



July 5, 2021

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-01022 1945 S 1300 E Zoning Map Amendment

The Sugar House Community Council reviewed this at our May 11 Land Use and Zoning Committee. We delivered a flyer to the neighborhood nearby (see flyer and map attached). The petitioner would like to rezone the parcel from RMF-35 to RMF-45.

This change would be in accordance with the Sugar House Master Plan, which calls for Medium-High Density Residential (20-50 units per acre). However, this parcel is only .79 of an acre, so this proposal of 46 units is clearly pushing the envelope. I ask you if this is the right thing to do. Yes, we have a housing shortage, and need more units. Is there a plan to relocate the 20 families into other housing that they can afford? Current rent is \$1200-\$1300. If, as a recent Salt Lake City article revealed, it can cost upwards of \$200,000 per unit to build new apartments in Salt Lake City, can Mr. Chang keep the current rent, or will it have to go up to cover his costs? His costs may be less, because he already owns the land and perhaps the property is already paid off. However, I would guess that he will raise the rents, rather than make them any kind of affordable. With the location across from Westminster College, that would be a shame.

The majority of the street frontage in this area are single family homes, with the exception of the dental building to the south. I have been a patient at that building for thirty years or more, and have had the opportunity to drive around the back many, many times, and see the disheveled parking lot and carports with cars crammed in this way and that. It never looks any better.

I received fifteen comments (attached) and only five were not from the immediate area. One spoke in favor of adding more apartments, the rest were opposed to this rezone. There were many comments about how this building has not been properly maintained over the past years and years. Aside from cutting the grass, there seems to be no regular maintenance. Has the city ever inspected the building? If it looks this sad on the outside, what does the inside look like. Mr. Chang was kind enough to write a response to the broken blind (attached) but then said it would get fixed when the tenant moved out. Shouldn't there be maintenance along the way? One neighbor was kind enough to provide photos to prove these points.

We should talk about the impact of additional traffic on 1300 East, even though we know every tenant will work from home or take the bus or walk to the streetcar to get where they are going. There are hours each day when this street at this location is backed up several blocks. It is impossible to exit the parking lot onto 1300 East in either direction much of the day. The existing alleyways behind View Street are skinny and covered with bushes, difficult to maneuver, or conflict with residents from the apartments to the south. Adding another twenty vehicles will not help that situation.

Why should we reward this behavior by giving him the opportunity to make more money, at the expense of the neighborhood (more traffic, more dust, fewer affordable units, etc). How can we be sure that he will maintain a new building at an acceptable level? The city does no inspections, despite the fees collected from the Good Landlord Program. We will lose 26 affordable units. If those tenants are students, where will they go? Where are the new buildings that our students and young families can afford? We aren't getting any affordable units from this project. We haven't seen any reason why this will benefit the community at large. This is NOT in the Sugar House Business District, we should not pretend that it is. We don't need that to be creeping out, enlarging, and wiping out the little affordability that is left in Sugar House.

Given that Salt Lake City Corporation is all about adding units, no matter the size, quality, cost or location, we will look at the zoning map request:

- This is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents, and purposes statements of the RMF 45 zone.
- We have talked about how this will affect adjacent properties. We have no reason to believe that this landlord will take better care of the new building than he has of the old building, given he has owned it for many years. It won't be well maintained; the landscaping will look shabby and not something we will be proud to have in Sugar House.
- We think the public utilities are inadequate, given the narrow roads, one lane in each direction, the difficulty in getting out of the property on to 1300 East going either direction, or exiting through the narrow alleys on the east side of the parcel. The parks, police and fire, garbage, water, storm water drainage, wastewater and refuse collection and schools are adequate.

We recommend that you deny this request until such time as this individual can demonstrate that he is capable of caring for, and maintaining, an apartment building we all can be proud to have in our neighborhood. Because there is no housing mitigation ordinance worth anything in the city, the following conditions should be added to the conditions in the staff report, if you decide to approve this request:

- An analysis of the effect on the local watershed. Can this be constructed without any debris being put in the local stream? Spell out what the petitioner would have to do to prevent this from happening.
- Documentation that each tenant in the building has found a place to live during construction that they can afford before the demolition permit is awarded.
- Documentation that after the building is built, the current tenants can afford the new rent, or they have an affordable apartment to rent into the future (before the demolition permit is issued).



Attachments:

Flyer  
Map  
Comments  
Email from Max Chang



## Comments regarding 1945 S 1300 East Rezone

From: Dayna McKee <[dmckee3313@gmail.com](mailto:dmckee3313@gmail.com)><2312 S Green St, SLC, UT 84106>  
Subject: 1945 S 1300 E Website Feedback

### Message Body:

I am opposed to the rezone at this location. Why do we have the zoning we have if we are going to continue to give variances to developers? Especially when they have no intent of providing affordable housing. Sugar House has seen enough construction and zoning variances to last a lifetime. Please do not rezone this parcel. Thank you.

From: Sue Watson <[fromsue2u@gmail.com](mailto:fromsue2u@gmail.com)><854 So Padley Street>  
Subject: 1945 S 1300 E Website Feedback

### Message Body:

No more construction. No more re-zoning to accommodate changes that allow increases to multi family housing units. Enough is enough. Too many residential units being crammed into Sugar House where there does not appear to be a shortage of apartments, just a bunch of uncompleted projects.

From: John Westerdahl <[skylar.westerdahl@hsc.utah.edu](mailto:skylar.westerdahl@hsc.utah.edu)><1227 Westminster Ave>  
Subject: 1945 S 1300 E Website Feedback

### Message Body:

I do NOT support this rezoning. We have already had several projects in the immediate neighborhood that have rezoned, creating more congestion and dangerous road conditions. These are residential streets with families and children, that are not equipped to safely handle the traffic. There are limited public transit routes on this side of 2100E, and the roads are small.

In addition, changing the rezoning threatens the unique character of sugar house. We are losing it piece by piece, and eventually we are going to look back with regret on what we have bulldozed.

Finally, I do not see any analysis of the ecological impact. This project is right next to a local watershed, which supports vital city wildlife and native birds. In addition, a small population of peacocks resides in the area. I do not feel confident that this project will protect this incredibly unique population. I urge the commission not to approve this project.

From: Nelson Roy <[nelsonroy801@gmail.com](mailto:nelsonroy801@gmail.com)><1920 South 1300 East, Salt Lake, City.>  
Subject: 1945 S 1300 E Website Feedback

### Message Body:

Dear SG Council,

I'd like to comment on the proposed rezoning of the above referenced apartment. I am strongly opposed to such a rezoning to permit an expanded residential facility. I have been a resident and owner of a home that is directly across from the property in question. I have owned the home since 2000, and in my 21 years I have watched in dismay as the owner has done essentially nothing to improve the appearance of the property. Aside from weekly cutting of the grass in the summer, the property has largely been neglected. From a landscaping perspective the owner has never planted anything in the flower beds, has ripped out ground cover and not replaced it (leaving a large, weed

invested patch of dirt, Removed creeping vine on one side of the building and did nothing afterward to powerwash the vine remnants. He has not replaced damaged blinds. In short, he has largely neglected the property on the outside. There is an inner area in the current property that similarly has been neglected is an eyesore. I have had occasional conversations with the owner, and while he boasts about the architectural history of the building and plans to improve the property, there has been no investment in such improvements. In short, I have no faith or confidence that he will deliver on anything that he promises. I'm certain he will use the cheapest materials, will offer up terrific plans, but will almost assuredly under deliver.

You may ask... why are you against replacing the current apartment with a seemingly newer, and larger one. There are multiple reasons... I don't have faith that in a short time that the larger, higher, and more densely populated multi-family dwelling won't simply fall into the same level of neglect/disrepair. He has a pattern and practice of doing the absolute minimum, has little or no concern regarding the aesthetics of the property or sugarhouse and is primarily/exclusively motivated by profit. Given my vantage point of 20 years of observation, I have no faith that he will deliver on any of his promises, rather he will use the cheapest materials, find the lowest cost contractor, and final product will reflect that approach. And, in a few short years the property will essentially fall into the same appearance... neglected landscape, neglected upkeep. No investment in trying to improve the aesthetic/appearance of the neighborhood. (One last tangible piece of evidence related to the current owner's commitment to "cost containment". Last year, he hired a tree trimmer. It was a young man with two buddies. The young man had an small "electric" chainsaw, a pickup, and worked on several huge, mature trees with this "electric" chainsaw (with a cord) for several days. The owner clearly didn't care whether it was safe or efficient, he was simply motivated by saving a dollar. I am confident, that the final new building will simply reflect his philosophy toward property management, and profits over anything approach. The new building, will simply reflect his desire to capitalize on a SLC/Sugarhouse housing shortage, and in the end, that's what sugarhouse will get (a building and an approach that reflects his values).

Finally, as proposed, the new plans include an addition of a 3rd story which simply sickens me. I live in a home that I have spent 20 years renovating and improving on the inside and out, trying to make the neighborhood better. Having a larger, "higher", more densely populated building with no guarantees of how it will appear in the end, is simply not something I'm eager to take a gamble on. The size and scale of the such a building will be out of proportion to this largely/exclusively residential (single family residence) part of street. Having lived on 13th East these many years, we have endured many inconveniences related to living on a busy street, most recently the replacement of sewers project. However, I've patiently endured these inconveniences understanding that in the end, they represent long overdue improvements to infrastructure etc. However, putting a large "3" story apartment (with parking stalls as part of the front view) seems to make no sense, unless your goal is to create an eyesore. Not to mention, the inappropriateness of the scale and appearance of the proposed building on a street that is characterized primarily by single dwelling homes..

Furthermore, this part of the 13th east is already an overtaxed part of 13th east. with respect to congestion and traffic flow. Increasing the size (number of residents in the proposed multifamily dwelling will most assuredly create further adverse effects on congestion and the current bottleneck of cars trying to get on and off of 13th east near 21st South. At a minimum, there needs to be an in depth analysis of the traffic effects of rezoning to permit a much larger 46 residential unit, and the unintended and obvious adverse impact it will have on traffic flow in an already congested part 1300 east. One merely has to spend time in this part of 13th East area between 4:00 until 6:00 p.m. on any weekday. The traffic often is at a standstill. How would permitting a larger multifamily building in this area make any sense, simply from a traffic flow perspective.



Bottom line, we need more housing units and that fits into the SLC master plan. This also adds a mixture of housing into the area. I think this would be fine so close to the Sugar House business core and other amenities, but am just wondering what measures of mitigation they are planning on to lessen impacts until we get more transportation options in that area besides bus. Maybe include an accessible work space in some common area, so people could have a good middle ground (not need to commute to their work, but be able to get out of their apartment).

Thank you,  
Liz

Dayna McKee -Here you go Judi! Thanks!

I am opposed to the rezone at this location. Why do we have the zoning we have if we are going to continue to give variances to developers? Especially when they have no intent of providing affordable housing. We will in fact, be losing 26 affordable units. That is unacceptable in the current crisis. Additionally, Sugar House has seen enough construction and zoning variances to last a lifetime. Please do not rezone this parcel. Thank you.

Levi Thatcher

For what it's worth on that 1945 S 1300 East project, I fully support the higher density, partially because we're in the middle of a housing crisis (which isn't news to you). One of the only ways to help affordability is to provide lots of units. Will email an article that just came out today on the relationship between building units and affordability. Thanks!

Anonymous

I understand the need to keep affordable housing but man that building is rough

From: Rebecca Wing Davis <[rdavis2655@gmail.com](mailto:rdavis2655@gmail.com)><1564 E BLAINE AVE>  
Subject: 1945 S 1300 E Website Feedback

Message Body:

I have mixed feelings about the zoning change. The property owner has not maintained the current building well. That was made evident when a picture of the side of the building that faces 1300 East was shared during the May 17, 2021 SHCC LUZ meeting. How can we be sure he will maintain a new building at an acceptable level? I guess by charging higher rents to cover the costs of adequate maintenance on top of recouping the costs of the remodel.

If the zoning change is approved, an apartment building with more units will be built and higher rents will be charged. Sugarhouse will lose 26 affordable rental units. I'm tired of seeing more and more apartment buildings being built in Sugarhouse that students and young families can't afford to rent.

Thank you.

From: Edwar Taggart <[Taggarew@aruplab.com](mailto:Taggarew@aruplab.com)><1340 E Westminster Ave, SLC, UT 84105>  
Subject: 1945 S 1300 E Website Feedback

Message Body:

In the end, do I want to endure another major disruption which will inevitably come with such construction. The answer is no. Would you? Especially considering, my direct and long term observation of the behavior of the current owner), combined with "some" of the changes observed elsewhere in sugarhouse, I'm afraid that I have no faith that enduring a several year construction process, will result in anything better for the sugarhouse community. Instead, it will simply line the pocket of a property owner, and leave residents asking how did this happen and how is this better?

Thank you for soliciting and considering my opinion. Should you have any questions or concerns, please do not hesitate to contact me.

Nelson Roy (801-485-2357) or [nelson.roy@health.utah.edu](mailto:nelson.roy@health.utah.edu)

From: Meaghan Kelliher <[kelliher.meaghan@gmail.com](mailto:kelliher.meaghan@gmail.com)><1915 South 1300 East>

Subject: 1945 S 1300 E Website Feedback

Message Body:

We are the property directly next to this apartment complex and, overall, we have a lot of questions about this proposed zoning amendment. Would this be just a remodel or will this be an entire demolition job? How many units are in the current building and why is the rezone necessary? If approved, what would be the extent and timeline of the construction?

from:lizjackson073@gmail.com Hi Judi!

Hope all is well with you. I'm going to try to make the meeting tonight, but I'm not sure I'll be able to due to a conflict. Here are my comments if I don't.

- No comments or concerns on the 1st ADU item. Only question is will this be for a long term rental (longer than 30 days) or a nightly rental? Preference is not just another nightly rental spot, but a home for someone.

- For the multi-unit item, I am in support of more housing. There are nearby areas that are zoned RMF-45, albeit only one I see in the near proximity, so that isn't a huge concern as keeping multi-unit housing near the SH core does make sense. I do have questions when they bring forward their design in the future, should this pass, but won't include those now.

1300 E is a really busy street and I'm wondering if there is some sort of mitigation planned for this to not have a large impact on an already busy street, especially during commuting hours. I hope people will be 1) working remotely more and not impacting that road, but we can't bet on that; and 2) people will use public transit, but we also can't bet on that at this point.

How many affordable units will be included and what does that mean (i.e. will they be dormitory style with a shared kitchen or any other aspect shared with other tenants, or all enclosed in one unit)? What is the estimated rent rate?

Will this have commercial space included, as well?

Could the owner speak to why this zoning change needs to happen in their mind? I'd be curious to hear how extensive their argument is regarding how this will benefit the community at large.



Please consider limiting the high density housing proposal for my area on 1300 east. The traffic is already bad, parking limited and property crime on the rise. The owner of the property has not shown any concern over the maintenance of the current apartment complex and would only amplify the problems I've noted. Build your high density, high traffic housing elsewhere.

Hi Judi—

Sorry have not got back to you on 1300 E rezone. Absolutely not. Old apts there have gorgeous huge tree in front which would be sacrificed, I'm sure, and building is no doubt affordable since it is old. It may actually have been built to last! Plus, it would displace all the renters there now who would probably not be able to afford another apartment in the neighborhood. Will send comment. So sick of developers who care nothing about AFFORDABLE. Not falling for the sop of environmentally more sound. Nice but not enough. Also don't need another 10 feet. Don't want ANY extension of the cursed Sugarhouse Business District, just because it's "on the periphery" of it. That's why there's a line there.

From: Thea Brannon <[theabrannon@yahoo.com](mailto:theabrannon@yahoo.com)><1768 E Wilson Avenue, SLC>  
Subject: 1945 S 1300 E Website Feedback

Message Body:

I cannot support this project for several reasons. First, it is NOT in the Sugarhouse Business District. So what if it is "on the periphery"--the line was drawn for a reason. And just because there is an indication that the zoning could change in the future doesn't mean it should. This is the future, and we don't want it changed. Secondly, an update to this older building will displace a number of renters who no doubt will be unable to afford the new apartments or any other in the neighborhood. More housing units, even with the sop of ecologically sound improvements, is not justified if they are not truly affordable. Thirdly, there is a huge, beautiful old tree in front that would probably be sacrificed. That one tree is worth more than a few more "luxury" apartments.

**Lynn Schwarz** via [server.aqusagtechnologies.com](http://server.aqusagtechnologies.com)

12:40 PM (2  
hours ago)

to me

From: Lynn Schwarz <[lsbx101@gmail.com](mailto:lsbx101@gmail.com)><2023 East Crystal Avenue, SLC 84109>  
Subject: 1945 S 1300 E Website Feedback

Message Body:

I am against this Zoning Text Amendment. The owners of the existing apartment house, which will be demolished and replaced with a luxury development, continually talk about the property being on the "periphery" of the area designated by the Master Plan for increased density. The periphery is what is crucial in the transition areas, if the diversity of housing that used to make Sugar House such a pleasant place to live is to be retained. That atmosphere of diversity is quickly being destroyed by a plethora of luxury developments. These have rents way beyond what people who work in the shops in Sugar House can afford. A micro studio is impossible housing for a family. And don't we want families of all incomes in Sugar House? It doesn't seem so, as projects like this continue to destroy affordable units and make such diversity unachievable.

Please take very seriously the fact that this project will make all of the existing relatively affordable

units cease to exist. There is absolutely no mitigation plan to replace this loss. Do we continue to have a housing plan only for luxury housing? Or do we take steps, as a community, to stop this continued loss of affordable units?

**Yvonne Martinez <ymart626@gmail.com>**

Fri, May 21,  
3:01 PM

to me

Code enforcement knows about the weeds in the vacant lot and the apartments. Not sure what codes are for pools but they were asked to check it.

I have some some pics, not sure it will help.

First, the pool pic from their website, the next one is the actual pool, it's closed and that's a mud puddle on the cover.

The last pic are some weeds between buildings that are well over 6", can't really tell from the angle. It looks OK because they are still green and growing - It's not lawn.

I went to see if I could pull some of the reviews I saw the other day, but they seem to be updated. I saw one about raw sewage in an apt. They couldn't get them to fix, ended up calling the Health Dept - that review is gone now and 5 star reviews with comments from the owner have appeared.

I can't find anything online officially from the State or County that tracks landlord complaints about unsafe conditions or shady practices. I'm not surprised since there are so many lawmakers that are developers, landlords, and real estate people. There is probably a law against have any kind of official source to complain to or track landlords that have multiple complaints.

Anyway, hope that helps. Yvonne Martinez





Judi Short <judi.short@gmail.com>

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**RE: (EXTERNAL) Sugar House Community Council Land Use Committee Monday May 17 at 6 p.m.**

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**Max Chang** <maxchang17@gmail.com>

Fri, May 21, 2021 at 7:40 PM

To: judi.short@gmail.com

Cc: "Larsen, Nannette" <Nannette.Larsen@slcgov.com>

Dear Judi,

Thank you for having me at the Sugarhouse Community Council Land Use Committee meeting this past Monday.

Our manager was in South Dakota earlier this week but I had a chance to meet with her today on the property. I wanted to share with you pictures that I took today. The grass has been mowed and is being mowed on a weekly basis according to our landscaper who assured me as I called him immediately after our meeting. For the planters, I had purposely instructed the landscaper to remove the plants/flowers in an effort to conserve water but will now add some plants back with lower water requirements.

Also, for the unit that had the broken blinds, I had explained that the unit was occupied by a long-time tenant and we usually replace blinds if they are damaged when a tenant moves out. However, Mr. Roy insisted, without any factual basis, that it was a new tenant. However, according to our rent roll, that tenant has been there since July of 2010 or nearly 11 years. Nonetheless, I have instructed the manager to replace those particular blinds.

There were some projects scheduled for last year but because of covid, we held off on those but will revamp them as the situation hopefully improves.

Should you have any additional questions, please do not hesitate to contact me.

Thank you,

Max

**Max Chang** | Chief Operating Officer  
American Estate Management Corp.  
M: 801-554-5824

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On Thu, May 13, 2021 at 8:42 AM Larsen, Nannette <[Nannette.Larsen@slcgov.com](mailto:Nannette.Larsen@slcgov.com)> wrote:

Max,

I received this email and invitation from the Sugar House Community Council. Please plan on attending and giving a short review of your project and answer any questions they may have.

If you have questions on the meeting please let me know and I'll confirm with Judi.

Best,

[Quoted text hidden]

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**2 attachments**



**IMG\_4749.jpg**  
3705K

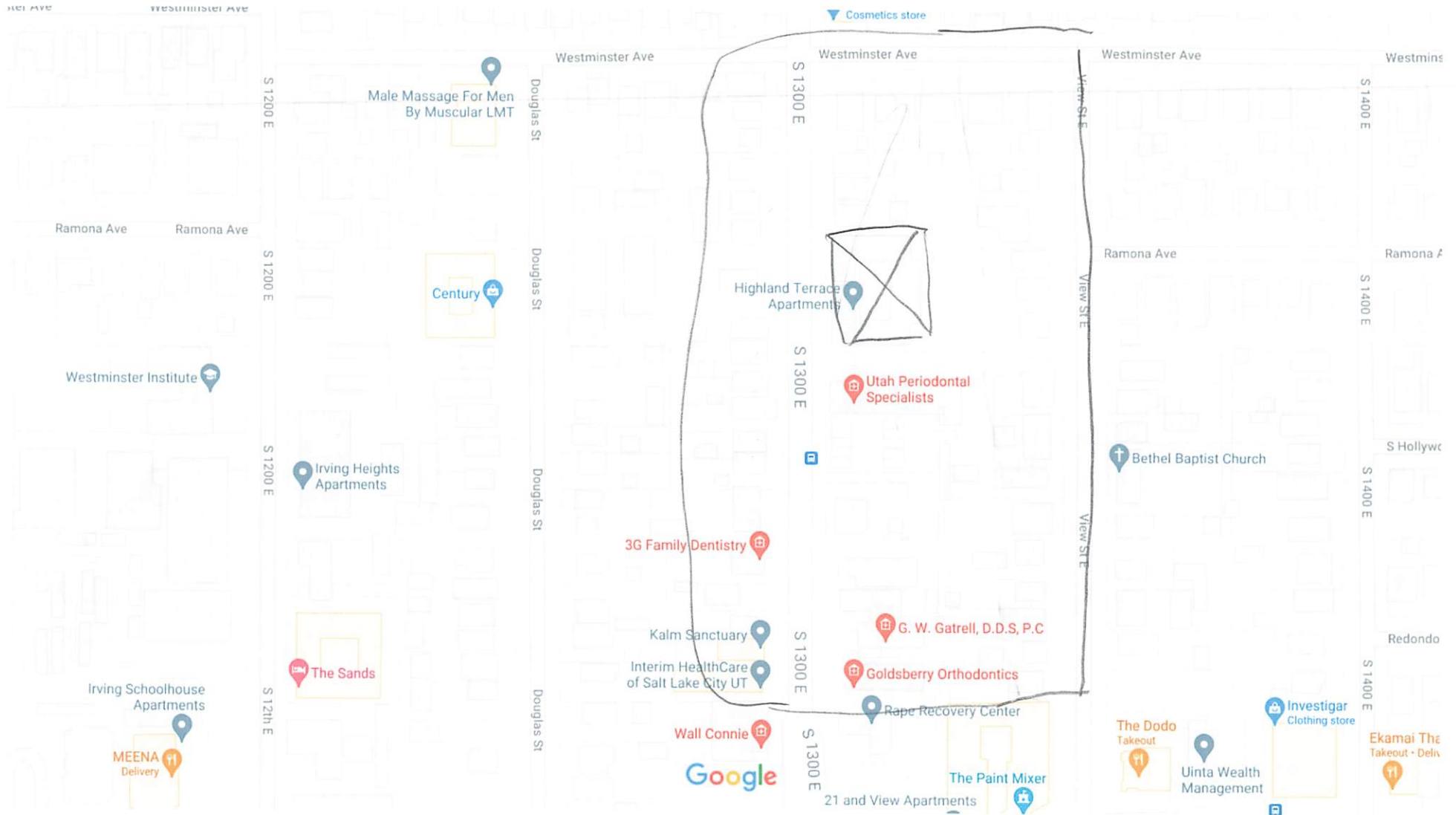


**IMG\_4740.jpg**  
5729K



17+ West side of View St  
35

17  
15  
2



## 1945 A 1300 East Zoning Map Amendment (REZONE)



The applicant, Max Chang, representing American Estate Management Corp., the property owner, is requesting to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development and will potentially provide a total of 46 residential units.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/1945-south-1300-east-zoning-map-amendment/> 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 May 17 at approximately 6:20 p.m. This will be a virtual meeting.

If you provide a comment, we will send you the link to join the meeting using Zoom.



[www.sugarhousecouncil.org](https://www.sugarhousecouncil.org)

## 1945 A 1300 East Zoning Map Amendment (REZONE)



The applicant, Max Chang, representing American Estate Management Corp., the property owner, is requesting to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development and will potentially provide a total of 46 residential units.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/1945-south-1300-east-zoning-map-amendment/> 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 May 17 at approximately 6:20 p.m. This will be a virtual meeting.

If you provide a comment, we will send you the link to join the meeting using Zoom.



[www.sugarhousecouncil.org](https://www.sugarhousecouncil.org)