



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: February 24, 2021

Re: Sugar Town/Snelgrove Ice Cream Factory –
Sugar House Community Master Plan & Zoning Map Amendments
Petitions PLNPCM2020-00906 & 00925

MASTER PLAN & ZONING MAP AMENDMENTS

PROPERTY ADDRESSES: 850 & 870 E. 2100 South
PARCEL IDs: 16-20-129-009 & 023
ZONING DISTRICT: CC – Commercial Corridor
MASTER PLAN: Mixed Use – Low Intensity

REQUEST: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The applicant is requesting to amend the Future Land Use Map in the Sugar House Master Plan from “Mixed Use - Low Intensity” to “Business District Mixed-Use - Neighborhood Scale” and to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District). The following two petitions are associated with this request:

- a. Master Plan Amendment - The associated future land use map in the Sugar House Community Master Plan currently designates the subject properties as "Mixed Use – Low Intensity". The petitioner is requesting to amend the future land use map for the parcels to "Business District Mixed-Use – Neighborhood Scale". Case number PLNPCM2020-00925
- b. Zoning Map Amendment - The subject properties are currently zoned CC – Commercial Corridor District. The petitioner is requesting to amend the zoning map designation of the properties to C-SHBD2 – Sugar House Business District. Case number PLNPCM2020-00906

The Planning Commission’s role in these applications is to provide a recommendation to the City Council, who has final decision making authority.

RECOMMENDATION: Planning Staff recommends that the Planning Commission forward a positive recommendation regarding the proposed amendments on to the City Council for consideration.

ATTACHMENTS:

- A. [Vicinity Maps](#)
- B. [Applicant Information](#)

- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [City Comments](#)

PROJECT DESCRIPTION: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The applicant is requesting to amend the Future Land Use Map in the Sugar House Master Plan from “Mixed Use - Low Intensity” to “Business District Mixed-Use - Neighborhood Scale” and to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District). The intent of the request is to change the zoning of the property to allow more flexibility to develop future multi-family residential, office or mixed-use development. The map below indicates the approximate area to be potentially affected by the proposals.



The applicant has submitted detailed rationales for the proposed amendments in their applications. This information is attached for review (Attachment B). Potential master plan and zoning amendment approvals would allow for residential, commercial, or mixed-use type land uses in the future. A specific development plan has been submitted to the City for “Design Review” (Petition PLNPCM2021-00025) consideration, and will be presented to the Planning Commission for a decision at a later date. The task at hand for the Planning Commission at this time is to consider whether or not an amendment to the Future Land Use Map adopted as part of the Sugar House Master Plan, and a rezone of the subject property, is appropriate based on adopted City master plan policies and the adopted standards for entertaining rezone requests.

PHOTOS OF SUBJECT SITE:



The Snelgrove property
as viewed from 2100
South looking
southwest.



Another view of the
Snelgrove property as
viewed from 2100
South looking
east/southeast.



View across the street from the subject property on 2100 South.



View of the southwest corner of the property from the 800 East and Commonwealth Avenue intersection looking east.



View of the southeast corner of the property along Commonwealth Avenue looking northwest.



View looking east down Commonwealth Avenue opposite the rear of the Snelgrove factory.



The garages that front on Commonwealth Avenue opposite the Snelgrove factory building.



Looking west down Commonwealth Avenue; Snelgrove factory building on the right hand side of the photo.



The corner of 900 East and Commonwealth Avenue looking west.

ADJACENT LAND USES AND ZONING:

The subject property is currently zoned “Corridor Commercial” and is a parcel of property approximately 3.23 acres in size located between 2100 South and Commonwealth Avenue, and between 800 and 900 East. Please refer to Attachment A – Vicinity Maps. An abandoned factory and vacant office buildings are currently sitting on the property.

Surrounding zoning includes CC (Corridor Commercial) to the north, CSHBD2 (Sugar House Business District) adjacent and to the east, FB-SE (Form Based Special Purpose Corridor District) adjacent and to the west, and R-1/5,000 (Single-Family Residential) and FB-SE to the south. With the exception of the residentially zoned property located to the south, all surrounding adjacent property is used commercially.

Planning Staff notes that abutting residentially zoned property to the south of the subject property is separated by Commonwealth Avenue, a city street. Commonwealth Avenue essentially functions as an alley in this case, with garage access for the homes on Elm Avenue located on Commonwealth as demonstrated in the above photos. A home located on the southeast corner of 800 East and Commonwealth is oriented toward 800 East.

The requests for the master plan future land use map amendment and the zoning map amendment are reasonable requests based on consistency with surrounding land use and zoning.

Comparison of the Existing CC (Corridor Commercial) and the CSHBD2 (Sugar House Business District) Zoning Districts

The subject property is zoned CC – Corridor Commercial. The purpose of the Corridor Commercial zoning district is:

The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that

provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

The applicant has requested that the property be rezoned to CSHBD2 – Sugar House Business District. The purpose of the Sugar House Business District is:

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

The major difference, and the primary reason for the master plan and zoning amendments, between the CC – Corridor Commercial District and the CSHBD2 – Sugar House Business District lies in the maximum building height allowed between the two zones. As shown in the table below, the maximum building height that could be realized in the CC – Corridor Commercial District is 45’, and the maximum building height that could be realized in the CSBD2 – Sugar House Business District is 60’. The land uses allowed in these two Districts per chapter 21A.33 – Land Use Tables are virtually identical.

Secondary differences between the two zones are that the CC requires more setbacks and associated landscaping, while the CSHBD2 requires active ground floor uses along the public street frontages. The former would result in a more open and suburban condition, while the latter would result in a more urban condition.

Finally, should the property be rezoned to CSHBD2, any new construction on the subject that exceeds 30’ in height or twenty thousand square feet in size would be subject to the Design Review process, which is a public process requiring Planning Commission action. In short, should the property be rezoned, the proposed building would fall under review in a public setting.

Comparison of Zoning Ordinance Standards

A simplified table showing a comparison of the building size limits and yard requirements as well as some of the design requirements for both zones is included below. This is extracted from the more detailed requirements for each zone found in the Zoning Ordinance in Chapter 21A.32.080 – I – Institutional and Chapter 21A.24.180 – R/O – Residential/ Office.

	Corridor Commercial (CC) – Existing Zoning	Sugar House Business District (CSHBD2) – Proposed Zoning
Minimum Lot Size	Minimum Lot Area: 10,000 square feet Minimum Lot Width: 75’	No minimum lot area or width is required.
Minimum Yard Requirements	Minimum Yard Requirements: 1. Front and Corner Side Yard: 15’ 2. Interior Side Yard: None required. 3. Rear Yard: 10’ 4. Buffer Yards: All lots abutting property in a Residential District shall conform to buffer yard requirements in chapter 21A.48.	Minimum Yard Requirements: 1. Front and Corner Side Yard: No minimum yard is required. 2. Maximum Setback: 15’ 3. Interior Side Yard: None 4. Rear Yard: No minimum yard is required. 5. Buffer Yards: All lots abutting a lot in a Residential District shall conform to buffer

		yards and landscape requirements in chapter 21A.48. In addition, for those structures located on properties zoned CSHBD that abut properties in a Low Density, Single-family Residential Zone, every 3' in building height above 30' shall be required a corresponding 1' setback from the property line at grade. The additional required setback area can be used for landscaping or parking.
Landscape Yard Requirements	A landscape yard of 15' shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 and subsection 21A.48.100C.	None required.
Maximum Building Height	Maximum Building Height: No building shall exceed 30'. Additional building height of 15' may be granted through the Design Review in conformance with chapter 21A.59 for a maximum of 45', and subject to additional landscaping requirements.	The Maximum Building Height in the CSHBD2 zone shall not exceed 30' for buildings used exclusively for nonresidential purposes. Additional square footage may be obtained up to a maximum of 60' is a residential component is included in the development. Buildings used exclusively of residential purposes may be built to a maximum of 60'.
First Floor/Street Level Requirements	None	The first floor of street level space of all buildings with this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities.

Comparing two key development standards, building height and setbacks, the CSHBD2 zone allows for more building height than the CC Zone by 15', the building setbacks are very similar (15') with the difference being that buildings in the CSHBD2 Zone may be built to the property line if so desired.

CITY WIDE MASTER PLAN CONSIDERATIONS:

Sugar House Master Plan (2005)

The subject property is located within the Sugar House Master Plan (SHMP) area (see SHMP Future Land Use Map – Attachment A). The associated Sugar House Future Land Use Map currently designates the property as "Mixed Use – Low Intensity". The petitioner is requesting to amend the future land use map so that the property is designated as "Business District Mixed Use – Neighborhood Scale". Note that both future land uses are similar as they are both mixed-use designations. According to the SHMP on page 5, the "Neighborhood Scale Mixed- Use" designation is *"lower in scale (in reference to the "Town Center Scale Mixed Use" designation) 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 areas."*

Several policies in the SHMP relate to the requested master plan amendment on various levels. The plan outlines the following policies:

- Providing space for small tenants in the retail and office buildings that are developed (page 4).
- Increasing a residential presence through a mixed use land pattern (page 4).
- Directing development to be transit and pedestrian oriented (page 4).

Discussion: The requested change to the future land use map in the SHMP is not particularly significant given that the current and proposed land use designations are both mixed-use in nature. There are no specific policies in the SHMP that support the proposed future land use map amendment nor are there any specific policies that would prohibit the proposed amendment. As previously noted, the basis for the requested change to the SHMP and the rezone request are based on additional building height (15') that could be realized should the amendment be approved.

Plan Salt Lake (2015)

Plan Salt Lake outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles specifically outlined in Plan Salt Lake include the following:

Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

A beautiful city that is people focused.

A balanced economy that produces quality jobs and foster an environment for commerce, local business, and industry to thrive.

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake and are supported by the policies and strategies in the document.

CONCLUSION:

The proposed master plan and zoning map amendments meet or are able to meet standards for these types of requests as outlined in Attachment C.

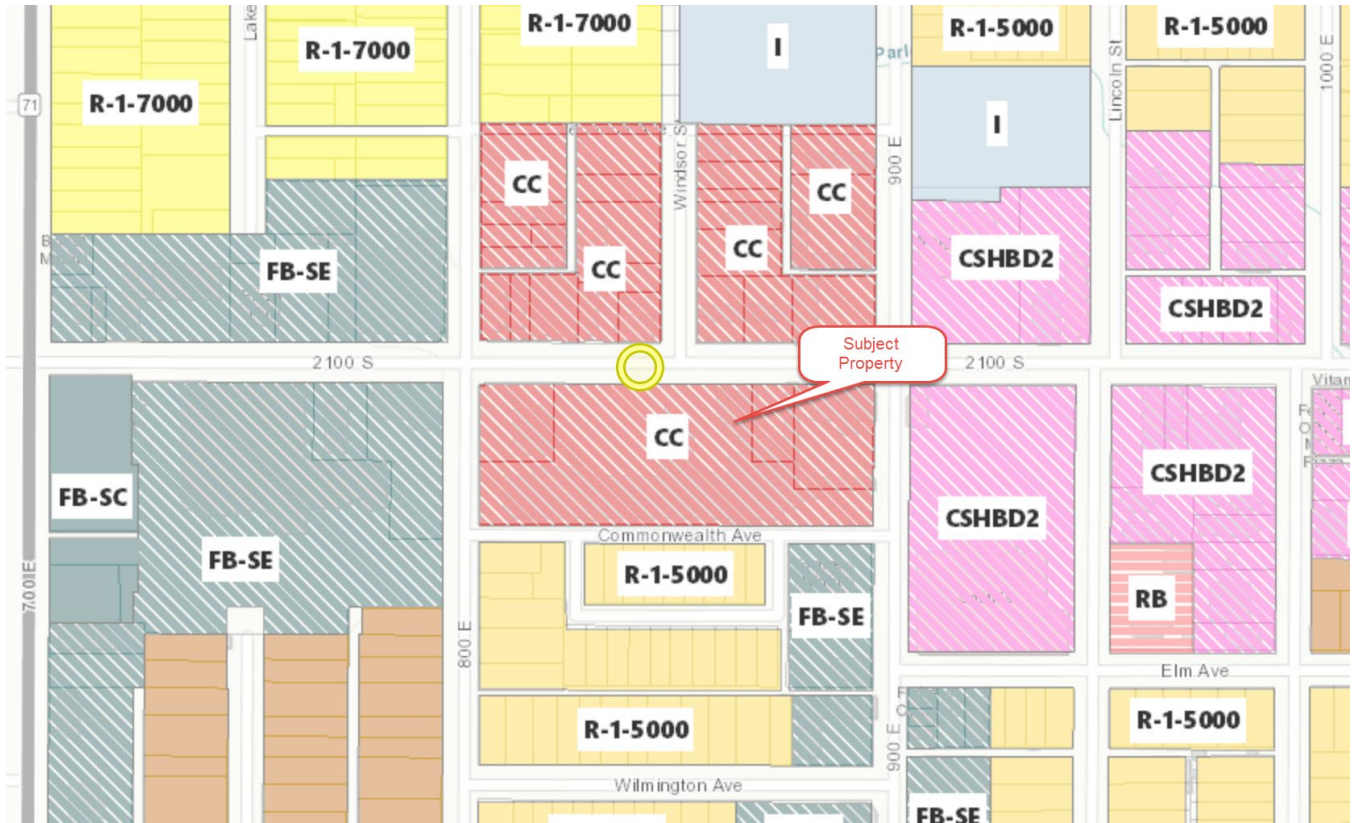
NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions.

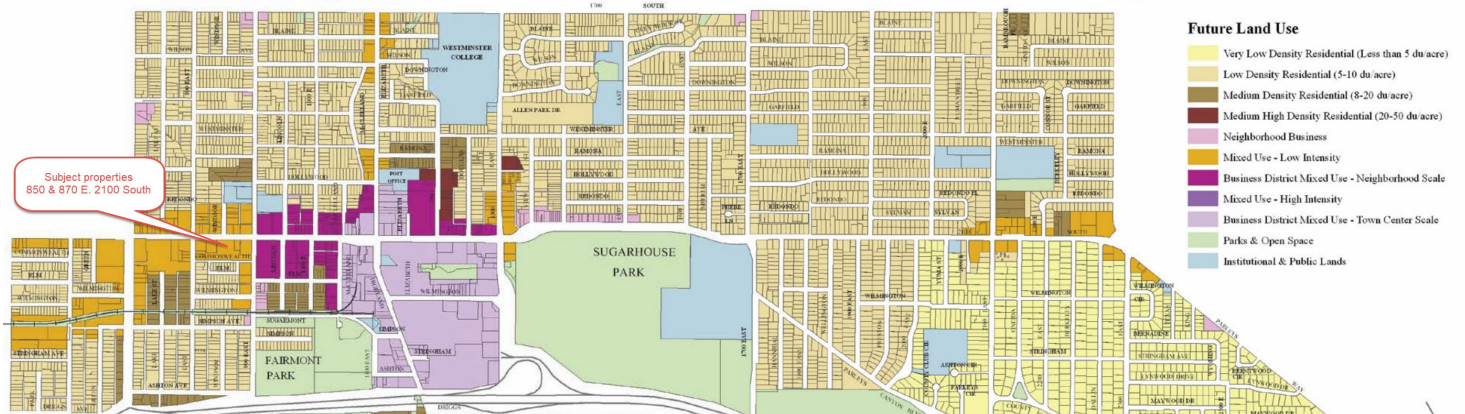
ATTACHMENT A: VICINITY MAPS



AREA ZONING



Sugar House Future Land Use Map



ATTACHMENT B: APPLICANT INFORMATION

SUGARHOUSE VILLAGE, LLC

October 26, 2020

Salt Lake City Planning Department
451 South State Street
Salt Lake City, Utah 84111

RE: Zoning Amendment, closed Dryers/Snelgrove Ice Cream Plant, Sugar House
850 East 2100 South, Salt Lake City, UT 84106

Salt Lake City Planning Department:

Sugarhouse Village, LLC, the owners of the old Snelgrove Ice Cream plant in Sugar House, respectfully requests that the Salt Lake City Planning Department accept this application for consideration of a Zoning Amendment. Our Zoning Amendment request encompasses a 4.37-acre block that fronts 2100 South and is situated between 8th and 9th East in the heart of Sugar House. The current zone is the CC Corridor Commercial Zone. The area is flanked by the FB-SE Form-Based Special Purpose Corridor Edge to the west and directly east is the CSHBD2 zone. We respectfully request that the City entertain the rezoning of the block to the CSHBD2 Zone.

The CSHBD2 Zone allows for additional height and density for residential units. The opportunity for larger parcel assemblages of land is finite in our community. We believe that we should collectively work to densify areas that warrant the height and scale to accommodate larger residential housing opportunities. If we can build an extra floor of height, we can build better amenities within the facility for the residents; and we can provide for a mix of unit types and price points that can better accommodate residents within the City of Salt Lake and more specifically the Sugar House community.

Salt Lake City elected representatives and Sr Staff officials are currently looking at a number of ways to increase the availability of housing stock within the City of Salt Lake. The opportunities to provide impactfully residential place-making with larger land assemblages in our community are limited. The suggested rezone of 4 acres in the heart of Sugar House will provide residents with a living experience that has immediate adjacency of goods & services, access to both vehicular and mass transit circulation opportunities and is well-positioned with nominal negative impacts to adjacent uses and neighbors.

Our request for consideration from CC Zoning and a 45' height maximum to CSHBD2 Zoning that allows for 60' or an additional floor of residential units. The addition of a 5th level creates an opportunity for the owners to provide several additional residential amenities and creates the potential for the developer team to provide some much-needed rent assisted units. We

propose that the 53 additional units afforded through this rezone would create an opportunity for 53 units in the facility to be rent-restricted by the 80% AMI standard in Salt Lake City. This is a unique way for the development community and City officials to partner to help provide essential housing in the desirable Salt Lake City Metropolitan area. This opportunity affords us the ability to follow similar City Council initiatives to work with neighborhoods to create new zoning that better fits the potential for the area. The City's Planning Division is currently developing zoning amendments and codes to encourage the construction of additional essential housing throughout our community. Their study suggests that affordable housing overlay zoning would be encouraged. Our request is an opportunity to follow the same premise but use existing land-use patterns, adjacent zones, and a well-positioned, community-supported parcel for an increase in different economic levels of residential housing opportunities in the heart of Sugar House.

We are appreciative of the City's willingness to accommodate creative ways to advance the continued diversification of our housing stock. Thank you for taking the necessary time and thoughtful approach to our community's continued land-use policies. We look forward to receiving the results of your early review and allowing us the time through Salt Lake City's procedural requirements for a "Zone Amendment" application.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mark Isaac", written over a horizontal line.

Mark Isaac, Owners Representative
Sugarhouse Village, LLC

CC: John Thackeray, Boo Purcell

SUGARHOUSE VILLAGE, LLC

November 2, 2020

Sugarhouse Village, LLC
1165 Wilmington Ave., Ste #275
Salt Lake City, UT 84106

RE: Master Plan Amendment, Sugar House Expansion of CHSBD2
850 East 2100 South, Salt Lake City, UT 84106

Salt Lake City Planning Department:

Sugarhouse Village, LLC, the owner of the vacant Snelgrove Ice Cream plant in Sugar House, respectfully requests that the Salt Lake City Planning Department accepts this application for consideration of a Master Plan Amendment. Our Master Plan Amendment request proposes to expand the CSHBD2 boundary westerly along 2100 S to 800 East. The area encompasses a 4.37 acre block that fronts 2100 South and is situated between 8th and 9th East in the heart of Sugar House. The proposed Master Plan change would accommodate a zone change in the associated block, which is currently zoned CC Corridor Commercial Zone. The area is flanked by the FB-SE Form Based Special Purpose Corridor Edge to the west and to the east is the CSHBD2 zone. We request that the City entertains the Master Plan change to accommodate the re-zoning of the associated block to the CSHBD2 Zone. The current Master Plan calls to focus, "programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements to sustain the quality of life in the neighborhoods." In our humble opinion, the removal of a manufacturing facility to accommodate a residential living experience, adjacent to all components demonstrated in the general goals of the Master Plan is an exercise that warrants the expansion of a successful land use policy.

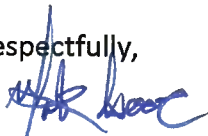
The CSHBD2 Zone allows for 60' of height and increased density over that afforded in the CC zone. The opportunity for larger parcel assemblages of land is finite in our community. We believe that we should collectively work to densify areas that warrant the height and scale to accommodate larger residential housing opportunities. If we can build an extra floor of height, we can build better amenities within the facility for the residents and we can provide for a mix of unit types and price points that can better accommodate residents within the City of Salt Lake and more specifically in Sugar House. The natural expansion of and growth within our Sugar House community warrants a revisit of land use and planning designations from time to time. With the CC zone currently in place, the land use of the parcel was a grand-fathered Industrial manufacturing facility. The plant and subsequent use were deemed obsolete by the previous owners and ownership we represent doesn't believe that an industrial re-use is appropriate. We feel the CC zone was a hold-out to accommodate the prior land use and now doesn't represent or foster the type of use this parcel warrants in the community.

Salt Lake City elected representatives and senior staff are currently looking at a number of ways to increase the availability and diversity of new housing opportunities within the City of Salt Lake. Our requested Master Plan Amendment would provide for the support of a rezone of the 4 acres in the heart of Sugar House. This change in intensity of use will provide residents with a living experience that has immediate adjacency of goods & services, access to both vehicular and mass transit circulation opportunities and is well positioned with nominal negative impacts to adjacent uses and neighbors.

Our request for consideration of the Master Plan change will create and expand upon the architectural continuity of the CBD and will create the potential for the development team to provide some diversity in unit types for additional housing. This is another way for the development community and City officials to help provide essential housing in the desirable Sugar House area. This opportunity affords us the ability to follow similar City Council initiatives to work with neighborhoods to create new zoning that better fits the potential for the area. The City's Planning Division is currently developing zoning amendments and code to encourage the construction of additional essential housing throughout our community. Their study suggests that affordable housing overlay zoning would be encouraged. Our request is an opportunity to follow the same premise but use existing land-use patterns, adjacent zones and a well-positioned, community supported parcel for an increase in different economic levels of residential housing.

We are appreciative of the cities willingness to accommodate creative ways to advance the diversification of our housing types. Thank you for taking the time and your continued thoughtful approach to land use policies. We look forward to receiving the results of your early review and for creating the path and potential for a "Master Plan Amendment" application.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Mark Isaac', is written over the word 'Respectfully,'.

Mark Isaac, Owners Representative
Sugarhouse Village, LLC

CC: John Thackeray, Boo Purcell

1165 E WILMINGTON AVE, STE #275
SALT LAKE CITY, UT 84108

ATTACHMENT C: ANALYSIS OF STANDARDS

MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the Sugar House Master Plan and the proposed zoning designation of the subject property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

ZONING MAP AMENDMENTS

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. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.	Complies	Based on the existing land uses in the vicinity of the subject property, the development pattern of the surrounding neighborhood, and the adopted master plans, amending the zoning map for the subject parcels from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District) is appropriate.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none">A. Lessen congestion in the streets or roads;B. Secure safety from fire and other dangers;C. Provide adequate light and air;D. Classify land uses and distribute land development and utilization;E. Protect the tax base;F. Secure economy in governmental expenditures;G. Foster the city's industrial, business and residential development; andH. Protect the environment. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed zone change from CC to CSHBD2 would support the purposes of the zoning ordinance found in Chapter 21A.02.030: Purpose and Intent as outlined above. The change would help to distribute land and utilizations (D.), while helping to support the city's residential and business development (G.)</p>

3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	It is Planning Staff's opinion that the proposed zoning map amendment could have a positive impact on adjacent properties with thoughtful future development with an emphasis on appropriate and compatible design.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	N/A	The subject property is not located within any designated overlay zoning districts.
5. 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The proposal was reviewed by the various city departments tasked with administering public facilities and services (see comments – Attachment E). The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner's expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities, Engineering, Transportation, Fire, and Police and other departments will also be asked to review any specific development proposals submitted at that time.</p>

ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

January 6, 2021 – The applicant presented and discussed the proposal at the Sugar House Community Council meeting. Planning Staff was in attendance. A letter from the Sugar House Community Council is attached for review. The SHCC is in favor of the proposed amendments.

Notice of the Planning Commission public hearing for the proposal include:

- Property posted on February 10, 2021.
- Notices mailed on February 11, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 11, 2021.
- Newspaper Notice of Public Hearing – February 12, 2021



February 2, 2020

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-00906 Snelgrove Property – Sugar House Master Plan (SHMP) and Zoning Map Amendments

We are writing you concerning the proposed Master Plan Future Land Use Map and Zoning Map Amendment for the two parcels at 850 and 870 East 2100 South. This parcel has long been known as Snelgrove's Ice Cream, with a store and ice cream factory. More recently, it was Nestle's with just a factory. I've often wondered why we had a factory in the heart of Sugar House. The parcels are zoned CC Commercial Corridor, the purpose of which is to provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets. However, the Sugar House Master Plan Future Land Use Map calls for it to be Business District Mixed Use – Neighborhood Scale. The petitioner is asking that this be rezoned to CSHBD2. The purpose of that zone is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four-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.

We have a bus route on 2100 south with 15-minute service now, and this is a block from the S-Line. Our Transportation Committee is working with the city to try to add bike lanes along 2100 South, which could make it more comfortable for pedestrians.

At the time the SHMP was updated in 2005, we talked about bringing the CSHBD2 zone all along 2100 South (the Lincoln Highway) to 700 East. However, there were businesses along that section from 900 East to 700 East, that would then be non-conforming, and it didn't go any further. That zone stopped at 900 East. A number of us have been talking about doing extending the CSHBD2 since that time. Please note this petition is only for these two parcels. The rest of the parcels on this block and across the street, and west of 800 East will remain CC for now.

The CC zone allows most of the same uses as CSHBD2, but it also allows things like bus stations, warehouses, and other things that really don't fit along that corridor. The advantage of the CSHBD2 zone is that it has design guidelines, so that new development has to be consistent with the standards set in the master plan, those are evident in the newly built parts of the Sugar House Business District. The other advantage of the rezone is it would allow for additional height, and the applicant has said that will allow him to build a floor of affordable housing to the project. The applicant says he has convinced the property owner that it is the right thing to do. One thing we especially like it that it will allow the community to have some input into the design of anything that is built in this zone.

We have met with the applicant at two SHCC Land Use and Zoning meetings and he presented his plans at least on community council meeting. This is on our website, and a link has been in our newsletter at least twice. I have attached the comments that we received. I know at least once, I asked the group of about 35 on the zoom call if anyone had any objections to the rezone, and not a word was spoken.

We are in favor of this rezone.

ATTACHMENT E: CITY COMMENTS



Work Flow History Report

850 E 2100 S

PLNPCM2020-00906

Date	Task/Inspection	Status/Result	Action By	Comments
11/12/2020	Pre-Screen	Accepted	Anglin, Anna	<p>John,</p> <p>Thank you for submitting your zoning amendment application. It appears to be a complete application as a preliminary review. However, once the planner assigned to it does a thorough review, they may ask for additional information. There is a fee balance of \$283.25 for processing 1+ acres and noticing fees. I have attached instructions on how to pay for the balance on line through the Citizens Access Portal. The project number is PLNPCM2020-00906 – Snelgrove Ice Cream Plant in Sugarhouse Rezone.</p> <p>Thanks,</p> <p>ANNA ANGLIN Principal Planner</p>
12/2/2020	Staff Assignment	Assigned	Traughber, Lex	
12/10/2020	Planning Dept Review	In Progress	Traughber, Lex	
12/10/2020	Staff Assignment	Routed	Traughber, Lex	
1/8/2021	Engineering Review	Complete	Weiler, Scott	No objections.
1/27/2021	Building Review	Complete	Mikolash, Gregory	Building Services finds no problem with the proposed amendments – This would include Zoning, Fire and Building Code.
1/27/2021	Community Council Review	Complete	Traughber, Lex	The applicant met with the Sugar House Community Council on 1/6/2021.
1/27/2021	Fire Code Review	Complete	Mikolash, Gregory	Building Services finds no problem with the proposed amendments – This would include Zoning, Fire and Building Code.
1/27/2021	Police Review	Complete	Traughber, Lex	PD has no issues with these plans per Lamar Ewell - SLC Police
1/27/2021	Public Utility Review	Complete	Draper, Jason	No objection to the proposed Master Plan and Zoning Map amendments. The proposed development or others that would fit the proposed zoning may require water, sewer, and storm drain improvements. The site will need to meet stormwater requirements for detention and green infrastructure.
1/27/2021	Staff Review and Report	In Progress	Traughber, Lex	
1/27/2021	Transportation Review	Complete	Barry, Michael	Transportation has no comments on these proposals.
1/27/2021	Zoning Review	Complete	Mikolash, Gregory	Building Services finds no problem with the proposed amendments – This would include Zoning, Fire and Building Code.
2/4/2021	Community Council Review	Complete	Traughber, Lex	
2/4/2021	Planning Dept Review	Complete	Traughber, Lex	
2/4/2021	Staff Review and Report	Draft	Traughber, Lex	