

October 19, 2016

TO: Salt Lake City Planning Division

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



RE: PLNPCM2016 00577 Planned Development
PLNSUB2016-00578 Zoning Map Amendment
PLNSUB2016-00579 Preliminary Subdivision
868 E 2700 South and 2711 South 900 East

The Sugar House Community Council recently reviewed this request, first at our Land Use and Zoning Committee on September 19, and then at the full Sugar House Community Council meeting October 5. We put a flyer on the porches of the homes immediately surrounding the project, and a copy is attached. We posted the project on our website, and announced the project in our email newsletter, which reaches about 1500 people. We had a few comments; they are attached to this letter.

Adam Nash is requesting a Planned Development for this project because of the two parcels that do not front on a public street, along with reduced setbacks. He is requesting a rezone from R-1/7000 to R 1-5000 because the new lots will be more the latter size, once the subdivision is done. He is proposing a subdivision because the new parcel will need to be subdivided into reasonably sized lots in the new zone.

This project will remove two houses and replace them with two new houses, remodel an existing home, and add two new houses. The net result will be five additional new single-family homes for Sugar House. We have a shortage of new homes, these will be a great addition. The house at 2711 South 900 East will be preserved and remodeled. This is a more efficient use of the land, the large lots now provide a lot of empty, unused space that gather weeds and trash. He is removing some blighted homes.

One challenge of this development is that there is a very large billboard on the corner of 900 East and 2700 South. Mr. Nash built that apartment building on that parcel. The Planned Development will clear up the problems existing, by making these parcels more cohesive with the surrounding properties. We think the two parcels that do not front on a public street will be easily able to feel part of the neighboring community and existing development. We feel the ingress/egress to the property using an existing street/alley will not cause problems; this road is also shared with the apartment building on the corner and has not been a problem for many years. The garage and driveway together should provide enough needed parking space for each home, without spillover into the alley or existing public streets. We do not think there will be any excess noise created by this new development. They will have Salt Lake /city trash pickup.

One thing we ask for is that access be provided for the neighborhood children that cut through behind the apartment building on their way from school or to or from the bus stop. Even the dog walkers use it. As far as we can tell from the plans, there shouldn't be anything to disrupt this travel.

The Sugar House Community Council is in favor of adding more single-family homes to our neighborhood, and ask that you approve this project.

9/19 L42 guests

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	name	address	email	
✓	Katelyn Ridgeway	3063 S 900 E	Katelynridgeway@sbcglobal.net	✓
property owner	Colin Strasser	1935 S. 900 E	CSTRASSER@gmail.com	
	Colin Quinn-Hurst	148 E. Yale Ave.	colin.quinn-hurst@	
	LEX TRAUHBER	451 S. STATE ST.	LEX.TRAUHBER@slcgov.com	

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Handwritten text in the top right area, appearing to be a name or title.

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Community Meeting

Hosted by: Sugar House Community Council

WHEN: September 19 5:30 and October 5,
7:00 p.m.

LOCATION: Sprague Library (2131 S Highland Dr)

WHY:

These parcels at 868 East 2700 South and 2711 S 900 East will be subdivided, and turned into five lots. 2711 will be remodeled and remain. The other lots will have new single-family homes on them.

This is the first community meeting to be held on this project. Come learn more and comment. You can find the plans as submitted by the developer on our website

www.sugarhousecouncil.org and a comment form. **We need to hear from you!!**

CONTACT US:

www.sugarhousecouncil.org

sugarhousecouncil@yahoo.com

***To sign up for the monthly newsletter visit our website and select "Join" to enter in your email.**

