

Southeast Market Matrix

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Amelia Wilson	Dear city council members, I live in the liberty wells area and have a lot of appreciation for what has been done to 900s area but I have concerns about what re-zoning would do to the neighborhood. I think it would be best to leave the current zoning and focus efforts on improving/ revitalizing state street in our area which would have a much better and more beneficial impact on liberty wells/ball park neighborhoods.	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	William Komlos	Dear City Council members, I think commercialization of the 9th South St corridor is a good idea. Given the .pdf map, trading Commercial and Neighborhood Business zoning at the site(s) for Community Business looks like a good trade to me. I'm sure there are devils in the details, but that's why I vote. The City Council can wrestle over those critters. The site appears sufficiently large to accommodate its own parking lot to reduce the traffic snarls on 9th South that take place as customers come and go from the existing business and the deliveries that are made. An I-15 off ramps lands on 9th South at 2nd West St. And, I've heard rumors that there might be a trolley running along 9th South someday. Another good idea! But cars parked on a 45, pulling out into traffic that gets thicker every day is scary and will temporarily clog traffic many times a day. There is a high demand for our asphalt be it walkers, bikers, or motorized vehicles. The irritation will increase as our population and street-demands continue to grow. I hope there is a way Salt Lake City can maintain the community in that zoning change. Others have mentioned the fun boutiques, record stores, eateries, junk stores, the Tower Theater, and two wonderful establishments serving adult libations that we have along 9th South. Could they get replaced with national box-stores? These are small businesses; some may not survive the pressure of Covid 19. While McDonald's is effectively sterilizing the entire vertical structure of their food-chain, no mom-and-pop operation can compete with that ability. I would hate to see this tree-lined street turned into a Miami strip-mall. Thank you very much for the opportunity to comment on this change affecting my neighborhood. William Komlos, [REDACTED]	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Jessica Gezon	Good morning, As a resident of the 9th South/Liberty Park area I want to thank you for taking the time to consider the rezoning request before approving it. I'd also like to ask that you NOT approve rezoning the properties at 402 and 416 East 900 South. 9th and 9th is a fine area, but not what we want here. Adding more congestion around the park, which is already jam packed on weekends and a parking problem for nearby residents on any holiday, and making it harder for our small local businesses to thrive is a mistake. If only developers, not residents and business owners in the area, are in support then it's not in the best interest of those who actually live and work here. Thank you for your time and consideration, Jessica	n/a

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Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Barton Moody	I have attached a letter for the council's consideration in reference to the Sept 1st afternoon meeting. Thank you, Barton Moody [REDACTED] [REDACTED] (See corresponding attachments)	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Lu Prickett	Don't change it! Please leave the zoning as is. It's hard enough for small businesses, even worse with the pandemic. Changing the zoning will lead to a terrible loss of more small businesses and have a negative effect on the nearby homes. Leave the Community/Commercial zones intact. Lu Prickett	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Christy Bills	Hello, First, thank you for your service to our community. I'm writing as a homeowner, at [REDACTED] [REDACTED]. I am deeply concerned about the proposed change to zoning from mixed commercial to commercial and the consequences to the neighborhood I live in. Many of us are low to middle income homeowners, who take great pride in our homes and don't have any option to leave should the neighborhood become unlivable. We are already deeply impacted by the homeless shelter moving in. (Initially I had no concerns about this and welcomed helping our unsheltered neighbors. But seeing the way the city has been unable to really meet their needs, and the way our neighborhoods have been impacted, I'm very disturbed.) Many of us struggle post -pandemic, financially. Here on Roberta Street, we know our neighbors. We maintain our trees. We work together to keep crime down and watch out for problems before they get out of hand. We try to maintain home ownership so that properties are well-kept and loved and invested in - which makes the city a nicer place, with people who care about the long term health of the community. We report graffiti and abandoned shopping carts and support local businesses. There are other areas of the city, further west, that are not neighborhoods, that could certainly use revitalization. Please don't destroy the value of the homes we've worked so hard to maintain. Thank you for hearing my concerns. Christy Bills	4

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Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Daniella Birch	I live just west of Liberty Park and was made aware that you are considering rezoning the buildings that house the Southeast market? While it appears on this surface that there is little difference between the current zone and the new zone and I see little harm in it on the surface, I am concerned that this is a ploy by the building owners to push out the existing tenants. I rely heavily on that little asian market for my daily grocery needs. It's the only grocery store within walking distance of my house. If the building owners use this rezoning as an excuse to add more commercial development and kick out the current tenants then, my quality of life will decrease significantly. People living in neighborhoods need access to healthy food to live a high quality of life. Let's not take this grocery store away from me and my neighbors. Daniella Homebrewer, Cycling Enthusiast, & Shutterstock Contributor!	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Dan Carvajal	Neighborhoods change and have to grow with the needs of the community. We can't be NIMBYs just because things will be different. It's morally imperative to support greater housing density in this day and age and I will happily stand on the side of increasing housing supply. - Dan	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Richard Marschner	I got a flyer opposing the rezone but I want to voice my SUPPORT for the rezone. I live in and own the home at [REDACTED] and would be interested in what plans the owner has for the property and some change could be good. Thank you for your time. Richard Marschner [REDACTED]	5

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Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Jannah Din Andrus	I'm writing to express my concerns about the Southeast Asian Market Property rezoning proposal. The 9th & 4th area is an important, historic area in Salt Lake City, and one in which I am a homeowner and adoring resident with no plans of leaving in the next 10 years. Changing the Southeast Market zoning to a Community Business zoning could turn this area into a Commercial Zone out of line with the lovely nature of this neighborhood. Without specific development plans being shared, it is our job to assume the worst and protect our community. This re-zone could accommodate and encourage higher density commercial activity negatively impacting local resident's (like myself) quality of life. Furthermore, in an era where environmental precautions are more important than ever, a zoning approval with no required setbacks in an area like this is beyond inappropriate and insensitive. As our city undergoes some of the most aggressive growth being seen across the entire country, decisions like this are incredibly important. Not every area should accommodate every type of zoning. It would be far better if business plans requiring zoning like this were urged to develop State Street or Trolley Square areas - both already zoned for community business or more, both so close by and, both so desperately in need of new businesses to come in and help improve them. Please represent your local residents and vote NO on re-zoning the Southeast Asian Market Property. Best, ----- Jannah Din Andrus Creative Director	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	David R. Blaisdell	I have resided at the corner of [REDACTED] since 1978, approximately 1.5 blocks south of the Southeast Market property. For whatever it's worth, I have no problems with the proposed rezoning of Southeast Market property. Thank you for considering my input. David R. Blaisdell [REDACTED]	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Beverly Hill	I am a frequent customer of the Southeast market and the Pho restaurant. My Accountant also has his office to the south of the parking lot. I do not want to lose any of these resources WE DO NOT NEED ANY MORE HOUSING UNITS !!! Is there no limit to the amount of permits given to housing units? A concerned citizen, Beverly Hill [REDACTED]	2
Zoning Map Amendment for 402 and 416 East 900 South	Marion Johnson	Please please do not approve the zoning change without knowing what will be built and how it will affect our neighborhood and traffic. That just isn't fair. Marion Johnson [REDACTED]	n/a

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Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Holly Bateman & Nick Ekdahl	Hello, I want to voice my opinion AGAINST the current rezone proposal for this property. With no plan was submitted, it's safe to assume the landlord will want to maximize square footage (and profits!) and build to the very edge of setback and height limits. The CB designation has zero setback limits. That is not appropriate in this neighborhood. It's so depressing (in these already depressing times) to come to the realization that the neighborhood will likely lose Southeast Market and adjacent Pho 28 - both of which we patronize regularly. Change happens and that's fine, but even with the best intentions, greed takes over. The 9th South corridor is, for the most part, a wonderful mix of businesses, residential, and recreational. Thoughtful planning will keep it this way. Please chalk our household up as a NO. Thank you, Holly Bateman & Nick Ekdahl [REDACTED]	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Anonymous	A resident of Liberty wells lives down the road from the SE Market Rezone area. She is in total support of the rezone and thinks it would be very good for the neighborhood. (Voicemail)	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Kelly Margetts	A gentleman named Kelly called our offices to express his concerns over holding a public hearing on April 7th in regards to petition number PLNPCM2018-01025. Kelly would like to have this rescheduled because he doesn't feel safe due to the COVID-19 pandemic right now. (Voicemail)	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Casey Walrath	<p>Hello, I'm writing in response to the proposed rezone of the properties at 402 and 416 East 900 South. I live nearby on Roberta St and am a regular shopper at the Southeast Market as well as the adjoining Pho 28 restaurant (try the basil beef!). I fully support the proposed zoning change, both for the benefit of the existing owners and for the future flexibility of the corridor, which is a vibrant and growing hub for local businesses.</p> <p>With good bus service, a walkable network of neighborhood streets, easy park access, and plans for 9-Line trail improvements, 900 South is a prime street for higher density development, both commercial and residential. While there are no development plans in the proposal, there is a larger principle at stake: properties should not be subject to restrictive setback and height limits that increase costs and promote automobile dependence and air pollution simply to mollify wealthy homeowners who demand the right to control how others must use their property in defense of the status quo.</p> <p>Casey Walrath [REDACTED]</p>	5

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Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	John Peterson	<p>I am writing in FAVOR of this project. The opposition is largely fueled by disinformation from a Mr. Barton Moody who lives nearby and doesn't want change. The Southeast Market has been a great neighbor for years and has been there well before this area became popular. The 9th S. Corridor is the perfect place for mixed residential/retail (like 9th and 9th). Do not let the NIMBYs prevent good development</p> <p>Thanks for you time John Peterson</p>	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Taylor Anderson	<p>900 South is teed up to change. I can't think of a better place in the Liberty Wells neighborhood to add more density and mixed-use than this area, and I support this change.</p> <p>My one concern is that there are several cherished businesses in the existing building, and it's not clear whether there will be room for them in future plans. I'm all for redevelopment, but I think the City Council should look for innovative ways to combat displacement. While I wish this developer provided more details on future plans for the site, they have a long history of positive investment in this same area. And fighting displacement is a broader issue and conversation that I think the Council should take up as soon as it can.</p>	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Austin Whitehead	<p>I am a resident of the Liberty Wells neighborhood and regularly bike along 900s and buy food and goods from businesses along 900 s near the proposed rezone.</p> <p>One of the reasons my girlfriend and I decided to buy a house in the Liberty Wells neighborhood is that we wanted to live in a neighborhood that was becoming increasingly dense, urbanized, and walkable/bikable. I am in support of rezoning Southeast Market to CB and hope that the city council will continue to support increased density in this area.</p> <p>Thank you!</p> <p>Austin Whitehead</p>	n/a

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Topic	Name	Comment	District
<p>Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)</p>	<p>Alessandro Rigolon</p>	<p>Dear City Council,</p> <p>As a neighbor of the Liberty Park area, I support the proposed development on the Southeast Market land.</p> <p>Salt Lake City is facing a dramatic housing crisis, which has only been made worse by the pandemic. Research shows that new housing (even market-rate housing) can help stabilize or even reduce housing prices in a region through the process of “filtering.” Over time, new housing becomes older and more affordable. Without the constant production of new housing, that cycle of natural affordability won’t occur.</p> <p>Specifically, the project is appropriate for Liberty Wells in that it integrates some mixed-uses along one of the city’s major corridors – 900 S. It is also good that the project is located near the 9 Line, so that future residents will have access to good biking and walking infrastructure. We clearly need fewer people driving and more people walking, biking, and taking transit, and this project would help in that direction. 1 of 2 (Continued Below)</p>	<p>n/a</p>

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<p>Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)</p>	<p>Alessandro Rigolon</p>	<p>2 of 2 (Continued Above) While it is sad to see the Southeast Market close in this location, I am looking forward to a vibrant 900 S with more shops and restaurants to come.</p> <p>For full disclosure, I have no connections with the developer nor I know who the developer is. I am a neighbor and someone studying land use and housing in cities. Below my signature are a few resources showing evidence for the concept of filtering.</p> <p>Thanks, Alessandro</p> <p>Alessandro Rigolon Assistant Professor Department of City & Metropolitan Planning The University of Utah</p> <p>Mast, Evan. 2019. "The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Upjohn Institute Working Paper 19-307. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research.</p> <p>Asquith, Brian J., Evan Mast, and Davin Reed. 2019. "Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas." Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research</p>	<p>n/a</p>
<p>Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)</p>	<p>Jay Perry</p>	<p>Jay Perry lives on [REDACTED] and has some concerns regarding the SE Market Rezone. Sanitations vehicles come down their street the opposite way. Mr. Perry said he has been told it is because the sanitation vehicles have a difficult time accessing Grace Court because of a 90 degree turn.</p> <p>Because they have elderly people on the street who would struggle to move their trash receptacles, it is important that sanitation can get down their street.</p> <p>Any bars that go into the rezone would be devastating for the neighborhood because of the number of children that live on the street.</p>	<p>n/a</p>

August 31, 2020

RE: Southeast Market Property

Dear Salt Lake City Council:

The neighborhood is very concerned about the change in zoning request being presented before this City Council. The Planning Department produced a simple graphic that downplays how big this change in zoning is. The graphic combines two buildings in the portion labeled 'existing building' and only sites similar 'example uses'. There is no mention of the occupancy change in the graphic. The change from allowing one, above unit to a multiplex is a huge difference and should be addressed.

The Community Business zoning could make this area a Community Commercial Zone. The closest Community Commercial Zone and Community Business Zoning hub is the 9th and 9th area. Trolley Square is also a Community Commercial Zone. As is State St. This zoning is too big for this neighborhood and could overwhelm the small homes in this area.

This area is a low residential/mixed use zone, this zone change would not be appropriate for this area. This rezone has the potential to take the entire corridor into a Community Commercial Zone. This is a historic district and sited as an example of the character that Salt Lake City should maintain in the Master Plan. The residents are afraid that this rezone will irreversibly change the historic Liberty Wells District.

The developer has not disclosed any solid plans for this property. While this is not necessary, the neighborhood would not like to see this drastic change approved without a solid plan. The developer is free to use the existing footprint of the existing building, it is grandfathered in.

Late night hours, drive thru, motel, tavern, strip mall, gas station, cell tower or a three story apartment complex that could consume the entire block – these are all possible with this rezone and could greatly impact the historical character of the neighborhood. The planning department makes no mention of these possibilities. The neighborhood deserves a fair, balanced proposal for the City Council to vote on. This proposal is full of errors, half-truths and misrepresentations.

This is the only lot in the area and full more days than it is not. Parking is difficult in the area and the loss of parking will impact the neighborhood residents, over a dozen of the homes on the block have only street parking.

There are 10 properties on Grace Court that are on .03 acres (quarter sized lots, some of the houses have walls that touch). Grace Ct is a one way street that skirts this property to the south. They will be crippled by additional congestion and traffic on their narrow, one way street. The adjacent properties on Denver St are half sized lots. This neighborhood is already a densely housed area.

The Southeast Market has been a good neighbor for decades. They are uncertain in their future and they have no faith that their 'remodel' is the purpose to rezone.

The developer has no commitment to this neighborhood. The property has no maintenance from the owner, is in continual violation of weed growth in the boulevards and they have had years of ownership. The properties south of the dumpsters have filed over thirty complaints with the Department of Health for overfull, unsanitary and reeking dumpsters. The idling ordinance is not enforced with the semi-trucks that rumble the neighborhood for an hour at a time several times a week. There is no concern for the neighborhood by this developer.

The proposed map amendment is not consistent with the purposes, goals, objectives, and policies of the city as stated in the Master Plan. Other properties in the neighborhood have provided plans, submitted designs and impact studies to get their rezone approved. This aggressive rezone has more potential to ruin this neighborhood than to help it and the developer has only provided flat sketches. The developer states that they "want to see what the possibilities are". Under the guise of correcting a zoning error, the planning department is trying to make our neighborhood a Commercial Zone. I would hope that my city representatives will not sacrifice our historic neighborhood to development at our historic neighborhood and city's expense.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Barton Moody", is placed over a light blue rectangular background.

K Barton Moody

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

