

**A.1 and F.1 Sugar House Business District Resolution**

As of the Council packet deadline, staff had not received clarification regarding one paragraph.

Here are the two options that have been proposed.

- A. WHEREAS, the City allocated approximately \$52,000 and hired a consultant to conduct a business district historic building survey, and has subsequently completed an historic reconnaissance-level survey that identified 45 buildings for an historic intensive-level survey of buildings within the Sugar House Business District and to develop design guidelines based on these surveys to proactively address the concerns raised about the recent loss or alternation of contributing or potential contributing structures; and**
- B. WHEREAS, the City allocated approximately \$52,000 and hired a consultant to conduct a business district historic building survey, and has subsequently completed an historic reconnaissance-level survey that identified 45 buildings for an historic intensive-level survey of buildings within the Sugar House Business District as well as develop design guidelines and tools, based on these surveys, to guide present and future development and preservation of contributing or potentially contributing structures;**

## 1.11.08 Proposed Revisions

### A RESOLUTION REGARDING the SUGAR HOUSE BUSINESS DISTRICT

WHEREAS, Sugar House has a long history of prosperous business and industry activity; and developed as one of Utah's first "street car" neighborhoods with its own independent community identity and character; and

WHEREAS, Sugar House community has grown and flourished through development of its residential and commercial areas while maintaining its distinct, charming character and remains, today, a desirable destination for people to visit, shop, work, play and live; and

WHEREAS, the Sugar House Business District is one of the most unique and thriving business districts in the region; and

WHEREAS, the Sugar House Community Master Plan calls for preserving the look and feel of the Sugar House Business District as a unique place, part of the image and character of which relies on the older buildings that have made up the core area since early in the 20<sup>th</sup> Century<sup>1</sup>; and

WHEREAS, the Sugar House Community Master Plan identifies goals, policies and guidelines for the Sugar House Business District that include:

1. Preserving historic structures and facades as part of the historic fabric<sup>2</sup>.
2. Honoring the historic scale and mass of buildings along 2100 South and 1100 East<sup>3</sup>.
3. Providing space for small tenants in the retail and office buildings that are developed<sup>4</sup>.
4. Increasing a residential presence through a mixed land use pattern<sup>5</sup>.
5. Directing development to be transit and pedestrian oriented, based on historic development patterns<sup>6</sup>; and

WHEREAS, ~~to maintaining~~ the unique character of the Sugar House Business District, ~~requires preserving~~ the district's historic commercial buildings and natural and cultural resources<sup>7</sup> such as the Hidden Hollow Preserve<sup>8</sup> and the Sugar House Monument Plaza ~~and ensuring that should be preserved, as possible, and any new development should~~ respects the district's historic development and architectural patterns<sup>9</sup>; and

~~WHEREAS, in 2002, the City funded an historic intensive level building survey for 10 properties resulting in 4 properties being listed on the National Register of Historic Places such as the Redman Building, and three additional properties determined eligible for listing, including the Granite LDS Tabernacle, the Sugar House LDS Ward building, and the Granite Lumber Company/ZCMI building on the Grant Block; and~~

~~WHEREAS the Utah Heritage Foundation, recently provided a list of potential historic buildings (approximately 70+) in and near the Sugar House Business District noting that the different eras of buildings give texture to the Business District and have provided economic value and diversity to the area for decades; and~~

WHEREAS, The Local First Utah organization has identified the Sugar House Business District as one of the region's most significant examples of a thriving local business district citing numerous studies and resources demonstrating the important economic benefits to supporting local businesses, that are a significant part of a balanced economic development portfolio for our City; and

<sup>1</sup> Commercial Land Use: Sugar House Business District, par. 4, p. 4.

<sup>2</sup> Appendix: Business District Design Guideline Handbook, Building Architecture and Siting, p. 23.

<sup>3</sup> Commercial Land Use: Business District Goals and Objectives, p.4.

<sup>4</sup> Commercial Land Use: Business District Goals and Objectives, p.4.

<sup>5</sup> Commercial Land Use: Business District Goals and Objectives, p.4.

<sup>6</sup> Commercial Land Use: Business District Goals and Objectives, p.4.

<sup>7</sup> A bit of this idea is included in Historic Preservation Tools: Conservation Districts Policy, p.19 ("protect overall historic character as a community town center"). AND Introduction: Scope and general goals, p.1.

<sup>8</sup> Open Space and Natural Areas: Hidden Hollow Natural Areas, p. 10.

<sup>9</sup> Historic Preservation: Introduction, par. 1, p. 17.

### 1.11.08 Proposed Revisions

WHEREAS, the City allocated approximately \$52,000 and hired a consultant to conduct a business district historic building survey, and has subsequently completed an historic reconnaissance-level survey that identified 45 buildings for an historic intensive-level survey of buildings within the Sugar House Business District and to develop design guidelines based on these surveys to proactively address the concerns raised about the recent loss or alteration of contributing or potential contributing structures; and

**OR**

WHEREAS, the City allocated approximately \$52,000 and hired a consultant to conduct a business district historic building survey, ~~that includes and has subsequently completed~~ an historic reconnaissance-level survey that has identified 45 buildings for an historic intensive-level survey of buildings within the Sugar House Business District as well as, and to develop design guidelines and tools, based on these surveys, to guide present and future development and preservation of contributing or potentially contributing structures; and

WHEREAS, following the completion of the surveys and creation of design guidelines, the City anticipates recommendations will be provided that identify adequate preservation and conservation tools, options or incentives to protect the historic buildings identified within the Sugar House Business District;

~~WHEREAS, the City Council desires to protect and preserve the unique historic character and historic designated or potentially designated structures of the Sugar House Business District<sup>10</sup>; and~~ NOW, THEREFORE, BE IT RESOLVED that the Salt Lake City Council reaffirms the goals, policies and recommendations in the Sugar House Community Master Plan adopted on December 13, 2005, regarding historic preservation and the Sugar House Business District; and

BE IT FURTHER RESOLVED, that the Salt Lake City Council encourages land owners, developers and the City Administration, as it reviews development proposals, to continue to encourage place a strong emphasis on maintaining and creating opportunities for local small businesses to thrive<sup>11</sup>; and

BE IT FURTHER RESOLVED that the Salt Lake City Council – recognizing that retaining the distinct identity of the Sugar House area and preserving an environment for small, independent businesses to incubate and thrive are ~~is an~~ important City policy objectives that depends on preservation of the community's ~~natural resources as well as~~ historic properties<sup>12</sup>, both commercial and residential – encourages the City Administration to ensure that new design respects the community's historic development and architectural patterns<sup>13</sup>; and

BE IT FURTHER RESOLVED that the Salt Lake City Council encourages preservation of historic buildings, particularly in the area immediately surrounding the Sugar House Monument Plaza, on 1100 East and 2100 South, such as the Granite Block, Sterling Furniture buildings and 2100 South storefronts that are critical to the future potential of creating an historic conservation district<sup>14</sup>; and the implementation of appropriate tools for preservation, and

<sup>10</sup> Commercial Land Use: Business District Issues, Small Area Plan, Policy, p. 5 (“Preserve and restore viable historic buildings”). AND Historic Preservation Tools, National Register of Historic Places, Policies, p. 18 (“Promote the designation of significant sites and districts to the National Register of Historic Places that meet the National Register standards”).

<sup>11</sup> Commercial Land Use: Business District Issues, mall Businesses, Policies, p. 6.

<sup>12</sup> Introduction: Scope and general goals, p. 1 (“Policies that support the preservation of neighborhood character as well as historic and natural resources”).

<sup>13</sup> Historic Preservation: Introduction, par. 1, p. 17.

<sup>14</sup> The Master Plan talks of preserving the scale of the area generally referenced as the Town Center (monument plaza and 2100 South storefronts). Commercial Land Use: Business District Issues, Small Area Plan, Policy, p. 5 (“Preserve and restore viable historic buildings”). AND Urban Design Element: Town Center Scale Mixed Use, p. 16 (“...Maintenance of the existing setbacks in this area is essential to the character of a Town Center”).

### 1.11.08 Proposed Revisions

~~BE IT FURTHER RESOLVED that the Salt Lake City Council encourages the use of preservation design concepts and options that address to a greater degree compatibility between existing development patterns and new growth; and~~

BE IT FURTHER RESOLVED that the Salt Lake City Council affirms, with new development currently occurring in the Sugar House Business District, its commitment to act collaboratively with the City Administration in proactively working with property owners, developers and the community to find the appropriate means to meet development goals in harmony with the goals of the Sugar House Community Master Plan and long-term sustainability of the Sugar House Business District; and:

BE IT FURTHER RESOLVED that this Resolution is in no way to be construed to change, modify or amend any currently applicable policy or zoning regulation as identified in either the Sugar House Master Plan or the Commercial Sugar House Business District Zoning (CSHBD 1 & 2) but, does not preclude future amendments, modifications or changes to these documents that would go through normal planning processes.

**1.11.08 Proposed Revisions**

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Jill Remington Love, District Five  
Salt Lake City Council Chair

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Carlton Christensen, District One  
Salt Lake City Council Vice Chair

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Van Blair Turner, District Two  
Salt Lake City Council Member

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K. Eric Jergensen, District Three  
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Luke Garrott, District Four  
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JT Martin, District Six  
Salt Lake City Council Member

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Søren Simonsen, District Seven  
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**A RESOLUTION REGARDING the SUGAR HOUSE BUSINESS DISTRICT**

WHEREAS, Sugar House has a long history of prosperous business and industry activity; and developed as one of Utah's first "street car" neighborhoods with its own independent community identity and character; and

WHEREAS, Sugar House community has grown and flourished through development of its residential and commercial areas while maintaining its distinct, charming character and remains, today, a desirable destination for people to visit, shop, work, play and live; and

WHEREAS, the Sugar House Business District is one of the most unique and thriving business districts in the region; and

WHEREAS, the Sugar House Community Master Plan calls for preserving the look and feel of the Sugar House Business District as a unique place, part of the image and character of which relies on the older buildings that have made up the core area since early in the 20<sup>th</sup> Century<sup>1</sup>; and

WHEREAS, the Sugar House Community Master Plan identifies goals, policies and guidelines for the Sugar House Business District that include:

1. Preserving historic structures and facades as part of the historic fabric<sup>2</sup>.
2. Honoring the historic scale and mass of buildings along 2100 South and 1100 East<sup>3</sup>.
3. Providing space for small tenants in the retail and office buildings that are developed<sup>4</sup>.
4. Increasing a residential presence through a mixed land use pattern<sup>5</sup>.
5. Directing development to be transit and pedestrian oriented, based on historic development patterns<sup>6</sup>;  
and

WHEREAS, to maintain the unique character of the Sugar House Business District, the district's historic commercial buildings and natural and cultural resources<sup>7</sup> such as the Hidden Hollow Preserve<sup>8</sup> and the Sugar House Monument Plaza should be preserved, as possible, and any new development should respect the district's historic development and architectural patterns<sup>9</sup>; and

WHEREAS, The Local First Utah organization has identified the Sugar House Business District as one of the region's most significant examples of a thriving local business district citing numerous studies and resources demonstrating the important economic benefits to supporting local businesses, that are a significant part of a balanced economic development portfolio for our City; and

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<sup>1</sup> Commercial Land Use: Sugar House Business District, par. 4, p. 4.

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#### OR

WHEREAS, the City allocated approximately \$52,000 and hired a consultant to conduct a business district historic building survey, and has subsequently completed an historic reconnaissance-level survey that has identified 45 buildings for an historic intensive-level survey of buildings within the Sugar House Business District as well as develop design guidelines and tools, based on these surveys, to guide present and future development and preservation of contributing or potentially contributing structures and

WHEREAS, following the completion of the surveys and creation of design guidelines, the City anticipates recommendations will be provided that identify adequate preservation and conservation tools, options or incentives to protect the historic buildings identified within the Sugar House Business District;

NOW, THEREFORE, BE IT RESOLVED that the Salt Lake City Council reaffirms the goals, policies and recommendations in the Sugar House Community Master Plan adopted on December 13, 2005, regarding historic preservation and the Sugar House Business District; and

BE IT FURTHER RESOLVED, that the Salt Lake City Council encourages land owners, developers and the City Administration, as it reviews development proposals, to continue to encourage opportunities for local small businesses to thrive<sup>10</sup>; and

BE IT FURTHER RESOLVED that the Salt Lake City Council – recognizing that retaining the distinct identity of the Sugar House area and preserving an environment for small, independent businesses to incubate and thrive are important City policy objectives that depends on preservation of the community's historic properties<sup>11</sup>, both commercial and residential – encourages the City Administration to ensure that new design respects the community's historic development and architectural patterns<sup>12</sup>; and

BE IT FURTHER RESOLVED that the Salt Lake City Council encourages preservation of historic buildings, particularly in the area immediately surrounding the Sugar House Monument Plaza on 1100 East and 2100 South, that are critical to the future potential of creating an historic conservation district<sup>13</sup>; and the implementation of appropriate tools for preservation, and

BE IT FURTHER RESOLVED that the Salt Lake City Council affirms, with new development currently occurring in the Sugar House Business District, its commitment to act collaboratively with the City Administration in proactively working with property owners, developers and the community to find the appropriate means to meet development goals in harmony with the goals of the Sugar House Community Master Plan and long-term sustainability of the Sugar House Business District; and

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<sup>10</sup> Commercial Land Use: Business District Issues, Small Businesses, Policies, p. 6.

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