



July 31, 2020

TO: Salt Lake City Planning Commission
FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council
RE: PLNPCM2020-00393 1583 Stratford Master Plan and Zoning Map Amendment

This request is to change the zoning from an RMF-35 residential building to a CN Neighborhood Commercial building. Our first reaction, from members on the Sugar House Community Council (SHCC) and from comments received from the community is that we would lose six units of affordable housing, and therefore this request should be denied.

At the Zoom Land Use and Zoning (LUZ) meeting July 21, it was difficult to hear Erin Hoffman explain the project. Her voice was very soft or the volume was turned way down. Apparently, she has an office building somewhere close by (Total Joint Orthopedics), and needed more space. So, she bought an apartment building in May and proceeded to remodel a first floor unit into an office. The remodeling was done without a permit, and photos provided by a neighbor are attached. She decided to rezone the property, maybe it was when zoning enforcement came and told her she couldn't have an office in an RMF-35 building? But she is still advertising apartments for lease.

The comments from the neighbors indicate there is already too much traffic at this intersection, and this business generates extra traffic, as evidenced by its current location. Ms. Hoffman says her employees will bike or walk to work, so all the parking will be available for customers. Yet that doesn't seem to be the case for the current location across the street. Neighbors talk about current employees parking in the neighborhood. Maybe all her employees will change to ones that live in the neighborhood when the business relocates across the street?

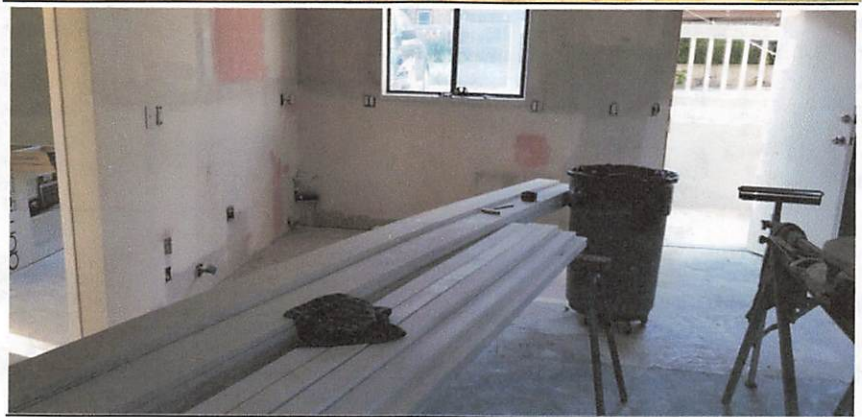
The Sugar House Master Plan (SHMP) calls for strengthening the neighborhood commercial nodes, and the intersection of Glenmare and Stratford is one of those. At the same time, it says the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses, such as traffic and parking. This residential building has been there for 70 years, it is part of the fabric of this community. The neighborhood commercial uses have intensified in those years, to the point that nearly every comment we received talks about traffic increases, speeding, and worry about children in the neighborhood, and parking for the businesses spilling over into the residential neighborhood. We have a huge shortage of housing in Salt Lake City, and in particular, affordable housing. New buildings cost a lot to build, and all new apartment units are market rate, not affordable. The apartment building with six units and 12 parking spaces, will impact this corner much less than any business will.

I have to say we are irritated to know that Ms. Hoffman undertook remodeling of this building, without a permit, for a use that was not allowed. There is no indication that she was even planning to correct this oversight, until somehow the zoning officials learned what was happening. She should not be rewarded for this behavior.

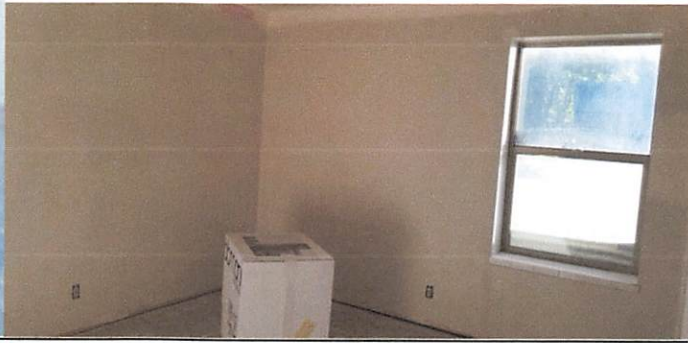
Currently, there are quite a number of offices for lease in Sugar House, and with the coming downturn of the economy, there will probably be more vacancies. We see no reason to take this building out of the housing pool. Our recommendation is that this building remain a residential six-plex, and the rezone be denied.

Attachments:

- Construction Photos
- Flyer and Map
- Comments and email from neighbors







1583 Stratford Rezone/Master Plan Amendment



We have a request for a Master Plan and Zoning Map Amendment for this parcel. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The proposed amendments to the Master Plan Future Land Use Map and Zoning Map is intended to accommodate a rehabilitation of the existing building to facilitate an office use on the site

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee July 20 at 6 p.m.. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

PLEASE NOTE: THIS WILL PROBABLY RESULT IN A REDUCTION OF AFFORDABLE HOUSING UNITS IN SUGAR HOUSE

If we don't get any comments, we may not put this on the agenda, we have a number of Land Use items for that hour, and we may not be able to do them all. The meeting will probably last more than an hour.



www.sugarhousecouncil.org

1583 Stratford Rezone/Master Plan Amendment



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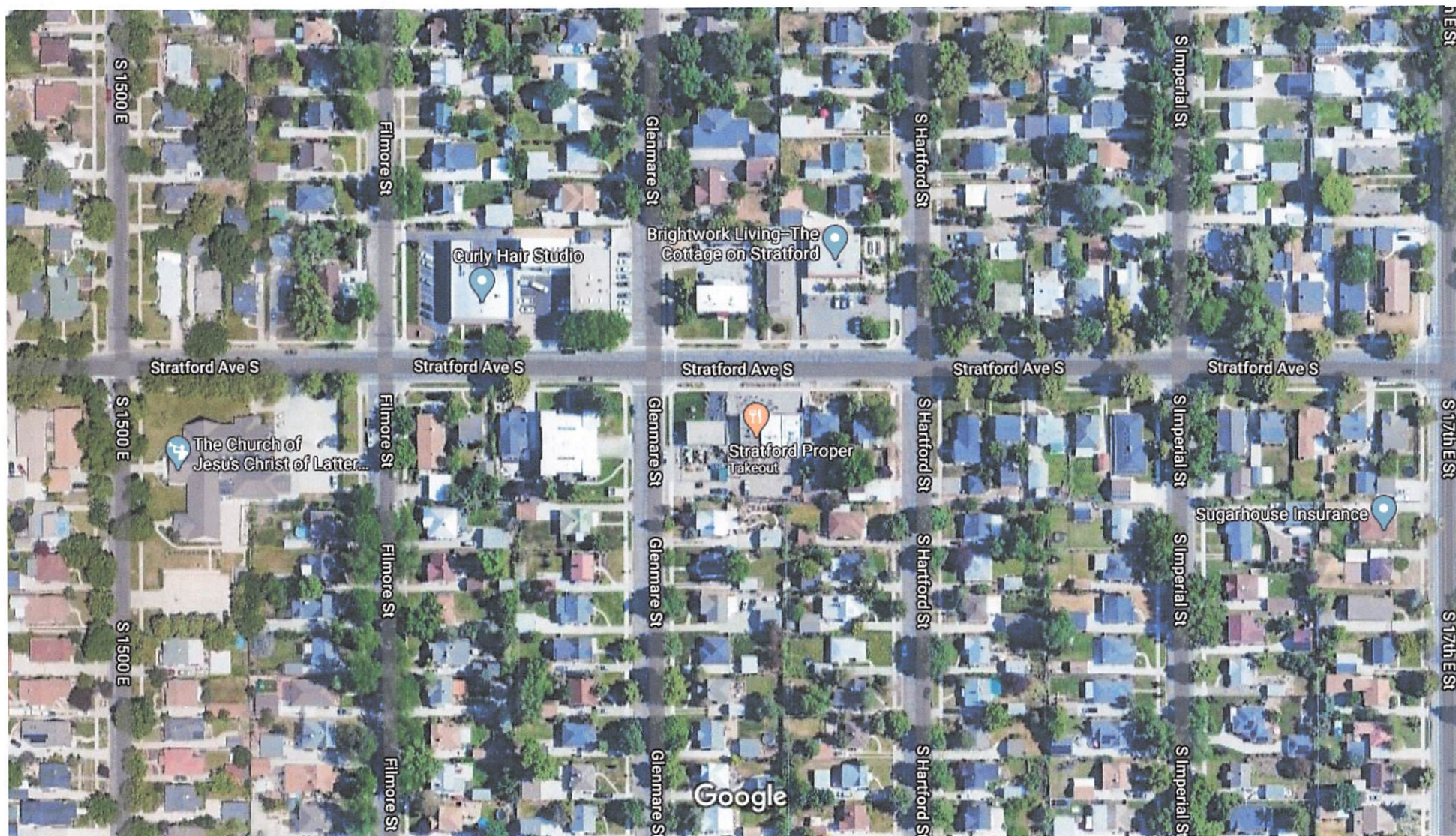
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July 20, 2020

Tim A. Krueger

2541 South Glenmare St.

Salt Lake City, Utah 84106

IN RE: SHCC Land Use and Zoning Meeting

Rezoning application for 1583 Stratford Avenue

APN: 16-21-332-001

Dear Judi:

Thank you for your time and consideration on the Zoom meeting this evening. As was apparent, emotions are running high in opposition to the rezoning of this subject property. Every neighbor that I have encountered has voiced opposition to this rezoning.

I have a few specific objections which I elaborated upon during the meeting. The applicant spoke about her care and consideration for the neighborhood but her actions are in direct conflict with her statements. Erin and her business cared very little about how they impacted their immediate neighbor to the North, Carrie Miller, whose house was negatively impacted when they expanded their original building two years or so ago. That building is directly across the street from this property and is also zoned CN. Now, in this meeting, she disclosed that she purchased the subject property with the intent of converting the lower floor to an office so she could place some of her employees in it. In fact, without any permits or inspections, she has caused the lower floor of this three story multifamily building to be converted to office space. This construction and conversion to commercial space has been reported to Les Koch, Salt Lake City Building Services Code Enforcement and he has agreed to open an investigation and insure compliance with the building code.

The applicant did not provide, in a timely fashion, any notice of her application for rezoning to the neighbors. Rather, she caused a small color flier, 8 1/2 inches by 5 1/2 inches to be dropped onto various neighbors porches 7 days before tonight's meeting. By my count, there are 51 properties within 300 feet of the subject property. Of that number 24 are rental properties that are non-owner occupied in which the owners were not even notified. That is nearly half of the properties involved.

As was discussed in this meeting, the conversion of two rental units, on the lower level, into one commercial unit deprives the Sugar house community of yet another two affordable housing units. Further, I would ask the commission to recognize that, contrary to the applicants statements, once this property is zoned CN, she can convert or remove and replace the entire building with a commercial building that contains no residential units. That is a potential loss of a total of 6 residential units. The applicant is offering for rent, the four units on the second and third floors at a rate of \$1400.00. In the Sugarhouse area, that IS affordable housing for lower income families.

As I mentioned above, the “remodeling” of the second and third floor and the conversion of the lower floor into a commercial space was done without any permits nor inspections. She stated in this meeting that work was only done to clean up and do basic repairs and maintenance to the exterior of the building. Contrary to what she expressed, there were major changes made to the lower floor. It was essentially gutted, rewired, replumbed and drywalled to accommodate an office space. Further, the common wall that existed between the two lower units was removed to open up the lower floor. I have attached pictures to this email of the interior changes.

I would like to point out that the CN Zoning designation was designed and implemented to encourage the placement of small neighborhood business in areas wherein they would receive support and patronage from their neighbors. The applicants business is one of designing prosthetics. That is NOT a business that is supported nor patronized by the neighbors here. It is simply not a business that was envisioned when the CN zoning was created. While it impacts the neighbors negatively with parking and traffic, it brings nothing positive to the community in which it resides. Rezoning of this parcel by the applicant would only allow them to expand their present operation at the expense of the community and the loss of affordable rental units.

Lastly, the applicant stated in the meeting that, although it wasn’t her intent at present, once it was rezoned to a CN classification, she could remove the existing building and rebuild anything that a CN zone would permit. She also stated her business was outgrowing her current premises which she just recently expanded.

Given the above and the propensity of this applicant to pretty much do as she pleases, I am opposed to the rezoning of this property. The picture she paints is not consistent with her actions as experienced by the neighbors.

Thank you for your time and consideration.

Cordially,

Tim A. Krueger

COMMENTS RECEIVED FOR 1583 STRATFORD AVENUE REZONE

From: Renae Richards <renaerichards@gmail.com><1500 East>

Subject: 1583 Stratford Ave

Message Body:

I am strongly opposed to converting seven parcels of land to commercial in this neighborhood. and continuing to encroach on housing in the area. There is not adequate street parking, and the resulting increased traffic puts the many small children who live in the area at risk.

Prior to Stratford Proper moving in across the street, The Per Noi restaurant generated significantly more street traffic. Cars parked to the very corner on surrounding intersections in the evening, and it was not possible to see through the cars when trying to cross Stratford Avenue or to make a left-hand turn from Glenmare or Hartford (because of the large number of cars parked bumper-to-bumper). It was a hazardous situation with no visibility. With issues with Covid 19, we have not yet seen the volume of traffic for Stratford Proper.

Sugar House has had plenty of development in the downtown area in recent years without the need to cannibalize residential neighborhoods. People move to this area to be in a neighborhood, close to an elementary school, not to be convenient to a business center.

Please respect the wishes of those who live in the area and reject this proposal

From: Cathy Francis <Luckicatfrancis@outlook.com><2636 S Hartford St>

Subject: 1583 Stratford Ave

Message Body:

My answer would be no. Office space doesn't help us turn into a walkable self sustained community. Not against having a small local business here, but office space is a big no.

Thank you!

From: Jessica Stengel <jessica.stengel@gmail.com><2722 Yuma>

Subject: 1583 Stratford Ave

Message Body:

A substantive housing shortage exists within the city. There is not a similar shortage of office space.

It fails to reason that converting residential space and/or zoning into commercial will (a) ameliorate the housing crisis (b) support the creation of a community (c) generate addition income to the city (d) benefit the community at large.

Sufficient office space exists throughout the city. Lining the pockets of a landlord hardly seems like a reason to inject commercial space into a residential area.

From: Lucy Houser <houserlc@yahoo.com><1982 South 800 East>

Subject: 1583 Stratford Ave

Message Body:

I oppose changing the zoning for this property. I see several problems:

- 1) It removes housing stock from the city.
- 2) It will increase traffic on that street. That street is already mixed residential and business and it would be dangerous to add traffic.
- 3) It's not really my place to question the owners' business judgement, but this doesn't seem like the time to develop office space. People who can will be working at home for the foreseeable future, and I think that trend will continue even after a vaccine is found for coronavirus. I think employers have been delighted to realize that they can put the cost of an office onto their employees, and I think employees are delighted to take it on.
- 4) I checked Google Street View, and went around the building to the side. There's no junkyard there, as was mentioned

in the application. There's a wide open parking lot. So it seems that the owners may have lied in the application. I believe that alone is disqualifying.

From: Angela Salisbury <angiejclifford@gmail.com><2764 S Melbourne, Salt Lake City>

Subject: 1583 Stratford Ave

Message Body:

Hello, I am a resident of the area and I do not agree with the proposed re-zoning. I urge you to reject it. The neighborhood is residential and should stay that way. I agree the property needs some TLC, but it does not need to be commercial. A hodge-podge re-zoning of just the one property will lead to decay and deterioration of the neighborhood. If there was an organized, purposeful plan to create a true commercial zone to revitalize the area, that would be welcome, but this current plan is haphazard will just erode the neighborhood, which will in turn lead to more crime. Right now, the neighborhood is already struggling with rising crime and a series of thefts. Let's make plans to rehabilitate or neighborhood, not quarter and amputate the neighborhood until it is disconnected, rundown, and begins to look like 3300 S instead of the residential neighborhood it is and should continue to be.

From: Debbie Mayo <dancerindesert@yahoo.com><2549 S. Glenmare St.>

Subject: 1583 Stratford Ave

Message Body:

I left a comment yesterday but would like to add something additional. In my quest to find more information about this situation, it has come to my attention that if the zoning change is approved, it would also change the zoning on my home to commercial. I believe this will result in my property values going down. I urge you to put this issue on the agenda for discussion and public comment. These matters are too important to some of us and we need to have further information regarding the situation. I am afraid that this is just going to get rubber stamped and sent on for approval since there seems to be little effort to involve the community and put it on the agenda for the community council. It would seem that such an important matter would call for more than a very small paper flier slipped under my welcome mat on my front porch. It would seem that for a zoning change to my personal property that I would have received something in the mail. Also that it would have come in a more timely fashion rather than a mere 7 days before the deadline.

From: Debbie Mayo <dancerindesert@yahoo.com><2549 S. Glenmare St.>

Subject: 1583 Stratford Ave

Message Body:

Hello and thanks for giving me an opportunity to comment.

I am a little concerned about this rezone application. I would definitely like to have more information about it so would like to see it go on your agenda for the July 20th meeting. I am quite surprised that I just received a notice about this today, July 13th, only a week before the deadline for commenting. I live immediately north of the apartment building at 1583 and share a property line with it. At first glance, I am not completely opposed to the rezone but like I've already mentioned, I feel like I need more information. I did read the property owner's application and the other documents available. There are a few comments made by the property owner that I don't feel are completely correct. He states that the building is a "residential condominium six-plex building". As I understand it, this building is leased apartments not owned condominiums. In fact, there is a sign posted in the yard right now that says "Now Leasing". He also states "We would take the old, run-down building that has collected a junkyard behind it and make it into something the community and city could be proud of." Behind the building is the parking lot and the dumpster for the building. There is also a small plot of land that used to have a garden tended by one of the residents and is now just weeds. A couple of years ago, the owners build a nice carport area for the residents to have covered parking. I was told by the installers that the plan was to put solar panels on top of this sometime in the next few years. As far as run down building is concerned, the owner has very recently power washed the stairways and landings and I think painted them. The outside of the entire building has been repainted last month I believe it was. There has been a construction trailer parked in the parking lot for the last month and they have been renovating a couple of the units in the building. I believe it must be pretty extensive renovations just from looking through the windows and at all the old sheetrock and other construction materials ending up in the dumpster. This does

not seem like the actions of someone looking to convert the building into an office building unless they are already starting to make that change without approvals in place. Also, it is curious that they are advertising apartments for rent if they are planning on turning the building into an office. Perhaps they are just planning on short term leases. Back in 2008 or 2009, the owners renovated the vacant units and put in new countertops, appliances and so on with the thought that he was going to sell them as condos. Unfortunately he made this decision a little late in the boom to convert apartments to condos and as he watched the apartment building on one of the other corners of the same intersection fail to completely sell out, he decided to just keep his building as apartments. That building had been extensively remodeled to very upgraded units but only half of them sold. While I have not been inside any of the units, of 1583, I would doubt that it is as run down as he makes it out to be unless his tenants have been very hard on the units. The owner also states that "The Property is located on the corner of a prominent 4-way intersection.". This intersection is no different than the other intersections on Stratford Ave. It is simply the intersection of 2 residential streets. It is not my feeling that there is any more traffic here than on any other intersection of the neighborhood.

The business that is on the NW corner of the intersection already does not have enough parking and the employees park on the surrounding streets. I am not sure if there would be enough parking behind the 1583 building to accommodate an office building. It would depend on what type of office building it will become.. At the moment, there is new construction of a building on the SE corner of the intersection and I do not know as yet what that building is going to be. I can only presume that it will need parking and it does not appear that there is going to be accommodation for parking. The restaurant and hair salon that are mentioned in the owner's application already do not have enough parking for all the customers and staff. There is overflow parking into the neighborhood..

I urge you to add this item to your agenda for discussion so that a more informed decision can be made. I would very much like to know what type of office building it will be and how it will be used. At the moment it seems there is not enough information to really know what the immediate impact on the immediate neighborhood will be. Thank you.

From: Tim A Krueger <takrueger@mobilescrow.com><2541 Glenmare Street>

Subject: 1583 Stratford Ave

Message Body:

I live at the second house north of the intersection of Glenmare and Stratford. While my wife and I would welcome an improvement to the existing property, increased traffic is a concern. As it is presently, vehicles park along the curbs and block or impair your vision when attempting to cross Stratford at that intersection. Further, the businesses at that intersection lack sufficient parking on their properties so their clients or patrons are forced to park along Stratford and the side streets like Glenmare. Presently, there is a building being constructed at this intersection, the footprint of which is within 10 feet of the existing sidewalk and covers the entire parcel. There is no apparent provision for any parking with that building. Considering a landscaping requirement, I can't envision where the occupants of that building will be parking. On the opposite northwest corner is a business that makes or designs artificial limbs. Frequently, their employees are parking in front of my home or my neighbors homes. This has created more than a little frustration. While my wife and I are not adamantly opposed to the suggested change, we would like to see definitive plans as to exactly what improvements and changes are to be made and how the owners intend to handle the traffic and parking. This area is overburdened to the point that we are concerned about the safety of the children and residents of the area. I disagree with their statement that many of the employees walk or ride their bikes to work. The average price for a home in this immediate area is in the neighborhood of \$500,000.00. This far exceeds the income levels of most of these "employees". What will be the impact on our property values??

We are asking that you obtain further information regarding the proposal. Architectural and engineering reports would be helpful. Also perhaps information regarding the traffic and parking from an independent consultant.

One last point I'd like to make is that we just received the notice of this today, barely one week before the meeting. The notice was slid mostly under the welcome mat. That is hardly fair notice given of this change. Perhaps the owners would be well served if they actually spoke with the neighbors rather than trying to slide this by them. Since this amounts to a

zoning change, everyone who has property within 300 feet should have been notified and given reasonable time to respond.

Please send me the notification regarding how to access the meeting.

Thank you.

Tim A Krueger

From: Janice Anderl <bjjband@netscape.net><2504 Glenmare Street>

Subject: 1583 Stratford Ave

Message Body:

Hello, I am extremely disappointed that you are thinking about rezoning the multi-family residential to neighborhood commercial. We live on Glenmare Street and see that we don't have enough parking for the existing businesses and apartments on Stratford at present, let alone adding another business. There is also another commercial building under construction directly across the street from your proposal site. This is a dangerous area with all these cars as there is only a 2 way stop sign. Both sides of Stratford streets are already lined with cars from businesses. This is a quiet residential area not a business area. People bike and walk a lot on Stratford.

From: Clancy Stone <clncystone@yahoo.com><1719 east Stratford ave>

Subject: 1583 Stratford Ave

Message Body:

We have a nice balance in our neighborhood right now and would hate to see more commercial property on that block. With the housing crisis in our city why would you sanction this change? This is such a great neighborhood and we do not want this to turn Stratford into another 2100. Any vote for this is a vote against the neighborhood.

From: Jacob Stone <jacobstone4039@yahoo.com><1719 E Stratford>

Subject: 1583 Stratford Ave

Message Body:

I live on Stratford also and I don't feel these apartments are a huge eye sore but if they are going to invest the money upgrade the apartments. I just don't want a neighborhood with a bunch of office buildings, we already have the Orthopedic building, and the little strip office building. This is a huge no based off the current recommendation.

From: David B Whittaker <davidbwhittaker@hotmail.com><2521 S 1700 E>

Subject: 1583 Stratford Ave

Message Body:

Please deny a commercial rezone of this property. This area has enough commercial buildings

From: Brenda Koga <bnkoga@live.com><2534 S GLENMARE ST>

Subject: 1583 Stratford Ave

Message Body:

I have been a resident of this neighborhood for over 30 years and moved here because it was a relatively quiet, primarily single-family residential area where homes were owned by the residents. Traffic was relatively limited to those traveling to and from their homes and traveling by bicycle was fairly safe. However, in the last 5 years the neighborhood has had some changes with a medium-sized business move to the corner of Stratford and Glenmare, a fairly busy brew pub/restaurant move in and as I understand there will soon be an office building moving in on the same corner. (I am not sure if that is what is being constructed there since I have never received any notification as to what is being built there).

In any case, I am concerned about several issues--increased traffic, no allowance for off street parking with employees and patrons using neighborhood streets, unsafe situations for pedestrian and bicycling traffic and this area in general becoming more commercially oriented rather than residential. Also, I thought the city was targeting the housing shortage by developing more housing, so why would they want to convert already existing housing into commercial property?

I am interested in being included in the July 20 meeting to hopefully receive further information regarding the proposed zoning changes and have my concerns addressed.

From: Ana Park <anayansie@comcast.net><2552 S. 1300 E.>

Subject: 1583 Stratford Ave

Message Body:

We do not need anymore office buildings, apartment buildings, or any more businesses on Stratford! All of this is taking away the charm and community of Sugarhouse; the reason why many of us have chosen to live in this neighborhood and community. Please stop!

From: Melissa A Martinez <missimae13@gmail.com><1728 Imperial Park Square>

Subject: 1583 Stratford Ave

Message Body:

I strongly oppose this rezoning. We do not need an office building in our neighborhood. Neighborhoods are for houses, children, low traffic, calmer streets. Neighborhoods are definitely not for buildings used for office spaces and the traffic it will bring. This parcel should be residential, and not become commercial.

From: Carlyn Chester <cchester@aojvteam.com><2690 South, Alden street>

Subject: 1583 Stratford Ave

Message Body:

I would like more detailed information on what types of businesses may be housed there? Will it be mixed use? What parking is available to accommodate business activities?

From: Jenna <jpeterson12294@aol.com><2186 E Bendamere Circle>

Subject: 1583 Stratford Ave

Message Body:

I think this is a great use of the space! Would love to see another restaurant or bar like Stratford proper in the area.

From: Sheila Bittle <drsheila.bittle@gmail.com><1343 Westminster Ave>

Subject: 1583 Stratford Ave

Message Body:

Please advise agenda item rezoning Stratford Ave

From: Jann Barrios <RAYBARRIOSLAW@COMCAST.NET><2481 Filmore Street>

Subject: 1583 Stratford Ave

Message Body:

No. This should remain a residential neighborhood. Those of us who live in the area around Sugarhouse Park have already had an enormous increase in high density housing, traffic, crime, and homeless campers. We need to preserve the family friendly neighborhoods that still remain. Businesses can be located in the areas that have already been zoned for their use.

From: J Ray Barrios <raybarrioslaw@gmail.com><2481 S Filmore St>

Subject: 1583 Stratford Ave

Message Body:

The block where the current RMF-35 (Moderate Density Multi-Family Residential) building is located should NOT be amended to allow a CN (Neighborhood Commercial) use. This neighborhood has already seen zoning and master plan changes that allow CN Neighborhood Commercial properties to proliferate. This neighborhood is a residential neighborhood that is being overrun with commercial uses. These commercial rezoning requests must stop to allow this family friendly neighborhood to remain a family neighborhood. I am opposed to the proposed zoning/master plan

changes and will further challenge the proposed changes so this neighborhood can remain a family friendly residential area in Sugar house. .

From: Britta Bergstrom <britta_bergstrom@hotmail.com><1377 E Parkway Ave>

Subject: 1583 Stratford Ave

Message Body:

I'm all about supporting local businesses. Especially fun restaurants/shops for the neighborhood. I'm concerned about the increment of vehicles. So I would love to participate in this meeting to make sure our street is pedestrian friendly or at least get speed bumps to make it safer for our kids. More businesses means more more... more people more cars.

From: Brittany <brittaw219@gmail.com><2549 S Melbourne St>

Subject: 1583 Stratford Ave

Message Body:

Voting against this. The street is very residential with children everywhere on the street and sidewalks, and enough traffic already. Think this would bring more harm than good to the neighborhood.

From: Rolan Carr <trolley63@xmission.com><2533 S 1500 E, Salt Lake City>

Subject: 1583 Stratford Ave

Message Body:

What this city needs is more residential units, NOT more office space. To change residential to office seems not a good idea.

The corner in question is not entirely commercial. On the South-west corner is an 8-unit housing unit remodeled into a condo in recent years. Just east of the building in question is a triplex residential unit. The offices to the west have had some vacancies in recent years so this corner is not necessarily a good location for an office.

The proposal talked about a walkable neighborhood. I suspect if this building were turned into an office the people who worked there may not live in the area and would drive, and not walk, to their work.

If it is becoming run-down then it should be remodeled but remain a residential building. If it could somehow be an affordable housing unit that would be good.

From: Erica Chamblee <echamblee@gmail.com><Beverly St>

Subject: 1583 Stratford Ave

Message Body:

While I support the existing small businesses at the intersection of Stratford Ave and Glenmare St, I do not support rezoning to allow for an office building. I would like to understand how the proposed rezoning would affect the surrounding properties and traffic in the area.

From: Shab <dewsreign@gmail.com><Dearborn St>

Subject: 1583 Stratford Ave

Message Body:

I would like more info on this proposal. Where are the drawings of the proposal? We do not need more office space within the neighborhood.

From: Chandler Whipple <chandlerwhipple@gmail.com><1433 E Gregson Ave>

Subject: 1583 Stratford Ave

Message Body:

I do not support the loss of housing in the county. There are plenty of other haven't lots in the area that can be turned into office space. If the owner had money to create a new office space, then they can renovate the existing property

From: Robin Ayers <phi1235@msn.com><1194 E. Stratford Ave>

Subject: 1583 Stratford Ave

Message Body:

To whom it may concern;

I want to voice my opinion in strong opposition to resining this apartment building into offices. Absolutely not. We have plenty of office space in the neighborhood and don't need more adding to the already congested traffic in a quiet residential neighborhood.

From: Carrie Miller <boammiller@hotmail.com><2552 south Glenmare Street>

Subject: 1583 Stratford Ave

Message Body:

I am opposed to this new zoning plan. It would take away affordable housing which is needed in this area. I have had friends live in this complex. It was affordable and in a good community and was not saturated with college students. If it is turned into a commercial business what kind of business? More orthopedic manufacturing offices? This kind of business seems more appropriate in the complex by Red Lobster than in a residential neighborhood. This area is full of families and would benefit from housing not offices. If you want businesses in here they need to be highly trafficked and used by the residents. When Per Noi and the gelato shop left it was a very sad day. If this company needs to expand, find a bigger building in a more appropriate setting. Please don't take housing away in a great and coveted neighborhood!

From: Alyssa Costello <alyssachildcostello@gmail.com><2689 S Glenmare Street, slc ut 84106>

Subject: 1583 Stratford Ave

Message Body:

Making this into commercial real estate would cause too much traffic on an already congested corner. With new office space being built across the street I'm afraid our off street parking, which is already limited, will be affected. This will also change the overall feel of the neighborhood from a personal, neighbor oriented area, which is why we bought into the neighborhood to begin with, to a downtown city feel. Changing this to commercial real estate will affect how desirable this area is.

From: Marianne Tyson <mtyson72@gmail.com><2511 S Hartford Street>

Subject: 1583 Stratford Ave

Message Body:

I was informed of the zone change in a neighborhood app. I am in support of the change, as long as parking is managed. Thank you

From: Liz Mann <lizmann00@gmail.com><2653 S Glenmare>

Subject: 1583 Stratford Ave

Message Body:

I live on the same street where this apartment complex is located. The apartments are indeed run down and full of junk. However, how are we to know if the same owner of the building will make the new space less junky? Converting the building to commercial is not going to make it nicer and the owner has already shown a willingness to neglect the property. They let it get as bad as it is now, how can we know it won't be just as awful once it's turned over to commercial?

I'm also deeply concerned about what type of office space will be renting the building. Judging by the current type of space it is now, a vape shop and pay day loan don't seem too far off. That's not making our neighborhood any better, it's making it worse. I would love more information in building use to make a better decision.

I'm also concerned about traffic and parking. At the very least, if we add more people commuting to the small area, we need appropriate parking. Counting on street parking is not adequate. The buildings across from the space don't have parking, and adding more would compound the issue. We would also be in desperate need for a four way stop.

The application states that many employees of the current commercial areas ride bikes to work. They don't. They park up and down Stratford and Glenmare.

I'm very concerned that this seems like a ploy for someone to make more money, not enhance the beauty of our area. A neglected office space is no better than a neglected apartment building.

From: Robert Brickley <mack.brickley@gmail.com><2473 S Hartford St>

Subject: 1583 Stratford Ave

Message Body:

I live one block from this building and while it is currently an eyesore, I am strongly opposed to making it into an office building. A single story restaurant, bar, or other local business would be fine, but offices serve only to add traffic to this very residential neighborhood and have no redeeming qualities for the neighbors. I am very happy to discuss further, please do not turn Stratford into a business park!

From: Karen Carter <rkarter1@comcast.net><2637 S 1700 E>

Subject: 1583 Stratford Ave

Message Body:

Do we need more office space? I doubt it. When we moved into this neighborhood, there were single level businesses at this location. Neighborhood grocery store, pharmacy, ice cream parlor, 7-11, hair salon, a couple of gas stations, etc. Housing or services are fine. We don't need any office space that does not serve those of us living in Highland Park.

From: Clarice Nelson <claricenelsonslc@aol.com><1659 E Stratford Ave>

Subject: 1583 Stratford Ave

Message Body:

This is a residential community and I am concerned that additional office space would significantly increase non local traffic. An additional concern is that in over 30 years in this neighborhood the property in question has been poorly maintained. I would like to see more detailed plans for this property to ensure that this will not become even more of an eyesore

From: Neal and Tiffany Jensen <nmjensen@msn.com><2497 Glenmare Street SLC, Ut 84106>

Subject: 1583 Stratford Ave

Message Body:

We are against any changes to zoning for this property. We would like it to remain residential and not be changed To commercial for an office building. We already lost our dear Valley Green to offices, and lost some of the hometown charm we have had for so long. Traffic on Stratford and Glenmare is already difficult due to current parking issues with Stratford Proper. We have almost been in a number of collisions from just not being able to see around parked cars. Please take into consideration that this is a residential neighborhood first and foremost. We have lived on Glenmare for 22 years. Sugarhouse as already lost its charm due to the large scale office buildings that have been built. I am against having another empty office building, as is currently the climate around Sugarhouse and Salt Lake City in general. Now is not the time due to Covid, traffic issues, and maintaining a neighborhood feeling.

From: Aric Sharp <aricsharp@msn.com><2491 S. Glenmare St.>

Subject: 1583 Stratford Ave

Message Body:

I live on this street and do not support the inclusion of commercial offices that not only don't add anything useful to the neighborhood, but bring additional traffic from folks who don't even live here and are commuting to work in the middle of a residential neighborhood. I have two small children, including one with special needs, and my main concern is for them to live in a diverse and safe neighborhood, where they can walk around without fear of being run over or having to be around commercial parking lots full of cars.

Why would we trade residents living in a residential area for commercial offices? No one on this street has moved here, or

is living here because they want to be within walking distance of law offices, insurance offices, etc. I am already bothered by the strange large and ugly commercial building at the end of the street, as well as the office building next to it. How in the world was that approved right smack in the middle of a bunch of residential homes? My 5 year old son crossed through the parking lot on his bike and the owner came out and lectured me about complaints from office tenants about children scratching their cars. The problem is not children riding bikes on their street, the problem is having a commercial parking lot in the middle of houses with families and kids.

The seemingly highest priority problem in Salt Lake City is affordable housing, and we are considering making that worse in order for a land owner to make more money off of commercial offices in the middle of a residential neighborhood at the cost of reducing livable space for potential residents? At least the Stratford Burger place and hair salon add something that the neighborhood wants and can enjoy, but I highly doubt anybody on this street is in support of another random commercial building in place of actual residents. On top of that, it would seem like a bit of a "build first ask questions later" scenario since they appear to already be under construction and there is already a "for lease" sign out front. I'm tired of shady real estate development tactics like this in this state. This commercial building is not wanted, and neither are the ones already here.

From: Deedra Hansen <deedra.hansen@yahoo.com><1627 E Parkway Ave>

Subject: 1583 Stratford Ave

Message Body:

I oppose this change from residential to commercial use for this parcel. There are already a lot of commercial buildings on this section of Stratford avenue which causes issues with traffic and on-street parking at times. Affordable housing, such as this existing apartment building, should take priority over commercial space in this neighborhood. Please do not change the zoning.

From: Sydney Stoner <sydneystoner@gmail.com><2628 S GLENMARE ST>

Subject: 1583 Stratford Ave

Message Body:

I do not support rezoning this area for commercial use. This is already a busy intersection and turning this parcel into office space will just increase traffic.

From: Erik <kishtrier@gmail.com><2628 glenmare street>

Subject: 1583 Stratford Ave

Message Body:

I do not support rezoning this space for use as a commercial property. This intersection is already busy and an office building will only increase the amount of traffic.

From: Meredith <amclawson@yahoo.com><1633 E Parkway Ave>

Subject: 1583 Stratford Ave

Message Body:

I'd like more specifics on the proposed building use. Traffic and parking in the area is already a problem. I don't think adding more commercial use buildings is right for this area. I'd vote against this as a commercial use building.

From: Shane Mather <hartford@mather.net><2534 Hartford Street,>

Subject: 1583 Stratford Ave

Message Body:

Please do NOT make this change.

From: Peggy Alsop <alsopadventures@gmail.com><1646 Stratford ave>

Subject: 1583 Stratford Ave

Message Body:

If there is a junkyard behind YOUR building, clean it up. Don't use that as a reason or excuse to build another commercial property in a residential area.

There is already too much parking on Stratford Ave with people going to Stratford Proper. There is another commercial development being built on the corner of Stratford and Glenmare that could create another major parking problem. How is your building going to maintain employee parking that is not on the street??

Elm <finsfan13@live.com><1754 E 2700 S SLC>

Subject: 1583 Stratford Ave

Message Body:

I would like to be included in the discussion. In a time that low income housing is at a shortage I would like to know how changing this building into an office complex would help with the shortage.

From: Tom York <yorkthms@gmail.com><2540 S Glenmare>

Subject: 1583 Stratford Ave

Message Body:

Please provide the zoom link for tomorrow's committee meeting. Thank you.

Robert Brickley wordpress@www.sugarhousecouncil.org [via](#) [sendgrid.net](#)

8:22 AM (4 hours ago)

to me

From: Robert Brickley <mack.brickley@gmail.com><2473 S Hartford St>

Subject: 1583 Stratford Ave

Message Body:

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9:47 AM

(2 hours

ago)

From: Clarice Nelson <claricenelsonslc@aol.com><1659 E Stratford Ave>

Subject: 1583 Stratford Ave

Message Body:

This is a residential community and I am concerned that additional office space would significantly increase non local traffic. An additional concern is that in over 30 years in this neighborhood the property in question has been poorly maintained. I would like to see more detailed plans for this property to ensure that this will not become even more of an eyesore

clancy stone

Mon, Jul 20, 8:01 PM
(2 days ago)

to me

Hi Judi

Thank you for tonight's discussion and fielding all of our responses. For the last three years my husband and I have chaired the Highland Park Neighborhood Fourth of July parade. And when we went asking for support for the event, the only business that never participated and always told us no was this orthopedic office. If they want to support the neighborhood like they say, their actions would say otherwise.

Also, over the years the businesses next to their office, if someone parked in the lot they called tow trucks, yelled at other business owners and were never amicable.

Their office expansion has been open for 18 months. If they are already at capacity, another building will reach that at a similar rate. It seems like they have already outgrown the neighborhood.

What can I do to get more support with our neighbors to stop this?

All the best!

Clancy Stone

Stratford home owner