



November 1, 2021

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2921-00914 (zoning amendment) Master Plan Change

The proposal is to rezone 1085 (Simpson Avenue - two parcels), 1095 Simpson Avenue, and 1104 Sugarmont Drive from PL Public Lands to CSHBD-1 Business District Mixed Use Town Center Scale. This would allow the parcel to redevelop along with the adjoining parcel at 2226 Highland Drive, the site of the former Deseret Industries Building in Sugar House. That parcel is already zoned CSHBD-1. This issue was heard at the October 11 meeting of the Sugar House Community Council (SHCC), and we have been soliciting comments from the Land Use Committee and the greater community by putting this in the SHCC newsletter. We have received just a few, and they are attached.

We believe this change is consistent with the purposes, goals, objectives and policies of the City through the Sugar House Master plan. To leave these three parcels PL would make the parcels very difficult to redevelop and they could sit vacant for many years. Changing it to the CSHBD-1 zone means that the extra land can be utilized within the bigger parcel, to enhance the larger project. It could be an outdoor plaza, or a community garden to be used by the tenants of the larger building. With the streetcar going on either the north or south side, it opens up lots of possibilities for a transit area business district, like magazines, books, flowers, bakery, to enhance the plaza of the larger buildings. There would be a myriad of opportunities for a productive use, rather than isolated as a small, funny shaped parcel.

Public facilities are adequate for this parcel. We ask that you approve this request and update the future land use map found in the Sugar House Community Master Plan.

Enclosures

Comments from the neighborhood

**COMMENTS ON THE REZONE OF OLD FIRE STATION #3 FROM
INSITUTIONAL PUBLIC LANDS TO CSHBD1**

From: Rebecca Wing Davis <rdavis2655@gmail.com><1564 E Blaine Ave, SLC UT 84105>

Subject:Rezone the Old SH Fire Station to CSHBD2

I think it makes sense to rezone the property where the Sugar House Fire Station was located to match the zoning of the parcel to the east.

Thank you.

Rebecca Davis

I feel that the rezoning should be approved, and NOT FOR MORE LUXURY APARTMENTS!!!!!!! That space should be used for a truly community- oriented project for EVERYONE. Thea Brannon

Udi, sorry I have not replied earlier, but have just been busy. I will try to log on for tonite's meeting. Regarding the Di/Fire Station parcel, I think I once told you that I would love for it to be a senior center(I never did follow through and call a county commissioner with that idea, but will get to it).

PatsyMcNamara

REZONE old SH Fire Station from Instituional and Public Lands to Cshbd1

From: Dayna McKee <dmckee3313@gmail.com><2312 S Green St>

Subject:Rezone the Old SH Fire Station to CSHBD2

I would prefer to see this parcel retained as public lands and used for open space, a public plaza, or some other public amenity that can service the ever-growing density in the neighborhood.

Thank you.