



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair
Salt Lake City Redevelopment Agency Chair

Start Date:
08/12/2024

Date Sent to Council:
08/13/2024

From:

Employee Name:
Gilmore, Kristina

E-mail
kristina.gilmore@slcgov.com

Department
Community and Neighborhood

Department Director Signature

Blake H. Thomas

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
08/12/2024

Chief Administrator Officer's Signed Date
08/13/2024

Subject:
Zoning Map Amendment - 3052 E Emigration Canyon Road

Additional Staff Contact:

Presenters/Staff Table
Krissy Gilmore, Kristina.Gilmore@slcgov.com

Document Type *
Ordinance

Budget Impact *
☐ Yes
☒ No

Budget Impact:

Recommendation: *
The Planning Commission recommended denial of this petition.

Background/Discussion (?)

ANA Enterprises, representing the property owner, is requesting to amend the zoning map for the properties located at approximately 3052 E Emigration Canyon Road. The applicant is seeking to amend the two properties from FR-2/21,780 (Foothills Residential) to the RMF-75 (High Density Multi-Family Residential) zoning district. The intent of the rezone is to increase the development potential of the site.

The RMF-75 zone is a high-density residential zone that allows for multifamily units, while the current FR-2 zone only permits detached single-family dwellings. The current FR-2/21,780 zoning allows one single-family unit per 21,780 square feet and would allow approximately 12 units to be built on the site. The allowable density of the proposed RMF-75 zone is 500 square feet of lot area per unit, which would permit a density of approximately 335 units. However, if the proposal includes over 199 units, an additional entrance to the property must be provided to meet fire code requirements, which would likely limit the development potential of the site. The applicant provided a conceptual site plan for one multifamily building, but a formal development proposal has not been submitted or reviewed by staff.

Site Location and Context

The subject property sits at the eastern edge of Salt Lake City, at the mouth of Emigration Canyon. The property is vacant and undeveloped with Emigration Creek running through the northern portion of the site and steep slopes surrounding the southern and eastern portions of the site. The subject site is unique in the neighborhood in that it borders other FR-2 properties and RMF-45 properties, but it is accessed from Emigration Canyon Road, rather than internally from the neighborhood, making it functionally and topographically separate.

Development Constraints

The site faces significant development constraints stemming from environmental factors and infrastructure complexities, and as a result, substantial concerns were raised during the Department Review process. These constraints may require further analysis if the City Council adopts

the proposed zoning map amendment.

First, the Transportation Division would require a left-turn acceleration lane out of the site, which may not be feasible given that the slope is over 30% on both sides of the roadway and due to the proximity to Emigration Creek. Adding an acceleration lane would impact the floodplain, requiring a lengthy review process with FEMA. Additionally, the acceleration lane would be within the Riparian Corridor Overlay zone, requiring an exception to standard permitted work in this area. While not entirely infeasible, there are significant concerns with pursuing this option.

Second, if the City Council considers adopting the proposed RMF-75 zone, the Transportation Division has recommended further analysis on the traffic study provided by the applicant to determine if the traffic volumes reported are indicative of a normal day or were artificially low given the off-peak day and season in which the study was completed. Finally, Building Services reported that the conceptual site plan does not meet fire prevention standards for a 7-story building.

While the applicant could potentially provide engineering drawings to support the viability of the acceleration lane, further analysis on the traffic study, and revised plans showing adequate fire access, given the overarching impact and associated complications, Planning Staff did not recommend proceeding further with this analysis, as the underlying zoning request is not supported by the East Bench Master Plan.

Public Input and Planning Commission Review

The proposed zoning map amendment petition has generated significant public comment, with nearly all feedback opposing the proposal. Concerns raised include the proposed density, potential negative impact on the natural environment, traffic issues, and the ability of Sunnyside and Emigration Canyon Road to handle the proposed density. The East Bench Community Council submitted a letter opposing the request, which is included in the Planning Commission Staff Report. Additionally, the Emigration Canyon Metro Township Council, Emigration Canyon Community Council, and Emigration Canyon Improvement District have also submitted letters of opposition.

The Planning Commission voted unanimously to recommend denial of the petition to the City Council, citing concerns with lack of public transportation access and environmental concerns with the proposed increase in development potential, including master plan conflict.

Will the City Council need to hold a public hearing for this item? *

☒ Yes

☐ No

Public Process

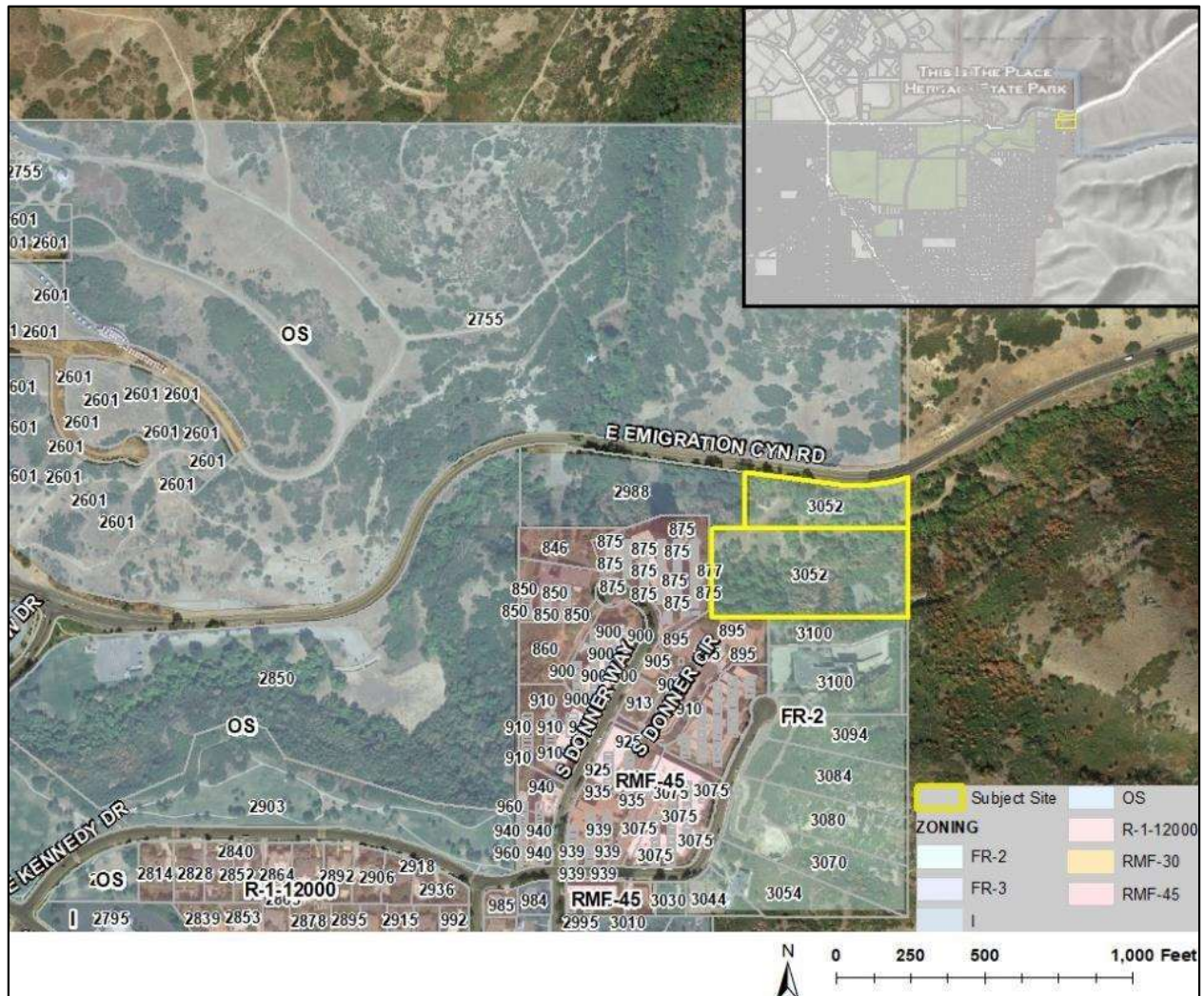
The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was submitted:

- December 16, 2022 – The East Bench Community Council was sent the 45-day required notice for recognized community organizations.
- December 16, 2022 – Property owners and residents within 300 feet of the site were provided early notification of the proposal.
- December 2022 – June 2024 – The project was posted to the Online Open House webpage.
- January 18, 2023 – The applicant presented at the East Bench Community Council meeting.
- June 26, 2024 – The Planning Commission public hearing was held. The Planning Commission recommended denial of the petition to the City Council.

Chief Administrator Officer's Comments



CITY COUNCIL TRANSMITTAL



3052 E Emigration Canyon Road Zoning Map

Planning Commission (PC) Records

- a) [PC Agenda of June 26, 2024](#) (Click to Access)
- b) [PC Minutes of June 26, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of June 26, 2024](#) (Click to Access Report)

EXHIBITS:

- 1) Ordinance: Final and Legislative Versions
- 2) Project Chronology
- 3) Notice of City Council Public Hearing

4) Public Comment Received after the Planning Commission Staff Report was Published

1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(Amending the zoning map pertaining to a parcel of property located at 3052 E Emigration Canyon Road from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to a parcel of property located at 3052 E Emigration Canyon Road (“Property”) from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2022-01106.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on June 26, 2024, on an application submitted by AnA Enterprises, LLC to rezone the Property from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2022-01106.

WHEREAS, at its June 26, 2024, meeting, the Planning Commission voted in favor of forwarding a negative recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property, as more particularly described on Exhibit “A” attached hereto, shall be and hereby is rezoned from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District.

SECTION 2. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2024.

Published: _____.

Ordinance Rezoning 3052 E Emigration Canyon Rd to RMF-75_v1

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: July 16, 2024

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

Exhibit “A”

Legal description of the property

Tax ID No. 16-11-201-002-0000

Beginning at a point of 1320 feet North and 765 feet East of the center of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 139.4 feet, more or less, to the South line of Emigration Canyon Road. Thence South 82°50'40" East along the said South line of Emigration Canyon Road 318 feet, more or less, to the point on a curve; thence Easterly along said South line, along an arc of a curve to the left, having a radius of 511.3 feet and bearing North 07°9'20" East a distance of 243.3 feet, more or less; thence South 127 feet, more or less, to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11; thence West 555 feet to the point of beginning.

2. PROJECT CHRONOLGOY

PROJECT CHRONOLOGY

Petition: PLNPCM2024-00333

December 15, 2022	Petition assigned to Krissy Gilmore, Senior Planner
December 16, 2022	Early Engagement notice emailed to the East Bench Community Council.
December 16, 2022	Mailed notice sent to property owners and tenants within 300 feet of the property.
December 16, 2022	Proposed zoning district posted to the Planning Division's webpage as an online open house.
January 4, 2023	Mailed notice resent to property owners and tenants within 300 feet of the property due to error on original mailing.
January 18, 2023	Applicant presented to the East Bench Community Council
June 26, 2024	Planning Commission Public Hearing
June 28, 2024	Ordinance requested from the Attorney's Office
June 27, 2024	Ordinance received from the Attorney's Office

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition PLNPCM2022-01106 – Rezone at Approximately 3052 E Emigration Canyon Road– ANA Enterprises, representing the property owner, is requesting to amend the zoning map for the properties a 3052 E Emigration Canyon Road from FR-2/21,780 (Foothills Residential) to RMF-75 (High Density Residential). The intent of the rezone is to increase the development potential of the property. The FR-2/21,780 zoning district would permit up to 12 single family units and the RMF-75 zoning district would permit up to 335 multifamily units. The subject property is located within Council District 6, represented by Dan Dugan.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night of the public hearing. The hearing will be held:

DATE:

PLACE:

Electronic and in-person options.

451 South State Street, Room 315, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 315, Salt Lake City, Utah. For more information, including Zoom connection information, please visit <https://www.slc.gov/council/agendas/>. Comments may also be provided by calling the 24-hour comment line at (801) 535-7654 or emailing council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Andy Hulka at 801-535-6608 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at andy.hulka@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com>, by selecting the “Planning” tab and entering the petition numbers PLNPCM2024-00128.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

Z 20240082

4. ADDITIONAL PUBLIC COMMENT RECEIVED

From: [ALISE ORLANDI](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) PLNPCM2022-01106 – 3052 & 3150 Emigration Canyon Rd Rezone
Date: Friday, June 21, 2024 3:08:44 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To: The SLC Planning Commission

From: A resident of east bench neighborhood

In regard to the June 26th vote on whether to approve the zoning change to allow high-density housing in Emigration Canyon. I am strongly against a zone change. As an avid hiker and cyclist in Emigration Canyon, this would be a travesty to develop those natural areas. A high-density developer has many locations within SLC that are zoned for that type of housing. The area of Emigration Canyon was zoned to protect its natural landscape, as well as making it practical & responsible for any future building to keep its impact small on the resources of Emigration Canyon.

I ask you to vote NO on changing the zoning.

Thank you for your consideration,
Alise Orlandi
1452 Canterbury Dr.
SLC UT 84108



From: [Beau Burbidge](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Comment on Emigration Canyon Zoning Map Amendment
Date: Friday, June 21, 2024 11:38:31 AM

Caution This is an external email. Please be cautious when clicking links or opening attachments.

Ms. Gilmore:

I understand that the SLC Planning Commission will be conducting a hearing on a zoning change proposal in Emigration Canyon on June 26. While I cannot be at the hearing in person, I want to submit my objection to the proposal here by email.

As a resident who lives near the mouth of Emigration Canyon and who uses the canyon recreationally, I can tell you that this zoning change would have a huge negative impact on the City and its residents. Emigration Canyon is a treasure, one of the few treasures in the entire valley, for bicyclists and runners. And it is prized because of its relatively calm traffic and low density of users. Changing the zoning to allow for high density use of the canyon would irreparably alter its usability and safety for the worse--impacting the thousands of City residents who use the canyon recreationally, and the more than 1,000 existing residents.

I urge the Planning Commission to reject this proposal.

Thank you,
Beau Burbidge

From: [Deanne Evans](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Rezoning in Parley's Canyon
Date: Friday, June 21, 2024 12:13:26 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Kristina,

We are **strongly opposed to rezoning** the parcel in Parley's Canyon to accommodate building more high density housing!

We concur with **all** the valid objections in doing so.

We also want to stress the major problem to **exacerbate** the **already horrific traffic on Foothill**, Sunnyside, Emigration Canyon, etc.

by adding nearly 1000 cars to an already clogged thoroughfare.

PLEASE consider rejecting the rezoning!!!!!!

Dr. & Mrs. Stephen Evans

From: [Karl Sowa](#)
To: [Gillmore, Kristina](#)
Subject: (EXTERNAL) Pls object to Emigration Canyon Rd rezone request
Date: Friday, June 21, 2024 12:35:39 PM

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Hello Krissy -


RE: PLNPCM2022-01106 – 3052 & 3150 Emigration Canyon Rd Rezone

As a resident of the East Bench area and a frequent cyclist in Emigration Canyon, I am writing to express my objection to the rezoning request for 3052 and 3150 Emigration Canyon Road, and I urge you to reject the rezoning request. Personally I'm a fan of density as a solution to address housing and traffic concerns - but that location is definitely not appropriate for the large development right on Emigration Canyon Road that has been proposed for that site. Please mark us as objecting to that zoning change request. Thank you,

- Karl

Karl Sowa
2841 E 2100 S
Salt Lake City, UT 84109

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Karl Sowa  





**From:** [Morpheus Z](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Rezoning  
**Date:** Sunday, June 23, 2024 8:29:18 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Hello Ms Gilmore - Please accept this communication as a statement of opposition to the proposed rezoning at the mouth of Emigration Canyon which would permit the construction of a new 8 story apartment complex with 200 units. While there are myriad concerns regarding this project, the one I am most concerned about is the traffic bottleneck that would be created at the mouth of the canyon in the event of a wildfire or earthquake. That road is only two lanes wide at that point, and for those of us who have homes in the canyon, it is our clearest escape route in the event of a natural disaster. Also, the ability of emergency vehicles to respond to a disaster would be impacted by traffic from a high density housing project as residents try to make a left hand turn out of the property onto the canyon road. It makes an already hazardous scenario far more unstable.

Thank you for your consideration.

Michael Tielborg, MD  
492 N Marathon Circle  
SLC, UT 84108  


**From:** [Pati Allred-Sorensen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon  
**Date:** Friday, June 21, 2024 6:17:25 PM

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Leave it alone, do not ruin another treasure, There are too many already that have been ruined.

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Pati

**From:** [yammit15@gmail.com](mailto:yammit15@gmail.com)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Opposition to Emigration Canyon Development  
**Date:** Saturday, June 22, 2024 2:33:40 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I strongly oppose the proposed Emigration Canyon Development proposal being considered on June 26th for the following reasons.

- 1) Close proximity to a very high-density population concentration with a high percentage of elderly citizens with limited ingress and egress to emergency services.
- 2) Close proximity to zoo with very heavy traffic on weekends and holidays.
- 3) Impact on weekend recreation to one of most popular canyons in valley.
- 4) Erosion of hillside from water runoff and creek flooding
- 5) Lack of public transportation.
- 6) Impact of air pollution and wild life habitat.

Tim May  


**From:** [Michelle Nielsen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration rezoning  
**Date:** Friday, June 21, 2024 1:15:51 PM

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Kristina -

I live in the area of emigration canyon and strongly oppose the rezoning of the parcels of land at the base of the canyon. One of my primary concerns is the increase in car traffic. The Utah Hogle Zoo is at the base of the canyon. I walk the zoo 4 to 6 times a week and am very familiar with the area. Families often park in the lot across the street from the zoo and walk over to the zoo. It is a wide road to cross. The last thing we need is to add to the danger with increased traffic from the proposed buildings. We need to keep that area free from congestion for the safety of the families attending Hogle zoo, the Bonneville trail and those recreating in the canyon. Please don't rezone!

Sincerely,  
Michelle and Chris Nielsen

**From:** [Diane H. Banks](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning application Emigration Canyon  
**Date:** Tuesday, June 25, 2024 2:43:18 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Ms. Gilmore, as you know we have been following the proposed rezoning application in Emigration Canyon since it was first filed. We have reviewed the East Bench Community Council letter and find it persuasive on all points. As a property owner in Emigration Canyon, we are shocked that a project of this magnitude is even being considered and believe it goes well beyond acceptable limits and standards. We recognize that a property owner has a right to develop his or her land consistent with applicable zoning and relevant laws and policies, and emphatically point out that this property owner (who lives in Washington County) already has that right without any zoning change whatsoever. In fact, the present zoning of FR2 allows for residential development in keeping with the environmentally sensitive nature of this parcel.

As suggested in the EBCC letter, the only reason for the requested zone change is to increase the value of the land for the existing owner. The property was purchased for \$589,000 in January, 2021. The current value of the property exceeds that number without any zoning change. The owner commented at a previous meeting that the property was acquired in trade for something the present owner built in Washington County—the Emigration parcel was not acquired for the purpose of development but instead to facilitate the sale of the Washington County property. Now the owner is listing the Emigration parcel at \$3,200,000, supporting the EBCC conclusion that the purpose of the zone change application is merely to increase the value of the property for resale purposes.

Construction of a 199 unit residential building on this parcel is contrary to the purpose of the RMF75 zone. It would destroy and not protect the environment, it would threaten the most heavily used bicycle and recreation path in Salt Lake City/County, destroy open space (inconsistent with the master plan), threaten the watershed, riparian nature and eco systems and create traffic hazards on the narrow and winding Emigration Canyon Road. Further, the idea of using well water as a culinary water source in Emigration Canyon threatens the availability of such water to all existing Emigration Canyon residents.

We strongly oppose granting any zoning change application for this parcel.

Sincerely, Diane Bromberg and other Emigration Canyon property owners

**From:** [James Alfandre](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) 3052 & 3150 Emigration Canyon Rd Rezone  
**Date:** Monday, June 24, 2024 7:58:12 PM

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Kristina,

My name is James Alfandre and I am a resident in the area and acting chair of the Bonneville Hills Community Council. I am writing on behalf of myself and not the BHCC.

While I believe we do need to find creative ways of adding well-designed, diverse housing in our city, I do not believe that these properties should be rezoned for high density multi-family housing for a lot of reasons mostly expressed in the East bench Community Council letter.

Thank you,  
James Alfandre

**From:** [Lisa FitzGerald](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Emigration Canyon re-zone proposal  
**Date:** Monday, June 24, 2024 5:17:34 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Hello,

I live in Emigration Canyon, I'm an avid cyclist for recreation and I commute by bike. I am AGAINST re-zoning the lower lots in Emigration Canyon from Foothills/Residential to High Density Residential. The current building proposal I've seen is for 199 units, which likely translates to 400+ cars. If zoning is changed, there is nothing preventing the developer to then petition for a 400+ unit building.

Emigration Canyon road is a narrow, rural-character road. It is the daily commute for canyon residents and is the lifeline for residents in case of disaster. Supporting an additional 400+ cars would negatively impact the quality of life and safety of residents.

Adding the proposed additional traffic would also impact the experience and safety of all Salt Lake residents who use Emigration Canyon Road to cycle, run, skate and walk.

Would the canyon be able to continue to host events such as marathons that close the canyon road after adding the proposed (or greater) number of new housing units? Would Salt Lake lose this amazing venue?

Lastly, the lot(s) in question are part of a flood plain that buffers high waters from Emigration Creek flowing into Sugar House: Wasatch Hollow, Blaine Natural Area, Westminster College. Sugar House only really experiences the big flood years because annual spring run-off from Emigration Creek can expand across these low, natural lands, temporarily storing excess water.

The proximity of Emigration Canyon to Salt Lake City is a great asset to the city. Please don't ruin it.

Lisa FitzGerald

**From:** [Rich Caramadre](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Rezoning Emigration Canyon  
**Date:** Monday, June 24, 2024 7:47:08 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

I'm a resident of Emigration Canyon. I'm also a cyclist. I am against the rezoning of lower Emigration Canyon to allow High Density Residential construction. I'm concerned about increase in traffic on Emigration Canyon Road. We already have traffic issues during popular zoo-days throughout the summer, sporting events in the canyon and the Christmas Market. Adding more residents will only exacerbate these problems.

I'm worried that my safety as a cyclist will be negatively impacted. I also worry that in case of emergency our egress from the canyon will also be negatively impacted.

The area under consideration is a zone where we see lots of wildlife. I'm excited that I can regularly see wildlife so close to Salt Lake City and hope others continue to get the same opportunity.

I urge you to vote against this proposal.

Rich Caramadre



**From:** [Elizabeth F. Howell, M.D.](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) OPPOSE Rezone at approximately 3052 E and 3150 E Emigration Canyon Road  
**Date:** Wednesday, June 26, 2024 9:50:33 AM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

I live in St Mary's/Oak Hills above this site (1151 Augusta Way) and STRONGLY OPPOSE this rezoning for several reasons.

- This would be an environmental disaster for the creek.
- We have unsustainable vehicular traffic in this area with current development already. It is already difficult and dangerous to turn left from Crestview onto Sunnyside/Emigration Canyon Rd during peak hours.
- Pedestrians, hikers, bicycle riders are already endangered by the density of traffic in the area. High-density development in this area would further reduce safety of a premier recreation corridor for SLC.
- If the flood plain at the proposed site is removed, flooding would occur further downstream in Sugar House.
- In case of a fire in Emigration Canyon, it will be more difficult and unsafe to evacuate!!

Thank you for considering my opposition to this rezoning.

-----  
Elizabeth F. Howell, M.D.  
Salt Lake City, UT

**From:** [Evangeline A.Z. Burbidge](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Opposition to High Density Up Emigration Canyon  
**Date:** Tuesday, June 25, 2024 8:17:52 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Ms. Gilmore,

I'm an East Bench resident and I wanted to express my opposition to the requested rezoning for the 199+ person unit up Emigration Canyon.

As someone who frequently bikes up Emigration, I have serious concerns about the safety of adding a high-density unit. The route is already heavily utilized by cars and citizens from across the state for recreational use. That many additional cars / people would clog a canyon that is already stretched thin.

Also, on snow days the canyon is backed up. That many additional cars would not only mar the natural beauty but it would also increase the accident risks. I also worry about the increase in cars on Sunnyside, which is also already busy with zoo, Shoreline trail, and This is the Place traffic.

Sincerely,  
Evangeline Burbidge

## Emigration Canyon Rezone

Dear Planning Commission, dear City Council, dear Mayor

You are all too young to remember. In 1957 citizen donors gave land to enlarge the Pioneer Village at This Is The Place Park property. In the 1970's the Legislature set aside \$100,000 to prepare a Master Plan to further enhance the creation of a living history museum. The Park was expanded to include 450 acres to preserve the land from commercial development. During that time homes, streets, and utilities were already being built adjacent to and on the property. Thankfully civic minded citizens and political leaders of Salt Lake City put a stop to the construction and had every thing torn down and demolished. You are too young to remember this significant effort resulting in the fabulous Park we now enjoy.

The history of Emigration Canyon cannot be ignored. It is the core of our City's history. Our family has lived on the East Bench for 45 years. We have hiked, biked, enjoyed Donner Park, This is The Place and Hogle Zoo. It is a place to remind us of our heritage. To rezone two parcels at the mouth of Emigration Canyon, Emigration Creek, and Donner Hill Landmarks to allow the building of high density apartment units (199) by Teancum Properties is shameful to our pioneer culture and leaders who toiled to build a road to get through the steep canyon. Teancum is from Ivins and they either don't care or don't know what the heavy construction will do to our beloved canyon. The road is narrow and windy and traffic will be disrupted for months during construction and for years with the increased traffic. Emigration Creek runs through the middle of the property. The National Landmark is on the property. Teancum is speculating on the rezone to flip the property asking \$3.18M (a \$2.5M profit from what they initially paid).

I ask you to honor the memory of the pioneers who travelled great distances to settle in this place we call home. Be as brave as the leaders of the 1950's and 1970's who had the foresite to preserve the past. Ask your parents and grandparents if they remember when political leaders of that time recognized the importance of keeping history alive for future generations. We are grateful for the decisions they made then. Hopfully you will do the same.

Thank you,  
Evelyn Lee, Member at Large  
East Bench Community Council Board  
1538 S. Devonshire Drive



**From:** [Kael Nielsen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road  
**Date:** Tuesday, June 25, 2024 3:12:31 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Krissy,

I am sending along my comments regarding the potential zoning map amendment for 3052 E Emigration Canyon Road. Thank you for taking the time to consider them.

The proposed change is contrary to the East Bench Neighborhood Plan which promotes high density housing along Foothill Drive and Parleys Way (Initiative N-3.2). While subject property is adjacent to property with multi-family housing (RMF-45), the properties are functionally separate because of topography and access.

### **Topography**

The subject property sits down in the canyon and is essentially walled off from the multifamily housing which sits above on the canyon wall. Per an inexact Google Earth measurement, the elevation of the center of the subject property is approximately 100' lower than ground level elevation of the nearest multifamily building. If the applicants were to build a 75' tall building, the top of the new building would be 25' below the base elevation of the nearest multifamily building. While adjacent on a map, the topography makes the subject parcel completely separate from the adjacent multifamily parcels, so the FR-2 zoning is more appropriate for the subject site.

### **Access**

The subject property has no access through the adjacent multifamily neighborhood, with no access from Donner Way or Kennedy Drive, only from Emigration Canyon Road. The subject property has no connection or tie to the existing multifamily parcels. Building multi-family on the proposed property would be out of place and a major change from the current FR-2 zoning. The current zoning, FR-2 is appropriate for the subject site.

Emigration Canyon Road is heavily trafficked by pedestrians and cyclists. If this change is approved, planners would do well to ensure that the curb cuts, i.e., entry to the property, are well designed to maintain a safe environment for passing pedestrians.

The city is growing and does need more housing. I am in favor of additional density in the East Bench neighborhood, particularly along Foothill Drive and Parleys Way, as stipulated in the neighborhood plan. I would be in favor of the city proactively modifying the zoning along those corridors and in other areas of the East Bench community that make sense. The city has done well planning neighborhoods such as North Temple, the Granary, and Sugar House, which plans have encouraged more housing. The proposed change is inconsistent with good policy, allowing for a multifamily development where low density is more appropriate. The zoning map amendment proposed by the applicant feels out of place, a bit like spot zoning. To be transparent, I am both a real estate developer and a resident of the East Bench and am asking for this application to be denied. I wish the applicant well, even to build multifamily in the neighborhood, but not on a parcel that should continue to act as a gateway to Emigration Canyon.

Thanks,

Kael Nielsen

**From:** [Kathryn Everton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Against Emigration Canyon rezoning  
**Date:** Tuesday, June 25, 2024 7:42:59 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Ms Gilmore,

I would like to express my concerns regarding the proposed re-zoning that would allow high density housing at the mouth of Emigration Canyon. I live in Emigration Canyon with my family. I am very concerned that increasing population and traffic at the canyon mouth will create an even more dangerous situation for fire, earthquake and flood evacuations. The road is only two lanes wide at that point, and for those of us who have homes in the canyon, it is our clearest escape route in the event of a natural disaster.

The ability of emergency vehicles to respond to a disaster would also be impacted by traffic from a high density housing project as residents try to make a left hand turn out of the property onto the canyon road.

Thank you for taking my safety concerns into consideration.

Kind regards,  
Kathryn Everton  
492 N Marathon Circle  
Emigration Canyon, 84108  


**From:** [Chris Tollenger](#)  
**To:** [Gillmore, Kristina](#)  
**Cc:** [Mom](#); [Bill Tollenger](#); [Lisa Flores](#); [Carolyn Lynch](#); [Beth Sanguinetti](#); [Mary Ann Villarreal](#); [Paul Brown](#); [John S. MortonIII](#); [Brad Weischedel](#); [Dugan, Dan](#); [REDACTED]  
[REDACTED] [Jack Christensen](#)  
**Subject:** (EXTERNAL) Objection to rezoning proposal on Emigration Canyon Road  
**Date:** Wednesday, June 26, 2024 1:25:59 PM  
**Attachments:** [Proposed rezoning from Foothills Residential to High Density.docx](#)

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Hello Krissy,

I live in the Emigration Canyon community and have serious concerns with the rezoning proposal to a High Density Residential 75 foot tall building proposed at the mouth of Emigration Canyon. (PLNPCM2022-01106).

Attaching my concerns and formal objection to the rezoning proposal of 2 parcels on Emigration Canyon Road. The public hearing is scheduled tonight at 5:30 PM at the SLC Planning Commission's 451 South State Street location.

I plan to attend tonight's public hearing to share these concerns and to ask the Planning Commission to reject this rezoning proposal.

This is NOT the place for a 75 foot tower!

Sincerely,  
Chris Tollenger  
5435 E Pioneer Fork Road  
Emigration, UT 84108

Hello, I am Chris Tollenger and I live in Emigration Canyon.

I am here tonight to speak against rezoning of two properties at 3052 E and 3150 E Emigration Canyon Road which is at the entrance to historical Emigration Canyon from Foothills Residential (FR-2/21, 780) to High Density Residential (RMF-75).

The RMF-75 zone would allow a 75' tall building with up to 335 units

For perspective, the Condominium Towers which were built above Hogle Zoo 40 years ago are zoned RMF-45.

A traffic and accident study was conducted by Hale Engineering and has conveniently recommended that no mitigation actions are necessary based on their modeling assumptions, even though the property entrance is next to a sharp turn (blind corner) across from Donner Hill landmark.

Am seeking support from the Planning Commission to reject this rezoning proposal for the following 7 reasons.

## **Key Points to Address**

### **1. Preservation of Community Character:**

- The current FR-2/21, 780 zoning maintains the unique character of the foothills area. Changing to RMF-75 would significantly alter the neighborhood's character by introducing high-density developments that are out of scale with the homes and environment of Emigration Canyon.
- Emigration Canyon has a rich history, including:
  1. 1846: The Donner-Reed Party cleared a trail through the canyon on their way to California
  2. 1847: Mormon settlers arrived in the Salt Lake Valley through the canyon and used the creek to water their crops
  3. 1850: Mormon settlers improved the trail to reach the Salt Lake Valley
  4. 1961: Emigration Canyon was declared a National Historic Landmark
- Minutes from downtown Salt Lake, Emigration Canyon is one of the most popular canyon rides in the area. There is less car traffic and lower speed limits in this canyon than the better known Big Cottonwood Canyon, and it has a bit more of a shoulder than Little Cottonwood Canyon (as well as a gentler grade).



- Cyclists, runners, and hikers use Emigration Canyon on a daily basis for their exercise and wellbeing. There are numerous bike and road races held throughout the year in the canyon.
- This Canyon offers one of the few locations where local cyclists and pedestrians can safely share the road with vehicles.
- Rezoning would negatively impact this historically significant and popular biking canyon.

**2. Environmental Concerns:**

- The foothills area is a sensitive ecological zone. High-density residential development could lead to increased erosion, habitat destruction, and negatively impact its watershed and wildlife. Maintaining lower density helps preserve these natural resources.
- This property location crosses over Emigration Creek, a precious water resource for the foothill area
- The canyon is part of the Salt Lake City watershed, meaning people outside of the canyon rely on it for drinking water
- Emigration Creek begins in Emigration Canyon and flows into Hogle Zoo, then underground, and finally into the Bonneville Golf Course. The creek is part of over 21 miles of buried creeks in the Salt Lake Valley, with about five miles belonging to Emigration Creek.
- The proposed high density development would put lower Emigration creek at risk and significantly damage the wetlands surrounding it.

**3. Infrastructure Strain:**

- High-density residential zoning will place a considerable strain on existing infrastructure, including roads, water supply, sewage systems, and public services like schools and emergency services.

**4. Traffic and Safety Issues:**

- Increased population density will lead to higher traffic volumes on roads that are not designed to handle such levels of traffic. And would result in congestion, higher accident rates, and reduced safety for pedestrians and cyclists.
- The 2022 Forest Service study noted that the fire danger in Emigration Canyon is rated as “Extreme”. Emigration Canyon is a steep canyon with limited egress/access. Increased population increases the risk and likelihood of wildfires for Emigration Canyon.

**5. Impact on Property Values:**

- The introduction of high-density housing could negatively impact property values of existing homes in the area. Homeowners chose this neighborhood for its low-density, tranquil environment, which would be compromised by the proposed zoning change.

**6. Community Input and Planning:**

- It is important for the local community (Sunnyside, St Marys & Emigration Canyon) to have input in planning decisions.
- Residents should have a significant say in any changes that impact their quality of life. The proposed rezoning should not proceed without thorough consultation and agreement from the local community.

**7. Sustainability and Long-term Planning:**

- Sustainable development requires careful planning that balances growth with the preservation of natural and community resources. High-density development in the foothills does not align with principles of sustainable development and smart growth.
- The Salt Lake Tribune reported in 2022 that Utah residents use more water than any other state in the southwestern United States.
- Utah is the second most arid state in the U.S. (Arizona gets more rain than we do!)
- Water is a finite resource, especially when it comes to residential water. This includes water for sinks, showers, refrigerators, washing machines and outdoor use.
- From a water-wise perspective, it just doesn't make sense to support rezoning this fragile area from foothill residential to a high density zone.
- From a sustainability perspective, it would be wonderful to see the planning commission encouraging more water-wise, mixed-use development in areas already zoned for higher density.

**8. In Summary:**

- It is vitally important to preserve the current zoning for the benefit of the community, environment, and future planning.
  1. For environmental impact reasons, our community opposes rezoning
  2. For historical preservation reasons, our community opposes rezoning.
  3. For increased traffic and wildfire risk, our community opposes rezoning
  4. For sustainable growth and water consumption concerns, our community opposes rezoning
- This is NOT the place for High Density development
- I encourage the planning commission to consider the long-term impacts and the will of the community and vote to reject this rezoning proposal.

**From:** [Debbie Eckert](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Zoning Change Request Public Comment  
**Date:** Wednesday, June 26, 2024 1:30:00 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms. Gilmore,

I have been a resident of Emigration Canyon for over 20 years and am writing to request that the planning commission deny the request to change the zoning at the mouth of Emigration Canyon that would allow for the development of high-density housing. Even without the addition of hundreds of residences, the canyon already faces challenges with emergency management (such as limited evacuation routes), water quality, bicycle and pedestrian safety, and fire risk, to name a few.

One only needs to be present in the canyon when there is an issue on I-80, when traffic is re-routed through the canyon. The narrow road simply cannot support additional load. The entrance of the canyon is particularly narrow and winding, leading to issues of safety for the community.

Please express to the planning commission the ill-advised nature of this proposal.

Sincerely,

Debbie Eckert

1295 Pinecrest Canyon Road

**From:** [Kavindra Malik](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Re: (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Wednesday, June 26, 2024 12:57:12 PM  
**Attachments:** [image001.png](#)

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Hello Kristina,

I have communicated with you earlier to express my deep unhappiness with this proposed development. I just learned that this issue is being discussed by the Planning Commission today. I am unable to attend personally but would like to register our position against allowing this change and consequent development.

Thank you very much!

Best regards,

**Kavindra Malik**

[REDACTED]

On Tue, Apr 4, 2023 at 6:35 PM Kavindra Malik [REDACTED] > wrote:

Hello Kristina,

I am interested in finding out the status of the zoning re-request for 3052 E Emigration Canyon Road. Is there a way for us to check that as it moves along the process without troubling you?

Thank you!

Best regards,

**Kavindra Malik**

[REDACTED]

On Mon, Jan 23, 2023 at 8:24 AM Gilmore, Kristina <[Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)> wrote:

Hi Kavindra,

Thank you for your comments. They have been saved as part of the public record and will be provided to the Planning Commission and City Council for their consideration.

Sincerely,



KRISSY GILMORE

Senior Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Phone: (801) 535-7780  
Email: [Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)  
[WWW.SLCMAYOR.COM](http://WWW.SLCMAYOR.COM) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Kavindra Malik [REDACTED]  
**Sent:** Thursday, January 19, 2023 9:17 PM  
**To:** Gilmore, Kristina <[kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)>  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment

Hello Ms. Gilmore,

I am a resident and owner of a condo at The Benchtower, 3125 Kennedy Dr, Salt Lake City, UT 84108 and am writing to provide my comments on this request for rezoning of this property. I am also an avid bicycle rider in Emigration and East Canyon and hike often in this neighborhood.

I would like the City to decline the request for the following reason:

- Potential for impact on structural integrity of hill during and after construction. This directly impacts the structural integrity buildings up the slope, including the Benchtower, and I am very concerned about that.
- Traffic implications - on the biking in the Emigration Canyon and worsening of the traffic situation that is already bad. It comes to a standstill during the holidays, events in the Hogle Zoo, This is the Place, and sporting events in the area. This high-density development will seriously impact - not simply the residents of the area but many who bike the Emigration Canyon and those living in or commuting through the Emigration Canyon.
- The impact on the fragile ecosystem and hydrology of the area
- The impact on/from the wildfire risk resulting fire management and evacuation scenarios
- Earthquake risks - including evacuation as well as structural and geological integrity mentioned above

I know the owners want to make a quick buck - and that's totally fine. However, their attempt to do this by adversely impacting the enjoyment, quality of life and safety of the residents, users of the Emigration Canyon, the fragile natural and hydrological ecosystem should not be facilitated by the City Council.

I urge you to turn down this request for rezoning and thank you for your consideration.

Best regards,

Kavindra Malik

[REDACTED]  
[REDACTED]

**From:** [Natalie Prystash](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Written comment - Emigration Canyon rezoning request  
**Date:** Wednesday, June 26, 2024 12:46:56 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

Hello,

I am reaching out in regards to the Emigration Canyon rezoning matter that will be heard on 6/26/2024. Please note that I object to rezoning of the parcel and ask you to reject such proposal.

The area is already congested. Other concerns are: a creek that runs through the property, the Doner Hill Historical Monument, wildlife habitat, potential for increased slope erosion and instability. The SLC County has strict rules when it comes to building in the FCOZ zone. These rules must be applicable to every owner and not to some. By rezoning the parcel, SCL County sets a precedent. The zoning law is in place for a reason.

Thank you

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Sincere,

Natalie Prystash



**From:** [Kelly Latimer](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Opposition to Emigration Canyon Zoning Change Request  
**Date:** Wednesday, June 26, 2024 3:12:48 PM

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**Caution** This is an external email. Please be cautious when clicking links or opening attachments.

I live in the St. Mary's neighborhood and strongly oppose changing the zoning at the mouth of Emigration Canyon from FR2 to RMF75 to allow for high density housing. I am a life-long resident of Utah and have lived in this neighborhood for over 10 years.

The East Bench foothills are one of the best places for Salt Lake City residents to recreate. Having open space and easy access to nature so close to the city center and University campus is one of the things that make Salt Lake City special. I think we are seeing a recent disturbing trend of these open lands being chipped away at. Recently, a large open space of land at This is the Place Monument was paved over to create additional parking for Research Park. We are also looking at potentially losing access to the Bonneville shoreline trail by the H rock due to parcels of land being put up for sale. Changing the zoning for the mouth of Emigration Canyon from FR2 to RMF75 would result in more loss of open space, recreational areas, and result in environmental damage to the natural and riparian areas that we are so lucky to have as part of our city. The proposed project would change the entire vibe and footprint of the East Bench.

The current road, water, and sewage infrastructure also do not support this large of a project. Emigration Canyon road is already overcrowded. Adding a high density residential property that can be accessed only by cars off the already congested road does not make sense. While I understand that there is an increased need for housing, I don't think it should be at the expense of areas that provide the opportunity for the public to recreate and easily access nature from the city. The reasons for originally zoning this area as FR2 are all still valid. I thus oppose changing the zoning of this area to RMF75.

Thank you,

Kelly Latimer

**From:** [Margot McCallum](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Zoning change — NO!  
**Date:** Wednesday, June 26, 2024 3:17:57 PM

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Totally impractical from a traffic and other infrastructure standpoint. Please don't allow this development.

Margot McCallum



**From:** [Leah Richardson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration development plan  
**Date:** Wednesday, June 26, 2024 2:37:13 PM

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Hi Kristina,

I strongly oppose the new development planned for the mouth of Emigration. I am a resident of that area and worry about noise, traffic, congestion and more accidents with pedestrians and bikers. Thanks, Leah Richardson

**From:** [Jim And Margaret](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezone at mouth of Emigration Canyon from FR-2/21780 Foothills Residential District to RMF-75 High Density Multi Family Residential District  
**Date:** Wednesday, June 26, 2024 2:02:54 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Kristina Gilmore,

Thank you for this opportunity discuss matter of rezoning.

The current zoning is in place to protect the area as a safe and comfortable place to live. The neighborhood has streets with good views of up coming traffic good for walkability and riding bikes. Emigration Canyon itself has high bicycle use and a condominium with enter/exit directly into the canyon measures as too short a sight area to be safe for the type of traffic known to be in the canyon. This isn't safe for cars or bikes or joggers/walkers.

Water and storm water concerns also exist. There isn't a sewer system to access at this time or a water system. There is much to be looked at to deal with this as things are in the area at this time. Can the city system handle this size increase with the unique problems in this canyon area. I don't see that the situation has been addressed.

This is an area with a steep slope and unknown slope stability with delicate riparian habitat closely adjacent along with buildings and a communication tower on the high side. Sometimes there are earthquakes and sometimes heavy rains that can cause problems of stability in the area.

What about the historically significant landmarks in the area.

An area on Kennedy drive was impacted negatively by a developer then abandoned leaving an ugly scar. This type of thing has happened often in SLC lately. Looking at all that is involved ahead of time can avoid problems later - especially in an area as unique as this is.

Thanks for the opportunity to engage in this process.

Sincerely,

Margaret and Jim Dowling  
2375 Sheridan Rd  
SLC, Utah 84108

Sent from my iPad

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