

Planned Development and Zoning Map Amendment Recognized Organization Input

TO: Amy Barry, Chair – Sugar House Community Council
Judi Short, Land Use Chair – Sugar House Community Council

FROM: Anthony Riederer, Planning Division Staff

DATE: September 16, 2016

RE: Proposed Planned Development at 3073-3129 South 900 East

Applicant Adam Nash, representing Growth Aid LLC, is requesting a zoning map amendment and planned development approval for the properties located at approximately 3072-3129 South 900 East in order to permit the development of 16 single family homes. As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments /concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required. I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will also present information at a community council meeting, should you so desire.

If your organization chooses to have a project presented to them, the applicant will only be required to meet with your organization once before the Planning Staff will begin processing the application. Your organization should submit its comments to me as soon as possible after the meeting to ensure there is time to incorporate the comments into the staff report for the Planning Commission. I will also attend the meeting to answer any questions and listen to the comments made by members of your organization.

Following are City adopted criteria that the Planning Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

Consistency with the adopted Master Plan policies and Zoning District regulations;

1. Adequacy of streets and access to accommodate the proposed use;
2. Appropriateness of the design of the internal circulation system to accommodate the proposed use;
3. Adequacy of existing or proposed utility services to accommodate the proposed use and to mitigate adverse impact on adjacent land uses or resources;
4. Appropriateness of buffering to protect adjacent land uses from light, noise and visual impacts;
5. Consistency of architecture and building materials with the development and compatibility with the adjacent neighborhood;
6. Appropriateness of landscaping for the scale of the development;
7. Assurance of preservation of historical, architectural and environmental features of the property;
8. Compatibility of operating and delivery hours with adjacent land uses;
9. Compatibility with the neighborhood surrounding the proposed development and avoidance of a material net cumulative adverse impact on the neighborhood or the City as a whole;

You may submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, Salt Lake City, UT 84111; or via e-mail to me at anthony.riederer@slcgov.com.

If you have any questions, please call me at 801-535-7625 or via e-mail.

Thank you.



Anthony Riederer, Principal Planner