the institutional zone at a later date.

Ms. Anderson stated the Planning Commission could initiate a petition to have a public process for the institutional zone.

Mr. Jonas asked that staff analyze a portion of Sugar House that he referred to on a map, east of 9th East and north of Sugarmont Drive.

Ms. Barrows agreed.

Mr. Daniels opened the public hearing.

Bret Wahlen, representative for Smith's Food and Drug, stated they have concerns regarding the rezoning of their site. They are opposed to the rezone because they feel it adds restrictions to redevelop the site. They want to redevelop the site into a new grocery store. He requested they be given time to pursue the direction to see if it is economically viable to redevelop the site.

Rawlins Young, Transportation Chairman of the Sugar House Community Council, felt there is a flaw in the proposed rezoning. He stated that a section needs to be developed under regulations of general applicability that would develop pedestrian and transit oriented development.

Judi Short, resident, felt that Sugar House Business District is going in the right direction. She felt that the large concrete parking lots are inappropriate for the character of the CSHBD.

Susan Pletheram, member of Land Use and Zoning Sugarhouse Subcommittee, asked the Planning Commission to approve this petition.

Mr. Daniels closed the public hearing.

Ms. Barrows asked if the new zoning would impact the bus stops along 2100 South.

Ms. Anderson stated the new zoning would not impact bus stops along 2100 South. The public right-of-way would remain with the new zoning.

Mr. Nelson asked if bike racks would be placed in parking lots in the CSHBD.

Ms. Anderson stated that the zoning ordinance already requires bike racks in parking lots in the CSHBD.

Mr. Nelson asked if the height limitation is flexible or is it limited by the master plan.

Ms. Anderson stated that the master plan is a guiding document.

Mr. Nelson stated he would like the height limit to include the main floor as retail, with five floors of residential.

Ms. Anderson stated that retail is already allowed in the ordinance. The 75-foot height limitation is allowed for developments that include at least 30% residential use.

Ms. Barrows felt concerned that delaying this petition may not be in the best interest of the community.

Mr. Wilde stated that any development in the CSHBD has to obtain a conditional use and planned development. Any development would have to go through the Planning Commission hearing process.

Ms. Barrows asked if the walkable community program has been discussed with the community.

Ms. Anderson stated that staff is discussing the walkable community program with the Sugar House Community Council.

Motion for Case #400-01-02:

Mr. Jonas made a motion based on the findings of fact, as stated in the staff report, on Petition No. 400-01-02, to transmit a favorable recommendation to the City Council to 1) adopt the text and map amendments for the Sugar House Business District and 2) adopt the text and map amendments to the Sugar House Master Plan as presented on the Sugar House Business District Land Use Map, with a request for staff to come back with a Sugar House Business District Zoning Map that can be incorporated into the Sugar House Business District at a later date.

Ms. Arnold seconded the motion. Ms. Arnold, Mr. Nelson, Mr. Chambless, Ms. McDonough, Mr. Jonas, Ms. Noda, Ms. Funk and Ms. Barrows voted "Aye". Mr. Daniels, as Chairperson, did not vote. The motion carried.

Initiate a Petition:

Mr. Jonas made a motion to initiate a petition to address the area east of 900 East and north of Sugarmont Drive, that wasn't addressed as part of the Sugar House Business District Land Use map.

Ms. Funk seconded the motion. Ms. Arnold, Mr. Nelson, Mr. Chambless, Ms. McDonough, Mr. Jonas, Ms. Noda, Ms. Funk and Ms. Barrows voted "Aye". Mr. Daniels, as Chairperson, did not vote. The motion carried.

Meeting adjourned at 8:50 pm.

explained that the Planning Commission is within its rights to recall this motion by vote.

Motion

Prescott Muir moved that the Planning Commission re-hear petition 410-588 by Zion's Securities Corporation requesting a conditional use for a commercial surface parking lot along the frontage of First South between State Street and Second East in the Downtown D-1 Zoning District. Ms. Funk seconded the motion. Mr. Chambless, Mr. Diamond, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Muir, Mr. Nelson, and Ms. Noda voted "Aye." Ms. Arnold and Ms. Barrows voted "Nay." Robert "Bip" Daniels, as chair, did not vote. The motion carried.

Mr. Muir felt it would be helpful to receive more history from Staff on the precedent for approving conditional surface parking lots downtown. It would also be helpful to have a synopsis of the master plan that addresses that policy.

Motion for Minutes of May 30

Mr. Wilde clarified that the Planning Commission met on May 30 to adopt the minutes from the UTA/Union Pacific petitions. The Planning Commission has the opportunity to take action to ratify the May 30, 2002 minutes this evening or at the next meeting.

Mr. Jonas moved to approve the minutes of May 30, 2002. Mr. Nelson seconded the motion. Ms. Arnold, Ms. Barrows, Mr. Chambless, Mr. Diamond, Mr. Jonas, Ms. McDonough, Mr. Muir, Mr. Nelson, and Ms. Noda voted "Aye." Ms. Funk abstained as she did not attend the May 30 meeting. Robert "Bip" Daniels, as chair, did not vote. The motion carried.

PUBLIC HEARING - Petition No. 400-02-08 and 400-01-32, requested by the Salt Lake City Planning Commission to provide for the following: 1) A zoning map amendment and changes to the Sugar House Master Plan future land use map to designate areas for townhomes and live-work units, mixed uses and low density residential land uses for the area between 900 East to McClelland Street and 2100 South to Sugarmont Avenue; and 2) a Zoning Ordinance text amendment to the CSHBD zone to eliminate the residential density limit in the Sugar House business district

Planner Melissa Anderson provided a presentation of the zoning evaluation study for the subject area in Sugar House. The area is near the Sugar House Business District and is related to the Planning Commission Meeting

original petition amended in January to expand the Business District. At that time the Planning Commission initiated a petition to study the area, which is the subject of this presentation. Ms. Anderson reviewed the findings outlined in the staff report. She identified a home that is a significant site with potential for nomination to the listing on the National and City Historic Registers. The residents supported preserving the single family homes and duplexes and land uses that transition into lower density residential uses. The recommendation for Area 1 is to rezone from CB to CN. The CN zone is for small businesses and smaller lot sizes which would be consistent for small businesses adjacent to residential low density uses. It is recommended that Area 2 be rezoned from multi-family RMF-35 to R-1-5000 to be consistent with the existing single family homes and duplexes. The future land use map for Area 2 will be amended from medium density residential to low density residential. It is proposed that Area 3 be rezoned to Residential Business (RB). The future land use map for Area 3 would be amended to low intensity mixed use which would provide appropriate transition to housing. Ms. Anderson noted that the RB zone does have demolition criteria. It is recommended that Area 4 be a transition area. Future land use maps will indicate it as part of the Sugar House business district with town house units or live-work units. The Staff recommended supporting the existing residential area rather than continuing to undermine it with zoning that would threaten it, and it is still possible to achieve the objectives of transit oriented development and higher density mixed use in the business district area. Ms. Anderson noted that there may have been some confusion in the public notice regarding the text amendment in the Sugar House Business District Zone for town houses and live-work units. Another notice has been sent for a June 20 public hearing, and Staff recommended that the Planning Commission continue that section of the recommendation. The Planning Commission has the option of continuing all the recommendations to June 20.

Mr. Wilde explained that Area 4 requires a residential component for any new development and, as written, there is not a conditional use escape. Staff realized that was not articulated in the public notice and therefore scheduled the item for the June 20th meeting to ensure adequate notice is provided to the property owners.

Ms. Barrows asked about the height in the RB zone and was told that the maximum height is 30 feet. Ms. Barrows clarified that the RB zone does not protect single story structures. She discussed the RB zone and previous requirements and asked if anything would change. Mr. Wilde replied that they are not changing the text of the RB zone, and the same provisions would apply.

Mr. Jonas asked about the difference between what is allowed in the CB zone and CN zone and stated that he was unsure what would be accomplished by making the change. Ms. Anderson stated that she was looking at the scale of the buildings, and rather than having an accumulation of properties and building one large structure, the CN zone requires a limit on lot size which dictates the size of the building. The change would encourage smaller lots and buildings.

Ms. Funk asked about restrictions on uses. Mr. Wilde explained that both zones allow for retail and offices. The difference is that there would be more conditional uses. In the CB zone, anything in excess of 20,000 square feet is a conditional use. In the CN zone, the control is maximum lot size.

Mr. Muir felt it could be argued that the CN zone is more conducive to walkable neighborhoods. He felt that the residential rezone precipitated the CN rezone. The residential zone was to make the actual zone more compatible with the underlying use, whereas the underlying use on the commercial frontage is more CB. The change to CN was precipitated by the proposed down zone of the residential so the buffer between the two is more conducive to single family. Ms. Anderson stated that the impacts to the residential area would be significant regardless of whether it is medium density residential or low density. The Staff and Commissioners discussed zoning and uses. Mr. Muir asked how long the RMF-35 zone had been in place. Mr. Wilde replied that it was introduced in 1995, but an equivalent zone, which allowed for existing fourplexes before 1995.

Mr. Chambless commented that Sugar House is a stable and growing part of the City and asked how far east a Sugar House transit station could go. Ms. Anderson anticipated that a station would be located around Highland Drive, no further east than 1300 East, and south of 2100 South. A thorough technical analysis would be required before making a decision regarding the future transit stop location.

Mr. Jonas stated that he was unclear on the rationale for zoning for town houses and live-work units. Ms. Anderson stated that she would like to see more residential in the area, and if it is left as mixed use, the market typically ignores the residential component. The zoning would guarantee that units will be used as residential units. Live-work units would also provide an appropriate transition to the residential units to the west. Mr. Wilde recalled that the ordinance for walkable communities has a mixed use provision, and if the Planning Commission wished, they could introduce the conditional use mechanism to escape the residential component. Mr.

Jonas stated that he did not understand why they would create five zones instead of four.

Mr. Muir agreed and asked if a performance zone might be more appropriate as an overlay. Performance zoning would not allow the neighborhood to be demolished by development, but it would not close the opportunity to create future density in the neighborhood. He believed single family and multi-family zoning would be hard to change once it is in place.

Ms. Funk did not agree that it would be difficult to change the zoning, because times change, and that changes zoning. She did not think they needed to plan for 50 years from now, but they should plan for 20 years from now.

Chair Daniels opened the public hearing.

Scott Kisling, representing the Sugar House Community Council, stated that he was also chairman of the master plan committee. He believed the master plan re-write was a positive thing for Sugar House, and they received good public input. The Community Council heard a presentation by Ms. Anderson on May 1 which was attended by 17 Trustees and numerous citizens, at which time the Community Council voted to accept this amendment by a vote of 14 to 2, with one abstention. He believed that vote was a powerful statement from the Sugar House Community Council. They see this and other work that is being done as a refinement of the master plan. He stated that Sugar House is pedestrian oriented, and the goal is to be more pedestrian oriented and transit oriented. In their zeal for transit orientation in the master plan, he believed they may have mistaken the necessary foot traffic to get to the business district. They have since realized that this amendment provides foot traffic, particularly with the town houses and work-live units, while providing for transit oriented development with the density of the townhouses. Mr. Kisling noted that discussions also included property rights issues and the Davis House. The Community Council believed RMF-35 was appropriate for the historic structure, because they would hate to see low-rent multi-family. They were unsure how best to protect the house and provide an economic stimulus, but this plan comes closer than anything else proposed. The Community Council agreed with the findings of the historic survey. They like the restriction on the aggregation of lots in the CN zone. Mr. Kisling commented that Area 3 could possibly be residential, which was the only change suggested.

Stephen C. Richards stated that he was born and raised in Sugar House. His family owns Granite Furniture Company, and at one time Sugar House was destined to become the furniture center of the West. He felt that Sugar House had always been a step child to Salt Lake City and

has been passed over in the past. He stated that Sugar House could be one of the nicest places in the State, but the City has always opposed it. Sugar House was built on a railroad track, and eventually service was discontinued through Sugar House. The tracks still exist, and he hoped the City would use them for a transit system. He noted that the City wants to close McClelland Street, but they could not hem in the streets and expect Sugar House to grow. Mr. Richards urged the Planning Commission to take a good look at Sugar House. He felt it had a wonderful future and could be an asset to Salt Lake City if they are careful about opening or closing streets and planning for the future.

Christy Johnson, a resident at 2187 Lincoln Street, which is in the area being discussed, endorsed the recommendation of the Community Council and the work Staff has done. She felt strongly about Sugar House and has lived in the area for 15 years. She noted that many houses were destroyed when Shopko was built, and she was disappointed when it turned out to be an unwalkable development. Although mistakes have been made in the community, Staff's recommendations would be positive. She felt they should look to the future, and those who own homes in Sugar House feel strongly about that future. She did not want the City to make a determination that would devalue homes and force residents to sell to developments that would not be residential in nature. She noted that the area is currently very walkable, but they are concerned about the amount of traffic on the streets. More development means more traffic, and small streets will not be able to handle the traffic. She believed the thoughtful development recommended by Staff would be conducive to maintaining the neighborhood which is stable and strong. She noted that the problems in their neighborhoods come from areas where there are no houses, such as parking lots and the rear of buildings that are vacant in the evening. She urged the Planning Commission to take the recommendation of the Staff and Community Council.

Mr. Chambless stated that he attended a recent Sugar House Community Council meeting, and nearly every question related to transportation. He asked Ms. Johnson for her opinion and her neighbors' opinions on public transportation. Ms. Johnson replied that there is great concern about the Trax line, particularly from people with small children and elderly people who live on the line. There is concern and fear about a Trax line devaluing their property and creating too much traffic in the neighborhood. She stated that she did not necessarily share that concern, but many of her neighbors feel that way. Her concern was the mix of residential traffic and delivery traffic with deliveries coming off of very small, narrow streets.

Mr. Nelson asked Ms. Johnson if any ideas had been discussed to minimize traffic. Ms.

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Johnson commented on the traffic around Shopko and trying to visualize that traffic in her neighborhood. Two reasons for traffic are high density living and commercial activity. She believed the proposed zoning would allow for development but maintain the integrity of the neighborhood.

Mr. Jonas noted that the City supports a future Trax line in the Sugar House area, and his concern with changing zoning from RF-35 would be compatibility of the rail traffic. Down zoning this area to single family did not seem compatible with bringing transit to the area. Ms. Johnson stated that she owns property in the area, and she did not want to be forced into a situation where her property would be worth little because someone wanted to develop a multi-family use. She commented that this has been a strong neighborhood for 50 to 70 years, and it will continue to be strong if they do not allow things that will bring in more crime and more traffic.

Mr. Muir felt that, if the area were down zoned to single family residences and mass transit came in, the property values would be less on a single family lot than on a multi-family. He believes multi-family would be a more compatible adjacent use to the intensity of light rail.

Lavan Smith, a resident at 2198 Lincoln Street, opposed Trax coming to Sugar House because the line would be two doors from her house. She stated that Sugar House does not need Trax because buses stop on 2100 South for anybody going east, west, north, or south. She wished the City would leave them alone. If they allow Trax, the residents will be hemmed off from the park, and children going to the Boys and Girls Club would not be able to cross the street. She urged the Planning Commission to leave them alone and not allow the area to turn commercial.

John Clayton, representing the owners of the Davis Home, stated that the owners are bankers and lawyers and purchased the home a year ago at foreclosure for the purpose of relocating to Sugar House and operating out of the home. They have invested \$125,000 in the last year restoring the integrity of the building. He stated that he gets upset when someone talks about protecting the house, because they have no idea what bad condition it was in before they fixed it up. He has been waiting a year for the City to allow him to have an office there, even though he is surrounded by a dental office, pre-school, and apartment building. He commented on vandalism and drug activity he has witnessed in the area and expressed anger at references to this being a cozy little neighborhood. He did not believe there was any reason to tear the house down, and he believed a nice office would help control some of the crime. In looking at the plan, he felt like he was being protected from himself, but he did not need someone to protect him.

He stated that he would not have invested the money to purchase the home if the intent was to

destroy it. He appreciated the history of the home, and while there are nice homes in the neighborhood, other homes are trashy and bring in a bad element. He stated that he would rather see a commercial element than trash.

Ms. Barrows asked Mr. Clayton if the RB zone would meet his needs. Mr. Clayton replied that no one has explained the changes to him. Ms. Barrows clarified that the current RMF-35 zoning does not allow an office use. She suggested that Mr. Clayton meet with Staff to discuss the RB zone which would allow his office use and maintain the house. Mr. Clayton expressed concern about the condition of apartments and businesses around him and stated that he did not understand why the City wanted to protect them. He would rather see parking lots than the existing run-down buildings.

Val Murdock, a resident on 1000 East, stated that she shares a backyard with the property that is proposed to be rezoned. She felt that crime and drug activity usually occur around commercial districts, and the zoning proposed by Ms. Anderson would improve the situation. She stated that she supported the rezoning. She stated that she has had a long time relationship with Sugar House and is happy to see that it has rebounded. She did not look forward to having Trax run by her home, but she would support it if it was best for the community.

Ms. Smith stated that she did not oppose Mr. Clayton using the Davis Home as a law office and wondered why they could not rezone just that land to allow that use.

Chair Daniels closed the public hearing.

Ms. Barrows asked where the Wasatch Front Regional Transportation Council planned to build a transit station in Sugar House. Ms. Anderson replied that the location will be left up a future planning process and will be determined once the traffic impact study is complete and sitting in conjunction with UTA. It may be many years before UTA invests in Trax, and until then they may use bus rapid transit or other forms of transit.

Mr. Nelson asked which parcels are owned by RDA. Ms. Anderson replied that much of the area is in the RDA District and identified those areas. Mr. Nelson asked about height limitations on the CSHBD-1. Ms. Anderson replied that the height is 50 feet with a bonus of up to 75 feet if the project includes 30% residential. There is currently a 10-story height limit. Mr. Nelson asked if heights in the Sugar House Business District Zone are also 75 feet. Ms. Anderson

replied that, prior to this, there was one zone with reference to the land use map in the master plan. The permits department has recommended that height limits in the basic specifications be integrated into the ordinance for clarification. If the area is down zoned to R-1-5000, and additional dwelling units are needed for a walkable community, Mr. Nelson asked where the high density housing would be located. Ms. Anderson explained that there is a possibility for mixed use with incentives for housing along the Granite Furniture block, south of the Granite Furniture block, and around the Shopko development. The proposal is to adopt language for two-story non-residential and up to four stories with 50% residential. When she does a traffic impact study, she will analyze the density impacts.

Ms. Funk stated that she favored the down zoning as proposed. She believed the element of the neighborhood was large enough to be preserved and maintained as a neighborhood. The CN District fits well because it makes the area walkable. The business that would be allowed would be supportive of this small neighborhood. She noted that Trax is many years down the road, and the neighbors should not have immediate concerns. Ms Funk supported the motion as recommended by Staff.

Ms. Noda agreed with Ms. Funk. The area has been mostly residential, and she agreed with down zoning to CN to create a walkable community. Existing single family homes should be left because people have a vested interest in where they live. She commented that she has lived in the Sugar House area for three years and has found that people are protective of their neighborhood. There are some areas along 1100 East where people have turned their homes into businesses, and down zoning would allow that to happen.

Ms. Funk asked about the difference between the R-1 and R-2 zones. Mr. Wilde explained that the R-2 zone requires an 8,000-square-foot lot for a two-family dwelling. The SR-1 zone allows for two family dwellings and requires 8,000 square feet. Ms. Anderson stated that she had considered both of those, but due to the small lot sizes, she excluded R-2. Ms. Funk did not believe there should be an R-1, because two-family dwellings should always be allowed, particularly to accommodate the transition of life and growing older. She thought the R-1-5000 is appropriate.

Mr. Muir favored the CN and RB zones because they create mixed use. He was concerned about the CN zone limiting the scale of retail development, and that may not be supported by the market. He felt it would be worth testing to see how this new zone would play out in the market place. He commented that, if the State is going to embrace growth, the Planning

Commission has an ethical responsibility to accommodate that growth. Salt Lake deals with existing neighborhoods and neighborhood transitions, unlike the suburbs that are master planned on agricultural land, and this is a difficult and painful responsibility. The City must accommodate growth where the jobs are created, where retail and malls exist, and where there are transit systems. This is especially important in areas close to transit system corridors and adjacent to open space. Sugar House has all the ingredients that should accommodate this growth some day, and he was nervous about closing the door to that opportunity. He did not feel that the current zoning, which has been in place for a considerable amount of time, had jeopardized this neighborhood, so they are not talking about imposing something that does not already exist. Having served on committees for Envision Utah, Mr. Muir found that there is a prevailing attitude that density destroys neighborhoods. Seeing that memorialized in print and in the staff recommendation concerned him. He was concerned about implying that denser neighborhoods are inferior, because that is not true. He respected the decision to rezone the Smith's store because it maintains the intent of the overall area. The consequence is that the City has a responsibility to support the walkable density and configuration of that retail. He felt that they needed to have the courage to follow through and support the conditions they imposed on this retail chain and carry it through to individual property owners.

Mr. Wilde agreed that the RMF-35 zone has not damaged this neighborhood through the years. However, if there was a way to plan for the long range and guide for a transition in this neighborhood, it would be easier to manage the risk of having older homes demolished and five-plexes and six-plexes built in their place. RMF-35 zoning would be fine if they could find a tool to maintain the integrity of the neighborhood until there is a legitimate infill project on the edge. Mr. Muir did not disagree with the objective, but he believed that once the area is down zoned, you take everything off the development table.

Ms. Barrows disagreed. She noted that, years ago, they implemented a foothill preservation zone, and before long houses were built on it. When she questioned that, she was informed that it was a holding zone. She did not think of R-1-5000 as a holding zone, but they are waiting to determine where transit will go while protecting developers and people who want to consolidate these properties. She stated that she supported the R-1-5000 zone. She believed higher density neighborhoods had a different character and are special in themselves, but the existing character of this neighborhood would be significantly changed if they increase the density.

Ms. Funk agreed that a high density neighborhood is not inferior and suggested that the

language written by Staff be changed to reflect that high density neighborhoods are different. People have different needs. Some have the need for a small home community, and others like high density areas with no yards.

Motion for Petition 400-01-32

Arla Funk moved to approve Petition 400-01-32 text and map amendments to the Sugar House Business District based on the finding of fact and the four recommendations presented in the staff report and with deletion of the language in the Staff report that "high density neighborhoods are inferior." Tim Chambless seconded the motion with the comment that people vote with their feet. This is a desirable State, and nearly half the population lives in the Salt Lake Valley. People want to live in Sugar House, and they all have different needs. The Planning Commission should anticipate those needs and the certainty of future growth. He believed they should find a method to alleviate the movement of people to this neighborhood.

Ms. Funk stated that she had not completed her motion. Taking into consideration that not all of the petition was properly noticed, she moved to put Petition 400-01-32 on hold until the next Planning Commission meeting without additional public hearing.

Mr. Wilde clarified that the Sugar House Business District Area 5 has been noticed for public hearing at the next meeting. Ms. Barrows suggested that they vote on all portions of the petition except Area 5.

Mr. Jonas agreed with Mr. Chambless that Sugar House will get more people and that there is a need to move people around. This is a congested area, and as much as the residents do not want Trax, Sugar House will further develop into a commercial community, and people need to get in and out without cars. His concern with going from RMF-35 to R-1-5000 was that Trax will come in the future, and people will resist because the R-1-5000 zone is in place. He could live with the CN zone, but it was difficult for him to buy the idea of 900 East being a walkable area. He was concerned about dealing with arbitrary zoning lines based on lot lines. He stated that he would prefer to see everything north of Elm Street be the Sugar House rezone. It is a mixed use zone that allows commercial use and enables people to develop an attractive mixed-use area. If that is not done, he would prefer to see the area east of 1000 East and north of Elm Street zoned RB. The Commissioners discussed Mr. Jonas's comments.

Mr. Nelson stated that he opposed RMF-35 primarily because multi-family home ownership

cannot work in a four-plex or eight-plex. A higher density development is necessary to control management and maintain the units of high density residential, and he could not see that happening on small lots. He was concerned about the high density development surrounding the R-1-5000 area, because eventually someone would sell out, another would move in, and the neighborhood would lose control. Mr. Nelson stated that he favored the RB zone. Ms. Anderson explained that the RB zone would also allow for live-work units as opposed to only home occupations and would support smaller businesses because the lots are small.

Ms. Funk reiterated her request to re-vote the entire petition at the next meeting to allow the Planning Commission an opportunity to think about these new ideas. Mr. Wilde referred to his earlier statement about the re-notice of Area 5 and noted that Ms. Anderson informed him that the notice was global and included the entire petition. He suggested that the Planning Commission defer action until the next meeting and direct Staff to make changes or provide additional information. Ms. Funk clarified that her motion is to wait to vote on this petition at the next meeting.

Ms. Arnold, Ms. Barrows, Mr. Chambless, Mr. Diamond, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Nelson, and Ms. Noda voted "Aye." Mr. Muir voted "Nay." Robert "Bip" Daniels, as chair, did not vote. The motion carried.

After the vote, it was noted that Ms. Funk made the motion on Petition 400-01-32, and the presentation this evening was on Petition 400-02-08. Many of the Commissioners were confused as to the motion and asked for further clarification. Chair Daniels suggested that Ms. Funk move to re-hear the petition which means they can re-vote the motion at the next meeting.

Motion

Arla Funk moved to re-hear the petition at the next meeting. Andrea Barrows seconded the motion. Ms. Arnold, Ms. Barrows, Mr. Chambless, Mr. Diamond, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Nelson, and Ms. Noda voted "Aye." Mr. Muir voted "Nay." Robert "Bip" Daniels, as chair, did not vote. The motion carried.

Motion for Petition 400-02-08

Based on petitions 400-02-08 and 400-01-32, Andrea Barrows moved to continue the public hearing with public testimony in reference to all areas. Jeff Jonas seconded the motion. Ms.

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Arnold, Ms. Barrows, Mr. Chambless, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Muir, Mr. Nelson and Ms. Noda voted "Aye." Mr. Diamond was not present for the vote. Robert "Bip" Daniels, as chair, did not vote. The motion carried.

PUBLIC HEARING - Kunga Subdivision Amendment, located at 1500 South Richards Street. The Community Development Corporation of Utah is requesting an amendment to portions of lots 1, 18, 19, and 20, Block 4 of Gabbott's Addition Subdivision, and 1/2 of the adjacent vacated alley abutting on the West, which will create two single family Residential Lots. Proposed is one 7,320 square foot parcel with frontage along Andrew Avenue and one 5,080 square foot parcel reconfigured for an existing single family dwelling addressed as 1500 South Richards Street. The properties to be amended are located in a RMF-35 zoning district.

Planner Greg Mikolash explained that this petition was approved at an administrative hearing on May 21. Since the people who opposed the administrative process were not present this evening, he requested that the Planning Commission grant this administrative position.

Chair Daniels opened the public hearing.

Mark Lundgren, representing the Community Development Corporation, stated that application for this subdivision was made in January, and there have been various delays. They accept the Staff recommendations and can meet the conditions. He explained that the opposition raised at the administrative hearing related to procedural issues, not the project itself.

Chair Daniels closed the public hearing.

Motion for Kunga Subdivision Amendment

Based upon the findings of fact and lack of opposition, Jeff Jonas moved to grant final approval to the Kunga Subdivision to allow for the amendments to portions of Lots 1, 18, 19, & 20, Block 4 of Gabbott's Addition Subdivision, and 1/2 of the adjacent vacated alley abutting on the West according to Conditions 1 and 2 as stated in the staff report. Tim Chambless seconded the motion.

Findings of Fact

PUBLIC HEARING - Petition No. 400-02-08 and 400-01-32, requested by the Salt Lake City Planning Commission to continue the public hearing to provide for the following: 1) Zoning map amendments and changes to the Sugar House Master Plan and future land use map to designate areas for townhomes and live-work units, mixed uses and low density residential land uses for the area between 900 East to McClelland Street and 2100 South to Sugarmont Avenue; 2) a Zoning Ordinance text amendment to the CSHBD zone to eliminate the residential density limit in the Sugar House business district; and provide a Zoning Ordinance text amendment to the CSHBD zone to require townhouses or live-work units as a part of any new development in a portion of the area generally bound by 2100 South and Sugarmont Drive, and between 1000 East and McClelland streets.

Planner Melissa Anderson reported that the Staff presented their report and recommendations two weeks ago, and a public hearing was held. She added a clarification in Sub-Area 4 that the Staff recommends that the ordinance specify either medium density residential or residential mixed use for the land use. The Staff prefers to see town houses or live-work units, in any new development. General description of those land uses would be adequate to allow creativity in the design of any new development

Chair Daniels reopened the public hearing.

Judi Short commented that Shopko is a good example of what she could see happening to the housing in this area. The street where Shopko now stands had 22 houses on it, and someone bought the houses one at a time, speculating that it would eventually be retail space, and they held onto it. For a long period of time it fell apart and looked ugly. Ms. Short believed the recommendations in the staff report would be a good solution, because it is important to protect the historic home. It is appropriate for use as an office, and the buildings are an asset because of how they look. She believed the plan for light rail in Sugar House was good, but she did not think it would come immediately, and there could be quite a few years of nice housing in this area before having to convert it to commercial or RMF-35. She believed it would be a long time before all the housing potential is used up and the small houses are taken away. She urged the Planning Commission to consider leaving the houses and stated that she supports the R-1-5000.

Kent Nelson expressed concern that, if there are deteriorating spots in those homes in the

future, people move out, and the area is strictly zoned for single-family housing with no other use, they would not be able to stop the deterioration in the neighborhood. That may not occur in the short term, but in the long term it could happen. Ms. Short agreed but felt it was a nice area, and if it is chopped up into duplexes and people are encouraged to assemble three or four properties for fourplexes, it would be an abomination. Mr. Nelson stated that he was thinking more of an RB zone, which would provide an exit strategy in the event the area goes bad. Ms. Short did not think the RB zone was a good solution because the residential use is always lost.

Susan Petheram, a trustee for the Community Council, stated that the neighborhood meeting regarding this rezone showed the commitment the people have for their houses. The Community Council strongly supported the recommendations in the staff report and believed it was moving in the direction of the master plan and what the community wants to see in the Sugar House Business District. One of the things they want to see is containing commercial and small businesses in a central area in the Business District and not letting them creep out further. She believed the Staff's recommendation was important for the health of the business district in consolidating all the uses in the center and for the health of the neighborhood by protecting these homes, unlike other homes that disappeared due to commercial spreading along 2100 South. Ms. Petheram remarked that this neighborhood, instead of deteriorating, has the potential to become a key primary living district. As the area develops, the neighborhood will be enhanced and the property values will rise. She believed the rezone would give an incentive to current property owners to make more investment in their property because they will have security that their houses will not be torn down for multi-family housing. Multi-family housing is needed, but there are plenty of underutilized spaces in the Sugar House Business District where multi-family housing would be appropriate.

Soren Simonsen, a Highland Park resident and architect and a member of the Landmarks Commission, stated that his opinions are his own and do not reflect those of his employer or the Landmarks Commission. He spoke in favor of this proposal and outlined some reasons why he hoped the Planning Commission would consider approving it. He understood the discussion regarding deterioration of neighborhoods, but his observations, having worked throughout the region and looked at research throughout the country, were that generally neighborhoods do not deteriorate because of a few homes but because of low density, industrial, and commercial encroachment into established residential areas. He believed that had happened over many years in the Sugar House area. Neighborhoods like the ones identified in this proposal are vital to a diversity of housing and maintaining a residential core within the Sugar House area.

Increasing and eliminating the diversity of housing would be a poor move on the part of this community. He stated that there is no area to develop single family residential within the City limits, and in established urban areas, single-family residences are vital to the vitality of neighborhoods. To eliminate these residences would be detrimental. Mr. Simonsen believed there were ways to introduce new housing into existing neighborhoods. Diversifying housing in Sugar House is important, but the City should not look at policies that eliminate single family residences and should instead look at ways to introduce housing in a mixed-use development in areas where there is low density commercial development. He commented that leaving the current zoning would tend to increase property values for residents who have been there a long time and rely on keeping property taxes at a reasonable level. The proposal is important in maintaining the existing populations in those areas and insuring that new people can move in once the homes are vacated. He encouraged the Planning Commission to consider the Staff's recommendation to modify the zoning to help preserve the existing single-family residential neighborhoods. He also asked that, as they look at changes in this area, they pay attention to opportunities to increase housing in predominantly commercial areas and introduce a more mixed-use development pattern that will help maintain the livelihood and diversity of this neighborhood for many years to come.

Christie Johnson, a resident on Lincoln Street, stated that she spoke at the last meeting and was struck by two comments she heard. First was a comment by Mr. Muir who said that on one hand they had adopted a policy of embracing change and growth. His next comment was that the current zoning had protected the neighborhood for 70 years. Ms. Johnson found that statement to be disconcerting, because if the City is going to embrace and adopt growth, the current zoning is suspect at the very least. She remarked that Staff's recommendation would allow those who own homes to keep their homes with a degree of certainty that they will be safe in years to come and also allow for development of new housing. She believed they would get the best of both worlds with the Staff's recommendation. She strongly encouraged the Planning Commission to adopt the Staff's recommendation. She stated that she was also distressed at the last meeting by a comment from a gentleman who owns property but does not live there who referred to the neighborhood as trashy. As she listened to his concerns, she realized that the things he was concerned about are allowable under the current zoning. His property is behind Smith's where it is very dark and a lot of drug deals are carried out. That does not happen on her street where the neighbors are watching and the lighting is better. The gentleman was concerned about the eight-plex and the duplex beside it, and Ms. Johnson noted that those are not single-family residences. The commercial development this gentleman was

interested in is the kind of development that promotes the problems he is concerned about. Ms. Johnson stated that there are ways to adopt growth and ways to change neighborhoods that protect existing housing and produce new opportunities. She believed the Staff's recommendation would do that.

Lavana Smith, a resident on Lincoln Street, asked where the parking for Trax would be located. She noted that someone asked that question at the last meeting and it was not answered. Ms. Funk replied that the location has not yet been determined. It will be somewhere between 1100 and 1300 East and will be determined when they get closer to Trax coming into Sugar House, which will not be for a number of years. At that time a study will be conducted to determine where it should be.

Chair Daniels closed the public hearing.

Motion for Petition 400-02-08 and 400-01-32

Arla Funk moved to approve Petitions 400-08-32 and 400-02-08 based on the findings of fact from the staff report presented at the last meeting and the current staff report and to transmit a favorable recommendation to the City Council to adopt these petitions with the four recommendations outlined on page 2 of the staff report. Peggy McDonough seconded the motion.

Mr. Jonas noted that the Planning Commission brought this back for continued discussion, and he asked why they were willing to vote on a motion without the benefit of that discussion. He recalled a lengthy discussion that got them to the zoning proposal in front of them, and it came down to several issues. He believed there was general consensus on changing CB to CN. There seemed to be issues as to whether an R-1-5000 zone was appropriate south of Elm with the possibility that a Trax line will someday be there and the impact of that type of zone next to a Trax line. The idea was raised that this area might be appropriate for an RB zone. There was also concern about the area north of Elm and whether the RB zone was appropriate for extending the Sugar House rezone to the entire study area north of Elm or changing the entire area to RB with the exception of the CN zone. Mr. Jonas stated that he had particular concern with the area north of Elm, especially the block east of 1000 East, and with dividing Zones by existing land uses vs. trying to create a single zoning area there. He did not favor the Sugar House Area 5 zone but was more comfortable with that than carving out small sections. In order to have good development, they should zone by areas rather than zoning by uses.

Ms. McDonough commented on the idea of turning more of that area into RB than what is proposed. It was her opinion that it had been demonstrated that the RB zone usually builds commercial and erodes housing. She suggested minimizing where they view the RB zone, and she believed where it stands in the proposal was probably all right. She did not want it in Sugar House Business District 3 because that is commercial, and they would erode the neighborhood even more by doing that. Ms. McDonough felt that Sugar House Business District 5, described as encouraging live-work units, would be a better balance since both living and working is likely to happen as opposed to one or the other. She felt that extending the District 5 zone to more of the blocks next to it would be worth discussing. She believed live-work units across from Granite Furniture would make sense as an edge for a transitional zone. She was unsure if it made sense to bring it into the middle of the residential zone, and that was why she was comfortable with R-1-5000 in that area.

Mr. Muir stated that he did not understand the lack of Staff's reaction to their comments and concerns at the last meeting. He recalled that the Commission had directed Staff to look at what may be the appropriate long-term zone and plan for the future. The current zone is probably not appropriate, but he did not see any response to the Commission's directive. Mr. Goldsmith explained that the Staff held a lengthy discussion after the last meeting, and the issue a citizen brought up about having it both ways drove what appeared to be the Staff's lack of response. This is a transition time in Sugar House, and they do not want to undermine the stability of those neighborhoods with speculation. It is unknown when Trax might come, and they run a great risk of undermining the stability and investment of the neighbors if they speculate too quickly. This proposal is a way to begin encouraging those changes, particularly along McClelland, while making sure they are promoting stability.

Mr. Jonas stated that he was frustrated with the process in Sugar House as the Commissioners continually have discussions during their meetings with no response from Staff. Receiving a memo saying the proposal was the same as at the last meeting with no additional feedback was frustrating to him. Mr. Goldsmith asked how Mr. Jonas believed the Staff should have responded. Mr. Jonas suggested that they could discuss why the Staff did not agree with the issues raised at the last meeting. He believed it was incumbent upon Staff to address the issues brought up rather than ignoring them.

Mr. Muir asked if Area 2 was appropriate for a performance zone overlay. For example, this

area could return to a single-family residence zone provided there is an overlay performance incentive package to encourage developers to do what the City wants as supported by the market. This could leap frog from where they are today to where they want to be 20 years from now without incremental density happening haphazardly. Mr. Goldsmith asked the Planning Commission to help address the stability issue. Mr. Jonas stated that he could see both sides of that argument and could be easily swayed. He has some reservations about the area being zoned R-1-5000, because a number of properties would be non-conforming. He was more concerned with the area north of Elm which becomes a transition zone, and he did not understand Area 5 for the Sugar House 5 Zoning District and the modifications included in the staff report. He suggested expanding the Sugar House 5 District to the entire area north of Elm that is sited for rezone, but not without knowing more about it. He believed things should happen in better increments that allow for meaningful development in the future.

Ms. Anderson addressed some of the concerns that were not articulated to the Planning Commission. The Sugar House Business District zone does not have demolition criteria and, as a consequence, the potential landmark site would have no protection. The City is not requiring the property owner to register it, but demolition criteria are very helpful in preserving this unique and valuable historic resource. That was acknowledged in Staff review and in letters from the State Historic Preservation Office and the Utah Heritage Foundation. The RB zone, when looking at the larger area and those houses that are still in a house-type structure, is the most consistent and provides a transition with the neighboring residential homes that are proposed for the R-1-5000 zone. The Staff is recognizing the value of the existing homes and the stability of the community. That is also balanced with the fact that there are more than 40 acres of the business district to redevelop. Good planning practice is to direct redevelopment in areas that are appropriate as opposed to the existing community areas. If the Granite furniture block, the area with the live-work units, the area south of Granite, and the Shopko block were to redevelop, the road infrastructure could not handle that potential development. She questioned why they would look at redeveloping an existing stable neighborhood when they will not be able to build out the business district to the extent they would like. A traffic impact analysis and business district plan for the area are being conducted to balance how much density can be managed and accommodated with the existing road infrastructure and transit. The density that has been envisioned in the past (eg.-10 stories) cannot be built out, because the transportation infrastructure will limit that development. She asked why the Planning Commission is looking at an existing neighborhood that is solid and can support the future community. She explained that the Staff's recommendation is based on that information. Ms. Anderson stated that the

SHBD5, residential or residential mixed use, preferably townhouses or live-work units, is specifically recommended because the scale and land use would offer an appropriate transition to the existing homes. The Staff did not favor rezoning all the homes to RB because RB does not encourage residential use. The RB Zone requires structures to maintain a residential appearance, but there is no incentive to keep the residential use. When there is 40 acres of redevelopment area and potentially a million square feet of commercial as well as office space, there is no need to accommodate more commercial use in that area. She did not understand why the Planning Commission would want to look at this area for redevelopment. Based on all the information, the Staff did not find that to be a wise decision or a good planning decision as it does not recognize the value of the existing communities. She believed the region could approach and embrace density if it is guided in appropriate redevelopment areas.

Mr. Goldsmith apologized for not submitting in writing the reasons for the Staff recommendation that Ms. Anderson articulated.

Mr. Jonas stated that he did not disagree with Ms. Anderson's comments, but he asked why the redevelopment of Shopko appeared to be imminent. That redevelopment would be a long time in the future, and adding that parcel to the current figures would be misleading.

Mr. Muir stated that he appreciated Ms. Anderson's logic and the Staff's knowledge. He felt that the Planning Commission was struggling with the issues, and their comments and thought processes helped provide guidance. He understood the logic of rezoning a node and building it out on the periphery, but he did not understand why they leap frogged over to grab Smith's and convert that zone. He believed with that move that the die would be cast for the surrounding neighborhood. He felt the Staff had a different logic for commercial than for residential. Ms. Anderson stated that it would be incorrect to say there is a presumption of higher density around that 30-foot-high, mixed-use Sugar House Business District Zone.

Mr. Muir and Ms. Anderson discussed density and walkable communities. Ms. Anderson stated that walkable is not equivalent to density. Mr. Jonas stated that he did not understand how they could not have density with a walkable community, because walkable communities assume a mix of commercial/retail with residential. If there is not density to support it, it is not deemed walkable. Mr. Goldsmith explained that it depends on the edges. He referred to the Federal Heights area to demonstrate how there could be large residences on large lots and still create a walkable neighborhood because of the mobility pattern. Mr. Diamond felt the difference was

that they would create more edges within this edge and commented that the scale is what is so great about Sugar House. He asked if the Staff recommendation would create another edge that would create another boundary to allow folks to get into the neighborhood rather than being enclosed.

Ms. Funk referred to an earlier comment by Ms. Anderson about future density being too much for the infrastructure. She asked why they are recommending a plan that is too much and why more of it is not lower density. Ms. Anderson replied that she will evaluate that when she does the Sugar House Business District small area plan. A transportation consulting firm has been contracted to evaluate densities, and if the Staff comes before the Planning Commission to lower the height limits, they will be based on quantitative transportation impact numbers and skilled evaluation in terms of design and scale for the community. Ms. Funk asked if the areas had been studied enough and suggested possibly protecting Area 2 with the recommended down zoning and leaving the rest until they can answer more of the questions that keep coming up this evening. She wanted to protect the single-family homes, but she was concerned about changing the zoning now when a year later it could change again.

Mr. Nelson stated that he had observed the Rose Park area, which is similar in terms of small homes on small lots. Some of the pockets maintain their value, and there is pride in home ownership, but other areas start to deteriorate. Soon another pocket deteriorates and people start to move out. He asked how these 33 parcels would avoid that kind of scenario when neighborhood profiles change over a period of time. Ms Anderson replied that the intent of the recommendation to rezone to R-1-5000, which is consistent with the existing land uses, is to provide more stability so it will not unduly deteriorate. It is anticipated that, over time, as the business district redevelops into a mixed-use area, those housing choices, variety of types, and location will be valuable and hold their value over time. Mr. Nelson commented that it is only an assumption that the homes will hold their value and not deteriorate. Mr. Diamond believed Rose Park was different from Sugar House because of the different fabric that surrounds it.

Mr. Muir clarified that he did not oppose stabilizing this neighborhood, but he was concerned with the schizophrenic way they are going about it. It is all right to destabilize the commercial sector but not all right to destabilize the residential, and until there is a more holistic approach, he had a problem with that concept.

Mr. Goldsmith asked what kind of urban design and zoning changes the Planning Commission

would like to see so they can move forward with this smaller area.

Mr. Muir commented that, since the perimeter was moved out by grabbing Smith's and then creating an island with an exception within that perimeter, the only thing that would satisfy him would be a vehicle to get from stable, single-family residence to the next step. After further discussion about the perimeter and the peninsula referred to. Ms. Anderson stated that good planning principles support and guide growth and development in an appropriate manner. Otherwise the market will bleed out into the residential areas. Many people do not want to live downtown, but they do want to live in a smaller community where they can raise their families and feel comfortable. She clarified that the term "bleed out" means that the market would go out to areas where there is cheaper land rather than being directed toward more appropriate areas. 40 acres of redevelopment area that the City would like to see redeveloped with residential and mixed use is a healthy amount of land area to work with.

Mr. Goldsmith noted that, for the first time, they are addressing wholesale infill strategies, and so far, urban infill strategies have been mostly parcel by parcel. Peninsulas will occur depending on the condition and form of the existing neighborhood. Carving out pieces of prime land becomes a preservation strategy as it changes the densification or walkability of the neighborhood. The Staff relies heavily on the eyes and ears of neighbors to help carve out these pieces so they do not extract more than they need to. Mr. Muir stated that he did not understand why they wanted to destabilize Smith's. Without that element, he would have no problem with the proposal. Ms. Anderson replied that the SHBD zone is very much about site design, and Smith's could do exactly what they are doing now. She did not think this proposal would destabilize them. Mr. Muir stated that they would be destabilized because they cannot effectively respond to the auto-oriented marketplace. Ms. Anderson felt that went hand in hand with the walkable communities ordinance which affects the CB zone which is, the current zoning on the Smith's lot. She reiterated her earlier comment that there is a misconception that walkable is not equal to density. The 1500 East/1500 South node is a beautiful walkable neighborhood with small businesses and comparatively low density. Mr. Jonas commented that everyone who lives in that area complains every time a new lease comes in. He commented on a Board of Adjustment meeting he attended where people turned out in numbers to state their opposition. Ms. Anderson agreed that there have been tensions in the neighborhood that the City is working to address the issues.

Mr. Jonas noted that they are creating a new zone with the CSHBD-5 without any conversation,

and he was troubled by that zone. The concept of live-work is not defined or explained, and he was unsure if it was a viable concept. He agreed with transition and understood that concept coming off of McClelland, but he felt they should be discussing issues related to this new zone. He was troubled by the fact that any building in any of the Sugar House zones with a first floor area of 20,000 square feet or less would be a permitted use, and he did not believe the height issue was clear. Ms. Anderson noted that the language recommended by Staff for CSHBD-5, ordinance was, "The maximum building height in CSHBD-5 shall not exceed 30 feet for residential or live-work uses. Non-residential uses in a live-work building are limited to the first floor and a maximum of 50% of the total floor area of any unit." Mr. Jonas asked for clarification of a live-work unit. Ms. Anderson explained that a live-work unit typically uses the first floor as a work area, and one would live behind or above it. That would provide the stability of someone living there as opposed to a retail only, non-residential use. Mr. Goldsmith explained that a live-work unit requires a residential component, whereas mixed use can have residences, offices, and retail, but unless it is specifically requires residential, a mixed-use building could have only retail and office uses. Mr. Jonas recalled a conversation at the last meeting about adding an opt-out provision, and he did not see that in the current staff report. Ms. Anderson replied that it was only a suggestion, but it could be considered by the Planning Commission. Mr. Wilde had mentioned it at the last meeting as a way to work with developers so that, if there was an intrinsic problem or creative development options, the conditional use method would be an option for re-evaluating the requirements. Mr. Wilde stated that, as written, they still need to build an escape method if the Planning Commission does not want to enforce residential into the mix. Mr. Goldsmith stated that the goal of the Planning Staff was to enforce a residential component. Mr. Jonas agreed and felt they could enforce it through a conditional use. He stated that he was uncomfortable about creating a zone and was concerned about how the language was written. The terminology "residential mixed use" was more comfortable to him than residential or live-work uses. Mr. Wilde stated that, if the Planning Commission prefers an opt out where there can be a commercial use without a residential component, the best way to structure it would be to require a conditional use approval for a new principal building that does not have a residential component.

Mr. Nelson asked if there had been discussion of transferability of density. Mr. Goldsmith replied that transfer of development rights has not been considered. Mr. Nelson felt that it would encourage more housing and provide easier developability. Mr. Goldsmith commented that transfer of development rights is another issue that would have to be addressed across the board throughout the community.

Mr. Chambless recalled discussion at the last meeting regarding light rail through Sugar House. Ms. Anderson explained the process and commented on the amount of study involved and the number of years before light rail will occur. Mr. Chambless commented that people moving to Sugar House will create greater density. What they are molding is a residential business edge city within Salt Lake City. Ms. Anderson stated that Sugar House has typically been referred to as a city within a city.

Mr. Jonas felt the RB zone was more constraining in terms of future development. In terms of a transition buffer, he preferred to see the junky area around the historic building zoned Sugar House 5 and Sugar House 3 to allow more development flexibility. Mr. Wilde stated that the intent of RB is to provide land use flexibility. Offices and retail are allowed, but the intent is to preserve the buildings. With a conditional use, the buildings can be replaced, but a replacement structure must take on a residential character. Mr. Jonas felt there was a strong recommendation to preserve the R-1-5000 zone south of Elm Street. He suggested keeping the zoning south of Elm Street as proposed by Staff, change CB to CN along 900 East, change all the other areas to R-1-5000, and create the new Sugar House 5 zone along McClelland Street south of Elm. He suggested that everything north of Elm, except the historic home, be zoned Sugar House 5. The historic home should remain RB. Mr. Goldsmith commented on earlier references to the edge of McClelland Street on the east side and suggested that the Planning Staff initiate a review of urban design elements to be incorporated into the master plan along the McClelland edge. Mr. Jonas suggested that the Sugar House 5 zone include an opt out and that the language be changed to residential mixed use instead of live-work. He also suggested reducing maximum building size to less than 10,000 square feet for conditional uses.

Ms. Arnold asked if Mr. Jonas's comments would go back to Staff for refinement and come back to the Planning Commission. Mr. Jonas felt that, if the Commissioners were comfortable with these conditions, he would add them to the motion for action this evening.

Ms. Funk withdrew her motion to allow Mr. Jonas to form his comments and suggestions into a new motion. Ms. McDonough agreed and withdrew her second to the original motion.

Mr. Wilde asked if the opt-out provision Mr. Jonas referred to was the conditional use escape they had discussed. Mr. Jonas replied that it was.

Mr. Diamond asked if the edge referred to is both sides of McClelland. It was confirmed that it would be both sides.

Motion for Petition #400-01-32

In the matter of Petition #400-01-32, text and map amendments related to the Sugar House Business District Zone, based upon the findings of fact, Jeff Jonas moved that Title 21A.26.060, the first enabling language, be divided into 5 sub-areas instead of four; that F be revised to 10,000 square feet as a conditional use in Area 5; and that G(5) be modified to read, "The maximum building height in CSHBD-5 shall not exceed 30 feet for residential or residential mixed uses. Non-residential uses in a residential mixed-use building are limited to the first floor and a maximum of 50% of the total floor area for any building. Any building over 10,000 square feet on the first floor shall be a conditional use, with opt-out language for a conditional use for non-residential uses." With respect to the map, Mr. Jonas moved that the zoning map for the Sugar House Business District in this area be modified to change the CB zoning along 900 East south of Elm and north of Sugarmont Drive to CN; that the residential area south of Elm between Elm and Sugarmont Drive be rezoned to R-1-5000 with the exception of the strip on the west side of McClelland Street which will be rezoned to a CSHBD-5 zone; that north of Elm Street all the area west of McClelland to Lincoln Street that is not currently proposed to be zoned CSHBD-3 be rezoned to CSHBD-5 with the exception of the historic building which will be rezoned to RB. Mr. Jonas moved to forward this recommendation to the City Council with a recommendation to direct the Staff to study the east side of McClelland street in terms of proposed urban design element changes to the master plan. Mr. Jonas also requested that Staff bring the draft ordinance back for Planning Commission review before it is forwarded to the City Council. Kent Nelson seconded the motion. Mr. Chambless, Mr. Diamond, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Nelson, and Ms. Noda voted "Aye." Ms. Arnold and Mr. Muir voted "Nay." Ms. Barrows was not present. Robert "Bip" Daniels, as chair, did not vote. The motion carried.

Motion for Petition #400-02-08

In the matter of Petition #400-02-08, the Sugar House zoning and master plan future land use map amendment, based upon the findings of fact contained in the Staff report, Jeff Jonas moved to transmit a favorable recommendation to the City Council to adopt the zoning and future land use map amendments for the areas illustrated in Exhibit 3 as modified to reflect the

prior changes made to the zoning map as outlined in the motion for Petition 400-01-32. Peggy McDonough seconded the motion. Mr. Chambless, Mr. Diamond, Ms. Funk, Mr. Jonas, Ms. McDonough, Mr. Nelson, and Ms. Noda voted "Aye." Ms. Arnold and Mr. Muir voted "Nay." Ms. Barrows was not present. Robert "Bip" Daniels, as chair, did not vote. The motion carried.

Findings of Fact

1. The proposed rezone and future land use map amendment is consistent with the Sugar House Master Plan, Sugar House Master Plan (2001), SLC Housing Plan (2000), Futures Commission Final Report (1998), and the SLC Strategic Plan (1993). Amending the zoning and future land use map will ensure the policies relating to neighborhood stability, encouraging creative development, and preserving historic resources found in the cited master plans are implemented.
2. The study area is not located within any of the overlay districts.
3. The proposed amendments are to implement policies of the Sugar House Master Plan and are not project related. The affected areas are located where existing public utilities and services exist. Future development projects may be required to include upgrading of utilities and facilities to ensure adequate levels are provided.

Area I

1. The proposed rezone from CB to CN will ensure that new development will continue to support small businesses that are at a scale compatible with the neighboring residential uses. The proposed land use for these parcels is consistent with the proposed zone.

Area II

1. The proposed zoning and land use is consistent with the existing single-family and will preserve the stability of the neighborhood. Retaining the residential density of the area will not adversely affect the objectives of the business district to be a transit-oriented town center.

Area III

1. The proposed RB zone for Area III is consistent with the existing land uses and will not affect adjacent properties negatively. The residential land uses to the south and east will benefit from the lower intensity land uses, demolition criteria and new construction design criteria that are associated with the RB zone. The RB zoning district also allows property owners the potential for non-residential land use options on their property.

Area IV

1. The proposed land use change from mixed use to townhouses or live-work units is consistent with the urban character of the business district town center. Townhouses or

residential mixed-uses in Area IV will also provide a better transition between the core of the business district and the residential uses found in Area II.

Master Plan Amendment

1. The mandated notification procedures, as outlined in the State Code for amending a master plan, have been followed.

Prescott Muir left the meeting at 7:25 p.m.

PUBLIC HEARING - Petition #410-600 by Watson Laboratories, requesting a conditional use approval for additional building height for the proposed expansion of Watson Pharmaceutical Laboratory, located at 575 South Chipeta Way in the "RP" zoning district at the University of Utah Research Park.

Planner Greg Mikolash reviewed the conditional use request for excessive height in the RP zone as presented in the staff report. He noted that such requests typically go to the Board of Adjustment under a special exception, but this is a special zone that allows height in excess of 45 feet but no higher than 75 feet. The purpose of the expansion is to relocate and prepare for planned growth in the Watson Pharmaceutical facility. At the highest point above existing grade, total height, including a mechanical penthouse, will be 69'8". There will be 435 parking stalls on site, and the requirement is 397 stalls. Parking was calculated with the Development Review Team and Building Services Department. The architect has provided an outline of how the parking was calculated, and Building Services is comfortable with that calculation. Mr. Mikolash noted that the view corridors on the lower south or west side looking at the foothills is the main concern and the reason this is before the Planning Commission as a conditional use. He reported that he received a letter from Charles Evans with the Research Park Architectural Committee. Mr. Evans stated that he had reviewed the structure, and the building materials and height are fine. He also received a letter from Paul Williams at This is the Place State Monument who indicated that he was comfortable with the conditional use as presented. Mr. Mikolash understood that the architect had received a letter from the Governor's Memorial Park committee who indicated that they did not oppose this request. The Staff favors this conditional use request. Three other conditional use requests have been submitted in the Research Park area for additional height, the last one being the Myriad, which is less than two blocks from the Watson Building. The Myriad also constructed underground parking. The other two were within the past seven years and received no opposition. The Staff requested that the Planning Commission grant this special exception for increased height.

Exhibit 2 -

Emails from Planning Staff & City Council Staff regarding the City Council briefing
held on February 4, 2003

Salt Lake City Council

AGENDA

**City Council Chambers
City & County Building
451 South State Street, Room 315
Salt Lake City, Utah**

***Tuesday, February 4, 2003
7:00 p.m.***

5:00 p.m., some Council Members may dine together in Room 125 at the City & County Building. (The room is open to the public.)

**A. WORK SESSION: 5:30 p.m., Room 326, City & County Building, 451 South State Street
(Items from the following list that Council is unable to complete in Work Session from 5:30-6:55 p.m. will be addressed in a Work Session setting following the Consent Agenda.)**

1. Report of the Executive Director, including review of Council information items and announcements.
2. The Council will interview Rozina Bahlibi prior to consideration of her appointment to the Sister Cities Board.
3. The Council will interview Mary Woodhead prior to consideration of her reappointment to the Land Use Appeals Board.
4. The Council will interview Tom Berggren prior to consideration of his reappointment to the Board of Adjustment.
5. The Council will interview Jan Striefel prior to consideration of her appointment to the Public Utilities Advisory Committee.
6. The Council will interview Kent Moore prior to consideration of his reappointment to the Housing Trust Fund Advisory Board.
7. The Council will receive an update regarding issues at the 2003 Legislative Session.
8. The Council will receive a report from the Citizens Compensation Advisory Committee. **(Refer to attachment)**
9. The Council will receive a briefing regarding amending the Sugar House Business District zone and amending the Sugar House Master Plan. **(Refer to attachment)**
10. The Council will receive a briefing from the Utah Transit Authority on proposed bus route changes.
11. The Council will receive a briefing regarding rezoning for the Intermodal Hub. **(Refer to attachment)**

B. OPENING CEREMONY:

1. Pledge of Allegiance.
2. The Council will approve the minutes of January 23, 2003.

C. COMMENTS:

Anderson, Melissa

From: Jardine, Janice
Sent: Wednesday, February 05, 2003 10:41 AM
To: Anderson, Melissa
Cc: Coffey, Cheri; Gust-Jenson, Cindy; Wilde, Brent; Zunguze, Louis
Subject: RE: Follow Up
Categories: Program/Policy

Melissa,

I'm listening to the recording right now and will confirm your understanding with Cindy. I'll get back with you either later today or first thing in the morning. I'll work along with you to coordinate and provide the necessary information to the Council.

Thanks so much for all your help.
JJ

P.S. Obviously, since I'm answering this, I was able to get home ok. Thanks for asking.

-----Original Message-----

From: Anderson, Melissa
Sent: Wednesday, February 05, 2003 10:34 AM
To: Jardine, Janice
Cc: Coffey, Cheri; Gust-Jenson, Cindy; Wilde, Brent; Zunguze, Louis
Subject: Follow Up

Janice,

I hope you got home safely last night. The planning staff appreciated the discussion with the Council last night and would like to follow up on the issues regarding the SHBD rezone and ordinance amendments. I would like to know when the information should be submitted to you as well as confirm the specific items we should review. Your help to clarify the specific items for follow up would be very helpful. The items I recollect from last night are the following:

1. Amend the ordinance and the zoning and future land use map to reflect the Irving Schoolhouse as CSHBD-2 with a 50-foot height limit;
2. Amend the zoning and future land use map to reflect the original staff recommendation for the area around Elm Street, between 900 East and McClelland Street. Please clarify if the RB zoning should be applied to only the historic property or if it should apply to the majority of the block as was reflected in the original staff recommendation;
3. Identify what percentage of the properties proposed for rezoning would become non-complying if the proposed zoning was implemented;
4. Identify opportunities for further streamlining in procedural implementation, particularly to create further incentives for developers providing housing (e.g. the CUP/PD process may be too onerous for small businesses wishing to make structural changes to their buildings); and
5. Discuss the philosophical approach, with respect to the existing land uses and the proposed zones in residential and commercial areas (e.g. does the future zoning preclude Smith's grocery store from remaining or rebuilding in the area?).

The planning division will follow up on these items as outlined above unless you have changes or additions to provide.

Thank you,
Melissa

Post-it® Fax Note	7671	Date	3/4/03	# of pages	2
To	Dale Lambert	From	Melissa		
Co./Dept.		Co.			
Phone #		Phone #	535-6184		
Fax #	355-3472	Fax #			

Anderson, Melissa

From: Jardine, Janice
Sent: Tuesday, April 01, 2003 12:36 PM
To: Zunguze, Louis; Wilde, Brent; Coffey, Cheri; Anderson, Melissa
Cc: Gust-Jenson, Cindy; Weyher, Alison; Dobbins, David; Rutan, Ed; Pace, Lynn
Subject: Sugar House Business District Rezoning
Importance: High

Hi Everyone,

I have had an opportunity to listen to the Council's work session discussion relating to the Sugar House Business District rezoning and master plan amendments. I have listed below your notes, input from Cindy and items discussed that need to be addressed. (In some instances I have expanded on your notes.) I have attached my staff report just for background. I'm hoping that we can work together to get back to the Council in the near future.

- A. Amend the ordinance and the zoning and future land use map to reflect the Irving Schoolhouse as CSHBD-2 with a 50-foot height limit. → *Armand's Project? Otherwise, OK. Amend Map + text*
- B. Amend the zoning and future land use map to reflect the Planning staff recommendation for the area around Elm Street, between 900 East and McClelland Street. (Please clarify if the RB zoning should be applied to only the historic property or if it should apply to the majority of the block as was reflected in the original staff recommendation.) Melissa, Kathy Schroeder and you prepared a map (that was included in my staff report) that showed the proposed zoning for the Elm Street area based on the Planning staff recommendation and Community Council support. If you need a copy, let me know. *Amend Map*
- C. Council Member Buhler asked about:
 - 1. The total area proposed to be included in the Sugar House Business District?
 - 2. Contradictions between the master plan and existing zoning.
 - 3. Competing goals.*}?*
- D. Based on concerns about making significant portions of the area non-conforming/non-complying, the following items were noted: Identify options to reduce the area to be rezoned. It would be helpful to identify the areas where development/redevelopment is currently proposed or imminent.
 - 1. Might it be more appropriate to reduce the application of the new zones to protect existing viable neighborhoods?
 - 2. Is it appropriate to be rezoning a large area to encourage an increase in the intensity of uses and density without having a realistic program to address additional impacts such as existing and potential increase in traffic and parking congestion?
 - 3. Because the Smith's block is unique (in one ownership, grocery store use and surrounded by streets on all sides) and currently in the process for redevelopment, remove from the proposed rezoning and deal with it separately.
 - 4. Is it appropriate to rezone existing areas to phase out regional commercial development that provides potential customer base for smaller commercial uses? Don't we need some regional shopping? Can everything be locally owned small business?
- E. Identify what percentage of the properties proposed for rezoning would become non-complying if the proposed zoning were implemented. Identify number and location of parcels, lots, structures and uses that would become non-conforming or non-complying. (I think it may be helpful to provide a brief definition of non-conforming and non-complying. It would be helpful if the definitions are clear, concise and not too technical.) Concern about Shopko area stores not being able to rebuild if there were a fire - should the City Council support things of this nature - don't we need some regional shopping - can everything be locally owned small business?

4/7/2003

- F. Identify options for reducing the number of proposed zones. Simplify processes and reduce subjectivity by providing clearly stated requirements, guidelines and criteria.
- G. Identify options for streamlining procedural implementation. (Is it really necessary for everything to go through the conditional use process? The conditional use/planned development process may be too onerous for small businesses wishing to make structural changes to their buildings. Provide an expedited process for proposed developments that meet the intent/purposes of the master plan and zoning.)
- H. Identify additional incentives for developers to provide housing (in addition to the incentive allowing an increase in height). Provide a procedural advantage for residential development. Indicate, if possible, what options have been more successful than others.
- I. Discuss the philosophical approach with respect to the existing land uses and the proposed zones in residential and commercial areas. (Does the future zoning preclude Smith's grocery store and Shopko from remaining or rebuilding in the area in the event of fire, etc.?)
- J. Request review of the proposal and feedback from Frank Gray. (This was mentioned by Brent.)
- K. Request feedback regarding the proposal from developers and property owners. (This was expressed by Jill. I was not clear on whether or not there was a consensus on this.)

These are additional comments from follow-up conversations with Council Members, as summarized by Cindy:

- Dave expressed particular interest in paying more attention to the master plans because they are relied upon so heavily when other changes & projects come before the Council. He feels that in some cases the Council has taken these too lightly.
- There was also discussion about how the master plans always impact individual properties ultimately, but we don't notify each property owner. They don't get notified until there is a rezoning proposal, and then they find that they are at least somewhat locked in by this long previous conversation that resulted in a master plan. This isn't something that we can expect the Administration to do with their limited resources, but we can raise it as a policy issue and see if the Council wants to change the system and allocate the resources to enable Planning to notify allow for every property owner to be notified when a master plan update is being considered for an area.

Thanks,
JJ

Exhibit 3 -
Revised Chapters of the Sugar House Community Master Plan (2001)

Exhibit 3 -

Revised Chapters of the Sugar House Community Master Plan (2001)

- A. **Commercial Land Use Chapter**
- B. Urban Design Element Chapter
- C. Appendix: Business District Design Guidelines Handbook Chapter

COMMERCIAL LAND USE

INTRODUCTION

Sugar House is a unique and wonderful part of the urban fabric of Salt Lake City, because it represents the *village* nature of neighborhoods that existed before the predominance of the automobile, which expanded distances between land uses and people. It has truly had a sense of place in the development of the Salt Lake Valley. The function of the area should not, however, be a museum or relic of our past; nor should it be a case of "what was old is new again." The Sugar House area should be an ongoing, vibrant and vital expression of today's community vision – a vision for the future based on the traditions of the past.

In the development of this plan, the community clearly voiced a vision that encompasses many types of land uses in order to create a synergistic and healthy neighborhood – a place where people can live, work, shop and play with a distinct "Town Center." The existing merchandise mix in the business district has the potential of integrating a community atmosphere with the excitement of a regional town center: the Hidden Hollow area including Parley's Creek offers a splendid community and commercial development amenity; the Sprague Library is a long-standing community gathering place; and the existing scale and pedestrian orientation of much of the area provides a good basis for future development.

In general, the town center of Sugar House has a rather unique "Main Street" character with small and specialized shops facing onto the narrow primary streets. Many of the businesses are residential service and support uses or specialty retail shops that are readily accommodated in small retail spaces. This "Main Street" quality is the desired character for the heart of the community and offers the greatest potential to identify the area as a unique town center with a strong pedestrian orientation.

SUGAR HOUSE BUSINESS DISTRICT

For many years the Sugar House Business District has not been developed to its full potential. Commercial strip development decentralized commercial growth and reduced the necessary level of concentration to function effectively as a cohesive commercial district. Businesses have encroached into areas of single-family dwellings from the incremental conversion of those dwellings to business use. Many properties had been allowed to deteriorate and there was widespread concern about the long-term economic vitality of Sugar House.

In response, the City prepared a master plan in 1986 for the business district that laid the foundation for the economic revival of the business district. That plan was updated in 1995 with the adoption of the report: "Sugar House Business District: Strategies and Recommendations – Update." This document has been incorporated into this master plan thus, replacing the original business district plan. Since the mid-eighties there has been significant interest in the area, with new ownership of commercial land, a major new

project completed (the Sugar House Commons), and several projects in the planning stages including the Redman Lofts and the Ballet West redevelopment projects.

The Sugar House Community will celebrate its 150th anniversary on April 23, 2004. Sugar House has name recognition along the entire Wasatch Front. The Sugar House area received its name from the sugar beet factory that was built in 1853. *Sugar House* was chosen to honor the pioneers of the first sugar beet factory west of the Mississippi River. The Sugar House name soon came to be used for the emerging commercial center at 1100 East & 2100 South, as well as the surrounding residential neighborhood. The mill, an adobe brick building designed by Truman O. Angell, was located near the southeast corner of 2100 South and 1100 East. It never produced sugar, only molasses, but housed many different uses over the years, including a paper mill, coal yard, and railroad roundhouse. It was torn down in 1928 when local businessmen led a modernization effort in Sugar House. The Sugar House Monument, dedicated in 1934 to honor the sugar beet pioneers, continues to serve as a focal point of the Sugar House community.

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 20th Century. It is appropriate that special consideration be given to new development that honors or contributes to the historic character. Adaptive re-use of structurally sound buildings demonstrating potential economic viability is encouraged.

Getting in and out of the Business District efficiently, finding a place to park, and feeling that walking is a safe and viable alternative to the automobile are essential to the long-term success of the area. The community envisions an experience where a pedestrian can walk from Sugar House Park to Fairmont Park, utilizing paths and sidewalks, to shop, recreate, or just relax. As part of this experience, bringing Parley's Creek back to the surface is strongly encouraged in future projects. It would greatly enhance the pedestrians' experience as they follow Parley's Creek from Sugar House Park through Hidden Hollow, the Commons project, the Granite Furniture block and to Fairmont Park with its pool, ponds, and stream.

Business District Goals and Objectives

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;
- Providing space for small tenants in the retail and office buildings that are developed;
- Increasing a residential presence through a mixed land use pattern; and
- Directing development to be transit and pedestrian oriented.

Most of the original adopted goals and objectives of previous planning efforts will not need to change as they are still reflective of the intent of development in the business district. There are instances however, where reference to specific properties are made which are no longer appropriate to these goals and objectives. Specifically, the Sugar

House Center block on 1300 East is no longer anticipated as purely a regional shopping center, and building height maximums are revised to provide an incentive for upper-story residential development. The goals and objectives for the business district are as follows:

- Reestablish the visible image of the Sugar House Business District as a "unique place" offering pleasant and convenient commercial, retail, office, entertainment and residential facilities.
- Direct a mixed land use development pattern that includes medium- and high-density housing with the associated neighborhood amenities and facilities to support future transit stations.
- Expand the Sugar House Business district with the mixed land-use pattern to include the regional shopping area adjacent to 1300 East and I-80.
- Establish the Sugar House Plaza Monument as the community focal point.
- 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.
- Promote public art in the area with sculpture, infrastructure design and murals on existing blank walls, as well as cultural activities, such as art fairs, festivals, concert series and open-air markets.
- Support a human-scale environment by dividing large blocks into smaller blocks; and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments.
- Incorporate pedestrian orientation and pedestrian amenities into development alternatives; use convenient, interesting and attractive pedestrian linkages between anchor attractions and around the monument area at 2100 South and 1100 East.
- Provide for a comprehensive system of street graphics and signage for easy and pleasant communication.
- Strive for retail building placement that is visible through existing view corridors, to encourage pedestrian traffic to those businesses.
- Incorporate Parley's Creek into new development with at-surface water and landscaping amenities with pedestrian orientation.
- Provide multi-modal transportation options that include transit and light rail, bicycle and pedestrian facilities, as well as improved public streets to facilitate better mobility, access and reduce traffic hazards.
- Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping; and encourage coordinated and structured parking.
- Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- Eliminate obsolete structures unless they have historic or aesthetic value, and encourage adaptive re-use of structurally sound buildings demonstrating potential economic viability.
- Provide for the strengthening of the tax base, economic health and sustainability of the community.
- Eliminate or alleviate flood potential within the area.

BUSINESS DISTRICT LAND USES

The purpose of the business district land use plan is to promote synergistic, mixed-use development throughout the district as opposed to isolating individual uses. Developments within an individual site can include a mix of residential, commercial, and retail, or a site could be used solely for residential purposes. A mixed use development may include any combination of residential, commercial, or service oriented land uses. Since property owners and developers have more incentive to pursue only commercial/retail projects, an increased height limit has been incorporated for projects that provide a residential component. The business district land use designations focus more on scale and massing than on recommending specific uses. ~~The specifics of the development standards are discussed in the urban design element chapter, while~~ The business district land use designations are described below.

Regional Scale Commercial

This use is a regional commercial destination shopping area with strong automobile orientation of design. Large parking lots designed without consideration for pedestrian circulation are characteristic. The primary shoppers will travel three to five miles to shop in the area and most will arrive by automobile. Development is oriented to major streets with controlled access. The existing Sugar House Center with the ShopKo anchor is typical of this kind of development. ~~Due to the auto intensive nature of this type of land use, regional scale commercial land use will be phased out and replaced with a mixed land use pattern that encourages residential use through an increased height limit.~~

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial and office uses with a broad mix of small and large tenants. Office development offers a businesslike atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping on a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the business district surrounded by the Neighborhood Scale Mixed Use.

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in scale but still orients directly to the street. Uses include residential, retail and commercial businesses or primarily small tenants. It is focused around a transit/pedestrian oriented commercial/retail area with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature, while the upper level can be either residential or office depending on compatibility of the adjacent uses. Neighborhood Scale

Mixed Use occurs along the perimeter of the business district, and acts as a transition to the adjacent residential and commercial uses.

Residential

Medium-high density residential development is ~~proposed~~ desirable in the area. Residential development should be pedestrian oriented with direct access to open space amenities or parks, landscaped streets with ample sidewalks and integrated gathering spaces. It should have the feeling and scale of an urban neighborhood offering many opportunities for interaction between residents and located close to neighborhood scale support services. If built to the street, the lower levels should be occupied by retail and commercial uses. If built with a setback, open space and landscaping, residential uses may occupy the first floor. The Irving School Apartments are an example of residential development located within the Sugar House Business District. ~~Residential uses are identified at the Irving School Apartments and on a proposed site orienting to Fairmont Park.~~

Institutional

These uses include existing public and institutional uses such as the fire station, library, post office and schools. Grand institutional buildings should be located as a central focus of the Business District, as Sprague Library is and as the previous Post Office was. Should the historic Post Office building become available the return of that building to a public use should be considered. The location of neighborhood police stations should be visible to the pedestrian and incorporated into the street scene.

Open Space / Pedestrian Connections

These include large developed and naturalized open space around which a variety of other uses are oriented and focused, as well as pedestrian connections throughout the area between parks, open space, residences and the business district. It should represent a regional landscape that is adapted to the local conditions and environment. It is a connected system, which combines a variety of opportunities. Open space is the dominant and focal element of the landscape and serves recreational as well as functional uses such as storm water and flood control. It may include ponds and streams (Parleys Creek), landscaped park areas and natural areas. While pedestrian connections are presumed to occur along all of the streets within the area, there are also specific connections required between the Parley's Creek Open Space corridor to surrounding and adjacent uses and most particularly the Sugar House Monument, Sugar House Park, Fairmont Park and the rail/trail connection.

BUSINESS DISTRICT DEVELOPMENT OPPORTUNITIES

This plan does not recommend wholesale urban renewal for the Sugar House area. Rather, the thrust is to capitalize on the existing features and land-use components of the area and identify opportunities for augmenting the existing strengths of the area through diversification of land use. There are few development opportunities that are not supported by current market conditions. The retail, office and residential markets are all quite strong or strengthening in the Salt Lake area. Therefore, this is a good opportunity

for encouraging mixed-use development in the area -- all could occur concurrently as opposed to structuring a phased approach based on market demand for different uses.

Retail

Retail is the predominant use in the area at present (roughly 73 percent of the land area). There is a long-standing tradition of the Sugar House area as a retail "hub," so this is not surprising; there is development pressure for expansion of the regional-scale retail similar to the Sugar House Center. While this development has been very successful, it has increased traffic pressures in the area and expansion of a regional draw retail would certainly add to this pressure.

Sugar House already has a large percentage of miscellaneous retail sales. Historically, Sugar House has been known as a major center for furniture-related retail. The major "anchor," Granite Furniture, has long been a mainstay of the Sugar House Business District. Over the past two decades, many area furniture stores have been shifting their locations south along Highland Drive and into the high-growth suburban locations. If this trend continues, absent the larger anchor stores, the area's future as a destination for furniture purchases is uncertain.

With access to the freeway system, Highland Drive and 2100 South, it is likely that the area will remain a strong retail presence in the valley. With the traffic congestion, it may be more desirable to expand the area's local shopping draw, as opposed to increasing its regional draw. A review of the businesses located in the area suggests that there already exist a fair number of community-based retail services. The need for an attractive and convenient grouping, interesting to the pedestrian, remains an issue. Many of the local businesses are in need of facade improvements. Public and private investment in facade renovations, common signage, coordinated and shared parking programs, etc., would help promote the existing business base both within the local community and the region.

The introduction of movie theaters and evening shopping opportunities in the area by the Sugar House Center has had a very positive impact on the area by expanding its "hours of operation." These types of uses should be encouraged throughout the district. Full-service restaurants that deal with both lunchtime and dinner trade should also be promoted in the area. The Parleys Creek area could be a very good location for upscale restaurants and clubs, which could orient toward the woods and the water providing a unique atmosphere for dining.

Office

With the exception of two buildings, most of the office space in the Sugar House Business District is small-tenant spaces in small or nontraditional office buildings. The role of the Sugar House office market vis a vis the downtown office market is of concern to Sugar House residents, downtown organizations and planners. The purpose of office development in the Sugar House area is not to supplant the downtown as the major office employment core of the valley or to redirect the focus of the downtown area as the financial center of the Intermountain West. Rather, the Sugar House sub-market offers

convenient office space within the city limits for small- and medium-sized businesses. This market has the potential to expand.

The expansion of office use in the area is also critical to its development as a viable mixed-use center by expanding the daytime population of the area and providing a captured audience of shoppers for the abundant retail base. The interdependence of service retail, eating and drinking establishments and office buildings will serve to strengthen the area overall. To be viable and effective, those establishments must have easy pedestrian access to the office buildings.

Residential

Medium-high density residential use has the opportunity to develop throughout the business district, and is encouraged. All of the Town Center encourages residential development to occur through a mixed-use development pattern with "active" uses either retail or office on the ground or street level. *Live-work* units are particularly suitable for the business district that is striving to achieve an intensity of development that can support a transit station with and a 24-hour population. Reuse of existing structures is also encouraged; the Redman Loft condominiums is one example of a successful adaptive reuse project that will transform an otherwise underutilized structure. Additionally, the area northeast of Fairmont Park site is slated for medium high density housing with an orientation toward the park. This will occur only if the current warehousing operation is relocated and the site becomes available. The location helps to shore up the existing small neighborhood located to the west of the Business District and works well with the park amenity.

BUSINESS DISTRICT ISSUES

Small Area Plan

The Community finds it essential that the area bounded by approximately 2100 South and I-80 between 1300 East and 900 East be planned for and integrated into the business district in a comprehensive manner. (Figure 5 identifies these boundaries.) For example, the regional shopping center on 1300 East is currently developed as a traditional auto-oriented shopping center with a discount department store and stand-alone restaurant pads. The community desires that no additional land is designated "Regional Scale Commercial" in the land use plan and encourages reuse of the area into a more pedestrian oriented, mixed-use development.

Another improvement includes realigning the access to Sugarmont Drive by providing an alternative east-west linkage through the area. The portion of Sugarmont located between McClelland and Highland Drive could be relocated to the north so that the east end of the road aligns with Wilmington Avenue at the existing intersection of Wilmington Avenue and Highland Drive. The existing traffic signal should be converted to a four-way signal and the existing portion of Sugarmont Drive should be vacated. This would enlarge the parcel of land located between the two legs of the existing road and improve the opportunity to convert the area to other land uses. The relocation of the road would occur

as the block located between Highland Drive & McClelland and 2100 South & Sugarmont (the "Granite Furniture" block) redevelops.

In order to have a street pattern that minimizes traffic congestion, maximizes pedestrian and transit options, and enhances retail and commercial opportunities a small area plan is recommended for the core area of the business district. This specific master plan should address parking and circulation and recommend new street patterns and design modifications. For example, the "Granite Furniture" and "ShopKo" blocks have significant opportunity for redevelopment. As such, the mobility pattern within and around these large blocks needs to be analyzed prior to any new development.

Policy

- Develop a small area master plan for the business district area bounded by 2100 South and I-80, between 1300 East and 900 East (as identified on the small area plan map). This plan should include, but not be limited to, the following development principles or solutions:
 - o Provide a pedestrian and bicycle circulation plan and identify the right-of-way necessary to support multi-modal alternatives;
 - o Identify the location for a TRAX station as well as the preferred route through the business district for a future light rail alignment;
 - o Divide large blocks into smaller blocks to allow more pedestrian circulation through the business district and to reduce traffic congestion within it;
 - o Redesign the present circulation system to provide better internal access within the business district;
 - o Enhance pedestrian crossings along with traffic calming measures, and provide access through the district that connects Sugar House Park, Hidden Hollow and Fairmont Park;
 - o Greatly increase landscaping along the 1300 East frontage;
 - o Provide for coordinated and structured parking, with underground parking wherever possible;
 - o Provide a central public plaza with strong pedestrian connections to other blocks;
 - o Evaluate the feasibility and impacts of expanding the monument plaza into a Town Square by relocating the eastbound right-turn lane on 2100 South and reconnecting the Plaza with the sidewalk;
 - o Evaluate the feasibility and impacts of realigning Sugarmont Drive with Wilmington Avenue at the Highland Drive intersection, in addition to the extension of Elm Street to Highland Drive as a limited access or pedestrian way;
 - o Include entertainment uses such as a theatre near the monument;
 - o Require new buildings to honor the historic character of the area;
 - o Preserve and restore viable historic buildings;
 - o Restore the water fountain functions of the monument;
 - o Plan for streetscape amenities, including transit shelters, a street lighting theme, benches and street trees; and

- o Utilize the Salt Lake Jordan Canal/McClelland corridor right-of-way as a pedestrian link, especially as it transects the Granite Furniture block.

Small Businesses

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. The City Redevelopment Agency and Community and Economic Development Department need to examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses in new projects.

One approach that has been successful in supporting locally-owned, small businesses is the National Main Street program. The Main Street program approach is a comprehensive strategy for downtown revitalization that incorporates elements of urban design, marketing, business development and public/private sector cooperation. The Main Street program emphasizes integrating all four of these factors into a strategy to restore and sustain a community center. For example, an investment into streetscape improvements alone, without an understanding of how to market and develop small businesses may have little affect on the economic vitality of a district. This program also identifies the importance of communication and cooperation between the business community and local government in order to administer and sustain an organized effort to keep a district healthy and successful. Although Sugar House does not qualify for this National program, the program model can be used to support small businesses in the Sugar House Business District as well as the small commercial nodes within residential neighborhoods.

Policies

- Support locally-owned businesses to operate within the Sugar House business district.
- Provide varying types of office space for individuals or small businesses within new development.
- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.
- Educate business owners on the programs and services available that foster small business development.
- Use the Main Street program model to support small businesses throughout the Sugar House community.

Congestion

In order to preserve the attractiveness of the area, the City must ensure that the intensity of development is managed and balanced with multi-modal options. 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.

Policies

- 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.
- Provide multi-modal options to alleviate the dependence upon automobile travel.

Traffic & Pedestrian Orientation

Automobiles traveling on 2100 South need to be slowed down through the core of the business district. While acknowledging that 2100 South will be an active arterial street, the community believes the business area is too impacted by speeding cars that make it more difficult to create a pedestrian oriented environment. Businesses are concerned that the high speeds along 2100 South, 1100 East, and Highland Drive make it difficult for shoppers to explore their storefronts and discourages shoppers from stopping due to the perceived danger of entering and exiting the roadway.

There are some specific suggestions on how to decrease speeds so pedestrians feel safer. First, on-street parking can be used as a traffic-calming measure and as a buffer between pedestrians and moving vehicles. On-street parking increases the pedestrian's sense of safety by functioning as a physical barrier between the sidewalk and traffic, and slows automobile speeds by narrowing the driver's sense of available space. Other traffic calming measures include *woonerfs*, which are primarily found in European cities. Woonerfs can provide a powerful signal for drivers to slow down because the design indicates the roadway is a shared space, not just a thoroughfare for automobiles. All traffic calming designs, including bulbouts, landscaped medians, roundabouts and others should also be considered to manage automobile travel and make the streets safer for both pedestrians and cyclists.

Second, additional places for pedestrians to cross 2100 South are needed. There is currently only one signalized intersection (2100 South and 1100 East) in the core area where pedestrians can cross. The existing crosswalks at 1000 East and 1200 East should be studied for modifications that would allow safer pedestrian crossing, such as button activated pedestrian traffic signals.

Third, the City should study the feasibility of making Highland Drive, south of 2100 South in the Business District a two-lane street, with a continuous center turn lane and angled or parallel on-street parking. "Back-in" angled parking, where the potential for conflicts is reduced because the driver can see approaching traffic, should also be considered as a way to more safely allow on-street parking.

The Business District can be improved in terms of making it a more pedestrian-oriented experience. The City needs to think "pedestrian first" when approving new developments or when implementing its own public works projects. This includes pedestrian circulation between blocks and within individual developments. It is essential that pedestrian crossings on 2100 South are added and the existing crossings are enhanced. Furthermore, implementing a *pedestrian first* policy for the business district to ensure that the

pedestrian is given priority consideration when developing new projects or programs is recommended.

Policies

- Implement a *pedestrian first* policy for the Sugar House Business District zone.
- Design 2100 South to provide for a safe pedestrian environment; and enhance all pedestrian crossings along 2100 South.
- Evaluate if Highland Drive, south of 2100 South in the Business District can be made into a two-lane street, with a continuous center turn lane with angled or parallel on-street parking.
- Increase pedestrian access in the area of the Brickyard Shopping Center and the Brickyard Apartments to the north and to the east across Richmond Street.

Parking

Notwithstanding this pedestrian orientation, for the next several years, the majority of people using the area will arrive by automobile. Maintaining an efficient circulation system and adequate parking to accommodate the automobile must be a priority. This will not only facilitate the growth of businesses, it will help minimize adverse impacts on the adjoining residential neighborhoods. Off-street parking located behind the businesses can be provided, but it has become clear that cooperative agreements for shared parking are necessary. In order to help assure that streets and parking areas are adequate to serve future needs, the City should retain ownership of all property it currently owns in the Business District, including streets, alleys, and parcels, until such time as comprehensive development plans are implemented. Future rights-of-way could thus be acquired through land trade arrangements rather than expenditure of capital funds.

Parking will continue to be an issue in the area in terms of configuration, the number of stalls available and coordination between landowners. While new development should provide sufficient parking to meet the minimum required by city ordinance, flexibility on parking requirements may be an option in the future as light rail develops in the area. However, until there is a significant shift in alternative modalities, shared parking and parking structures should be encouraged. Shared parking should be formalized through agreements between the landowners who intend to share the spaces. The creation of a parking district has been recommended in prior planning studies and this concept still has a great deal of merit for the area. In addition, Transportation Demand Management techniques should be used within the Business District.

Coordinated parking should be strongly encouraged in the areas located along 2100 South, the Sugar House Center and surrounding the Granite Furniture area. Encouragement of the development of joint-use parking facilities in these areas may reduce some of the current deficiency if applied properly. Structured parking is also strongly encouraged, particularly for larger projects, in order to increase the number of available spaces while minimizing the land area used. Figure 6 illustrates potential locations for both coordinated and structured parking facilities.

Policies

- Strongly encourage coordinated parking in the business district and around all commercial node areas.
- Evaluate the feasibility of creating a parking district in the Sugar House Business District.
- Strongly encourage structured and underground parking wherever feasible to minimize the impacts upon surrounding land uses and reduce the land area used.
- Retain ownership of all publicly owned property in the Business District, including streets, alleys, and parcels, so that future rights-of-way can be acquired through land trade arrangements rather than expenditure of capital funds.

Entertainment

Another way to make the Business District viable and interesting long-term is to provide more entertainment uses such as a new theatre in the area of the monument. Consideration should be given to a theatre that will accommodate live music and theatre, as well as film.

Policy

- Support the development of a theatre that will accommodate live music and theatre, as well as film in the Sugar House business district.

Reinvestment

The large capital investment needed for the revitalization of the Sugar House Business District will require commitment from both the private and public sectors. While substantial private investment is the key to economic growth, local government can assist by providing physical improvements and appropriate development regulations and incentives. The City must be committed to implement key public infrastructure improvements and maintenance of public spaces.

Policy

- Support ongoing reinvestment into the business district to ensure the long-term sustainability of the area.

CITY REDEVELOPMENT AGENCY

In 1986, the Redevelopment Agency of Salt Lake City (RDA) declared the Sugar House Business District a project area, making it eligible for RDA assistance. This designation allows the RDA to provide assistance and encourage development to occur within the area (Figure 7) consistent with the goals of the Master Plan. The RDA will continue to participate in the redevelopment and improvement of property within the Business District until its authority expires in 2011.

The overall goal of the Sugar House Neighborhood Development Plan, adopted in 1986, is to re-establish the visible image of the business district as a unique place offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities. Other development objectives outlined within the plan include: Eliminate

physical and economic blight by removing deteriorated and functionally obsolete structures of no historic or aesthetic value, encourage rehabilitation and adaptive re-use of structurally sound buildings, and provide improved public streets and road access to the area to facilitate better traffic circulation.

Since the adoption of the redevelopment project area, the RDA has been involved in several projects, including the Commons at Sugar House retail center and the Irving Schoolhouse Apartments project. It is hoped that the recent completion of these, and other redevelopment projects in the area, will encourage additional private investment and development creating a more stabilized and vibrant commercial center.

Short term redevelopment goals for the area include: development of the property south of Hidden Hollow along Wilmington Avenue, construction of street, traffic and parking improvements, as well as development of multi-family housing near Fairmont Park. The Agency will also continue to provide assistance to property owners interested in rehabilitating their property.

The ability of the RDA to invest in this area helps entice redevelopment of the commercial center. However, these available funds must be used for projects that are in compliance with and implement the policies and recommendations of this community master plan and the redevelopment plan. In order to have quality projects proceed in the Business District, it is essential that the RDA work closely with other City departments, especially Planning. The RDA's implementation strategies should be developed in coordination with other City departments.

Policies

- Ensure close coordination and communication between the RDA and other departments when planning for and implementing projects within the redevelopment area of the business district.
- Maximize investment opportunities offered by the RDA for rehabilitating property in the Business District until its authority expires in 2011.
- Include public art in RDA redevelopment plans.

THE BRICKYARD PLAZA

The redevelopment of the old Brickyard industrial site by the private sector to a mixed-use commercial, office, and residential development was completed in phases throughout the late 1970's and early 1980's. The development contains a community-level commercial mall with 312,000 square feet of retail space, an anchor department store, retail shops, and office space. The medium-density residential development contains 108 condominium dwelling units.

Over the years, the center has had on-going changes in tenants and continued reinvestment. The center remains a vibrant, auto-oriented retail center for the Sugar House Community, the City and outlying residential communities. However, with the prospect of a future light rail route going south near the Brickyard development, it has the

potential to become a more transit and pedestrian oriented area. Therefore, the area should be supported with appropriate zoning and land use plan that allows for this long-term transition.

Policies

- Plan for new development in this area to provide a mixture of land uses that support a pedestrian orientation and transit.
- Maintain Richmond Street (1300 East) as a major arterial with limited access. Richmond Street should be widened from 3300 to the current city limits to provide consistency in travel lanes. Curb, gutter, sidewalk and street lighting improvements are also needed in this area.
- Ensure that additional annexations to the City at the Brickyard Plaza or adjacent area comply with land use goals, objectives, and policies of the Sugar House Master Plan and any other applicable Citywide plans.
- Provide access and reopen obstructed segments of the Salt Lake Jordan Canal/McClelland Trail Corridor.

STRIP COMMERCIAL

The Sugar House Community contains numerous strip commercial areas. Some of these developed around the 1100 East-2100 South commercial node when 2100 South was a major east-west highway route through the City. In the late 1960's, the construction of Interstate 80 through the Sugar House Community reduced traffic along 2100 South and thus reduced the patronage of the strip commercial businesses. Today the economic health of the strip commercial areas varies.

While new businesses open and are thriving, there are still underutilized parcels and boarded-up buildings. Sugar House has adequate amounts of commercially zoned land. No additional land needs to be designated commercial in the master plan or zoned for commercial development. Furthermore, the expenditure of limited resources to revitalize an elongated commercial area may be inefficient and unsuccessful.

Therefore, allowing opportunities for mixed use and adjusting site design standards for a more pedestrian orientation is recommended. Amending the commercial zones to require new design standards is one method to require a more pedestrian orientation. Performance zoning techniques can also be used to improve site design standards. Another option is to institute a design overlay zone along areas of 2100 South. Improving the design orientation of strip commercial areas is strongly recommended and may help to attract more patrons to the commercial developments.

Policies

- Prohibit the expansion of commercial sites into residential areas.
- Improve visual and physical impacts through careful design review or site review.
- Improve urban design elements of strip commercial areas by using performance zoning, an overlay design district or amending the zoning ordinance to enhance site design standards to address the following principals:

- Encourage quality signage;
- Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street;
- Reduce the number of opportunities where pedestrian and automobile routes intersect;
- In areas that pedestrian and automobile routes intersect, raise the pedestrian grade and use bulbouts to make the pedestrian more visible to motorists;
- Provide adequate car length on parking stalls to avoid automobile bumpers from overhanging walkways, thus reducing the walkway width for pedestrians.
- Improve parking lot layouts and provide adequate buffering and landscaping;
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options;
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses;
- Require proper location and screening of loading docks and refuse collection areas; and
- Address pedestrian circulation, and require the design of ingress-egress areas to support the functions of the street systems.

NEIGHBORHOOD COMMERCIAL

Small commercial centers located within or immediately adjacent to neighborhoods provide a necessary service to Sugar House residents. Historically, however, the demand for neighborhood convenience stores has been varied, particularly with the emergence of regional shopping centers and easy access to transportation facilities. Today, there is a renewed recognition of the value of having neighborhood businesses that residents can walk to instead of having to drive to. In addition, neighborhood businesses are frequently locally owned so more of the profits stay in the area.

Neighborhood commercial areas may consist of four-corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, Stratford Avenue and Glenmare Street, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a citywide effort to revise and strengthen the Neighborhood Commercial zoning district. Changes that are recommended in that zoning district include:

- Eliminating incompatible automobile-oriented uses where allowed;
- Requiring windows on the first floor of new buildings with entrances facing the street and parking located in the rear;
- Providing a pedestrian circulation component in every development approved;
- Requiring multiple public entrances in new larger buildings;
- Requiring design review or site design standards; and

- Requiring signage to be at the pedestrian level.

Additionally, the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.

The issue of nonconforming properties deserves particular attention. These are properties that are used for commercial or business purposes, but are zoned residential. As nonconforming property, the business is very limited in terms of expansion or rebuilding, even if a disaster strikes. In some cases, these nonconforming businesses have been present and operating for many decades and have served the surrounding residential area without undue harm to that neighborhood. However, rezoning the property to commercial bestows upon that property significant value and rights including allowing the possibility that the current use could be replaced with any use permitted in the commercial zone. Therefore, the City should be cautious in rezoning these nonconforming properties to commercial. Each one should be considered on its own merits with the public and surrounding residents given the opportunity to provide input into the decision making process.

The City should also consider the establishment of a distinct new zoning status for these properties that would give the property owner some certainty (e.g., the right to rebuild after a fire) without raising the status to full commercial zoning. This concept could be called "legal conforming" status, which the City already uses in a few discrete circumstances especially for residential land uses.

Policy

- The City should explore new techniques and ordinances that support small businesses to serve residents within the surrounding neighborhood while mitigating impacts that may adversely affect the residential character of the neighborhood.

Exhibit 3 -

Revised Chapters of the Sugar House Community Master Plan (2001)

- A. Commercial Land Use Chapter
- B. Urban Design Element Chapter**
- C. Appendix: Business District Design Guidelines Handbook Chapter

URBAN DESIGN ELEMENT

INTRODUCTION

Urban design is the consideration and implementation of the functional and visual form of a city or in this case, the Sugar House Community. The urban design element of this master plan presents recommendations in the form of guidelines or policies to preserve and redevelop the urban form and character of Sugar House. In 1990, the City adopted a citywide Urban Design Element that is applicable for development located in Sugar House. Design considerations are also included in other elements of this Master Plan, the Sugar House Business District Design Guidelines Handbook, and the City's Open Space Plan. These resources must be consulted throughout the design review process of all proposed development.

SUGAR HOUSE BUSINESS DISTRICT DESIGN GUIDELINES

The Sugar House Business District is well established as the center of commercial activity for the community. Urban design ~~criteria~~ guidelines should ~~govern~~ provide direction for new development and redevelopment, fulfilling the land use development objectives for the business district ~~and by encourage~~ encouraging and ~~enhance~~ enhancing the pedestrian nature of the town center. The town center streetscape is pedestrian-oriented and expresses the highest intensity of use and streetscape amenities. The use of the Planned Development Conditional Building and Site Design Review process helps to assure compatibility with the master plans.

Policies

- New development in the Town Center ~~must~~ should follow the design guidelines contained in the City's Urban Design Element, the Sugar House Business District Design Guidelines Handbook, and the guidelines in this Master Plan.
- ~~Ensure that if the planned development process is ever eliminated a design review process is established for the business district.~~
- Provide an entryway to the business district through skyline, land use, streetscape, architecture, building setback continuity, and signage.
- Preserve the Sugar House Plaza Monument as the community focal point.
- Retain the historic scale and massing of existing buildings.
- Require all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining.
- Require new buildings to include architectural detail at the pedestrian level.
- Retain views of the mountains where possible.
- Require ground level uses in the town center be uses that generate activity such as restaurants, galleries, retail, entertainment and personal business services.
- Support the addition of art in public areas and incorporate art into new development projects.

Design Review and Expansion of the Business District

The “Commercial—Sugar House Business District” (C-SHBD) zoning classification requires a planned development process for all development. Therefore, it allows the community, planning staff, and the Planning Commission to review the design of any significant new construction. This facilitates the detailed review of proposed development including the architecture, site layout, traffic impacts, pedestrian amenities, landscaping, and effects on adjoining property as well as on the entire business district.

Certain types of development in the “Commercial – Sugar House Business District” (C-SHBD) zoning classifications require a Conditional Building and Site Design Review. This process is necessary for those projects exceeding established building height and size limits, or projects having special building design elements. The Conditional Building and Site Design Review process allows the community, Planning Staff, and the Planning Commission an opportunity to review the design and potential impacts of significant construction.

The community believes that the benefits provided by the planned development conditional building and site design review process of in the C-SHBD zone should be extended along the 2100 South corridor in order to assure that the master plan is implemented and to integrate compatible development along this corridor. It will also help facilitate transforming the town center into a more transit and pedestrian-friendly corridor. It is also appropriate to extend the zone southward to Interstate-80 as this area is considered to be part of the Business District. Therefore, the Sugar House Business District zone should be expanded to 1300 East to the east and 900 East on the west along both sides of 2100 South, and to Interstate-80 to the south between 1100 East and 1300 East. Figure 12 illustrates the areas for expansion of the business district.

The remaining areas along 2100 South also need improved site design standards. At a minimum, commercial structures should be required to have a minimum percentage of glass with entrances facing the street and parking located in the rear. This can be achieved by amending the zoning ordinance in commercial zones, implementing performance zoning standards or by designating a design overlay in strategic areas. Improving site design standards for commercial development is strongly encouraged in order to create a more aesthetic and pedestrian oriented development pattern.

Policies

- Support the expansion of the business district zone (C-SHBD) to designated areas in order to implement design review and to create a more transit and pedestrian friendly development pattern throughout the town center.
- Ensure improved site design standards for commercial development, particularly along 2100 South, by amending the zoning ordinance, implement performance zoning standards or by designating a design overlay zone.

Business District Land Use Designations and Building Height / Setback Guidelines

There are several land use types that constitute the Sugar House Business District. These include the town center scale mixed use, neighborhood scale mixed use, residential areas

and open space. ~~Design guidelines for these are in the following policies. These guidelines are intended for use within the site plan review process outlined in the C-SHBD zoning district. Building height and setback guidelines for the Sugar House Business District are designed to maintain an appropriate historic scale and mass while promoting the commercial image of the district. Each of the land use designations are described below to convey their quality and character, and policies are included in order to guide future development in these areas.~~

Town Center Scale Mixed Use

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the District with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

Mixed use development including a residential component, typically characterized by either residential/office or residential/retail land use, receives an increased height bonus. Other mixed use development such as retail/office or retail/commercial is allowed in this area, but is not eligible for a height bonus.

Policies

- The first floor of buildings, which form the pedestrian environment, should be occupied by retail establishments and restaurants having exterior fenestration details, such as windows, doorways and signage that provide visual interest and a sense of safety for pedestrians.
- Strive to provide multiple functional public entrances, or doors along the street-front. These requirements guidelines also apply to sides of buildings that border side streets and pedestrian routes.
- Individual businesses should be accessed by doors opening onto the street and at street level.
- In general all new buildings should be built to the sidewalk, however, if a setback is used, it should be developed as plaza or pedestrian space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback.
- Building setbacks of 2–10 feet in the retail core should be provided as an extension of the sidewalk. Setbacks greater than 10 feet, if used for public open space may be allowed through discretionary review. Appropriate treatment within this urban space includes arcades, brick paving, planter boxes, entrance promenades, plazas, outdoor dining, etc. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development. ~~Maximum height varies depending on location (see proposed land use map):~~
 - ~~o Four to six floors or a maximum of 80 feet: up to four floors non-residential use allowed, and up to six floors with a minimum of 30 percent residential use.~~
 - ~~o Two to four floors or a maximum of 50 feet: up to two floors non-residential use allowed, and up to four floors with a minimum of 50 percent residential use.~~

- 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 the Hidden Hollow Nature Preserve on a winter solstice day.
- ~~Minimum first floor glass—40 percent non-reflective glass.~~

Sugar House Center

The Sugar House Center warrants special attention as part of the Town Center Scale Mixed Use designation in the business district. This specific area is located between Highland Drive and 1300 East and bound by Wilmington to the north and I-80 to the south. This area has been developed as a regional scale commercial center with Shopko functioning as the anchor store. Clients will travel three to five miles to shop at this center and most will arrive via automobile. This area is auto intensive in nature and characterized by retail shops surrounding a large asphalt parking area. The parking area is not particularly pedestrian friendly and presents some hazard for those on foot. While this site design is not ideal, the development itself serves the community and the City, and contributes to the City's tax base. In addition, this regional scale commercial center attracts customers/clients to the area that may patronize other smaller businesses in the vicinity.

Although some pedestrian amenities and corridors were included as part of the original design of this shopping center, the stores currently surround a large expanse of surface parking affecting the individual's perception of being able to walk through the development safely. Consequently, patrons of the shopping center drive from one store to another rather than walk. Eliminating the amount of land used for surface parking, by constructing structured parking and perhaps developing some of the existing parking area for commercial or residential use, may prove to change this perception. A development pattern of this nature will decrease the visible expanse of parking area and increase the walkability of the shopping center.

Regional scale commercial development should remain as a viable option for this area. The possibility of this type of development should coexist with the possibility of small individually owned businesses. Both types of development can be realized given thoughtful site design with the key goal of a pedestrian oriented community.

Market factors may influence the type of redevelopment for this section of the Sugar House Business District. The following policies will ensure that the redevelopment in this area is consistent with the general policies and guidelines of this Plan, while at the same time allowing flexibility as the area redevelops according to market influences.

Policies

- Building to the street is desirable and encouraged, however it is recognized that this design feature may not always be appropriate or feasible. The purpose of building to the street is to encourage pedestrian circulation and to create an interesting aesthetic environment. With this in mind, redevelopment proposals should consider pedestrian circulation as a critical design feature. Building setback adjacent to the street should be reviewed to assess the degree of compliance with the overall policies of this Plan.

- Provide parking structures and underground parking structures in order to address the “sea of asphalt” issue, which detracts from the pedestrian experience.
- Provide landscaping and dedicated walkways as elements of design; recognizing the coexistence of the regional commercial center with the key goal of community walkability.
- Promote mixed use development including a residential component through the incentive of building height bonuses.
- Provide safe and efficient pedestrian movement between this area and the Sugar House Commons to the north, Sugar House Park to the east, as well as other areas to the west including Fairmont Park.
- Preserve the view corridor to the Wasatch mountains. Proposed structures along 1300 East should be designed in such a manner as to maximize the view corridor.

Town Center Overlay

The pedestrian orientation of the street-level development is of paramount importance in this area. If a setback is used, it should be developed as plaza space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. It is important to think of buildings as shaping space, rather than occupying it. They can be used for formal events, temporary events like a book sale, and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.

- ~~Portions of the building above two stories should be set back one structural bay (minimum twenty feet) from the front property line.~~
- ~~Minimum first floor glass—60 percent non-reflective glass.~~

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in height scale but still orients directly to the street. As in the Town Center Scale Mixed Use designation, the Neighborhood Scale Mixed Use category includes a height bonus incentive for development of a residential component.

Policies

- Build to the street with no setback, strong street orientation and pedestrian scale.
- Provide exterior fenestration details such as windows, doorways, and signage at commercial establishments that provide visual interest for pedestrians.
- ~~Maximum height—one to two floors or 30 feet.~~
- ~~Minimum first floor glass—40 percent non-reflective glass.~~

Residential

~~Medium-high density residential development is proposed. The following height and setback guideline is recommended for residential projects in the Sugar House Business District that are not part of mixed-use development:~~

- ~~A twenty-foot minimum landscaped setback is required.~~

- ~~The maximum building height for projects that are solely residential is four stories or 50 feet.~~

~~For projects in the Sugar House Business District that are part of a mixed-use development:~~

Policies

- ~~Build to the street with no setback or setback requirements consistent with the size and scale of the building. Public plaza space is encouraged.~~
- ~~Maximum height is six stories or 80 feet, with non-residential use allowed only on the first and second floor.~~

Open Space

While there are no architectural guidelines specific to the open space areas, any development visible to or facing onto the open space should have a strong orientation to the open space area. The development should consider the open space as an amenity to the area and present a “front door” image to the open space. Service areas should be screened.

COMMUNITY COMMERCIAL DESIGN GUIDELINES

The Community Commercial streetscapes, such as land uses at the Brickyard Plaza and along Highland Drive, acknowledge less-intensive uses compared to the Town Center streetscape and are oriented more to automobiles and less to pedestrians. The community feels additional height would encourage a more interesting mix of uses. The following are design policies for this area:

Policies

- Allow up to four stories in height depending on design and site layout -- a mix of heights is preferable.
- Strongly encourage design review through the planned development process or other means if instituted by the City.
- Allow a mix of land uses to include housing, hotel, commercial/retail, office, entertainment, and public facilities.
- Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street.
- Improve parking lot layouts and provide adequate buffering and landscaping.
- Recognize that the development of structured parking is preferred and may be necessary, and encourage coordinated and shared parking programs.
- Require adequate parking for each development, and flexibility on parking standards when served by other mobility options.
- Provide adequate landscaping and setbacks, particularly adjacent to residential uses.
- Require proper location and screening of loading docks and refuse collection areas.
- Adequately address pedestrian circulation and require the design of ingress-egress areas to support the functions of the street systems.
- Emphasize landscaping and open space needs.

- Encourage quality signage.

NEIGHBORHOOD COMMERCIAL NODE DESIGN GUIDELINES

The neighborhood business streetscape is small scale but still orients directly to the street. It is transit and pedestrian oriented, has on-street parking, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature; while the upper level is either residential or office depending on compatibility with the adjacent uses.

A neighborhood commercial center is a valuable, positive, element with the surrounding residential neighborhood. These small businesses allow residents to do some of their shopping or business without using the automobile. This is not only a benefit to the environment, but adds to the ambiance of the neighborhood.

Many of these small businesses are locally owned, adding to the strength and diversity of the local economy. Some of these businesses are located on isolated corners while others are located in commercial nodes. The nodes in Sugar House that are recognized as neighborhood shopping areas are:

- 2100 South/2100 East;
- 2100 South/2300 East;
- 500 East/2100 South;
- 2700 South/2000 East;
- 2700 South/700 East; and
- Stratford Avenue/Glenmare Street.

The Stratford Avenue and Glenmare Street neighborhood shopping node is an example of a center that is underutilized. However, implementation of certain urban design elements could transition this into a compatible, more popular neighborhood shopping area, much like the 1500 South/1500 East shopping area. These elements, which are applicable to all small business areas, included the following:

Policies

- Remove curb cuts which fail to terminate in legal parking space.
- Remove asphalt from parking strips and re-landscape.
- Plant shade trees in the parking strip to continue the boulevard of trees found in the residential streetscape.
- Create plaza space by shaping the surrounding buildings to the social space.
- Provide benches and shelters at bus stops and plaza spaces, along with other streetscape amenities.
- Replace deteriorated sidewalk at the same width as found in the residential streetscape (minimum width of 4 feet).
- Implement signage guidelines:
 - Signs should be pedestrian oriented and pedestrian scale; emphasizing wall, blade, awnings or monument signs rather than pole signs.
 - Off-premise signs are inappropriate and should not be allowed.

- Provide landscaped buffers between the commercial and residential uses. The use of light-proof fencing of compatible materials and colors is encouraged.
- Upgrade site lighting fixtures with a unified theme of a pedestrian scale.
- Screen garbage receptacles or unsightly equipment.
- Identify parking with signage and delineate parking stalls.
- Locate parking areas behind all buildings.
- Reduce the "sea of asphalt" by providing landscaping and pedestrian walkways within the parking lots, with landscaping and adequate buffering between residential uses.
- Require commercial building on street frontages to have functional entrances face the street and have at least forty percent non-reflective glass on the ground floor.
- Prohibition or strict control of drive-thru businesses.

RESIDENTIAL DESIGN GUIDELINES

Well-established single-family neighborhoods with bungalow architecture are typical of many residential areas in Sugar House. The community has expressed a desire to preserve the character and scale of existing residential neighborhoods by maintaining the desirable architectural design and massing features that are common throughout a neighborhood. How this is best implemented, however, and to what degree of regulation the community is comfortable with, is undecided.

Methods to protect and enhance the character of an area by controlling inappropriate development in established neighborhoods are varied. Guidelines can be applied to new construction, demolitions, additions, or major alterations. Some options for implementation include the creation of an historic or conservation district, administering quantifiable performance standards, and/or establishing a design review board. Each method has different levels of regulatory control, discretionary ability as well as varying levels of administrative costs. Additionally, when the Westminster Small Area Plan is completed, there may be recommendations that may provide guidance on preserving the residential character of that area. All of these alternatives should be explored for their applicability to preserve the neighborhood character of residential areas in Sugar House.

Policy

- Evaluate methods to preserve and enhance the character of residential neighborhoods in Sugar House.

GATEWAYS

A gateway is a prominent entrance to a city, community or neighborhood and provides residents and visitors their first perception of the community. They are an important part of an area's image because they provide visitors and residents with their first visual impression of the community. A gateway often frames a principal view and defines a change in land use, providing a point of identity from which the viewer begins to evaluate the form and scale of an area.

The Sugar House Community has an important gateway that begins at the mouth of Parley's Canyon and continues along the East Bench Community down Parley's Way. On the south side of this gateway, the Parley's Historic Nature Park in Parley's Gulch preserves this open space natural area and enhances the natural environment of this eastern gateway to Salt Lake City. Parley's Way itself would be greatly enhanced if landscaped medians were established. This would not only present a more aesthetic entrance, but would help buffer the residential area on the south side from the commercial uses on the north side of the street. The Parley Pratt monument is also a new gateway feature built with private funds at the corner of 2300 East and Parley's Way on land donated by the City. The Sugar House Business District has existing gateways marked with monuments signs that can be updated with new monument greeting signs when these have deteriorated. Other gateway points for the sub-community area include areas on 700 East, 2000 East, 1700 South and the intersection of Richmond and Highland Drive.

Policies

- Develop Sugar House's gateways to provide a good first impression of the community.
- Develop gateways in a fashion that strengthens the identity of Sugar House. Gateway streets should be visually uncluttered, their views unobstructed.
- Preserve the major gateways in Sugar House. Business District gateways are as follows:
 - 2100 South and 900 East;
 - 2100 South and 1300 East;
 - 1100 East and Ramona; and
 - Highland Drive and I-80;
- Community area gateways are as follows:
 - 2100 South and 2300 East;
 - 2100 South and 700 East;
 - 2700 South and 700 East;
 - Richmond and Highland Drive Intersection;
 - 2700 South and 2000 East;
 - 1700 South and 1100 East; and
 - 1700 South and 1300 East.
- Improve gateway vistas and the immediate environment of the major gateway roads.
- Rehabilitate the areas immediately around gateways by providing landscaping and special streetscape features. If thoughtfully installed, such improvements announce to visitors that they have arrived.
- Remove overhead power transmission lines along streets in gateway and vista areas.
- Unify street light fixtures and equipment into a consistent design theme.
- Encourage development that takes advantage of natural features such as topography, vegetation, water elements, etc.

URBAN FOREST

The “urban forest” is very important in Sugar House for both its aesthetic and environmental benefits. A healthy tree canopy can mark the “event” that a community-gathering place offers. Other benefits include providing wildlife habitat, replenishing oxygen levels, and softening the effects of buildings and parking lots. Trees also supply shade and reduce the urban heat island effect.

Reducing urban heat is of particular importance because it affects the overall health, comfort and livability for citizens within every community. Urban heating has a direct affect on energy consumption, regional climate, air and water quality, storm water management and urban wildlife. Cool communities strategies should be incorporated into the design of new development wherever possible.

Policies

- Support the Salt Lake City Urban Forest Management Plan. This plan incorporates the Urban Forest Management Plan by reference into the Sugar House Master Plan.
- Encourage the use of “cool communities” strategies to improve comfort, health and aesthetics within Sugar House.
- Inform and educate residents about “cool communities” strategies and their beneficial effects on energy consumption, regional climate, air and water quality, storm water management and urban wildlife.
- Encourage the use of drought tolerant urban vegetation, green roofs and strategically placed trees.
- Promote the use of light colored buildings, roofs, streets and parking surfaces, along with other technological measures such as permeable asphalt to reduce the amount of impervious surface area in urban environments.
- Retain as many mature trees as possible on new development sites.
- All street trees should be retained, but where it is not feasible to do so, they should be replaced on at least a one-to-one ratio if the existing spacing is appropriate for tree species.
- Reforest park strips where trees do not now exist.
- Place utility lines underground and locate them in areas that do not conflict with street trees in order to improve the appearance of the streetscape.
- Maintain adequate park strip width in new development to accommodate trees.
- Support funding to plant trees and other landscaping in the median on 1300 East between 2100 South to 2700 South as well as 700 East; and coordinate this landscaping with UDOT to determine the likely landscaping plans for the Interstate-80 reconstruction project.
- Establish a grand boulevard design theme on 700 East.
- Continue to support street improvements for major arterials – encourage continued capital improvement programming.
- Provide consistent administration of the Salt Lake City landscaping zoning guidelines.

Exhibit 3 -

Revised Chapters of the Sugar House Community Master Plan (2001)

- A. Commercial Land Use Chapter
- B. Urban Design Element Chapter
- C. **Appendix: Business District Design Guidelines Handbook Chapter**

APPENDIX:

BUSINESS DISTRICT DESIGN GUIDELINE HANDBOOK

PURPOSE AND INTENT

These Design Guidelines apply to the Sugar House Business District Zoning District. Their purpose is to assure high quality development. The high quality of the district should be reflected in all of its aspects, including design, construction and tenant mix.

The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions. Guidelines are intended to support and expand on the guidelines established in the Urban Design Element. They are also intended to be compatible with Salt Lake City zoning ordinances. In the development of design proposals, developers are encouraged to explore solutions and to present alternatives to these guidelines if they can be shown to achieve the same goals for high quality development.

Pedestrian/Bicycle System Design Guidelines

Pedestrian and bicycle access through the development and to surrounding areas and uses are critical to integrating the Sugar House community. It is important to develop a full range of pedestrian options with connections to adjacent uses, amenities and developments. Clearly defined, safe and pleasant pedestrian access through and between all of the use areas on the project should be provided. High traffic areas such as those between parking lots and building entrances, between buildings within the project, and other areas where the majority of pedestrians will be walking, should be a priority.

- Design the town center with pedestrian-oriented corridors providing pedestrian comfort and amenities.
- Provide proper separation of pedestrian and vehicular movement at a scale that encourages activity and pedestrian comfort.
- Form pedestrian/commercial promenades with planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings.
- Incorporate special pavement treatment using materials and patterns coordinated for the district into pedestrian-activity areas.
- Provide pedestrian circulation from buildings adjacent to pedestrian corridors.
- Develop pedestrian corridors to connect activity centers and connect blocks.
- Provide clear, visible signage for pedestrian accessways.
- Orient public entrances to the street. Functional entrances every 30 linear feet is desirable.
- Require continuous street frontages except for driveways, plazas and walkways that allow the pedestrian to get to parking located behind buildings.
- Provide a refuge for pedestrians with overhead protection at doorways on new buildings along 2100 South and Highland Drive/1100 South.
- Articulate pedestrian/bicycle corridors and linkages with pedestrian scale furnishings, lighting, paving materials, public art, trees, and other plantings where appropriate.
- Accommodate the needs of disabled and elderly people by meeting requirements of the American's With Disabilities Act (ADA) along pedestrian areas.

- Provide adequate width along walkways to facilitate pedestrian movement. ~~major pedestrian walkways in high traffic areas should be a minimum of 8 feet in width; secondary walkways in low traffic areas should be a minimum of 6 feet in width; and walkways adjacent to parking lots where automobile bumpers may overhang the walk should be designed to allow a minimum of 6 feet clearance for walking.~~
- Delineate space with paving materials and design to help define pedestrian areas from other circulation systems.
- Use easily maintained, durable, slip resistant paving materials suitable for this climate, such as concrete, concrete pavers, brick pavers, tile, etc.
- Avoid the use of rough or uneven paving materials which can be hazardous, particularly for elderly persons and persons in wheelchairs.
- Design drainage grates to allow safe passage by bicycles and pedestrians, particularly in pedestrian/bicycle circulation areas.

Vehicular Circulation and Parking Design Guidelines

- Encourage on-street parking in front of buildings as a traffic calming method and as a buffer for pedestrians.
- Incorporate structured parking in new structures or adaptive reuse of existing structures and coordinate the parking with building and landscaping designs. Parking structures should not occupy the street frontage of 1100 East/Highland Drive and 2100 South. Parking structures on other streets should have retail/office use on the ground level.
- Designate parking lots and structures with uniform identification signs.
- Encourage through-block parking lots along the north side of 2100 South behind the building frontages and adequately buffered from adjoining residential areas. Encourage shared/coordinated parking with all businesses.
- Avoid access to parking through residential areas.
- Provide islands throughout parking areas to break up hard-surfaced areas. Berms and other changes of grade are recommended where possible.
- Encourage shared parking and structured parking, either below grade or above grade.
- Design primary access points to avoid traffic conflicts. Wherever possible, they should be located directly across from existing access drives and streets. Interior circulation drives should be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways, etc. An interior circulation system which includes a clearly defined route to parking areas is necessary. Immediate entry to large parking areas is not desirable.
- Design access points to adequately meet traffic needs with consideration for consolidation to minimize the number of curb cuts along the block face.
- Design interior drives and parking lots so that pedestrian, service, and vehicular conflicts are minimized.
- Design the vehicular circulation system to reduce traffic impacts to neighboring residential uses.
- Locate parking lots back from buildings to allow for pedestrian space and landscaping.
- Landscape parking lots. ~~Interior islands, at least 6' in width between parking rows or bays can be used~~ to minimize the visual impact of large expanses of asphalt and to control cross traffic through parking lots.

- Screen service, storage and trash areas. These areas should be screened and buffered from pedestrian corridors, surrounding streets, residential units, Parleys Creek open space and other public use areas using materials compatible with the architecture and adjacent site features.

Town Center Scale Mixed Use - Parking

- Allow surface and structured parking; however, structured parking is highly recommended.
- Prohibit parking lots to front onto Highland Drive or 2100 South in the area of the Town Center Overlay.
- Require parking structures that face onto the street to have retail spaces at the lower level.

Neighborhood Scale Mixed Use - Parking

- Allow surface and structured parking. Structured parking facing onto the street must should have retail space at the lower level.
- ~~Setback parking lots a minimum of 15 feet.~~
- Locate parking lots to the rear of buildings.

Residential - Parking

- Allow surface and structured parking; however, structured parking is preferred.
- Prohibit parking lots to front onto 2100 South.
- ~~Setback parking lots a minimum of 15 feet.~~

Open Space - Parking

- Avoid parking lots in Open Space areas.

Building Architecture and Siting

- Require the general pattern of buildings to include and emphasize the importance of public gathering spaces and pedestrian connections.
- Consider the relationship of building forms to one another and to other elements of the Sugar House area so the effects will be complimentary and harmonious.
- Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.
- Treat building height, scale, and character as significant features of the Business District's image.
- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.
- Require buildings situated in visually dominant positions to have interestingly detailed exteriors. Prohibit blank-walled facades.
- Allow buildings within the core of the town center to stand out prominently only in exceptional circumstances. This would be when they signify the presence of activity centers and occupy focal points.

- Design new construction to complement and enhance the character of adjacent older buildings having architectural merit through appropriate scale, massing, rhythm, and materials.
- Require where applicable, that the base of the building emphasize horizontal divisions texture, and other architectural details to relate to pedestrian activity.
- Require the first floors of buildings to have clear, untinted glass that permits pedestrian contact with interior spaces along streets and pedestrian corridors. Prohibit dark-tinted or reflective glass windows, creating a blank, impersonal street front, uninviting to the pedestrian.
- Preserve historic structures and their facades in order to preserve the historical fabric of the area, wherever feasible.
- Complement the historic architecture of Sugar House with appropriate exterior building materials. Appropriate materials may include the following:
 - o Brick;
 - o Architectural concrete (precast or poured-in-place);
 - o Stone; and
 - o Glass.
- Choose exterior building materials to be consistent with appropriate standards for structures of the kind proposed; and address durability and life-cycle cost issue.
- Coordinate and compliment exterior materials throughout the area in order to develop a unified expression.
- Avoid placing mechanical equipment at grade level. Meters, pipes, stacks, heating and cooling equipment, control boxes, and antennas are examples of mechanical equipment requiring careful location and screening treatment.
- Roof top mechanical equipment should be screened with architecturally integrated elements of the building.
- Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.
- Require large buildings and groups of buildings to maximize public views of the city's mountain backdrop. In larger projects, view corridors are needed to maintain a sense of living adjacent to the Wasatch Mountains.
- Use sculpture, fountains, and monuments to enhance the three-dimensional quality of pedestrian gathering spaces.
- Require loading docks on the "backside" of buildings to be carefully designed and screened.
- Require the massing and scale of structures to be compatible with surrounding uses.
- Orient buildings that are adjacent to the street, towards the street and promote a high quality image for each project.
- Orient interior buildings towards each other and arrange them in clusters or in adjoining structures whenever possible.
- Contain outdoor garden centers and other seasonal materials in permanently designated areas that are designed as part of the overall structure.
- Include a variety of building heights in the mixed-use area and take advantage of topographic changes, "stepping" the buildings down the profile.

- Avoid construction of a "wall of buildings" along 1300 East blocking views to the west from Sugar House Park.
- Avoid facade architecture: all faces of the building should be designed with similar detail and materials.

Landscape Design Guidelines

- Coordinate landscape design, incorporating landscaped treatment for open space, roads, paths, buildings and parking areas into a continuous and integrated design.
- Include primary landscape treatment that consists of shrubs, ground covers and shade trees appropriate to the character of the project, the site and climatic conditions.
- Provide a variety of plantings that include changes in color, texture, height, density, light, ground plane, etc. A mixture of shrubs, trees, ground covers, perennials, turf and annuals is suggested.
- Provide landscaped separations between parking, drives, and service areas, and public use areas including walkways, plazas, eating areas, view corridors, prime vehicular access points, etc. Architectural materials may be used, but plant materials should also be incorporated in the screening/buffering treatments.
- Provide raised planters in high use areas when appropriate. Raised planters offer a good solution that protects plant materials from damage, and they offer opportunities for seating as well.
- Provide trees planted on grade with a minimum opening of 5' square or round.
- Openings may be covered with tree grates or other material that allows air to reach the soil within the 5' area.
- Group plantings in larger planting areas rather than individual trees in grates, wherever possible. Plants are more successful in groupings and in larger planting areas.
- Minimum plant sizes for all landscaped areas are as follows

Deciduous trees	2 1/2" caliper
Evergreen trees	6' in height
Deciduous shrubs	5-gallon container
Evergreen shrubs	24" - 36" in height or spread
Perennials	1-gallon container
Ground covers	4" pots

On-site Lighting Design Guidelines

- Design lighting as a system that is integrated throughout the development, and that is compatible with the other lighting in the area.
- Use pedestrian lighting along walkways, plazas, and other pedestrian areas to indicate routes and to provide safety. Fixture design should be appropriate and coordinated through the entire development.
- Use lighting to highlight building facades. Generally, all building facades should be lighted at the street level. Above the first floor, light should be selectively positioned or defined. A more limited lighting pattern in the higher areas of the building is intended to produce greater contrast of light and shadow, accenting unique features without lighting the entire structure.

- Use lighting to accent and highlight planting. Appropriate light levels and pleasant accent effects can be achieved with accent lighting, directed upwards into trees, provides low intensity, but offers dramatic illumination of nearby pedestrian areas.
- Reserve architectural lighting for individual plaza areas to emphasize focal points.
- Require parking lot lighting to meet Salt Lake City standards, at a minimum.
- Design appropriate lighting levels to provide a safe atmosphere while deterring undesirable activities and avoiding night-sky pollution.

Streetscape

The pattern and design of streetscapes should convey a significant message complementing the type and intensity of land development. A streetscape design should unify a district or neighborhood and portray an identity through the design. The following streetscape guidelines are recommended for the Town Center:

- Design buildings to shape the street; the general pattern of buildings should help to define street areas and other public open spaces.
- Allow for informal events such as displays and outdoor dining to encourage pedestrian activity.
- Incorporate a consistent theme for streetscape design to strengthen the association of unrelated buildings.
- Select and design street landscaping according to a special theme for a given area to provide a sense of place in addition to its other amenities.
- Maintain and incorporate a regular-interval street lighting pattern into streetscape improvements.
- Choose light poles, arms, and fixture designs to preserve the historic character of the streetscape.
- Select lighting to be in scale with the pedestrian experience.

Signage

Since adoption of the 1985 Sugar House Master Plan, the quality of signs in the Business District has improved. The City's beautification project improved the area, along with the City Redevelopment Agency's façade improvement program. Nevertheless, strict adherence to the City's sign ordinance is necessary to ensure that new signs do not dominate the streetscape of the urban area. This ordinance does not allow new billboards and assumes a long-term decrease in their number over time. As part of all planned developments, the policies of the City's Urban Design Element relating to signage should be followed. In addition, planned developments must adhere to the following guidelines:

- Install signage that emphasizes design elements of a building's façade.
- Select sign materials made of high quality, durable materials that will continue to look good after several years in Salt Lake's climatic conditions.
- Discourage pole signs and encourage wall and blade signs, as well as monument signs consistent with a pedestrian scale.
- Provide street signs and other informational signage that are uniform and that provide neighborhood and community identity.
- Integrate signs or awnings into the architectural design of any building rather than a feature independent and in conflict with the building's architecture.

- Design signs and graphics to present their message with clarity; graphics should be clear and easily understood, so that people can orient themselves within the development and locate businesses and facilities easily.
- Locate and size signs so that views to and from adjoining land parcels will not be blocked.
- Design directional signing to be low, visible, integrated with the rest of the graphic systems, and functional. If directional signing is needed on the street directing people and vehicles, and on the interior of any development project, it should be consistently located in order to maximize its directional function.
- Design informational signing that helps orient people on the development. It may take the form of a directory or other project wide identification in which people can orient themselves and be directed to those activities and areas they wish to visit.

Off-Site Development Design Guidelines

Off-site development includes work that occurs in the public way and on properties otherwise considered public such as the Parleys Creek property owned by Salt Lake City and any others that may be designated or assigned.

- Provide public sidewalks and pedestrian/bike corridors that enhance the existing pedestrian circulation systems in the following locations:
 - To the east along 2100 South and along Wilmington Avenue to Sugar House Park;
 - Between the Sugar House Plaza Monument area and surrounding uses and areas;
 - Between the public open space at Parleys Creek and surrounding uses and areas;
 - Along the rail/trail designated in the Salt Lake City Open Space Plan; and
 - To south and west to Fairmont Park.
- Accommodate public transportation at the street edges. Coordinate with the Utah Transit Authority on location and design of turnouts, bus stops and other transit facilities.
- Provide standard paving materials currently used in the area on sidewalks. Modifications to the patterns may be permitted and will require approval by Salt Lake City.
- Landscape park strips and public open space with street trees, shrubs, ground covers and lawn. Maintenance of park strips is the responsibility of the adjacent property owner.
- Select trees with guidance from the Salt Lake City Urban Forester.
- Preserve and maintain existing vegetation along Parleys Creek.
- Design street and circulation system drainage grates to allow safe passage by bicycles.
- Require light fixtures to meet Salt Lake City standards and specifications and be of a design that is compatible with the design theme of the business district.
- Include elements of visual interest and complexity into publicly owned open space. These elements can include landscaping, seating areas, furnishings, fountains, changes in grade, public art, etc. to add interest and excitement to the public spaces between buildings and along major circulation corridors.
- Incorporate into the design and provide in designated locations of outdoor open space and public space elements such as site furnishings such as drinking fountains, benches, trash receptacles and ash receptacles, telephones, newspaper stands, bicycle storage.

They should be coordinated and compatible to other site furnishings and design elements.

- Design a mixture of seating opportunities if seating is provided. Materials that are comfortable and vandal resistant are preferred.
- Consider seatwalls, steps, fountain edges, grassy mounds, etc. for an attractive variety of seating options that can accommodate many different needs. If seatwalls are used they should be a minimum of 12" wide and 16" to 24" high for comfortable, flexible seating.

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Exhibit 4-
Revised Sugar House Future Land Use Map

ed Sugar House Future Land Use Map

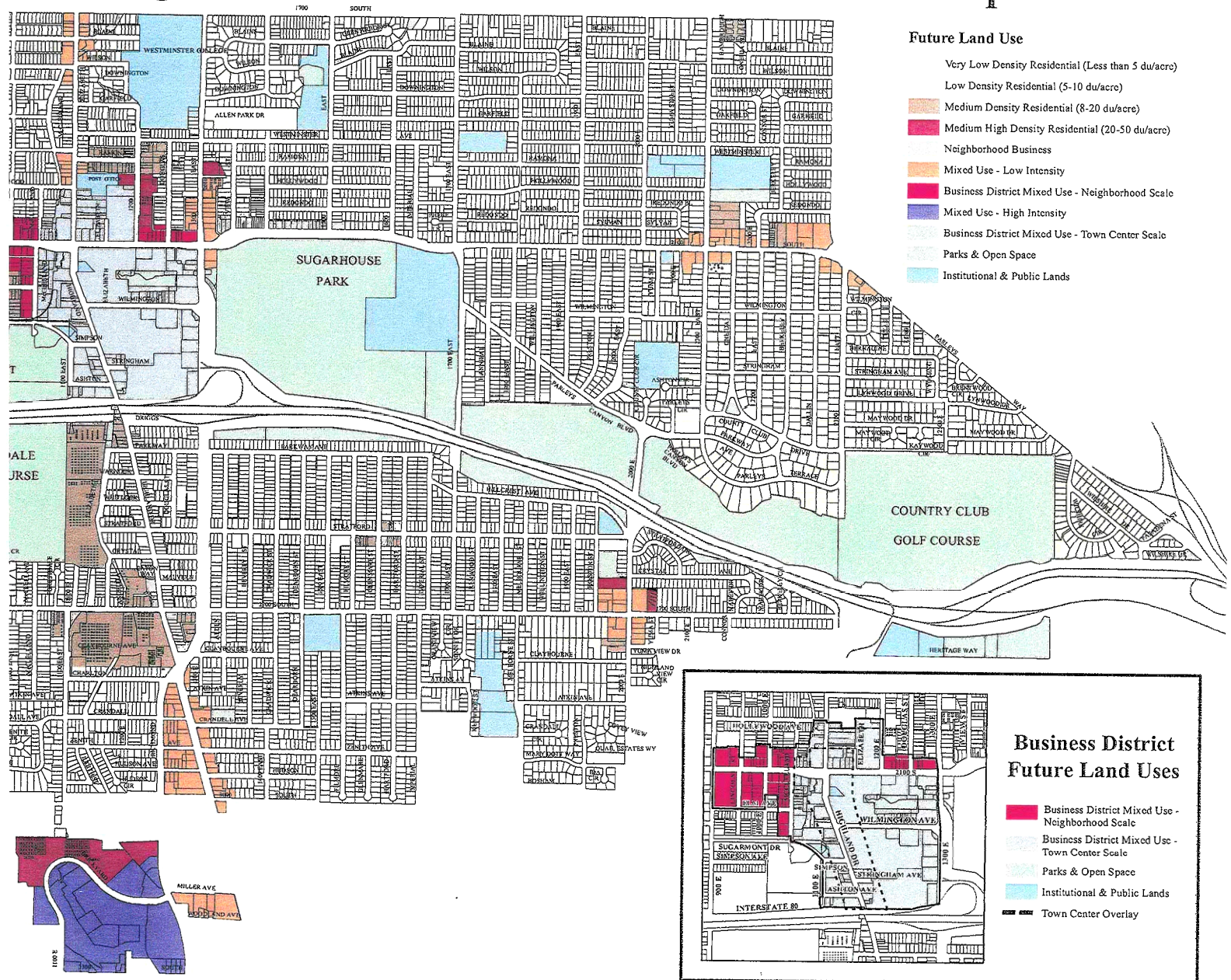


Exhibit 5 -
Revised Salt Lake City Zoning Ordinance (C-SHBD) & Summary Tables

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining building height limits and building setbacks. In other portions of this text, the CSHBD1 and CSHBD2 zones are referred to as CSHBD zone because all other standards in the zoning ordinance are the same.

A. **Purpose Statement:** The purpose of the CSHBD sSugar hHouse bBusiness dDistrict is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24-hour population. The CSHBD provides for residential, commercial, and office and use opportunities, with incentives for high density residential land use opportunities in a manner compatible with the existing form and function of the sSugar hHouse mMaster pPlan and the sSugar hHouse bBusiness dDistrict.

B. **Uses:** Uses in the CSHBD sSugar hHouse bBusiness dDistrict as specified in the table of permitted and conditional uses for commercial districts found at section 21A.26.080 of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. **Planned Development Review Conditional Building and Site Design Review:** All new construction of principal buildings that exceed thirty feet (30') in height or twenty thousand (20,000) square feet in size or additions that increase the floor area and/or parking requirement by twenty five percent (25%) within the CSHBD district shall be subject to planned development review for compatibility and compliance with the design guidelines of the sugar house master plan and the sugar house business district strategies and recommendations plan Conditional Building and Site Design Review. Planned developments Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.54-150 21A.59 of this title.

D. **Minimum Lot Size:** No minimum lot area or lot width is required, ; provided, that for multi-family dwellings the minimum lot area required shall be nine thousand (9,000) square feet for three (3) dwelling units plus five hundred (500) square feet for each additional dwelling unit.

E. **Minimum Yard Requirements:**

1. **Front And Corner Side Yards:** No minimum yard is required.

2. **Maximum setback:** The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for additions to existing buildings and construction of new buildings that are under twenty thousand (20,000) square feet and/or under thirty feet (30') in height, if the Planning Director finds the following:

a. The architecture of the proposed construction is compatible with the architecture of the original structure and/or the surrounding architecture.

b. In the case of an addition, the addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of Administrative Decision is to the Planning Commission.

2. 3. Interior Side Yards: None required.

3. 4. Rear Yards: No minimum yard is required.

4. 5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned C-SHBD that abut properties in a residential zone, every three feet (3') in building height shall require a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

F. Maximum Building Size: Any building having a first floor area of twenty thousand (20,000) square feet or more shall be allowed only as a conditional use.

G. F. Maximum Height: ~~No building shall exceed ninety feet (90') or six (6) stories, whichever is less. Buildings higher than ninety feet (90') may be allowed in accordance with the provision of subsections G1 and G2 of this section.~~ Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. C-SHBD1 – The maximum building height in the C-SHBD1 zone shall not exceed fifty feet (50') for those buildings used exclusively for non-residential purposes. Additional square footage may be obtained up to a maximum building height of one hundred feet (100'), however for each additional floor of non-residential use above fifty feet (50'), one floor of residential use is required. If the residential component is transferred "off site" or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection J of this Section, the maximum building height allowed shall be seventy-five feet (75'). Floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density residential development or public streets.

2. C-SHBD2 – The maximum building height in the C-SHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes. Additional square footage may be obtained up to a maximum building height of sixty feet (60'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required. If the residential component is transferred "off site" or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection J of this Section, the maximum building height allowed shall be forty-five feet (45'). Floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density residential development or public streets.

G. Planned Development Option/Transfer of Required Residential Component Planned Developments, which meet the intent of the ordinance, but not the specific design criteria outlined in this Section (C-SHBD – Sugar House Business District), may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title and the following criteria:

a. Non-residential use can be realized in a single building up to, but not exceeding, the maximum building height limits established in each zone; C-SHBD1 or C-SHBD2.

b. Any transferred required residential use shall be located on the same or adjacent block located within the area zoned C-SHBD.

c. The overall development (non-residential and residential components) shall provide structured or underground parking on the same or adjacent block within the area zoned C-SHBD.

d. Contribution to the City's Housing Trust Fund shall not be an option for the developer.

e. The developer shall provide at least one additional floor of residential use over and beyond what is required by zone; C-SHBD1 or C-SHBD2.

1. Conditions For Taller Buildings: Buildings may exceed the ninety-foot (90') or six (6) story height limit provided they conform to the following requirements:

a. Location: The site is located within the block bounded by 2100 South Street, 1100 East Street/Highland Drive, Sugarmont Drive, and McClelland Street.

b. Setback: The portion of the building exceeding ninety feet (90') shall be stepped back from the front property line to mitigate potential impacts upon the existing streetscape.

c. Taller Buildings Height Limit: The excess height allowance shall be limited to one hundred fifty feet (150') or ten (10) stories.

2. Procedure For Modification: A modification to the height regulations in this subsection G may be granted as a planned development in conformance with the provisions of section 21A.54.150 of this title.

H. **Minimum First Floor Glass:** The first floor street-front and front elevation facing a street on of all new commercial and office buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD sSugar hHouse bBusiness zoning dDistrict zones, shall not have less than be at least forty percent (40%) nonreflective glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement.

Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The zoning administrator Planning Director may approve a modification to this requirement, as a routine and uncontested special exception pursuant to the procedures found in part II, chapter 21A.14 of this title, if the zoning administrator Planning Director finds:

1. a. The requirement would negatively impact the historic character of the building, or
2. b. The requirement would negatively impact the structural stability of the building, or
c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%).

I. **Mechanical Equipment:** Rooftop mechanical equipment should be screened with architecturally integrated elements of the building. (Ord. 35-99 §§ 25, 26, 1999; Ord. 26-95 § 2(13-5), 1995)

J. **First Floor/Street Level Requirements:** The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing arts facilities.

K. **Residential Requirement for Mixed Use Developments:** For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection F of this Section, or
2. May be located on a different property in the area zoned C-SHBD. For such off-site residential configuration, the amount of residential development required is equal to the amount of square footage obtained for the largest floor in the non-residential structure, less any square footage of the required fifteen foot (15') stepback noted in Subsection F of this Section. In such cases where the residential use is built off-site, one of the following apply:
 - a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or
 - b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.
3. An applicant may contribute to the City's Housing Trust Fund to facilitate construction of the required residential portion of a mixed-use development located within the area zoned C-SHBD. The amount of the financial contribution shall be sufficient to accomplish the residential square footage required as part of a mixed-use development and shall be negotiated prior to the issuance of a building permit for the non-residential portion of the development. Factors considered in arriving at an appropriate contribution shall include market conditions, property values, and related considerations necessary to facilitate development of said housing.

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS				
C = Conditional Use P = Permitted Use						
Use	CN	CB	CC	CS1	CSHBD1	CG
Residential						
Assisted living center, large		P	P			P
Assisted living center, small		P	P			P
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Group home, large (see section 21A.36.070 of this title)			C			C
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P
Halfway homes (see section 21A.36.110 of this title)						C
Living quarters for caretaker or security guard	P	P	P	P	P	P
Multi-family residential					P	
Nursing home		P	P			P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)			C			C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)			C			C
Transitional treatment home, large (see section 21A.36.090 of this title)			C			C
Transitional treatment home, small (see section 21A.36.090 of this title)			C			C
Transitional victim home, large (see section 21A.36.080 of this title)			C			C
Transitional victim home, small (see section 21A.36.080 of this title)			C			C

title)						
Office And Related Uses						
Financial institutions, with drive-through facilities		P	P	P	P	P
Financial institutions, without drive-through facilities	P	P	P	P	P	P
Medical and dental clinics	P	P	P	P	P	P
Offices	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P
Retail Sales And Services						
Auction sales			P			P
Automobile repair, major			P	C		P
Automobile repair, minor	C	P	P	P	P	P
Automobile sales/rental and service			P			P
Boat/recreational vehicle sales and service			P			P
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P
Car wash, with or without gasoline sales			P	P		P
Department stores				P	P	
Equipment rental, indoor and outdoor			P			P
Furniture repair shop		P	P	P	P	P
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in part VI, chapter 21A.62 of this title)	P	P	P	P	P	P
Health and fitness facility		P	P	P	P	C
Liquor store		C	C	C	C	C
Manufactured/mobile home sales and service						P
Pawnshop						P
Restaurants, with drive-through facilities	C	P	P	P	P	P
Restaurants, without drive-through facilities	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P
Retail goods establishments without drive-through facilities	P	P	P	P	P	P
Retail services establishments	C	P	P	P	P	P

with drive-through facilities						
Retail services establishments without drive-through facilities	P	P	P	P	P	P
Truck repair, large						P
Truck sales and rental, large			P			P
Upholstery shop		P	P	P	P	P
Value retail/membership wholesale						P
Institutional Uses (Sites << 2 Acres)						
Adult daycare center	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P
Museum		P	P	P	P	
Music conservatory		P	P	P	P	
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P
Schools, professional and vocational	P	P	P	P	P	P
Commercial And Manufacturing						
Bakery, commercial						P
Blacksmith shop						P
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P
Cabinet and woodworking mills						P
Commercial laundries, linen service and dry cleaning						P
Industrial assembly						P
Laboratory; medical, dental, optical			P	P	P	P
Laboratory; testing			C	C		P
Miniwarehouse			P			P
Motion picture studio				P	P	P
Photo finishing lab			P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P
Sign painting/fabrication						P
Warehouse			P			P
Welding shop						P
Wholesale distributors			P			P

Recreation, Cultural And Entertainment						
Amusement park				P		P
Art gallery	P	P	P	P	P	P
Art studio	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P
Commercial outdoor recreation				C		P
Commercial video arcade			P		P	P
Dance studio	P	P	P	P	P	P
Live performance theaters			P	P	P	P
Miniature golf			P	P		P
Movie theaters				P	P	P
Natural open space and conservation areas	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P
Private club		C	C	P	P	P
Sexually oriented businesses						P5
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P
Tavern/lounge/brewpub; 2,500 square feet or less in floor area			P	P	P	P
Tavern/lounge/brewpub; more than 2,500 square feet in floor area			C	C	P	P
Miscellaneous						
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P
Auditorium			P	P	P	P
Auto salvage (indoor)						P
Bed and breakfast	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P
Bed and breakfast manor	C3	C3	P		P	P
Bus line terminals			P			P
Bus line yards and repair facilities						P
Commercial parking garage or lot			C		P	P

Communication towers		P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P
Farmers' market			C	C		P
Flea market (indoor)			P	P	P	P
Flea market (outdoor)						P
Funeral home			P	P	P	P
Homeless shelter						C
Hotel or motel			P		P	P
Impound lot						C
Intermodal transit passenger hub						C
Kennels						P
Limousine service, utilizing 4 or more limousines						P
Limousine service, utilizing not more than 3 limousines		C	C			P
Microbrewery						P
Park and ride lots		C	C	C	P	P
Park and ride, parking shared with existing use		P	P	P	P	P
Pet cemeteries ⁴						P
Off site parking; as per chapter 21A.44 of this title			P		C	P
Outdoor sales and display		C	P	C	P	P
Outdoor storage			C			P
Outdoor storage, public			C			P
Precision equipment repair shops			P			P
Public/private utility buildings and structures	C	C	P	P	C	P
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P
Radio, television station				C	P	P
Recreational vehicle park (minimum 1 acre)			C			
Recycling collection station	P	P	P	P	P	P
Reverse vending machines	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P
Temporary labor hiring office						P
Vehicle auction use						P
Vending carts on private property as per chapter 5.65 of this code					P	
Wireless telecommunications						

facility (see table 21A.40.090E of this title)						
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Qualifying Provisions:

1. Development in the CS district and ~~CSHBD district~~ shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the Conditional Building and Site Design Review process pursuant to the provisions of section 21A.26.60C and 21A.59 of this title.
2. See subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake City/County health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.

(Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

21A.26.090 Summary Table Of Yard And Bulk Requirements Commercial Districts:

	Lot Area Regulations	Minimum lot width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required landscape yard		LANDSCAPE BUFFER YARDS
CN neighborhood commercial	No minimum Maximum area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'	
CB community business	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a conditional use	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'	
CS community shopping	60,000 sf minimum excluding pad sites	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner side yards	15'	
CC corridor commercial	10,000 sf minimum	75'	None	None	30' or 2 stories Conditional use: maximum 45' or 3 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'	
CSHBD sugar house business	No minimum Multi-family: 9,000 sf for 3 units plus 500 sf/unit	None	Less than 20,000 sf is a permitted use Greater than 20,000 sf is a conditional use subject to the Conditional Building and Site Design Review process	None	90' or 6 stories Conditional use: maximum 150' or 40 stories 50' to 100' or 30' to 60' depending on site location within the CSHBD zone	No minimum required 2	No minimum 3	None 3	None	7'	
CG General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories Conditional use:	10'	No minimum	10'	The first 10' of front or corner side	15'	

					maximum 90' or 6 stories				yards	
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Additional Regulations:

General provisions for all commercial districts: building height modification building height may be modified up to 10 percent of maximum height, as a special exception. Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this chapter.

CS district access restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

Footnotes:

1. See chapter 21A.48 of this title.

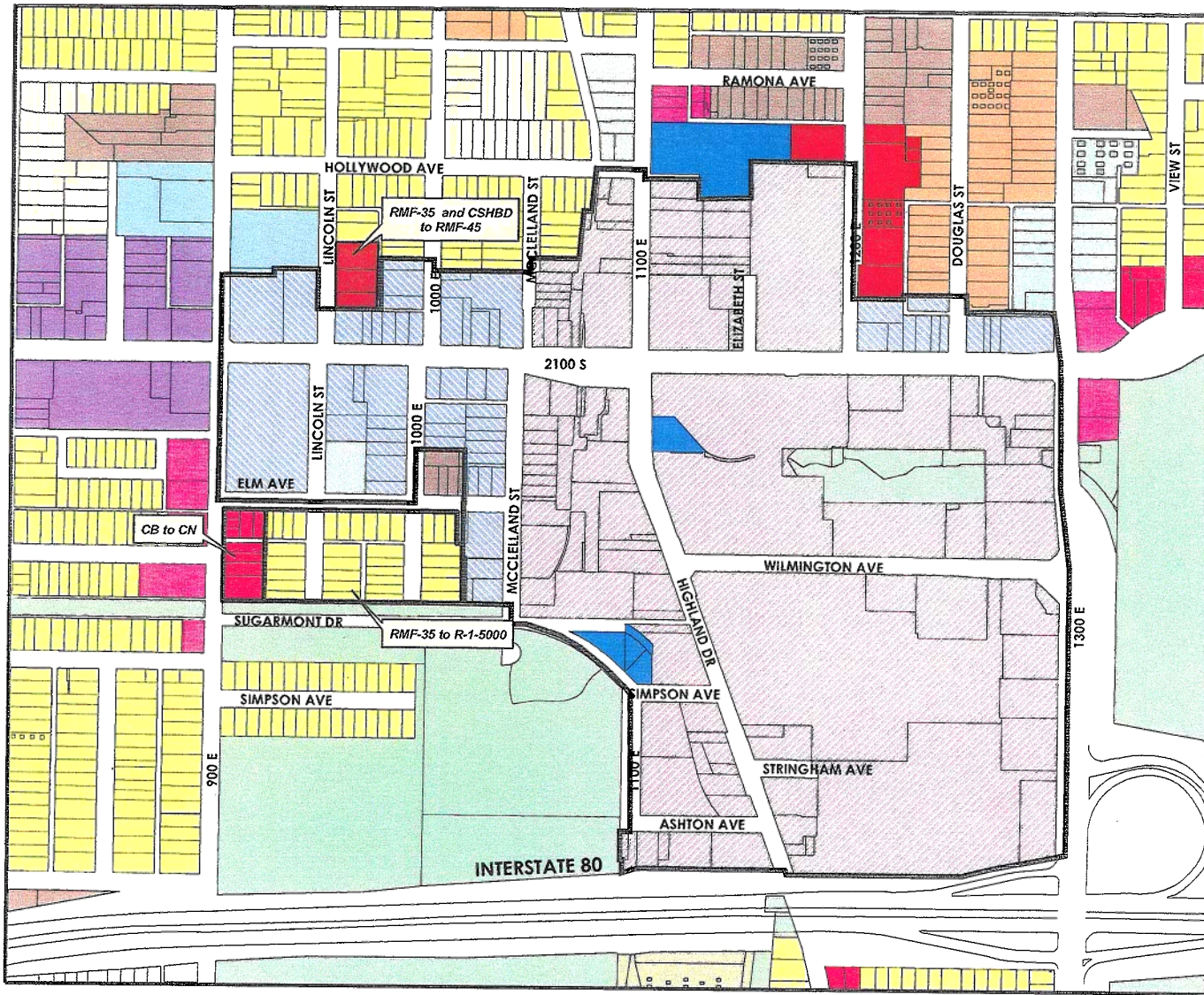
2. There is not a minimum front or corner side yard in the CSHBD zone, however there is a maximum building setback of fifteen feet (15'). Exceptions to the maximum building setback requirement may be approved through the Conditional Building and Site Design Review process.

3. There are no minimum interior side and rear yard requirements in the CSHBD zone, with the exception of those properties in this zone that abut a residentially zoned property.

(Ord. 3-01 § 3, 2001; Ord. 35-99 § 29, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-8), 1995)

Exhibit 6 -
Revised Zoning Map

Sugar House Business District Proposed Zoning Map - New/Cumulative



- CSHBD-1, Sugar House Business
- CSHBD-2, Sugar House Business
- CB, Community Business
- CC, Commercial Corridor
- CN, Neighborhood Commercial
- CS, Community Shopping
- I, Institutional
- OS, Open Space
- PL, Public Lands
- R-1-5000, Single Family Residential
- R-1-7000, Single Family Residential
- RB, Residential/Business
- RMF-30, Low Density Multifamily Res.
- RMF-35, Moderate Density Multifamily Res.
- RMF-45, Moderate/High Density Multifam Res.
- RO, Residential/Office
- SR-1, Special Development Pattern Res.

Exhibit 7 -
Miscellaneous Changes to the Sugar House Future Land Use Map (Legend)

PROPOSED FUTURE LAND USE CHANGES

AREA I

Change from Medium
Density Residential &
Mixed Use Low Intensity to
Business District Mixed Use
Neighborhood Scale

AREA II

Change from Medium
High Density Residential to
Business District Mixed Use
Town Center Scale

AREA III

Change from Medium High
Density Residential to
Business District Mixed
Use Neighborhood Scale

AREA IV

Change from Low Density
Residential to Business
District Mixed Use
Neighborhood Scale

AREA V

Change from Medium High
Density Residential to
Business District Mixed Use
Town Center Scale

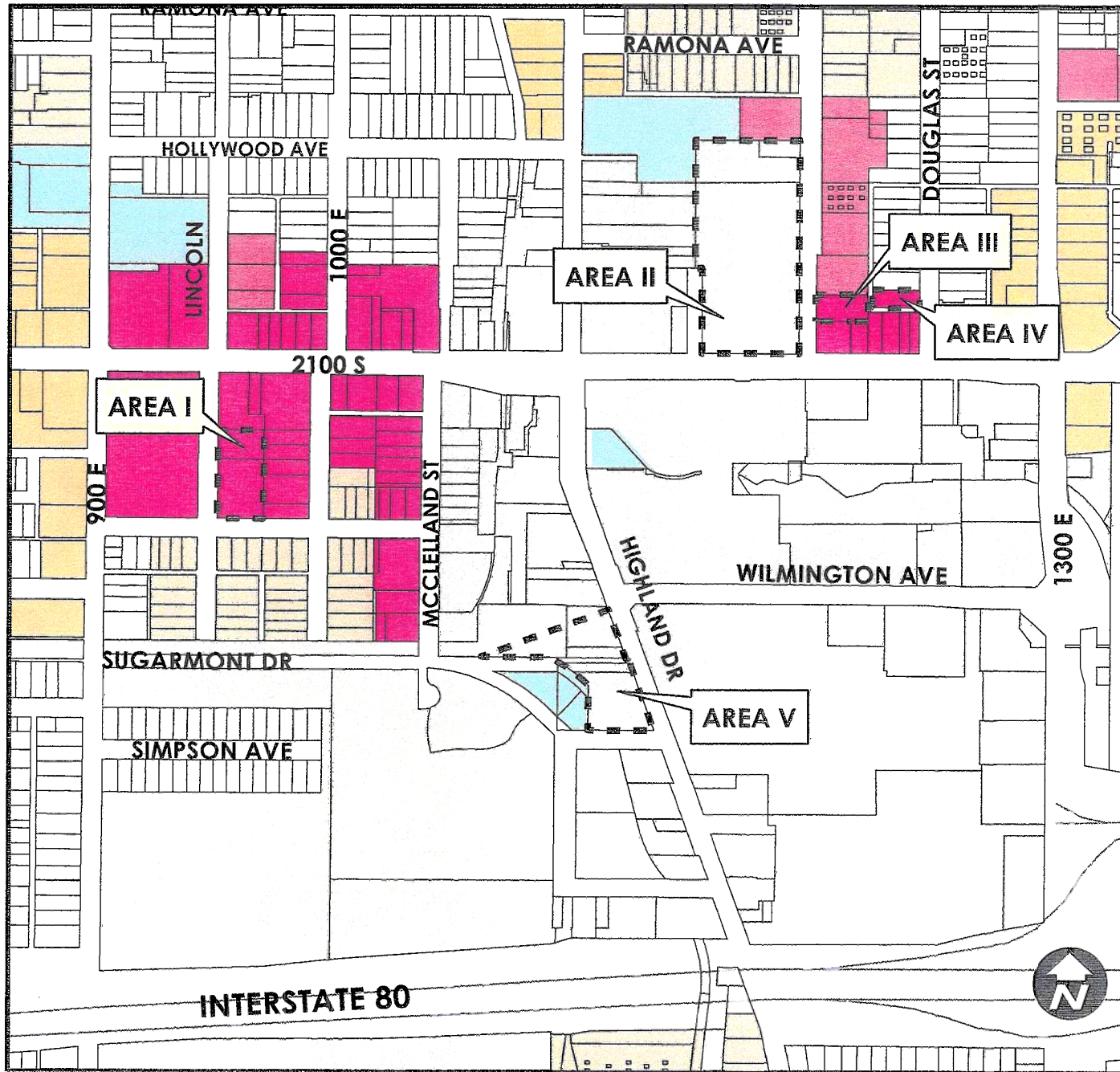


Exhibit 8 -
Detailed List of Public Comments with Planning Staff Response

ISSUES GENERATED BY THE PUBLIC AS NOTED BY PLANNING STAFF

Three presentations were conducted with the general public to present the work conducted by Planning Staff as requested by the City Council regarding petitions 400-01-32 and 400-02-08. Planning Staff made presentations at the Sugar House Merchants Association and the Sugar House Community Council meetings both held on February 4, 2004. In addition, another meeting was held at the City & County Building on February 23, 2004. The following is a list of comments and concerns noted by Planning Staff during these meetings.

1. Proposed height limits are too low in the area at 2100 South and 1100 East, on all four corners, around the monument. If this is the focal point of Sugar House, it should have the tallest buildings and most intense uses.

Staff response: Staff's initial proposal for all four corners of this intersection (excluding the southeast corner – Barnes and Noble) was a 30' height limit if commercial/office/retail use only, or 50' if a residential component was to be incorporated into the development. Planning Staff revised this proposal to allow a higher height limit in this area with a "stepback" building design required of levels exceeding 50' in height. The revision would allow a developer to build to a higher height limit, and the stepback design would assist in maintaining the historic character and mass of the buildings in this area.

2. Proposed height limits are too high on 1300 East which may block views to the mountains.

Staff response: This is a commercial area on a busy thoroughfare. The proposed zone would allow buildings as tall as 80' with a residential component or 50' for non-residential use. In reality, it is unlikely that a developer would want to add a residential component to buildings directly on 1300 East because it would probably be an undesirable residential living situation due to traffic noise and odor. It is more likely that buildings with a residential component would be built set back from 1300 East in that area that is less elevated than the area directly on this street. Further, one of the policies outlined in the "Appendix: Business District Design Guideline Handbook" states, "Avoid construction of a wall of buildings along 1300 East blocking views to the west from Sugar House Park." This policy would certainly be considered if a developer was to propose a development that may be inconsistent.

3. Height limits are too high for the Sugar House Center (Shopko) property and along Highland Drive; increased height should be forced along 2100 South as it is the main transit corridor.

Staff response: The proposed height limit is reasonable for this area. In addition, the Sugar House Community Master Plan (2001) encourages the expansion of the business district south along Highland Drive, encompassing the Sugar House

Center development to I-80. Increased height limits have been proposed for the 2100 South corridor as well.

4. Do not remove “development standard language” from the Sugar House Community Master Plan (2001), instead leave it as is and also include it in the Zoning Ordinance.

Staff response: Consistent with sound planning practice and principles, development standard language should only appear in the zoning ordinance.

5. Zone the entire C-SHBD area as “C-SHBD 1” to allow for the maximum height proposed.

Staff response: This suggestion is contrary to many of the policies of the adopted Sugar House Community Master Plan (2001).

6. Don’t “split zone” properties, specifically between 1100 East and Elizabeth.

Staff response: Planning Staff has corrected the initial proposed zoning map to eliminate split zoned parcels.

7. Have a comprehensive approach to development in the Sugar House Business District as opposed to development occurring with no plan.

Staff response: The Sugar House Community Master Plan (2001) is a comprehensive plan that includes an extensive and thorough vision for the Sugar House Business District.

8. Both the north and south sides of 2100 South should have the same zoning otherwise it becomes a dividing point.

Staff response: Planning Staff has proposed zones along 2100 South that are consistent on both the north and south sides of this street through the business district.

9. Mixed Use (retail/office/residential) and associated parking should be encouraged in the heart of Sugar House to increase the density, and promote a walkable, 24 hour community.

Staff response: This is a key policy as outlined in the adopted Sugar House Community Master Plan (2001).

10. Zoning restrictions in terms of height limits should not create an economic burden on development.

Staff response: This is true to some extent, however economics should not be the only driving force for land use policies and decisions.

11. Street level floors of multi-level building in the business district should be retail.

Staff response: Staff concurs with this comment and adds that retail, office, or other commercial use would all be appropriate. Policies in the Sugar House Master Plan (2001) also support this idea stating, "Require ground level uses in the town center to be uses that generate activity such as restaurants, galleries, retail, entertainment and person business services."

12. Developers should be mindful of historic buildings, streetscapes, and scale as development is contemplated.

Staff response: This is a key concept of the Sugar House Community Master Plan (2001) for the Sugar House business district. Several policies of the Master Plan are particularly relevant including preserving the Sugar House Plaza Monument as the community focal point, retaining the historic scale and massing of existing buildings, and requiring new buildings to include architectural detail at the pedestrian level.

13. Change public perception that inadequate parking exists in the Sugar House Business District.

Staff response: Changing "perceptions" is a arduous task.

14. The "Town Center Overlay" should be left in the Plan as important design policies are outlined that should not be eliminated. In addition, the overlay stems from the RDA plan for the area.

Staff response: Planning Staff reconsidered the initial proposal to eliminate this feature of the "Business District Future Land Uses" map to maintain important design policies as noted in the Plan.

15. The proposed C-SHBD2 zone which specifies lower height limits should be adopted for the Sugar House Commons as well as on all sides of the monument. Want to maintain the historic character of this corner and not create a "canyon" of buildings there. Have an increase in height as you move away from the corner of 2100 South and Highland.

Staff response: The higher height limit zone C-SHBD1 is proposed for the Sugar House Commons. Currently there is at least one building that is at the 50' height limit for a non-residential use. Consistent with this limit, other new development in this shopping area should have the same limitations. It is only possible to obtain an increased building height if a residential component is added to a development. In terms of creating a "canyon" effect at the corner of 1100 East

and 2100 South, Planning Staff proposes that buildings along the street front must be stepped back if heights exceed 50'. This building technique should address the perceived "canyon" effect. Building heights should transition from the tallest buildings in the core of the business district to the adjacent areas used for other purposes such as residential. It would be inappropriate to allow the highest building height limits adjacent to less intense land uses.

16. Both sides of 2100 South from Lincoln to 1200 East and along Highland from Hollywood to 1-80 need to be designated the proposed C-SHBD1 zone which allows for the highest height limits. Floors rising in excess of 50' but less than 75' in this zone should be stepped back to maintain the historic scale of the business district.

Staff response: Planning Staff proposes the C-SHBD1 zone from McClelland Street to 1200 East. Planning Staff contends that there is a natural "break" in the existing building height as one moves westward from McClelland Street along 2100 South toward Lincoln and beyond. Therefore the C-SHBD2 zone is proposed for this section allowing a reduced building height, consistent with existing building mass and scale, and the "Neighborhood Scale Mixed Use" future land category as outlined in the Sugar House Community Master Plan (2001).

17. The area on both sides 2100 South from 1200 East to 1300 East should be designated the C-SHBD2 zone due to the rise in grade.

Staff response: The C-SHBD2 zone is proposed for the north side of 2100 South in this area, consistent with existing building scale and mass, and the "Neighborhood Scale Mixed Use" future land category as outlined in the Sugar House Community Master Plan (2001). The higher height limit is proposed for the south side of 2100 South due to and consistent with existing tall structures and the Sugar House Community Master Plan (2001).

18. The area on both sides of 2100 South from 900 East to Lincoln should be designated the proposed C-SHBD2 zone.

Staff response: Planning Staff is showing this on the proposed zoning map. This zoning is consistent with the "Neighborhood Scale Mixed Use" future land category as outlined in the Sugar House Community Master Plan (2001)

19. Want density in the heart (corner of 2100 South and Highland) of Sugar House where it needs to be.

Staff response: Policies outlined in the Sugar House Community Master Plan (2001) were adopted to address this issue. The proposed zoning language is intended to implement this policy.

20. Need higher density to support structured parking.

Staff response: This may be a true statement, and makes sense.

21. Making the Sugar House Business District “walkable” is difficult as 2100 South is not easy or convenient to cross on foot. If you make this area more dense, won’t that increase the traffic and make it even more pedestrian unfriendly?

Staff response: Perhaps, but less likely if the policies outlined in the Sugar House Community Master Plan (2001) are implemented. Policies include ensuring 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, and the provision of multi-modal transportation options to alleviate the dependence upon the automobile.

22. Need to have better access onto back streets to make the arterials less congested.

Staff response: This may be true to a limited extent, however the “back” residential streets should not receive significant negative impacts due to development in the business area along the arterials.

23. Increased height limit is important because it makes redevelopment more economically feasible.

Staff response: As stated previously, economics is not be the only driving force for land use policies and decisions.

24. People simply do not walk in Sugar House because it is not practical. People like to drive their cars. Need more areas for parking or retailers will not survive.

Staff response: This comment relates to personal preference and changing attitudes and habits. The Sugar House Community Master Plan (2001) was adopted with polices to address this issue. Implementation of policies outlined in this Plan should make pedestrian movement in this area more feasible.

25. If the highest densities are further from the center (2100 South and Highland) then that is where the development will go (like the Shopko Center) and the heart of the district will not revitalize.

Staff response: The highest densities are proposed for the Sugar House business district core. The Sugar House Community Master Plan (2001) indicates that the business district should be expanded to include the area of the Shopko Center. Planning Staff proposes the new zoning for this area in order to implement this policy as noted in the Plan.

26. The historic character of the Sugar House Business District is a major policy issue noted in the Sugar House Community Master Plan (2001). If you propose a

higher density (height) it is more likely to be an incentive to demolish historic structures in the area.

Staff response: Planning Staff recognizes that the historic character of the Sugar House Business District is a policy issue in the Plan, and further recognizes that increased heights may be an incentive for a property owner to demolish what may be an historic structure. Buildings in this area don't qualify for local protection as a district under current regulations. Many buildings in this area are historic, but they've lost their contributory status that would give them protection due to alterations. The City has no way to prevent a landowner from demolishing a building in this area if they so choose. Demolition would remove the potential for building alterations to be reversed, therefore eliminating the potential for a building to become contributory and thus protected.

27. Incorporate a "step back" into the C-SHBD1 zone (like the proposal for the C-SHBD2 zone) for upper floors to help maintain the historic character of the business district and to protect the residential areas to the north.

Staff response: Planning Staff has incorporated this technique into the C-SHBD1 zone as noted.

28. In terms of maintaining the "historic" character of the Sugar House Business District, some buildings may have to come down due to seismic issues.

Staff response: If it is unsafe it is unsafe and should be demolished or repaired.

29. The Sugar House Commons was built to be compatible with the area and was done so through the planned development process.

Staff response: The proposed zones will also allow and further facilitate future compatible development in this area.

30. Reconsider the elimination of the "Neighborhood Scale Mixed Use" and "Residential" sections of the Urban Design Element chapter of the Sugar House Community Master Plan (2001) as important policies may be lost.

Staff response: Planning Staff reconsidered the elimination of the "Neighborhood Scale Mixed Use" section of the Urban Design Element chapter and proposes to leave this section in tact. The "Residential" section will be eliminated due to the fact that the language in this section consists only of specific development criteria that will be encompassed into the proposed new C-SHBD zones and inserted into the zoning ordinance. The Sugar House Future Land Use Map will be revised to show that the "Residential" parcels are part of the "Town Center Scale Mixed Use" consistent with the proposed zones.

31. The percentage of residential floor area required for the proposed C-SHBD1 zone of 50% is too high.

Staff response: Policies in the adopted Sugar House Community Master Plan (2001) focus on creating mixed-use development. The percentage of required floor area has been slightly reduced from the original proposed 50% to 37.5 % based on simplification of calculations of floor area and providing an incentive to developers to incorporate a residential component into new developments.

32. Mixed use development as the Plan suggests is virtually impossible to do.

Staff response: Mixed use development is very possible from a land use perspective as evidenced in several areas of Salt Lake City including the Dakota Lofts, the Gateway, and the Bridges, in addition to successful mixed use developments around the country.

33. Can you do a mixed use development on a property or properties in a manner such that the residential use is in a totally separate building than the retail/office/commercial use?

Staff response: In theory yes, however how does the developer guarantee to the City that the residential component will be built if it is not built first? Planning Staff's concern is that a developer may propose a mixed-use development consisting of separated uses, building the commercial aspect first and then not following up on the residential aspect.

Exhibit 9 -
Letters from Stakeholders (8/10/04) and SHCC (9/2/04)

Sugar House Stakeholders Committee

P.O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 484-5259 Fax (801) 466-3351

August 10, 2004

Mr. A. Louis Zunguze
Planning Director
Salt Lake City Corporation
Planning Division
451 South State, Room 406
Salt Lake City, UT 84111

SUBJECT: Proposed zoning and Master Plan amendments concerning the Sugar House Business District ("SHBD") element of the Sugar House Master Plan

Dear Louis:

Thank you very much for taking the time to meet with the Sugar House Community Council ("Community Council") and the Sugar House Stakeholders Committee ("Stakeholders") about the proposed zoning and Master Plan amendments affecting the SHBD. The Stakeholders appreciate the City's interest and involvement in this very important issue.

The purpose of this letter is to: (1) summarize the outcome of the July 7, 2004 Community Council meeting held at the Sprague Library; (2) provide an update of where the Stakeholders and Community Council stand now; (3) describe the views of the Stakeholders regarding the City's proposed zoning and master plan amendments, including a summary of the points of disagreement between the Stakeholders and Community Council; and (4) describe alternative means by which the review and comment process could move forward.

It was our intent to issue this letter jointly with the Community Council as agreed at the July 26th meeting. However, in an August 3, 2004 e-mail from Helen Peters, Chairperson of the Sugar House Community Council to me, Ms. Peters advised the Stakeholders, without further explanation, to send our letter to you directly. It is my understanding that the Community Council will deliver their "statement" to you under separate cover.

1. July 7, 2004 Community Council Meeting

The Community Council placed the Stakeholders on the July 7, 2004 monthly meeting agenda so that the Stakeholders could present their views about height and density in the SHBD. I spoke for the Stakeholders. The Stakeholders' presentation is enclosed as an attachment to this letter for your reference.

Representatives from the Community Council and the Stakeholders agreed that the purpose of the July 7th meeting was for the Stakeholders to articulate their views in a single voice and in a formal presentation format. It was agreed prior to July 7th that discussion of the issues would take place after the July 7th meeting in a yet to be formed subcommittee of the groups. The subcommittee was to provide a platform from which the Community Council and Stakeholders could engage in discussions about the height and density in the SHBD, with the objective of providing a jointly shared position and/or recommendation to the City regarding the proposed zoning and master plan amendments. The membership composition of the subcommittee and other operational details were to be determined.

At the conclusion of the Stakeholders' presentation on July 7th, Ms. Peters as the Community Council Chairperson reiterated that a subcommittee would be formed to address the issue in detail. Speaking for the Community Council, Ms. Peters went on to list individuals and entities who the Community Council would like to see on the subcommittee. The Stakeholders indicated they would consider the subcommittee membership proposed by Ms. Peters and provide their input and recommendations.

Although several discussions have been held in regard to the subcommittee, no agreement has been reached.

On Friday July 23rd, Ms. Peters met with Ms. Stark to discuss the subcommittee membership and operating protocol. At Ms. Peters' request, Bim Oliver from the State of Utah attended the meeting as a facilitator. In way of follow-up, Mr. Oliver offered a proposal for a process to be followed and the role he would play as facilitator should that occur. Mr. Oliver's proposal is included as an attachment to this letter.

On July 26th, Ms. Peters and Ms. Stark met with representatives from the Salt Lake City planning division to discuss the status of the SHBD zoning ordinance review process.

2. Status

We are working toward defining the membership composition of the subcommittee and an operating protocol. Several options have been discussed. A proposal addressing the subcommittee membership composition that is generally acceptable to both groups is:

- 3 members designated by the Community Council
- 3 members designated by the Stakeholders

- 3 at large members

Mr. Armand Johansen has been discussed as a possibility for filling one of the at large subcommittee positions. A representative from the Merchants Association has likewise been discussed for one of the at large positions. Although several ideas have been advanced concerning the third at large position, nothing specific has been decided.

The Stakeholders believe that it is very important from the onset to establish an equitable procedure for determining exactly who will serve as the at large committee members and the interests they represent. It will not be fair to the Community Council, Stakeholders, or to the process to have a subcommittee that is formed of special interests that favor one side over another. The Stakeholders believe the composition of the at large positions is an area where guidance from the City is needed.

Additionally, the Stakeholders believe it is important that the process which is ultimately adopted explicitly recognize that, outside of the aspects we all share as a community, all parties participating in the meetings are not impacted equally by the proposed amendments. For example, members of the Stakeholders Committee own the land that is the subject of the proposed zoning and Master Plan amendments. Most members of the Stakeholders Committee have long term, deep seated positions in the Sugar House community and take very seriously the vesting that runs with their land. By contrast, many of the merchants in the SHBD do not have a long standing history in the community - - in fact business turnover in the SHBD is significant from year to year.

The Stakeholders welcome the opportunity to work collaboratively with the Community Council and other parties of interest. This being said, it is very important for all participants to not lose sight of the fact that the Stakeholders are entering the discussions from the standpoint of being owners of the property that is the subject of the proposed zoning and Master Plan amendments. As owners of the land in the SHBD, the Stakeholders anticipate that the Community Council and/or other parties of interest may request the conveyance of easements and other concessions to achieve goals in the Master Plan. The Stakeholders are willing to entertain any and all such proposals, but are concerned that the success of the process as a whole may be in jeopardy if the Community Council is unable to approach the process with a positive spirit of cooperation.

3. Position on Proposed Zoning and Master Plan Amendments

Background

The Sugar House Master Plan ("Master Plan") was adopted in November 2001. The Master Plan has five land use designations in the SHBD. Height limits and density in the Master Plan do not match the zoning that is currently in place. To resolve the inconsistencies between current zoning and the Master Plan in the SHBD, the City developed a proposal. Below is a summary of the City's proposal.

Salt Lake City Proposed Zoning and Master Plan Amendments

- reduces the land use elements in the SHBD from five to two
- creates a C-SHBD1 zone that allows for a maximum building height of up to 50 feet for non-residential uses; and up to 75 feet for mixed use developments with a minimum floor area of 50% dedicated to residential use
- creates a C-SHBD2 zone that allows for a maximum building height up to 30 feet for buildings that do not accommodate mixed uses; and up to 50 feet for mixed use developments with a minimum floor area of 50% dedicated to residential use
- removes the Town Center Overlay from the Master Plan
- lowers height and density at the designated street edge core on the south side of 21st South

Stakeholders' Position

The Stakeholders' believe the zoning ordinance that is currently in place provides the flexibility and density needed to achieve the goals and objectives established in the Master Plan for the Sugar House area as a whole and the SHBD in particular. Specifically, the Stakeholders support the following:

Stakeholders' Recommendation for SHBD

- There should be no distinction in height for parcels fronting 21st South on the north and south sides of the street with the maximum allowable height of 90 feet or 6 stories, whichever is less
- Projects should be subject to planned development review process
- Buildings may exceed the 90 foot or 6 story height limit provided they conform to the following requirements:
 - the site is located within the block bounded by 21st South, 11th East/Highland Drive, Sugarmont Drive, and McClelland Street
 - the portion of the building exceeding 90 feet shall be stepped back from the front property line to mitigate potential impacts on the existing streetscape
 - the excess height allowance shall be limited to 150 feet or 10 stories
 - the modification is subject to the planned development review process
- First floors shall be at least 40% non-reflective glass
- Rooftop mechanical equipment should be architecturally screened
- The boundaries of the SHBD remain as shown on the current zoning ordinance
- ShopKo block to remain outside of the SHBD as envisioned by current zoning

Points of Disagreement

It is our understanding that the primary points of disagreement between the Stakeholders and Community Council are:

- building height limits
- density and/or height bonus for projects with a residential use element
- density and/or height differences on 21st South street edge on both the north and south sides of 21st South
- inclusion of the Shopko block in the SHBD boundary
- designating the highest density classification of C-SHBD1 at the Shopko block

4. Proposal for Process Moving Forward

There are several ways we can move the process forward. The three most viable alternatives are: (1) utilizing Mr. Oliver's services as a facilitator and moving forward generally along the lines of Mr. Oliver's proposal; (2) work directly with Salt Lake City, following a procedure and protocol proposed by the City; or (3) work directly with Salt Lake City, incorporating certain elements of Mr. Oliver's proposed process with other elements recommended by the City.

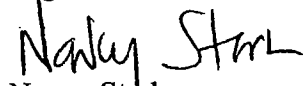
My understanding is that the Community Council recommends having Bim Oliver act as the facilitator.

The Stakeholders believe that, at this juncture, the process will move more efficiently with the City taking the lead role as facilitator. The Stakeholders are open to discussion about process and operating protocol, and believe there is merit to many of the elements Mr. Oliver proposed.

In closing, we would like to thank you again for the work you are putting into this effort. The Stakeholders look forward to hearing your suggestions about how to proceed.

Sincerely,

Sugar House Stakeholders Committee



Nancy Stark
Spokesperson

c.c. Sugar House Stakeholders Committee members

As a post script, because of the similarities to the SHBD zoning issue, I've enclosed a few articles that were recently published about Portland, Oregon's Pearl District that I thought you and others from Salt Lake City might find of interest.

Attachments:

"Sugar House Business District Master Plan and Proposed Zoning Amendment", prepared and presented by the Sugar House Stakeholders Committee, June 2004

"Sugar House CBD Zoning Ordinance Review Process, Proposed Process", Mr. Bim Oliver, July 23, 2004

Pearl District newspaper articles

SUGAR HOUSE
COMMUNITY COUNCIL
Member of Salt Lake Association of Community Councils



September 2, 2004

Mr. Louis Zunguze, Director
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111

Re: Ordinance pertaining to Petition No. 400-01-32 and 400-02-08

- Amending zoning regulations relating to the Sugar House Business District
- Rezoning properties in the Sugar House Business District area
- Amending the Sugar House Master Plan

Dear Mr. Zunguze,

The Planning Division has asked the Sugar House Community Council to present its position on several issues regarding the Sugar House Community Master Plan and proposed Zoning Ordinance for the Business District. Attached to this letter, you will find excerpts from the 2001 Sugar House Master Plan, listing those policy statements that we believe are pertinent to the Business District rezone proposal. A separate attachment includes minutes from the August 2004 Community Council meeting at which a sub-committee was authorized for the purpose of developing a position statement from the Council. This attachment also contains the draft minutes of the September 2004 Board meeting, where the trustees voted to approve the subcommittee's recommendations, which are listed below. Additional comments gathered at subcommittee meetings and during the Board meetings are also included.

Simplification of zoning districts in the Sugar House Business District (SHBD),
Re-evaluation of the height limit for the Irving School House property, and
Re-evaluation of the zoning for the corner of 1000 East and Elm Avenue

Regarding the elimination of a Residential zone in the SHBD:

At the time that the Petitions were referred back to the Planning Division for additional review, the Sugar House Community Council had written to the City Council with the suggestion that a height limit of 50' be set for the Irving Schoolhouse property and properties east of 1200 East, to avoid any more developments where higher elevations will exaggerate the impact of taller buildings.

- The February 2003 revisions propose a 75' height limit for the site of the Irving Schoolhouse Apartments. The Community Council suggests changing the designation of this property to C-SHBD2, which is the same as the adjacent property to the west. The C-SHBD2 zone allows for a

maximum height of 50'. However, language may need to be incorporated into the C-SHBD2 zone to allow for a purely residential use.

- An alternative solution is the addition of a sub-zone that would allow higher intensity residential use for developments like the Irving School apartments. Perhaps this sub-zone would allow residential development up to 50'. This could help break up the areas that Planning staff has designated as SHBD2. In this way, the area north of Elm Avenue to the west of the Granite block might still preserve some wholly residential elements.
- The south end of the Granite block and the adjacent parcels south of Sugarmont have long been identified as a desirable location for residential use. Maintaining the Business District Future Land Use Map insert will reinforce policy statements in the text of the Master Plan that identify areas such as these for specific land use, even though these areas may have the same zoning designation as others proposed for a different land use, i.e. mixed use or purely residential. For this reason, SHCC trustees did not support elimination of the BD Future Land Use Map insert.

Exploration of incentives to stimulate residential development in the SHBD

- The Sugar House Community Council supports the inclusion of height bonuses for mixed-use type development as an incentive for new residential development in the Business District.

Regarding Building Heights in the SHBD:

In general, the SHCC agreed with the SH Stakeholders that the highest density development should be in the core areas of the SHBD, rather than encouraging high-density redevelopment in stable neighborhoods such as the residential area around Elm Avenue/1000 East, or on the Shopko block. However, there are some differences from the Stakeholders' position regarding building heights in the Town Center area.

- Preliminary traffic reports for the SHBD Small Area Plan indicate that the traffic/street system cannot handle the increase in density that 75' or higher buildings would bring to the Business District.
- In discussion at the Sugar House Community Council meeting in August, it was generally felt that the lower intensity C-SHBD2 zone would help preserve the historic character/scale/feel of the SHBD. This would keep the Town Center as a retail area, rather than allowing the higher intensity development that would tend to remove small business ownership and turn it into an office corridor.
- There is also grave concern that higher density development on the north side of 2100 South would have a negative effect on the property values of abutting residential properties, and seriously compromise the quality of life for residents of those homes. For this reason, the comments from the SHCC supported the proposal to rezone commercial properties north of 2100 South between 900 East and 1300 East as C-SHBD2, excepting the parcel on 1200 East that is recommended for RMF-45. In addition, design standards such as setbacks, stepbacks, and other architectural features

should be imposed to minimize the impacts of any moderate/high density development that abuts residential properties.

Evaluation of Proposed zones in terms of minimizing the creation of non-conforming uses

- In consideration of the Sugar House Stakeholders' concern that heights be the same on the north and south sides of 2100 South, the current Commons area could be zoned the same as the other side of 2100 South at the major intersection - SHBD2, limiting buildings to 30' with an increase of up to 50' if mixed use. This would still keep most of the current development conforming. In consideration of the concern that some buildings would be non-conforming, we suggest that the City explore the concept of *legal* non-conforming buildings.

Analysis of the elimination of the regional shopping center component in SHBD

The revised rezoning proposal would apply the C-SHBD1 height allowances to the Sugar House Center/Shopko block as well as to the parcels west of Highland between Simpson Ave. and Wilmington Avenue coordinates. However, Sugar House CC trustees commented that the possibility of a 75' structure on the east edge of the Shopko block would exacerbate the problem created by tall buildings on the ridgeline at 1300 East. In response to comments that policy statements in the Master Plan recommend the potential elimination of the regional shopping center component in the Business District, SHCC supports the proposal by Planning staff to include a detailed discussion of the regional shopping area in the "Urban Design Element" chapter, recognizing the area's importance but introducing strategies for its improvement. The Community Council shares the Stakeholders' opinion that development at this location should not exceed the 50' height limit of the C-SHBD2.

- Perhaps the solution for limiting the density of development on the Shopko block is to limit all of the SHBD zones to a height of 50 ft., with the 50% residential requirement applied for mixed-use development east of Highland Drive. Consideration of a 50' height limit for exclusively residential or non-residential uses on the Granite block between Highland Drive and McClelland St., except for the sections fronting 2100 South and Highland Drive, is suggested. The 2100 South and Highland Drive frontage should be limited to a 30' height, with portions of the building above 30' set back one structural bay from the front property line. Adoption of these variations in height limits and other guidelines articulated in the Business District Urban Design Element for the Town Center Scale Mixed Use would suggest the wisdom of retaining the Town Center Overlay and the Business District Land Use map insert.

Additional comments regarding Planning staff's revisions to Petitions No. 400-01-32 and 400-02-08 are attached, as are comments in response to the Sugar House Stakeholders' presentation to SHCC on July 7, 2004.

Thank you for this opportunity to comment on the Planning staff's revisions to the rezoning petitions at this stage of the process. We share a common sense of urgency that this matter is resolved before any more development occurs that is not compatible

with the policies of the 2001 SH Master Plan Update. Please contact us with any questions or response that you have to this letter.

Sincerely,

Regards,

A handwritten signature in black ink, appearing to be 'H Peters', with a long horizontal flourish extending to the right.

Helen Peters
Sugar House Community Council Chair 2003-2004

Attachment

Cc: Dale Lambert, Nancy Stark, Lex Traugher

Additional Comments re: Revisions to the Sugar House Business District Rezoning proposal

Comments from first Rezoning sub-committee meeting, June 22, 2004:

Mark Vlasic said he was less concerned with height and design standards than with land use. The business core must remain primarily retail. He referred to the Sugar House Commons, saying the requirement for appropriate uses on the street was more important than the buildings' height. Introducing more office buildings threatens the retail component of the District. He said the two zones should be more prescriptive. The design element should be included, with setbacks, stepbacks and entries on the street.

Someone asked if we were trying to rezone too much. We should analyze what the SHBD has, what its draw is, what is it that makes it profitable to redevelop.

Lynne Olson was concerned that removing constraints to high-density development in the historic town center would result in the loss of historic buildings and destroy the authentic historic business district.

We need input from other commercial property owners, tenants, and residents before changing the text of the Master Plan.

Susan Petheram noted that the building height affects the choice of building materials and development cost, because you can build up to four stories using wood; taller buildings that have to be built of steel. She thought there should be some housing on either side of the Elm neighborhood. Susie recommended focusing higher residential density near the transit corridors.

There was a suggestion that the Commons area and parcels just east of there, where the Ballet and Homestead Village are located, could be zoned SHBD2 so they would match the north side of 2100 South. There was agreement that Irving Schoolhouse should be BD2, limited to 50'. BD1 for Redman, Parkview Plaza 1 & 2?

There was support for the recommended zoning for the Shopko block. It would not preclude regional development, but would allow mixed use in addition to regional scale retail.

Soren Simonsen asked if the SHBD is considered an urban shopping center? He advised approaching it as such, as a place to add mixed use above retail. This will increase sales tax income and the shopping base.

Søren reported on a development model that was discussed at a recent AIA meeting. Allowing high density development of all one kind of land use- residential, retail, or office- meant that the market for that use was exhausted at only one location. The community was better served when such uses were dispersed across the whole area in several less intensive, lower density developments.

The ordinance is incomplete. We need the detailed proposal before issuing a formal response.

From the Minutes of the Sugar House Community Council meeting, Aug 4, 2004

Helen talked about the SHBD zoning issue, noting that the Sugar House Master Plan Update was adopted in November of 2001. The Master Plan recommended five land use designations in the business district. The height limits and density in the Master Plan do not match the zoning that is currently in place. To resolve the inconsistencies between the current zoning and the new Master Plan, the City developed a proposal. There has been much discussion regarding this proposal and a group of commercial property owners presented their recommendations at our July meeting. There are several disagreements between the City's proposal and the recommendations of those Stakeholders. Lynne Olson expressed her concern that the Master Plan had been adopted several years ago and because of the time that has lapsed in getting the recommended zoning changes through the process, much development has already

been done that is causing the deterioration of the historic nature of our business district. Lynne feels the zoning ordinance should have been changed to match the adopted master plan and that we should not be changing the master plan to match the current zoning. Su Armitage is opposed to the Stakeholder's recommendations, especially the height recommendations they are proposing. Tina Ottesen questioned why the process has taken so long. Rawlins Young has concerns with the City's proposal for the zoning. He is also concerned with their deletion of the town center overlay district. He doesn't feel our transportation system can support the greater heights that are wanted by the Stakeholders. Grace Sperry feels the City broke a promise that was made that there would be no left turn lane exiting from the Shop-Ko Center onto Highland Drive, but one was installed at the intersection of Simpson and 21st South. Judi Short doesn't feel that the higher building height can be justified in this area. A sub-committee will look at all these issues and come up with a recommendation.

Additional Trustees' comments:

Lynne Olson – The Master Plan was passed three years ago. The City has postponed action on the zoning ordinance for over a year, while developments are taking place that conflict with recommendations in the Master Plan. The Stakeholders' group is suggesting going back to the pre-2001 plan that allowed for taller buildings. SH Master Plan supports keeping the authentic historic Sugar House flavor.

Su Armitage – Opposed to Stakeholders' recommendations, especially relating to height and zoning changes. She would lie in front of bulldozers.

Tina Otteson – Asked who polices the Master Plan, and why would we revert to an older version. Lynne O. said this is a comment period and therefore, Stakeholders have right to comment and suggest changes. Plan has been in limbo since Lex Traugher brought the revisions to SHCC in Feb. '04.

Rawlins Young – The Planning staff revisions don't reflect the Master Plan. They propose doing away with the Town Center Overlay and the emphasis on the Town Center. The landowners' are concerned with removing constraints to development. But the transportation system can't handle traffic that would result from higher density development. He doesn't expect to see recently redeveloped properties being redeveloped again in the next 25-30 years, and says the area around the library is in a holding pattern.

Grace Sperry – Is not opposed to development, but is opposed to new development of 6-10 story buildings until SLC keeps its promise to not allow more traffic to exit the Sugar House business district south on Highland Dr. She can imagine what traffic on Highland will be like with ten-story buildings on the street.

Judi Short was opposed, saying a change to six-ten stories on 2100 South would change our neighborhood forever. Traffic is already impossible. There are tons of empty office buildings in the City, we don't need more.

From the Minutes of the Sugar House Community Council meeting, September 1, 2004(draft)

Susan Petheram wanted us to communicate our stand on the SHBD rezone issue and made the motion that we send a letter to this effect to Louis Zunguze with a copy of excerpts from the 2001 SH Master Plan pertinent to the SH Business District Rezone proposal. Copies also need to go Dale Lambert and Nancy Stark. A copy of the suggested letter along with excerpts from the SH master plan were handed to each trustee. After some discussion on the matter, the motion was made to end the discussion with voting 14 in favor, 1 opposed, and 1 abstention with 1 proxy vote opposed. Voting on the motion to send the letter was 14 in favor, 0 opposed, and 2 abstaining with 1 proxy vote in favor.

Additional comments from September 1, 04 SHCC meeting:

Grace Sperry said it is important that no developer comes to the SHCC without coming to Land Use/Zoning committee first.

Susan Petheram amended motion to include sending the "Excerpts from 2001 SHMP" to the Planning Director.

Sarah Carlson was concerned that Planning staff did not incorporate all the policies in the SHMP. She said the letter should object to reopening the Master Plan, and instead, should say that SHCC supports making the zoning conform to the Plan as adopted. Reaffirm our commitment to the Master Plan.

Excerpts from the 2001 Sugar House Master Plan:

Policies pertinent to the Sugar House Business District Rezone Proposal

Development Objectives (pg. 5):

- Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.
- Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.
- Encourage new development that substantially strengthens and unifies the Sugar House Business District (SHBD) focused at the SH Plaza Monument at 2100 South and 1100 East.
- Direct a mixed-land use development pattern within the SHBD 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, SH Park, Fairmont Park, and the proximity to the retail core.

Low-Density Residential (pg. 7):

- Support and enhance the dominant, single-family character of the existing low-density residential neighborhoods.
- Prohibit the expansion of non-residential land uses into areas of primarily low-density dwelling units.

Medium-Density Residential (pg. 8-9):

- Encourage new medium-density housing opportunities in appropriate location in Sugar House.
- Encourage a variety of densities in the medium-density range while ensuring the design of these projects is compatible with surrounding residential structures.

Medium/High-Density Residential (pg. 9):

- Support opportunities for conversion and infill development of medium/high-density housing while requiring appropriate design and location to minimize land use conflicts with existing single-family development.
- Direct higher density housing in locations served within walking distance to transit, commercial services and parks such as in and near the SHBD.

Increasing Housing Opportunities – Infill Development (pg. 11):

- Focus new residential development toward the SHBD through a mixed-use land pattern.

SHBD Goals and Objectives (pg. 16-17):

- *Themes re-emphasized from the 1995 Business District plan:*
 - Honoring the historic scale and massing of buildings along 2100 South;
 - Increasing a residential presence through a mixed land use pattern; and
 - Directing development to be transit and pedestrian oriented.
- Direct a mixed land use development pattern that includes medium and high-density housing with the associated neighborhood amenities and facilities to support future transit stations.

- Expand the SHBD with the mixed land use pattern to include the regional shopping area adjacent to 1300 East and I-80.
- Establish the SH Plaza Monument as the community focal point.
- 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.
- Support a human-scale environment by dividing large blocks into smaller blocks; and provide public easements to ensure pedestrian and non-motorized access to and through commercial development.

Business District Issues – Small Businesses (pg. 23):

- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.

Business District Issues – Congestion (pg. 23):

- 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.

Business District Issues – Traffic & Pedestrian Orientation (pg. 24):

- Implement a *pedestrian first* policy for the SHBD zone.

Strip Commercial (pg. 28):

- Prohibit the expansion of commercial sites into residential areas.

Land Use and Transportation Issues (pg. 46):

- Ensure that decisions made for planning, zoning, public works projects, or any other public or private investment are guided by a full understanding of the relationships between land use and transportation impacts.

Multi-Modal Priorities – Pedestrian (pg. 50-51):

- Assure that the pedestrian is considered in all new development by adopting zoning regulations to require a “pedestrian circulation element” for each new development and redevelopment project. These regulations should apply to commercial and retail uses that are allowed as either permitted or conditional uses.
- Retain the small scale of the business district to maintain a more pedestrian friendly environment.

Multi-Modal Priorities – Transit (pg. 55):

- Direct land use decisions to support a light rail station in the business district.

SHBD Design Guidelines (pg. 58-61):

- Retain the historic scale and massing of existing buildings.
- Require ground level uses in the town center to be uses that generate activity such as restaurants, galleries, retail, entertainment and personal business services.
- Support the expansion of the business district zone to designated areas in order to implement design review and to create a more transit and pedestrian friendly development pattern throughout the town center.

- Ensure improved site design standards for commercial development, particularly along 2100 South, by amending the zoning ordinance, implement performance zoning standards or by designating a design overlay zone.
- (Town Center Scale Mixed Use) Maximum height varies depending on location (see proposed land use map):
 - Four to six stories or a maximum of 80 feet: up to 4 floors non-residential use allowed, and up to 6 floors with a minimum of 30% residential use.
 - Two to four stories or a maximum of 50 feet: up to 2 floors non-residential use allowed, and up to four floors with a minimum of 50% residential use.
- (Town Center Overlay) Portions of the building above two stories should be set back one structural bay (minimum of 20 feet) from the front property line.
- (Neighborhood Scale Mixed Use) Maximum height – one to two floors or 30 feet.
- (Residential) The maximum building height for projects that are solely residential is four stories or 50 feet.
- (Residential Mixed Use) Maximum height is six stories or 80 feet, with non-residential use allowed only on the first and second floor.

Exhibit 10 -
October 2004 Meeting Summary Memorandum

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

To: Sugar House Community Council Representatives
Westminster College Representatives
Sugar House Stakeholders Committee Representatives

From: Lex Traughber – Principal Planner
Telephone 801-535-6184
Email: lex.traughber@slcgov.com

Re: Summary of meetings held on October 18, 2004 (Sugar House Community Council and Westminster College) & October 20, 2004 (Sugar House Stakeholders Committee)
Discussion of Sugar House Business District Issues & Westminster area

Date: November 9, 2004

The purpose of this memorandum is to summarize the issues discussed at the above referenced meetings and outline future course of action.

Prior to these meetings, the Sugar House Community Council and the Sugar House Stakeholders Committee were asked by Planning Staff to review the Sugar House Community Master Plan (2001) as it relates to policy issues for future development in the Sugar House Business District (SHBD). The intent was to ascertain points of agreement and/or fundamental differences in philosophy and interpretation of these policies by these two groups.

Planning Staff meeting with the Sugar House Community Council (October 18, 2004)

The following policy issues and points were discussed:

1. **Preserving historical elements of the SHBD**
 - Prevent demolition of historic buildings
 - Preservation of older historical homes to the north of the SHBD

2. **Traffic congestion**
 - Increased traffic on Highland Drive and 2100 South, due to increased density (height) in the business district, will deter customer visits to the SHBD
 - Retail uses should be maintained such that the SHBD does not become an office corridor
 - Potential of bus rapid transit along 1300 East and 2100 South, and the eventual TRAX spur on the abandoned railroad right-of-way
3. **Protection of the view corridor toward the mountains**
 - The mountains are the primary amenity attracting residents to the area
 - The mountains enhance the quality of life of residents
4. **Walkability/pedestrian orientation in the Business District**
 - Mixed use development including a residential component is essential
5. **Preservation of the surrounding residential community**
 - Providing a transition area from the SHBD to adjacent residential neighborhoods

Planning Staff meeting with Westminster College and the Sugar House Community Council (October 18, 2004)

Planning Staff initiated this meeting to discuss master plan issues regarding development and expansion of Westminster College. Because of the importance of coordinated efforts in the Westminster small planning area, particularly between the SHBD and the College, representatives of the Sugar House Community Council participated in the discussion.

College representatives commenced the meeting by outlining the College's current strategic plan noting a shift in educational philosophy. It is envisioned that this shift will essentially serve to attract a greater number of students to the campus; particularly students living on campus.

A master plan map for the campus was presented and it was noted that the campus core is "built out", raising the issue of expansion possibilities and limitations. College representatives noted several obstacles to physical expansion, most notably, 1700 South to the North, 1300 East to the East, and residential neighborhoods to the South and West.

College representatives noted that parking is an on-going challenge for students, faculty, staff, and visitors. It was noted that an adjacent residential neighborhood had recently initiated a residential permit parking program, further exacerbating the parking problem for the College. The College is exploring parking options that include a shuttle system and/or shared parking with the businesses in the SHBD.

The focus of College expansion discussions centered primarily on student housing and included the following possibilities:

1. **Acquisition of the Allen Park property**
 - This would require the preservation of environmental features on the property, as well as a pedestrian crossing (bridge or tunnel) of 1300 East
2. **Infill development of multifamily residential units in adjacent neighborhoods**
 - Most notably to the south of the College
3. **Mixed use development in the SHBD including a residential component**
 - Possibility for student housing
 - The SHBD is within walking distance to the College and provides desirable student amenities
4. **Mixed use development along 1100 East (West of the College Campus)**
 - Could include a residential component for student housing

Development of smaller properties adjacent to the College in a piecemeal fashion has proven to be problematic. It is understood that a comprehensive approach to development between the College, the SHBD, and adjacent residential areas is the best and most logical approach.

Planning Staff meeting with the Sugar House Stakeholders Committee (October 20, 2004)

The Planning Director indicated that Planning Staff had met with representatives of the Sugar House Community Council who had identified five policy issues of fundamental importance. These policy issues, in addition to Stakeholder concerns, were used to guide the discussion with the representatives of the Stakeholders Committee.

The Stakeholders raised the following issues:

1. **Historic preservation**
 - Need to clarify if preservation is of the “historic character” of the SHBD or specific historic buildings
 - Identification of specific buildings to be preserved
 - Historic preservation often takes away the incentive to develop; rehabilitation of existing buildings is often more expensive than new construction
 - Many of the historic buildings in the SHBD have already been demolished or significantly altered
 - Survey of historic buildings in the SHBD has been conducted and would be helpful for future discussions regarding this issue
2. **View Corridor Preservation**
 - Further clarification of the meaning of “view corridor” is necessary
 - In general, “views” have already been compromised past the point of salvation, especially from the perspective of existing development in the SHBD

3. **Congestion**
 - Density in the SHBD is directly related to traffic; which is good as it brings customers who support local businesses
 - Density (height) is necessary to create a 24/7 population, and to justify the transportation networks to support such population
 - Need for alternative modes of transportation (buses, light rail) to serve the SHBD
4. **Walkable Community/Pedestrian Friendly**
 - Interior walkways designed to create a pedestrian friendly environment only occur when private property owners provide them
 - Treatment of ground floor space to create a pedestrian friendly atmosphere
5. **Protection of adjacent residential neighborhoods**
 - A transition/buffer is necessary to protect such areas
 - Use of the north side of 2100 South for parking purposes to serve the SHBD is a disagreeable notion

The Stakeholders Committee also identified important policy elements of the Master Plan. The policies identified were as follows:

1. **A “24/7” community, “Live/Work” future development**
2. **Economic vitality and a healthy tax base for the City**
3. **Transit orientation (in terms of mass transit and the reduction of congestion, and the creation of density around transit stations)**
4. **Mixed use development in the SHBD**
 - Not necessarily mandating specific uses in the SHBD
5. **Definition of the “center” of the SHBD – (2100 South and 1100 East)**

Future Course of Action

Having concluded these meetings, Planning Staff proposes a joint meeting of all the representatives of each group to discuss these policy issues in further detail. Part of this discussion will be aimed at clarifying the meaning and intent of several policies as noted above. The main focus of the meeting however will be to move toward compromise agreements on those policy issues that warrant such action.

Planning Staff proposes said meeting to be held on either Wednesday, December 1, 2004, or Friday, December 3, 2004, from 9 a.m. until noon at the Sprague Library in Sugar House. Bagels, juice, and coffee will be provided. Please indicate which date works best for you and reply by November 17, 2004, so that we can in turn make the necessary arrangements. Your participation is essential and appreciated.

Cc: Louis Zunguze – Planning Director
Brent Wilde – Deputy Planning Director
Cheri Coffey – Planning Programs Supervisor
Dale Lambert – City Councilmember
Janice Jardine – City Council Staff

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 27, 2004

Ms. Nancy Stark
Spokesperson
Sugar House Stakeholders Committee
1875 E. Herbert Avenue
Salt Lake City, UT 84108

**Re: Petitions 400-01-32 & 400-02-08
 Sugar House Community Master Plan (2001) and Zoning Amendments**

Dear Nancy;

The purpose of this letter is to touch base with you concerning where we are in the process in terms of the above referenced petitions. Having received the letter from you dated August 10, 2004, stating the position of the Sugar House Stakeholders Committee regarding these issues, and having received a letter from Helen Peters, stating the position of the Sugar House Community Council, it appears that we are no closer to resolving the differences, or finding a compromise position, between these two groups.

As a result of the views expressed in the letters and subsequent conversations held with you and representative members of the Stakeholders Committee, it has become apparent that there may be fundamental differences in philosophy and interpretation of the policies outlined in the Sugar House Community Master Plan (2001). As a means of closing the "gap" regarding these philosophical differences, we strongly consider it necessary to re-examine the Sugar House Community Master Plan (2001) at the policy level in order to determine if we are all approaching this task from the same point of reference. In other words, if there are fundamental differences concerning the policies outlined in the Plan, we need to resolve these issues prior to moving forward with the petitions that are currently on the table. We need to approach these petitions with the understanding that we are all in agreement regarding Plan policies; a basic frame of reference from which to continue discussions. Collectively, we either need to re-affirm the policies in the Master Plan or identify differences and address the differences.

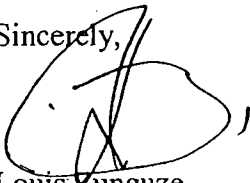
To that end, a discussion of Master Plan policies is necessary at this point. We request that you, and the representative members of the Sugar House Stakeholders Committee that have been intimately involved in recent discussions, review the policies of the Master Plan relating to the business district. We will also be requesting the same of the Sugar

House Community Council. We request that you complete this review in the two weeks following the receipt of this letter, so that we can in turn organize meetings with each group to discuss this matter. We plan to schedule the first meeting the week of October 18, 2004.

We understand that this is an arduous task, however, given the level of disagreement, it is important that there be an agreed upon frame of reference; the Master Plan is that logical starting point.

If you have any questions, or need further clarification, please do not hesitate to contact me at 535-7757. Thank you for your attention and participation in this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Zunguze', written over a circular stamp or seal.

Louis Zunguze
Planning Director
Salt Lake City Planning Division

Cc: Helen Peters – Chairperson – Sugar House Community Council
Brent Wilde – Deputy Planning Director
Cheri Coffey – Planning Programs Supervisor
Lex Traughber – Principal Planner
Planning Commission Members
Dale Lambert – City Councilmember - District 7
Janice Jardine – City Council Staff
File

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 27, 2004

Ms. Helen Peters
Chairperson
Sugar House Community Council
2803 Beverly Street
Salt Lake City, UT 84106

**Re: Petitions 400-01-32 & 400-02-08
Sugar House Community Master Plan (2001) and Zoning Amendments**

Dear Helen;

The purpose of this letter is to touch base with you concerning where we are in the process in terms of the above referenced petitions. Having received the letter from you dated September 2, 2004, stating the position of the Sugar House Community Council regarding these issues, and having received a letter from Nancy Stark, spokesperson for the Sugar House Stakeholders Committee, stating their position as well, it appears that we are no closer to resolving the differences, or finding a compromise position, between these two groups.

As a result of the views expressed in the letters and subsequent conversations held with you and members of the Stakeholders Committee, it has become apparent that there may be fundamental differences in philosophy and interpretation of the policies outlined in the Sugar House Community Master Plan (2001). Members of the Stakeholders Committee have raised concerns in terms of "policy" that run deeper than the petition upon which we are currently working. As you are aware, the participation level by business owners and business district property owners was limited at the time the Sugar House Community Master Plan (2001) was being updated. Whether this was by choice or by accident, the fact of the matter remains that there is an important group of the Sugar House Community that did not have a voice in the policy making activities that took place prior to the adoption of the Plan.

As a means of closing the "gap" regarding these philosophical differences, we strongly consider it necessary to re-examine the Sugar House Community Master Plan (2001) at the policy level in order to determine if we are all approaching this task from the same point of reference. In other words, if there are fundamental differences concerning the policies outlined in the Plan, we need to resolve these issues prior to moving forward

451 SOUTH STATE STREET, ROOM 406, SALT LAKE CITY, UTAH 84111

TELEPHONE: 801-535-7757 FAX: 801-535-6174

WWW.SLCGOV.COM



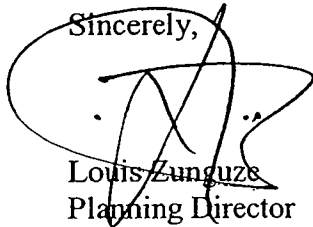
with the petitions that are currently on the table. We need to approach these petitions with the understanding that we are all in agreement regarding Plan policies; a basic frame of reference from which to continue discussions. Collectively, we either need to re-affirm the policies in the Master Plan or identify differences and address the differences.

To that end, a discussion of Master Plan policies is necessary at this point. We request that you, and the representative members of the Community Council that have been intimately involved in recent discussions, review the policies of the Master Plan relating to the business district. We will also be requesting the same of the Sugar House Stakeholders Committee. We request that you complete this review in the two weeks following the receipt of this letter, so that we can in turn organize meetings with each group to discuss this matter. We plan to schedule the first meeting the week of October 18, 2004.

We understand that this is an arduous task, however, given the level of disagreement, it is important that there be an agreed upon frame of reference; the Master Plan is that logical starting point.

If you have any questions, or need further clarification, please do not hesitate to contact me at 535-7757. Thank you for your attention and participation in this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Zunguze', is written over the printed name. The signature is stylized with a large loop at the beginning and a cross-like shape in the middle.

Louis Zunguze
Planning Director
Salt Lake City Planning Division

Cc: Nancy Stark – Spokesperson – Sugar House Stakeholders Committee
Brent Wilde – Deputy Planning Director
Cheri Coffey – Planning Programs Supervisor
Lex Traughber – Principal Planner
Planning Commission Members
Dale Lambert – City Council Member – District 7
Janice Jardine – City Council Staff
File

Exhibit 11 -
Miscellaneous Communications

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

To: Sugar House Community Council Representatives
(Mark Holland, Helen Peters, Lynn Olson)

Sugar House Stakeholders Committee Representatives
(Nancy Stark, Barbara Green, Craig Mecham, Dennis Glass, John Richards)

Westminster College Representatives
(Steve Morgan, Tom Ellison, Mike Gibbons)

From: Lex Traughber – Principal Planner
Telephone 801-535-6184
Email: lex.traughber@slcgov.com

Re: Joint Meeting to Discuss Sugar House Business District Issues (Rezone & Master Plan Amendments) and Westminster College Area

Date: November 22, 2004

The Salt Lake City Planning Division Staff would like to invite the representatives of the above referenced groups to a joint meeting to discuss rezone and master plan issues relating to the Sugar House Business District and the Westminster College areas.

Proposed meeting dates were outlined in a memorandum sent from our office dated November 9, 2004; the majority of representatives responded and the following meeting has been set:

Friday, December 3rd, 2004
8:30 a.m. – Noon
Sprague Library
Community Meeting Room
2131 South 1100 East
Salt Lake City, UT 84106

Enclosed is the agenda for said meeting. Please note that Planning Staff invites each group to present its point-of-view in reference to the policies that were discussed at the meetings held in October 2004, and summarized in the above referenced memorandum (November 9, 2004).

As always, your participation is essential and appreciated.

Cc: Louis Zunguze – Planning Director
Brent Wilde – Deputy Planning Director
Cheri Coffey – Planning Programs Supervisor
Dale Lambert – City Councilmember
Janice Jardine – City Council Staff
Mack McDonald - RDA

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

AGENDA

Discussions with Representatives of the Sugar House Community Council,
Sugar House Stakeholders Committee, and Westminster College regarding
Sugar House Rezone and Master Plan Amendments

Friday, December 3, 2004
8:30 a.m. – Noon
Sprague Library – Sugar House

8:45 a.m.

- I. Welcome and Introductions – Planning Director
- II. Purpose of Meeting – Planning Director
- III. Ground Rules – Planning Director
- IV. General Discussion & Distinction Between Master Plans and Ordinances – Planning Director
- V. Recap of Policy Issues – Planning Staff

9:20 a.m. – Break - All

9:30 a.m.

- VI. Presentations (10 minutes each, 5 minutes for questions/discussion)
 - Sugar House Stakeholders Committee
 - Sugar House Community Council
 - Westminster College
- VII. Discussion - All

11:15 a.m. – Break - All

11:30 a.m.

- VIII. Summary & Concluding Remarks – Deputy Planning Director

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

To: Sugar House Community Council Representatives
(Mark Holland, Helen Peters, Lynn Olson)

Sugar House Stakeholders Committee Representatives
(Nancy Stark, Barbara Green, Craig Mecham, Dennis Glass, John Richards)

Westminster College Representatives
(Steve Morgan, Tom Ellison, Mike Gibbons)

From: Lex Traughber – Principal Planner
Telephone 801-535-6184
Email: lex.traughber@slcgov.com



Re: Sugar House Business District Issues (Rezone & Master Plan Amendments) and
Westminster College Area

Date: December 17, 2004

Having held a joint meeting on December 3, 2004, to discuss Sugar House Business District issues with the above referenced parties, Planning Staff would like to outline a future course of action.

At this time, after gaining valuable representative input, Planning Staff will be preparing a set of recommendations to present to the Planning Commission for their consideration. As was clearly stated at the meeting held on December 3, 2004, the Planning Division is tasked with the planning function for the City. Given this responsibility, Planning Staff will compose a compromise position based on input received and sound planning principles and practices.

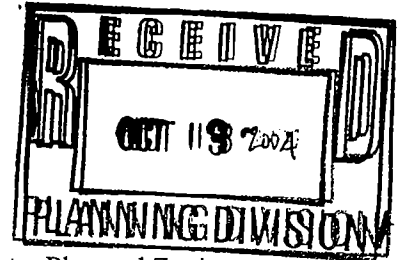
Planning Staff proposes to present its recommendations to the representatives of the groups prior to forwarding them to the Planning Commission. In this manner, Planning Staff's recommendation can be previewed, and in turn disseminated to the members of each respective group prior to hearings before the Planning Commission. Planning Staff envisions a joint meeting with all the representatives toward the latter part of January. The time, date, and place have yet to be determined, so please expect this information in the near future.

Thank you, as always, for your participation in this important process.

Cc: Louis Zunguze – Planning Director
Brent Wilde – Deputy Planning Director
Cheri Coffey – Planning Programs Supervisor
Kevin LoPiccolo – Zoning Administrator
Dale Lambert – City Councilmember
Janice Jardine – City Council Staff
Mack McDonald - RDA

Sugar House Stakeholder Committee

P.O. Box 520356
Salt Lake City, Utah 84152-0356
Phone (801) 484-5259 Fax (801) 466-3351



October 7, 2004

SUBJECT: Sugar House Business District Master Plan and Proposed Master Plan and Zoning Amendments

Dear Property Owner:

The Sugar House Stakeholder Committee ("Stakeholders") is an organization formed by a group of land owners in the Sugar House Business District ("SHBD"), many of whom have lived, operated businesses, and contributed significantly to the tax base of Sugar House for generations. The Stakeholders joined forces in early 2004 to address two petitions advanced by Salt Lake City that, if passed, would have resulted in restricted zoning and building height in the SHBD. The petitions were proposed by Salt Lake City in its effort to bring consistency between the Sugar House Master Plan and the zoning ordinance.


The Stakeholders believe the proposed down zoning and height restrictions will strip many of the Stakeholders of their vested rights and land entitlements. Last spring, when the City was about to present the proposed amendments for public hearing, we asked the City to allow the Stakeholders time to work with members of the Salt Lake City planning department and other parties of interest (such as the Sugar House Community Council) on this very important issue.

The City agreed to our request, but has recently asked the Stakeholders to make a good faith effort to notify all property owners in the SHBD of our views and activities. As spokesperson for the Stakeholders, I'd like to invite you to call me or other members of the Stakeholder Committee with whom you are familiar and to attend a meeting that will be held this coming Thursday, October 14, 2004 at 8:00 a.m. in the board room of Granite Furniture (west door entrance). The purpose of the meeting is to discuss: (1) the policies for the SHBD as stated in the adopted Master Plan, (2) existing zoning regulations, (3) the proposed Master Plan and zoning amendments, and (4) the property owners' views on these issues.

I can be reached at (801) 363-2508 or (801) 580-6005. Members of the Stakeholder Committee will also be trying to reach you directly by phone to address your questions.

Sincerely,

THE SUGAR HOUSE STAKEHOLDER COMMITTEE AND ITS MEMBERS


Nancy Stark
Spokesperson

c.c.

Lex Traughber, Salt Lake City Planning
Dale Lambert, Salt Lake City Council

SUGAR HOUSE COMMUNITY COUNCIL

Member of Salt Lake Association of Community Councils



Lex Traughber
SLC Planning Dept.
451 So. State St. Rm. 406
SLC, UT 84111

March 26, 2004

RE: Sugar House Business District Rezone

Mr. Traughber,

The Sugar House Community Council has heard and discussed the Planning Department's proposed changes to the Sugar House Business District rezone petitions. While eager to have the rezone adopted, there have been concerns regarding the changes made to the petitions. Following is a summary of issues and some recommendations that have come from our monthly meetings and our Land Use & Zoning sub-committee meeting.

1. The new proposal from the Planning Department simplifies things to too great of a degree from what had previously been developed by Melissa Anderson and the Sugar House community, refined through numerous public meetings, and approved by the Planning Commission. Considering the numerous zones the city has in place, it is felt that the previously proposed SHBD zones do not complicate things to a degree that is not readily understandable.
2. Regarding the new zoning designations, certain areas should be revised for a more consistent pattern of development. Specifically, the current Commons area should be the same as the other side of 2100 South at the major intersection – the new SHBD2, or the 30' development with an increase up to 50' if mixed use. This would still keep the current development conforming and any new development would be in a scale complementary to the historic character of the main business district. The higher intensity office buildings on 1300 East could remain the new SHBD1, or 50' to 75'.

It was generally felt that this would help conserve the historic character and scale of the SHBD. It would continue to promote the main intersection of 2100 South and Highland Drive as a commercial corridor rather than allowing higher intensity development that would tend to erase the small business ownership pattern. There is concern that allowing too much intensity in the historic core would ultimately turn it into an office corridor similar to the Park View Plaza buildings up on 1300 East and detract from the unique character of Sugar House.

The community is aware that there is some concern from the merchants and property owners in the core area of the SHBD about being part of a lower intensity zoning designation. However, this appears to be mainly based in concern regarding developing property to a greater economic benefit, rather than maintaining the overall character of the business district.

3. It was felt that at least a third zone should be added as a partner to the lower intensity SHBD2 zone, making it into separate zones – one with a commercial emphasis and one with a residential emphasis. For example, one zone could be residential up to 30' and then up to 50' if mixed-use. The other could be

commercial/office up to 30' and then up to 50' if mixed-use. This could help break up the areas that have been designated as SHBD2. In particular, the area around Elm Avenue to the west of the Granite block would be better designated as a zone with a residential emphasis. There is concern that the current designations will allow for the spread of commercial into areas currently existing as residential or residential/mixed-use. People would rather see new commercial development take place in current commercial areas that are prime for redevelopment.

4. A potential 4th zone could be added that would allow some higher intensity residential for areas like the Irving School apartments. Perhaps a zone that allows residential up to 50' period without conditions, or a mixed-use residential development with at least 50% residential also only going up to 50'.

We appreciate the time and effort that have gone into the process and hope that a revised approach can be found to please most of the community.

Sincerely,

Helen Peters, Chair

Respectfully,

A handwritten signature in black ink, appearing to be 'H. Peters', written in a cursive style.

Helen M. Peters, Chair
Sugar House Community Council, 2003-2004

Sugar House Stakeholders Committee

P. O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 484-5259 Fax (801) 466-3351

March 15, 2004

VIA: Hand Delivered

Mr. Lex Traughber
Principal Planner
451 South State Street - 406
Salt Lake City, Utah 84111

RECEIVED
SALT LAKE CITY

MAR 18 2004

HOUSING AND
NEIGHBORHOOD DEVELOPMENT

SUBJECT: Sugar House Business District Down Zoning and Building Height Restriction (Public Comment)

Dear Lex:

The Sugar House Stakeholders Committee ("Stakeholders") is a group of land owners in the heart of Sugar House, many of whom have lived, operated businesses, and contributed significantly to the tax base of Sugar House for generations. The attached map depicts the parcels of land owned by members of the Stakeholders Committee. The map illustrates that it is primarily our land that will be impacted by the City's proposed down zoning and building height restrictions. We do not agree with the proposed zoning and building height restrictions and respectfully request the opportunity to participate in a special study session with you and the Planning Commission members so that the Stakeholders may provide substantive and meaningful input about this very important initiative.

Our group understands the unique dynamic in the commercial core of Sugar House. We support the City's efforts to create an urban, mixed use environment in that area. We also know the City is under pressure by others to limit density and building height on our land ownings. It is not in the best interest of the Stakeholders nor the community to take our current vesting and development entitlements. We are confident that if given the time to work with you, the Planning Commission, and other interest groups, we will be able to dispel the misconceptions surrounding density in development and to demonstrate acceptable forms of development that incorporate massing and density.

It is our view that the public hearing schedule as proposed simply does not provide sufficient time to address the issue properly. Stated earlier, we would like the

opportunity to participate in a special study session, and then establish a public hearing schedule based on the outcome of that meeting. The Stakeholders have specific concerns **about the zoning and building height recommendations** and desire to work collaboratively with the City and other interest groups to put in place zoning that promotes the economic vitality of the area and that is premised on sound land use planning principles. Specific areas of concern include, but are not limited to, the "barrier" the proposed plan creates by instituting disparate building heights on the north and south side of 21st South; specific use restrictions on building floor plates; and treatment of parking/vehicle circulation.

In closing, the Stakeholders wish to thank you for the time and energy you have dedicated on this issue that is recognized by the City Council as "complex" and "overwhelming". We have enjoyed working with you very much and look forward to working more closely with you in the future. Recognizing that some of the items discussed in this letter are beyond your assigned role and that this issue is of utmost urgency, we have taken the liberty to copy this letter to other members of the planning department and city officials.

Sincerely,


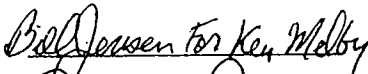
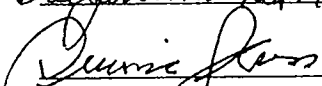
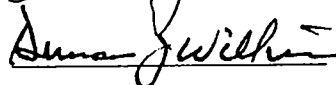
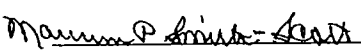
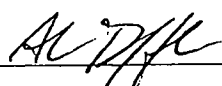
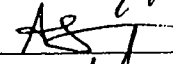
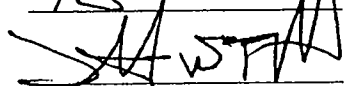
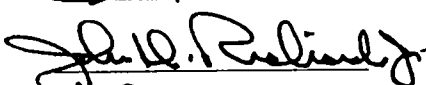
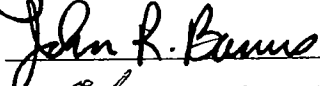
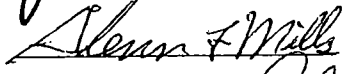
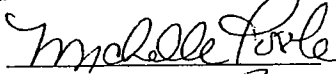
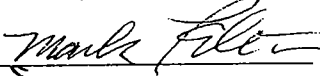
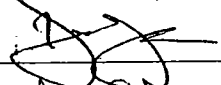
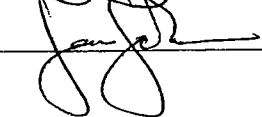
THE SUGAR HOUSE STAKEHOLDER COMMITTEE AND ITS MEMBERS

c.c. **Louis Zunguze, Planning Director**
Salt Lake Planning Commission: Chairperson Prescott Muir, Tim Chambless, Bip Daniels, Babs Delay, John Diamond, Craig Galli, Jeff Jonas, Peggy McDonough, Laurie Noda, Kathleen Scott, Jennifer Seelig
Salt Lake City Council: Dale Lambert, Dave Buhler, Jill Remington-Love
Nancy Saxton, Eric Jergensen, Van Blair Turner, Carlton Christensen
Sugar House Community Council: Helen Peters, Chairperson

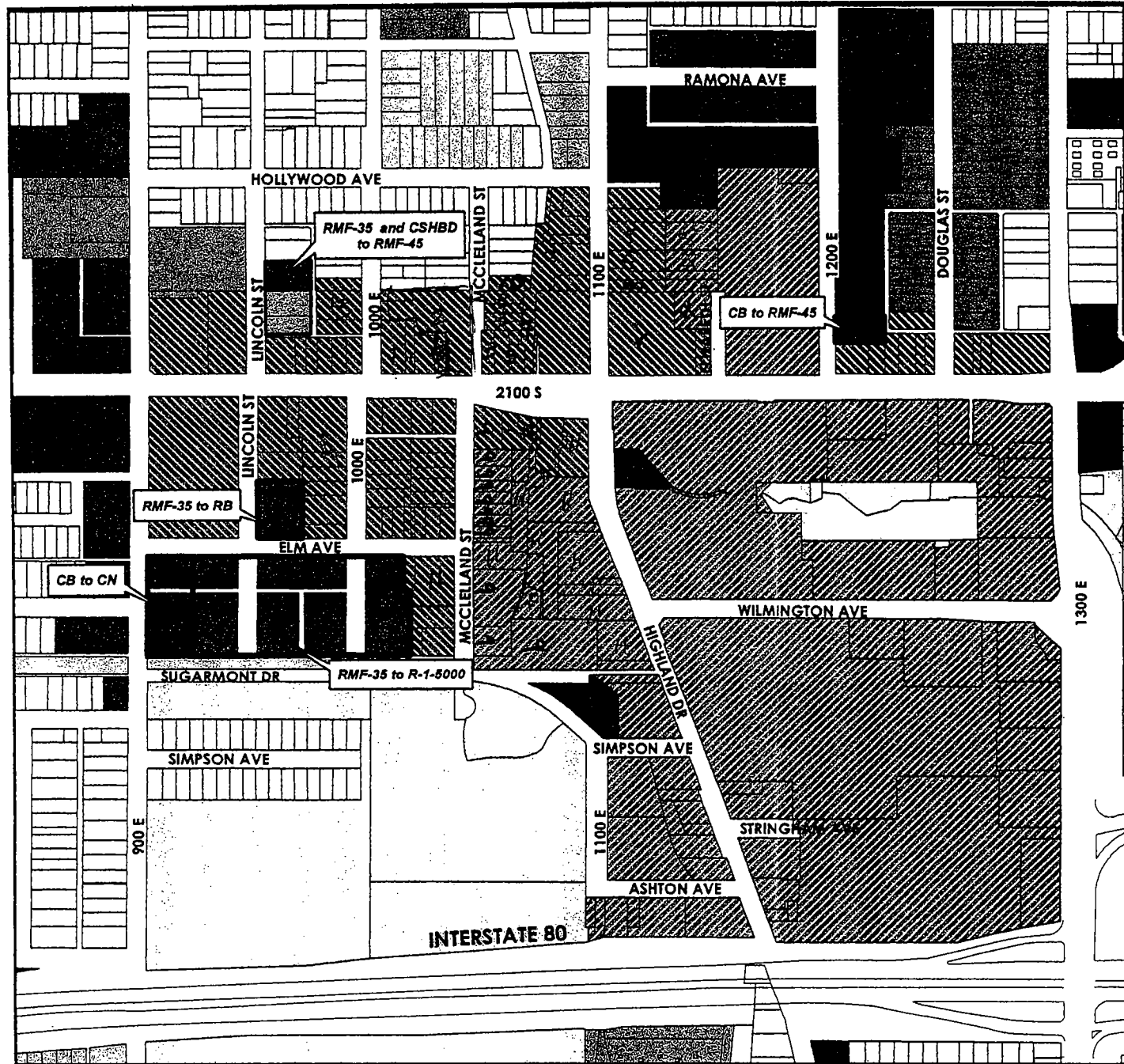
Attachments: property owners demarked on map

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SIGNATURES TO FOLLOW]**

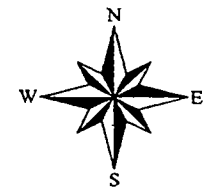
We, the undersigned are members of the Sugar House Stakeholders Committee:

Name	Signature	Property
1 Bob Plumb		1001 & 1011 East 2100 So
2 Bill Jensen For Ken Melby		1033 E 2100 So
3 DENNIS GLASS		1245 E - 1257 E 2100 S.
4 STERLING FURNITURE BY DUNCAN & WILLIAMSON		2051 South 1100 East. 1993 to 1100 East
5 MAURINE P. SMITH-SCOTT		2005 to 1100 East
6 Alan Dieffenbach		2006 So 1100 East
7 Andrew Seimner		1063 E 2100 So.
8 JONATHAN RICHARDS		2015 S. 1100 E
9 John D. Richards Jr		1050 E. 2100 So.
10 John R. Barrus		2007 So. 1040 E.
11 CRAIG W. MECHAM per Cheryl F. Mecham Marc C. McDonald		2102-2144 / 2146-2188 Highway
12 per Michelle Pote		2174 S. 1100 E.
13 MARK PETERSEN		1025 E 2100 S.
14 DAVID E. JOHNSON		1058-1076 East 2100 South
15 JAMES E. JOHNSON		2141 South 1100 East.
16		
17		
18		
19		
20		
21		

Sugar House Business District Proposed Zoning Map - New/Cumulative



- C-SHBD, Sugar House Business
- ▨ CSHBD-1, Sugar House Business
- ▩ CSHBD-2, Sugar House Business
- CB, Community Business
- CC, Commercial Corridor
- CN, Neighborhood Commercial
- CS, Community Shopping
- I, Institutional
- OS, Open Space
- PL, Public Lands
- R-1-5000, Single Family Residential
- R-1-7000, Single Family Residential
- ▨ RB, Residential/Business
- ▩ RMF-30, Low Density Multifamily Res.
- RMF-35, Moderate Density Multifamily Res.
- RMF-45, Moderate/High Density Multifam Res.
- RO, Residential/Office
- SR-1, Special Development Pattern Res.



Sugar House Merchants
Planning Meeting
Sugar House Zoning
January 23, 2004

Concerns:

That there be a comprehensive approach to the development of the Sugar House Business District rather than property being gobbled up and the development happen by default without an overall plan.

That 2100 South and 1100 East be the center of Sugar House. Both the North and South sides of 2100 South should have the same zoning guidelines. If they are different it becomes a dividing point.

That mixed use of retail/residential/office be encouraged to increase the density in the center of Sugar House as well as parking within or under the structure. To encourage a residential presence in the center of Sugar House would enhance the walkable community, create a 24-hour a day presence that increases activity and security. It also expands the need for smaller, neighborhood type businesses that are presently an essential part of Sugar House.

That public perception be “adequate parking” is easily available.

That zoning restrictions for height limitations not create an economic burden on development for lack of ability to create density or internal, on site parking.

That developers be mindful of Sugar House historical buildings, streetscape and scale as developments are planned. Use of setback to preserve sense of existing neighborhood.

Street level floor of multi-level building should be retail.

Sugar House needs to plan for the future. The height and density 2100 South and 1100 East is pertinent.

**SUGAR HOUSE LAND OWNERS AND MERCHANTS
PROPOSE:**

C-SHBD1 include 2100 South both north and south sides from Lincoln Street to 1200 East and on Highland Drive/1100 East from Hollywood Ave. to Interstate 80 and East from Highland Drive to 1300 East (Wilmington to 1300 East).

The maximum building heights in the C-SHBD1 zone shall not exceed fifty feet (50') for non-residential uses, and shall not exceed seventy-five (75') for developments with a minimum floor area of fifty percent (50%) devoted to residential use. Floors rising in excess of fifty feet (50') in height but less than seventy-five feet (50') in height shall be set back fifteen horizontal feet (15') from the building foundation at grade. This setback would mirror the present scale of Historic Sugar House.

Buildings above 50,000 Sq. feet of area should be reviewed and approved on a conditional use basis. Types of enterprises desired would be those adding a vibrant retail atmosphere and contributing to a walkable community.

C-SHBD2 includes north and south sides of 2100 South from Elizabeth Street to 1300 East (because of the rise in grade from Elizabeth to 1300 East) and from Lincoln Street to 900 East. The maximum building height in C-SHBD2 shall not exceed thirty feet (30') for structures used exclusively for either residential or non-residential use. The maximum building height shall not exceed fifty feet (50') in height for mixed-use developments that include a residential component. Non-residential uses in a mixed-use development are limited to the first floor. Floors rising in excess of thirty (30') feet but less than fifty feet (50') in height shall be set back fifteen horizontal feet (15') from the building foundation

at grade, in those areas abutting existing low-density residential development.

Rationale: The two zoning districts reduce the number of proposed zonings in the Sugar House Business district from five to two. The proposed height limitations encourage mixed-use type development by offering a height incentive for a residential component. It addresses the division of 2100 South by having both North and South sides of 2100 South having the same zoning guidelines. This also increases the density in the heart of Sugar House that would enhance the walkable community, create a 24-hour presence with increased activity and security. Smaller, neighborhood type businesses should be encouraged on ground floor retail that is essential to Sugar House. These heights also give the builder the potential for including parking within the structure.

SIGNATURES

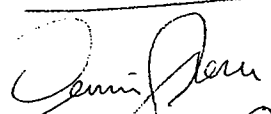
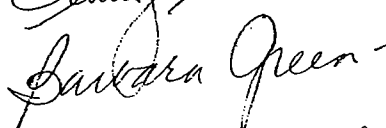
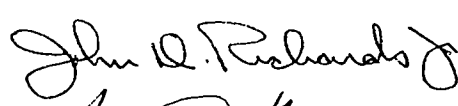

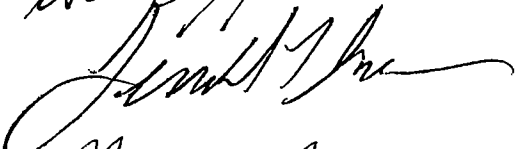
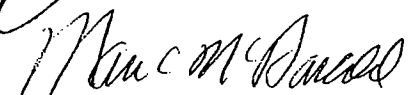
 - DENNIS GLASS - 359-6686
 - BARBARA GREEN 484-5259
Duncan Williams - Duncan Williamson - 467 1579
Mark Williamson - MARK WILLIAMSON - 467 1579
 - JOHN D. RICHARDS JR. - 486-3333
 Alan Dieffenbach 463-9393
 JERROLD GREEN 364-5161
 MARC C. McDONALD 487-3289

Exhibit 12 -
Final Letters from Stakeholders (5/19/05) and SHCC (4/8/05)

Sugar House Stakeholders Committee

P.O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 363-2508 Fax (801) 363-2331

May 19, 2005

Mr. A. Louis Zunguze
Director of Community Development
Acting Planning Director
Salt Lake City Corporation
Planning Division
451 South State, Room 406
Salt Lake City, UT 84111

SUBJECT: Planning Staff's Recommendation Regarding Amendments to the Zoning Ordinance and Sugar House Master Plan

Dear Louis:

The Sugar House Stakeholders Committee ("Stakeholders") thanks you for providing the opportunity to comment on Staff's recommended Amendments to the Zoning Ordinance and Sugar House Master Plan.

Having reviewed the adopted Master Plan, existing Zoning Ordinance, Staff's recommended amendments to the Master Plan and Zoning Ordinance, and written correspondences provided by the Sugar House Community Council ("Community Council"), it strikes the Stakeholders that the substance of the issue may be a conflicting reading of the Master Plan goals and policies.

For example, a Master Plan goal for the Sugar House Business District ("SHBD") is to create a 24/7 atmosphere. This requires a concentration of critical mass activity in the business district. In our view, the type of critical mass necessary to create the 24/7 atmosphere cannot be generated with the limited amount of land remaining in the SHBD under the building height, massing, and user group restrictions implied by the adopted Master Plan and Staff's recommendations.

The same logic holds for the goals of walkability, live/work/play, economic vitality, tax base, supportive environment for locally owned businesses, and multi-modal transportation options. The Stakeholders support these goals, but ask that Staff and other parties of interest take a realistic view of the measures necessary to translate Plan goals into development.

Redevelopment at the scale implied by the Master Plan goals and policies simply will not occur unless proven to be economically viable. Although economically feasible developments can take many shapes and forms, economic viability in the SHBD is most likely to be established one of two ways. Low scale, surfaced parked development housed by national credit tenants is one means to foster redevelopment. The other means involves development (commercial, residential or mixed use) at a density which allows the costs of underground parking/parking structures and other project amenities to be allocated across a greater amount of rental or "for sale" space. The

Stakeholders believe the higher density form of development is the only way to achieve the goals suggested by the Master Plan.

Characteristics/attributes unique to the SHBD that require consideration as planning efforts proceed include:

- The amount of land that remains for redevelopment is limited (see attached map).
- The configuration of most parcels that remain for redevelopment does not lend itself to significant scale and massing.
- The Granite Furniture block could act as the catalyst for the type of development envisioned by the Master Plan, provided sufficient density and massing is allowed to cover extraordinary costs implied by the Master Plan such as parking, plazas, urban walkways, street art, rental abatement for locally owned businesses, etc.
- Recent redevelopment projects such as Sugar House Commons, Smith's Walgreen's, Pei Wei, Washington Mutual, Original Pancake House are likely to stay in place for decades to come, and as a result eliminate land that is potentially available to achieve Plan goals and policies.
- The ShopKo Block expects to continue to serve the community at a regional scale, and as a result eliminates land that is potentially available to achieve Plan goals and policies.
- There is no distinction in form or function between the existing development/ surrounding land uses east of McClelland on the north side of 2100 South and the existing development/surrounding land uses west of McClelland on the north side of 2100 South (to approximately Lincoln Street or 900 East).

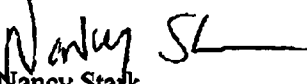
The adopted Master Plan and recommended amendments discuss dividing the Granite Furniture Block into smaller blocks by incorporating a network of streets and roadways. It is not clear to the Stakeholders how making divisions to the one block where some type of critical mass could take hold promotes the Master Plan goals.

The Stakeholders agree with Staff's recommendations for height on the north side of 2100 South east of McClelland. However, our group believes the Master Plan goals and the community will be better served by giving the blocks west of McClelland (to Lincoln or 900 East) the same treatment as the blocks immediately adjacent to the east. There should be no distinction from a planning perspective between properties east and west of the McClelland alley way.

The Stakeholders, as a group or through its representatives, are prepared to discuss these issues in greater detail and welcome the opportunity to do so. The Stakeholders thank the City for the time and consideration it has dedicated to this very important matter.

Sincerely,

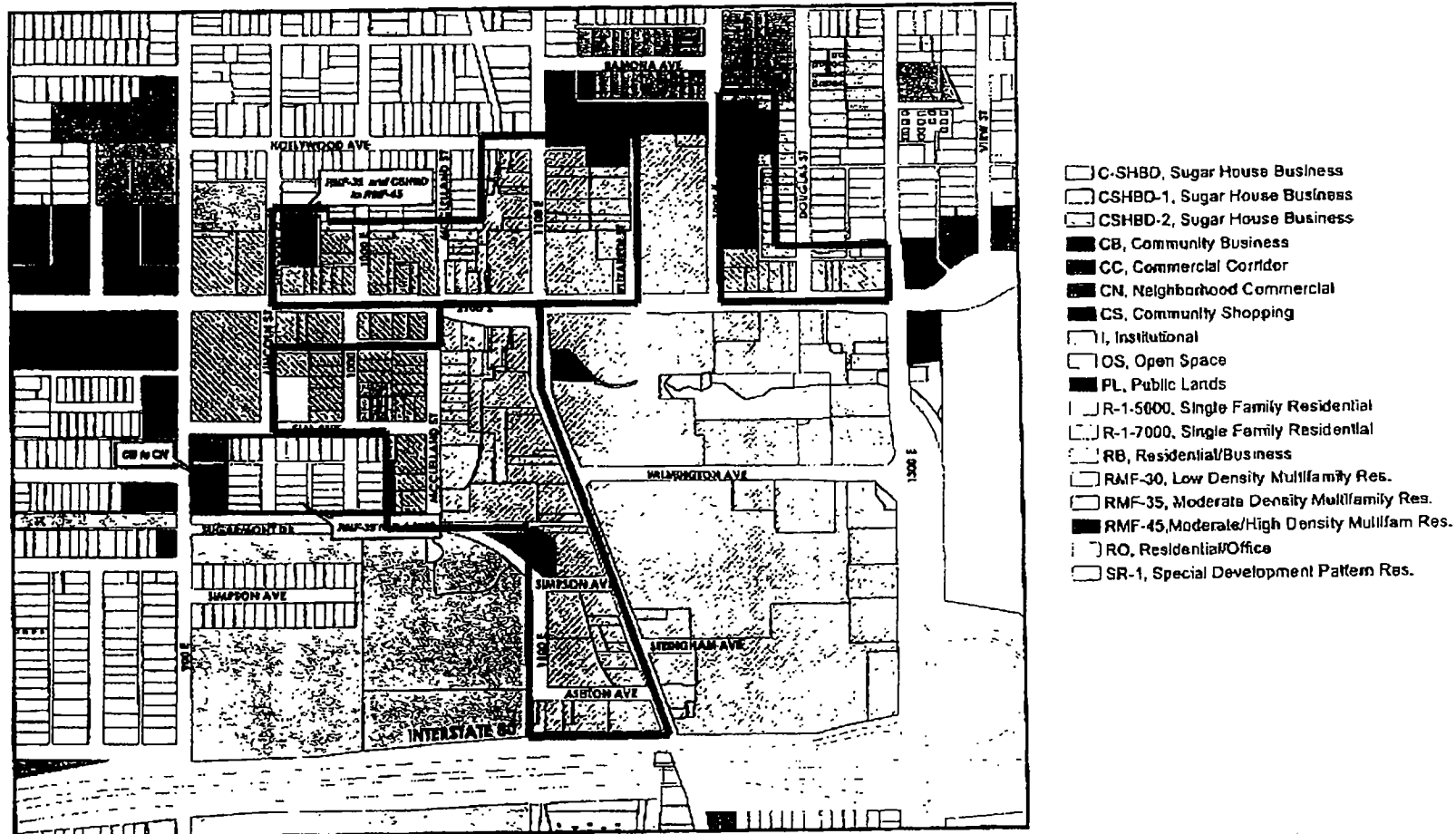
Sugar House Stakeholders Committee


Nancy Stark
Spokesperson

c.c. Sugar House Stakeholders Committee members

General Depiction of Area Available for Redevelopment

Sugar House Business District Proposed Zoning Map - New/Cumulative



**SUGAR HOUSE COMMUNITY COUNCIL
LAND USE AND ZONING COMMITTEE**

Helen M. Peters, Chair
2803 Beverly Street
Salt Lake City, Utah 84106
466-7170 residence
hmpeters@uofu.net

April 8, 2005

A. Louis Zunguze
Director of Community Development
Salt Lake City Corporation
451 South State Street
Room 406
Salt Lake City, Utah 84111

Re: Planning Staff's Recommendation Regarding Amendments to the Zoning Ordinance and the Sugar House Community Master Plan

Dear Louis:

At the March 2nd meeting of the Sugar House Community Council, the Trustees reviewed the Planning Staff's recommendations regarding the proposed amendments to the Zoning Ordinance and the Sugar House Community Master Plan. Again, on March 26th, several members of the Sugar House Community Council met to discuss in further detail the proposed Planning Staff's recommendations. The Sugar House Community Council appreciates your effort and that of the Planning staff to finalize the Zoning Ordinance as it relates to the Sugar House Business District.

Based upon the discussions, the Sugar House Community Council provides the following input:

Conditional Building and Site Design Review

There is strong support among Sugar House Community Council Trustees for the switch from a Conditional Use review to a Design Review process. Many individuals requested clarification on who would manage the process of issuing building permits and managing the design review process for those projects that are less than 20,000 square feet or 30' in height.

Maximum Setback

Generally, Trustees supported the maximum setback of 15' for the primary façade of the building, but noted that it will only apply to parcels that face a street. Since the Sugar House Business District blocks are unusually large, many expressed interest in dividing the Granite Furniture and ShopKo blocks so that they would become smaller and more pedestrian friendly.

With new small interior streets and/or interior pedestrian walkways, the setbacks should apply to buildings that front the small interior streets or pedestrian walkways as well as the major streets. Adding more small streets and/or interior pedestrian walkways is desirable and it is hoped that developers will make sure all entrances to buildings are oriented to the street. Trustees were encouraged that any exceptions to the 15' setback would be for plaza treatments or public art and the like and not parking. Is it possible to include language stating that a certain percent of the primary façade (40% is an option) should still be in the 15' maximum setback? By including a certain percent of the primary façade of the building must still be in the 15' maximum setback? Trustees feel that this would assure that the building still has the necessary street orientation.

Buffer Yards

The additional setback that is required for structures on properties that abut residential properties should also be required for structures on property abutting public lands and open spaces. Drawings to clarify how these setbacks will work and look would be helpful to visualize the increased benefit to residential properties.

Maximum Height

The requirement that buildings rising in excess of 30' will be stepped back 15' from the building foundation at grade when abutting a residential development or public street should also include public lands, trails and open spaces in both C-SHBD 1 and C-SHBD 2. Concern was expressed about the visual image of too many step-backed buildings. Possibly developers could consider roof top gardens/patios/balconies in the required step-backed area.

Any parcels that abut a residential neighborhood should be classified as C-SHBD 2. Additionally, there is concern regarding the C-SHBD 1 designation on some of the parcels on the block bounded by 2100 South, Hollywood Avenue, 1100 East, and McClelland Street. On the previous land use map the parcels on the north part of the block were designated as lower intensity uses. Due to the proximity to the single-family residential neighborhood of Hollywood Avenue, it is felt that in addition to those parcels directly abutting the residential neighborhood in this area, that all parcels north of the Wells Fargo parcel should be classified as C-SHBD 2, rather than C-SHBD 1. This is in accordance with the future land use map in the Sugar House Community Master Plan.

If the desire behind the step-back is to maximize sunlight access, then it should be evaluated upon which façade of the building the step-back should occur, i.e., buildings on the south side of 2100 South would have the step-back on the primary (north) façade facing the street; while buildings on the north side of 2100 South could possibly have the step-back on the rear façade (also north). The wording of the proposed ordinance implies that the step-back is from the primary façade only, and this proposed modification might be a way to alleviate some of the concerns regarding the aesthetics of a row of step-backed buildings.

While there has been a focus on maximum heights, there has been discussion about too many single-story buildings, such as the restaurant/retail pads between 10th East and McClelland on 21st South. Many felt that the character of Sugar House could be expressed elegantly with two-

story mixed-use buildings rather than one story buildings accompanied by a side parking lot that takes up street frontage and creates a “dead zone” for the pedestrian. If the recently adopted Walkable Communities Ordinance does not allow side parking lots with street frontage, then the Sugar House Business District Zoning Ordinance should not allow them either.

Minimum First Floor Glass

We agree that the minimum first floor glass requirement should remain at 40%. As the Sugar House Community Council has always expressed, display windows must be transparent, not blocked by displays or interior walls. Crime Prevention Through Environmental Design (CPTED) concepts should be incorporated throughout the design review process. For example, transparent glass aids in the natural surveillance of street level activities.

First Floor/Street Level Uses

We agree that all first floor or street level uses in all buildings within the area zoned C-SHBD should be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public portions of businesses, restaurants, taverns/lounges/private clubs, art galleries, theaters or performing arts facilities.

Residential Requirement for Mixed Use Developments

The Trustees would like to make sure that Sugar House is a 24/7 community that is characterized by live/work opportunities and mixed use development. For those developments requiring a Residential component, ideally the Trustees would like the residential portion of the development to be located in the same building. The second option of having the residential portion located on a different property within the Sugar House Business District is seen as less desirable but acceptable.

Clarification is needed of how the housing trust fund option will work under the Residential Requirement for Mixed Use Developments. Many had concerns about the determination of the fee that is required to be paid into the City’s Housing Trust Fund. If this option is to remain viable for the Trustees, it was proposed that a work group be formed to determine a fair market value of housing units prior to the approval of this option. In particular, Judi Short (487-7387 or jpsshort@exolo.com) was interested in working on this matter. Clearly, the third option is the least desirable to the community Trustees.

Proposed Changes to the Master Plan

Commercial Land Use Chapter

Clarification is needed regarding Item 3 that states “Under the subheading “Regional Scale Commercial”, the language that indicates “regional scale commercial land use will be phased out”, will be eliminated. Does this leave open the possibility of regional scale development in any part of the business district? Is design review sufficient to prevent big box development on blocks that are large enough to accommodate it?

Trustees are concerned that the elimination of exclusively residential zones dilutes the imperative that residential development should take place within the Sugar House Business District. It should not be merely an option to create housing, but a priority.

Urban Design Element Chapter

Several individuals objected to the elimination of all specific development standards language and numbers, including building heights, setbacks and step-backs, and minimum first floor glass. Some felt that if the Zoning Ordinances are the tools that translate what is in the Sugar House Master Plan into reality, how can we control what is in a specific ordinance if the language that expresses what we want is not in the Sugar House Master Plan? Clarification is needed.

Appendix: Business District Design Guideline Handbook

There was concern that the specific development standards currently in the Zoning Ordinance may not be what we want in the Sugar House Business District, such as wider sidewalks and plant sizes. Will the new Zoning Ordinance employ the exact language and requirements that are listed in the Sugar House Master Plan Appendix: Business District Design Guideline Handbook? If not, we want it to.

Overall, the Sugar House Community Council is pleased with the Planning Staff's recommendations regarding amendments to the Zoning Ordinance and the Sugar House Community Master Plan. However, it is important to emphasize that we are trying to create a "24/7" community, with live/work opportunities and mixed use development, while at the same time striving to protect adjacent residential neighborhoods. We want to re-emphasize that maintaining a residential zone on current residential properties is essential. There should be no loss of current residential to commercial development, as plenty of opportunities for commercial/mixed use development exist in the Sugar House Business District.

If you have any questions, please feel free to contact me.

Best,

Helen M. Peters

cc:

Dale Lambert, District 7 Council Member
Brent Wilde, Deputy Community Development Director
Cheri Coffey, Deputy Planning Director
Kevin LoPiccolo, Zoning Administrator
Mark Holland, Chair Sugar House Community Council
Kathy Castro, Community Development Administrative Assistant

Exhibit 13 –
Department/Division Comments

Traughber, Lex

From: Stewart, Brad
Sent: Monday, March 22, 2004 10:01 AM
To: Traughber, Lex
Cc: Garcia, Peggy; Cowles, Vicki
Subject: Petitions 400-01-32 and 400-02-08 Amendments to Sugarhouse zoning regulations
Categories: Program/Policy

Lex,

Salt Lake City Public Utilities has no objections to the proposed changes. However, it must be noted that the water, sewer, and storm drainage system capacities may not be able to accommodate some of the higher demands put on the system by these changes. There is a well established practice of having developers pay for system improvements necessary to support their proposals. Each project will need to be evaluated on a case-by-case basis.

Thanks,

Brad

3/22/2004

Traughber, Lex

From: Wiley, Larry
Sent: Tuesday, March 16, 2004 4:54 PM
To: Traughber, Lex
Subject: RE: Petitions 400-01-32 & 400-02-08, Amendments to Sugar House Master Plan and Zoning Ordinance

No comments from staff.

Thanks,

Larry

-----Original Message-----

From: Traughber, Lex
Sent: Friday, March 12, 2004 1:17 PM
To: Smith, Craig; Orgill, Alicia; Stewart, Brad; Wiley, Larry; Oka, Dave
Cc: Coffey, Cheri
Subject: Petitions 400-01-32 & 400-02-08, Amendments to Sugar House Master Plan and Zoning Ordinance

Hello,

On February 23, 2004, I sent a packet of information regarding the above referenced petitions for your review. I requested that a response be sent back to me by March 19, 2004, which is a week from today. If you have not already reviewed the information, I am requesting that you do so. If you have comments, please forward them to me at your earliest convenience before next Friday. If you do not have any comments, would you please send an acknowledgement of "no comment" via email or whatever method is easiest for you.

Thank you for your attention to this important matter.

Lex Traughber
Principal Planner
Salt Lake City Planning Division

3/17/2004

Traughber, Lex

From: Walsh, Barry
Sent: Thursday, February 26, 2004 4:18 PM
To: Traughber, Lex
Cc: Young, Kevin; Larson, Kurt; Smith, Craig
Subject: Pet 400-01-32 400-02-08
Categories: Program/Policy

February 26, 2004

Lex Traughber

Re: pet 400-01-32 and 400-02-08

The same transportation issues with density and peak use & development traffic impacts apply as per our last review comment. Please see enclosed copy of the 6/13/2002 Memo.

If you have further issues please feel free to call Use at 535-6630, Barry Walsh.

To: Melissa Anderson - CED Planning
From: Kurt G. Larson - Transportation
Date: 6/13/2002
Re: Recommendations for Sugar House, Petition #400-01-32 and #400-02-08
Background

The transportation infrastructure is a limited resource in the Sugar House area. When redevelopment is ripe to occur, proponents of proposed redevelopment projects may need to provide traffic impact studies performed by certified traffic consultants. The studies will delineate traffic mitigations which may be necessary to provide the traveling public with acceptable transportation infrastructure.

Transportation infrastructure may be the addition of area traffic signals, separated right or left-turn lanes at intersections, roadway striping changes, roadway island installations, and changes to the width of existing roadways or realignment of existing roadways. Although changes in the transportation infrastructure may be necessary for redevelopment, other traffic mitigations may be necessary. These additional traffic mitigations may include travel demand management by the redevelopment to help reduce project trips. Transit programs may also be necessary to reduce area and project trips.

In summary, the Transportation Division is concerned when zoning changes place increased traffic loads on the existing roadway system.

Petition 400-02-08

The Transportation Division has reviewed the petition 400-01-32 and provided comments with our concerns. We commented (letter dated May 22, 2002) that the proposed rezoning proposal would most likely be accommodated by our local transportation corridors and existing abutting arterials.

Typically single-family residential housing (R-1-5000) will generate lower trip loadings to the adjacent transportation system because it is comprised of lower density (fewer dwelling units per acre). Multi-family housing (RMF-35) will most likely have higher density (more dwelling units per acre) than single-family residential housing and as such load the transportation system with more traffic. If a proposed project increases area traffic, the existing transportation system may require changes to the existing transportation infrastructure as noted above.

This petition will probably result with no increased traffic to the Sugar House transportation system.

3/1/2004

The Transportation Division supports this petition and is generally in favor of projects that do not strain our existing transportation system.

KGL:kgf

CC: Kevin Young - Transportation
Barry Walsh - Transportation

Traughber, Lex

From: Isbell, Randy
Sent: Wednesday, March 03, 2004 11:17 AM
To: Traughber, Lex
Cc: Spangenberg, Craig
Subject: Pet. 400-01-32 & 400-02-08
Categories: Program/Policy

Lex,

Craig and I have reviewed the petition for rezoning and zoning amendments to the Sugar House Community Master Plan. We do not foresee any housing/zoning issues related to the proposed changes and enforcement. If you have any questions in regards to enforcement of any of the provisions of the proposed changes, please feel free to call me at ex. 6042.

Thanks,

Randy

3/3/2004

Traughber, Lex

From: Larson, Bradley
Sent: Thursday, March 04, 2004 11:53 AM
To: Traughber, Lex
Subject: Petitions 400-01-32 and 400-02-08

Lex,

The Fire Department has no objection to the above named petitions. Please feel free to contact me should you require further assistance.

Thank you.

Brad Larson
Deputy Fire Marshal

3/4/2004

Memorandum

To: Lex Traugher, Principal Planner

FROM: Alicia Orgill, Salt Lake City Police

DATE: March 18, 2004

RE: Petitions 400-01-32 and 400-02-08

- Amendment to zoning regulations relating to the Sugar House Business District
 - Rezoning properties in the Sugar House Business District area
 - Amendment to the Sugar House Community Master Plan (2001)
-

We have no issue with Amendments to zoning regulation relating to the Sugar House Business District, but there are some comments on the petitions I would like to express; I do believe the Sugar House Business Community should have input in what is profitable when they are reinvesting into the community. The use of the Planned Development process should , keep in mind the need to strike a balance with Business community needs and the urban design guidelines

Town Center Scale Mixed use. Mixed use is a positive development for crime reduction, by adding eyes and ears to another wise isolated area after regular business hours. When promoting the building of parking structures please keep in mind the importance in designing in safety (CPTED guidelines for building parking facilities) within the ungrounded Parking facilities; some Cities encourage business to locate underground within the parking lot promoting positive (example Shoe shine shops or dry cleaners) activity generators in problem areas there by improving security.

The rezoning properties in the Sugar House Business District area. . The encouragement of Business Development along the Highland Dr. and Stingham Ave area should help to develop positive activity generators, which may discourage the transient population from colonizing under and behind business along interstate 80 and Highland Dr.

If you have any questions on this response please feel free to call or e-mail. Phone # 799-4640

ROCKY J. FLUHART
CHIEF ADMINISTRATIVE OFFICER

SALT LAKE CITY CORPORATION
DEPARTMENT OF MANAGEMENT SERVICES
PURCHASING, CONTRACTS AND PROPERTY MANAGEMENT DIVISION

ROSS C. ANDERSON
MAYOR

INTEROFFICE MEMORANDUM
Property Management
Room 225

March 3, 2004

TO: Lex Traughber
Planning

FROM : Linda Cordova *Lpc*
Property Manager

RE: Petition 400-01-32 and 400-02-08
- Amendment to Zoning Regulations Relating to the Sugar House
Business District
- Rezoning of Properties in the Sugar House Business District Area
- Amendment to the Sugar House Community Master Plan (2001)

Property Management has no objection to this petition request.



Exhibit 14 -
Proposed Zoning Changes Map (Legend)

PROPOSED ZONING CHANGES

AREA I

Rezone from CB to CN

AREA II

Rezone from RMF-35 to CSHBD-2

AREA III

Rezone from RMF-35 & CSHBD
to RMF-45

AREA IV

Rezone from CSHBD to CSHBD-2

AREA V

Rezone from I to CSHBD-2

AREA VI

Rezone from CSHBD to CSHBD-1

AREA VII

Rezone from RMF-45 to CSHBD-1

AREA VIII

Rezone from CB to CSHBD-2

AREA IX

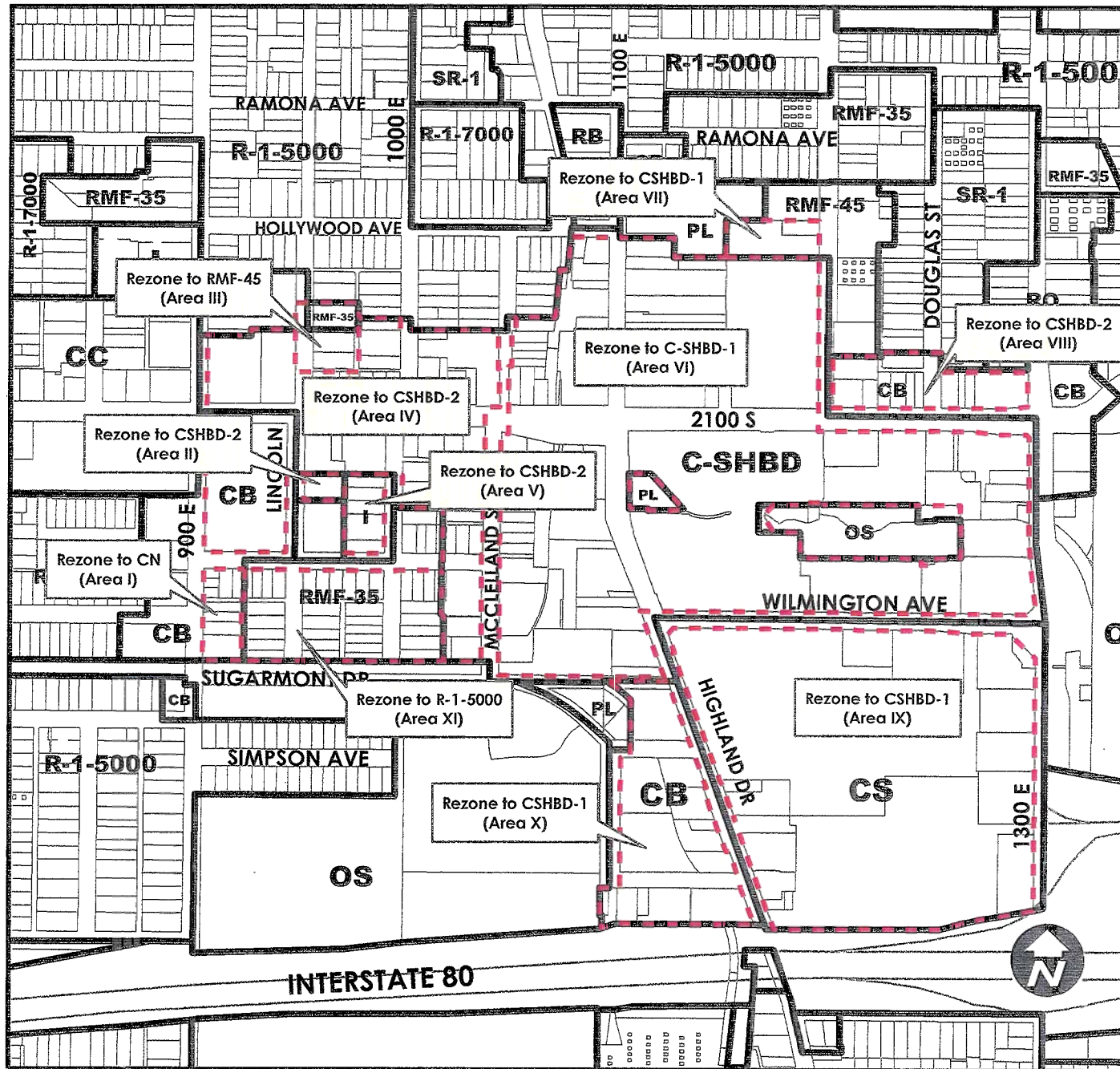
Rezone from CS to CSHBD-1

AREA X

Rezone from CB to CSHBD-1

AREA XI

Rezone from RMF-35 to R-1-5000



ALEXANDER C. IKEFUNA
PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

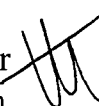
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

MEMORANDUM

To: Salt Lake City Planning Commissioners

From: Lex Traugher, Principal Planner 
Salt Lake City Planning Division

Re: Petitions 400-01-32 & 400-02-08
Sugar House Master Plan and Zoning Amendments

Date: September 14, 2005

On June 8, 2005, an "Issues Only" hearing was held before the Planning Commission concerning the above referenced Petitions. A Staff Report and attachments (without a recommendation) were provided at that hearing and have been distributed again for your reference. The minutes from this hearing are attached to this memorandum for your review. Planning Staff presented the details of these petitions and public comment was taken. The members of the Planning Commission asked questions about the proposed amendments and provided comments and further direction for Planning Staff.

The purpose of this memorandum is to succinctly outline changes to the proposed amendments since the "Issues Only" hearing and provide members of the Planning Commission with correspondence that Planning Staff has received since that time. Finally, Planning Staff provides a formal recommendation for Planning Commission consideration.

The changes that Planning Staff suggests at this time concern the language of the Zoning Ordinance only. The revised sections of the proposed Zoning Ordinance are highlighted in red in the attached ordinance draft. A summary of the proposed revisions is as follows:

1. Proposed Section 21A.26.060(E)(2) concerning the criteria for the Planning Director to modify maximum building setbacks.

The former draft language was not clear concerning compatibility in terms of maximum building setback. Part "a" of this section was revised to clarify and address the compatibility requirement for additions to existing buildings, and the

compatibility requirements for the construction of new buildings. Part “b” was simply deleted.

2. Proposed Section 21A.26.060(F) concerning maximum building height in the C-SHBD1 and C-SHBD2 zones.

Comments received from the Planning Commission and members of the public indicated that this section was difficult to understand. In order to address this issue, this section was revised and divided into subsections (a, b, c, etc.) to provide clarity in the language concerning the maximum building heights in the two zones.

In response to Stakeholder Committee comments, this section was also revised to allow a maximum building height of one hundred and five feet (105') to be used exclusively for non-residential development in the C-SHBD1 zone if structured parking is incorporated, and the residential component is transferred off-site. Planning Staff is currently involved in discussions with the RDA regarding this particular zoning ordinance provision. Planning Staff will continue to work with the RDA to develop incentives which could potentially make this option more attractive to a developer. Any specific policy statements resulting from discussions with the RDA in this regard would be inserted into the Sugar House Community Master Plan.

3. As suggested a definition of “off-site” is proposed. It is essential to have an understanding of this term when referring to a transfer of a residential development component as proposed in the Zoning Ordinance.

Recommendation:

Based on the comments, analysis, and findings of fact noted in the original staff report distributed on June 8, 2005, the Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to amend the Salt Lake City Zoning Ordinance as presented on September 14, 2005, the Sugar House Community Zoning Map, the Sugar House Community Master Plan (2001) and Future Land Use Map as presented on June 8, 2005.

Attachments:

PC Minutes 6/8/05

Revised Strike and Bold ZO

Letter from the SHCC (no date)

Letter from the SH Stakeholders Committee (dated 8/11/05)

Definition – Off-site

PC Minutes 6/8/05

in accordance with the City department comments noted in this staff report. Additionally, any future redevelopment will be subject to the requirements of the zoning ordinance and subdivision ordinance.

Commissioner Galli's second still stood. Commissioner De Lay, Commissioner Diamond, Commissioner Galli, Commissioner Muir, and Commissioner Scott unanimously voted "Aye". Commissioner McDonough, Commissioner Noda, and Commissioner Seelig were not present. Chairperson Chambless did not vote. The motion passed.

ISSUES ONLY HEARING

Petition Numbers 400-01-32 and 400-02-08, a request by the Salt Lake City Planning Commission to amend the text of the Sugar House Business District (C-SHBD) Zoning District and the corresponding Sugar House Community Zoning Map, as well as the Sugar House Community Master Plan (2001), and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned Sugar House Business District (C-SHBD). The area affected by these amendments is roughly along 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.

(This item was heard at 6:31 P.M.)

Planner Lex Traughber presented the staff report pointing out the concerns expressed by the City Council, the Planning Staff responses, the proposed amendments to the master plan and the zoning ordinance, and the criteria by which the Planning Staff reviews projects of this nature. A copy of which was filed with the minutes. He used a briefing board to further describe the project.

The following is a synopsis of the staff report:

Petition No. 400-01-32 was initiated to implement policies of the Sugar House Community Master Plan, which was updated in 2001. This was accomplished by amendments to the zoning map and text. The purpose of the petition was to create a consistency between the adopted master plan and the zoning ordinance specifically in terms of building heights in the business district.

Petition No. 400-02-08 was generated in order to address several rezones of properties located adjacent to the area zoned Sugar House Business District. These two petitions are being entertained simultaneously because the business district is impacting those properties.

In June 20, 2002, the Planning Commission passed a motion to send a favorable recommendation to the City Council regarding these two petitions. At that time, the proposal was significantly different than what the Planning Commission is reviewing at this meeting. The City Council heard these petitions in a briefing in February of 2003 and raised six particular issues that they asked staff to review, return, and report, which are:

1. The proposed changes were too complex and overwhelming. Previously, five new zoning districts had been proposed by Planning Staff to specify height limits in the Sugar House Business District, in addition to several rezones of parcels adjacent to this District. Staff proposes that the CSHBD zone be split into two different zones instead of five: C-SHBD1 and C-SHBD2.
2. The City Council also expressed concerns regarding the policy of the potential elimination of the potential regional shopping center component in the Sugar House business area, specifically, the Sugar House Center (Shopko) area. The City Council also had concerns about the implication to tax revenue. Staff proposes language to be inserted into the Sugar House Community Master Plan (2001), which allows for the redevelopment of this area as a regional shopping center.
3. The City Council had concerns for the proposed height limit for the Irving School House property. The Sugar House Community Council and the City Council supported a 50-foot height limit. Planning Staff recommended a 75-foot height limit. Having just been developed, the possibility of this property redeveloping again in the near future is unlikely. Planning Staff has included this property in the proposed C-SHBD1 zone, which has a 50-foot height limit by right, to account for the actual height of the existing building which is 44.5 feet. At the same, this particular zone would allow the building to remain complying.
4. The next concern was whether the northeast corner of 1000 East and Elm Avenue, which includes three low-density residential structures, should be zoned residential or mixed use. The Planning Commission recommended mixed use while the Community Council and the City Council recommended residential. It appears that the Community Council and the City Council have a desire to see this area remain residentially zoned. Planning Staff concurs with this desire and proposed to leave this corner zoned and master planned as residential. Planning Staff contends that these properties are zoned and master planned appropriately given the low-density residential development on the south side of Elm Avenue. Further, Planning Staff contends that these properties provide a transition zone between those properties zoned C-SHBD and the adjacent low density, residentially zoned and used properties. It should be noted that if this property is proposed for redevelopment in the future to a zone other than residential, a rezone and master plan amendment would be required.
5. The City Council had concerns that the possibility of additional incentives to stimulate new residential development in the Sugar House Business District. Staff responded with that the RDA assistance could stimulate new residential development in the Sugar House Business District. In addition, a building height incentive is proposed to encourage residential development in the Sugar House Business District.
6. The City Council expressed concern that proposed zones would render certain structures non-complying. Planning Staff notes that the two office buildings directly to the east of the Sugar House Commons and Hidden Hollow would be made non-

complying due to the proposed rezone. Both of these buildings are approximately 90 feet in height and used exclusively for non-residential purposes. The Lincoln Tower property is also proposed to be rezoned to RMF-45 which would continue the non-complying status of this particular building. It is important to note that under the regulations of the newly adopted "Non-Complying" ordinance, these buildings would be allowed to be rebuilt in the event that they are damaged in a natural disaster.

Mr. Traugher stated that there has been much communication with the community hearing many differing opinions. He talked about the numerous presentations before organizations in Sugar House, as well as the Community Council. He noted letters, which accompanied, the staff report from some of those organizations stating their positions and opinions regarding staff's proposal. Mr. Traugher said that Planning Staff is considering amendments to the master plan and the zoning ordinance, which are currently conflicting. He said that the intention is to bring those two documents into harmony so that they work together.

Mr. Traugher explained in detail the several recommended amendments for the master plan and the zoning ordinance, which were outlined in the staff report.

Mr. Traugher noted that the current zoning ordinance for the Sugar House Business District is no longer sustainable for several reasons. He said that the current building height limits outlined in the zoning ordinance allow buildings to potentially compete with buildings located in downtown Salt Lake City. He added that it is not the goal to create a separate district that would compete with downtown.

Mr. Traugher also stated that the height limit of ten stories or a building 150 feet high is currently in the zoning ordinance and is allowed for the Granite Furniture block. He indicated that a building that high would be out-of-scale and character with the Sugar House Business District.

Mr. Traugher said that the zoning ordinance does not include development standards in the business district that promote a mix of uses or encourage appropriate design. He pointed out that the design standard language in the master plan is more restrictive than the zoning ordinance.

Mr. Traugher stated that the Utah Code Annotated identifies the procedures for adopting and amending general plans. He added that the Code identifies an adoption process that mandates a fourteen-day notification requirement including a notice in a newspaper of general circulation.

Mr. Traugher said that he knew his presentation was long, but believed it was important that the Planning Commission, as well as the people in the audience, understood what the Planning Staff was proposing.

Mr. Traugher concluded by saying that the Planning Staff was seeking the Planning Commission's input on the proposed amendments so that suggestions could be considered and revised, if necessary, before the item was scheduled again with the Planning Commission for a formal decision/recommendation to the City Council.

Chairperson Chambless pointed out that the petition number on the agenda did not match the petition number on the staff report. Mr. Traugher verified that the petition number on the staff report (400-01-32) was correct. Chairperson Chambless asked if there were any questions for staff.

It was noted that Mr. Zunguze had arrived at the meeting.

Commissioner Muir had several comments to make and referred to the strike and bold section of the proposed zoning amendments numbered (E)(2). He said that if someone wanted to build a new building that was less than 20,000 square feet and/or under 30 feet in height, assuming that the original building would be demolished, why would anyone care if the new building was compatible to the original building; the original building would be gone. Mr. Traugher said that he believed the purpose of that statement related to maintaining the historic character. Commissioner Muir said that the language should specifically say what the intent was. Commissioner Muir also referred to the section where the language says "compatible to the original building", he thought it would make more sense if it would say "character compatible to the original building".

Commissioner Muir also referred to another section that seemed to be a little problematic and invited staff to revisit those items. He said that he was uncomfortable with the language in Item b) "In the case of an addition, the addition is not part of a series of incremental additions intended to subvert the intent of the ordinance." He said that he was uncomfortable with that language and believed that staff should find another way of wording the statement. He said that it implies devious behavior on the part of the public and should not be in a zoning ordinance. Mr. Traugher stated that he believed that language was adopted as part of the Walkable Community Ordinance. Commissioner Muir stated that staff should revisit those sections.

Commissioner Muir expressed concerns about the sections referring to maximum height and the transfer development discussion and wondered why the criteria were exclusive to a planned development process and not in the general zoning ordinance.

Commissioner Muir mentioned that the word "off-site" could apply to someplace else within the city limits. He suggested changing the language to say, "within the same zone". Commissioner Muir said that he knew what the intention was but pointed out that the language should be specific to the intent.

Commissioner Muir questioned the intent of the step back of buildings referred to as the "wedding cake" effect. He inquired if all sides of the building have to be stepped back or just the street frontage side. Commissioner Muir said that would be very costly to construct.

There were other sections that Commissioner Muir questioned. Mr. Wilde said that the flow of information seemed fairly logical at the time the amendments were written. However, he said that staff would go back and look at the sections in question. Mr. Wilde added that there might be a different way to format those sections.

Since the Commission had no additional questions or comments for staff at this time, Chairperson Chambless opened the issues only hearing to the public and asked if anyone wished to address the Commission. He invited the representative from the Sugar House Community Council to speak first.

Ms. Helen Peters stated that she was the Sugar House Community Council Land Use and Zoning Chair. She referred to the letter that accompanied the staff report, which stated the Community Council's position on the recommendations from the Planning Staff. However, she said, there has been an additional issue that relates to the parcel of property on Wilmington Avenue slated for Ballet West. Ms. Peters expressed concern that if Ballet West does not build on that property, under the proposed zoning, a ten-story building could be constructed so close to critical land being the Hidden Hollow Nature Park. Ms. Peters recommended that the parcel be treated differently than the surrounding Sugar House Business District and be limited to a building 30 feet in height.

Commissioner De Lay inquired about the potential building height on the property under discussion. She inquired about the future of Ballet West's project. Ms. Peters said that she did not know but had heard that Ballet West was also negotiating on another parcel of land downtown. After Commissioner De Lay asked what Ms. Peters thought about the proposed amendments, Ms. Peters said that overall the Sugar House Community Council was in agreement, although there were still some differences of opinions. Ms. Peters said that she believed the potential for the Granite block was great and she would rather see that block become more human scale, have a gathering place, and smaller buildings oriented onto the plaza or interior streets. She added that there should be an adequate buffer at the sidewalk level for pedestrians. The discussion turned to other organizations and associations representing the Sugar House area such as the Merchant's Association and the Stakeholders Committee. Some members of the Commission had questions regarding the other groups. Mr. Zunguze mentioned that members of the Stakeholders Committee were in attendance and suggested that Chairperson Chambless recognize that group and engage them into the discussion before the rest of the public speaks.

Chairperson Chambless honored that request from Mr. Zunguze by asking who wished to speak in behalf of the Stakeholders group. Ms. Nancy Stark volunteered to be the spokesperson for the Stakeholders group, and explained that she needed to set up her power point presentation.

At the request of the Commission, Chairperson Chambless called for a three-minute break at 7:30 P.M. He reconvened the meeting at 7:33 P.M.

Chairperson Chambless asked Ms. Stark to give a short description of the Stakeholders Committee and the relationship the Stakeholders have with the Community Council.

Ms. Nancy Stark stated that the Sugar House Stakeholders Committee is an organization of individuals who 1) own many of the businesses that community leaders and special interest groups wish to preserve in the Sugar House Business District; 2) own much of the land in the Sugar House Business District that is the subject of the proposed master plan and zoning amendments; and 3) own buildings that house other locally owned and operated businesses that community leaders and special interest groups wish to preserve.

She said as a collective group they possess many years experience in real estate development, real estate analysis, site planning, and entitlement issues.

Ms. Stark had prepared a power point presentation, which she offered at this time. A copy of the written material was filed with the minutes of this meeting. She indicated that the Stakeholders are present at this meeting to comment on Planning Staff's report to the Planning Commission and recommended amendments to the Sugar House Business District Master Plan and Zoning Ordinance.

Ms. Stark said that there were important issues that remain to be addressed. She presented the major areas of amendments warranting modification or improved definition, such as the following: 1) density and height incentives; 2) utilization of the actual amount of land remaining for redevelopment. Division of zones at McClelland Street, and the single-family parcel at 1000 East and Elm Avenue; 3) aspects of the recommended amendments dealing with the introduction of residential use in the historic business district; 4) design detail; and 5) the role of the Granite Furniture block.

Ms. Stark stated that the Granite Furniture block could act as a catalyst for the area and should be allowed to do so. She mentioned that sufficient area exists to generate the density and mix of uses to create critical mass. Ms. Stark indicated that the higher density configuration should be able to economically support underground parking, urban pathways, a more favorable rent structure for local tenants, and other master plan goals. She noted that successful development will spur activity on surrounding parcels and that the block is strategically linked to Trax rail line.

Ms. Stark said that among the Stakeholders Committee requests is the opportunity to work with the Planning Staff, Planning Commission representatives, and other parties of interest on specifically defined elements of the master plan and zoning ordinance so that plan goals may be translated into an acceptable form of development.

Commissioner De Lay commented that the Granite Furniture block is one of the largest pieces of potential development in Sugar House, and people are terrified that the block could turn into a massive big box store.

Ms. Stark talked about the amendments having more flexibility to allow proposals to be submitted and evaluated, individually. She did not believe that the criteria the Planning Staff has outlined would meet the needs for every building every time. Commissioner De Lay encouraged suggestions and recommendations for the proposed amendments.

Commissioner De Lay asked if the Stakeholders Committee had concerns about the residential spot zoning. Ms. Stark said that the residential buffer on Elm Avenue would be an odd place for a buffer.

Commissioner Muir complimented Ms. Stark for mobilizing the group and stated that the business community often seems to be left out of the loop. He inquired if the proposed reduced scale of the buildings was a concern to the Stakeholders. Ms. Stark said that the Stakeholders' concern was not the reduced scale but the contingencies and the provisions that are linked and tied to getting the scale of the buildings. There was discussion about

the residential equation that would not be imposed but considered an incentive to gain more height.

Mr. Craig Mecham spoke in opposition of the proposed amendments. He stated that he owned half of the Granite Furniture block and the two of the office buildings on 1300 East. He said that he is being hurt the most by these amendments because a proposed building would be going from a ten-story building to a three-story building and that would be reducing the value for that ground. Mr. Mecham indicated that the residential component was very confusing. He said that it was difficult to mix residential and office together. Mr. Mecham let it be known that he believed that a ten-story building on the Granite block would probably be too high but it should be allowed in the zoning ordinance to be competitive in today's market.

Mr. David Johnson spoke in opposition of the proposed amendments. He said that the Planning Staff had not listened to the Stakeholders throughout this process and the Stakeholders are the people who own the property in Sugar House. Mr. Johnson said that the proposals discussed by the Stakeholders in the meetings with staff are not reflected in the proposed amendments so they feel like they have not had a voice in the process. He said that the proposed amendments were so complex that he did not believe that staff was responding to the requests of City Council. He pointed out that he owned one of the residences on Elm Avenue and had asked staff to rezone that commercial, rather than residential spot zoning. Mr. Johnson stated that the City Council asked Planning Staff to narrow the zoning down and with Staff's proposal; they would be creating a special zone in the middle of a commercial block so they are not living the City Council mandate. Mr. Johnson said, "What the Planning Commission was presented at this meeting did not represent a working relationship between staff and the Stakeholders."

Mr. Zunguze stated that he took exception to the fact that the Planning Staff was conceived to be a staff that did not listen to the concerns of the Stakeholders. He pointed out that there is a difference between not listening and agreeing and there is a clear disagreement as to how to proceed. Mr. Zunguze said that the staff has had numerous discussions with the Stakeholders. He thought Mr. Johnson's comment was an unfair statement given all that had been done by staff. Mr. Zunguze said that the staff welcomes disagreements but encouraged discussing these disagreements in a manner that would not destroy the goodwill that has been created during this process.

Mr. Mark Peterson spoke in opposition to the proposed zoning amendments. He stated that he was a small property owner on 2100 South and when he bought the property in which his Art Center is located, he intended to build a second story on the building, the only direction in which his business could expand. His business is located at about 1000 East and 2100 South, which is in the business district but for some reason was recommended not to be part of the town center scale. Mr. Peterson said that with the proposed zoning amendments he would not be allowed to build a second story. He also thought that it was not logical to drop the building height at McClelland Street, especially when there is a high-rise apartment complex less than a block down the street. Mr. Peterson said that the proposed zoning regulations would create an undue hardship on the business owners.

Mr. Soren Simonsen, who was representing himself, spoke both in favor of and in opposition to the proposed amendments. He said that he had been involved with this process as a professional consultant, as well as a resident of the area for many years. Mr. Simonsen said that one of the frustrations of this process is that the master plan seems to be changing to meet the zoning ordinance. He said that years of work went into creating the master plan and the master plan was to put into place those policy documents that would support what the vision for the Sugar House area is which is a mixed use, residential oriented, business district to support thousands of residents who live in this area. He recognized the work and the balancing that the Planning Staff has had to go through to try to represent both residents and the business interests of the area. He made the following recommendations: 1) The master plan limit of 80 foot in building height should be maintained through this process. 2) There should also be some minimum height limitations, perhaps two stories or some other designation because what should be created is a vibrant mixed-use district. 3) There should be some minimum lot coverage requirements to prevent large parking areas and especially trying to designate areas for public gathering space, where intensive developments are being proposed. That could be in the form of rooftop gardens and terraces, as well. Additional consideration should be given to Hidden Hollow and the Sugar House monument area for the consideration of light and air and visual access into those very significant public spaces. 4) Maintain the incentive to create a mixed-use business district. 5) The language should be kept in the master plan to phase out single use low-density retail developments over time, including the Shopko Shopping Center area. The lifecycle of those kinds of developments are generally 20 to 30 years. When Commissioner De Lay asked about the height limit, Mr. Simonsen responded by saying that an 80-foot height limit with incentives for residential. He said that he has spent years of studying and working as a professional in urban design and architecture and have traveled throughout the United States and other countries. He said that buildings over three or four stories in height are very seldom seen in residentially oriented business districts. Mr. Simonsen added that six stories would be a stretch but could live with that as a community.

Commissioner Galli said that he respected Mr. Simonsen's credentials, but the Redman Building is more than four stories. Mr. Simonsen said that is a project that was already in the works and would not be affected by the proposed amendments. He said that there are creative ways one could address the building height issue. Mr. Simonsen referred to Gateway. A discussion took place between Commissioner Galli and Mr. Simonsen regarding several aspects of the proposed the zoning amendments, mostly focusing on building heights and the residential incentives.

Commissioner Galli expressed the fact that he was confused because the discussion has been conceptually oriented. He asked what the major concern was with a height limit of 105 feet on the Granite block. Mr. Simonsen said that part of the major concern would be the access to light and air on the street level that is created by these canyons of development. He added that all the activities occur at the street level.

Commissioner Scott inquired about how many stories a building would have to be built to justify underground parking. Mr. Simonsen said that he was not a financial expert but having worked on many projects over the years, usually three or four stories is about the lowest limit to begin to justifying the cost of structured parking.

Mr. Russ Callister spoke in opposition to the proposed amendments. He said that he was employed by one of the Stakeholders and also serves on the Sugar House Community Council. Mr. Callister asked if there would be additional space allowed for mechanical equipment for heating and cooling systems above the 100-foot height limit. Mr. Wilde said that there is a limited opportunity for mechanical above. He said that a five-foot parapet would be allowed which applies to all zoning districts and there is a 16-foot exception for elevator bulkheads. Mr. Callister believed that there should be specific wording in the proposed amendments so that the Stakeholders are clear about the 100-foot building height. Mr. Wilde said that those height exceptions apply to all zoning districts uniformly and they are already in another section of the ordinance. Mr. Callister believed that there would be a tremendous penalty for off-site residential components transfer rights, which is a huge issue with the Stakeholders.

Commissioner Muir pointed out that the transfer rights could be accumulated from multiple projects to a specific developer that could build higher density residential as a product from those transfer rights. Mr. Wilde said that is correct, but the development projects would have to be coordinated. The discussion continued regarding transfer rights and how they would affect the property owner.

Mr. Dennis Glass spoke in opposition to the proposed amendments. He said that a building would have to be six to eight stories in height before an underground parking structure could be justified. Mr. Glass said that he was a partner in the Library Square Condominiums, which involved mixed use in the downtown area. He said that a feasibility study regarding retail/condominium mixed-use projects for Sugar House found there was too much constraint. Mr. Glass said that his solution was to refurbish his existing single-story building, which he owns in Sugar House, and keep surface parking. He believed that higher density projects should be allowed to have a community that would attract the Trax rail line. Mr. Glass said that the Granite block would be the perfect candidate to have this core of higher density; it is the heart of old Sugar House. He said that the block is large enough to have a well-planned mixed-use project with amenities that could be the heart of a new Sugar House. Mr. Glass added that it could be incorporated on a Trax line and not have an impact on existing residential areas.

Mr. Rawlins Young spoke in opposition to the proposed zoning amendments. He stated that he has been a trustee on the Sugar House Community Council since 1979 and have lived in Sugar House since 1938. Mr. Young said that he was on the committees of both the original master plan and the updated master plan. Mr. Young expressed his concern with the proposed development of two Sugar House Business District zones because they would not meet the intent of the master plan. He believed that what was being proposed was identical to the East Downtown Master Plan. Mr. Young pointed out that there is an existing public transportation system on the two arterial streets, 2100 South and Highland Drive. He said that the density of development would not merit a Trax line into Sugar House.

Mr. Mark McDonald spoke in opposition of the proposed amendments. He stated that he was a property owner in the Granite Furniture block, that he owns Leisure Living. He said that his grandfather created Southeast Furniture, which was the largest furniture store west

of the Mississippi River, at one time. Mr. McDonald pointed out that Southeast Furniture, as well as Granite Furniture helped establish the Sugar House community. He said he believed that the City Council does not want to limit the availability for someone to develop the Granite block properly. Mr. McDonald indicated that when he hears about walkable communities in the master plan he gets confused because he sees nothing walkable about the Shopko Shopping Center block. He said that the current zoning would have allowed a 150-foot building on that site, and a 30-foot building was constructed with lots of black top. Mr. McDonald noted that the Granite block is historical and it would be a disaster not to give a developer an opportunity to do something special on that site.

Mr. Mack McDonald said that he represented the Redevelopment Agency (RDA), as the RDA Project Manager. Mr. McDonald said that RDA is the current owners of the property on Wilmington Avenue (Ballet West property) and the RDA has received a request from Ballet West to extend their exclusive right to negotiate on that property. He said that it is RDA's opinion that Ballet West will develop on that site "unless we hear otherwise". Mr. McDonald pointed out that RDA is a major investor in Hidden Hollow, which is directly behind the property and RDA would want a mixed-use development that would complement Hidden Hollow. He added that RDA would follow what is outlined in the master plan and focus on residential use, either condominiums or apartments, if Ballet West decides not to develop the site.

Commissioner De Lay inquired if the Ballet West proposal was mixed use. She added that it probably is logical that Ballet West is still trying to raise money for this project. Mr. McDonald said that RDA has not entered into a development agreement with Ballet West, which means that Ballet West could change the design of their proposed building.

Ms. Susanne Fleming submitted a card but did not wish to speak. Her card stated that her concern would be the increased traffic and parking issues if the density is increased. She is looking at public transit solutions.

Mr. Jerry Thomas, who resides on Hollywood Avenue, pointed out the businesses that affect Hollywood Avenue. He said that Hollywood Avenue has become a major thoroughfare between 900 East and 1100 East. Mr. Thomas said that he has seen numbers of cars pull into his driveway to turn around. He also said that parking is an issue. Mr. Thomas commented on the possible underground parking and said he was not certain that would really work because people do not seem to like underground parking when above ground parking on the street is available. He did not think that would solve the problem on Hollywood Avenue. Mr. Thomas said that a traffic management plan is missing from the amendments that would create livability in the neighborhoods and reserve the neighborhoods to the people who live there. He could not answer whether he was in support of the proposed amendments or opposed to them because the subject matter was too complicated. Mr. Thomas noted that Mr. Simonsen best represented his personal view.

Commissioner De Lay asked if Mr. Thomas had thought about permit parking. Mr. Thomas said that he did not want to do that at this point because permit parking is also inconvenient for the people who live in the neighborhood. He spoke of the traffic calming procedures that have taken place in the neighborhood, such as the roundabout in the

intersection and the island off 900 East, but neither of those measures has slowed the traffic on Hollywood Avenue. Commissioner De Lay said that street closures on Sunnyside Avenue have worked out well and perhaps a subcommittee of the Community Council should make a study of those streets close to 2100 South. Mr. Thomas said that he was a member of the Sugar House Council and he planned to propose that, as well as having traffic management folded into the proposal.

Mr. Kirk Huffaker stated that he is a resident of the neighborhood but representing the Utah Heritage Foundation at this meeting. He said that the business district contains many historic buildings. Mr. Huffaker indicated that several historic buildings in the district are listed on the National Register of Historic Places, as landmark sites. He said that there are many more that are eligible. Mr. Huffaker suggested that these buildings should not be overlooked and incorporated into the new developments. He talked about the incentives to rehabilitate historic buildings for any type of use, including residential, and easements that compensate for development rights that might be lost by doing historic preservation. Mr. Huffaker noted that these buildings created the historic business district, and would continue to be vital economic providers, as well as recognizable landmarks.

Commissioner De Lay asked if the Granite Furniture building was eligible for historic status. Mr. Huffaker said that he understood that there is historic fabric underneath the facade of the building, but as it currently stands, it is ineligible for the National Register. He said that Sugar House is not a City historic district, but there are several buildings that are eligible that are not yet listed on the National Register.

Ms. Susie Petheram spoke in favor and in opposition of the proposed amendments. She stated that she is one of the vice chairs of the Sugar House Community Council and have worked with Mr. Simonsen on the Small Area Master Plan. Ms. Petheram indicated that she wanted the residential buffer on Elm Avenue because it helps to protect the neighborhood to the west. She felt that it was important to keep the single-family residential neighborhood on both sides on Elm Avenue to maintain that character. Ms. Petheram talked about the encroachment of businesses on residential districts, which has been happening over 50 years to the Sugar House area and the loss of single-family homes. She pointed out that the residents do not want to lose the historic character of the neighborhood. Ms. Petheram said that she agreed with Mr. Simonsen's recommendation of 80 feet as a height limit with the residential incentive. She also said that she believed the Shopko Shopping Center should be included in the Sugar House Business District.

Mr. Mark Holland stated that he was chair of the Sugar House Community Council, however he was speaking as an individual resident of Sugar House. He said that although he had lived in Salt Lake City since 1979, he was a relative newcomer to City Government and the process of how these things work. Mr. Holland talked about when Crossroads Mall and the Z.C.M.I. Center were allowed to be built across from each other; it was the demise of 300 South (Broadway). He said that probably the City planners at that time believed those developments would benefit the downtown area. Mr. Holland said that the proposed amendments are dealing with the unknown. He recognized that the Planning Commission has a tough situation because people have strong opinions on both sides. Mr. Holland said that he would not want to see a repeat of downtown in Sugar House. He expressed concern that everyone is focusing too much on the Granite block site.

Mr. Al Dieffenbach spoke in opposition to the recommended zoning amendments. He stated that he owns Salt Lake Pizza and Pasta and Fiddler's Elbow and a member of the Stakeholders Committee. Mr. Dieffenbach believed that 105 feet should be the maximum height limit. He added that to get a group of property owners who are willing to move forward on a project does not happen very often. Mr. Dieffenbach talked about the unique opportunity for the Granite block. He said that underground parking is a must. Mr. Dieffenbach pointed out that UTA already owns the 2100 South corridor for light rail. He believed that if the City has the mixed use quality, higher density, and cooperate with UTA that perhaps a light rail hub would be created in Sugar House.

Chairperson Chambless stated that about three years ago he attended a meeting at Dillworth School, which was hosted by the City Council Member of District No. 4. He said that nearly everyone there who spoke complained about traffic. Chairperson Chambless added that the Assistant Police Chief and other law enforcement officers that were there were somewhat relieved to be hearing complaints about traffic and not about other concerns.

Chairperson Chambless expressed appreciation to every one at the meeting who expressed concerns about land use. He asked if Mr. Traughber wanted to say something before the public meeting was adjourned. Chairperson Chambless reminded the Commission and the public that this was an issues only hearing and no decision would be rendered at this meeting.

Mr. Traughber said that the purpose of this meeting was to move this process forward by collecting comments. He stated that staff would welcome any recommendations, comments, or suggestions in written form to be considered as the process progresses.

Commissioner De Lay stated that everyone who attended this meeting seems to be "passionate" about Sugar House. She said that Mr. Traughber and the Planning Staff have worked very hard trying to accomplish the resolution of the issues. Commissioner De Lay believed that more dialogue and perhaps a game plan with people working towards a common goal the zoning changes might be completed.

Commissioner Muir said that the proposed zoning amendments created some very "thorny" issues that have not been reconciled for a long time. He said that the Planning Commission heard conflicting opinions on down zoning, density issues, property value motivation, preserving character, and the status quo. Commissioner Muir indicated that there are those who do not want residential imposed on the commercial sector, and those who do not want businesses encroaching on the residential sector. He said what was needed was some sort of balance between those agendas. Commissioner Muir stated that somewhere in the mandate of the City Council remanding these petitions back to the Planning Commission there is a message that the 90-foot and 100-foot heights will not prevail, that a common or middle ground will have to be found. He said that the Planning Commission would have to send something back to the City Council that will prevail.

Commissioner Muir engaged into a discussion regarding the transfer incentive that is written into the proposed zoning amendments. He said he understood that if one would be

entitled to a 50-foot height, and the development could reach the height of 100 feet if 50 feet of residential is considered in the proposed Sugar House Business District zones. However, he continued that one could transfer that 50 feet of residential to another site on the block, but that would not entitle one to 100 feet of commercial. He asked what the incentives would be. Ms. Coffey said that the incentive would be two additional stories. Mr. Wilde explained that one would start with a 50-foot base and then go up to 75 feet of commercial if one provides another 25 feet of residential. Commissioner Muir stated that if those 25 feet of residential could be transferred to another site, the incentive would be that cheaper housing could be constructed on another site. He talked about the penalty issue and asked if the residential incentive was posed on the developers in the Gateway area. The discussion continued.

Commissioner Diamond mentioned that Commissioner De Lay lives in a high-rise condominium downtown and asked how the Gateway Condominiums were selling. Commissioner De Lay said that about 95 percent have been sold. Commissioner Diamond suggested looking at successful developments and incorporating the pattern into the Sugar House area. He believed Gateway was the best Salt Lake City example for potential Sugar House developments. The discussion continued.

Mr. Zunguze stated that he wanted to express gratitude to the Planning Staff and the way they had worked and handled the proposed amendment. He added that it has been very difficult to balance out all the interests that are out there. Mr. Zunguze noted that the Planning Commission could appreciate what the staff has been grappling with after hearing both sides of the issues. He pointed out that they had heard some good comments at this meeting and staff will be considering those, such as providing additional incentive for parking. Mr. Zunguze stated that they needed to keep this process within the purview of the Planning Commission. He noted that it was important that staff comes back fairly quickly to this forum to keep the momentum heading towards the City Council. Mr. Zunguze said that at some point soon, they need to bring closure to the project. He realized that even if some of the suggestions were reflected in the proposed amendments, the text would not be perfect in one shot. Mr. Zunguze mentioned that the subject area is constantly in demand, as far as development is concerned, to that end, the master plan for the area needs to be concluded soon.

Commissioner Scott asked about the time frame. Mr. Zunguze noted that they would touch base with both the Community Council and the Stakeholders Committee, but his concern was not to continue with the debate because the issues were on the table for everyone's review. He said that staff would have to analyze all the comments and examine the degree of difficulty of making further changes. Mr. Zunguze added that the Planning Commission has to adopt something soon that could be refined as it moves through the process.

Commissioner Scott mentioned that Mr. Traugher took the time the previous evening to call the Planning Commissioners before he left his office to see if the Commissioners had any specific concerns. She added that it was a very complex package and she thanked him for his good work.

Chairperson Chambless also thanked Mr. Traugher and the Planning Staff, as well as the people in the community who made their presence known at this meeting and their commitment to make Sugar House a better place. He said this was an example of democracy in the trenches.

UNFINISHED BUSINESS

(This item was heard at 9:13 P.M.)

Chairperson Chambless invited Mr. Zunguze to give his Planning Director's report.

Mr. Zunguze asked that the Planning Commissioners let the other Commissioners, who were not in attendance, know that the petitions remain open and they will have an opportunity to review and comment on the changes.

There being no further business, Chairperson Chambless adjourned the meeting at 9:15 P.M.

Shirley S. Jensen, Secretary

Revised Strike and Bold ZO

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as CSHBD zone because all other standards in the zoning ordinance are the same.

A. **Purpose Statement:** The purpose of the CSHBD sSugar hHouse bBusiness dDistrict is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24-hour population. The CSHBD provides for residential, commercial, and office and use opportunities, with incentives for high density residential land use opportunities in a manner compatible with the existing form and function of the sSugar hHouse mMaster pPlan and the sSugar hHouse bBusiness dDistrict.

B. **Uses:** Uses in the CSHBD sSugar hHouse bBusiness dDistrict as specified in the table of permitted and conditional uses for commercial districts found at section 21A.26.080 of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. **Planned Development Review Conditional Building and Site Design Review:** All new construction of principal buildings that exceed thirty feet (30') in height or twenty thousand (20,000) square feet in size or additions that increase the floor area and/or parking requirement by twenty five percent (25%) within the CSHBD district shall be subject to planned development review for compatibility and compliance with the design guidelines of the sugar house master plan and the sugar house business district strategies and recommendations plan Conditional Building and Site Design Review. Planned developments Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.54.150 21A.59 of this title.

D. **Minimum Lot Size:** No minimum lot area or lot width is required, ; provided, that for multi-family dwellings the minimum lot area required shall be nine thousand (9,000) square feet for three (3) dwelling units plus five hundred (500) square feet for each additional dwelling unit.

E. **Minimum Yard Requirements:**

1. **Front And Corner Side Yards:** No minimum yard is required.

2. **Maximum setback:** The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for additions to existing buildings and construction of new buildings that are under twenty thousand (20,000) square feet and/or under thirty feet (30') in height, if the Planning Director finds the following:

a. The architecture of an addition to an existing building is compatible with the architecture of the original structure, or;

b. The architecture of the new building is compatible with the architecture of adjacent buildings.

Appeal of Administrative Decision is to the Planning Commission.

2. 3. Interior Side Yards: None required.

3. 4. Rear Yards: No minimum yard is required.

4. 5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned C-SHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall require a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

F. ~~Maximum Building Size:~~ Any building having a first floor area of twenty thousand (20,000) square feet or more shall be allowed only as a conditional use.

G. F. Maximum Height: ~~No building shall exceed ninety feet (90') or six (6) stories, whichever is less. Buildings higher than ninety feet (90') may be allowed in accordance with the provision of subsections G1 and G2 of this section.~~ Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the C-SHBD zone:

1. C-SHBD1 –

a. The maximum building height in the C-SHBD1 zone shall not exceed fifty feet (50') for those buildings used exclusively for non-residential purposes.

b. Additional building square footage may be obtained up to a maximum building height of one hundred feet (100'), however for each additional floor of non-residential use above fifty feet (50'), one floor of residential use is required.

c. If the residential component is transferred off-site or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this Section, the maximum non-residential building height allowed shall be seventy-five feet (75').

d. Maximum building height may be obtained to one hundred and five feet (105') for a non-residential building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and subject to the developer providing off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds fifty feet (50') in height.

e. Buildings used exclusively for residential purposes may be built to a maximum height of one hundred feet (100').

2. C-SHBD2 –

a. The maximum building height in the C-SHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. If the residential component is transferred "off site" or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this Section, the maximum non-residential building height allowed shall be forty-five feet (45').

d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

3. Step Back Requirement – In the C-SHBD1 and C-SHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density, single-family residential development or public streets.

G. Planned Development Option/Transfer of Required Residential Component
Developments which meet the intent of the ordinance, but not the specific design criteria outlined in this Section, may be approved by the Planning Commission as a Planned Development pursuant to the provisions of Section 21A.54.150 of this Title and the following criteria:

- a. Non-residential uses can be realized in a single building up to, but not exceeding, the maximum building height limits established in the C-SHBD1 and C-SHBD2 zoning districts.
- b. Any transferred required residential use shall be located within the area zoned C-SHBD.
- c. The overall development (non-residential and residential components) shall provide structured or underground parking on the same or adjacent block within the area zoned C-SHBD.
- d. Contribution to the City's Housing Trust Fund shall not be an option for the developer.
- e. The developer shall provide at least one additional floor of residential use over and beyond what is required by the zoning district.

1. ~~Conditions For Taller Buildings: Buildings may exceed the ninety foot (90') or six (6) story height limit provided they conform to the following requirements:~~

- a. ~~Location: The site is located within the block bounded by 2100 South Street, 1100 East Street/Highland Drive, Sugarmont Drive, and McClelland Street.~~
- b. ~~Setback: The portion of the building exceeding ninety feet (90') shall be stepped back from the front property line to mitigate potential impacts upon the existing streetscape.~~
- e. ~~Taller Buildings Height Limit: The excess height allowance shall be limited to one hundred fifty feet (150') or ten (10) stories.~~

2. ~~Procedure For Modification: A modification to the height regulations in this subsection G may be granted as a planned development in conformance with the provisions of section 21A.54.150 of this title.~~

H. Minimum First Floor Glass: The first floor street front and front elevation facing a street on ~~or~~ all new commercial and office buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD ~~s~~Sugar h~~House~~ ~~b~~Business zoning ~~d~~District zones, shall not have less than be at least forty percent (40%) nonreflective glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement.

Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The zoning administrator Planning Director may approve a modification to this requirement, as a routine and uncontested special exception pursuant to the procedures found in part II, chapter 21A.14 of this title, if the zoning administrator Planning Director finds:

- 1- a. The requirement would negatively impact the historic character of the building, or

- 2- b. The requirement would negatively impact the structural stability of the building, or
c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%).

I. **Mechanical Equipment:** Rooftop mechanical equipment should be screened with architecturally integrated elements of the building. (Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)

J. **First Floor/Street Level Requirements:** The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing arts facilities.

K. **Residential Requirement for Mixed Use Developments:** For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection F of this Section, or
2. May be located on a different property in the area zoned C-SHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of fifty feet (50') in the C-SHBD1 zone and thirty feet (30') in the C-SHBD2 zone, less any square footage of the required fifteen foot (15') stepback noted in Subsection F of this Section. In such cases where the residential use is built off-site, one of the following shall apply:

- a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or
- b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.

3. An applicant may contribute to the City's Housing Trust Fund to facilitate construction of the required residential portion of a mixed-use development located within the area zoned C-SHBD. The amount of the financial contribution shall be sufficient to accomplish the residential square footage required as part of a mixed-use development and shall be negotiated prior to the issuance of a building permit for the non-residential portion of the development. Factors considered in arriving at an appropriate contribution shall include market conditions, property values, and related considerations necessary to facilitate development of said housing.

Letter from the SHCC

Sugar House Community Council

Mark Holland, 2005-06 Chair

Helen M. Peters; Chair, Land Use & Zoning Committee

801-466-7170 or hmpeters@uofu.net

Lex Traugher
Planner
Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Zoning on South Side of Hidden Hollow Natural Area

Dear Lex:

At the June meeting of the Sugar House Community Council, Trustees were asked to discuss a letter from Sheri Lyn Sohm, Extended Learning Program Teacher at Hawthorne School, regarding the appropriate zoning for a parcel of land on the south edge of Hidden Hollow Natural Area. Ms. Sohm asked the Community Council to support a restriction on zoning for that parcel and for properties that abut any open spaces or public lands. She referred to the negative impacts of tall, large buildings on the vegetation in Hidden Hollow and on other sensitive open spaces. For your reference, the letter is included below.

The Community Council voted to add their support for these restrictions to the other recommendations that they have sent to the Planning Commission regarding the proposed rezoning and text amendment petitions for the Sugar House Business District. These restrictions include:

- Buildings on lots that abut open spaces and public lands should be limited in height to thirty feet (30').
- All lots abutting public lands or open spaces should conform to the buffer yards and landscape requirements that apply to lots abutting residential properties.
- For those structures located on properties that abut lots zoned as public lands or open space, every three feet (3') in building height should require a corresponding one foot (1') setback from the property line at grade. This setback area should be used for landscaping or parking with a landscaped buffer.
- If additional height is permitted, floors that rise above thirty feet (30') must be limited to fifty feet (50') in height, and floors above thirty feet (30') should be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas that abut public lands or open spaces, including proposed public trails.

Some trustees questioned whether the height of a building allowed under the current zoning proposal would cast a shadow on Hidden Hollow or impact the air and daylight of

the natural area. In the Appendix of the current Sugar House Master Plan there is a statement under the Building Architecture and Siting section that addresses this issue:

APPENDIX: BUSINESS DISTRICT DESIGN GUIDELINE HANDBOOK
Building Architecture and Siting

Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.

We ask that the Planning Division take into consideration a modification in their current proposed amendment to the text of the C-SHBD zone and the corresponding Sugar House Community Zoning Map to accommodate the Hidden Hollow Natural Area by limiting the height, massing and proximity of buildings on lots that abut open spaces or public lands.

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

Best,



Helen M. Peters

Cc:

Sheri Lyn Sohm, Hawthorne Elementary School
Mack McDonald, RDA
Dale Lambert, Councilmember District 7
Lisa Romney, Mayor's Environmental Advisor
Wendy Fisher, Utah Open Lands
Johan Jacobs, Ballet West

Sent by electronic mail to Cabot Nelson, Secretary of the Sugar House Community Council for consideration:

*From: "Sheri Sohm" <sls@xmission.com>
To: <adjustable_pliers@yahoo.com>
Date: Tue, 31 May 2005 09:02:00 -0600
Subject: Sugar House Buildings*

May 30, 2005

Dear Mr. Cabot Nelson,

Since 1990, when students at Hawthorne Elementary first discovered the old abandoned park east of Sprague Library in Sugar House, students have conducted yearly problem-solving exercises to monitor the condition of Hidden Hollow and anticipate possible problems at the park.

During the month of May, my 6th grade students conducted a study of the problems that might occur if Ballet West does not build its new rehearsal facility at Hidden Hollow in Sugar House. They interviewed Mack McDonald of the RDA, consulted with architect Søren Simonsen, and corresponded with Lex Traugher, a City planner for Salt Lake City Corporation. They learned that if the Ballet West building is not built, the land south of Hidden Hollow will be subject to the proposed new zoning ordinance for Sugar House, and will be zoned C-SHBD 1. This means that there is the potential for a 100-ft. tall building to be constructed along the south property line of the Natural Area, with no setbacks or stepbacks required. The impact on Hidden Hollow would be devastating. For this reason, a letter was sent by KOPE Advisor Lynne Olson to the Acting Planning Director, Louis Zunguze, asking that the proposed zoning ordinance be modified to require that:

1. Buildings on lots that abut open spaces and public lands should be limited in height to thirty feet (30').
2. All lots abutting public lands or open spaces should conform to the buffer yards and landscape requirements that apply to lots abutting residential properties.
3. For those structures located on properties that abut lots zoned as public lands or open space, every three feet (3') in building height should require a corresponding one foot (1') setback from the property line at grade. This setback area should be used for landscaping or parking with a landscaped buffer.
4. If additional height is permitted, floors that rise above thirty feet (30') must be limited to fifty feet (50') in height, and floors above thirty feet (30') should be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas that abut public lands or open spaces, including proposed public trails.

I am writing to request that the Sugar House Community Council endorse this recommendation and ask the Salt Lake City Planning Commission and City Council to change the proposed zoning ordinance for Sugar House Business District to include these restrictions in all zones and for all properties that abut public lands and open spaces.

Respectfully,

Sheri Lyn Sohm

**Letter from the SH
Stakeholders Committee
(dated 8/11/05)**

Sugar House Stakeholders Committee

P.O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 363-2508 Fax (801) 363-2331

August 11, 2005

Mr. A. Louis Zunguze
Director of Community Development
Acting Planning Director
Salt Lake City Corporation
Planning Division
451 South State, Room 406
Salt Lake City, UT 84111

SUBJECT: Sugar House Rezoning and Master Plan Amendments

Dear Louis:

Thank you for the opportunity to respond to items discussed at the Planning Commission "Issues" hearing. In the spirit of advancing the process, the Stakeholders present the following specific responses and recommendations for Staff's consideration. The points are provided absent any type of posturing.

- Reinstate 'not to exceed building height (exclusive of mechanical equipment) combined with maximum allowable stories' language to remove any ambiguity in interpretation of development entitlements.
- Designate the Granite Furniture block as a Special Exception because of its role and ability to act as a catalyst to achieve the Master Plan goals and objectives.
- Designate maximum building height on Granite Furniture block of no greater than 105 feet or 8 stories, with no less than 10% of total commercial square footage to be placed in residential use as described below.
- Broaden the C-SHBD1 zone to include properties located to the west of McClelland to 900 East.
- No change to the Maximum Height language for the C-SHBD1 zone as proposed by Staff.
- Broaden C-SHBD1 zone to include the single family lot carve outs located at approximately 1000 East and Elm.
- Simplify formula for residential "bonus"
 - Maximum allowable height shall be permitted provided accommodations for residential use are made:
 - For non-residential commercial structures, equivalent of no less than 25% of total building square footage to be placed into residential use in one of the following manners:

- As part of mixed use development in same structure
 - Off-site, but within the SHBD
 - Via Cooperative Development Agreement with other property owners desiring to construct residential use within the SHBD
 - Through “Residential Bank” created by: credits created from development of 100% residential structures for which no Cooperative Development Agreements have been entered into; private/public partnership with RDA and/or other agency; or contribution to housing trust fund
- The method, adequacy, and sufficiency of fulfillment of the residential use element will be determined and approved as part of the Conditional Building and Site Design Review process.

Described below are points the Stakeholders view as essential to the full scope of the amendment process. The City’s consideration of these points is requested.

1. There is very little property that remains for redevelopment in the SHBD over the 10 to 20 year planning horizon contemplated by the Master Plan (see attached map). Although the ShopKo block has been discussed extensively as a potential land resource, the reality is the owners of that land do not intend to place it into a substantively different use than its present commercial orientation. The center has direct freeway access and draws from a multi-state region. This cycle of planning should be premised on the fact that the ShopKo block will retain its regional scale, commercial orientation.
2. There is virtually no difference in development form, adjoining land uses, topography, land use development patterns, locational attributes or user groups between properties located on the north side of 2100 South east of McClelland and those on the north side of 2100 South located to the west of McClelland. C-SHBD1 zoning for the properties west of McClelland particularly to 1000 East or Lincoln Street is necessary to create the critical mass implied by the Master Plan. This issue is very important to the Stakeholders.
3. The residential parcel carve outs at approximately 1000 East and Elm hold similar importance to the Stakeholders. There is no difference between these parcels and the parcels that are immediately adjoining within the same block. To split zoning for contiguous parcels on the same block which share identical locational attributes as adjoining parcels creates an undue penalty on the carve out parcels. A full rezoning application and Master Plan amendment would be required for the residential carve outs to be developed in conformance with the balance of the properties on the same block.
4. It was commonly agreed at the “Issues” hearing that the proposed zoning concepts, language, and mechanics of implementation for the SHBD have not been tested in any other district in Salt Lake City. This being the case, the Stakeholders believe it will benefit all parties to draft the amendments with flexibility in implementation in mind. For example, and not in way of

limitation, first floor/street level user requirements, building step back, and building set back requirements may be better presented within the context of development guidelines to be evaluated as part of the Conditional Building and Site Design Review process rather than treated as a matter of law in the Zoning Ordinance.

5. The Stakeholders believe it may be helpful for the City to articulate its target or goal for number of residential units to be introduced into the SHBD. At the same time or independently, conceptual land use massing on the properties that realistically remain for redevelopment in the SHBD could be conducted to broadly assess the achievability of the City's goals.
6. The additional square footage incentive as written for both the C-SHBD1 and C-SHBD2 zones is: a. difficult to interpret, b. does not act as an incentive or density bonus from the Stakeholders' view, and c. is likely to result in the development low scale, surfaced parked, retail development with no residential component i.e. continuation of a concept that has proven to be successful in the SHBD. Treatment of the residential component along the lines proposed here should create the flexibility necessary to create an incentive for the property owners to work either together or independently to develop an integrated mixed use business district that creates the 24 hour community envisioned by the Master Plan.

The Stakeholders sincerely appreciate the effort the City is placing in this very important matter and your on-going willingness to keep the lines of communication open.

In closing, representatives from the Stakeholders would enjoy the opportunity to meet the new Planning Director. Your thoughts on how this could be facilitated are appreciated. Also, we are willing to meet with the City at any time or assist in any manner viewed appropriate.

Sincerely,

Sugar House Stakeholders Committee

Nancy Stark
Spokesperson

c.c.
Stakeholders

Definition – Off-site

Chapter 21.A.60 – List of Terms

“Off-site” means an individual lot that is separate from the lot of the principal use.

MEMORANDUM

To: Planning Commissioners

From: Cheri Coffey

Date: September 26, 2005

Re: Planning Commission Subcommittee Meeting Summary
Petitions 400-01-32 & 400-02-08

On September 19 and September 26, 2005, a meeting was held with members of the Planning Commission Subcommittee to further discuss the above referenced petitions following the Planning Commission public hearing held on September 14, 2005. The Planning Commission Subcommittee members in attendance included John Diamond, Peggy McDonough and Prescott Muir. The following is a list of items discussed and future actions for consideration.

Items Discussed:

1. Concern expressed for the proposed C-SHBD1 zone on both sides of 1100 East just south of Hollywood Avenue and north of the Wells Fargo and Sterling Furniture developments.
2. The pros and cons of a reduced building height limit for the "Ballet West" property in order to minimize shadowing impacts on Hidden Hollow.
3. How to ensure that a required residential component will be built.
4. Clarification that the Planning Commission is the approval body for development over 20,000 Square feet or greater than 30 feet in height.
5. How to ensure that the design guidelines are incorporated into the review process.

Subcommittee's Proposed Recommendation:

Adopt the staff recommendation with the following changes.

1. Change the proposed C-SHBD-1 zone to the C-SHBD2 zone along 1100 East just south of Hollywood Avenue to follow the boundary as shown on the current Sugar House Master Plan Future Land Use Map (2001). If the proposed zoning map is changed, the proposed Future Land Use map should correspondingly be changed.

The Planning Commission subcommittee members are concerned that as the commercial development extends north, the maximum height and intensity of the uses should decrease because of the proximity to low-density residential development and the narrowness of the roadway in the area north of 2100 South.

2. Drop the base height in the C-SHBD-1 Zone from 50 feet to 30 feet to trigger when the residential component of a development is required.

The Planning Commission subcommittee members are concerned that there should be more of a requirement to get residential development in the business district. They are of the opinion, that decreasing the height that regulates when the residential component is required will help increase the potential for residential development.

3. Ensure that it is clear in the ordinance, that the adopted Design Guidelines Handbook is a guiding tool in the review of new development and that those guidelines are used by the Planning Commission in its deliberation regarding the review of new development.

The Sugar House Business District Design Guidelines Handbook is an adopted document and is located at the end of the adopted Sugar House Community Master Plan. The guidelines have specific language, including language on minimizing shadowing of public open spaces by large buildings. In the future, this handbook will be published, with graphics, to help explain to developers, the design guidelines for the business district.

4. Strengthen the language relating to transferring of the residential requirement to another site, including requiring that the developer specify exactly where in the Sugar House Business District that residential structure will be located and require a development agreement to ensure its construction.

The Planning Commission subcommittee was of the opinion that the existing draft language in the ordinance would not ensure the residential requirement was met. Requiring a development agreement and a site where the residential development would occur, would help ensure the residential development was constructed and done so in a timely manner.

5. Clarify that any development of principal structures over 20,000 square feet or 30 feet in height must be approved by the Planning Commission. It is clear in the standard relating to setback, but not the others

The Planning Commission Subcommittee did not think the ordinance was clear that the development proposals would still have to be reviewed and approved by the Planning Commission.

6. Add another standard in the Conditional Building and Site Design Review Process that relates to conformance with adopted master plans and design guidelines for any specific area.

The Planning Commission subcommittee members were of the opinion that including this standard would help tie back into any master plan or adopted design guidelines for a specific area to ensure compatibility of a project with the general area in which it will be located.

7. Rezone the Lincoln Towers Apartment Complex at 2017-2041 South Lincoln Street from C-SHBD and RMF-35 to C-SHBD-2.

The original proposal recommended rezoning this split zoned parcel to RMF-45. The Planning Commission Subcommittee was of the opinion that the C-SHBD-2 zoning district, which would allow a 60 foot residential structure, would better comply to the height of the approximately 8 story structure, than the 45 foot height limit of the RMF-45 zoning district. It would also allow for future review of this property by the Planning Commission were it to redevelop. The rezoning to the C-SHBD-2 zoning district, would be near the northern line of the C-SHBD-2 of properties to the east of west of this site.

8. Set a deadline of two years to revisit the regulation to determine whether they are working to implement the intent or whether they need to be fine tuned.

The Planning Commission Subcommittee members were of the opinion that they would like to review the ordinance after a few developments have occurred under the new regulations. They will determine then, whether the regulations are meeting the intent or whether they should be tweaked to better implement the policies of the business district.

CONDITIONAL BUILDING AND SITE DESIGN REVIEW

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- B. The primary access shall be oriented to the pedestrian and mass transit,
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- D. Architectural detailing shall emphasize the pedestrian level of the building,
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- H. Signage shall emphasize the pedestrian/mass transit orientation. (Ord. 03-5 § 11, 2005)
- I. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as CSHBD zone because all other standards in the zoning ordinance are the same.

A. **Purpose Statement:** The purpose of the CSHBD sSugar hHouse bBusiness dDistrict is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24-hour population. The CSHBD provides for residential, commercial, and office and use opportunities, with incentives for high density residential land use opportunities in a manner compatible with the existing form and function of the sSugar hHouse mMaster pPlan and the sSugar hHouse bBusiness dDistrict.

B. **Uses:** Uses in the CSHBD sSugar hHouse bBusiness dDistrict as specified in the table of permitted and conditional uses for commercial districts found at section 21A.26.080 of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. **Planned Development Review Conditional Building and Site Design Review:** All new construction of principal buildings that exceed thirty feet (30') in height or twenty thousand (20,000) square feet in size or additions that increase the floor area and/or parking requirement by twenty five percent (25%) within the CSHBD district shall be subject to planned development review for compatibility and compliance with the design guidelines of the sugar house master plan and the sugar house business district strategies and recommendations plan Conditional Building and Site Design Review. Planned developments [The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review Process.](#) Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.54.150 21A.59 of this title.

D. **Minimum Lot Size:** No minimum lot area or lot width is required, ; provided, that for multi-family dwellings the minimum lot area required shall be nine thousand (9,000) square feet for three (3) dwelling units plus five hundred (500) square feet for each additional dwelling unit.

E. **Minimum Yard Requirements:**

1. **Front And Corner Side Yards:** No minimum yard is required.

2. **Maximum setback:** The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for additions to existing buildings and construction of new buildings that are under twenty thousand (20,000) square feet and/or under thirty feet (30') in height, if the Planning Director finds the following:

a. The architecture of an addition to an existing building is compatible with the architecture of the original structure, or;

b. The architecture of the new building is compatible with the architecture of adjacent buildings.

Appeal of Administrative Decision is to the Planning Commission.

2. 3. Interior Side Yards: None required.

3. 4. Rear Yards: No minimum yard is required.

4. 5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned C-SHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall require a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

F. ~~Maximum Building Size:~~ Any building having a first floor area of twenty thousand (20,000) square feet or more shall be allowed only as a conditional use.

G. ~~F. Maximum Height:~~ No building shall exceed ninety feet (90') or six (6) stories, whichever is less. Buildings higher than ninety feet (90') may be allowed in accordance with the provision of subsections G1 and G2 of this section. Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the C-SHBD zone:

1. C-SHBD1 –

a. The maximum building height in the C-SHBD1 zone shall not exceed fifty feet (50') for those buildings used exclusively for non-residential purposes.

b. Additional building square footage may be obtained up to a maximum building height of one hundred feet (100'), however for each additional floor of non-residential use above ~~fifty~~ thirty feet (50' 30'), one floor of residential use is required.

c. If the residential component is transferred off-site or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this Section, the maximum non-residential building height allowed shall be seventy-five feet (75').

d. Maximum building height may be obtained to one hundred and five feet (105') for a non-residential building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and subject to the developer providing off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds ~~fifty~~ thirty feet (50' 30') in height.

e. Buildings used exclusively for residential purposes may be built to a maximum height of one hundred feet (100').

2. C-SHBD2 –

a. The maximum building height in the C-SHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.

b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.

c. If the residential component is transferred "off site" or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this

Section, the maximum non-residential building height allowed shall be forty-five feet (45').

d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

3. Step Back Requirement – In the C-SHBD1 and C-SHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density, single-family residential development or public streets.

G. Planned Development Option/Transfer of Required Residential Component
Developments which meet the intent of the ordinance, but not the specific design criteria outlined in this Section, may be approved by the Planning Commission as a Planned Development pursuant to the provisions of Section 21A.54.150 of this Title and the following criteria:

a. Non-residential uses can be realized in a single building up to, but not exceeding, the maximum building height limits established in the C-SHBD1 and C-SHBD2 zoning districts.

b. Any transferred required residential use shall be located within the area zoned C-SHBD.

c. The overall development (non-residential and residential components) shall provide structured or underground parking on the same or adjacent block within the area zoned C-SHBD.

d. Contribution to the City's Housing Trust Fund shall not be an option for the developer.

e. The developer shall provide at least one additional floor of residential use over and beyond what is required by the zoning district.

1. Conditions For Taller Buildings: Buildings may exceed the ninety foot (90') or six (6) story height limit provided they conform to the following requirements:

a. Location: The site is located within the block bounded by 2100 South Street, 1100 East Street/Highland Drive, Sugarmont Drive, and McClelland Street.

b. Setback: The portion of the building exceeding ninety feet (90') shall be stepped back from the front property line to mitigate potential impacts upon the existing streetscape.

c. Taller Buildings Height Limit: The excess height allowance shall be limited to one hundred fifty feet (150') or ten (10) stories.

2. Procedure For Modification: A modification to the height regulations in this subsection G may be granted as a planned development in conformance with the provisions of section 21A.54.150 of this title.

H. Minimum First Floor Glass: The first floor street front and front elevation facing a street on of all new commercial and office buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD sSugar hHouse bBusiness zoning dDistrict zones, shall not have less than be at least forty percent (40%) nonreflective glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The zoning

administrator Planning Director may approve a modification to this requirement, as a routine and uncontested special exception pursuant to the procedures found in part II, chapter 21A.14 of this title, if the zoning administrator Planning Director finds:

1. a. The requirement would negatively impact the historic character of the building, or
2. b. The requirement would negatively impact the structural stability of the building, or
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%).

I. **Mechanical Equipment:** Rooftop mechanical equipment should be screened with architecturally integrated elements of the building. (Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)

J. **First Floor/Street Level Requirements:** The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing arts facilities.

K. **Residential Requirement for Mixed Use Developments:** For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection F of this Section, or
2. May be located on a different property in the area zoned C-SHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of fifty feet (50') in the C-SHBD1 zone and thirty feet (30') in the C-SHBD2 zone, less any square footage of the required fifteen foot (15') stepback noted in Subsection F of this Section. In addition, prior to the issuance of a building permit for the non-residential structure, the applicant must identify specifically where the residential structure will be located and enter into a development agreement with the City to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off-site, one of the following shall apply:

- a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or
- b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.
3. An applicant may contribute to the City's Housing Trust Fund to facilitate construction of the required residential portion of a mixed-use development located within the area zoned C-SHBD. The amount of the financial contribution shall be sufficient to accomplish the residential square footage required as part of a mixed-use development and shall be negotiated prior to the issuance of a building permit for the non-residential portion of the development. Factors considered in arriving at an

appropriate contribution shall include market conditions, property values, and related considerations necessary to facilitate development of said housing.

ALEXANDER C. IKEFUNA
PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

MEMORANDUM

To: Salt Lake City Planning Commissioners

From: Lex Traugher
Principal Planner
Salt Lake City Planning Division

Date: October 26, 2005

Re: Planning Commission Subcommittee Meeting Summary & Recommendations
Sugar House Amendments
Petitions 400-01-32 & 400-02-08

History:

On June 8th, 2005, an "Issues Only" hearing was held before the Planning Commission to consider the above referenced petitions regarding proposed amendments to the Sugar House Zoning Ordinance and Map, and the Sugar House Community Master Plan (2001) and associated Future Land Use Map. Public comment was taken at this hearing and subsequently, the Planning Commission requested several revisions to the proposed Zoning Ordinance text. The changes were made by Planning Staff in preparation for the Planning Commission public hearing that took place on September 14, 2005. The changes made to the proposed Zoning Ordinance as a result of the "Issues Only" hearing are reflected in the attached ordinance and highlighted in red (Exhibit 1).

On September 14th, 2005, a hearing was held by the Planning Commission. Planning Staff presented a PowerPoint presentation in an attempt to summarize and focus on the "big picture" and the rationale behind the proposed amendments. Public comment was taken and subsequently the public hearing portion of the meeting was closed. After questions posed to Planning Staff and much discussion and deliberation, a decision was made to refer the matter to a subcommittee comprised of Commissioners Peggy McDonough, Laurie Noda, John Diamond, and Prescott Muir, for further discussion and revision of the proposed amendment materials prepared and presented by Planning Staff.

On September 19th and 26th, 2005, meetings were held with available members of the Planning Commission Subcommittee and Planning Staff. The resulting changes to the

zoning ordinance from these meetings are reflected in the attached ordinance in blue (Exhibit 1).

On September 28th, 2005, the Planning Commission held a public meeting to deliberate and discuss the proposed changes that the Subcommittee members had formulated. Planning Staff presented the issues discussed and recommended changes to the amendments made by the members of the Planning Commission Subcommittee. It was decided that due to the substantive nature of the changes, the public hearing would be reopened and the case formally noticed in order to take public comment at a future date.

Following the hearing on September 28th, 2005, Planning Staff worked with members of the Planning Commission Subcommittee to capture the proposed changes and make subsequent revisions to the proposed draft documents. On October 10th, 2005, a meeting was held with members of the Subcommittee to finalize the proposed changes in anticipation of the Planning Commission hearing on October 26th, 2005. The proposed changes to the attached draft ordinance as a result of this meeting are reflected in green (Exhibit 1).

For convenience and ease of reading, a “clean” draft of the proposed zoning ordinance has been attached to this memorandum as Exhibit 2.

The following is a list of items discussed throughout the Planning Commission Subcommittee process, summarizing items that were discussed and changes that have been proposed since the Planning Commission hearing that was held on September 14th, 2005:

General Items Discussed:

1. Concern expressed for the proposed CSHBD1 zone on both sides of 1100 East just south of Hollywood Avenue and north of the Wells Fargo and Sterling Furniture developments.
2. The pros and cons of a reduced building height limit for the “Ballet West” property in order to minimize shadowing impacts on Hidden Hollow.
3. How to ensure that a required residential component will be built.
4. Clarification that the Planning Commission is the approval body for development over 20,000 square feet in size or greater than 50 or 30 feet in height in the respective CSHBD zones.
5. How to ensure that the design guidelines are incorporated into the review process.

Specific Planning Commission Subcommittee Proposed Recommendations:

Adopt Planning Staff's recommendation with the following revisions:

1. Require that the adopted Business District Design Guidelines Handbook be a tool used in the review of all new development, and that the guidelines be used by the Planning Commission in its decision regarding the review of new development exceeding established thresholds.

The Sugar House Business District Design Guidelines Handbook is an adopted document and is located at the end of the adopted Sugar House Community Master Plan. Planning Commissioners want to ensure that this document is used when evaluating requests for new development in the Sugar House Business District. In the future, this handbook will be published, with graphics, to help explain to developers, the design guidelines for the business district. The proposed changes are reflected in subsections C and D of the draft zoning ordinance.

2. Require that any development of principal structures over fifty feet (50') feet in height in the CSHBD1 district and thirty feet (30') in height in the CSHBD2 district, or twenty thousand (20,000) square feet in either district, be approved through the Conditional Building and Site Design Review process.

The Planning Commission Subcommittee did not think the original proposed zoning ordinance was clear regarding which development proposals would be subject to the Conditional Building and Site Design Review process. The proposed changes are reflected in subsection D of the draft zoning ordinance.

3. Stipulate that maximum building setbacks can be modified by the Planning Director, in consultation with the Transportation Director, if the modification results in a more efficient public sidewalk and/or is consistent with the Business District Design Guideline Handbook.

The Planning Commission Subcommittee had concerns with basing a modification to building setbacks on compatibility with the architecture of the original building (in the case of an addition) or the surrounding architecture (in the case of new development). Subcommittee members expressed the need for a mechanism to evaluate a request for a maximum building setback greater than fifteen (15') if warranted, however noted that this request should be based for the most part on the adopted Business District Design Guidelines. The proposed changes are reflected in subsection F of the draft zoning ordinance.

4. Standardize the CSHBD1 maximum building height of one hundred and five feet (105') whether the building is a true mixed use building, all residential, or a non-residential building.

Planning Staff had originally proposed a maximum building height of one hundred feet (100') for a true mixed use building, and one hundred and five feet (105') for a non-residential building that transferred the residential component off-site and provided structured parking. Subcommittee members thought that the maximum building height should be consistent for all building scenarios. The proposed changes are reflected in subsection G of the draft zoning ordinance.

5. Require a housing component for buildings that exceed thirty feet (30') in height in either proposed zone; CSHBD1 and CSHBD2.

The Planning Commission subcommittee members are concerned that there should be more of a requirement to get residential development in the Business District. They are of the opinion, that decreasing the base height will help increase the potential for residential development. The proposed changes are reflected in subsection G of the draft zoning ordinance.

6. Require that all buildings in the CSHBD1 district exceeding seventy five feet (75') in height, but less than one hundred and five feet (105') in height, be subject to providing at least ninety percent (90%) of all the parking requirement as structured parking, and in the case of a non-residential building, providing off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds thirty feet (30') in height.

It was the opinion of the Planning Commission Subcommittee members that this would clarify requirements for all buildings between the seventy five foot (75') and one hundred and five foot (105') maximum. The proposed changes are reflected in subsection G of the draft zoning ordinance.

7. Require that a developer specify exactly where in the Sugar House Business District a residential structure will be located and require a development agreement to ensure its construction.

The Planning Commission subcommittee was of the opinion that the existing draft language in the ordinance would not ensure the residential requirement was met. Requiring a development agreement and a site where the residential development would occur, would help ensure the residential development was constructed and done so in a timely manner. The proposed changes are reflected in subsection L of the draft zoning ordinance.

8. Eliminate the option for a developer to contribute to the City's Housing Trust Fund in order to meet any required residential component.

The provision to contribute to the City's Housing Trust fund has been eliminated as an option, as the Subcommittee was of the opinion that this mechanism may not necessarily achieve the result of more housing in the Business District. The proposed changes are reflected in subsection L of the draft zoning ordinance.

9. Change the proposed CSHBD1 zone to the CSHBD2 zone along 1100 East just south of Hollywood Avenue to follow the boundary as shown on the current Sugar House Master Plan Future Land Use Map (2001). If the proposed zoning map is changed, the proposed Future Land Use map should correspondingly be changed.

The Planning Commission subcommittee members are concerned that as the commercial development extends north, the maximum height and intensity of the uses should decrease because of the proximity to low-density residential development and the narrowness of the roadway in the area north of 2100 South. The proposed changes are reflected on the appropriate maps attached to this memorandum as Exhibits 3 and 4.

10. Amend Section 21A.59.060 – Standards for Design Review, to add another standard in the Conditional Building and Site Design Review Process that relates to conformance with adopted master plans and design guidelines for any specific area.

The Planning Commission subcommittee members were of the opinion that including this standard would help tie back into any master plan or adopted design guidelines for a specific area to ensure compatibility of a project with the general area in which it will be located. The proposed change is reflected in Exhibit 5.

11. Rezone the Lincoln Towers Apartment Complex at 2017-2041 South Lincoln Street from CSHBD and RMF-35 to CSHBD2.

The original proposal recommended rezoning this split zoned parcel to RMF-45. The Planning Commission Subcommittee was of the opinion that the CSHBD2 zoning district, which would allow a 60 foot residential structure, would better comply to the height of the approximately 8 story structure, than the 45 foot height limit of the RMF-45 zoning district. It would also allow for future review of this property by the Planning Commission were it to redevelop. The rezoning to the CSHBD2 zoning district, would be near the northern line of the CSHBD2 of properties to the east and west of this site. The proposed changes are reflected on the appropriate maps attached to this memorandum as Exhibits 3 and 4.

12. Set a deadline of two years to revisit the regulation to determine whether they are working to implement the intent or whether they need to be fine tuned.

The Planning Commission Subcommittee members were of the opinion that they would like to review the ordinance after a few developments have occurred under the new regulations. They will determine then, whether the regulations are meeting the intent or whether they should be tweaked to better implement the policies of the business district.

Having revised the draft ordinance as suggested by the Planning Commission Subcommittee, Planning Staff notes that the proposed subsection titled, "Planned Development Option/Transfer of Required Residential Component" is now redundant and covered in other sections of the proposed ordinance. Planning Staff therefore recommends that this section be deleted in its entirety.

Finally, during the course of the Planning Commission hearing on September 14, 2005, Planning Staff noted that the Business District Design Guideline Handbook that is an adopted appendix in the Sugar House Community Master Plan (2001), should remain unchanged. The Planning Commissioners agreed with this course of action at that time. Planning Staff had originally proposed to eliminate some language from the Handbook, however in retrospect Planning Staff contends that this document should remain as it currently appears in the Plan.

Staff Recommendation:

Based on the comments, analysis, and findings of fact noted in the original staff report distributed on June 8, 2005, with the changes outlined in this memorandum, including all attachments, Planning Staff recommends that Planning Commission forward a positive recommendation to the City Council to amend the Salt Lake City Zoning Ordinance, the Sugar House Community Zoning Map, the Sugar House Community Master Plan (2001), and the Sugar House Future Land Use Map.

Attachments:

- Exhibit 1 – Revised Color Strike and Bold Ordinance
- Exhibit 2 – Clean Revised Strike and Bold Ordinance
- Exhibit 3 – Revised Proposed Sugar House Future Land Use Map
- Exhibit 4 – Revised Proposed Sugar House Zoning Map
- Exhibit 5 – Proposed Amendment to Conditional Building and Site Design Review Criteria

Exhibit 1 –
Revised Color Strike and Bold Ordinance

Legend

Black = Original strike and bold as proposed by Planning Staff until June 8, 2005

Red = changes to draft following "Issues Only" hearing on June 8, 2005

Blue = changes to draft ordinance following PC hearing on September 14, 2005

Green = changes to draft ordinance following PC meeting on September 28, 2005

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the CSHBD sSugar hHouse bBusiness dDistrict is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24-hour population. The CSHBD provides for residential, commercial, and office and use opportunities, with incentives for high density residential land use opportunities in a manner compatible with the existing form and function of the sSugar hHouse mMaster pPlan and the sSugar hHouse bBusiness dDistrict.

B. Uses: Uses in the CSHBD sSugar hHouse bBusiness dDistrict as specified in the table of permitted and conditional uses for commercial districts found at section 21A.26.080 of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Conformance with Adopted Business District Design Guideline Handbook:
All new construction of principal buildings and additions that increase the off-street parking requirement shall be subject to and shall conform with the adopted Business District Design Guidelines Handbook located as an appendix section in the Sugar House Community Master Plan (2001).

~~C.D.~~ Planned Development Review Conditional Building and Site Design Review:
All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district or additions that increase the floor area and/or parking requirement by twenty five percent (25%) within the CSHBD district shall be subject to ~~planned development review for compatibility and compliance with the design guidelines of the sugar house master plan and the sugar house business district strategies and recommendations plan~~ Conditional Building and Site Design Review.
~~Planned developments~~ The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review Process. Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.54-150 21A.59 of this title.

~~D.E.~~ Minimum Lot Size: No minimum lot area or lot width is required, ; provided, that for multi-family dwellings the minimum lot area required shall be nine thousand (9,000) square feet for three (3) dwelling units plus five hundred (500) square feet for each additional dwelling unit.

E.F. Minimum Yard Requirements:

1. Front And Corner Side Yards: No minimum yard is required.

2. Maximum setback: The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the Business District Design Guideline Handbook. ~~The Planning Director may waive this requirement for additions to existing buildings and construction of new buildings that are under twenty thousand (20,000) square feet and/or under thirty feet (30') in height, if the Planning Director finds the following:~~

~~a. The architecture of an addition to an existing building is compatible with the architecture of the original structure, or;~~

~~b. The architecture of the new building is compatible with the architecture of adjacent buildings.~~

Appeal of an Administrative Decision is to the Planning Commission.

2. 3. Interior Side Yards: None required.

3. 4. Rear Yards: No minimum yard is required.

4. 5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall require a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

~~F. Maximum Building Size: Any building having a first floor area of twenty thousand (20,000) square feet or more shall be allowed only as a conditional use.~~

~~G. Maximum Height: No building shall exceed ninety feet (90') or six (6) stories, whichever is less. Buildings higher than ninety feet (90') may be allowed in accordance with the provision of subsections G1 and G2 of this section. Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:~~

1. CSHBD1 –

~~a. The maximum building height in the CSHBD1 zone shall not exceed fifty thirty feet (50 30') for those buildings used exclusively for non-residential purposes.~~

~~b. Additional building square footage may be obtained up to a maximum building height of one hundred feet (100') one hundred and five feet (105'), however for each additional floor of non-residential use above fifty thirty feet (50' 30'), one floor of residential use is required.~~

~~c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.060K. If the required residential component is transferred off-site or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this Section, the maximum non-residential building height allowed shall be seventy-five feet (75'). Any building with a height in excess of~~

~~seventy five feet (75') shall be subject to the requirements of Subsection 21A.26.060(G)(1)(d).~~

~~d. Maximum building height may be obtained to one hundred and five feet (105') for any non-residential building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a non-residential building, subject to the developer shall providing off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds fifty thirty feet (50-30') in height.~~

~~e. Buildings used exclusively for residential purposes may be built to a maximum height of one hundred feet (100').~~

2. CSHBD2 –

~~a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.~~

~~b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.~~

~~c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.60K. If the residential component is transferred "off site" or the developer chooses to contribute to the City's Housing Trust Fund in conformance with Subsection K of this Section, the maximum non-residential building height allowed shall be forty-five feet (45').~~

~~d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').~~

3. Step Back Requirement – In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.

G:

~~Developments which meet the intent of the ordinance, but not the specific design criteria outlined in this Section, may be approved by the Planning Commission as a Planned Development pursuant to the provisions of Section 21A.54.150 of this Title and the following criteria:~~

~~a. Non-residential uses can be realized in a single building up to, but not exceeding, the maximum building height limits established in the CSHBD1 and CSHBD2 zoning districts.~~

~~b. Any transferred required residential use shall be located within the area zoned CSHBD.~~

~~c. The overall development (non-residential and residential components) shall provide structured or underground parking on the same or adjacent block within the area zoned CSHBD.~~

~~d. Contribution to the City's Housing Trust Fund shall not be an option for the developer.~~

~~d. The developer shall provide at least one additional floor of residential use over and beyond what is required by the zoning district.~~

~~1. Conditions For Taller Buildings: Buildings may exceed the ninety foot (90') or six (6) story height limit provided they conform to the following requirements:~~

~~a. Location: The site is located within the block bounded by 2100 South Street, 1100 East Street/Highland Drive, Sugarmont Drive, and McClelland Street.~~

~~b. Setback: The portion of the building exceeding ninety feet (90') shall be stepped back from the front property line to mitigate potential impacts upon the existing streetscape.~~

~~c. Taller Buildings Height Limit: The excess height allowance shall be limited to one hundred fifty feet (150') or ten (10) stories.~~

~~2. Procedure For Modification: A modification to the height regulations in this subsection G may be granted as a planned development in conformance with the provisions of section 21A.54.150 of this title.~~

H. Minimum First Floor Glass: The first floor street front and front elevation facing a street on of all new commercial and office buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD sSugar hHouse bBusiness zoning dDistrict zones, shall not have less than ~~be at least~~ forty percent (40%) nonreflective glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement.

Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process subject to the requirements of Part V, Chapter 21A.59 of this Title , and the review and approval of the Planning Commission. The zoning administrator Planning Director may approve a modification to this requirement, as a routine and uncontested special exception pursuant to the procedures found in part II, chapter 21A.14 of this title, if the zoning administrator Planning Director finds:

1. a. The requirement would negatively impact the historic character of the building, or
2. b. The requirement would negatively impact the structural stability of the building, or
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%).

Appeal of Administrative Decision is to the Planning Commission.

I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building. (Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)

J. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing arts facilities.

K. Residential Requirement for Mixed Use Developments: For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection F G of this Section, or
2. May be located on a different property in the area zoned CSHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of fifty feet (50') in the C-SHBD1 zone and thirty feet (30') in the C-SHBD2 zone, less any square footage of the required fifteen foot (15') setback noted in Subsection F G of this

Section. In addition, prior to the issuance of a building permit for the non-residential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the City to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off-site, one of the following shall apply:

- a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or
- b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.

3. An applicant may contribute to the City's Housing Trust Fund to facilitate construction of the required residential portion of a mixed-use development located within the area zoned C SHBD. The amount of the financial contribution shall be sufficient to accomplish the residential square footage required as part of a mixed-use development and shall be negotiated prior to the issuance of a building permit for the non-residential portion of the development. Factors considered in arriving at an appropriate contribution shall include market conditions, property values, and related considerations necessary to facilitate development of said housing.

Exhibit 2 –

Clean Revised Strike and Bold Ordinance

21A.26.060 CSHBD Sugar House Business District (CSHBD1 and CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. **Purpose Statement:** 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 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.

B. **Uses:** Uses in the CSHBD Sugar House Business District as specified in the table of permitted and conditional uses for commercial districts found at section 21A.26.080 of this chapter are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. **Conformance with Adopted Business District Design Guideline Handbook:** All new construction of principal buildings and additions that increase the off-street parking requirement shall be subject to and shall conform with the adopted Business District Design Guidelines Handbook located as an appendix section in the Sugar House Community Master Plan (2001).

D. **Conditional Building and Site Design Review:** All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to Conditional Building and Site Design Review. The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review Process. Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of chapter 21A.59 of this title.

E. **Minimum Lot Size:** No minimum lot area or lot width is required.

F. **Minimum Yard Requirements:**

1. **Front And Corner Side Yards:** No minimum yard is required.

2. **Maximum setback:** The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the Business District Design Guideline Handbook. Appeal of an Administrative Decision is to the Planning Commission.

3. **Interior Side Yards:** None required.

4. **Rear Yards:** No minimum yard is required.

5. **Buffer Yards:** All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of part IV, chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low-density, single-family residential zone, every three feet (3') in building height above

thirty feet (30'), shall require a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

G. **Maximum Height:** Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1 –

- a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.
- b. Additional building square footage may be obtained up to a maximum building height of one hundred and five feet (105'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.060K. If the required residential component is transferred off-site, the maximum non-residential building height allowed shall be seventy-five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of Subsection 21A.26.060(G)(1)(d).
- d. Maximum building height may be obtained to one hundred and five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a non-residential building, the developer shall provide off-site residential development that is equal to or greater than the square footage of the non-residential building that exceeds thirty feet (30') in height.

2. CSHBD2 –

- a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for non-residential purposes.
- b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'), however for each additional floor of non-residential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off-site to another property within the CSHBD zoning district in accordance with the provisions of Section 21A.26.60K. If the residential component is transferred "off site", the maximum non-residential building height allowed shall be forty-five feet (45').
- d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

3. **Step Back Requirement** – In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen horizontal feet (15') from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.

H. **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD Sugar House Business District zones, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the Conditional Building and Site Design Review process subject to the requirements of Part V, Chapter 21A.59 of this

Title , and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement, if the Planning Director finds:

- a. The requirement would negatively impact the historic character of the building, or
- b. The requirement would negatively impact the structural stability of the building, or
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty-five percent (25%).

Appeal of Administrative Decision is to the Planning Commission.

I. **Mechanical Equipment:** Rooftop mechanical equipment should be screened with architecturally integrated elements of the building. (Ord. 35-99 §§ 25, 26, 1999; Ord. 26-95 § 2(13-5), 1995)

J. **First Floor/Street Level Requirements:** The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/lounges/brewpubs, private clubs, art galleries, theaters or performing arts facilities.

K. **Residential Requirement for Mixed Use Developments:** For those mixed-use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this Section, or
2. May be located on a different property in the area zoned CSHBD. For such off-site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the non-residential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in Subsection G of this Section. In addition, prior to the issuance of a building permit for the non-residential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the City to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off-site, one of the following shall apply:

- a. Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the non-residential portion of the development obtaining a certificate of occupancy, or
- b. A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the non-residential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the Building Official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the non-residential component of the development.

Exhibit 3 –

Revised Proposed Sugar House Future Land
Use Map

Proposed Sugar House Future Land Use Map

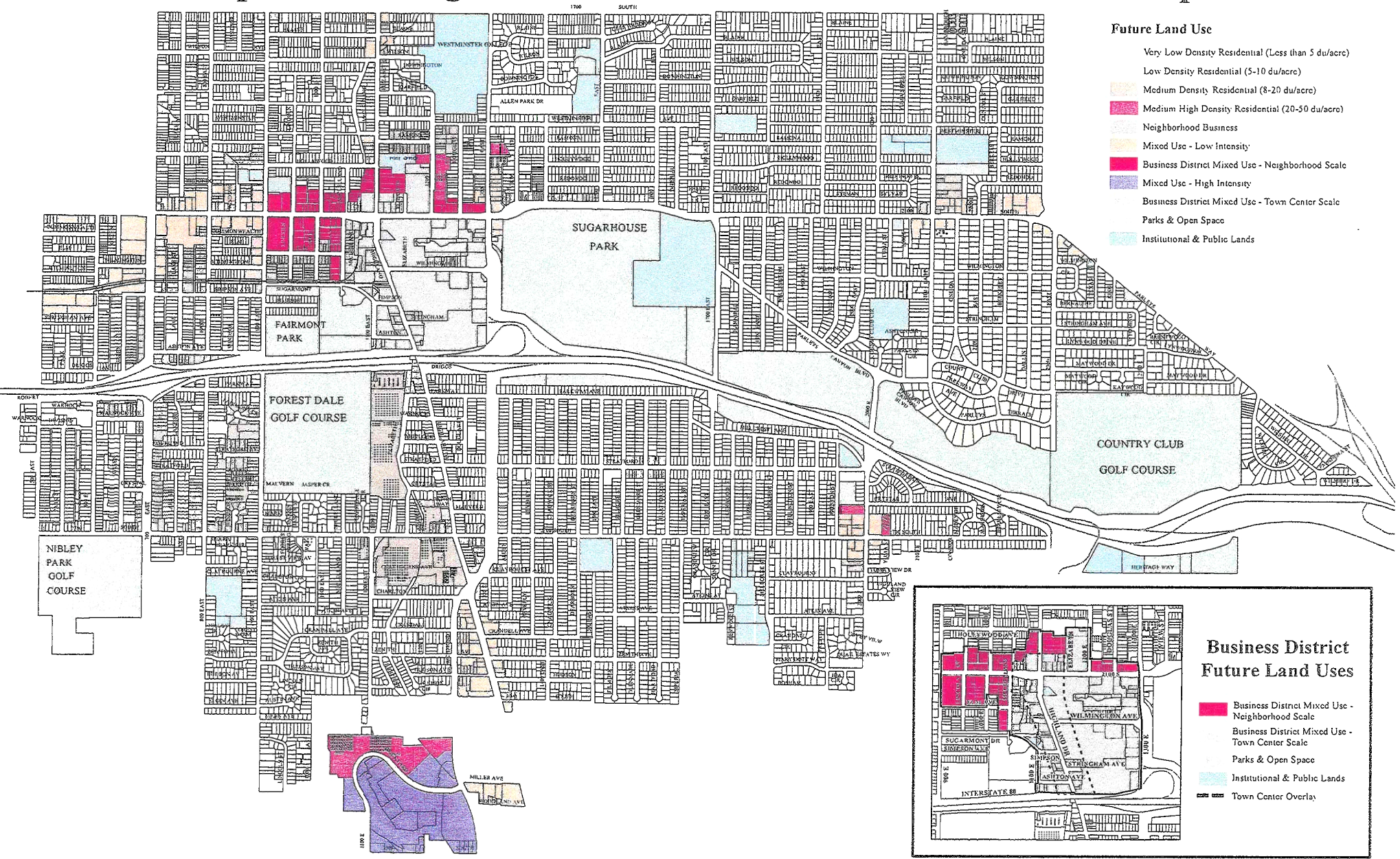
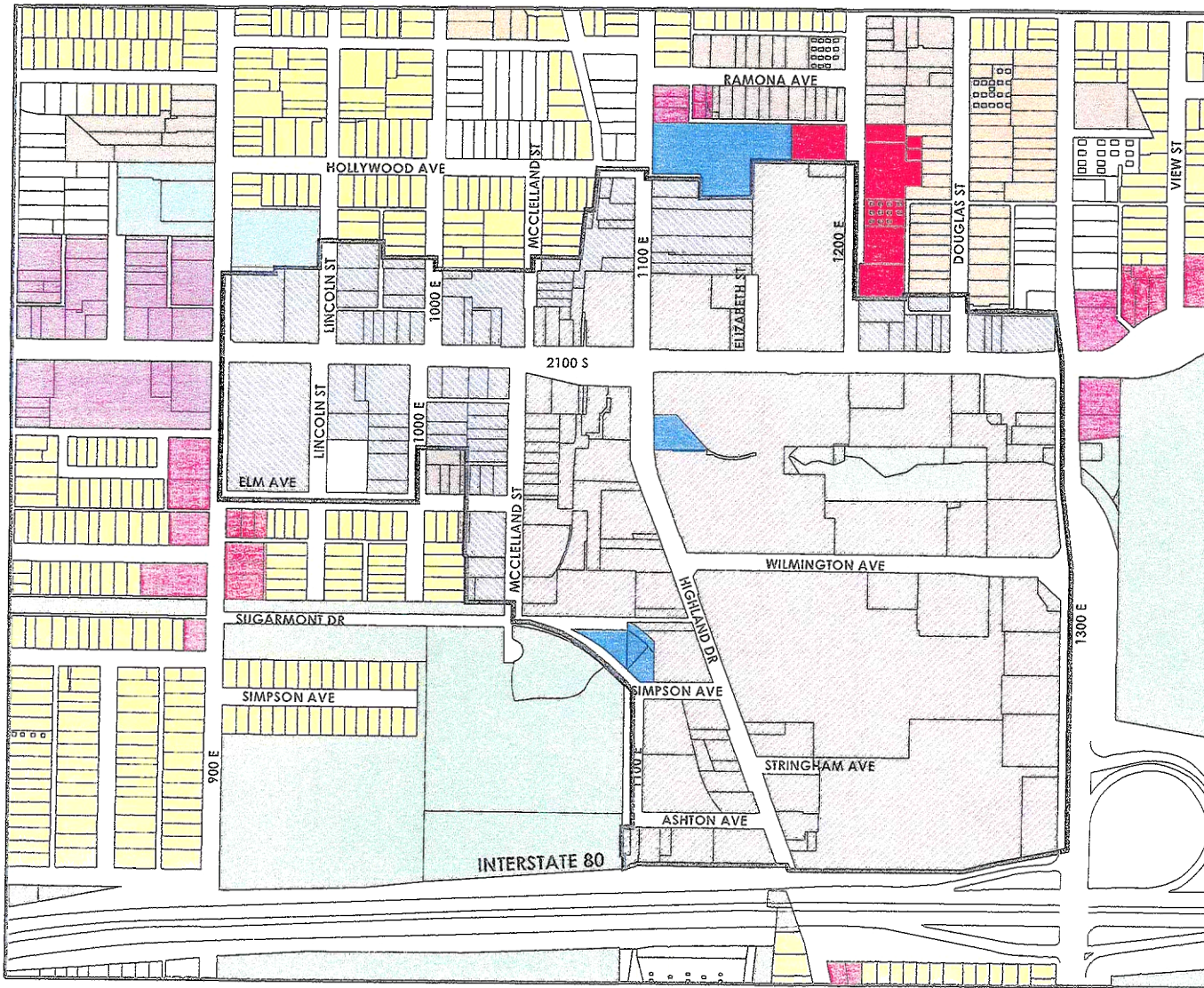


Exhibit 4 –

Revised Proposed Sugar House Zoning Map

Sugar House Business District Proposed Zoning Map - New/Cumulative



- CSHBD-1, Sugar House Business
- CSHBD-2, Sugar House Business
- CB, Community Business
- CC, Commercial Corridor
- CN, Neighborhood Commercial
- CS, Community Shopping
- I, Institutional
- OS, Open Space
- PL, Public Lands
- R-1-5000, Single Family Residential
- R-1-7000, Single Family Residential
- RB, Residential/Business
- RMF-30, Low Density Multifamily Res.
- RMF-35, Moderate Density Multifamily Res.
- RMF-45, Moderate/High Density Multifam Res.
- RO, Residential/Office
- SR-1, Special Development Pattern Res.

Exhibit 5 –

Proposed Amendment to Conditional
Building and Site Design Review Criteria

CONDITIONAL BUILDING AND SITE DESIGN REVIEW

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- B. The primary access shall be oriented to the pedestrian and mass transit,
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- D. Architectural detailing shall emphasize the pedestrian level of the building,
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- H. Signage shall emphasize the pedestrian/mass transit orientation. (Ord. 03-5 § 11, 2005)
- I. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

5. PLANNING COMMISSION
C. Letters Received Since September 28, 2005

Sugar House Stakeholders Committee

P.O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 363-2508 Fax (801) 363-2331

September 28, 2005

Mr. Alexander Ikefuna
Salt Lake City Planning Director
451 South State, Room 406
Salt Lake City, UT 84111

SUBJECT: Planning Commission Subcommittee Meeting Summary
Petitions 400-01-32 and 400-02-08

Dear Mr. Ikefuna:

In response to the above referenced matter, the Sugar House Stakeholders Committee ("Stakeholders") request that the following comments be forwarded to the Planning Commission Chair and members.

STAKEHOLDER POSITION SUMMARY

The Stakeholders appreciate the time placed into consideration of this matter. The heart of the issue is whether policy makers and residents want to see the vibrant, 24/7 community described in the master plan. The subcommittee findings demonstrate to the Stakeholders that policy makers are not willing to back the policy goal of creating a vibrant, 24/7 community with the zoning and other land use policies required to achieve that objective.

Until policy makers are willing back the vibrant, 24/7, live-work-play concept with the necessary zoning to achieve these goals, the vision for the Sugar House community that the Stakeholders and Community Council so passionately care for will not be realized.

COMMENTS

The subcommittee's findings have:

- o Damaged the goodwill Staff worked tirelessly to establish with the business community.
- o Taken the voice of the business community away.
- o Impaired the dynamic required between and among land owners to create a mixed use environment and to introduce residential use in the SHBD.
- o Resulted in a taking of the economic value of the Stakeholders' property and placed unnecessary burdens on the land owners.
- o Rendered a "real world" development solution that will not achieve the policies and goals stated in the master plan.
- o Subtly suggested a lack of confidence in Staff's ability to administer land use development policies and zoning ordinances.

- o Resulted in several recommendations that, in our view, are based on flawed assumptions and circular reasoning.

EXAMPLE OF CIRCULAR REASONING

The subcommittee's recommendation to reduce building height north along the 11th East corridor, citing proximity to low density residential development and the narrowness of the roadway in the area north of 21st South is premised on faulty assumptions and circular reasoning. First there are no residential units on the east side of 11th East from 21st South to approximately 17th South. The street is a commercial corridor.

Second, the concept of a 24/7 community is to create the day and night-time population density that welcomes alternative forms of transportation, including biking, walking, and mass transit. Citing the narrowness of 11th East as a reason to reduce building height suggests policy makers do not have confidence that the SHBD will become the community envisioned by the master plan. If the concern lies in the narrowness of the road, the presumption must be that the SHBD will remain a destination, automobile oriented, retail center. In fact, if the subcommittee recommendations are acted upon as they stand, this will become the reality.

CLOSING REMARKS

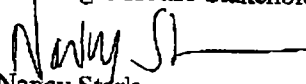
For right or for wrong, zoning ordinance changes along the lines that the subcommittee has presented will result in low scale, surfaced parked strip retail development.

- o Traffic congestion and parking in residential neighborhoods such as Hollywood Avenue will intensify.
- o The incentive to create alternative forms of multi-modal transportation and improved mass transit in the SHBD is lost to the automobile oriented destination strip retail center that Sugar House will become.
- o The opportunity to create a vibrant 24/7 live, work, play environment will not be realized.

As the group who owns the land and who will ultimately determine how that land will be developed, the Stakeholders believe the subcommittee's findings and recommendations have reversed the momentum and progress made by Staff over the past 1 ½ years. The vision for the Sugar House community so aptly articulated as master plan policies and goals appears to be lost as a result of the steadfast and vocal resistance of the few who are unable or unwilling to visualize what Sugar House could become and who will not accept the measures required to achieve that vision.

Sincerely,

The Sugar House Stakeholders Committee


Nancy Stark
Spokesperson

Sugar House Community Council

Mark Holland; Chair
Helen M. Peters; Chair, Land Use and Zoning
2803 Beverly Street
Salt Lake City, Utah 84106
801-466-7170
hmpeters@uofu.net

Sugar House Stake Holders

Nancy Stark, Representative
P. O. Box 520356
Salt Lake City, Utah 84152
801-363-2508
nancy@unionhomes.com
nancystark@comcast.net

October 21, 2005

Via E-mail to louis.zunguse@slcgov.com

A. Louis Zunguze
Community Development Director
Department of Community Development
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Sugar House Business District Zoning Amendments
Petitions 400-01-32 and 400-02-08

Dear Louis:

I am writing as a follow-up to our telephone conversation of earlier this morning. As I indicated on the telephone, a group of individuals met this morning in anticipation of the Planning Commission Public Hearing on Wednesday, October 26th. The attendees included:

Jack Hammond and Brad Busath of Architectural Nexus
Craig Mecham, Mecham Properties and Sugar House Stake Holder member
David R. Johnson, Rockwood Investments and Sugar House Stake Holder member
Nancy Stark, Sugar House Stakeholder Representative
Helen Peters, Judi Short, Derek Payne, Mark Holland, Lynne Olson of the Sugar House Community Council
Robin Carbaugh, Parley's Rails, Trails and Tunnels Coalition
Jerry Brown, GBrown Design
Soren Simonsen, CRS Architects
Matt Dalton, resident

As you know, a new player is part of the Sugar House Business District as a result of the sale of the Granite Furniture property to Pacific Scene Family of Companies out of San Diego, California. I am not clear as to whether there has been an actual sale or if an option has been taken on the Granite Furniture property, and they are in the process of completing the due diligence portion of the sale. However, Pacific Scene has been in contact with Craig Mecham, Dave Johnson and others to set up meetings. This new development in Sugar House has presented us with some options to consider.

As a result of this new development, we would like to re-negotiate the process by which the Sugar House Business District Re-zone will come before the Salt Lake City Planning Commission. At this morning's meeting, the group came up with five options to present to you and would like request a meeting with you, Alexander Ikefuna, members of the Planning Commission Subcommittee dealing with this issue, and any other individuals you feel it appropriate to involve. Members from this morning's meeting will be made aware of the upcoming meeting, but Helen Peters and Nancy Stark would be the representatives from the Sugar House Community Council and the Sugar House Stakeholders respectively. The purpose of the meeting would be to discuss how to deal with the Sugar House Business District Rezone now that a new player has entered the community and has purchased a portion of a block that is central to Sugar House sustainability – economic and otherwise.

The individuals of the group would like to ask that the Planning Commission put off the Sugar House Rezone public hearing for 30 days while the Sugar House Community Council and the Sugar House Stakeholders come together and consider the implications of the purchase of the Granite property. In particular, a discussion is being had as to whether the Granite Block might go through a different process as there has been a change in ownership, and re-development of most of the block seems to be in short order.

The options are as follows:

Option 1: Proceed with the Public Hearing on Wednesday and support the Planning Commission's recommendations as presented in the Staff Report.

Notes:

The Sugar House Stakeholders feel that they could not support this option because they would like to have the SHBD-1 boundaries as was recommended by Staff for the September meeting. Additionally, they could not support this option because it includes the Granite Block.

Sugar House Community Council feels that they can support the recommendations as presented in the most current Staff Report.

Option 2: Same as Option 1, but exclude the Granite Block from the Sugar House Business District Rezone area. Craig Mecham, Dave Johnson and the Sugar House Community Council would like to move forward with Architectural Nexus and draft a

zoning ordinance that would accompany a development proposal that would govern the Granite Block. The time frame for this option would be six months. This would also give us a chance to work with Pacific Scene to determine what they wish to do with the Granite Furniture portion of the property.

Option 3: This would be same as Option 2, but the Sugar House Stakeholders oppose the new boundaries for the SHBD1, but would be willing to accept the boundaries for SHBD1 that were previously recommended by staff. The Sugar House Community Council supports the recommendation of the Planning Commission Subcommittee.

Option 4: Put off the Planning Commission Public Hearing until the Sugar House Community Council and Stakeholders have each reviewed Options 1 through 3.

Option 5: Not agree with the Planning Commission's Recommendations. The Sugar House Community Council and the Sugar House Stakeholders would work through the Planning Commission's Subcommittee recommendations and come to an agreement that could be supported by both parties.

I'll look forward to our meeting on Monday, October 24th at 8:00 a.m. in your office in Room 406. Thank you for your patience with this matter.

Best,

Helen Peters

Nancy Stark

cc:

Alexander C. Ikefuna, Planning Director
Douglas L. Wheelwright, Deputy Planning Director
Cheri Coffey, Deputy Planning Director
Lex Traughber, Principal Planner
Dale Lambert, City Council Representative, District 7
Janice Jardine, Salt Lake City Council Office
Brad Busath and Jack Hammond, Architectural Nexus
Nancy Stark, Sugar House Stakeholders
Soren Simonsen, CRS Architects
Craig Mecham, Mecham Properties
David R. Johnson, Rockwood Investment
Jerry Brown, GBrown Design
Sugar House Community Council Trustees
Matt Dalton, Resident
Robin Carbaugh, PRATT Coalition

1:30 Monday

Smith-Crown Company
2005 South 1100 East
Salt Lake City, Utah 84106

October 26, 2005

Mr. A. Louis Zunguze
Community Development Director
Department of Community Development
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Sugar House Business District Zoning Amendments
Petitions 400-01-32 and 400-02-08

Dear Louis:

In response to the above referenced matter, could you please forward this letter to Mr. Alexander Ikefuna, Staff, the Planning Commission Chair and members for the October 26, 2005 Planning Commission hearing.

My name is Barbara Green. I am a Trustee of the Sugar House Community Council, a member of the Sugar House Merchants Association, a member of the Sugar House Stakeholders Committee and have proudly been associated with a small business (Smith Crown Company) that is entering into its third generation of family ownership/operation in down town Sugar House.

The parcels owned by my family house among others, *Details, Green Ant, Smith Crown, Beyond Ordinary, Scenemakers Country Shutters* - - all locally owned and operated small businesses. Our land holdings are presently zoned for a building height of 90 feet or 6 stories. Our land is bound by commercial development to the west; a parking structure to the east; an apartment building, retail operation and United States Postal Services building to the north; and commercial development to the south. We do not abut any single family residential neighborhoods or houses. The attached photos clearly demonstrate the commercial orientation of surrounding land uses.

On September 14, 2005, after working for nearly two years to reach some accord between the Sugar House Stakeholders and the Community Council, Salt Lake City Planning Staff offered recommendations to the Planning Commission. Our land holdings, which are strategically located near the historic core of the SHBD, were designated to be within the C-SHBD-1 zone. Staff's recommendations were essentially endorsed by both the Sugar House Community Council ("Community Council") and the Sugar House Stakeholders Committee ("Stakeholders").

For reasons that are still not clear today, the Planning Commission determined it was in the best interest of the public to set aside Staff's recommendations and form a subcommittee to review the issue. Among other items, the Planning Commission through its subcommittee's work, reduced the boundaries of the C-SHBD-1 zone. The reasoning behind this action, particularly in relation to our land holdings, has not been articulated to our satisfaction. Site and land use conditions clearly do not support the subcommittee's recommendation.

Our properties are ideally situated for development into the type of mixed use project(s) envisioned by the Master Plan. We are the owner/operator of one of the small businesses that make Sugar House unique. Tenants in buildings owned by us operate businesses that enrich the urban fabric of Sugar House. We've maintained a dialogue with Westminster College who views our area as a key location for housing and retail land uses to support the College's expanding population.

We had envisioned adding residential and above ground parking components to the existing retail establishments as development pressure warrants. This vision was premised on the condition that sufficient building height (via zoning) would be in place to accommodate and integrate an above grade parking structure with the existing retail element and the envisioned residential component.

The subcommittee's recommendation adversely impacts our ability to move forward to deliver mixed use development to the community. The subcommittee's recommendation imposes severe development restrictions on our property and has forsaken the opportunity to allow us to demonstrate to the community and Planning Staff how we could introduce a project into Sugar House that is compatible with the neighborhood under the C-SHBD-1 zone. It is not only our loss, but, as time will prove out, a loss to the Sugar House district and community as a whole. Speaking as a business owner that is directly impacted, it is actions like this that will ultimately drive the small locally owned and/or operated businesses out of Sugar House and prevent the owners of smaller properties in the SHBD to introduce residential development into the SHBD.

We respectfully request the Planning Commission reconsider the boundaries established for the C-SHBD-1 zone.

Sincerely,

Smith-Crown Company

Barbara Green
Owner Representative

PHOTOGRAPHS OF ADJACENT LAND USES
VICINITY OF SMITH CROWN COMPANY



NEIGHBOR TO THE EAST

PHOTOGRAPHS OF ADJACENT LAND USES
VICINITY OF SMITH CROWN COMPANY (CONTINUED)



NEIGHBOR TO THE SOUTH

PHOTOGRAPHS OF ADJACENT LAND USES
VICINITY OF SMITH CROWN COMPANY (CONTINUED)



NEIGHBOR TO THE WEST

PHOTOGRAPHS OF ADJACENT LAND USES
VICINITY OF SMITH CROWN COMPANY (CONTINUED)



NEIGHBOR TO THE NORTH

Sugar House Stakeholder Committee

P.O. Box 520356

Salt Lake City, Utah 84152-0356

Phone (801) 363-2508 Fax (801) 363-2331

October 26, 2005

Mr. A. Louis Zunguze
Community Development Director
Department of Community Development
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Sugar House Business District Zoning Amendments
Petitions 400-01-32 and 400-02-08

Dear Louis:

Thank you in advance for forwarding this letter to Mr. Alexander Ikefuna, Staff, the Planning Commission Chair and members for the October 26, 2005 Planning Commission hearing. I've tried to keep this letter concise and request consideration of the materials discussed.

SITUATION

As it relates to future development in the SHBD, the Sugar House Community Council appears to rely primarily on the Master Plan for guidance. The Stakeholders, as most land owners do, look to the Zoning Ordinance for guidance. Both documents are of public record. As a matter of law, the Master Plan serves as an advisory document. Zoning controls development.

Staff has tried for two years to broker some sort of compromise between the Community Council and Stakeholders to arrive at amendments to both the Master Plan and Zoning Ordinance for the SHBD.

The Stakeholders have agreed to significant compromises in the spirit of achieving a resolution to this issue. The Community Council, particularly the Land Use Subcommittee of the Community Council has demonstrated very little room for compromise.

As part of its September 14, 2005 recommendations to the Planning Commission, Staff had arrived at a solution that went generally uncontested by the Community Council and Stakeholders. The Community Council was concerned about the Hidden Hollow area. The Stakeholders wanted the SHBD boundaries expanded. Staff's recommendations,

representing the culmination of approximately 2 years' effort involving both the land owners and neighborhood, were set aside. With all due respect, the discussion that transpired at the September 14th meeting was puzzling.

REALITY

The reality of the situation is that Sugar House is changing rapidly. There are no circumstances under which the community we see today will take the same form 5 years from now. The growth will impact some more than others. We are at the crossroads and have the ability to make the SHBD the vibrant 24/7 district described by the Master Plan. The vision established today will set the tone for development 20 to 30 years in the future.

Existing land owners who are and have been vested in the community for generations are being approached frequently by out of state, well financed, developers who have no ties or roots to the area. Faced with the prospect of unreasonable zoning, development restrictions, and a decidedly hostile Community Council, the decision to sell to outside interests becomes easier. In business or otherwise, one sided deals rarely prove to be successful.

There is a desire to keep the small, locally owned and operated businesses in Sugar House. The odds that the small businesses will get pushed out as redevelopment continues are greatly increased if the property changes hands and the cost basis in the land plus development increases. Small businesses have a much greater chance of surviving if land remains in its present ownership, development/zoning restrictions are not so prohibitive as to make development economically infeasible, and if granted sufficient development entitlements to support mixed use development anchored by their existing business (e.g. Smith Crown, Salt Lake Pizza and Pasta), with parking included.

For approximately 10 years the Stakeholders have had zoning entitlements that are significantly greater than any proposal that has been offered by Staff. This vesting has not been abused by the Stakeholders. The subcommittee's proposal in essence chills any creative dialogue or land use planning for smaller parcels in Sugar House. Many of these properties are extremely well suited for true mixed use projects and can be designed to be compatible with and complimentary to surrounding neighborhoods.

REQUEST

The Stakeholders request the Planning Commission adopt the recommendations provided in Staff's September 14, 2005 report, with flexibility at the plan review level.

Sincerely,

Nancy Stark
Spokesperson, Sugar House Stakeholders Committee

October 26, 2005

To: Members of the Salt Lake City Planning Commission

FROM: Judi Short, Representing Sugar House Community Council Land Use Committee

RE: Sugar House Business District Master Plan

A group of people (Craig Mecham, Nancy Stark, Judi Short, Soren Simonsen, Lynne Olsen, Helen Peters, Derek Payne, Mark Holland, and others) met on Friday October 21 at Architectural Nexus, we looked at a preliminary drawing for the Mecham property on the Granite Block. As we reviewed the plans for the Mecham property on the Granite block, we began discussing how they fit in with the proposed Sugar House Business District master plan. Seeing a 105' building right on the corner of 21st and 11th East made it pretty clear that even with a 15' setback at 30 feet, the building would still shade the monument and perhaps even the entire street for a good part of the year.

During the meeting, we learned that the Granite Furniture holdings had been sold to a California company, Pacific Scene. Without knowing what plans that company might have for the property, there was some talk about postponing a decision on the SHBD Master Plan.

After several hours of discussion, it became clear that there were differing views. I'm not at all convinced that the various groups have come any closer to agreement than they have been in the recent past. We did agree that there were five options and you will probably hear some of them tonight. After the meeting nearly all the members of the SH Land Use Committee were polled. All members contacted felt that they were:

- In favor of the recommendations as outlined in the Planning Commission Subcommittee report, presented on October 10 and to be voted on tonight.
- Not in favor of postponing this decision further.
- In favor of keeping the boundaries for the SHBD1 zone the way they were in the staff report labeled Exhibit 4 in your staff report as prepared by Lex Trauber for the meeting tonight.
- The heights are too high as proposed in the staff report.
- Parcels that abut open space or public lands should be limited in height or have a 15 foot setback at 30' to make sure that the vegetation is not shaded.

There is a California company, Pacific Scene, who has an option on the Granite Furniture parcel. We don't know their plans. It is important to us that the decision be made tonight. We don't want to have plans presented to the city by this company before the zoning ordinance is in place, as has happened before in the process of adopting this masterplan. (Smith's and Walgreen's)

We feel strongly that a proposal which you will probably hear tonight, to extend the SHBD1 zone north on 11th east to Hollywood, and behind the properties along 11th east on the west side of the street, is not acceptable. We are very concerned that the housing in the neighborhood to the north needs to be buffered, and allowing 75' buildings in that area will be detrimental. We need to preserve that neighborhood.

We also feel that the heights are too high everywhere. If everyone were to build to that height, the character of the business district would change dramatically. However, we have not had time to meet to debate that, and perhaps that decision is best left to you.

At our meeting on Friday, Soren Simonson, candidate for City Council, commented that if one building is built to the 75' height, it will absorb the market for some ten years. This is a concern that we share.

It doesn't seem like we will ever agree. At some point, we have to decide. We can't change our master plans every time someone sells a parcel of land and the new owner has grand ideas for the property, but that is exactly what this feels like. I urge you to make a decision tonight so this can move forward to the City Council.

5. PLANNING COMMISSION

D. Agendas & Minutes

June 8, 2005

September 14, 2005

September 28, 2005

October 26, 2005

**NOTICE OF REGULAR PUBLIC MEETING
SALT LAKE CITY PLANNING COMMISSION**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Salt Lake City, Utah, will hold a regular public meeting in the City and County Building, Room 326, 451 South State Street, on Wednesday, June 8, 2005. The Agenda for the meeting is, as follows:

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, June 8, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, May 25, 2005
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA – NONE**
5. **PUBLIC HEARINGS**
 - a. **Petition No. 410-732 – at 249 East 400 South**, a request by **Greg Arata**, for conditional use approval to utilize 1,300 square feet of space on the lower level of the existing Stoneground building for a private club at this location. The Stoneground building is located within the Commercial Corridor (CC) Zoning District. The parking lot at the rear of the building is zoned Residential Mixed-Use (RMU) and Commercial Corridor (CC) Zoning Districts. (Staff – *Marilynn Lewis at 535-6409 or Marilynn.lewis@slcgov.com*).
 - b. **Petition No. 490-05-19**, at approximately **747 South 200 West**, by the **Multi-Ethnic Housing Corporation**, requesting minor residential subdivision approval of a three-lot subdivision which would reconfigure several existing parcels in Block 14 into three new parcels at the above location. This case is an appeal of an Administrative approval which was made at the Administrative Hearing held on Thursday, April 28, 2005. (Staff – *Jackie Gasparik at 535-6354 or jackie.gasparik@slcgov.com*).

6. ISSUES ONLY HEARING

Petition Numbers 400-01-32 and 400-02-08, a request by the **Salt Lake City Planning Commission** to amend the text of the Sugar House Business District (C-SHBD) Zoning District and the corresponding Sugar House Community Zoning Map, as well as the Sugar House Community Master Plan (2001), and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned Sugar House Business District (C-SHBD). The area affected by these amendments is roughly along **2100 South** from **900 to 1300 East**, and along **1100 East/Highland Drive** from **Hollywood Avenue** to **I-80**, including the **Granite Furniture block**, the **Sugar House Commons**, and the **Sugar House Center**. (Staff *Lex Traughber at 535-6184 or lex.traughber@slcgov.com*).

UNFINISHED BUSINESS

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City

in accordance with the City department comments noted in this staff report. Additionally, any future redevelopment will be subject to the requirements of the zoning ordinance and subdivision ordinance.

Commissioner Galli's second still stood. Commissioner De Lay, Commissioner Diamond, Commissioner Galli, Commissioner Muir, and Commissioner Scott unanimously voted "Aye". Commissioner McDonough, Commissioner Noda, and Commissioner Seelig were not present. Chairperson Chambless did not vote. The motion passed.

ISSUES ONLY HEARING

Petition Numbers 400-01-32 and 400-02-08, a request by the Salt Lake City Planning Commission to amend the text of the Sugar House Business District (C-SHBD) Zoning District and the corresponding Sugar House Community Zoning Map, as well as the Sugar House Community Master Plan (2001), and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned Sugar House Business District (C-SHBD). The area affected by these amendments is roughly along 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.
(This item was heard at 6:31 P.M.)

Planner Lex Traughber presented the staff report pointing out the concerns expressed by the City Council, the Planning Staff responses, the proposed amendments to the master plan and the zoning ordinance, and the criteria by which the Planning Staff reviews projects of this nature. A copy of which was filed with the minutes. He used a briefing board to further describe the project.

The following is a synopsis of the staff report:

Petition No. 400-01-32 was initiated to implement policies of the Sugar House Community Master Plan, which was updated in 2001. This was accomplished by amendments to the zoning map and text. The purpose of the petition was to create a consistency between the adopted master plan and the zoning ordinance specifically in terms of building heights in the business district.

Petition No. 400-02-08 was generated in order to address several rezones of properties located adjacent to the area zoned Sugar House Business District. These two petitions are being entertained simultaneously because the business district is impacting those properties.

In June 20, 2002, the Planning Commission passed a motion to send a favorable recommendation to the City Council regarding these two petitions. At that time, the proposal was significantly different than what the Planning Commission is reviewing at this meeting. The City Council heard these petitions in a briefing in February of 2003 and raised six particular issues that they asked staff to review, return, and report, which are:

1. The proposed changes were too complex and overwhelming. Previously, five new zoning districts had been proposed by Planning Staff to specify height limits in the Sugar House Business District, in addition to several rezones of parcels adjacent to this District. Staff proposes that the CSHBD zone be split into two different zones instead of five: C-SHBD1 and C-SHBD2.
2. The City Council also expressed concerns regarding the policy of the potential elimination of the potential regional shopping center component in the Sugar House business area, specifically, the Sugar House Center (Shopko) area. The City Council also had concerns about the implication to tax revenue. Staff proposes language to be inserted into the Sugar House Community Master Plan (2001), which allows for the redevelopment of this area as a regional shopping center.
3. The City Council had concerns for the proposed height limit for the Irving School House property. The Sugar House Community Council and the City Council supported a 50-foot height limit. Planning Staff recommended a 75-foot height limit. Having just been developed, the possibility of this property redeveloping again in the near future is unlikely. Planning Staff has included this property in the proposed C-SHBD1 zone, which has a 50-foot height limit by right, to account for the actual height of the existing building which is 44.5 feet. At the same, this particular zone would allow the building to remain complying.
4. The next concern was whether the northeast corner of 1000 East and Elm Avenue, which includes three low-density residential structures, should be zoned residential or mixed use. The Planning Commission recommended mixed use while the Community Council and the City Council recommended residential. It appears that the Community Council and the City Council have a desire to see this area remain residentially zoned. Planning Staff concurs with this desire and proposed to leave this corner zoned and master planned as residential. Planning Staff contends that these properties are zoned and master planned appropriately given the low-density residential development on the south side of Elm Avenue. Further, Planning Staff contends that these properties provide a transition zone between those properties zoned C-SHBD and the adjacent low density, residentially zoned and used properties. It should be noted that if this property is proposed for redevelopment in the future to a zone other than residential, a rezone and master plan amendment would be required.
5. The City Council had concerns that the possibility of additional incentives to stimulate new residential development in the Sugar House Business District. Staff responded with that the RDA assistance could stimulate new residential development in the Sugar House Business District. In addition, a building height incentive is proposed to encourage residential development in the Sugar House Business District.
6. The City Council expressed concern that proposed zones would render certain structures non-complying. Planning Staff notes that the two office buildings directly to the east of the Sugar House Commons and Hidden Hollow would be made non-

complying due to the proposed rezone. Both of these buildings are approximately 90 feet in height and used exclusively for non-residential purposes. The Lincoln Tower property is also proposed to be rezoned to RMF-45 which would continue the non-complying status of this particular building. It is important to note that under the regulations of the newly adopted "Non-Complying" ordinance, these buildings would be allowed to be rebuilt in the event that they are damaged in a natural disaster.

Mr. Traughber stated that there has been much communication with the community hearing many differing opinions. He talked about the numerous presentations before organizations in Sugar House, as well as the Community Council. He noted letters, which accompanied, the staff report from some of those organizations stating their positions and opinions regarding staff's proposal. Mr. Traughber said that Planning Staff is considering amendments to the master plan and the zoning ordinance, which are currently conflicting. He said that the intention is to bring those two documents into harmony so that they work together.

Mr. Traughber explained in detail the several recommended amendments for the master plan and the zoning ordinance, which were outlined in the staff report.

Mr. Traughber noted that the current zoning ordinance for the Sugar House Business District is no longer sustainable for several reasons. He said that the current building height limits outlined in the zoning ordinance allow buildings to potentially compete with buildings located in downtown Salt Lake City. He added that it is not the goal to create a separate district that would compete with downtown.

Mr. Traughber also stated that the height limit of ten stories or a building 150 feet high is currently in the zoning ordinance and is allowed for the Granite Furniture block. He indicated that a building that high would be out-of-scale and character with the Sugar House Business District.

Mr. Traughber said that the zoning ordinance does not include development standards in the business district that promote a mix of uses or encourage appropriate design. He pointed out that the design standard language in the master plan is more restrictive than the zoning ordinance.

Mr. Traughber stated that the Utah Code Annotated identifies the procedures for adopting and amending general plans. He added that the Code identifies an adoption process that mandates a fourteen-day notification requirement including a notice in a newspaper of general circulation.

Mr. Traughber said that he knew his presentation was long, but believed it was important that the Planning Commission, as well as the people in the audience, understood what the Planning Staff was proposing.

Mr. Traughber concluded by saying that the Planning Staff was seeking the Planning Commission's input on the proposed amendments so that suggestions could be considered and revised, if necessary, before the item was scheduled again with the Planning Commission for a formal decision/recommendation to the City Council.

Chairperson Chambless pointed out that the petition number on the agenda did not match the petition number on the staff report. Mr. Traughber verified that the petition number on the staff report (400-01-32) was correct. Chairperson Chambless asked if there were any questions for staff.

It was noted that Mr. Zunguze had arrived at the meeting.

Commissioner Muir had several comments to make and referred to the strike and bold section of the proposed zoning amendments numbered (E)(2). He said that if someone wanted to build a new building that was less than 20,000 square feet and/or under 30 feet in height, assuming that the original building would be demolished, why would anyone care if the new building was compatible to the original building; the original building would be gone. Mr. Traughber said that he believed the purpose of that statement related to maintaining the historic character. Commissioner Muir said that the language should specifically say what the intent was. Commissioner Muir also referred to the section where the language says "compatible to the original building", he thought it would make more sense if it would say "character compatible to the original building".

Commissioner Muir also referred to another section that seemed to be a little problematic and invited staff to revisit those items. He said that he was uncomfortable with the language in Item b) "In the case of an addition, the addition is not part of a series of incremental additions intended to subvert the intent of the ordinance." He said that he was uncomfortable with that language and believed that staff should find another way of wording the statement. He said that it implies devious behavior on the part of the public and should not be in a zoning ordinance. Mr. Traughber stated that he believed that language was adopted as part of the Walkable Community Ordinance. Commissioner Muir stated that staff should revisit those sections.

Commissioner Muir expressed concerns about the sections referring to maximum height and the transfer development discussion and wondered why the criteria were exclusive to a planned development process and not in the general zoning ordinance.

Commissioner Muir mentioned that the word "off-site" could apply to someplace else within the city limits. He suggested changing the language to say, "within the same zone". Commissioner Muir said that he knew what the intention was but pointed out that the language should be specific to the intent.

Commissioner Muir questioned the intent of the step back of buildings referred to as the "wedding cake" effect. He inquired if all sides of the building have to be stepped back or just the street frontage side. Commissioner Muir said that would be very costly to construct.

There were other sections that Commissioner Muir questioned. Mr. Wilde said that the flow of information seemed fairly logical at the time the amendments were written. However, he said that staff would go back and look at the sections in question. Mr. Wilde added that there might be a different way to format those sections.

Since the Commission had no additional questions or comments for staff at this time, Chairperson Chambless opened the issues only hearing to the public and asked if anyone wished to address the Commission. He invited the representative from the Sugar House Community Council to speak first.

Ms. Helen Peters stated that she was the Sugar House Community Council Land Use and Zoning Chair. She referred to the letter that accompanied the staff report, which stated the Community Council's position on the recommendations from the Planning Staff. However, she said, there has been an additional issue that relates to the parcel of property on Wilmington Avenue slated for Ballet West. Ms. Peters expressed concern that if Ballet West does not build on that property, under the proposed zoning, a ten-story building could be constructed so close to critical land being the Hidden Hollow Nature Park. Ms. Peters recommended that the parcel be treated differently than the surrounding Sugar House Business District and be limited to a building 30 feet in height.

Commissioner De Lay inquired about the potential building height on the property under discussion. She inquired about the future of Ballet West's project. Ms. Peters said that she did not know but had heard that Ballet West was also negotiating on another parcel of land downtown. After Commissioner De Lay asked what Ms. Peters thought about the proposed amendments, Ms. Peters said that overall the Sugar House Community Council was in agreement, although there were still some differences of opinions. Ms. Peters said that she believed the potential for the Granite block was great and she would rather see that block become more human scale, have a gathering place, and smaller buildings oriented onto the plaza or interior streets. She added that there should be an adequate buffer at the sidewalk level for pedestrians. The discussion turned to other organizations and associations representing the Sugar House area such as the Merchant's Association and the Stakeholders Committee. Some members of the Commission had questions regarding the other groups. Mr. Zunguze mentioned that members of the Stakeholders Committee were in attendance and suggested that Chairperson Chambless recognize that group and engage them into the discussion before the rest of the public speaks.

Chairperson Chambless honored that request from Mr. Zunguze by asking who wished to speak in behalf of the Stakeholders group. Ms. Nancy Stark volunteered to be the spokesperson for the Stakeholders group, and explained that she needed to set up her power point presentation.

At the request of the Commission, Chairperson Chambless called for a three-minute break at 7:30 P.M. He reconvened the meeting at 7:33 P.M.

Chairperson Chambless asked Ms. Stark to give a short description of the Stakeholders Committee and the relationship the Stakeholders have with the Community Council.

Ms. Nancy Stark stated that the Sugar House Stakeholders Committee is an organization of individuals who 1) own many of the businesses that community leaders and special interest groups wish to preserve in the Sugar House Business District; 2) own much of the land in the Sugar House Business District that is the subject of the proposed master plan and zoning amendments; and 3) own buildings that house other locally owned and operated businesses that community leaders and special interest groups wish to preserve.

She said as a collective group they possess many years experience in real estate development, real estate analysis, site planning, and entitlement issues.

Ms. Stark had prepared a power point presentation, which she offered at this time. A copy of the written material was filed with the minutes of this meeting. She indicated that the Stakeholders are present at this meeting to comment on Planning Staff's report to the Planning Commission and recommended amendments to the Sugar House Business District Master Plan and Zoning Ordinance.

Ms. Stark said that there were important issues that remain to be addressed. She presented the major areas of amendments warranting modification or improved definition, such as the following: 1) density and height incentives; 2) utilization of the actual amount of land remaining for redevelopment. Division of zones at McClelland Street, and the single-family parcel at 1000 East and Elm Avenue; 3) aspects of the recommended amendments dealing with the introduction of residential use in the historic business district; 4) design detail; and 5) the role of the Granite Furniture block.

Ms. Stark stated that the Granite Furniture block could act as a catalyst for the area and should be allowed to do so. She mentioned that sufficient area exists to generate the density and mix of uses to create critical mass. Ms. Stark indicated that the higher density configuration should be able to economically support underground parking, urban pathways, a more favorable rent structure for local tenants, and other master plan goals. She noted that successful development will spur activity on surrounding parcels and that the block is strategically linked to Trax rail line.

Ms. Stark said that among the Stakeholders Committee requests is the opportunity to work with the Planning Staff, Planning Commission representatives, and other parties of interest on specifically defined elements of the master plan and zoning ordinance so that plan goals may be translated into an acceptable form of development.

Commissioner De Lay commented that the Granite Furniture block is one of the largest pieces of potential development in Sugar House, and people are terrified that the block could turn into a massive big box store.

Ms. Stark talked about the amendments having more flexibility to allow proposals to be submitted and evaluated, individually. She did not believe that the criteria the Planning Staff has outlined would meet the needs for every building every time. Commissioner De Lay encouraged suggestions and recommendations for the proposed amendments.

Commissioner De Lay asked if the Stakeholders Committee had concerns about the residential spot zoning. Ms. Stark said that the residential buffer on Elm Avenue would be an odd place for a buffer.

Commissioner Muir complimented Ms. Stark for mobilizing the group and stated that the business community often seems to be left out of the loop. He inquired if the proposed reduced scale of the buildings was a concern to the Stakeholders. Ms. Stark said that the Stakeholders' concern was not the reduced scale but the contingencies and the provisions that are linked and tied to getting the scale of the buildings. There was discussion about

the residential equation that would not be imposed but considered an incentive to gain more height.

Mr. Craig Mecham spoke in opposition of the proposed amendments. He stated that he owned half of the Granite Furniture block and the two of the office buildings on 1300 East. He said that he is being hurt the most by these amendments because a proposed building would be going from a ten-story building to a three-story building and that would be reducing the value for that ground. Mr. Mecham indicated that the residential component was very confusing. He said that it was difficult to mix residential and office together. Mr. Mecham let it be known that he believed that a ten-story building on the Granite block would probably be too high but it should be allowed in the zoning ordinance to be competitive in today's market.

Mr. David Johnson spoke in opposition of the proposed amendments. He said that the Planning Staff had not listened to the Stakeholders throughout this process and the Stakeholders are the people who own the property in Sugar House. Mr. Johnson said that the proposals discussed by the Stakeholders in the meetings with staff are not reflected in the proposed amendments so they feel like they have not had a voice in the process. He said that the proposed amendments were so complex that he did not believe that staff was responding to the requests of City Council. He pointed out that he owned one of the residences on Elm Avenue and had asked staff to rezone that commercial, rather than residential spot zoning. Mr. Johnson stated that the City Council asked Planning Staff to narrow the zoning down and with Staff's proposal; they would be creating a special zone in the middle of a commercial block so they are not living the City Council mandate. Mr. Johnson said, "What the Planning Commission was presented at this meeting did not represent a working relationship between staff and the Stakeholders."

Mr. Zunguze stated that he took exception to the fact that the Planning Staff was conceived to be a staff that did not listen to the concerns of the Stakeholders. He pointed out that there is a difference between not listening and agreeing and there is a clear disagreement as to how to proceed. Mr. Zunguze said that the staff has had numerous discussions with the Stakeholders. He thought Mr. Johnson's comment was an unfair statement given all that had been done by staff. Mr. Zunguze said that the staff welcomes disagreements but encouraged discussing these disagreements in a manner that would not destroy the goodwill that has been created during this process.

Mr. Mark Peterson spoke in opposition to the proposed zoning amendments. He stated that he was a small property owner on 2100 South and when he bought the property in which his Art Center is located, he intended to build a second story on the building, the only direction in which his business could expand. His business is located at about 1000 East and 2100 South, which is in the business district but for some reason was recommended not to be part of the town center scale. Mr. Peterson said that with the proposed zoning amendments he would not be allowed to build a second story. He also thought that it was not logical to drop the building height at McClelland Street, especially when there is a high-rise apartment complex less than a block down the street. Mr. Peterson said that the proposed zoning regulations would create an undue hardship on the business owners.

Mr. Soren Simonsen, who was representing himself, spoke both in favor of and in opposition to the proposed amendments. He said that he had been involved with this process as a professional consultant, as well as a resident of the area for many years. Mr. Simonsen said that one of the frustrations of this process is that the master plan seems to be changing to meet the zoning ordinance. He said that years of work went into creating the master plan and the master plan was to put into place those policy documents that would support what the vision for the Sugar House area is which is a mixed use, residential oriented, business district to support thousands of residents who live in this area. He recognized the work and the balancing that the Planning Staff has had to go through to try to represent both residents and the business interests of the area. He made the following recommendations: 1) The master plan limit of 80 foot in building height should be maintained through this process. 2) There should also be some minimum height limitations, perhaps two stories or some other designation because what should be created is a vibrant mixed-use district. 3) There should be some minimum lot coverage requirements to prevent large parking areas and especially trying to designate areas for public gathering space, where intensive developments are being proposed. That could be in the form of rooftop gardens and terraces, as well. Additional consideration should be given to Hidden Hollow and the Sugar House monument area for the consideration of light and air and visual access into those very significant public spaces. 4) Maintain the incentive to create a mixed-use business district. 5) The language should be kept in the master plan to phase out single use low-density retail developments over time, including the Shopko Shopping Center area. The lifecycle of those kinds of developments are generally 20 to 30 years. When Commissioner De Lay asked about the height limit, Mr. Simonsen responded by saying that an 80-foot height limit with incentives for residential. He said that he has spent years of studying and working as a professional in urban design and architecture and have traveled throughout the United States and other countries. He said that buildings over three or four stories in height are very seldom seen in residentially oriented business districts. Mr. Simonsen added that six stories would be a stretch but could live with that as a community.

Commissioner Galli said that he respected Mr. Simonsen's credentials, but the Redman Building is more than four stories. Mr. Simonsen said that is a project that was already in the works and would not be affected by the proposed amendments. He said that there are creative ways one could address the building height issue. Mr. Simonsen referred to Gateway. A discussion took place between Commissioner Galli and Mr. Simonsen regarding several aspects of the proposed the zoning amendments, mostly focusing on building heights and the residential incentives.

Commissioner Galli expressed the fact that he was confused because the discussion has been conceptually oriented. He asked what the major concern was with a height limit of 105 feet on the Granite block. Mr. Simonsen said that part of the major concern would be the access to light and air on the street level that is created by these canyons of development. He added that all the activities occur at the street level.

Commissioner Scott inquired about how many stories a building would have to be built to justify underground parking. Mr. Simonsen said that he was not a financial expert but having worked on many projects over the years, usually three or four stories is about the lowest limit to begin to justifying the cost of structured parking.

Mr. Russ Callister spoke in opposition to the proposed amendments. He said that he was employed by one of the Stakeholders and also serves on the Sugar House Community Council. Mr. Callister asked if there would be additional space allowed for mechanical equipment for heating and cooling systems above the 100-foot height limit. Mr. Wilde said that there is a limited opportunity for mechanical above. He said that a five-foot parapet would be allowed which applies to all zoning districts and there is a 16-foot exception for elevator bulkheads. Mr. Callister believed that there should be specific wording in the proposed amendments so that the Stakeholders are clear about the 100-foot building height. Mr. Wilde said that those height exceptions apply to all zoning districts uniformly and they are already in another section of the ordinance. Mr. Callister believed that there would be a tremendous penalty for off-site residential components transfer rights, which is a huge issue with the Stakeholders.

Commissioner Muir pointed out that the transfer rights could be accumulated from multiple projects to a specific developer that could build higher density residential as a product from those transfer rights. Mr. Wilde said that is correct, but the development projects would have to be coordinated. The discussion continued regarding transfer rights and how they would affect the property owner.

Mr. Dennis Glass spoke in opposition to the proposed amendments. He said that a building would have to be six to eight stories in height before an underground parking structure could be justified. Mr. Glass said that he was a partner in the Library Square Condominiums, which involved mixed use in the downtown area. He said that a feasibility study regarding retail/condominium mixed-use projects for Sugar House found there was too much constraint. Mr. Glass said that his solution was to refurbish his existing single-story building, which he owns in Sugar House, and keep surface parking. He believed that higher density projects should be allowed to have a community that would attract the Trax rail line. Mr. Glass said that the Granite block would be the perfect candidate to have this core of higher density; it is the heart of old Sugar House. He said that the block is large enough to have a well-planned mixed-use project with amenities that could be the heart of a new Sugar House. Mr. Glass added that it could be incorporated on a Trax line and not have an impact on existing residential areas.

Mr. Rawlins Young spoke in opposition to the proposed zoning amendments. He stated that he has been a trustee on the Sugar House Community Council since 1979 and have lived in Sugar House since 1938. Mr. Young said that he was on the committees of both the original master plan and the updated master plan. Mr. Young expressed his concern with the proposed development of two Sugar House Business District zones because they would not meet the intent of the master plan. He believed that what was being proposed was identical to the East Downtown Master Plan. Mr. Young pointed out that there is an existing public transportation system on the two arterial streets, 2100 South and Highland Drive. He said that the density of development would not merit a Trax line into Sugar House.

Mr. Mark McDonald spoke in opposition of the proposed amendments. He stated that he was a property owner in the Granite Furniture block, that he owns Leisure Living. He said that his grandfather created Southeast Furniture, which was the largest furniture store west

of the Mississippi River, at one time. Mr. McDonald pointed out that Southeast Furniture, as well as Granite Furniture helped establish the Sugar House community. He said he believed that the City Council does not want to limit the availability for someone to develop the Granite block properly. Mr. McDonald indicated that when he hears about walkable communities in the master plan he gets confused because he sees nothing walkable about the Shopko Shopping Center block. He said that the current zoning would have allowed a 150-foot building on that site, and a 30-foot building was constructed with lots of black top. Mr. McDonald noted that the Granite block is historical and it would be a disaster not to give a developer an opportunity to do something special on that site.

Mr. Mack McDonald said that he represented the Redevelopment Agency (RDA), as the RDA Project Manager. Mr. McDonald said that RDA is the current owners of the property on Wilmington Avenue (Ballet West property) and the RDA has received a request from Ballet West to extend their exclusive right to negotiate on that property. He said that it is RDA's opinion that Ballet West will develop on that site "unless we hear otherwise". Mr. McDonald pointed out that RDA is a major investor in Hidden Hollow, which is directly behind the property and RDA would want a mixed-use development that would complement Hidden Hollow. He added that RDA would follow what is outlined in the master plan and focus on residential use, either condominiums or apartments, if Ballet West decides not to develop the site.

Commissioner De Lay inquired if the Ballet West proposal was mixed use. She added that it probably is logical that Ballet West is still trying to raise money for this project. Mr. McDonald said that RDA has not entered into a development agreement with Ballet West, which means that Ballet West could change the design of their proposed building.

Ms. Susanne Fleming submitted a card but did not wish to speak. Her card stated that her concern would be the increased traffic and parking issues if the density is increased. She is looking at public transit solutions.

Mr. Jerry Thomas, who resides on Hollywood Avenue, pointed out the businesses that affect Hollywood Avenue. He said that Hollywood Avenue has become a major thoroughfare between 900 East and 1100 East. Mr. Thomas said that he has seen numbers of cars pull into his driveway to turn around. He also said that parking is an issue. Mr. Thomas commented on the possible underground parking and said he was not certain that would really work because people do not seem to like underground parking when above ground parking on the street is available. He did not think that would solve the problem on Hollywood Avenue. Mr. Thomas said that a traffic management plan is missing from the amendments that would create livability in the neighborhoods and reserve the neighborhoods to the people who live there. He could not answer whether he was in support of the proposed amendments or opposed to them because the subject matter was too complicated. Mr. Thomas noted that Mr. Simonsen best represented his personal view.

Commissioner De Lay asked if Mr. Thomas had thought about permit parking. Mr. Thomas said that he did not want to do that at this point because permit parking is also inconvenient for the people who live in the neighborhood. He spoke of the traffic calming procedures that have taken place in the neighborhood, such as the roundabout in the

intersection and the island off 900 East, but neither of those measures has slowed the traffic on Hollywood Avenue. Commissioner De Lay said that street closures on Sunnyside Avenue have worked out well and perhaps a subcommittee of the Community Council should make a study of those streets close to 2100 South. Mr. Thomas said that he was a member of the Sugar House Council and he planned to propose that, as well as having traffic management folded into the proposal.

Mr. Kirk Huffaker stated that he is a resident of the neighborhood but representing the Utah Heritage Foundation at this meeting. He said that the business district contains many historic buildings. Mr. Huffaker indicated that several historic buildings in the district are listed on the National Register of Historic Places, as landmark sites. He said that there are many more that are eligible. Mr. Huffaker suggested that these buildings should not be overlooked and incorporated into the new developments. He talked about the incentives to rehabilitate historic buildings for any type of use, including residential, and easements that compensate for development rights that might be lost by doing historic preservation. Mr. Huffaker noted that these buildings created the historic business district, and would continue to be vital economic providers, as well as recognizable landmarks.

Commissioner De Lay asked if the Granite Furniture building was eligible for historic status. Mr. Huffaker said that he understood that there is historic fabric underneath the facade of the building, but as it currently stands, it is ineligible for the National Register. He said that Sugar House is not a City historic district, but there are several buildings that are eligible that are not yet listed on the National Register.

Ms. Susie Petheram spoke in favor and in opposition of the proposed amendments. She stated that she is one of the vice chairs of the Sugar House Community Council and have worked with Mr. Simonsen on the Small Area Master Plan. Ms. Petheram indicated that she wanted the residential buffer on Elm Avenue because it helps to protect the neighborhood to the west. She felt that it was important to keep the single-family residential neighborhood on both sides on Elm Avenue to maintain that character. Ms. Petheram talked about the encroachment of businesses on residential districts, which has been happening over 50 years to the Sugar House area and the loss of single-family homes. She pointed out that the residents do not want to lose the historic character of the neighborhood. Ms. Petheram said that she agreed with Mr. Simonsen's recommendation of 80 feet as a height limit with the residential incentive. She also said that she believed the Shopko Shopping Center should be included in the Sugar House Business District.

Mr. Mark Holland stated that he was chair of the Sugar House Community Council, however he was speaking as an individual resident of Sugar House. He said that although he had lived in Salt Lake City since 1979, he was a relative newcomer to City Government and the process of how these things work. Mr. Holland talked about when Crossroads Mall and the Z.C.M.I. Center were allowed to be built across from each other; it was the demise of 300 South (Broadway). He said that probably the City planners at that time believed those developments would benefit the downtown area. Mr. Holland said that the proposed amendments are dealing with the unknown. He recognized that the Planning Commission has a tough situation because people have strong opinions on both sides. Mr. Holland said that he would not want to see a repeat of downtown in Sugar House. He expressed concern that everyone is focusing too much on the Granite block site.

Mr. Al Dieffenbach spoke in opposition to the recommended zoning amendments. He stated that he owns Salt Lake Pizza and Pasta and Fiddler's Elbow and a member of the Stakeholders Committee. Mr. Dieffenbach believed that 105 feet should be the maximum height limit. He added that to get a group of property owners who are willing to move forward on a project does not happen very often. Mr. Dieffenbach talked about the unique opportunity for the Granite block. He said that underground parking is a must. Mr. Dieffenbach pointed out that UTA already owns the 2100 South corridor for light rail. He believed that if the City has the mixed use quality, higher density, and cooperate with UTA that perhaps a light rail hub would be created in Sugar House.

Chairperson Chambless stated that about three years ago he attended a meeting at Dillworth School, which was hosted by the City Council Member of District No. 4. He said that nearly everyone there who spoke complained about traffic. Chairperson Chambless added that the Assistant Police Chief and other law enforcement officers that were there were somewhat relieved to be hearing complaints about traffic and not about other concerns.

Chairperson Chambless expressed appreciation to every one at the meeting who expressed concerns about land use. He asked if Mr. Traughber wanted to say something before the public meeting was adjourned. Chairperson Chambless reminded the Commission and the public that this was an issues only hearing and no decision would be rendered at this meeting.

Mr. Traughber said that the purpose of this meeting was to move this process forward by collecting comments. He stated that staff would welcome any recommendations, comments, or suggestions in written form to be considered as the process progresses.

Commissioner De Lay stated that everyone who attended this meeting seems to be "passionate" about Sugar House. She said that Mr. Traughber and the Planning Staff have worked very hard trying to accomplish the resolution of the issues. Commissioner De Lay believed that more dialogue and perhaps a game plan with people working towards a common goal the zoning changes might be completed.

Commissioner Muir said that the proposed zoning amendments created some very "thorny" issues that have not been reconciled for a long time. He said that the Planning Commission heard conflicting opinions on down zoning, density issues, property value motivation, preserving character, and the status quo. Commissioner Muir indicated that there are those who do not want residential imposed on the commercial sector, and those who do not want businesses encroaching on the residential sector. He said what was needed was some sort of balance between those agendas. Commissioner Muir stated that somewhere in the mandate of the City Council remanding these petitions back to the Planning Commission there is a message that the 90-foot and 100-foot heights will not prevail, that a common or middle ground will have to be found. He said that the Planning Commission would have to send something back to the City Council that will prevail.

Commissioner Muir engaged into a discussion regarding the transfer incentive that is written into the proposed zoning amendments. He said he understood that if one would be

entitled to a 50-foot height, and the development could reach the height of 100 feet if 50 feet of residential is considered in the proposed Sugar House Business District zones. However, he continued that one could transfer that 50 feet of residential to another site on the block, but that would not entitle one to 100 feet of commercial. He asked what the incentives would be. Ms. Coffey said that the incentive would be two additional stories. Mr. Wilde explained that one would start with a 50-foot base and then go up to 75 feet of commercial if one provides another 25 feet of residential. Commissioner Muir stated that if those 25 feet of residential could be transferred to another site, the incentive would be that cheaper housing could be constructed on another site. He talked about the penalty issue and asked if the residential incentive was posed on the developers in the Gateway area. The discussion continued.

Commissioner Diamond mentioned that Commissioner De Lay lives in a high-rise condominium downtown and asked how the Gateway Condominiums were selling. Commissioner De Lay said that about 95 percent have been sold. Commissioner Diamond suggested looking at successful developments and incorporating the pattern into the Sugar House area. He believed Gateway was the best Salt Lake City example for potential Sugar House developments. The discussion continued.

Mr. Zunguze stated that he wanted to express gratitude to the Planning Staff and the way they had worked and handled the proposed amendment. He added that it has been very difficult to balance out all the interests that are out there. Mr. Zunguze noted that the Planning Commission could appreciate what the staff has been grappling with after hearing both sides of the issues. He pointed out that they had heard some good comments at this meeting and staff will be considering those, such as providing additional incentive for parking. Mr. Zunguze stated that they needed to keep this process within the purview of the Planning Commission. He noted that it was important that staff comes back fairly quickly to this forum to keep the momentum heading towards the City Council. Mr. Zunguze said that at some point soon, they need to bring closure to the project. He realized that even if some of the suggestions were reflected in the proposed amendments, the text would not be perfect in one shot. Mr. Zunguze mentioned that the subject area is constantly in demand, as far as development is concerned, to that end, the master plan for the area needs to be concluded soon.

Commissioner Scott asked about the time frame. Mr. Zunguze noted that they would touch base with both the Community Council and the Stakeholders Committee, but his concern was not to continue with the debate because the issues were on the table for everyone's review. He said that staff would have to analyze all the comments and examine the degree of difficulty of making further changes. Mr. Zunguze added that the Planning Commission has to adopt something soon that could be refined as it moves through the process.

Commissioner Scott mentioned that Mr. Traugher took the time the previous evening to call the Planning Commissioners before he left his office to see if the Commissioners had any specific concerns. She added that it was a very complex package and she thanked him for his good work.

Chairperson Chambless also thanked Mr. Traugher and the Planning Staff, as well as the people in the community who made their presence known at this meeting and their commitment to make Sugar House a better place. He said this was an example of democracy in the trenches.

UNFINISHED BUSINESS

(This item was heard at 9:13 P.M.)

Chairperson Chambless invited Mr. Zunguze to give his Planning Director's report.

Mr. Zunguze asked that the Planning Commissioners let the other Commissioners, who were not in attendance, know that the petitions remain open and they will have an opportunity to review and comment on the changes.

There being no further business, Chairperson Chambless adjourned the meeting at 9:15 P.M.

Shirley S. Jensen, Secretary

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 14, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, August 24, 2005
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a. Petition for mapping Fine Tuning Round II
 - b. Update on petition to create Banner Sign regulations
 - c. Update on issues raised by Sunnyside East Community Council concerning Research Park Conditional Use petition
4. **PUBLIC NOTICE AGENDA**
 - a) Douglas Bagley and Salt Lake City Property Management Division—City Property Management Division is requesting that the City convey to Mr. Bagley, the fee title interest to vacant property that the City owns, which is located at the approximately 471 West 500 South Street (the Southeast corner of the intersection of 500 West and 500 South Streets) which is zoned General Commercial CG. The subject property is approximately 13,412 Square feet in area (0.308 acres) and represents excess property that the City is not utilizing. The subject property results from a prior purchase by the City of a larger property from Mr. Bagley to accommodate a new railroad spur line to the Cereal Foods property, as part of the Interstate 15 reconstruction project, wherein the City sought to have the freeway off-ramps shortened. The original purchase agreement contained a provision to allow any remainder property to be re-sold to Mr. Bagley, after construction of the railroad spur. Portions of the original purchase agreement have been in legal dispute and the City has now agreed to terms which include the transfer of this property to Mr. Bagley, as part of a settlement agreement. (Staff - John Spencer at 535-6190 or john.spencer@slcgov.com or Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com.)
5. **PUBLIC HEARINGS**
 - a) **Petition Number 400-05-20**, the Salt Lake City Council requesting to create a new zoning district limited to natural open space (Natural Open Space, NOS zone). (Staff: Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - b) **Petition No. 410-757**, by Mike Davie to construct a new LDS church at approximately **1401 West 700 South** in an R-1/5000 zoning district. A church is a conditional use in this zone. The existing church will be demolished in order to construct the new church. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)
 - c) **Petition No. 490-05-39**, by Mike Davie to amend the Poplar Grove Addition Subdivision for property located at approximately **1401 West 700 South** in an R-1/5000 zoning district. The lots where the existing church is have not yet been combined. These lots must be combined in order to construct the new church. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)
 - d) **Petitions No. 400-01-21 and Petition No. 400-02-08**, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is approximately **2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.** (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com)
 - e) **Petition No. 400-04-46** to amend the text to allow indoor recreation as a conditional use in the Business Park District. (Staff - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
 - f) **Petition No. 410-708** to request approval for West Pointe Business Center for four lot Planned Development Subdivision to allow rear lots without frontage onto a City street and modifications to setbacks and landscaping. The project is located at approximately **490 North 2200 West** and is located in the BP zoning District. (Staff: - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
 - g) **Petition No. 410-746** to allow Winners Motorsports at approximately **1490 North 2200 West**, to have indoor go-kart racing and interactive entertainment in the BP district. (Staff - Jackie Gasparik at 535-6354 or Jackie.gasparik@slcgov.com)
6. **UNFINISHED BUSINESS**

Chairperson Chambless closed the public meeting and asked for a discussion or a motion on Petition No. 410-757.

Motion for Petition No. 410-757:

Commissioner De Lay moved that the Planning Commission approve Petition No. 410-757, based on the analysis and findings outlined in the staff report subject to the conditions on page eight of the staff report. Commissioner Galli seconded the motion. Commissioner De Lay, Commissioner Galli, Commissioner Muir, Commissioner McDonough, Commissioner Noda, and Commissioner Diamond voted "Aye". Commissioner Scott and Commissioner Seelig were not present. The motion passed.

Motion for Petition No. 490-05-39:

Commissioner De Lay moved that the Planning Commission grant preliminary approval for Petition No. 490-05-39, based on the analysis and findings outlined in the staff report subject to the conditions on page ten of the staff report. Commissioner Galli seconded the motion. Commissioner De Lay, Commissioner Galli, Commissioner Muir, Commissioner McDonough, Commissioner Noda, and Commissioner Diamond voted "Aye". Commissioner Scott and Commissioner Seelig were not present. The motion passed.

Petitions No. 400-01-32 and Petition No. 400-02-08, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is approximately 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center

At 6:49 p.m. Chairperson Chambless introduced Petitions No. 400-01-32, Petition No. 400-02-08, and Lex Traugher, Principal Planner. Mr. Traugher stated that the Planning Commission had reviewed the project on June 8, 2005 and received a detailed staff report of the Sugar House Community Master Plan and corresponding Sugar House Future Land Use Map. It had been discussed and examined in detail. He stated that he would now discuss how the proposed amendments would implement the goals and policies of the Sugar House Master Plan (2001).

Mr. Traugher gave a power point presentation titled "Getting to Yes". The presentation is made a part of this record. The first goal was to maintain the Sugar House Business District as a unique place. To reach that goal he suggested incentives for mixed use development, including a residential component and a requirement to promote "walkability" to include maximum building setbacks, and "active" uses at the street level. Also required would be "step backs" for taller buildings in order to maintain the sense of historic scale

and massing at the street level and an incentive for structured parking in order to minimize unattractive and non-pedestrian oriented surface level parking.

The second goal was a creation of a walkable, pedestrian friendly community. To implement that goal he suggested maximum building setbacks, a requirement for “active” uses at street level, incentives for mixed use development, including a residential component and for structured parking in order to minimize unattractive and non-pedestrian oriented surface level parking. He also suggested a minimum requirement on first floor glass use.

The third goal was a creation of a “24/7” community with live/work opportunities and mixed use development. To implement this he suggested incentives for mixed use development including a residential component to increase residential density in the area and a requirement for “active” uses at the street level.

The forth goal given was the creation of multi-modal transportation options to better serve the Sugar House Business District (SHBD). The suggested implementation tool for this was incentives for mixed use development and increased residential development in the SHBD in order to create “critical mass”, such that providers of transportation services would be able to economically justify the cost and subsequent benefit of providing the services.

The fifth goal was the protection of adjacent low-density residential neighborhoods. Mr. Traughber suggested a “sliding scale” building setback for those buildings in the area zoned C-SHBD that abut low-density, residentially zoned areas and incentives for structured parking in the SHBD that could potentially reduce street parking in residential neighborhoods.

The sixth goal was maintenance of economic vitality and a healthy tax base; support for locally owned businesses. The implementation tools would be a requirement for “active” uses at the street level that would attract clients, consumers, pedestrians and visitors. He also suggested incentives for mixed use development to augment residential density in the area; and an increased residential population to support businesses in the SHBD. Additional implementation tools included multiple options for developers to satisfy the residential components requirements in a mixed use development and building height incentives for the inclusion of structured parking. Mr. Traughber also mentioned elimination of the mandatory “planned development” process currently in affect in the C-SHBD zone and said that giving options for “over the counter permits” and/or the “Conditional Building and Site Design Review” process could potentially save a developer/business owner time and money. The last tool suggested was the inclusion of the “Regional Shopping District” (Sugar House Center) into the SHBD, and the recognition of this use as important to the City in terms of tax base. He suggested that options for redevelopment of this area be used rather than the elimination of this use as currently outlined in the Sugar House Community Master Plan (2001).

The last goal was preservation of the historic characteristics of the SHBD. Mr. Traughber listed two tools needed in order to implement this step; requirements be given for “step backs” for taller buildings in order to maintain historic massing and scale at the street level,

and maximum building setback from the street to maintain historic streetscape and to insure compatible architectural construction.

Mr. Traughber then made a recommendation. He stated that based on the comments, analysis and findings and facts noted in the original staff report, which was distributed at the last hearing, June 8, 2005, the Planning staff recommends that the Planning Commission forward a favorable recommendation to the City Council to amend the Salt Lake City zoning ordinance as presented, the Community Sugar House Zoning Map, the Sugar House Community Master Plan and the Sugar House Future Land Use Map as presented at the meeting held on June 8, 2005.

Chairperson Chambless asked if there were questions for Mr. Traughber. Commissioner McDonough asked to have Mr. Traughber clarify the height issue on the corner of 2100 South and Highland Drive. This was in regards to the height allowance of up to one hundred five (105) feet, as discussed at the Planning Commission meeting on June 8, 2005. Mr. Traughber referred the Commissioners to the staff report, stating there were several ways that building height could be achieved; maximum building height in that zone would not exceed fifty (50) feet for those buildings used exclusively for *non-commercial* development. He then stated that additional building height could be obtained if a developer proposed to include a residential component. For every floor after the fifty (50) feet of non-residential, a developer would be required to provide one residential floor up to a maximum of one hundred (100) feet. He stated that the next option would be that a developer could transfer the increase of building height allowance to another building or parcel within the Sugar House Business District if the developer was not inclined to do any kind of residential development. Building residential density would still be the goal. The last option, and the one that had been changed since the last discussion, would be that maximum building height of non-residential use could be obtained up to one hundred five (105) feet if criteria was met. The criteria was that 90% of all parking provided for the building would be in the form of structured parking, and off-site residential uses would be provided that was equal to or greater than the square footage of the non-residential building that exceeded fifty (50) feet.

Commissioner Muir then asked Mr. Traughber why the proposed CSHBD-1 was applied, which allowed for a higher density and height, along 1100 East going North, whereas the CSHBD-2 zone was imposed going West along 2100 South, which was a lower height, when a greater height could have been accommodated. Mr. Traughber replied that there were several answers to the question. He said that the higher zone was applied to those parcels going up 1100 East because in terms of their development potential, they would probably not be able to realize a one hundred (100) foot building. In answer to the second part of Commissioner Muir's question, "why not further west along 2100 South and why the cut off at McClelland Street", Mr. Traughber said that the current Future Land Use Master Plan Map classified that property west of McClelland Street as Neighborhood Mixed Use Scale and it was not proposed to amend that. He stated that the new zoning corresponded to the Master Plan Map that was already in effect. He stated that many of the properties west of McClelland Street did abut the biggest area of low-density residential area that currently surrounded the business district, especially on the north side.

Chairperson Chambless asked for any other questions. No response was heard. Chairperson Chambless again stated that the two petitions were being discussed together, and after receiving clarification from Mr. Ikefuna, said that a vote could be done separately or together.

Chairperson Chambless called for representatives of the Community Council. The first to respond was Susan Petheram. She stated that she did not submit a card.

Susan Petheram, Vice-Chair of the Community Council, stated that she realized this had been a lengthy and timely process and hoped that all could move forward. She stated that she appreciated and commended all the hard work that had gone into finding a suitable compromise to forward on to the City Council. In general, Ms. Petheram was in favor of passing on the recommendation to the City Council. She had a few discussion points that she hoped could be touched on tonight.

Ms. Petheram said that she was remiss in not handing out an updated letter for this latest staff report, but she did have a handout of the discussion points that she would cover tonight. The first point Ms. Petheram discussed was the design and technical criteria that she stated had been removed from the Master Plan and asked for clarification on where those items had been placed. She stated that some items were obviously in the ordinance and some were defaulted to the City ordinance, but she was not clear whether the numbers were the same as used in the Master Plan or if it was defaulting to City standard requirements.

Ms. Petheram said the second point was the "Walkable Community Ordinance". She stated that Sugar House was a new, existing walkable community and she wanted to ensure that the needs of Sugar House would be met or exceeded in the ordinance, specifically in regard to parking lots not being located on the street frontage and that design criteria be developed for items like maximum length of blank wall on the street level. She asked if those provisions would be in the Sugar House ordinance as they were in the walkables. She stated that now the provisions were in the appendix of the Master Plan and wanted to know how they would be enforced in conjunction with the ordinance and if there was a way to incorporate more of the design criteria into the ordinance for stronger enforcement rather than having them be policy statements. She then asked how the design guidelines would be enforced for buildings less than 20,000 square feet. She stated a concern that too many of the smaller structures would compromise the over-all character of Sugar House.

Ms. Petheram stated that presently there was no language regarding maximum size of development for project size or for combining parcels to make larger scale projects and she was concerned with the possibility of a larger scale planned development turning the area into something other than the distinctive Mixed Use business district that now exists. She stated that in general the community favored the look and feel of individual developments that led to a small town Main Street feel in Sugar House. She stated that the additional buffering requirements were not for all residential zones, but were for single family zones.

Ms. Petheram said that the book on historic preservation talked about preserving historic character, but no incentive for preserving historic structures was given in the ordinance. The proposed building height limits that basically allow tripling of the current development pattern and height of buildings, was a deterrent to retaining, reusing and restoring historic structures in Sugar House. She concluded with support for the Planning staff's recommendations on certain issues, including the location of the residential zones in the Elm Avenue area that had retained the current residential aspect of that neighborhood. She supported moving forward and concurred with Mr. Zunguze and his comment at the June meeting when he said that we need to get something on the books and then refine it as we go.

Chairperson Chambless asked that Ms. Petheram distribute her hand outs to the Commissioners and asked if there were any questions for Ms. Petheram. No response was heard. Ms. Petheram then noted that the handout was an outline of the issues she had discussed and was also a pictorial collage of the Sugar House area showing Historic Sugar House in the last fifty (50) to one hundred (100) years and as it was now.

Chairperson Chambless stated he had 15 cards from people that wished to speak. Cheri Coffey asked if the Stakeholders were going to speak and Chairperson Chambless responded that Stakeholders were not a part of the Community Council but were adjunct. Chairperson Chambless asked Ms. Nancy Stark to speak.

Nancy Stark, a spokesperson for the Sugar House Stakeholders Committee, stated that she had been at the issues hearing and the Stakeholders were concerned about allowing sufficient development intensity regarding the Master Plan Goals and realizing the density of development and flexibility in the planning approval process because the proposed zoning ordinance had not been tested anywhere in Salt Lake City. She stated that development intensity and allowable building height was the best representation and measure for development intensity and the Stakeholders believed that the staff had arrived at an acceptable and creative compromise and solution for the building height for the Sugar House Business District 1 Zone. She stated that by going up to one hundred five (105) feet and allowing single use structures, both goals were accomplished because it allowed the development community to have a scale of building large enough to support the cost of structured or underground parking, and also provided the City with the potential of up to sixty five (65) feet or the equivalent of sixty five (65) feet of residential units. She said that allowing a straight commercial alternative for the developers to follow had a potential of creating 100+ units, depending on the floor plate size and was a good compromise that still retained the incentive for true Mixed Use buildings. It also created an incentive for the Stakeholders to work together, thus creating more dialogue and a more cooperative spirit.

Ms. Stark was still concerned with the density issue. She referred to page six (6) of her handout that showed density, and stated there were very few parcels left for development in the Sugar House Business District. She stated that the Sugar House Stakeholders would like the Planning Commission to consider expanding the Sugar House Business District 1 Zone throughout the whole business district so that critical mass of a single zone could be formed. Ms. Stark said that McClelland Street had been the dividing line, but now the store front placements and the facades between the east side and the west side of

McClelland Street were almost identical. She said the rear of the properties had very deep parking lots and not a lot of difference was seen because they buffer the residential uses. She stated that the Lincoln Tower Building was nine stories and was a visual backdrop to the streetscape in the area. She stated that surface lots could be used as a visual, or a Mixed Use project could be used that would keep the intensity and density of zoning less abutting the neighborhood to the north with the higher density on the street edge of 2100 South.

Chairperson Chambless asked if there were any questions. No questions were heard.

Lynne Olson, Sugar House resident, stated she was on a field trip with her daughter in 1990 when the children discovered an abandoned park in the middle of the Sugar House business district. They subsequently named it Hidden Hollow and worked for more than ten (10) years to have it preserved as an urban open space out-door classroom and demonstration garden for the community. When the process was started they were told by the Planning and Zoning Division that the property had been zoned commercial and was slated for redevelopment. She stated that in 2000 the property was protected with a Conservation Easement and now served as an out-door classroom for students of all ages throughout Salt Lake City. In recognition of the special character of the property called Hidden Hollow, language was included in the Master Plan. On page sixty (60) of the Town Center Scale Mixed Use, it said "building height shall be limited with the 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". Ms. Olson stated that on December 18 a two hundred four (204) foot shadow would be cast if a one hundred (100) foot building were built right to the property line on the south edge of Hidden Hollow. That would cover both of the sidewalks and creek, and go up the other side of the bank in Hidden Hollow. For a good part of the winter, a building of that size would shadow all of this fragile and sensitive area. It would have a devastating effect on the plant communities that were recently established there. Even with the recommended setbacks for the properties that abut single family residence, a one hundred five (105) foot building would only be set back twenty five (25) feet in addition to the seven (7) foot landscape buffer. With the fifteen (15) foot set back for the height above thirty (30) feet, it would still cast a shadow of one hundred fifty (150) feet. Ms. Olson stated that there were strategies that could be employed to ensure that any buildings built on the site south of Hidden Hollow would be sensitive to that unique piece of property and would protect it from shadows, whether it was set backs, step backs or limiting the height of anything that goes next to an open space in the business district. She asked that a solution to protect this property be found.

Chairperson Chambless asked if there were any questions for Ms. Olson. No response was heard.

Stephanie Duer introduced herself and stated she was not a resident of Sugar House, and was at the Planning Commission meeting in the capacity as the City's Water Conservation Coordinator. She stated she was also a member of the Steering Committee for Hidden Hollow and a member of the board for Tree Utah. She said she had been involved as a subject expert for Hidden Hollow because of her horticultural and landscape background in sustainable landscapes. The concern she addressed was the new

language that allowed buildings as high as one hundred five (105) feet on properties adjacent to open space and park space. She said the potential negative impact would be devastating. The area primarily represented some of the open space areas in the mid Alpine foothill areas; areas that were open grasslands, scrub oak, and scrub juniper. The areas required a great deal of sunlight even during winter months. Ms. Duer said that if a building the size that was being proposed was allowed in the area adjacent to the property on the south side of the Hidden Hollow, it was fairly certain that over time the carefully crafted and now established landscape in the hollow would die. She stated that Hidden Hollow did maintain the unique character of Sugar House. She stated that she had sent a letter to the Planning Commission with specific recommendations that would help protect the Hollow, and hoped it had been received.

Chairperson Chambless asked if there were questions for Ms. Duer. Commissioner Galli asked if she could give an idea of a maximum height of a building adjacent to Hidden Hollow that could be allowed that would not impact the vegetation. Ms. Duer said she hoped the maximum height would be limited to thirty (30) feet. She stated that initially, Ballet West had planned to occupy that space. She had worked extensively with them, even turning the building footprint around. She asked that the height restriction of thirty (30) feet only pertain to abutting properties on open space and public lands.

Commissioner Galli asked if there were shadows currently cast on Hidden Hollow and Ms. Duer said no, not from that direction. She said there was one building on the east that was tall, but the step back was such that the angle of the winter sun was farther to the south and it did not negatively impact that portion of the Hollow.

Mr. Zunguze asked Ms. Duer if she still worked for Public Utilities. Ms. Duer replied that she did. Mr. Zunguze then addressed the Planning Commission, stating his frustration. He said that the Planning Division did not receive Ms. Duer's comments and that the Division took great pains to contact each division and department in the City to request comments. He stated that when one department does not communicate with another department the public is failed. He asked the Commission to empower him to speak with authority to all departments and divisions in the City so landmines like this could be avoided in the future.

Commissioner Galli stated that perhaps Ms. Duer, in mentioning her role in the City as a Water Conservation person, meant to provide some background. He stated that his understanding was that Ms. Duer was speaking as a board member of Tree Utah, a citizen with some technical interest, and to the extent she was specifically asked, in her position in the City, to comment, and failed to do so. He stated he could understand that, but the last thing he wanted to do was to somehow discourage citizens who happened to work for the City or who happened to have memberships on boards or other organizations, from being involved in the active and intellectual life of the community and the City.

Mr. Zunguze stated he did appreciate that sentiment and he was not in any way trying to deny that opportunity, but because the Planning Division was a coordinating body for comments that came in, the recommendation may have been different if they had known that information ahead of time. He stated that maybe more discussion could have happened. Mr. Zunguze went on to say that the Planning Division had sent a request for

comments to virtually everyone in the City and did not receive a response from Ms. Duer. He said comments and concerns were requested so they could be incorporated into the report of the Planning Commission. He asked, "What are we to do with these comments at this stage, go back to the drawing board and then come back to you for another meeting?"

Commission Galli responded and said that Mr. Zunguze had raised the issue and he would address it. Mr. Galli stated that he understood Mr. Zunguze's frustration, but in his line of work he had met with federal agencies who had similar comment processes and it was very common for sister agencies within the federal government, even sometimes within the same department, to offer comments in a public process and in a public hearing very similar to this. He said Mr. Zunguze's goal to provide early input from within the City was a laudable goal, but it didn't happen all the time. He did not see a problem with Ms. Duer expressing her view, notwithstanding the fact that she was an employee of the City, particularly when she was a board member of an institution that had some proprietary interest in planting and maintaining the trees in Hidden Hollow. He stated it was not that unusual a situation and he did not think it was anything to ruffle feathers about.

Commissioner Noda stated that Ms. Duer had made it clear that she was representing Tree Utah and she did understand Mr. Zunguze's concerns. She said that generally most government agencies had policies regarding their employees being on boards and declaring those affiliations to the management relative to any kinds of conflicts that they might have relative to City business. She said it would be a labor issue for the City. Commissioner Noda felt that technically Ms. Duer was there for Tree Utah and was not representing the Department of Public Utilities. She felt the Planning Commission could take her comments.

Mr. Zunguze stated that he wanted to be fully understood. He did not say that Ms. Duer did not have the right to come and speak, but that he would have preferred to have had Ms. Duer's comments sent to the Planning Division and stating that she would be attending the meeting. He stated that his frustration was in not knowing until the last minute what her comments were. Mr. Zunguze said the Division took great pains with the community councils to encourage them to meet together and then give the City their comments, thus avoiding the last minute comments that could affect the meetings and have such a weighty impact. It involved the ability to coordinate information.

Commissioner Galli then stated that the Planning Commission deliberation was a fact finding board. They had heard interesting facts. He stated that they could deal with those facts then or they could send those facts back to the department to review; that was the way it was when you had a public hearing and people came to provide new facts.

Commissioner Muir asked a question as to compatibility. He stated that Hidden Hollow and the surrounding area had long been designated as a commercial district. He asked what the appropriateness was of putting sensitive, high alpine native plant materials into the center of a commercial district that would be putting them at risk, and then argue that the commercial district should reconsider because of something introduced into it.

Ms. Duer stated that she had not been a part of the process that created the Hollow and identified it as a conservation easement. It was approved and established by the City

Council. She said that the plants introduced into the area were not sensitive if they were not in shade and that Hidden Hollow had originally been designed with the current code that limited building height to thirty (30) feet. It was designed as a full sun site because that was what it was.

Chairperson Chambless asked if there were any other questions. No questions were heard.

Vic Ayers, a property owner, stated that he was concerned about the wording that described the acquiring of additional residential sites by allowing higher buildings by bringing in a residential component. Mr. Ayers recommended that the Planning Commission step back and look at how the residential component could be revised to expand the outside of the business district by acquiring property. He referred to his project; the Redman mixed use development, and stated it was a tough project to put together in an area like the Sugar House business district.

Commissioner Diamond and De Lay asked questions regarding the complexity and the natural breaks that occurred in the Sugar House Business District. Mr. Ayers recommended that the plan be revisited and revised.

Mark Petersen stated there was a good concept for a mixed use area in Sugar House. That concept was driven by residential density and structured parking, which were the two issues needed to make it work. Outside of the Granite Block there was very little land that was not developed and not going to be available for development in the near future. There were very few remaining properties available to support redevelopment that could give residential density and the structured parking. He asked the Planning Commission to consider extending the CSHBD Zone 1 west on 2100 South, past McClelland Street.

Chairperson Chambless asked if there were questions for Mr. Petersen. No response was heard.

Bob Plumb, property owner, expressed the view that 2100 South was a much more commercial street than 1100 East on the west side. Mr. Plumb had been a resident in Sugar House for thirty (30) years and saw it as looking better than it had been, but now feared it was becoming one big strip mall.

Barbara Green, land owner, said that this project had been worked on for a long time and she appreciated the Community Council, Cheri Coffey, Lex Traugher and the Planning Commission. She wanted diversity and more housing for the people who lived in Sugar House. She wanted increased parking in the buildings so people coming to Sugar House could find a place to park.

Craig Mecham, owner of a portion of the Granite Furniture block, said that he believed that his block was the key to the development of Sugar House. He commended the change in the recommendation and was in favor of it.

Chairperson Chambless asked if there were questions for Mr. Mecham. No response was heard.

Judy Short stated that she had a hard time getting the material in a timely manner and had still been writing her comments two hours before the meeting. She distributed a hand-out that described the points that she felt were missing or left out of the recommendation. She said that many people had worked very hard on the Master Plan. She stated that she was not in favor of these amendments.

Cabot Nelson, secretary of the Community Council, spoke on behalf of his neighbors. He wanted to emphasize the need for a low density area, to keep the area residential, and to have transitional zones between the residential and commercial areas.

Sarah Carlson stated that she was a member of the Sugar House Community Council. She said she was in opposition to the text amendment of the C-SHBD Zone. She had a concern with maintaining the historic character of Sugar House. The idea seemed to be to tear down, rebuild, and put parking underneath, instead of maintaining the historic character.

Philip Carlson, member of the Community Council, stated that what happened in Sugar House affected the quality of his life. Homes would be in shadows. The historic character of the neighborhood should be preserved. He recommended that the Master Plan not be changed.

Russ Callister stated that he worked for Craig Mecham in one of the buildings on 1300 East. His concern was that a residential component would be required for the building. He said that requirement created issues such as security. He appreciated the effort to make that issue more flexible. He suggested the same flexibility be allowed in the CSHBD-2 Zone.

Derek Payne, architect and resident of Sugar House spoke. He talked about the allowable heights contained in the proposed rezoning. He said he understood the development pressures that people were under. He said the Community Council had asked the Planning Commission, on several occasions, to show the community what the heights being proposed would look like. He did not get a response so he proposed his own drawing. He stated that one of the goals of the zoning modifications was to honor the historic scale and mass of the buildings along 2100 South. He felt that was not being done in this proposed amendment.

Ruth Price, resident of Sugar House, Stakeholder and trustee of the Sugar House Community Council, stated that she did not want more height in buildings but realized that there was growth and if Sugar House could not grow out it must grow up. She said to not impose the public part onto the private part of Sugar House.

Dennis Glass did not wish to speak. Chairperson Chambless read his card. It stated that Mr. Glass supported the request to include more area to the west on 2100 South in the high density district (CSHBD-1).

Mark Holland, Chair of Sugar House Community Council, briefly referred to the comments of Derek Payne, and stated that Mr. Payne had given the discussion texture by showing

what a one hundred (100) foot building would look like. Mr. Holland then referenced the traffic problem in Sugar House and what it would be like with buildings one hundred five (105) feet tall. He asked if anyone would want to shop in an area like that. He asked what the vision truly was. He said the Community Council had a vision and asked that the Planning Commission proceed with caution.

Chairperson Chambless asked if there were any questions of Mr. Holland. No response was heard. Chairperson Chambless closed the public hearing. Discussion was closed. Chairperson Chambless asked for comments from staff and Cheri Coffey then stated that, for the record, she wanted to acknowledge that the Redevelopment Agency of Salt Lake had submitted a letter in support of their property on Wilmington Avenue being zoned with the Sugar House Business District 1 Zone. She further stated that the Redevelopment Agency had owned that property longer than the Hidden Hollow trail had been developed and that the current zoning on their property allowed for a ninety (90) foot high building. The Ballet West proposal was designed for a building of about thirty (30) feet, but that there was no restriction on the property that only a thirty (30) foot high building could be built.

Chairperson Chambless asked for any questions for staff. Commissioner De Lay asked if the letter was separate from the letter received from the Director of the Redevelopment Agency. Ms. Coffey said there were two (2) letters. The first letter related specifically to the property on Wilmington Avenue. There was also a memo that had been submitted September 14, 2005 that talked about the Redevelopment Agency's goal of working to implement the policies of the Master Plan. Commissioner Diamond then referred to a memo from Judy Short. Commissioner Muir addressed Commissioner Diamond, stating that some people were equating a lack of being heard by not seeing the final document directly reflecting their position. He felt that what the Planning Commissioners ought to get to was the idea of "had people had an adequate hearing". He stated it was an impossibility to hope that all people would see their position reflected in the final document.

Commissioner Diamond referred to Mr. Traughber and asked, regarding the issue of design guidelines as it related to the proposed zoning and developer that came into the City, what his thinking was and did he discuss it with staff. He asked if he felt there should be a guideline for the people that came into the Planning Office to see what their option were with their property. Mr. Traughber stated that staff did just that with the public on a daily basis. Copies of the ordinance and the Master Plan were available to give to the public.

Mr. Zunguze asked Chairperson Chambless to have Ms. Coffey address the issues of the design guidelines and the Master Plan. Ms. Coffey reiterated that one of the goals was to take the guidelines out of the Master Plan and codify them in the zoning ordinance. The second item was that money had been received to develop the Sugar House Business District Small Area Plan. That project was wrapped into what was done with the Master Plan Amendment project but money was still available to publish design guidelines. She stated that after the amendments were adopted by the City Council, the guidelines would be refined to meet the changes that had been adopted and something similar to a visual pamphlet would be printed to help people who wanted to know what the vision of Sugar House was in terms of the guidelines.

Mr. Traughber stated that there was development language in the Master Plan and it had been proposed to remove that language and put it in the zoning ordinance. The Planning Commissioners, Mr. Traughber, Ms. Coffey and Mr. Zunguze then discussed what had been removed or should have been removed from the Master Plan and the Guidelines regarding issues such as height, sidewalk width, and terraced buildings. Mr. Traughber stated that the City would hire a person to draw the design guidelines in the form of diagrams to reflect those guidelines in the handbook. Mr. Zunguze stated that the regulations had been moved from the Master Plan because the Master Plan was a policy document and he wanted the regulation accessible for the general public to see.

For the purposes of the motion, Mr. Zunguze said that the guidelines in the appendix at the end of the Master Plan, should be taken verbatim, as stated, and be the guiding requirements for any development in that district.

Ms. Coffey stated that if the Planning Commissioners recommended approval of the staff recommendation, it would be approval of staff recommendation except in reference to the adopted design guidelines, which would not be changed.

At this point there was again general discussion among the Planning Commissioners regarding the number of years that work had been done on the Master Plan.

Commissioner Galli proposed that certain conditions and language be required and made a part of this report and approval.

Commissioner McDonough asked for clarification on the issue of modification regarding 1) how the language would actually be adopted into the ordinance so parcels affecting the shadow lines around Hidden Hollow could be reviewed and 2) who would review them. Ms. Coffey stated that everything in the Sugar House Business District was under the Conditional Building and Site Design Review. Commissioner Galli said that his language stated it applied to all future construction.

Chairperson Chambless then asked for discussion and/or a motion.

Motion for Petition No. 400-01-32 and Petition No. 400-02-08:

Commissioner Galli moved that the Planning Commission approve Petition No. 400-01-32 and Petition No. 400-02-08 based on the analysis and findings outlined in the staff memo and subject to the specific stated conditions by the Planning Commissioners, hereby made a part of this report. 1) A recommendation was submitted with language that staff prepared which indicated that it was the sense of the Commission that the proposed zoning amendment be further amended to prohibit shadow length of future construction from encroaching on the Hidden Hollow natural area to the degree that vegetation could be unreasonably adversely impacted and 2) That language be modified to clarify that the design guideline handbook should either be incorporated by reference or otherwise insured that the future development was consistent with the design guidelines. Commissioner De Lay seconded the motion. Commissioner De Lay, Commissioner Galli, and Commissioner Muir voted "Aye". Commissioner McDonough, Commissioner Noda,

and Commissioner Diamond voted “Nay”. Commissioner Scott and Commissioner Seelig were not present. The vote was tied requiring a vote by the Chair.

Discussion by the Planning Commissioners continued. Commissioner Noda stated that she had concerns about reneging on the Master Plan that had been worked on for five years or more. She felt that the zoning ordinance over rode everything and further study was needed. She had concerns on the impact to Sugar House. A building height, as proposed, would negatively impact 2100 South in particular and traffic would be a major concern.

Commissioner McDonough stated she understood the compromise but did not like the potential impact. She felt the zoning map should be changed.

Commissioner Muir said that on the original Master Plan there was a distinction as you move north on 1100 East that could be returned to. He asked if that would be an amendment if we had a transition from Zone 1 to Zone 2 along the line that was pre-existing at that point.

Commissioner De Lay reiterated concerns stated by the Commissioners. The major points of concern were the Guidelines, shadows, and height of buildings. She stated she was amazed at those concerns because of the amount of work, hearings and input that had occurred. She asked Commissioner McDonough if she would propose an amendment or would just flat out reject it. Commissioner McDonough stated that she had already flat out rejected the proposed amendment.

Commissioner Diamond stated that he had already strongly voiced his concerns regarding this amendment and he agreed with Commissioner McDonough on the area along 1100 East, going north past the Wells Fargo Building. He said that careful consideration was needed as that zone goes towards the west on 2100 South and abuts residents.

Commissioner De Lay asked Commissioner Diamond if he could recommend an amendment. Commissioner Galli asked if a circle could be drawn around the area in question on the map. The area center was 1100 East and 2100 South. Commissioner Diamond stated that his other issue was height. Commissioner Galli asked Commissioner Diamond to draw circles around the areas on the map where he had height concerns. The Commissioners discussed the areas in the circles that had been drawn, areas of concern, height concerns and the amount of time and work that had gone into the amendment.

Commissioner De Lay questioned whether they were out of order with the discussion after the vote and was told by the Chairperson Chambless that they were not out of order. Mr. Zunguze suggested that Chairperson Chambless vote. Chairperson Chambless stated he was waiting to determine if a subsequent motion would be put forward. He stated that if he were to vote he would find that there was a reasonable doubt and would therefore vote “No”. After further discussion and no resolution by the Commissioners, Commissioner Galli called for Chairperson Chambless to vote. Chairperson Chambless voted No. The motion failed.

Commissioner Noda moved to table the items and form a subcommittee, members to be determined, to further discuss the height and traffic issues. Commissioner Diamond seconded the motion. Commissioner McDonough, Commissioner Noda, Commissioner Muir, and Commissioner Diamond vote "Yea". Commissioner Galli and Commissioner De Lay voted "Nay". The motion passed. The subcommittee would consist of Commissioner Noda, Commissioner McDonough, Commissioner Muir and Commissioner Diamond.

Ms. Coffey asked if it would be a public hearing or be the Planning Commission discussing the subcommittee's recommendation when it comes back to the full Commission. Chairperson Chambless stated that it would have to be a public meeting. Ms. Coffey said it would have to be a "public meeting" but it did not have to be a "public hearing". She stated that Chairperson Chambless had closed the public hearing. Commissioner De Lay asked if the subcommittee would be open to the public so that the public would be aware of what was happening. Chairperson Chambless said it would be on the agenda. Ms. Coffey summarized, stating that it would be a public meeting, the public hearing was closed and the discussion would be the subcommittee's recommendation.

Petition No. 400-04-46, to amend the text to allow indoor recreation as a conditional use in the Business Park District.

Petition No. 410-708, to request approval for West Pointe Business Center for four lot Planned Development Subdivision to allow rear lots without frontage onto a City street and modifications to setbacks and landscaping. The project is located at approximately 1490 North 2200 West and is located in the BP Zoning District.

Petition No. 410-746, to allow Winners Motorsports at approximately 1490 North 2200 West, to have indoor go-cart racing and interactive entertainment in the BP district.

At 9:28 p.m. Chairperson Chambless introduced Petition No. 400-04-46, Petition No. 410-708, Petition No. 410-746, and Jackie Gasparik, Principal Planner. Ms. Gasparik stated that this was a text amendment to allow in-door recreation in the BP zone. The applicant, Press Realty Advisors, proposed three (3) petitions. Staff had researched the proposed use of adding in-door recreation to the PB zone and had also reviewed similar facilities around the county. When the BP zone was created, in-door recreation was not included because that type of adult entertainment use had not been heard of. The Planning staff supported the addition of in-door recreation to the BP zone as a Conditional Use. Staff felt that Conditional Use balances the comments received from other City departments and from the community; that in-door recreation could be reviewed on a case by case basis. Ms. Gasparik further stated that in-door recreation was allowed in the commercial zone and in the downtown Salt Lake City. However, those areas in the existing fabric of the City did not allow for large enough lots or buildings for the types of uses that they were being proposed. Staff supported the in-door recreation as a Conditional Use subject to the conditions listed in the staff report.

Ms. Gasparik stated that the Planned Development Subdivision could be developed as a typical subdivision. However, the two (2) rear lots would not have frontage onto a public street with the proposed plan. Following the City standards for proper ingress and egress

Traughber, Lex

From: slcplanningdivision@slcgov.com
Sent: Friday, September 16, 2005 9:08 AM
Subject: Amended PC Agenda for 09-28-05

***This newsletter was sent with automated software and is not monitored for replies.
slcplanningdivision@slcgov.com is the group responsible for this newsletter.***



**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 28, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. APPROVAL OF MINUTES from Wednesday, September 14, 2005

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

a) Business Advisory Board

- b) Modification to Conditional Use 410-294, at 1041 North Redwood Road, relating to the demolition of the accessory structure.

4. PUBLIC NOTICE AGENDA

5. UNFINISHED BUSINESS

- a) **Petition No. 400-01-32 and Petition No. 400-02-08**, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is **approximately 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.** (Staff - Lex Traughber at 535-6184 or lex.traughber@slcgov.com)

6. PUBLIC HEARINGS

- a) **Petition 410-759**, by Shriner's Hospital for conditional use approval to replace an existing parking lot with an at-grade and below grade parking structure at approximately **306 North Virginia Street** located in an Institutional (I) zoning district. (Staff - Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
- b) **Petition No. 410-758**, a request by Mamas Production Inc., represented by Michael Marriott, for conditional use approval to allow an outdoor patio for a private club at approximately **615 West 100 South** in a Gateway Mixed Use (GMU) zoning district. (Staff - Janice Lew at 535-7625 or janice.lew@slcgov.com).
- c) **Petition No. 410-756**, by Jeff Stockert of SLIC Lodging, LLC, requesting an amendment to a previously approved Planned Development located at approximately **196 North 2100 West** in a Business Park (BP) zoning district. The original Planned Development, case #7267, by Jacobsen Co. allowed the

development of the site as an industrial park. This proposal is a request to amend the site plan to allow the development of a hotel. (Staff - Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com).

d) **Petition No. 410-747**, by Jeff Stockert of SLIC Lodging, LLC, for conditional use approval to construct a new Holiday Inn Express Hotel and Suites, at approximately **196 North 2100 West** in a Business Park (BP) zoning district. Hotels are a conditional use in the BP zone. (Staff - Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com).

e) **Petition No. 490-05-30**, by Jeff Stockert of SLIC Lodging, LLC, for Preliminary Subdivision approval of a two-lot subdivision at approximately **196 North 2100 West**, in a Business Park (BP) zoning district. (Staff - Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com).

7. UNFINISHED BUSINESS

You received this e-mail because you requested a newsletter from Salt Lake City Corporation. If you would like to unsubscribe from this Newsletter [click here](http://apps1.slcgov.com/General/ListServer/userdata/subform.asp) or <http://apps1.slcgov.com/General/ListServer/userdata/subform.asp>

Motion for Petition No. 410-294

Chairperson Chambless heard a motion by **Commissioner Muir**, with a second from **Commissioner Galli**, to approve staff's recommendation for **Petition No. 410-294**. **Commissioner Muir, Commissioner Seelig, Commissioner Scott, Commissioner Galli, Commissioner Diamond, and Commissioner McDonough** voted "Aye". **Commissioner Noda and Commissioner De Lay** were not present. The vote was unanimous to approve staff's recommendation.

PUBLIC NOTICE AGENDA

(6:11 P.M.)

None

UNFINISHED BUSINESS

Petition No. 400-01-32 and Petition No. 400-02-08, to amend the text of the C-SHBD (Sugar House Business District) zone and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The area affected by these amendments is approximately 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.

At 6:30 p.m. Chairperson Chambless introduced Petition No. 400-01-32, Petition No. 400-02-08 and Cheri Coffey, Deputy Planning Director, who was acting on behalf of Mr. Traughber, Principal Planner, who was ill. Ms. Coffey thanked the Subcommittee members for their time and stated that she would clarify some issues, state the items discussed by the Subcommittee and give the recommendations. Chairperson Chambless turned the time over to the three (3) members of the Subcommittee: Commissioner Muir, Commissioner Diamond, and Commissioner McDonough. At this point Commissioner Diamond asked that Ms. Coffey lead the discussion by stating each of the five items that had been discussed by the Subcommittee.

Ms. Coffey stated that the Subcommittee met September 19th and September 26th. Five major concerns were raised. They were:

1. Concern expressed for the proposed C-SHBD1 zone on both sides of 1100 East just south of Hollywood Avenue and north of the Wells Fargo and Sterling Furniture developments.
2. The pros and cons of a reduced building height limit for the "Ballet West" property in order to minimize shadowing impacts on Hidden Hollow.
3. How to ensure that a required residential component will be built.

4. Clarification that the Planning Commission is the approval body for development over 20,000 Square feet or greater than 30 feet in height.
5. How to ensure that the design guidelines are incorporated into the review process

Ms. Coffey said she had e-mailed a map from the Adopted Sugar House Community Master Plan. Additional copies of the map and the Design Guidelines were available at the meeting. Ms. Coffey said that this map was only to be used to depict the area that the Subcommittee was recommending north of 2100 South on 1100 East. The rest of the map was not relevant and was not recommended for adoption. A more current map, as presented, should be used in the final recordation.

Commissioner McDonough questioned the fifty (50) foot vs. thirty (30) foot statement made by Ms. Coffey and read the handout that stated:

b. Additional building square footage may be obtained up to a maximum building height of one hundred feet (100'), however for each additional floor of non-residential use above ~~fifty~~ thirty feet (30'), one floor of residential use is required.

Ms. Coffey responded that her understanding of what the Subcommittee had arrived at was to still allow fifty (50) feet for non-residential uses, but maybe the intent of the Subcommittee needed to be clarified. Ms. Coffey read from the same handout stating:

a. The maximum building height in the C-SHBD1 zone shall not exceed fifty feet-(50') for those buildings used exclusively for non-residential purposes. b. Additional building square footage may be obtained up to a maximum building height of one hundred feet (100'), however for each additional floor of non-residential use above ~~fifty~~ thirty feet (30'), one floor of residential use is required.

Commissioner Diamond stated that it would be helpful if someone articulated the recommendations of the Subcommittee for each of the points. It was requested that Ms. Coffey go over her summary and then have the Subcommittee expand on the finer points.

Ms. Coffey stated that in her memo she indicated what she considered to be the intent of the Subcommittee in terms of the recommendations. They were to adopt the original staff recommendation with the following changes:

- 1) Change the proposed C-SHBD-1 zone to the C-SHBD2 zone along 1100 East just south of Hollywood Avenue to follow the boundary as shown on the current Sugar House Master Plan Future Land Use Map (2001). If the proposed zoning map is changed, the proposed Future Land Use Map should correspondingly be changed.

Commissioner Muir asked Ms. Coffey to clarify. Ms. Coffey said that on the east side of 1100 East, the boundary coincided with Sterling Furniture property. The measurement was about two hundred seventy one (271) feet in depth along 1100 East. Commissioner

Muir said that in the Subcommittee discussion it was decided that reasonable development on that corner would require two hundred (200) feet to ensure a reasonable office space floor plan. The Subcommittee wanted to ensure that space would be available and that it was justified on that side of the road. Commissioner McDonough stated that the discussion was initiated because the Subcommittee thought it appropriate to step down the height of the zone that was adjacent to the residential zone. She stated that across the street on 1100 East the step-down was best because of the scale of the street. She said C-SHBD-2 Zone should be the same on both sides of the street for atmosphere and proportion.

- 2) Drop the base height in the C-SHBD-1 Zone from 50 feet to 30 feet to trigger when the residential component of a development is required.

Commissioner Muir stated that this recommendation had not been fully worked out. His understanding of the Subcommittee discussion was that so much of Sugar House was already developed that any opportunity for developing additional housing would be limited. To make this a true walkable and Mixed Use neighborhood, as identified in the Master Plan, another zone, similar to the requirements of the D-3 zone that required residential, could be used. Commissioner Muir stated this would trigger at 20,000 square feet and a thirty (30) foot height. He said an applicant would still be entitled to build to fifty (50) feet without going through the Conditional Building and Site Design Review Process. Commissioner Muir stated a more rigorous entitlement process would not be imposed on the applicant until a fifty (50) foot height had been reached. Within the C-SHBD1 Zone, above fifty (50) feet, it could be achieved in certain areas, but other areas would result in compatibility problems, like adjacent to Hidden Hollow. He said a serious look would be needed to see what would be gained by allowing something higher than fifty (50) feet. A person would not be entitled to a fifty (50) foot non-residential building. Commissioner Muir suggested that an applicant could build a fifty (50) foot Mixed Use building or a fifty (50) foot building with off-site housing through a development agreement without coming before this body.

Commissioner Muir then raised an issue not addressed by Ms. Coffey's summary. He asked if the seventy five (75) foot height and one hundred five (105) foot height would still be maximums. He said the seventy five (75) foot maximum would not make sense because Planning Commission would allow a seventy five (75) foot non-residential building, provided the requisite housing was an off-site condition and was one hundred five (105) foot in a Mixed Use. Those are maximum heights, but would be subject to the Design Review Process. Commissioner Muir said that it would have to be re-worded because there would be no incentives. The issue was more of a compatibility trigger at fifty (50) feet than an incentive to create housing. Housing was now required.

Ms. Coffey stated that one hundred five (105) feet would only be used if underground parking were provided. Any building over thirty (30) feet would provide housing.

- 3) Ensure that it is clear in the ordinance, that the adopted Design Guidelines Handbook is a guiding tool in the review of new development and that those guidelines are used by the Planning Commission in its deliberation regarding the review of new development.

Ms. Coffey stated that the Guidelines would stay intact and another standard had been added to the Conditional Building and Site Review Standards. The new standard was generic because the chapter related to the entire City. The standard stated "Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as the adopted Master Plan Policies and Design Guidelines governing the specific area of the proposed development". In the case of Sugar House, the intent would have to match the zoning ordinance of that district and meet any policies in the Master Plan or the Design Guidelines because Sugar House has Business District Design Guidelines.

Commissioner McDonough said it was important that the two documents be tied together so the Design Guidelines could be viewed as an important document and a gauge of development.

- 4) Strengthen the language relating to transferring of the residential requirement to another site, including requiring that the developer specify exactly where in the Sugar House Business District that residential structure will be located and require a development agreement to ensure its construction.

Ms. Coffey stated that at the last Subcommittee meeting language had been added to the ordinance, and the issue of donating to the Housing Trust Fund option was discussed. If a developer could opt to put money into the Housing Trust Fund, that money could only be spent in the area zoned C-SHBD. The Subcommittee was concerned that if a specific location was not named, the residential component would not be built. Commissioner McDonough stated that allowing the Housing Trust Fund option, without having a specific time and place when the residential would be built, was not an effective tool to ensure the residential component was built.

Commissioner Diamond stated a hypothetical situation in which a developer would identify a project, but not want to put residential on their site. The developer could say they were unable to identify an available site, or maybe the developer would not be willing to work with another land owner to put housing on that particular site. He said the Trust Fund could be focused on that area that Ms. Coffey was suggesting and solve this problem. He said the City had several different options or funds for housing. If the City was one of the partners, it would make it more economically feasible to find property in Sugar House. The City would help a developer who was willing to provide the money for development, but who would not have the additional support to actually get it done. Commissioner Diamond said that would be a bond, but the City could also act as an agent and facilitator between property owners.

Mr. Wilde stated that several choices had been considered. One idea was to establish a percentage with a formula that would deliver an actual dollar amount tied to the size of the project. But he said that one formula had worked for one case but would not necessarily work for another case and they had been unable to establish a reliable formula. The intent with that line of thinking was that a property owner would choose an option and the number of housing units to be delivered, based on the project proposed, would be determined at that time with the current market conditions, and how much money would be

needed to entice a third party to build the housing. The City would put this money into the City's Housing Trust Fund. This option would provide another tool with which to accomplish the overall goal.

Commissioner Galli asked Mr. Wilde if there was a precedent for doing that and where did the Planning Commission's authority come from to do that. Mr. Wilde stated it would become a City ordinance. He said there had not been time for the Attorney's Office to develop the ordinance, but during the preliminary discussion no flags had been raised. Mr. Wilde felt the option was doable if an ordinance was in place, but said there could be issues not yet thought through.

Commissioner Galli said that if he were a developer wanting to build a commercial structure of 50 units, knew those fifty (50) units would cost five million dollars, and knew he wasn't responsible for the purchase of the land, there would be a loophole because that developer should be responsible for the land and the housing that was on the land. Mr. Wilde suggested a formula would be used with a third party to build the housing. The dollar value would need to be sufficient to purchase land to put the housing on.

Commissioner Galli suggested a formula be used with a per unit cost for specific types of use, land and square foot cost, so both numbers could be factored into the cost of purchasing the property as well as building the units. He said if someone owned the land free and clear, they could take the money to build those buildings. If they had to purchase the property, it would take the profit and the carrying cost away from the development on a residential site.

Commissioner Galli asked Mr. Wilde again if there was precedence for what was being discussed. Mr. Wilde said that an ordinance had not been done like this before, but if the Commission was supportive of the policy, the staff would work with the Attorney's Office to draft appropriate language.

Ms. Coffey stated that the Housing Mitigation Ordinance required replacement of housing or a donation based on a specific calculation to the Housing Trust Fund.

Commissioner Galli stated that he was not comfortable without legal direction regarding what could or couldn't be done in this regard. Commissioner Diamond stated that the Subcommittee did not want to create a loop hole. He stated he did not want to end up with a lot of commercial space and no housing when the Master Plan clearly indicated housing preference in that area.

Commissioner McDonough stated that she was comfortable proceeding with the timeline and the development of the Housing Trust Fund option, but asked that staff check back in two years and evaluate how effective the ordinance was. In the interim, the funding idea could be fully examined from a legal and logistical standpoint.

Mr. Wilde suggested that the Commissioners focus on the concept; give the Planning Division policy direction, and allow them to pursue the legal means to get it implemented. He said that if a roadblock was encountered, the Planning Staff would be back to discuss the issues with the Planning Commission.

- 5) Clarify that any development of principal structures over 20,000 square feet or 30 feet in height must be approved by the Planning Commission. It is clear in the standard relating to setback, but not the others.

Ms. Coffey clarified that the review was required for any development that included 20,000 square feet or thirty (30) feet in height.

- 6) Add another standard in the Conditional Building and Site Design Review Process that relates to conformance with adopted master plans and design guidelines for any specific area.

Ms. Coffey said that the standard stated that it had to meet the intent of that zoning district as well as the policies of the applicable Master Plan and adopted Design Guidelines.

- 7) Rezone the Lincoln Towers Apartment Complex at 2017-2041 South Lincoln Street from C-SHBD and RMF-35 to C-SHBD-2.

Ms. Coffey stated that currently the property was split zoned. The previous recommendation was that it be zoned RMF-45. The Subcommittee recommended that it be zoned the lower intensity business district zone.

Commissioner McDonough said it seemed a logical place for the C-SHBD-2 Zone, and if that property did redevelop, it would provide a more consistent fabric along 2100 South. She stated that it was a good policy to have more consistent control over the review of that parcel as opposed to redevelopment under RMF-45. The opportunity would exist to be purely residential or change. She said this was a commercial corridor and that a tall apartment building exists there now. The thought was that when it was redeveloped, it would become more consistent with the commercial corridor.

Ms. Coffey stated that the structure was an 8-9 story building. The RMF-45 allowed the structure to be 45 feet. The C-SHBD-2 zoning district would allow a height of 60 feet. It would be less non-complying under the C-SHBD-2 Zone, but it would still be non-complying.

- 8) Set a deadline of two years to revisit the regulation to determine whether they are working to implement the intent or whether they need to be fine tuned.

Ms. Coffey commented on the last point and said the timeframe would allow the Planning Commission to re-examine the regulation in two years to evaluate if the plan was meeting the intent of increasing residential uses and activity in the business district area. The provision to review the ordinance in two years would not be put in the zoning ordinance, but rather in the Adoption Ordinance.

Mr. Wilde stated that the City Recorder's Office had a good system in place. If a zoning change with conditions was put in place, a letter would be sent to the Planning Division at one year with a reminder that a review was needed.

Commissioner McDonough disclosed again to the Planning Commission that she lived in the Sugar House area but her input as a Planning Commissioner was to implement good planning policies consistent with the whole neighborhood and the City, and her comments and review were not biased.

Commissioner Muir asked if the changes made were significant enough to warrant a re-notification to the public and to invite a hearing. He felt it would benefit all to be able to show that the Planning Commission did have a broad based, public informed discussion. He did not want people to come to the City Council and argue that they did not have a fair hearing.

Chairperson Chambless stated they had a 2.5 hour hearing at the last meeting, a half hour addendum discussion, and he intended to open up the public hearing to hear from the community council, the Stakeholders and individuals who wanted to speak on matters pertaining specifically to the Subcommittee's recommendations. He stated he had six cards from those people wishing to speak. He said the goal was to have a consensus and a recommendation, positive or negative, to the City Council.

Ms. Coffey said she had talked with the City Attorney's Office and given them various documents. The City Attorney did not get back to Ms. Coffey on all items but her understanding of their conversation was that the City Attorney believed that the Planning Commission was ok from a legal standpoint in terms of notification.

Commission Galli said the height issue was the subject of the minutes and the public involvement before the subcommittee was formed. The public had scrutinized a different plan before the Subcommittee tweaked it. Commissioner Galli said he would like the public to respond and see if they felt a material change had been made from the plan that had been deliberated on. He felt the public needed an opportunity to weigh in and clearly understand the material changes made.

Commissioner Seelig asked how the item was noticed.

Ms. Coffey stated the mailing was not the same as it would be for a public hearing. With regard to tabling the issue, she stated that the public hearing portion was closed, the issued was tabled, and the Chair had the prerogative to re-open the public hearing. She said the City Attorney told her that the Planning Commission had the right to modify and adopt a recommendation. The Planning Commission had the right to modify the proposal and vote on it. The public could attend the meeting and talk on that issue. The public should not assume that if a recommendation was made by staff they did not need to attend the meeting or voice other opinions. The public should be aware that discussions and changes could occur in the meeting.

Commissioner Galli stated that the Planning Commission had a proposed ordinance that had gone through a great deal of deliberation. The Planning Commission took the proposed ordinance back, formed a subcommittee and changed the consensus approach. Now the Planning Commission would vote on the Subcommittee's changes without a public hearing. He stated that this was a material change from what the Planning Commission had before. Commissioner Galli proposed the discussion be tabled, a full

public notice be mailed and the hearing be set again for a full public hearing on the Subcommittee's recommendations.

Mr. Ikefuna stated that the City Attorney's advice was not conclusive. The Planning Commission may see fit to table this issue and reconsider it at the next meeting.

Commissioner Muir asked for clarification on the notification process. Ms. Coffey stated that the re-noticing would represent the Planning Commission's Subcommittee recommendations. It would be a full notice and the public would respond to the Subcommittee's changes.

Commissioner Diamond stated that the Subcommittee and staff felt the changes made were appropriate as they related to the Master Plan. He felt that the recommendations made were in the best interests of the community and the City.

Commissioner Diamond asked if the Design Guidelines and the Master Plan were on the website. Ms. Coffey stated that they were on the website.

Commissioner Galli recommended that notice be sent out and reference be made to the fact that the Design Guidelines and the Master Plan could be reviewed on the web site because they were such an integral part of the process.

Chairperson Chambless asked for further discussion and/or a motion with regard to the two petitions.

Motion for Petition No. 400-01-32 and Petition No. 400-02-08

Commissioner Galli moved that Petition No. 400-01-32 and Petition No. 400-02-08 be tabled by the Planning Commission for the purpose of re-noticing with greater specificity, obtaining full public participation at a public hearing on the proposed changes that had been developed by the Planning Commission Subcommittee and determining a specific date for the Planning Commission to reconvene. Commissioner McDonough seconded the motion. Commissioner Galli, Commissioner Seelig, Commissioner Muir, Commissioner McDonough, Commissioner Diamond and Commissioner Scott voted "Aye". Commissioner Noda and Commissioner De Lay were not present. The motion passed.

PUBLIC HEARING

Petition 410-759, by Shriner's Hospital for conditional use approval to replace an existing parking lot with an at-grade and below grade parking structure at approximately 306 North Virginia Street located in an Institutional (I) zoning district.

At 7:15 p.m. Chairperson Chambless introduced Petition Number 410-759 and Doug Dansie, Principal Planner. Mr. Dansie stated that in the Institutional I Zoning District, parking was allowed. Parking structures were a Conditional Use. The applicant proposed building one additional level of parking beneath the existing parking lot. In part, parking structures were made a Conditional Use because of the impact of above-ground parking

From: ced@slcgov.com

Sent: Thursday, October 20, 2005 3:49 PM

Subject: PC Amended Agenda for 10-26-2005

*This newsletter was sent with automated software and is not monitored for replies.
ced@slcgov.com is the group responsible for this newsletter.*

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 26, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. APPROVAL OF MINUTES from Wednesday, October 12, 2005.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters

- a) South Valley Sewer Improvement District and Salt Lake City Public Utilities Department - South Valley Sewer District are requesting that two standard utility crossing permits be granted by Public Utilities at two locations along the City owned Jordan and Salt Lake City Canal. One utility crossing permit is for a renewal of a prior crossing permit, located at approximately **50 East, 10000 South Street**. The second utility crossing permit is a new request, located at approximately **10100 South State Street**. Both utility crossing permits are for buried sewer lines and both locations are within Sandy City. Public Utilities Department staff intends to approve the requested permits. (Staff: *Karryn Greenleaf at 801-483-6769 or karryn.greenleaf@slcgov.com or Doug Wheelwright at 801-535-7757 or doug.wheelwright@slcgov.com*).
- b) Pacificorp and Salt Lake City Property Management Division - Pacificorp, doing business as Utah Power and Light Company, is requesting the relocation of a buried power line easement, which is necessary due to the reconstruction of the Concession Building, located on City property within Liberty Park. The Concession Building is located near the center of the park at approximately **600 East and 1100 South**, within the Open Space (OS) zoning district. The new Concession Building is being constructed over a portion of the existing power line easement, and the easement is proposed to be relocated slightly to the south to avoid the new structure. The new easement will be granted in exchange for canceling the conflicting portion of the existing easement, without additional compensation due by either party. Property Management Division staff intends to approve the requested easement relocation request. (Staff: *Matt Williams at 801-535-6447 or matt.williams@slcgov.com or Doug Wheelwright at 801-535-6178 or doug.wheelwright@slcgov.com*).

5. PUBLIC HEARINGS

- a) **Petition 400-03-08**, by the Salt Lake City Planning Commission, requesting approval to amend Chapter 21A.46 of the Salt Lake City Zoning Ordinance that will add standards to regulate the use and placement of street banners throughout the City. The purpose of this proposal is to designate the use of certain utility poles for the display of street banners to benefit local neighborhoods and the City as a whole by allowing street banners for the limited purpose of encouraging and promoting community identity, community organizations, community activities and events. (Staff: *Lex Traugher at 801-535-6184 or lex.traugher@slcgov.com*).
- b) **Petitions No. 400-01-32 and Petition No. 400-02-08**, by the Salt Lake City Planning Commission to amend Chapter 21A.26.060 relating to the text of the C-SHBD (Sugar House Business District) zoning district and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business

District). The areas affected by these amendments are located between approximately **2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.** (Staff: Lex Traugher at 801-535-6184 or lex.traugher@slcgov.com).

- c) **Petition No. 450-05-01** - Salt Lake City Corporation is making a formal application to the Utah State Department of Community and Economic Development for the establishment of a recycling and market program, to be known in the City as the Designated Recycling Market Program (DRMP). The DRMP is an economic development tool only and does **CANCELLED** changes to the City's existing land use policies, zoning ordinance, or zoning map. application, the City must demonstrate approval of and commitment by the Planning Commission, City Council and the Mayor for the overall program. Only businesses west of I-215 could be considered for inclusion in the program. (Staff: Vicki Bennett at 801-535-654, Management Services, or Vicki.bennett@slcgov.com).
- d) **Petition No. 400-04-20** - by the Salt Lake City Planning Commission, requesting approval to amend the text of the Salt Lake City Zoning Ordinance as it relates to regulations of fences, walls and hedges. Specifically, the request is to amend Sections 21A.40.120 Regulation of Fences, Walls and Hedges and Section 21A.62 Definitions. (Staff: Jackie Gasparik at 801-535-6354 or jackie.gasparik@slc.gov.com).
- e) 1. **Petition 410-773**, a request by Chabad Lubavitch of Utah, for conditional use approval for a place of worship in an existing commercial building at approximately **1760 South 1100 East**. (Staff: Joel Paterson at 801-535-6141 or joel.paterson@slc.gov.com).
2. **Petition 400-05-36**, a request by Chabad Lubavitch of Utah to amend the Salt Lake City Zoning Map for a property located at approximately **1435 South 1100 East** from Single Family Residential R-1-5000 to Residential Business RB. (Staff: Joel Paterson at 801-535-6141 or joel.paterson@slc.gov.com).
3. **Petition 490-05-53**, a request by Chabad Lubavitch to subdivide property at approximately **1435 South 1100 East** by re-establishing a prior lot line for the purpose of reducing an existing non-complying element of a lot that has two principal buildings on a single parcel. (Staff: Joel Paterson at 801-535-6141 or joel.paterson@slc.gov.com).

6. UNFINISHED BUSINESS

You received this e-mail because you requested a newsletter from Salt Lake City Corporation. If you would like to unsubscribe from this Newsletter [click here](http://apps1.slcgov.com/General/ListServer/userdata/subform.asp) or <http://apps1.slcgov.com/General/ListServer/userdata/subform.asp>

experienced by the City. Further, the executive order issued by the Mayor concerning banners was generic and very restrictive. He said the proposal should be flexible in terms of peoples' ability to hang street banners. It would remove the conflict.

Commissioner Diamond asked what the downside would be if banners did not have a boundary stated. Ms. Coffey said one downside would be conflict resulting in more than one group wanting to advertise in the same area. He also asked staff to notify various groups about the banner program so they could take advantage of it. He did think many groups knew of the program.

Commissioner Scott stated she was inclined to agree with this proposal. Commissioner Seelig said that she was on the subcommittee and she did not recommend the two mile radius.

Chairperson Noda closed the Public Hearing and asked for discussion and/or a motion

Motion for Petition No. 400-03-08:

Commissioner McDonough motioned that the Planning Commission approve Petition No. 400-03-08 as it related to the City Street Banner Program based on comments, analysis, findings of fact, and discussion with the staff and Commission Members and forward a favorable recommendation to the City Council to adopt the attached Street Banner language with the exception of item "E2ai and E2b" and change the word "geographic" area to "management" area. Commissioner Chambless seconded the motion. Commissioner Chambless. Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Seelig, and Commissioner Scott voted "Aye". Commissioner De Lay and Commissioner Galli were not present. There were none opposed. The motion passed.

Petition No. 400-01-32, and Petition No. 400-02-08 by the Salt Lake City Planning Commission to amend Chapter 21A.26.060 relating to the text of the C-SHBD (Sugar House Business District) zoning district and the corresponding Sugar House Community Zoning Map, as well as the text of the Sugar House Community Master Plan (2001) and corresponding Sugar House Future Land Use Map. In addition, several rezones are proposed for specific properties located adjacent to the area currently zoned C-SHBD (Sugar House Business District). The areas affected by these amendments are located between approximately 2100 South from 900 to 1300 East, and along 1100 East/Highland Drive from Hollywood Avenue to I-80, including the Granite Furniture block, the Sugar House Commons, and the Sugar House Center.

At 6:51 p.m., Chairperson Noda introduced Petition No. 400-01-32, Petition No. 400-02-08 and Lex Traugher, Principal Planner. On September 14th, 2005, a hearing was held by the Planning Commission. The Planning Staff presented a PowerPoint presentation in an attempt to summarize and focus on the "big picture" and the rationale behind the proposed amendments. Public comment was taken and subsequently the public hearing portion of the meeting was closed. After questions had been posed to the Planning Staff and much discussion and deliberation were completed, a decision was made to refer the matter to a

subcommittee, comprised of Commissioners Peggy McDonough, Laurie Noda, John Diamond, and Prescott Muir, for further discussion and revision of the proposed amendment materials prepared and presented by the Planning Staff.

On September 19th and 26th, 2005, meetings were held with available members of the Planning Commission Subcommittee and the Planning Staff. The resulting changes to the zoning ordinance from these meetings are reflected in the attached ordinance in blue (Exhibit 1).

On September 28th, 2005, the Planning Commission held a public meeting to deliberate and discuss the proposed changes that the Subcommittee members had formulated. Planning Staff presented the issues discussed and recommended changes to the amendments made by the members of the Planning Commission Subcommittee. It was decided that due to the substantive nature of the changes, the public hearing would be reopened and the case formally noticed in order to take public comment at a future date.

Following the hearing on September 28th, 2005, the Planning Staff worked with members of the Planning Commission Subcommittee to capture the proposed changes and make subsequent revisions to the proposed draft documents. Twelve items were proposed to be changed with the rationale for the decisions. They are listed in the Staff Report. On October 10th, 2005, a meeting was held with members of the Subcommittee to finalize the proposed changes in anticipation of the Planning Commission hearing on October 26th, 2005.

Having revised the draft ordinance as suggested by the Planning Commission Subcommittee, the Planning Staff noted that the proposed subsection titled, "Planned Development Option/Transfer of Required Residential Component" was redundant and covered in other sections of the proposed ordinance. The Planning Staff therefore recommended that section be deleted in its entirety.

Mr. Traugher said that during the course of the Planning Commission hearing on September 14, 2005, Planning Staff noted that the Business District Design Guideline Handbook that was an adopted appendix in the Sugar House Community Master Plan (2001), should remain unchanged. The Planning Commissioners agreed with this course of action at that time.

Based on the comments, analysis, and findings of fact noted in the original staff report distributed on June 8, 2005, with the changes outlined in this memorandum, including all attachments, the Planning Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Salt Lake City Zoning Ordinance, the Sugar House Community Zoning Map, the Sugar House Community Master Plan (2001), and the Sugar House Future Land Use Map.

Chairperson Noda asked that it be noted for the record that she was originally on the Subcommittee for this project, but because of prior commitments she was unable to participate. She stated that she understood the need to move this forward and thanked the Subcommittee for its work. She asked if there were questions for Mr. Traugher.

Commissioner Diamond asked for clarification of elimination of the language relating to the process of the Planned Development. Mr. Traughber referred to the Staff Report. He stated that it essentially said that the criteria outlined in Section "G" had been addressed within the ordinance that was worked on. That whole section had become redundant, was not useful and had been proposed for deletion. Mr. Traughber said the struck portion of the text was not covered in just one specific area of the ordinance, but was covered by various changes that had been incorporated throughout the ordinance. Ms. Coffey stated that any developer could still go through the planned development process.

Ms. Coffey stated that letters from the Sugar House Stakeholder Committee, Smith-Crown Company, and the Sugar House Community Council Land Use Sub Committee had been received that afternoon and e-mailed to and copied for the Planning Commissioners at the meeting. Chairperson Noda noted the letters had been received very late in the day and she expressed concern that those people submitting them had waited so long to get them to the Planning Commissioners. She said that issue had been raised before and needed to be addressed again. With this short of timeframe the letters were not going to be read. Ms. Coffey stated that all the people that authored the letters were at the meeting and would speak to the Planning Commission.

Chairperson Noda opened the Public Hearing. She asked if any Community Council chairs were present.

Mark Holland, Chair of Sugar House Community Council stated this had been a long and difficult process. The proposed changes give a framework for future development in the business district. He hopes that all of the players can go forward in good faith and work together in the future. He was in support of the proposal.

David Johnson stated that he was a property owner in the area and this was the first time he had heard of the underground parking requirement. He said he had not been noticed and felt he had not been treated fairly. Chairperson Noda and Ms. Coffey stated dates and times of previous notices and public hearings and Commissioner Muir and Mr. Traughber clarified the maximum height versus the underground parking structure requirement.

Ms. Coffey stated they had spoken with Mr. Johnson several times and although they heard his request, staff did not agree with it and therefore did not recommend changing his property from RMF-35 to C-SHBD-1. Mr. Johnson's property helps to provide an anchor to the low density residential neighborhood pocket study relating to Petition 400-02-08.

Jim Johnson stated he was a property owner in the Rockwood Building, the arts studios and the home that was the "anchor" to the neighborhood. He was generally pleased with the zoning.

Nancy Stark, spokesperson for the Sugar House Stakeholders Committee, reviewed information regarding a meeting held October 21, 2005 by Craig Mecham. She was hoping the meeting would help alleviate fears people had regarding the zoning changes. The stakeholders are requesting more flexibility in the zoning to help the property owners work to implement the vision in the plan. She stated she disagrees with the zoning proposal north of 2100 South to C-SHBD-2. She stated the proposal includes buffers,

setbacks and step backs to protect residential property to the north. She urged the Commissioners to make the judgments on adequacy of development when specific plans go through the process.

Jerrold Green stated that he would like to recommend that the Planning Commission not remove the CSHBD-1 Zone regarding the 1100 East area north of 2100 South.

Judi Short, a member of the Sugar House Community Council Land Use Subcommittee, stated she was generally in favor of the Planning Commission Subcommittee report and not in favor of postponing the amendment any longer. She stated that she personally thinks the proposed heights are too high.

Brad Busath stated he works for Architectural Nexus, representing Mecham Investments, and lives in the Sugar House neighborhood. Mr. Busath was in opposition of the amendment and presented conceptual drawings of what is possibly on the "Mecham/Granite" block if the amendments are approved. He stated the difficulties in building mixed use buildings.

Lynne Olson stated that she was in support of the amendment but still had some concerns regarding certain areas of the Business District. She also is concerned with preserving buildings and trail ways in the Business District.

Claudia O'Grady, a property owner, Executive Director of Multi-Ethnic Development and Chair of the Utah Housing Coalition that advocates for affordable housing, stated she was in general approval of the proposals but felt that the removal of the Housing Trust Fund option would limit the incentive for affordable housing.

Dennis Glass stated that he felt the fear of decisions being made was a major component of the proposal. He stated there should be more trust, and more flexible development environment created.

James Warlarmont stated that he was representing the Salt Lake Pizza and Pasta Restaurant and the owners felt that City procedures and processes had become more restrictive. They wanted more flexibility and were opposed to the amendment.

Russ Callister, who is employed by Mr. Mecham, stated that he wanted more flexibility on the fifteen (15) foot setback above thirty (30) feet. He said there was a penalty in density if the residential units are not built in a mixed use building, but it is difficult to build residential when the market is uncertain. He wondered if there was a way to have a Conditional Use "out" if the market does not support the residential. He stated he would like the petition to move forward.

Craig Mecham, a business owner in Sugar House, stated that he asked an architect to draw up preliminary plans that would meet the City proposal. He stated if there was more flexibility in the ordinance there could be a win-win situation and all would benefit. He stated he wants Sugar House to be successful.

Barbara Green, a trustee of the Community Council, board member of the Merchants Association, and a landowner, stated she was in opposition of the amendment to downzone her property on the east side of 1100 East north of 2100 South. She stated her property has the potential to redevelop as mixed use, but it can not if it is limited in height. Ground water makes it impossible to do underground parking.

Chairperson Noda asked if anyone else wished to speak. No response was heard.

Chairperson Noda closed the public hearing and asked for discussion and/or a motion.

Ms. McDonough addressed Mr. Callister's comments relating to density of residential in mixed use buildings stating that flexibility is built into the process with design guidelines and Planning Commission review.

Ms. Scott stated that mixed use is not a punishment, but one of the few ways to get a 24-7 population in Sugar House.

Ms. McDonough addressed the proposed C-SHBD-2 north of 2100 South on 1100 East. She stated this area is a transition area between the intensive business district uses and residential uses to the north. It is a pedestrian gateway and both sides of the street should have the same zoning classification.

Ms. Noda commended Staff and the Subcommittee on their work and thanked the public for commenting on the project. She stated she believes 105 feet is too high for the Business District. She believes Sugar House should be a lower scale area. She also noted that a fault line runs in the vicinity of 1300 East and she is concerned about development increase in the area.

Motion for Petition No. 400-01-32 and Petition No. 400-02-08:

Commissioner McDonough moved that the Planning Commission transmit a favorable recommendation to the City Council for Petitions 400-01-32 and 400-02-08, based on the comments, analysis, findings of fact noted in the original staff report distributed on June 8, 2005, with the changes outlined in this memorandum, including all attachments and discussion at the hearing tonight to amend the Salt Lake City's zoning ordinance with Sugar House Community Zoning Map, with Sugar House Master Plan of 2001, Sugar House District Design Guideline Handbook, and the Sugar House Future Land Map. Commissioner Scott seconded the motion. Commissioner Chambless. Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Seelig, and Commissioner Scott voted "Aye". Commissioner De Lay and Commissioner Galli were not present. There were none opposed. The motion passed.

Petition No. 450-05-01 - Salt Lake City Corporation is making a formal application to the Utah State Department of Community and Economic Development for the establishment of a recycling and market program, to be known in the City as the Designated Recycling Market Program (DRMP). The DRMP is a **CANCELLED ent tool only and does not have any proposed changes to the City's existing land use policies, zoning ordinance, or**