

SUGARHOUSE VILLAGE, LLC

October 26, 2020

Salt Lake City Planning Department
451 South State Street
Salt Lake City, Utah 84111

RE: Zoning Amendment, closed Dryers/Snelgrove Ice Cream Plant, Sugar House
850 East 2100 South, Salt Lake City, UT 84106

Salt Lake City Planning Department:

Sugarhouse Village, LLC, the owners of the old Snelgrove Ice Cream plant in Sugar House, respectfully requests that the Salt Lake City Planning Department accept this application for consideration of a Zoning Amendment. Our Zoning Amendment request encompasses a 4.37-acre block that fronts 2100 South and is situated between 8th and 9th East in the heart of Sugar House. The current zone is the CC Corridor Commercial Zone. The area is flanked by the FB-SE Form-Based Special Purpose Corridor Edge to the west and directly east is the CSHBD2 zone. We respectfully request that the City entertain the rezoning of the block to the CSHBD2 Zone.

The CSHBD2 Zone allows for additional height and density for residential units. The opportunity for larger parcel assemblages of land is finite in our community. We believe that we should collectively work to densify areas that warrant the height and scale to accommodate larger residential housing opportunities. If we can build an extra floor of height, we can build better amenities within the facility for the residents; and we can provide for a mix of unit types and price points that can better accommodate residents within the City of Salt Lake and more specifically the Sugar House community.

Salt Lake City elected representatives and Sr Staff officials are currently looking at a number of ways to increase the availability of housing stock within the City of Salt Lake. The opportunities to provide impactfully residential place-making with larger land assemblages in our community are limited. The suggested rezone of 4 acres in the heart of Sugar House will provide residents with a living experience that has immediate adjacency of goods & services, access to both vehicular and mass transit circulation opportunities and is well-positioned with nominal negative impacts to adjacent uses and neighbors.

Our request for consideration from CC Zoning and a 45' height maximum to CSHBD2 Zoning that allows for 60' or an additional floor of residential units. The addition of a 5th level creates an opportunity for the owners to provide several additional residential amenities and creates the potential for the developer team to provide some much-needed rent assisted units. We

propose that the 53 additional units afforded through this rezone would create an opportunity for 53 units in the facility to be rent-restricted by the 80% AMI standard in Salt Lake City. This is a unique way for the development community and City officials to partner to help provide essential housing in the desirable Salt Lake City Metropolitan area. This opportunity affords us the ability to follow similar City Council initiatives to work with neighborhoods to create new zoning that better fits the potential for the area. The City's Planning Division is currently developing zoning amendments and codes to encourage the construction of additional essential housing throughout our community. Their study suggests that affordable housing overlay zoning would be encouraged. Our request is an opportunity to follow the same premise but use existing land-use patterns, adjacent zones, and a well-positioned, community-supported parcel for an increase in different economic levels of residential housing opportunities in the heart of Sugar House.

We are appreciative of the City's willingness to accommodate creative ways to advance the continued diversification of our housing stock. Thank you for taking the necessary time and thoughtful approach to our community's continued land-use policies. We look forward to receiving the results of your early review and allowing us the time through Salt Lake City's procedural requirements for a "Zone Amendment" application.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mark Isaac", written over a horizontal line.

Mark Isaac, Owners Representative
Sugarhouse Village, LLC

CC: John Thackeray, Boo Purcell