



May 7, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair 

RE: PLNPCM2020-00054, PLNPCM2020-00053290d Highland Drive Master Plan and Zoning Map Amendment

The Sugar House Community Council did its usual review of this land use request. We put the project on our website, with a comment form for people to give us feedback. We made a flyer and put it on the porches of homes on the two side streets, and included a link to the project and feedback form. We received six comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was one of the seven land use projects on the agenda for our virtual LUZ meeting on April 20.

I had to look carefully at the County Recorder's website to see exactly which parcel this was. This is the eastern edge of the parcel, which has been under single ownership with the 2903 parcel for many years, maybe forever. The parcel in question has been part of the parking lot for these two parcels, and used as such. We surmise that in the 1995 rezone of every parcel in Salt Lake City, this was overlooked. This makes sense, because it took me a while to figure it out. The County Assessor shows this to be part of 2903 for some years. The houses in the neighborhood were built in the 1950's.

Because of the way property is being developed along Highland Drive, we see little chance that this parcel would ever become a single-family dwelling again. And, it might make the 2903 parcel unusable, because it would limit the size of what could be built. Comments mostly expressed dismay that this might be yet another apartment building, but we don't see it being anything other than a business or an apartment building in the future. Having the larger lot offers more opportunity for there to be a buffer for the houses on the east.

We recommend that this Master Plan and Zoning Map Amendment be approved.

Attachments:

Comments from the community
Flyer

2903 South Highland Drive Rezone

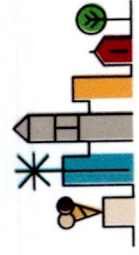


The **Sugar House Community Council** has a request to review the proposal to amend the Sugar House Master Plan and the Sugar House Zoning Map so the entire parcel at 2903 Highland Drive is in the CB zone. The parcel on the east is currently R1/7000 (Single-Family Residential) and would be changed to CB (Community Business). The petitioner is then proposing to build a future development, shown above. We are not being asked to review the development, that may come later. If the rezoning is approved and the petitioner submits a proposal, we would review if it needs any special exemptions. If the project meets the zoning code and needs no exceptions, it would not come to us for review.

Please read the proposal 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 may be on the agenda of the Sugar House Community Council Land Use and Zoning Committee April 20 at 7 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.**

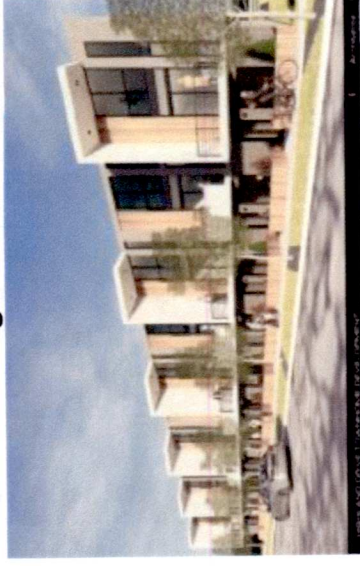
If we don't get any comments, we may not put this on the agenda, we have 7 Land Use items for that hour, and it is impossible to do them all. Go here to review the plans and provide a comment.

<https://www.sugarhousecouncil.org/2903-highland-drive/>



Sugar House
COMMUNITY COUNCIL

2903 South Highland Drive Rezoning



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Sugar House
COMMUNITY COUNCIL

COMMENTS 2903 HIGHLAND DRIVE

From: Diane Miller Downhour <diane.downhour@gmail.com>

Subject: 2903 Highland Drive Website Feedback

UGH! Another high density housing unit in the Sugarhouse area, already flooded with high density housing. As a resident who has lived in this area for nearly 30 years I VOTE NO. Please put an END to the endless, mindless, ugly apartment/condo building that is currently oversaturating the Sugarhouse area. The traffic and congestion is unbearable. STOP turning Sugarhouse into a ghetto.

From: Ben Burdett <wbenburd@gmail.com>

Subject: 2903 Highland Drive Website Feedback

Do we really need more high priced apartments? If there were some comments about mixed use residential with some percentage of affordable housing units, I think it would be more palatable.
I recognize that the future of our area is going to include a larger percentage of high density housing; but it also needs to include additional retail intermixed with affordable housing.
We also need to consider green space. This appears to have no green space and no allowance for pleasant walkable areas.

2309 Highland Drive: not sure how I feel about this one. It is a really nice lot with great potential.

Sue Watson

From: Kathleen S henriod <khenriod46@gmail.com>

Subject: 2903 Highland Drive Website Feedback

NO, NO, NO, NO. I Love this neighborhood . I do not want any more development. That is why we voted not to become part of will do almost anything to prevent further encroachment on our lives. NO, NO NO. Sugarhouse has been destroyed and it must