

February 26, 2020

To: Salt Lake City Council

Re: 402 & 416 East 900 South Zoning Map Amendment

Dear Salt Lake City Council,

The potential rezoning of the parcel at 416 E on 900 South is an ongoing issue in the historic Liberty Wells neighborhood. Allowing this expanded zoning designation could have a negative impact on the neighborhood in the following ways:

- Allowing a Community Business zoning would be too burdensome for this neighborhood. Currently, the neighborhood is comprised of Residential Business and Commercial Neighborhood zonings. The establishments allowed by the existing zoning are located adjacent to our homes, are proportionate to/with the scale of the historic neighborhood, and these business zonings are encouraged by the Master Plan. A Community Business zoning in this neighborhood would disproportionately disturb the balance that has been set as an example of mixed use zoning that effectively serves the community.
- The closest Community Business zoning is the loading dock of the Smith's Grocery Store at 850 East on 900 South. The 9th and 9th area and the State Street corridor are appropriate areas for a Community Business zoning.
- The quality of living for the residents of Denver St and Grace Ct would be diminished by the proposed higher density zoning in terms of congestion. The only outlet for Grace Ct is a one way street that ends at the back of this property. Additional congestion could have too large a burden on the 30 residents that live on this small, narrow street.
- Allowing this zoning change would set a precedent for other properties wanting and requesting the Community Business zoning. The developer says that they would like to see this neighborhood become another 9th and 9th, however the neighborhood residents would like to maintain the balance of mixed-use residential and business and preserve the established character of the area.
- Transforming the whole of 900 South into a business district is dangerous to the safety of the city. Fire Station 5 uses 900 South many times a day for emergency service, and congesting the corridor would reduce valuable service transit time.
- The neighborhood does not want to be a commercial zone, and has over 200 signatures attesting to their insistence not to allow this rezoning.
- According to the Master Plan recommendation, when a property is non-conforming, the lesser of the two zonings should be applied.
- The proposed plan previously submitted to the City Council had misleading representations and errors that should be examined before voted on by this City Council.

We appreciate the careful consideration of the Salt Lake City Council in this matter that could impact the future development and growth of our neighborhood. We are not anti-development and have embraced the commercial boom in our area. We maintain the right to thrive in this area and to not be overwhelmed by aggressive over development.

Respectfully submitted on behalf of the neighbors on Denver Street and Grace Court,



Kenneth Barton Moody

[Redacted signature area]