



Recognized Organization Input Notification

Future Land Use Map and Zoning Map Amendment for the former Sugar House Fire Station site

TO: All registered Recognized Organizations
FROM: Nick Norris, Planning Director, Salt Lake City Planning Division
(nick.norris@slcgov.com or 801-535-6173)
DATE: September 27, 2021
RE: PLNPCM2021-00914 (zoning amendment) Master plan file number TBD

The Planning Division is working on a change to the Future Land Use Map in the Sugar House Community Master Plan and a zoning map amendment for the property where the former Sugar House Fire Station was located. The Sugar House Community Master Plan designates the property as “institutional and public lands” and the current zoning of the property is PL Public Lands. The proposal would modify the designation in the Sugar House Community Master Plan to “Business District Mixed Use Town Center Scale” and would change the zoning from PL Public Lands to CSHBD-1 Sugar House Business District 1 to match the zoning of the property to the East.

Request Type: Master Plan and Zoning Amendment

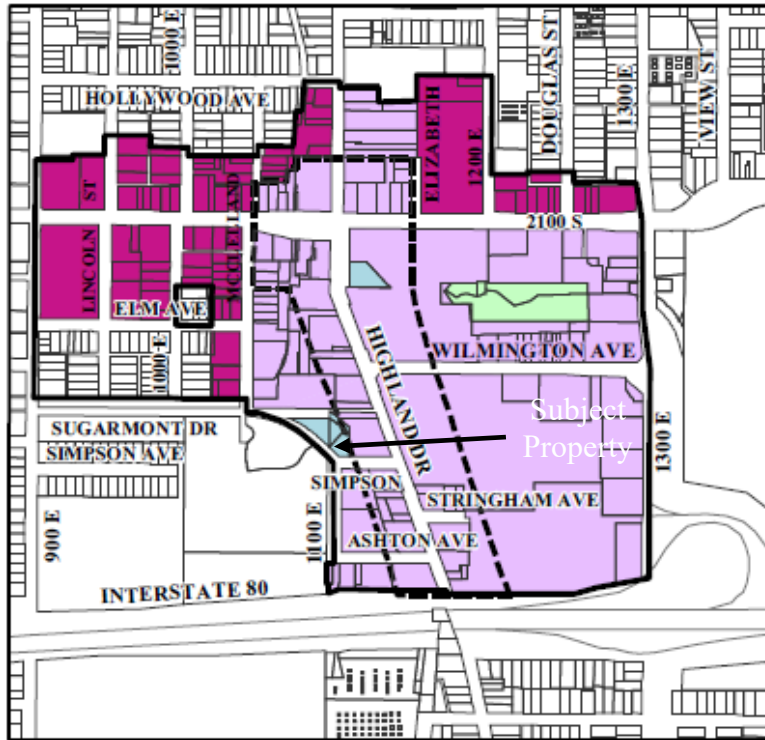
Location: 1085 Simpson (2 parcels with the same address), 1095 Simpson, and 1104 Sugarmont Drive.

Future Land Use Designation: From “Institutional and Public Lands” to “Business District Mixed Use Town Center Scale”

Zone: From PL Public Lands to CSHBD-1 Central Sugar House Business District 1

Request Description:

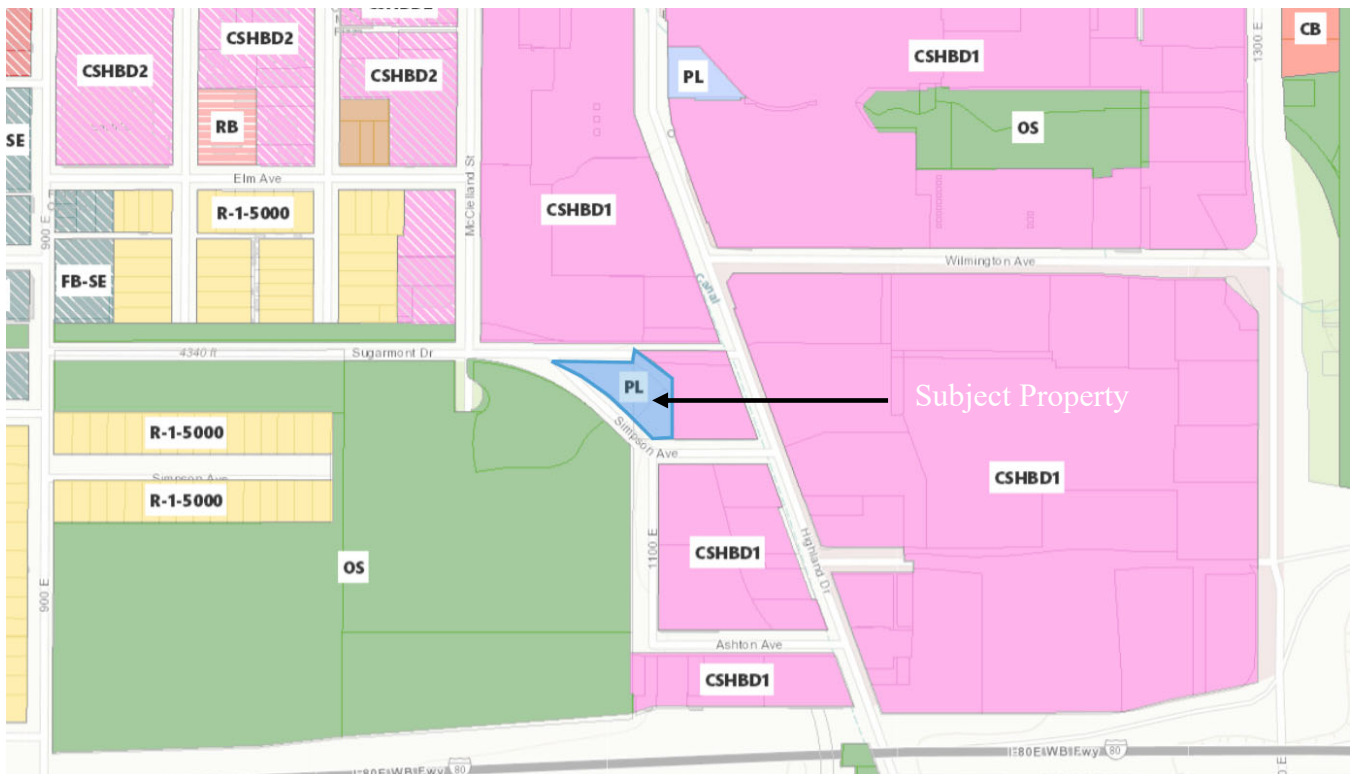
Salt Lake City Mayor Erin Mendenhall has initiated a request to change the zoning of the above referenced properties to accommodate future development of the site. The property is currently owned by the Redevelopment Authority of Salt Lake City. The proposal includes updating the future land use map found in the Sugar House Community Master Plan so that the master plan and the zoning map are consistent. Maps that show the current future land use map, the current zoning, and the subject property are on the following pages.



Business District Future Land Uses

- Business District Mixed Use - Neighborhood Scale
- Business District Mixed Use - Town Center Scale
- Parks & Open Space
- Institutional & Public Lands
- Town Center Overlay

Current Zoning Map



Request for Input from Your Recognized Organization

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.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

November 12, 2021

Comments may be submitted through November 12th to be considered in the staff report for the Planning Commission. Other comments may be submitted to the Planning Commission until the Planning Commission officially closes the public hearing. Comments received after Planning Commission public hearing will be provided to the City Council. Please contact me to let me know if you would like a presentation on the proposal at one of your meetings within this 45-day period.

Open House

Although this item is not within close proximity to multiple recognized organizations, information will be placed on the Planning Division Open House Page. That page can be found at <https://www.sl.gov/planning/category/online-open-house/>

The information will be placed on the above page within 7 days.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments before July 31, 2021 for those comments to be analyzed and to influence the final draft of the proposal that the Planning Commission will be reviewing.

Comments that relate to the factors listed below are the most helpful for the Planning Commission and City Council when making decisions regarding changes to the zoning ordinance as well as how you feel your community may benefit or be impacted by the proposed changes.

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Comment Submission Address

You may submit your written comments via e-mail to nick.norris@slcgov.com or mail them to:

**ATTN Nick Norris
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please email me. You can call me at (801) 535-6173 if you have questions. Email is the best way to contact me.