

February 22, 2021



TO: Salt Lake City Planning Commission

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

RE: PLNPCM2021-00025 Design Review for Sugar Town at 850 and 870 East 2100 South

Mark Isaac, representing Sugarhouse Village, LLC and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building on the two parcels located at approximately 850 & 870 E. 2100 South. This is the site of the former Snelgrove's Ice Cream Store and factory, and most recently, the Nestle's/Dryer's Ice Cream Factory. Mr. Isaac has met with the SH Land Use Committee twice and the full Sugar House Community Council at least once, along with some other smaller group meetings, as they have developed the plans for this complex.

This building has many attractive features, and we know Salt Lake City is keen to approve anything with the word Housing in it. The best part is that Mr. Isaac has requested this be rezoned to CSHBD2. Many of us on the Sugar House Community Council have long felt that zone should go all along 2100 South, on both sides of the street, until it meets the FB-SE zoning on the west side of 800 East. By now, you should have seen that rezoning request and approved it. This would allow the project to have one additional floor of height. In return, the project would have 55 units of affordable housing at 80% AMI. To explain that, an average family of four with an income of \$70,300 per year, would expect to pay \$1373 a month for a 2-bedroom unit. The rule is that a family should have to pay no more than 30% of their income for housing. We have seen many apartment buildings built in Sugar House, with just a few affordable units to show for it. This will include reasonable priced micro units, and regular market rate units. This will give us a nice mix of people in Sugar House, and hopefully some of the people who work here will now be able to afford to live here. The micro units are affordable because their size is small.

Total units will be 323 (42 micro units, 38 2 BR, 188 studio and 1BR). There is almost 59,000 sf of community gathering space, and 12,800 sf of commercial space. There are 404 off-street parking spaces, 319 for tenants, and 85 are available to residents and guests when the liquor store is closed. These have a separate access from the resident access. This meets the current city parking requirement, and these units are ¼ mile from the Sugar House Streetcar, as well as being on the 21st south and 900 East bus lines which run every 15 minutes now.

This is a great place to be, within walking distance of groceries and a drug store, the Sprague Library, many restaurants, and a few blocks from the Sugar House Streetcar, which makes needing a car less necessary. And, an on-site liquor store. The DABC has been looking for a new location, and chose this one. The old store may become a wine store.

The purpose of design review is to ensure a high-quality project, and I think we have been doing that with Mr. Isaac during our many meetings. We make suggestions and he has made changes. In this case, a modification he is requesting is an extra floor of height, in return for giving us 55 affordable units at 80% AMI. With all the apartments approved or completed in the SHBD, there are very few affordable units. This is needed, and we welcome it.

We have a problem in Sugar House with our huge blocks, and not always a way to get around without going clear around the block. This project has two walkways through the building, one on the east side, and another on the west end from Commonwealth to 2100 South. Both walkways are covered. This makes the complex more walkable, as well as making it easier for others in the neighborhood to get around.

The SHCC has worked hard to get changes in the sign ordinance to protect our old historic signs. We have the SNELGROVE letters, and this project will reuse them. The letters will be on the north side of the building, along with a

recreation of the iconic sign, as they have been since 1962. The ice cream cone will be on the East side at the corner of Commonwealth, and will be visible from traffic along 900 East and patrons of the liquor store. The wall along the east walkway through the block will have old photos of Sugar House, which is starting to be almost a trademark for Mr. Isaac. This is a great way to create place-making for Sugar House, since we have lost most of what we know as the old Sugar House. The wall mural will actually be done by local artists, with some sort of competition to see who gets to paint the wall. This parcel is the only place where Sugar House had a small factory, where someone could actually walk to work and live nearby.

We believe he has 10' wide sidewalks on both sides of this development. The street facing façade in the standards is 300 feet, and this plan exceeds that. Perhaps by having the driveway in the middle of the building it is supposed to be two buildings, but it doesn't read that way. We have actually been arguing for a 200' maximum building length, although the SHBD Design Guidelines have been languishing in the rewrite process since 2015. We are not sure this meets the standard of one entrance for every 30' of façade. The amenities look terrific, I hope they are used. The dog washing station is a nice perk, seems like everyone in Sugar House now has a dog.

You can see from the comments that much of the concern is about traffic. There is a disconnect between the narrow roads, and the zoning of the land which calls for more density than we currently have. In addition, although with all the building going on it doesn't look like it, there is a big shortage of housing in Salt Lake City. Through the SLC Transportation Department, there is a class of senior high school students working on a redesign of 2100 South from 700 East to 1300 East. We hope to get bike lanes and some way to keep the traffic from becoming such a bottleneck at certain times of the day. People are worried that tents will pile up on the street because of the liquor store. Someone suggested bike racks and someone else said they would only get stolen. This building has a big bike storage facility inside. We think there needs to be a bike rack for liquor store patrons.

We have other concerns such as Commonwealth Avenue is very narrow. The road is 24', including gutters, but excluding curbs and the sidewalk on the north side, and the entire right of way is 32'. A shared two-way road should be 20' wide, and if parking is allowed on one side that takes off 8'. A garbage truck is 8' wide. This doesn't look wide enough for a two-way road. Can transportation look at this to see if it is feasible to make it a one-way street? Is it feasible to eliminate the parking that now exists on one side of the street? Be sure to contact the businesses along that street before you make a change. We wonder when there is a garbage truck making a pickup, will the residents still be able to get into the parking garage, without having to wait? The queue of cars could be long at peak hours. Comments from the neighborhood indicate that traffic is already often backed up because of deliveries, and garbage trucks, etc. One business owner says that most of his patrons walk or bike to his establishment. I've asked the architect to make sure that the trucks can pull completely off the street while they empty the bins, because that is directly adjacent to the entrance to the resident parking. Otherwise, the trash needs to be relocated. We also need to know that the Fire Department thinks this road is adequate for their needs.

I also received a better drawing that indicates where the loading dock is for residents to unload furniture, and the trucks will remain off the street. It also shows the loading area for the liquor store, and there is room for those trucks to remain off the street. Mr. Isaac confirmed with me that the first level is 15' high, although the drawings make the building look like all five levels are the same height.

There was considerable discussion about buffering the impacts of the back yards for people who live on Elm with back yards on Commonwealth, but we have not seen any indication that plans have been changed in consideration of that. Those neighbors are worried about the extra noise from traffic and the garbage trucks. People who live on Elm are worried that the liquor store will bring more crime. We hope this will be on the radar of the police and that we have a better handle on the homeless problem by the time this building is completed.

I don't see any exterior lights shown on any of the plans. The exterior needs to be well lit, especially the liquor store parking lot, and the walkways from Commonwealth to 2100 South. Both of those walkways are covered. Maybe the liquor store needs to employ security in the evening. Lights in the liquor store parking lot should not shine light into the back yards on Commonwealth.

We really like this project, and look forward to having it in the community, as long as our conditions can be met.

Conditions:

- We request that if the City Council grants the rezone, a building permit not be issued until there is something in writing that says he will include 55 affordable units, that they will remain affordable for 50 years, and that these are the plans he presents for the permit. If the plans are changed, we want to see them again.
- We would like to see Transportation and Fire give a recommendation on a safe street design to accommodate garbage trucks, delivery trucks , automobiles, and fire trucks, along with pedestrians for this street, and whether one way is a better alternative or not.

Attachments:

- Comments from the community
- Flyer and Map

COMMENTS RELATED TO SUGAR TOWN

From: Russell Pack <russpack@outlook.com><2660 S 1500 E Salt Lake 84106>
Subject: Sugar Town Website Feedback

Looks like a great project.

From: Bethany <wearyxkind@gmail.com><2181 S Lake Street>
Subject: Sugar Town Website Feedback

We do not need any more apartments complexes! Sugar House is just becoming a solid block of "luxury condos" no one can afford to rent just like 400 S. Traffic will become an even bigger problem than it is right there with the addition of the liquor store, etc. We live in Sugar House because it isn't downtown, but it is quickly becoming the same.

From: Ann haynes <amh1262@gmail.com><2613 s Lincoln st>
Subject: Sugar Town Website Feedback

Terrible idea. 2100 s is already too busy. All the liquor store there and it will be a nightmare.
to me

From: Dianna Totland <totlandgraphics@outlook.com><2481 south 600 east>
Subject: Sugar Town Website Feedback

First I want to thank you for considering the historical Snelgrove sign, it's a nice touch but maybe holding onto something that isn't necessary. I think allowing the cities artist/muralist/welders to submit ideas would be fun.
Also my first fear with this building is how the traffic jams on 2100 south coming from either direction will be affected. people getting in and out of Smiths parking lot is already tricky, and accessing the shopping area by Wasatch can be dangerous. I just hope there could be private lanes for this or turning lanes, maybe 3 different areas from which you can get to the parking lot of this building (north, south, east) would be helpful. Or having a seperate light that allows the cars turning into the parking lot can turn without harming traffic flow.

My other thought was having it street friendly such as bike parking, to have sugar house earthy vibe. We are all concerned that there will be shopping carts and tents lined up on this street since the liquor store will be there. I am excited for change, but we all want to know things are being considered.

From: Debbie Salti <dsalti@msn.com><9231 S Falcon Park Circle>
Subject: Sugar Town Website Feedback

I don't live in SugarHouse but, I can't imagine more Town Homes/Apartments on an already overcrowded 2100 South! The Street is so narrow and parking most places is a JOKE!!

From: Peggy Alsop <alsopadventures@gmail.com><1646 Stratford Ave>
Subject: Sugar Town Website Feedback

Just what Sugarhouse and 21st So needs. More high density housing and traffic!!! When are you going to realize enough is enough!

From: Michelle <montaloia@aol.com><1730 E. HArrison ave>
Subject: Sugar Town Website Feedback

The parking in Sugarhouse is terrible and I wonder where will people park for the liquor store? We need to put in more parking before any more buildings with high occupancy go in. The traffic in the area is so bad already! Please think this one through. Thankyou

From: Robert Markham <steve84105@gmail.com><833 Roosevelt Ave>
Subject: Sugar Town Website Feedback

DON'T MOVE THE ICE CREAM CONE!

From: Jeff Johnson <jinjohnson8@msn.com><2160 south 800 east>

Subject: Sugar Town Website Feedback

Message Body:

What are you doing about parking.

I am already tired of the noise from the DI. Now you show your mechanical room on the south west corner and I live 2 houses down from it.

What are you doing for water. There is already a shortage. What about Property taxes going up. I am retired and have a fixed income. How are you going to handle the noise and soil pollution while building and after it is completed. How are you going to keeps the roads safe with all the extra traffic from construction and after its finished.

Don't you think we have enough congestion in the Sugarhouse area without adding this. Have you tried driving up 2100 south now days. Or making a left hand turn onto 2100 south during the day.

I don't want or need to have another 338 apartment complex with additional stores in this area.

We have no parking now on 800 east and you know there will not be enough parking for this project in the parking underground. Nor will everyone want to part underground. If they can grab a quick parking spot on 800 east they will do it. This takes away parking for the people who live here and any visitors they have coming to visit.

I didn't buy this home to retire in expecting to have this madness going on.

I am not in favor of this and I want to be heard at your meeting.

From: Christopher Tartaro <tartaro@comcast.net><2167 S 800 E SLC UT 84106>

Subject: Sugar Town Website Feedback

We are extremely disappointed to see that yet another over sized apartment complex is going in our once quaint neighborhood. The last thing that it needs is more apartments. The ones already built aren't even full yet. Absolute GREED by developers and the city is allowing it to happen. It's disgusting. The traffic is already horrendous. There will not be enough parking for at least 2 cars per unit and it will overflow onto our streets that are already packed. Not to mention the liquor store also being crammed in there. What a shit show you are creating. How about you offer permit parking only for the few houses on 800 E and Elm street that this will impact them most.

From: Skylar Westerdahl <hebehemonkey@gmail.com><1227 Westminster Ave>

Subject: Sugar Town Website Feedback

There is very little parking for the liquor store. The parking at the current sugarhouse liquor store is already atrocious. This looks worse. Combined with the influx of new residents, I am very concerned. How will you make parking accessible for the liquor store?

From: SHELLEY REYNOLDS <shelleyutah@yahoo.com><653 Wilson Ave.>

Subject: Sugar Town Website Feedback

2100 South is already a very busy thoroughfare. How is this project going to benefit the surrounding area by adding 338(!) units AND a very busy liquor store?!? I support affordable workforce units and would like to see affordable housing options in this plan, but I don't recall mention for any of the housing units to be affordable.. As for the liquor store, what's wrong with its current location or choosing a location that doesn't already have a high volume of traffic?

From: Bob Busico <bbusico54@gmail.com><1600 Hillcrest>

Subject: Sugar Town Website Feedback

Putting the liquor store in a already congested and soon to be more congested area? The big question.....Where will the parking be and access to and from? How many dedicated parking spots?

From: Brenda Koga <bnkoga@live.com><2534 Glenmare St.>

Subject: Sugar Town Website Feedback

Couple of questions...Who is the developer? What is the definition being used for "affordable" ? Are there considerations being included to make it a "green" building?

From: Bonnie Remington <Remdale@hotmail.com><1444 Redondo Ave>

Subject: Sugar Town Website Feedback

Message Body:

I am very concerned about the liquor store traffic, and the homeless population it will attract. I feel there is not adequate visitor overflow parking, causing people to park on elm avenue. The TWC bar and grill's overflow traffic already fills our street making it difficult for current home owners to park. This development would ensure that I don't have available parking in front of my home. , it looks like you have commonwealth eating welllllll into my back yard with a sidewalk, not to mention my garage and fence would have to be demolished if your renderings are accurate.

From: David E Fernandez <dfernandezclimb@gmail.com><2685 S Hartford>
Subject: Sugar Town Website Feedback

I want to like "Sugar Town" because compared to all the other complexes being built in Sugar House this is by far the best, but sadly I can't. There are 4 items that I would like the developer's permission to comment on. Three of them you might be willing to address, the fourth you can do nothing about.

1. The Liquor Store. As someone who drinks in this State it pains me to criticize any progress moving away from the Soviet style state controlled liquor stores, but this is a bad idea. State Liquor Stores are very rare and as such will draw lots of pedestrian and automotive traffic. It requires a dedicated facility and parking lot of its own with easy access to a major thoroughfare.
2. Parking Access to 2100 S. The automobile access on the North face of the building on 2100 S should be eliminated. This should be a pedestrian and bike only entrance. Personally, I would like to see a bigger setback since I don't see those trees ever growing to maturity.
3. Number of parking spaces. You have 338 units of various configurations planned, studio, 1 bedroom, 2 bedrooms etc... You have 350 parking spots which calculates out to a number greater than one for each unit. I'm assuming this is the minimum required from some code designed to limit the number of automobiles by development and prevent overflow into the surrounding neighborhood. From experience I know what 0.03 of a car looks like. It may run sometimes, probably won't pass Safety and Emissions but always takes up a full parking space. I would like to know how many parking spaces are available relative to the number of bedrooms in each unit. 0 for a studio, 1 for a one Bedroom, etc... I know this isn't according to Hoyle, but it would be provide a different metric that the available parking is adequate.
4. Don't Pay homage to Snelgrove. This is not about using the signs, imagery and the repurposed clock as part of the building architecture. The renderings show a clear architectural vision which I like. Nor is it about the art work displayed on the side of the building, which is a tricky proposition at best. Unlike architecture, art it very subjective and it is difficult to define the line between art and graffiti. From the banality of the renderings I don't see anything evil. No my objection is to the homage. Instead of using all these resources to destroy a factory and build a new building, I would like to see the ice cream plant reopened. My reasons are purely selfish, I miss the burnt almond fudge and I would like to go to work at a place close enough to commute to with a bicycle. Obviously, there is nothing you can do about that and is a subject for another audience.

Thank you for reading my concerns.

David Fernandez

6:45 PM (31
minutes ago)

Hi Judi, I have no problem approving the requested rezone...
Thanks, Brandon Hill

From: Jason Brower <dev.jason.brower@gmail.com><1892 S Lincoln St>
Subject: Sugar Town Website Feedback

As a Sugar House resident that lives just a couple blocks North of the Snelgrove property, I want to voice my support for this project. I think it's a great location for the new liquor store and the work force housing is an excellent addition. Extending the business district zoning to 700 East is a great long term plan. Increasing building density along the S-Line is a huge win for walkability and smart growth. I really appreciate the hard work you all do to guide and shape these projects in ways that benefit the entire community.
BH

From: Tom Greenleigh <greenleigh@q.com><847 E. Elm>
Subject: Sugar Town Website Feedback

Has anyone thought about the infrastructure for traffic on 21st south and the surrounding areas. I am all for housing but no car density

From: Jennifer Winfree <jennifer@suliman.org><2862 Quail Haven Circle, SLC, 84106>
Subject: Sugar Town Website Feedback

There are so many things wrong with this that I barely know where to start. First . 338 units and only 350 designated resident parking stalls - what? No affordable or low-income units, which we as a community desperately need! Also, just really, let's add more humans and traffic (and that's a lot of humans and traffic being proposed) with no plan to redo the streets that are already way too clogged.

I know that cities and areas change but the way that it has happened in SH is unconscionable for the exact reasons I list above. When we our city council members stop listening to developers and start looking at the mess we already have in this historic neighborhood?

From: Kimia Golchin <kimia.golch@gmail.com><826 E Elm Ave>
Subject: Sugar Town Website Feedback

I have some questions regarding the proposed buildings.

-How are you going to ensure that the area directly surrounding the new liquor store will be safe. It seems that this particular area is currently experiencing an increase of drug addicted individuals and with the addition of a liquor store, this could increase. Residents and visitors may not feel safe enough to walk in the area.

-Regarding the street parking on Elm avenue just south of the proposed building, currently sanitation vehicles have a hard time getting around the tight corners and often use their horn to notify residents to move their vehicles. With the new apartment complex, if parking increases on this street how will that be addressed.

Thank you for your time, Kimia Golchin

From: Jim Saley <jsaley66@gmail.com><1809 Westminster Ave>
Subject: Sugar Town Website Feedback

When will the Sugarhouse Community say, enough is enough. Sugarhouse has lost the charm it once had because we have become so enamored with letting developers build huge apartment complexes that change the site lines of the community but add horrible traffic problems to our community. I have lived in Sugarhouse my entire life and it is becoming a housing development, not the wonderful community it once was. Traffic is so bad now, even before the complex across the street from Whole Foods opens, I can't imagine how much more congested the streets will be. And now, you want to allow SugarTowne to be built and add even more traffic congestion. I guess the only thing you are looking for is more dollars in the form of taxes from these developers. I avoid 21st south as much as possible now because of the traffic congestion, I can only see it increasing with another 338 plus cars trying to get out of the Sugartowne complex. Bad idea!!

From: Robert Grandy <mitrgr@yahoo.com><2148 south 1900 east, slc,>
Subject: Sugar Town Website Feedback

I object to this development. We already have more than enough apartment units in this area. The auto traffic in the area is already too congested, this project will make it worse. Just because a plot can be developed, doesn't mean it should be developed.

From: Lexi Langford <lexilangford@gmail.com><833 E Elm Ave>
Subject: Sugar Town Website Feedback

This project is going up right behind my home. I have many questions and concerns.

From: Tyler Adams <adamsetyler@gmail.com><833 E Elm Ave>
Subject: Sugar Town Website Feedback

Do you ever laugh at the developers that name their housing tracts after the local flora and fauna they just bulldozed out of existence? "Fox Hollow Estates" "Peach Tree Ridge" etc.

Sugarhouse is special for a reason. Should we continue to destroy the very things that made our community so desirable in the first place? This development looks exactly like every other high density development built in the last 10 years anywhere in Cleveland, Spokane or West Valley.. The Snelgrove sign and the ice cream cones are nothing but a tribute to the local color they're about to blow up.. Loft apartments built in the shells of old factories are charming. New construction built in the style of the surrounding neighborhood can be tasteful. But this development takes the very heart of Sugarhouse's 21st South and turns it into...well, just another ordinary place..

So the developer gets richer, while we lose another piece of our soul,

From: Laura Smith <lsmith@crsa-us.com><175 S. Main St., SLC UT 84111>
Subject: Sugar Town Website Feedback

Windows. Where are the windows? Transparency creates walkability. I would rethink the amount of "wall." Kudos to the public art. Nicely done.

Comments from our Facebook Page

Denise Vance

No green space, no green buildings going up its like Sugarhouse doesn't care about the environment, traffic problems, parking problems, crime problems, just the greed.

I can't believe that they want to build another apartment building where the old snelgrove is! With covid and unemployment at a record high, whose going to live in them! We don't need more !@#\$\$ apartments in Sugarhouse! And where is the ice cream cone, they include the ugly sign but not the cone! Even the building on 10th kept old sputnik from the granit furniture building. As a home owner in the area I am seriously considering selling and moving to a less congested area! When I moved here 20 years ago, I moved here because it was eclectic and diverse (well, diverse for Utah). Now its just APARTMENTS

Lucy Houser

Thank you. This is helpful and interesting

Casey Jane Hunt

I can't believe there is not any green space incorporated in these developments. Poor Sugarhouse.

Diane Edwards Chalmers

Sad...and so disappointing...

Cheryl Healy

R.I.P. Sugar House

George J Limberakis

Thank you to various mayors, city councils and community councils in cahoots, for years, with developers to totally f*ck up Sugar House. Follow the money.

Brandon Hill - Hello my name is Brandon and I sit on the community Council. I would encourage you to sit in on some of our meetings and I think you will see that things are not as black-and-white as you may assume. Happy holidays and I hope you h...

George J Limberakis it doesn't matter what shade of gray you paint it. Sugar House is ruined - too many people with many more to come, too many cars, not enough parking. I live here and it makes me sad. Happy Holidays to you, also.

LYNN SCHWARZ -This rezone makes sense in that the SHCC and SLC have felt that the CSHBD2 is a more appropriate zone for this area. The proposed project that requires this re-zone has a 20% affordable component, with the same finishes as the market rate apartments. The affordable apartments are the main reason I support this re-zone. Another reason is the incorporation of some Snelgrove artifacts. It is my hope that these assets to the community (affordable units and Snelgrove artifacts) will be included in the final project and that we are not being flim-flamed in order to achieve the re-zone. Lynn Schwarz

Mark Morris Thanks for the email and follow up- I really like the project actually. I was going to write a quick email, so thanks for the reminder. Most of my comments are about the site layout/ground level experience. I think the architecture and style are great. I've known that eventually that site would get repurposed to something more like this, so I'm glad to see it coming together.

1. I like that they've got residences with entrances right on Commonwealth. Commonwealth has no sidewalk on the south side at all, so an extra wide sidewalk on the north side would be great. I definitely disagree with Soren's comment that they should funnel some of their traffic onto Commonwealth. Commonwealth's intersections with 900 e and 800 E are already very awkward, so adding cars to that would not be ideal. If there is some less frequent shipping/trucking access from Commonwealth, I think that's fine (it definitely worked for Snelgroves for many years). I don't think the houses backing onto Commonwealth are going to love a rezone for a tall building looking down on their backyards, but I think they'd love the traffic coming onto Commonwealth even less. I definitely support the rezone if it means getting more units and more affordable units.

2. I saw that there was a pedestrian connection between 2100 s/Commonwealth between the main building and the forsale townhomes, which I think is very important.

3. Since the ground floor of the building on the west side (near 800 E) is just parking (there's a long blank wall on his plans there that needs some attention), it would be interesting to see if there is a way to create a pedestrian 'through way' there that might be a breezeway or the like. I'm not sure how the floor plans work there, but if its just parking, it would be easy to have some kind of cut through there as well. I like the retail/liquor store on the 2100 S side. (Red arrows on attached pdf for pedestrian connections.

4. I don't love that the ground floor of the for sale town homes on Commonwealth are just garage doors. I get that it may not be feasible to have the garages on the back, entrances on the street side, but that's something from an urban design standpoint thats not ideal.

Anyway, just a few thoughts- I've attached a pdf of a screengrab I took from the meeting with a couple notes.
Thanks again for the invite to the discussion.

From: peggy clark <peggy3656@comcast.net><2123 So 600 E.>
Subject: Sugar Town Website Feedback

Message Body:

Does anyone take into account the 2 lane roads in Sugarhouse. How many more high density housing projects and buildings are they going to stuff in this tiny area? It's already traffic gridlock. Many of these complexes allow ONE parking space for the tenants, when in reality most tenants have 2 cars. It seems to me that all they see is the \$\$\$\$ and not the practicality. The streets can't handle that many more residents in one location. It's becoming ridiculous.

SUGAR TOWN APARTMENTS



Sugar Town is located where the Snelgrove/Dreyer's Ice Cream Factory was, on 2100 South between 800 and 900 East. The old sign will be reproduced, maybe the SNELGROVE neon letters will reemerge as public art. (The SHCC has been storing them in hopes that someday they would return to Sugar House). The ice cream cone will remain in the project but a different location. There will be about 60 affordable apartments included. The Sugar House Liquor Store will be relocated here on the street level.

Please read the proposal with updated preliminary drawings 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 December 14 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

This is the only thing on our agenda. We will start this discussion by 6:10 pm.

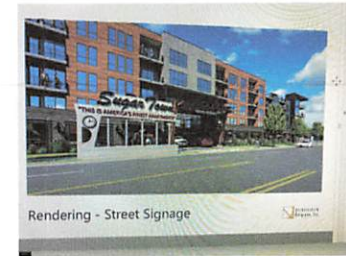
Written comments will be taken any time in the next few weeks.

<https://www.sugarhousecouncil.org/sugar-town/>



www.sugarhousecouncil.org

SUGAR TOWN APARTMENTS



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