



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Krissy Gilmore, Senior Planner, [Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com), 801-535-7780  
**Date:** June 26, 2024  
**Re:** PLNPCM2022-01106, 3052 E and 3150 E Emigration Canyon Road Zoning Map Amendment

## Zoning Map Amendment

**PROPERTY ADDRESS:** 3052 E and 3150 E Emigration Canyon Road  
**PARCEL ID:** 16-11-201-002-0000, 16-11-262-005-0000  
**MASTER PLAN:** East Bench Master Plan  
**ZONING DISTRICT:** Current - FR-2 (Foothills Residential)  
Proposed - RMF-75 (High Density Residential)

### REQUEST:

AnA Enterprises, representing the property owner, is requesting to amend the zoning map for the properties located at 3052 E and 3150 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/Moderate Density Multi-Family Residential) zoning district. The intent of the rezone is to increase the development potential of the property.

### RECOMMENDATION:

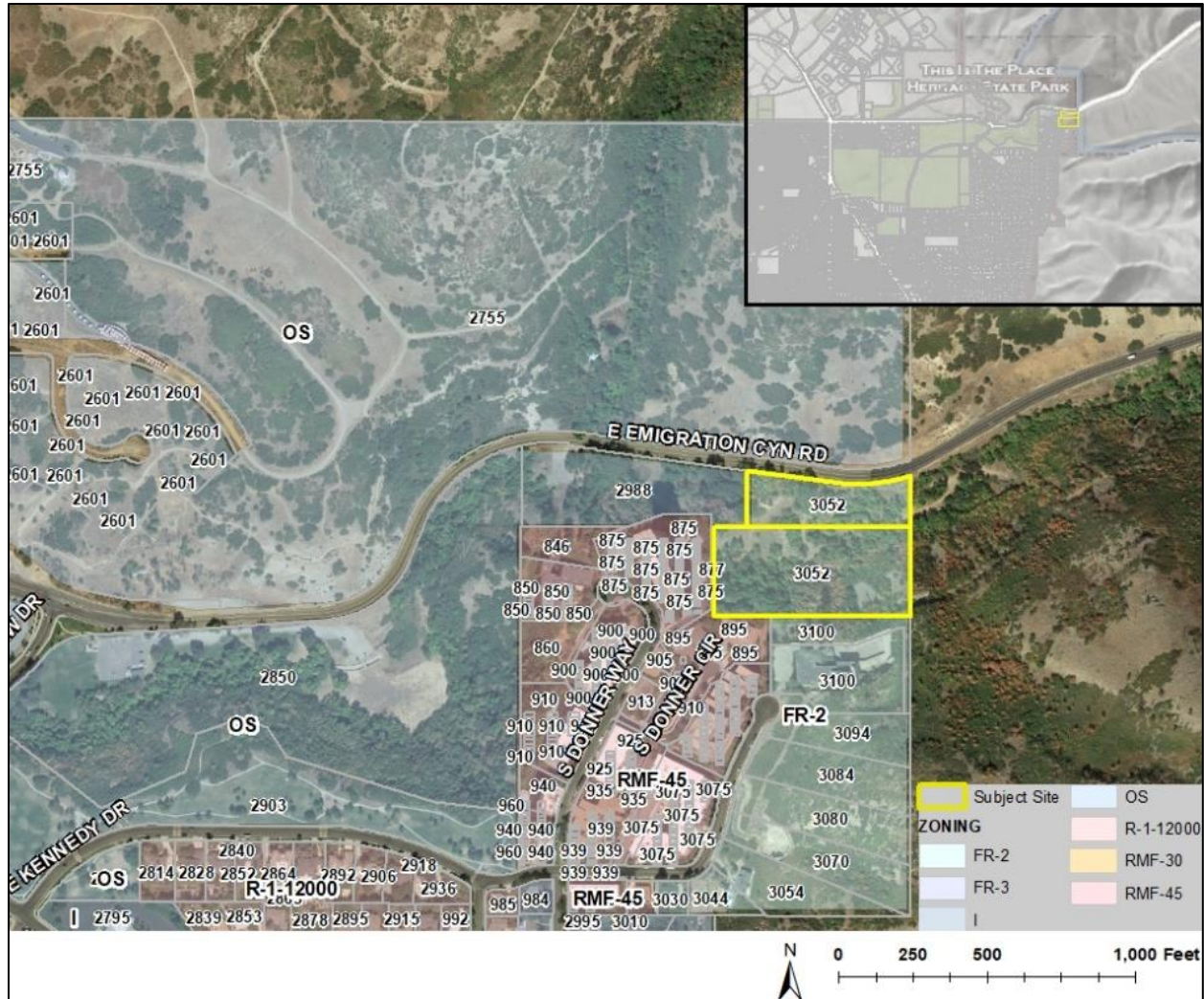
Based on the analysis and findings in this staff report, Planning staff finds that the zoning map amendment does not meet the standards, objectives, and policy considerations of the city for a zoning map amendment and therefore recommends that the Planning Commission forward a negative recommendation to the City Council.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Materials](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Comparison of FR-2/21,780 and RMF-75 Zones](#)
- E. [ATTACHMENT E: Zoning Map Amendment Standards](#)
- F. [ATTACHMENT F: Department Review Comments](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

## PROJECT DESCRIPTION

The applicant is proposing to rezone 3052 E and 3150 E Emigration Canyon Road from FR-2/21,780 (Foothills Residential) to RMF-75 (High/Moderate Density Multi-Family Residential) with the intent of redeveloping the properties for higher-density housing. The two parcels combined are approximately 6 acres (262,780 square feet) in size.



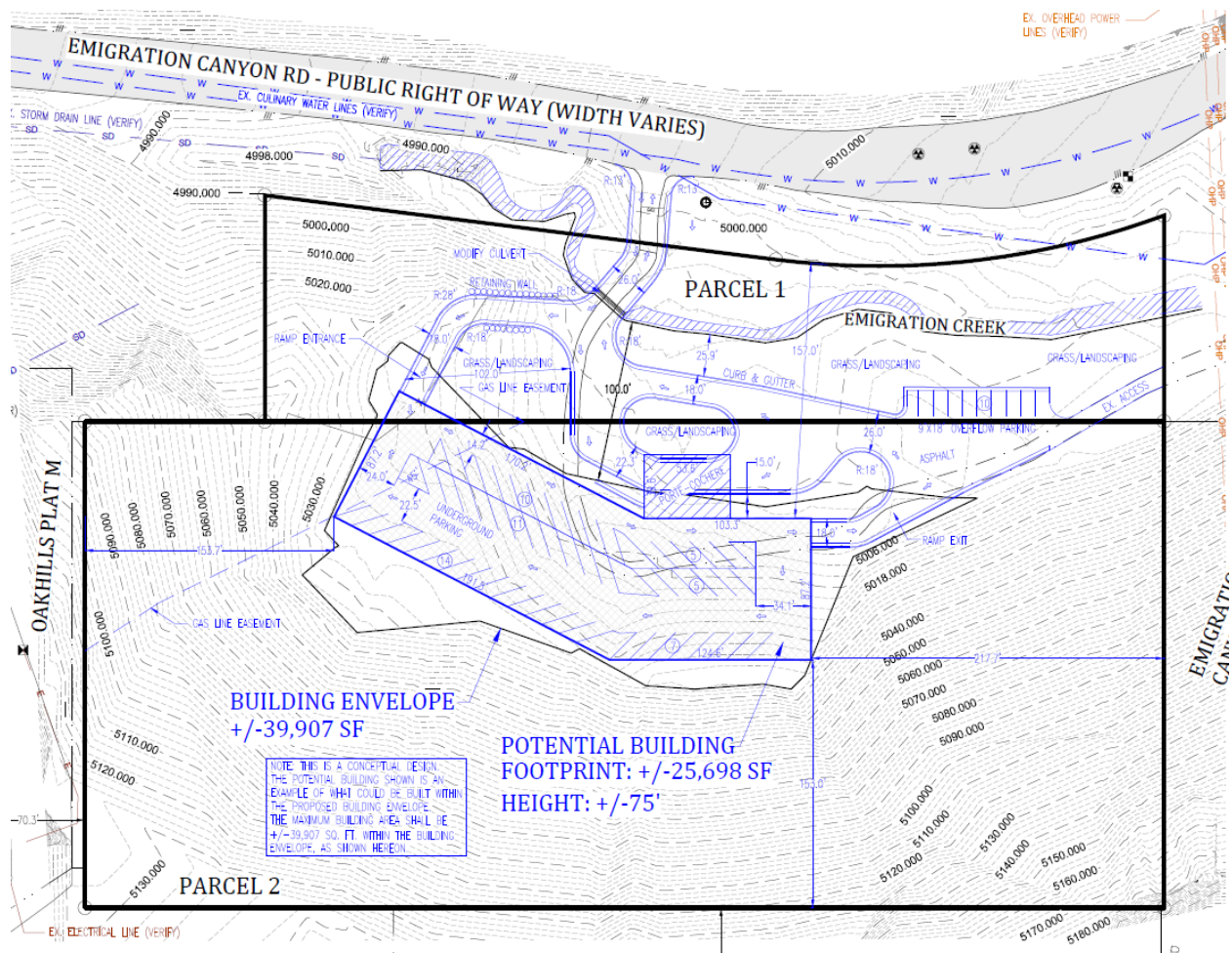
*Location and Context*

If rezoned, the applicant intends to construct one multifamily building. 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 permit approximately 12 units to be built on the site. The allowable density of the proposed FR-2 zone is 500 square feet of lot area per unit, which would permit a density of approximately 335 units. However, the applicant has indicated they would build 199 units or fewer. If the proposal includes over 199 units, an additional egress road must be provided to meet fire code requirements.

The applicant provided a conceptual site plan, but a formal development proposal has not been submitted or reviewed by staff. The conceptual site plan shows parking and landscaping within the required 100-foot setback from Emigration Creek, which would need to be removed. The applicant



provided a project narrative explaining the rationale for the zoning map amendment request, which can be found in Attachment B of this report.



Conceptual Site Plan

## Property and Neighborhood 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. The property is located within the East Sunnyside Neighborhood of the East Bench Master Plan. This neighborhood typically consists of large lot, single-family residences with a pocket of multifamily residential above 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.

Emigration Creek runs through the northern portion of the site, while steep slopes surround the southern and eastern portions of the site. A prominent radio tower and Emigration Oaks Condominiums overlook the site. The site neighbors the Donner Hill Historical Monument, situated at the base of Donner Hill, which is a landmark along the Pioneer Trail, though the monument itself resides off the property within the public right of way.

Salt Lake City owned property is directly west of the site, as well as Rotary Glen Park and Hogle Zoo further west. Beyond Salt Lake City's boundaries, the land east of the site falls within the Emigration Canyon Metro Township, zoned as FR-20, and permitting a density of one unit per twenty acres.

## Access and Transportation

The subject property is accessed via Sunnyside Avenue, which eventually becomes Emigration Canyon Road and is the only direct access to Emigration Canyon from the city. There are no public transit options within walking distance of the site; the closest UTA bus stop is approximately 1.25 miles away on Arapeen Drive near the Post Office. The Transportation Division has applied for funding through Wasatch Front Regional Council to construct a roundabout at Crestview Drive (approximately .50 mile west of the site), which would provide a bus turnaround and increased transit service to the area. If approved, funding may not be available for a few years, and transit service would still be limited to approximately .50 miles away.

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

Zoning map amendment requests are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section 21A.50.050.B). Those considerations are discussed in Attachment E. Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable considerations. Ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

## **KEY CONSIDERATIONS**

The key considerations listed below were identified through the analysis of the project:

1. Existing General Plan Policies for the Area
2. FR-2/21,780 and RMF-75 Zone Comparison
3. Development Constraints
4. Traffic Study and Impacts
5. Public Opinion and Neighborhood Concerns

### **Consideration 1: Existing General Plan Policies for the Area**

The subject property is located within the East Bench Master Plan area. The East Bench Master Plan and associated Future Land Use Map (Attachment A) identify the subject property along as a Neighborhood and it is specifically within the Sunnyside East neighborhood. The following description is included in the plan:

*The East Bench Neighborhoods are comprised of predominantly single-family homes and pockets of multifamily, commercial, recreation, and institutional uses that complement the low-density residential neighborhood character. Future development fits into the unique architectural styles and development patterns that define individual neighborhoods; provides a diverse mix of housing choices for all stages of life and income ranges; and creates friendly, safe and welcoming neighborhoods that encourage interaction through all stages of life.*

While the statement above does reference multifamily development, multifamily is referenced in the plan as medium-density townhomes or apartments at 2 or 3 stories, depending on the neighborhood context. The proposed rezone to RMF-75 does not align with this purpose statement. In addition to the statement above, the East Bench Master Plan includes several

guiding principles and policy statements which support a recommendation of denial on this rezone petition:

- Guiding Principle N-03 emphasizes the importance of aligning new development with established infrastructure and amenities, including transit and transportation networks. The directive aims to channel growth towards areas already equipped with the necessary services, fostering a people-centric environment. Emigration Canyon Road, currently a two-lane road, lacks adequate transit to support a high-density housing project. A review of the applicant's traffic study by the Transportation Division revealed the necessity for a left-turn acceleration lane to manage the anticipated increase in vehicle volume and blind turn out of the site, which has the potential to significantly impact Emigration Creek. Additionally, the absence of sewer service directly to the site necessitates an extension of the line that is approximately 700 feet west of the site.
- Although the plan does not directly address the specific property, its guiding principles concerning residential and open space imply that the foothill areas are intended to maintain single-family zoning, with medium-density housing being more suitable closer to Foothill Drive. For instance, in its discussion of Sunnyside Avenue, the plan explicitly states, "With the exception of Hogle Zoo, Rotary Glen Park, and facilities associated with East High, the land uses on the south side of Sunnyside Avenue consist predominantly of low-density residential areas. These land uses are stable and complement the adjacent neighborhoods and community as a whole; therefore, there are no planned land use changes."
- The plan designates This is the Place and Hogle Zoo as a regional activity center (Guiding Principle R-01), while emphasizing the importance of preserving the stability and character of neighborhoods within this node. It states that natural assets should be protected and that structures near the foothills' base should maintain a low height to preserve views. While this site would be tucked into the hillside and will be below the existing condominiums, the plan is clear that new development should be small scale to mitigate impacts to the riparian corridor or hillside from new development (Guiding Principle PR 1 and 2.4).
- Guiding Principle PR-3.1 concentrates on open space near the city boundary, particularly in scenarios where annexation into the city is under consideration. This holds significance as the context of these sites is similar. The plan states that new development of these sites should be limited to single-family land uses or other low intensity uses that serve the neighborhood and should minimize impacts to the natural environment and views of the foothills.

As discussed in the statements above, the requested zoning map amendment generally does not align with the goals or policy statements within the East Bench Master Plan. The plan is clear that low-density residential is appropriate in locations with sensitive natural features, such as this site, and that medium-density housing should be located closer to Foothill Drive within designated Neighborhood or Commercial Nodes outlined on the future land use map.

### **Consideration 2: FR-2/21,780 (Foothills Residential) to RMF-75 (High Density Residential) Comparison**

This section focuses on the key differences between the FR-2/21,780 and the RMF-75 zoning districts. As discussed below, the identified key differences between the FR-2 and the RMF-75 are the permitted land uses, building height, and density, as well as the purpose of each zone and where they are appropriate.



The subject properties are currently zoned FR-2. The FR-2 zoning district permits single detached residential family uses with a maximum height of 28 feet. The FR-2 zone requires a minimum of 21,780 square feet for a single-family structure. Given the combined lot size, the approximate density of the site under the FR-2 zone is 12 units. With the development constraints of the Riparian Corridor Overlay 100-foot setback and slopes over 30%, a Planned Development would likely be necessary to realize the development of 12 units on site.

The RMF-75 zone is a high-density zone with a building height of 75 feet. Uses permitted in the RMF-75 zone include multifamily, single-family attached (townhomes), and single-family detached. Additionally, nursing care facilities, assisted living, and congregate care facilities are also permitted. For multifamily development on lots greater than 1 acre, the permitted density is one unit per 500 square feet of lot area. This gives an approximate maximum density of 335 units for the site.

The purpose statement of the FR-2 zone:

*The purpose of the FR-2/21,780 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.*

The purpose statement of the RMF-75 zone:

*The purpose of the RMF-75 High Density Multi-Family Residential District is to provide an environment suitable for high density multi-family dwellings. **This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre.** This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

As referenced in the purpose statement, the FR-2 zone is intended for the foothill properties to protect the character of the foothills while also minimizing impact to the natural features. The characteristic of the site with Emigration Creek running through the site and the steep slopes support the FR-2 zone and goals of the purpose statement. Additionally, the FR-2 zone has enhanced building design standards, such as regulations on lighting restrictions, building materials and color that the RMF-75 zone does not have. The allowable density of the proposed RMF-75 zone is not appropriate at this site.

### **Consideration 3: Development Constraints**

The site faces significant development constraints stemming from environmental factors and infrastructure complexities. Salt Lake City code prohibits construction or disturbance of slopes greater than 30%. Additionally, the Riparian Corridor Overlay Zone requires a 100-foot setback from Emigration Creek's high-water line, limiting the buildable area to approximately 40,000 square feet out of the total 262,780 square foot site.

Further, as referenced in Attachment F: Department Review Comments the site has inadequate utility infrastructure, with the nearest sewer main 700 feet west of the site, requiring an extension to the site. Public Utilities has expressed concern regarding non-compliance with the Riparian Corridor Overlay, work within the floodplain, and the need for off-site infrastructure enhancements.

The proposed density also brings fire access concerns. A 7-story structure would necessitate aerial access from a road meeting specific width and proximity criteria, which the current conceptual plan does not satisfy. Additionally, the ingress and egress routes are also under the minimum approved widths for fire access. While addressing these concerns is plausible, widening the egress would trigger additional review from public utilities and may be unfeasible, and could potentially impact areas of slopes greater than 30%, which would not be permitted. Alternative Means and Methods could be proposed, but acceptance by the Fire Marshal is not guaranteed.

Navigating these challenges is conceivable, but accommodating the proposed density is likely to impose significant impacts on the site.

#### **Consideration 4: Traffic Study and Impacts**

Upon request from the Transportation Division, the applicant conducted a traffic study (Attachment B) to evaluate the potential impact of the proposed density change on the site. Following an assessment of the study, the Transportation Division determined the necessity for an additional acceleration lane for left turns exiting the site. The acceleration lane is needed because the sight distance to the right, as vehicles exit the property, is insufficient to safely make the turn.

However, geological constraints, including Emigration Creek to the south and a hill to the north, present significant challenges to the feasibility of implementing this acceleration lane. Salt Lake City code does not permit disturbance of any slope greater than 30%, and both sides of the roadway contain areas over 30%. Additionally, Public Utilities noted that, “Adding an acceleration lane would impact the floodplain, requiring a Conditional Letter of Map Revision (CLOMR). This is a lengthy 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. SLCDPU can make no guarantee that this would be accepted.”

While the applicant could potentially provide engineering drawings to support the viability of the acceleration lane, given the overarching impact and associated complications, Planning Staff does not recommend proceeding further with this analysis, as the underlying zoning request is not supported by the East Bench Master Plan.

Further, while the traffic study reported acceptable future traffic volumes, the Transportation Division would recommend additional analysis if the City Council considered approving the rezone petition. This additional analysis would determine whether the reported traffic volumes are typical or artificially low, given that the study was conducted during a non-peak season and day.

#### **Consideration 5: Public Opinion and Neighborhood Concerns**

The proposed amendment has sparked significant public interest and concern. The public comments generally express concern regarding the proposed and potential density of the site, particularly concerning its impact on Emigration Creek and the floodplain, as well as its effect on the distinct character of Emigration Canyon. Additionally, many comments expressed concern regarding traffic congestion and both Emigration Canyon Road and Sunnyside's capacity to accommodate the proposed density.

Additionally, the community has voiced concern about deviating from the guidelines outlined in the East Bench Master Plan. This plan designates the subject properties as Neighborhoods, intended for low-density residential use, and unless a compelling case is presented, it is recommended they remain as such. All public comments can be accessed in Attachment G.

## **STAFF RECOMMENDATION**

Planning Staff recommends denial of the zoning amendment petition to RMF-75. The proposed zoning amendment would facilitate the development of a multifamily residential building on the subject site. However, the general plan's policies and objectives for this area do not support higher density development. Although the subject property is adjacent to an RMF-45 zone to the west, its context differs as it is accessed from a different street and is directly adjacent to Emigration Creek. The proposed RMF-75 zoning district would result in a development incompatible in terms of density and height, with potential impacts on Emigration Creek that do not support the increased development.

## **NEXT STEPS**

### **Approval of the Request**

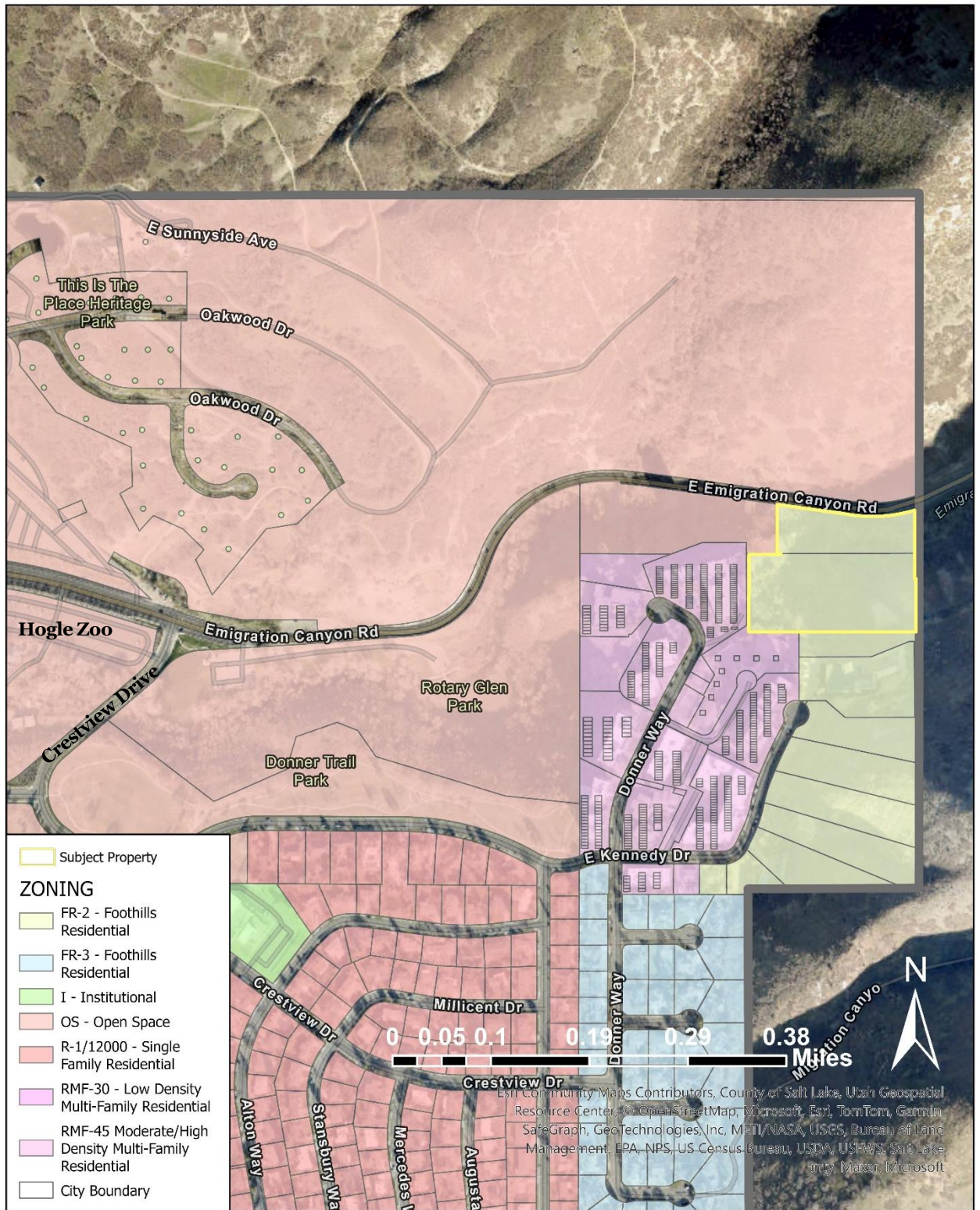
The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the Council approves the proposed zoning map amendment, any of the uses permitted in the RMF-75 zoning district may be established at this site subject to approval by any relevant City departments or divisions. The applicant would be required to consolidate the lots if they intend to move forward with the conceptual development plan provided, as well as revise the plan to meet all Department Review comments.

### **Denial of the Zoning Amendment Request**

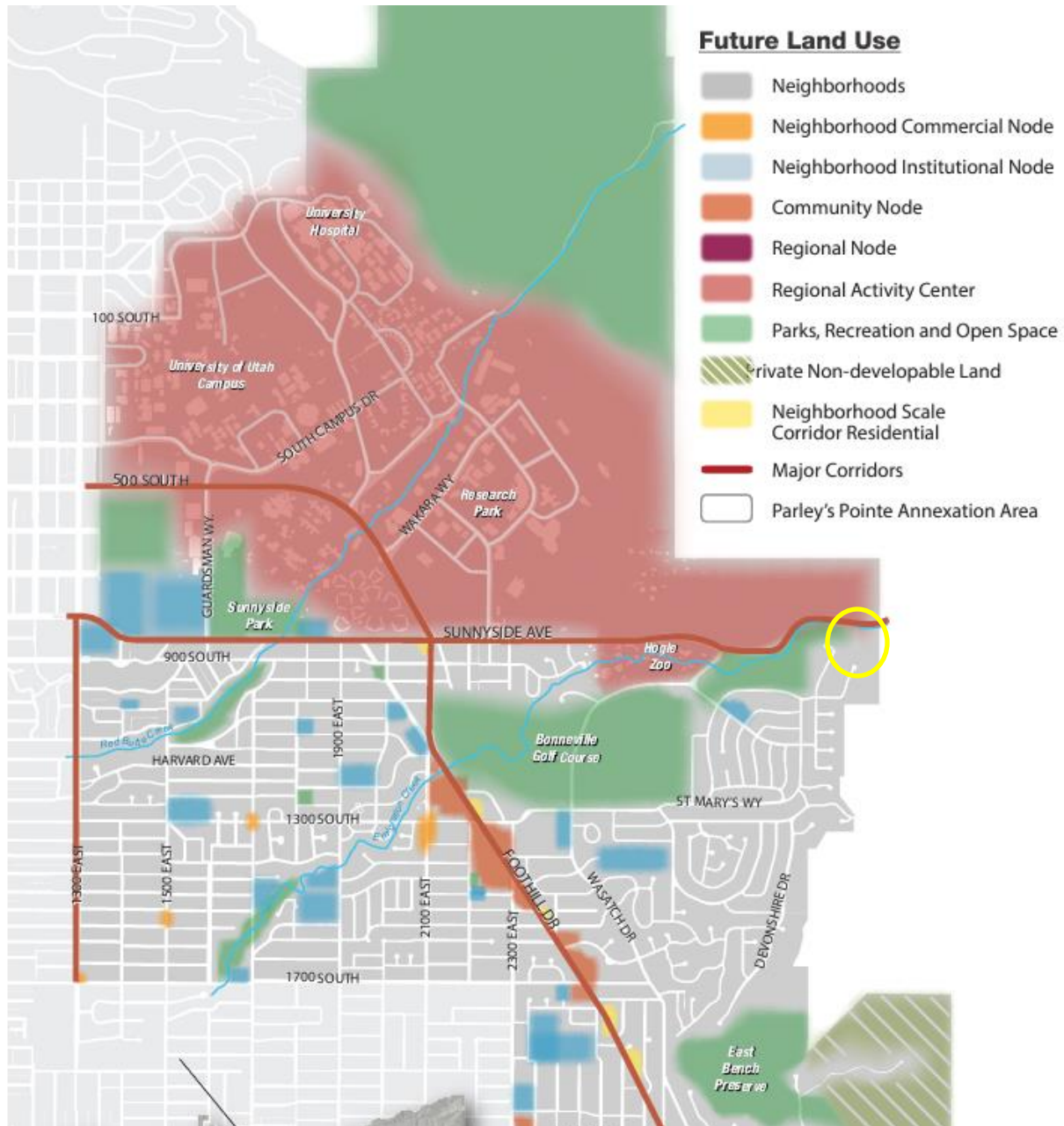
If the request is denied by the City Council, uses at this site would be limited to those permitted in the FR-2 zone. A Planned Development would likely be necessary to build at the allowable density of approximately 12 single family detached units due to slope restrictions and the riparian setback.



# ATTACHMENT A: Vicinity Map



# East Bench Master Plan Future Land Use Map



# **ATTACHMENT B: Applicant Materials**

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To: Salt Lake City Planning and Zoning

**From:**

Chance Anderson – AnA Enterprise, LLC, on behalf of the owner.

**Subject:** Request for an Amendment to the Salt Lake City Zoning Map regarding lots# 16-11-262-005 & 16-11-201-002 located at 3052 E Emigration Canyon Road, Salt Lake City, UT 84108.

The owner of this property is proposing an Amendment to the Salt Lake City Zoning map which will change approximately 5.96 Acres from FR-2 (Foothills Residential District) to RMF-75 (Medium/High Density Multi-Family Residential District). The following is from the **East Bench Master Plan**:

*The East Bench Neighborhoods are comprised of predominantly single-family homes and **pockets of multifamily, commercial, recreation, and institutional uses that compliment the low-density residential neighborhood character. Future development fits into the unique architectural styles and development patterns that define individual neighborhoods; provides a diverse mix of housing choices for all stages of life and income ranges; and creates friendly, safe and welcoming neighborhoods that encourage interaction through all stages of life.***

**Description of Possible Proposed Use**

Attached is a conceptual footprint for future use. The building envelope is approximately 39,907 square feet with a potential building footprint of 25,698 square feet. Parking would be underground. This site plan was designed to accommodate the necessary setbacks for Emigration Creek/Riparian Corridor and taking into consideration minimal ground displacement to the mountain. This should accommodate approximately 200 doors including other amenities.

**Reason and Justification for the Proposed Amendment & Compatibility of the Proposed use Affecting Adjacent Land**

The property remains vacant and undeveloped. Because of the adjacent commercial properties, the parcels are less appealing for single-family residential lots. The original zoning of the adjacent property was RMF-45, but it received a variance back in the 70's and is 13 stories high and stands nearly 200 feet above the parcels seeking a rezone. Directly behind the subject property is an AT&T radio tower which does not contribute to the ambiance or serenity of a single-family development. The East Bench Master Plan Initiative N3.1 mentions the mouth of Emigration Canyon already having apartments and condominiums. A rezone of RMF-75 for these parcels will fit the current use of the area and be more conducive than single-family residences.

## **The Amendment is consistent with the Goals and Policies of the East Bench Master Plan**

The Guiding Principal N-03 states, under the Housing Choices, that part of its initiative is to “Provide a diverse mix of housing choices for all stages of life and income ranges.” By Amending the Zoning of these parcels to a RMF-75, the parcels have the potential to accommodate several of the initiatives stated in the Guiding Principles of Paragraph N-03. These initiatives include:

### **Housing**

- Ensure access to affordable housing.
- Increase the number of medium density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people oriented.
- Encourage housing options that accommodate aging in place.
- Enable moderate density increases within existing neighborhoods where appropriate.

### **Growth**

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in City’s population.

With similar buildings adjacent to the parcels and no visible single-family neighborhoods, it keeps the area cohesive. The result certainly is in line with the "No Net Loss in Housing" and "Housing Affordability, Access, and Choices" Initiatives of the East Bench Master Plan.

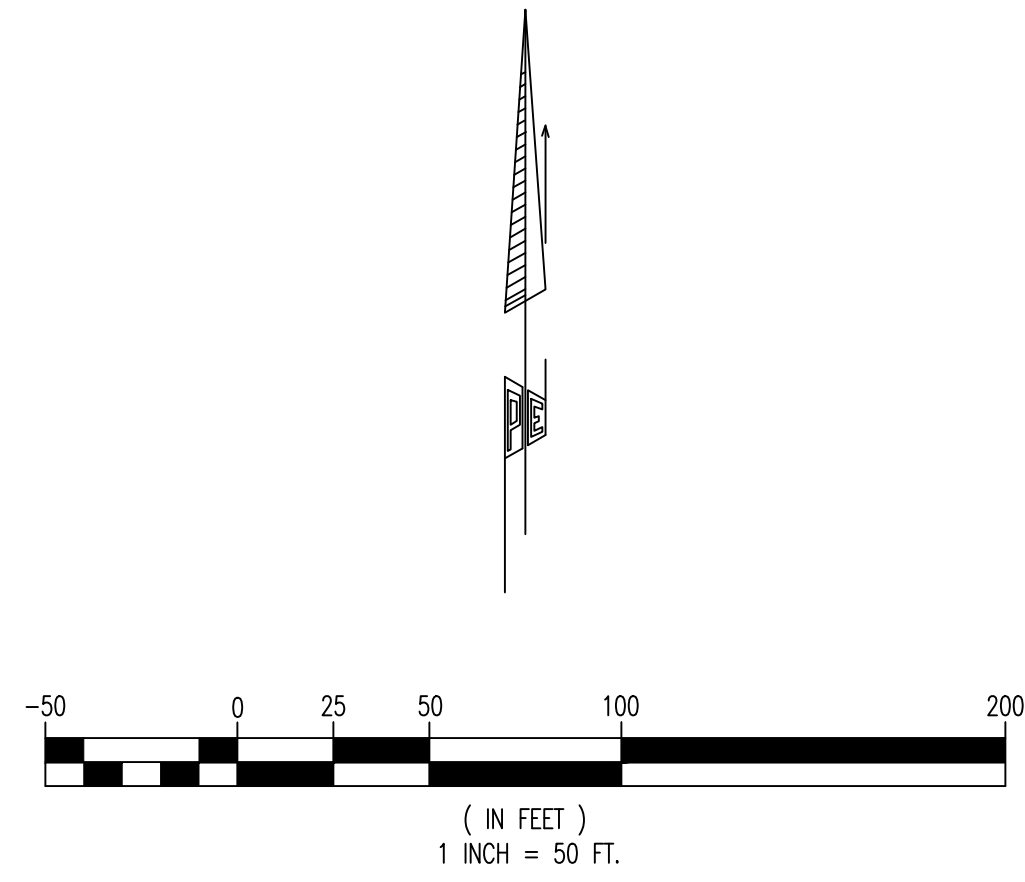
### **Supporting Documentation**

Please find the following Exhibit:

Exhibit A: Concept Plan



NORTH ARROW & SCALE



PROPOSED ZONING INFORMATION

CURRENT ZONE: FR-2/21780 FOOTHILLS ESTATES RESIDENTIAL  
CURRENT OVERLAYS: GROUNDWATER SOURCE PROTECTION, RCO RIPARIAN CORRIDOR OVERLAY DISTRICT

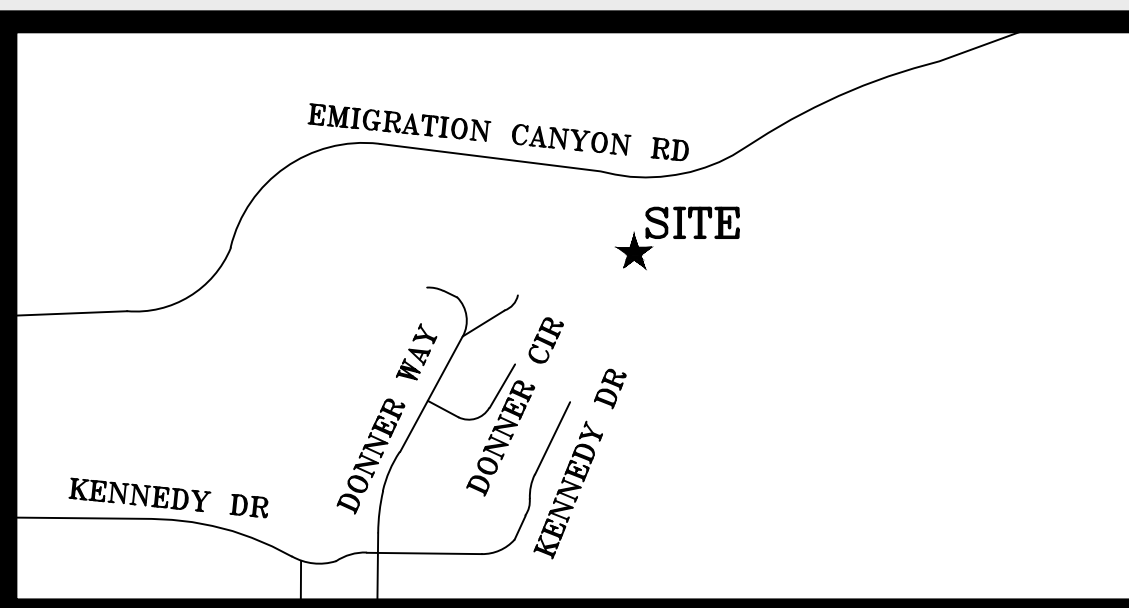
REZONE: RMF 75 - HIGH DENSITY MULTIFAMILY RESIDENTIAL

QUALIFYING PROVISIONS:

- 3 unit minimum.
- 9,000 square feet for 3 units, plus 800 square feet for each additional unit up to and including 14 units. 19,000 square feet for 15 units, plus 350 square feet for each additional unit up to 1 acre. For development greater than 1 acre, 500 square feet for each dwelling unit is required.
- Maximum Building Height: The maximum building height permitted in this district is seventy five feet (75').
- Minimum Yard Requirements:
  - Front Yard: Twenty five feet (25'), except single-family detached or attached, fifteen feet (15').
  - Corner Side Yard: Twenty five feet (25'), except single-family detached or attached, fifteen feet (15').
  - Interior Side Yard: Fifteen feet (15'), except for single-family detached, four feet (4'), or attached, four feet (4') for end units, no setback for attached units.
  - Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').
- Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B "Obstructions In Required Yards", of this title.
- Required Landscape Yards: The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.
- Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
- Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscape And Buffers", of this title. (Ord. 46-17, 2017; Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 11-05 § 1, 2005; Ord. 26-95 § 2(12-14), 1995)

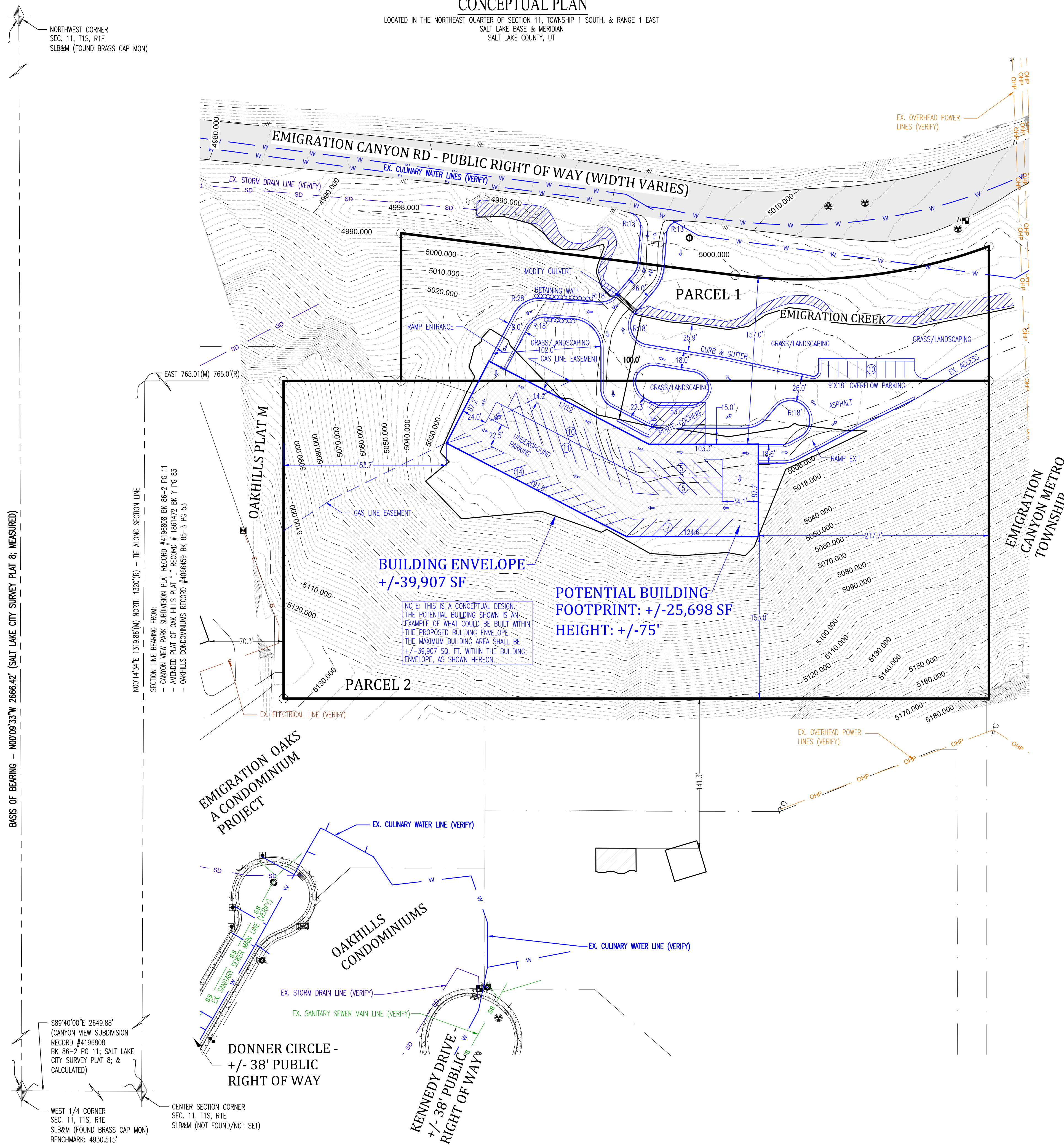
ADDITIONAL SET-BACKS (EMIGRATION CREEK):  
TO LANDSCAPING: 10 FEET  
TO PARKING AREA: 25 FEET  
TO BUILDING: 100 FEET

VICINITY MAP (NOT TO SCALE)



CONCEPTUAL PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, & RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UT



BASIS OF BEARING - N00709.33°W 2666.42' (SALT LAKE CITY SURVEY PLAT 8; MEASURED)

SECTION LINE BEARING FROM:  
 - CANYON VIEW SUBDIVISION PLAT RECORD #4196808 BK 86-2 PG 11  
 - AMENDED PLAT OF OAK HILLS PLAT "L" RECORD # 1861472 BK Y PG 83  
 - OAKHILLS CONDOMINIUMS RECORD #A066459 BK 85-3 PG 53

S89°40'00"E 2649.88'  
 (CANYON VIEW SUBDIVISION  
 RECORD #4196808  
 BK 86-2 PG 11; SALT LAKE  
 CITY SURVEY PLAT 8; &  
 CALCULATED)

WEST 1/4 CORNER  
 SEC. 11, T1S, R1E  
 SLB&M (FOUND BRASS CAP MON)  
 BENCHMARK: 4930.515'

DONNER CIRCLE - +/- 38' PUBLIC RIGHT OF WAY

KENNEDY DRIVE - +/- 38' PUBLIC RIGHT OF WAY

RECORD DESCRIPTION

Parcel 1:  
 Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 666 feet, more or less, to the bow of the hill; thence South 300 feet; thence East 666 feet, more or less; thence North 300 feet to the place of beginning.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 16-11-262-005

Parcel 2:  
 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 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 079°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.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 16-11-201-002

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 39913-JM, DATED FEBRUARY 16, 2022 AT 8:00 AM.

LEGEND OF SYMBOLS AND ABBREVIATIONS

TS	TEST STATION	☒	IRRIGATION BOX	☼	SIGHT LIGHT
⊕	POWER POLE	⊕	WATER VALVE	⊕	STORM MANHOLE
⊕	COMM./ELEC. MANHOLE	⊕	FIRE HYDRANT	⊕	STORM INLET
⊕	ELECTRIC METER / BOX	⊕	WATER MANHOLE	⊕	CURB STORM INLET
⊕	CABLE BOX	⊕	WATER METER PIT	⊕	SANITARY SEWER UNIT
⊕	WATER METER	⊕	GAS METER	⊕	GAS MANHOLE
⊕	INDICATES HANDICAPPED PARKING	⊕	AIR CONDITIONER UNIT	⊕	CORNER SET
⊕	SCHEDULE B EXCEPTION	⊕	PARKING STALL COUNT	⊕	CORNER NOT SET
⊕	DISTANCE TO NEAREST INTERSECTION	⊕	ACCESS TO PUBLIC RIGHT OF WAY		
⊕	SECTION CORNER	⊕	MONUMENT		

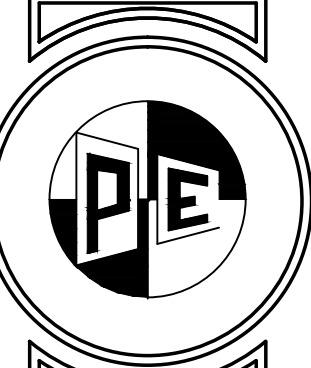
LINE TABLE

---	EXCEPTION	---	RAIL ROAD
---	PARKING STRIPE	---	EDGE OF ASPHALT
---	CURB & GUTTER	---	FENCE
---	RIGHT OF WAY	---	WALL
---	TIES	---	PLAT TIES
---	GAS	---	PLAT LOT
---	OHP	---	PLAT BLOCK
---	POWER LINE	---	INTERIOR BOUNDARY
---	SEWER LINE	---	BOUNDARY
---	STORM SYSTEM	---	BUILDING
---	WATER LINE		

GENERAL NOTES

1. THE BENCHMARK FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, AND RANGE 1 EAST BRASS CAP MONUMENT WITH AN ELEVATION OF 4930.515 FEET, AS SHOWN HEREON.

PROJECT #: A-22-058  
DRAWN: M. CROFT  
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

TEANCUM PROPERTY  
3150 EMIGRATION CANYON RD, SALT LAKE CITY, UT 84108

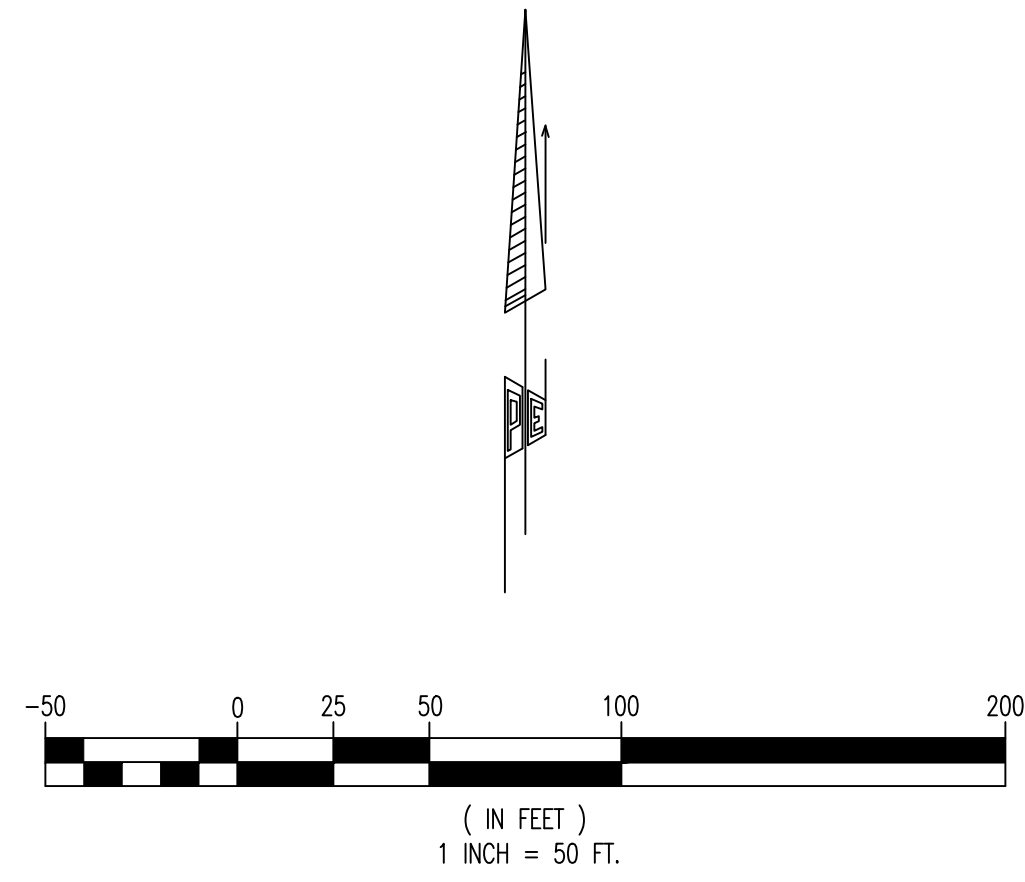
CONCEPT PLAN





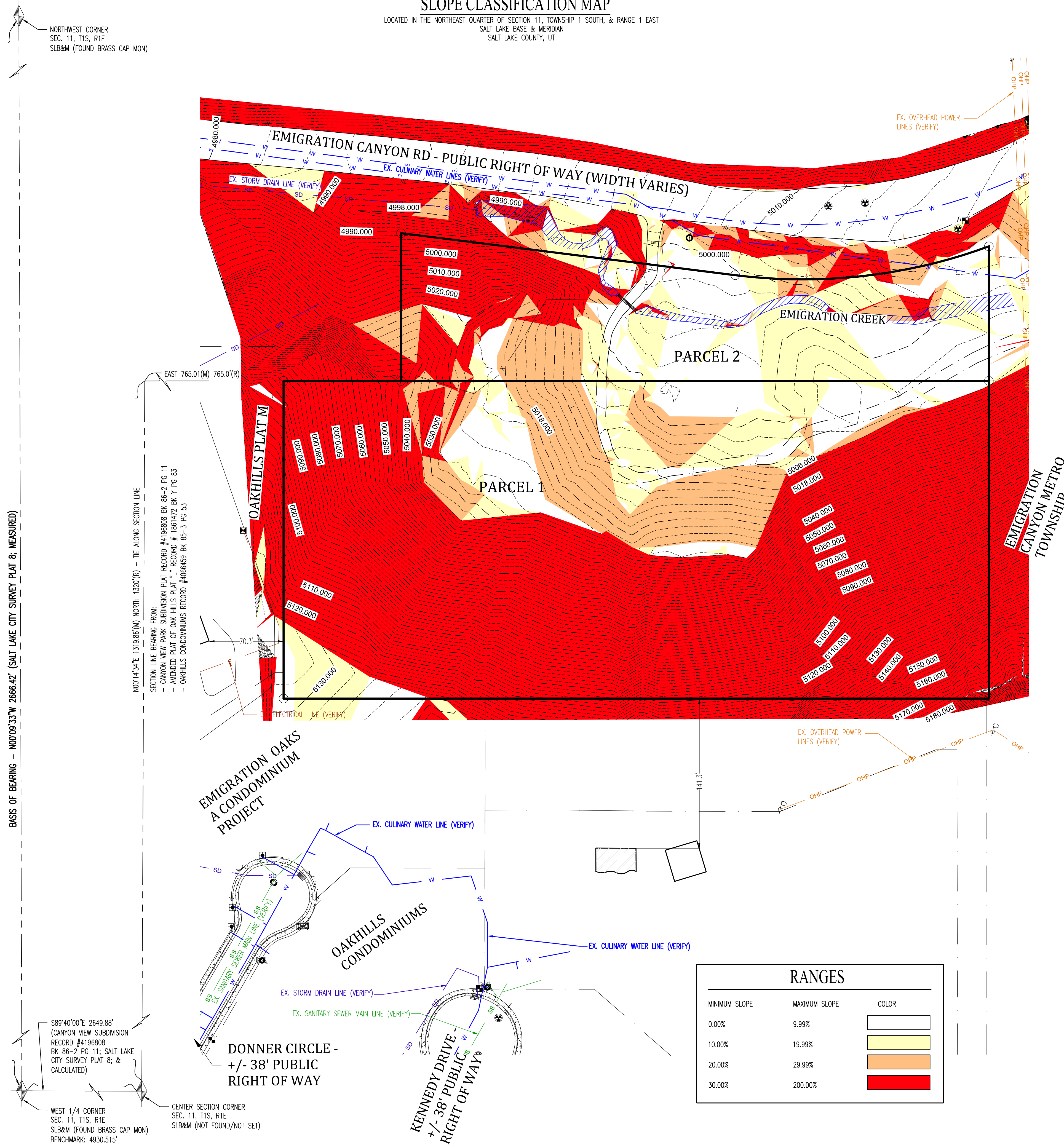


NORTH ARROW & SCALE



**SLOPE CLASSIFICATION MAP**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, & RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UT



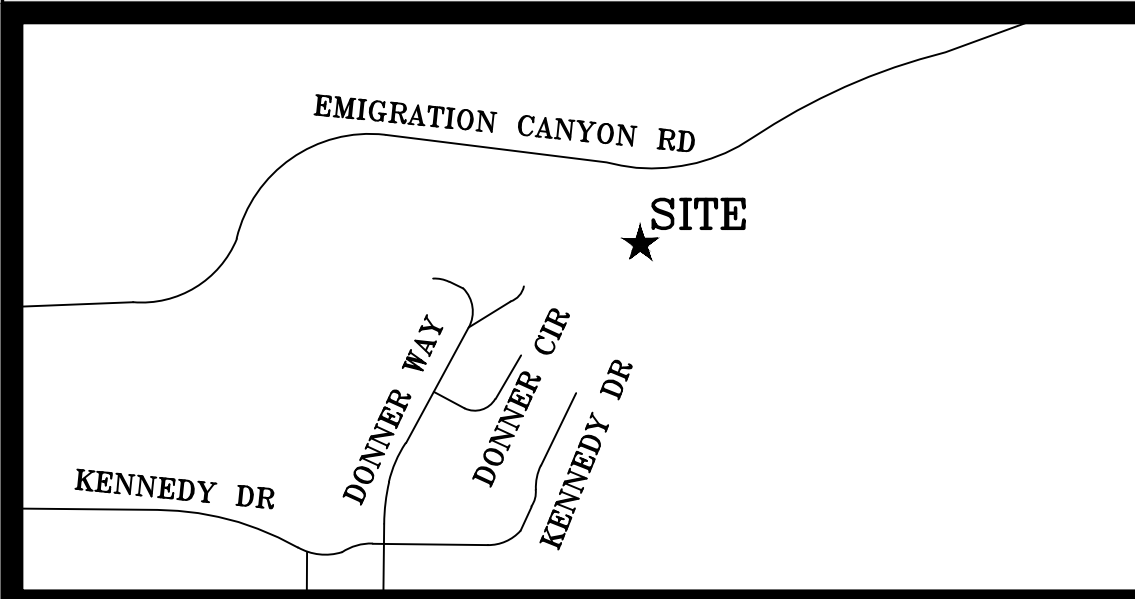
BASIS OF BEARING - N00°09'33"W 2666.42' (SALT LAKE CITY SURVEY PLAT 8; MEASURED)

SECTION LINE BEARING FROM:  
- CANYON VIEW SUBDIVISION PLAT RECORD #4196808 BK 86-2 PG 11  
- AMENDED PLAT OF OAK HILLS PLAT "L" RECORD # 1861472 BK Y PG 83  
- OAKHILLS CONDOMINIUMS RECORD #A066459 BK 85-3 PG 53

WEST 1/4 CORNER  
SEC. 11, T1S, R1E  
SLB&M (FOUND BRASS CAP MON)  
BENCHMARK: 4930.515'

CENTER SECTION CORNER  
SEC. 11, T1S, R1E  
SLB&M (NOT FOUND/NOT SET)

VICINITY MAP (NOT TO SCALE)



RECORD DESCRIPTION

Parcel 1:  
Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence West 666 feet, more or less, to the bow of the hill; thence South 300 feet; thence East 666 feet, more or less; thence North 300 feet to the place of beginning.  
Sited in Salt Lake County, State of Utah.  
Tax Serial No. 16-11-262-005

Parcel 2:  
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 Immigration Canyon Road. Thence South 82°50'40" East along the said South line of Immigration 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.  
Sited in Salt Lake County, State of Utah.  
Tax Serial No. 16-11-201-002

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 39913-JM, DATED FEBRUARY 16, 2022 AT 8:00 AM.

LEGEND OF SYMBOLS AND ABBREVIATIONS

TEST STATION	IRRIGATION BOX	SIGHT LIGHT
POWER POLE	WATER VALVE	STORM MANHOLE
COMM./ELEC. MANHOLE	FIRE HYDRANT	STORM INLET
ELECTRIC METER / BOX	WATER MANHOLE	CURB STORM INLET
CABLE BOX	WATER METER PIT	SANITARY SEWER
WATER METER	GAS METER	GAS MANHOLE
INDICATES HANDICAPPED PARKING	AIR CONDITIONER UNIT	CORNER SET
SCHEDULE B EXCEPTION	PARKING STALL COUNT	CORNER NOT SET
DISTANCE TO NEAREST INTERSECTION	ACCESS TO PUBLIC RIGHT OF WAY	
SECTION CORNER	MONUMENT	

LINE TABLE

EXCEPTION	RAIL ROAD
PARKING STRIPE	EDGE OF ASPHALT
CURB & GUTTER	FENCE
R/W RIGHT OF WAY	WALL
TIES	PLAT TIES
GAS GAS LINE	PLAT LOT
OHP OVERHEAD POWER LINE	PLAT BLOCK
SS SEWER LINE	INTERIOR BOUNDARY
SD STORM SYSTEM	BOUNDARY
W WATER LINE	BUILDING

GENERAL NOTES

1. THE BENCHMARK FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, AND RANGE 1 EAST BRASS CAP MONUMENT WITH AN ELEVATION OF 4930.515 FEET, AS SHOWN HEREON.

TEANCUM PROPERTY

3150 EMIGRATION CANYON RD, SALT LAKE CITY, UT 84108

SURVEYOR'S CERTIFICATION

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND OF THE FOLLOWING TRACTS OF LAND. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES. IT DOES NOT GUARANTEE TITLE TO THE LINES SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD NOR IS IT PROOF OF OWNERSHIP.

THE FIELD WORK WAS COMPLETED ON JUNE 9, 2023

JUNE 15, 2023

DAVID D. PETERSON  
REGISTRATION NO. 295720  
IN THE STATE OF UTAH  
DATE OF SURVEY: JUNE 23, 2022  
DATE OF LAST REVISION: JUNE 15, 2023



RANGES

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
0.00%	9.99%	White
10.00%	19.99%	Light Yellow
20.00%	29.99%	Orange
30.00%	200.00%	Red

PROJECT #: A-22-058  
DRAWN: M. CROFT  
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7107 SOUTH 400 WEST #1, MIDVALE UTAH 84047 801-255-3503

TEANCUM PROPERTY  
3150 EMIGRATION CANYON RD, SALT LAKE CITY, UT 84108

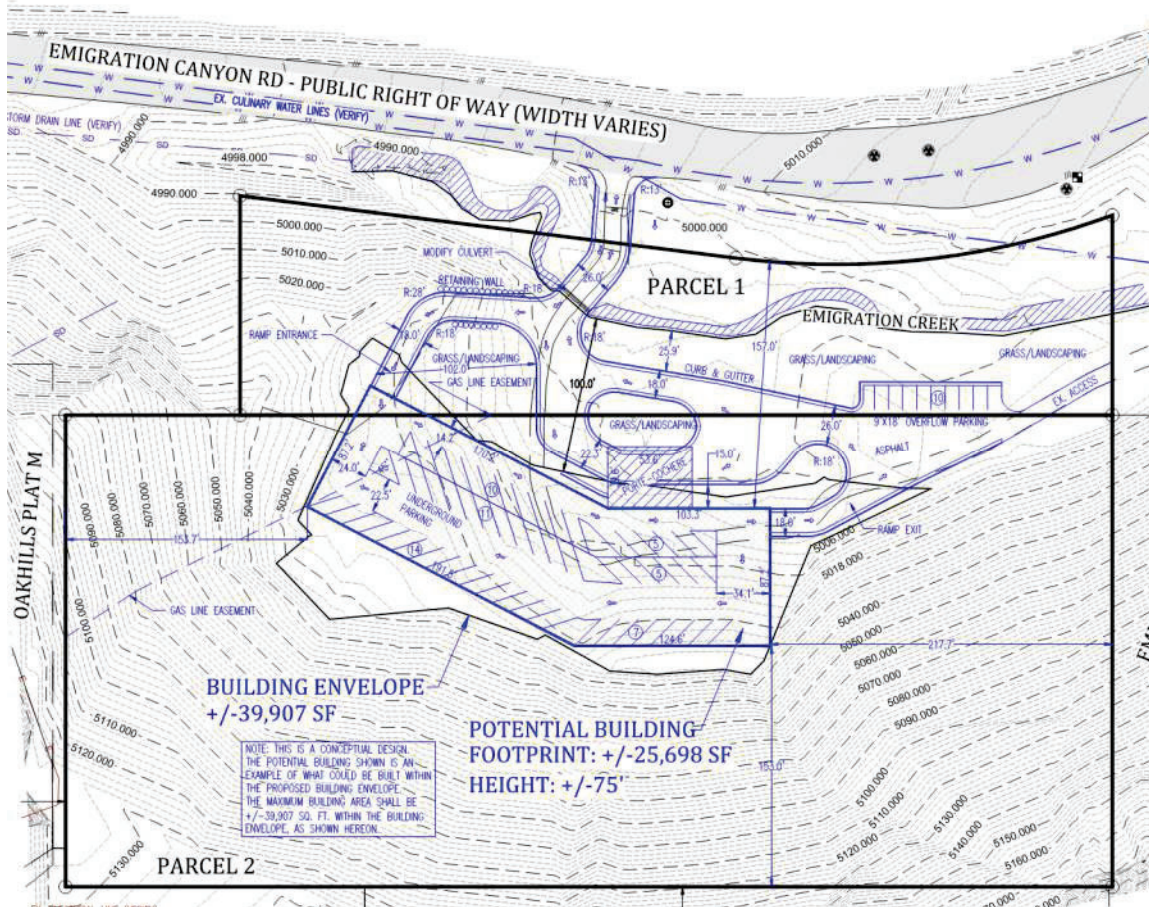
SOIL SLOPE CLASSIFICATION

PAGE 2 OF 2

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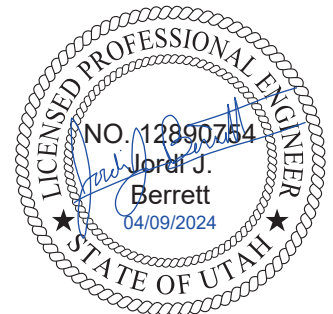
# 3150 Emigration Canyon Road Traffic Study



## Salt Lake City, Utah

April 9, 2024

UT24-2720



## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed 3150 Emigration Canyon Road development located in Salt Lake City, Utah.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024) and future (2029) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

**Table ES-1: Peak Hour Level of Service Results**

Intersection	Level of Service							
	Existing (2024)				Future (2029)			
	Background		Plus Project		Background		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM
1 Crestview Drive / Emigration Canyon Road	a	a	a	a	a	a	a	a
2 Project Access / Emigration Canyon Road	-	-	a	a	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, March 2024

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

### Project Conditions

- The development may consist of a residential building with up to 199 units.
- The project is anticipated to generate up to approximately 904 weekday daily trips, including 76 trips in the morning peak hour, and 78 trips in the evening peak hour.
- Inadequate sight distance presents a safety concern for vehicles turning out of the site. Options to safely accommodate vehicles may include:
  - Removing vegetation where applicable
  - Installing a northbound to westbound left-turn acceleration lane at the project access
  - Installing advance warning signs to advise of oncoming vehicles

2024	Background	Plus Project
Findings	• Acceptable LOS	• Acceptable LOS
2029	Background	Plus Project
Findings	• Acceptable LOS	• Acceptable LOS

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## I. INTRODUCTION

### A. Purpose

This study addresses the traffic impacts associated with the proposed 3150 Emigration Canyon Road development located in Salt Lake City, Utah. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024) and future (2029) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Salt Lake City, Utah

### B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Crestview Drive / Emigration Canyon Road
- Project Access / Emigration Canyon Road

### **C. Analysis Methodology**

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7<sup>th</sup> Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.



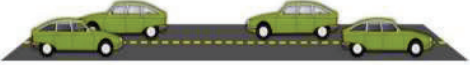



Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix D. Hales Engineering also calculated the 95<sup>th</sup> percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix E.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

### **D. Level of Service Standards**

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

**Table 1: Level of Service Description**

LOS	Description of Traffic Conditions	Average Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	 Free Flow / Insignificant Delay	≤ 10	≤ 10
B	 Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C	 Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D	 Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E	 Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F	 Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7<sup>th</sup> Edition, 2022 Methodology (Transportation Research Board)



## II. EXISTING (2024) BACKGROUND CONDITIONS

### A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

### B. Roadway System

The primary roadways that will provide access to the project site are described below:

Emigration Canyon Road – is a city-maintained roadway which is classified by the Salt Lake City Transportation Master Plan (February 2012) as an arterial. The roadway has one travel lane in each direction. The posted speed limit is 40 mph in the study area.

### C. Crash Data Summary

At the Intersection of Crestview Drive / Emigration Canyon Road within the past five years, A northbound left turning vehicle collided with a bicycle, resulting in a suspected minor injury. On another occasion, two vehicles traveling northbound on Crestview collided in a front to rear crash, resulting in property damage only. Before the five-year window, six additional crashes have occurred involving bicycles and vehicles, all resulting in suspected minor injuries.

At the proposed intersection of Project Access / Emigration Canyon Road within the last five years, one northbound vehicle traveling above the speed limit ran off the road and collided with a snowbank, resulting in property damage only. Before the five-year window, an additional vehicle traveling westbound at night crossed the centerline and rolled over off the road, resulting in a suspected minor injury. A detailed summary of the crash data can be found in Appendix B.



### D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Crestview Drive / Emigration Canyon Road

The counts were performed on Thursday, March 7, 2024. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The evening peak hour volumes were approximately 11% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix C.

Hales Engineering considered seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R 186 (ATR #332). In recent years, traffic volumes in March have been equal to approximately 103% of average traffic volumes. Therefore, the observed traffic volumes were left unadjusted as a conservative measure.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

### E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2024) conditions.

**Table 2: Existing (2024) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Crestview Drive / Emigration Canyon Road	NB Stop	a (7.0) / NBL	a (6.4) / NBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2024

### F. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queuing was observed during the morning and evening peak hours.

**G. Mitigation Measures**

No mitigation measures are recommended.

**Salt Lake City 3150 Emigration Canyon Road TIS  
Existing (2024) Background**

**Morning Peak Hour  
Figure 2a**



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**Salt Lake City 3150 Emigration Canyon Road TIS  
Existing (2024) Background**

**Evening Peak Hour  
Figure 2b**



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03/25/2024**



### III. PROJECT CONDITIONS

#### A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

#### B. Project Description

The proposed development is located at 3150 Emigration Canyon Road. The development may consist of a residential building of up to 199 units. A concept plan for the proposed development is provided in Appendix A.

#### C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11<sup>th</sup> Edition, 2021. Trip generation for the proposed project is included in Table 3.

The total trip generation for the development is as follows:

- Daily Trips: 904
- Morning Peak Hour Trips: 76
- Evening Peak Hour Trips: 78

**Table 3: Trip Generation**

Trip Generation Salt Lake City - Teacum Property								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
<b>Weekday Daily</b>								
Multifamily Housing (Mid-Rise) (221)	199	DU	904	50%	50%	452	452	904
<b>AM Peak Hour</b>								
Multifamily Housing (Mid-Rise) (221)	199	DU	76	23%	77%	17	59	76
<b>PM Peak Hour</b>								
Multifamily Housing (Mid-Rise) (221)	199	DU	78	61%	39%	48	30	78

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.  
SOURCE: Hales Engineering, March 2024

#### D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to

establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 4.

**Table 4: Trip Distribution**

Direction	% To/From Project
East	80%
West	5%
South	15%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

**E. Access**

The proposed access for the site will be gained at the following locations:

Emigration Canyon Road:

- Project Access will be located approximately 0.5 miles east of the Crestview Drive / Emigration Canyon Road intersection. It will access the project on the south side of Emigration Canyon Road. It is anticipated that the access will be stop-controlled on the northbound approach.

**F. Auxiliary Lanes**

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area. Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended based on volume alone.



Salt Lake City 3150 Emigration Canyon Road TIS  
Trip Assignment

Morning Peak Hour  
Figure 3a



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Salt Lake City 3150 Emigration Canyon Road TIS  
Trip Assignment

Evening Peak Hour  
Figure 3b



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03/26/2024



## **G. Sight Distance Analysis**

Hales Engineering measured the intersection sight distances for right-turn and left-turn maneuvers for vehicles accessing Emigration Canyon Road from the Project Access. Speed data were also collected on Emigration Canyon Road, which showed an 85<sup>th</sup> percentile speed of 46 mph. For a design vehicle speed of 50 mph, the required sight distance per AASHTO standards for these maneuvers is 555 feet. For right-turn maneuvers, the available sight distance is 345 feet. However, the sight distance could likely be increased by removal of existing tree branches and other vegetation that cause reduced visibility. For left-turn maneuvers, the available sight distance is 300 feet. Due to the horizontal curve in the road and the steep cut slope obstructing the sight distance, it is unlikely that the required sight distance for left-turn maneuvers can be achieved at the proposed location. Figure 4 shows the required sight distance compared to the available sight distance.

To mitigate the risk of inadequate sight distance, it is recommended that options be explored to increase driveway safety on Emigration Road. To safely accommodate left turning vehicles onto Emigration Canyon Road, a northbound-to westbound left-turn acceleration lane would need to be added. Alternatively, advanced warning signs with appropriate detection could be added to the area to advise westbound oncoming vehicles when a vehicle is present on the northbound approach or to advise northbound vehicles when westbound vehicles are approaching the blind spot of the curve.

Hales Engineering recommends these mitigation measures be considered in cooperation with Salt Lake City staff.





## IV. EXISTING (2024) PLUS PROJECT CONDITIONS

### A. Purpose

The purpose of the existing (2024) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

### B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2024) background traffic volumes to predict turning movement volumes for existing (2024) plus project conditions. Existing (2024) plus project morning and evening peak hour turning movement volumes are shown in Figure 5.

### C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 5.

**Table 5: Existing (2024) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Crestview Drive / Emigration Canyon Road	NB Stop	a (6.2) / NBL	a (6.4) / NBL
Project Access / Emigration Canyon Road	NB Stop	a (5.1) / NBL	a (5.3) / NBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2024

### D. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the morning and evening peak hours.

### E. Mitigation Measures

No mitigation measures are recommended.



Salt Lake City 3150 Emigration Canyon Road TIS  
Existing (2024) Plus Project

Morning Peak Hour  
Figure 5a



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03/26/2024



Salt Lake City 3150 Emigration Canyon Road TIS  
Existing (2024) Plus Project

Evening Peak Hour  
Figure 5b



Hales Engineering  
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801.766.4343  
03/26/2024

## V. FUTURE (2029) BACKGROUND CONDITIONS

### A. Purpose

The purpose of the future (2029) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

### B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2029 in the study area. Therefore, no changes were made to the roadway network for the future (2029) analysis.

### C. Traffic Volumes

Hales Engineering obtained future (2029) forecasted volumes from the WFRC / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2029) morning and evening peak hour turning movement volumes are shown in Figure 6.

### D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2029) background conditions, as shown in Table 6. These results serve as a baseline condition for the impact analysis of the proposed development for future (2029) conditions.

**Table 6: Future (2029) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Crestview Drive / Emigration Canyon Road	NB Stop	a (7.1) / NBL	a (7.0) / NBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2024



Salt Lake City 3150 Emigration Canyon Road TIS  
Future (2029) Background

Morning Peak Hour  
Figure 6a



Hales Engineering  
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343  
03/25/2024



**Salt Lake City 3150 Emigration Canyon Road TIS  
Future (2029) Background**

**Evening Peak Hour  
Figure 6b**



**Hales Engineering  
1220 North 500 West Ste 202, Lehi, UT, 84043**

**801.766.4343  
03/25/2024**

**E. Queuing Analysis**

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

**F. Mitigation Measures**

No mitigation measures are recommended.



## VI. FUTURE (2029) PLUS PROJECT CONDITIONS

### A. Purpose

The purpose of the future (2029) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

### B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2029) background traffic volumes to predict turning movement volumes for future (2029) plus project conditions. Future (2029) plus project morning and evening peak hour turning movement volumes are shown in Figure 7.

### C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2029) plus project conditions, as shown in Table 7.

**Table 7: Future (2029) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Crestview Drive / Emigration Canyon Road	NB Stop	a (8.1) / NBL	a (7.2) / NBL
Project Access / Emigration Canyon Road	NB Stop	a (5.2) / NBL	a (5.3) / NBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2024

### D. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the morning and evening peak hours.

### E. Mitigation Measures

No mitigation measures are recommended.

Salt Lake City 3150 Emigration Canyon Road TIS  
Future (2029) Plus Project

Morning Peak Hour  
Figure 7a



Hales Engineering  
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343  
03/27/2024



Salt Lake City 3150 Emigration Canyon Road TIS  
Future (2029) Plus Project

Evening Peak Hour  
Figure 7b



Hales Engineering  
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343  
03/27/2024



# APPENDIX A

## Site Plan

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# APPENDIX B

## Crash Data Summary



# Crestview Drive / Emigration Canyon Road



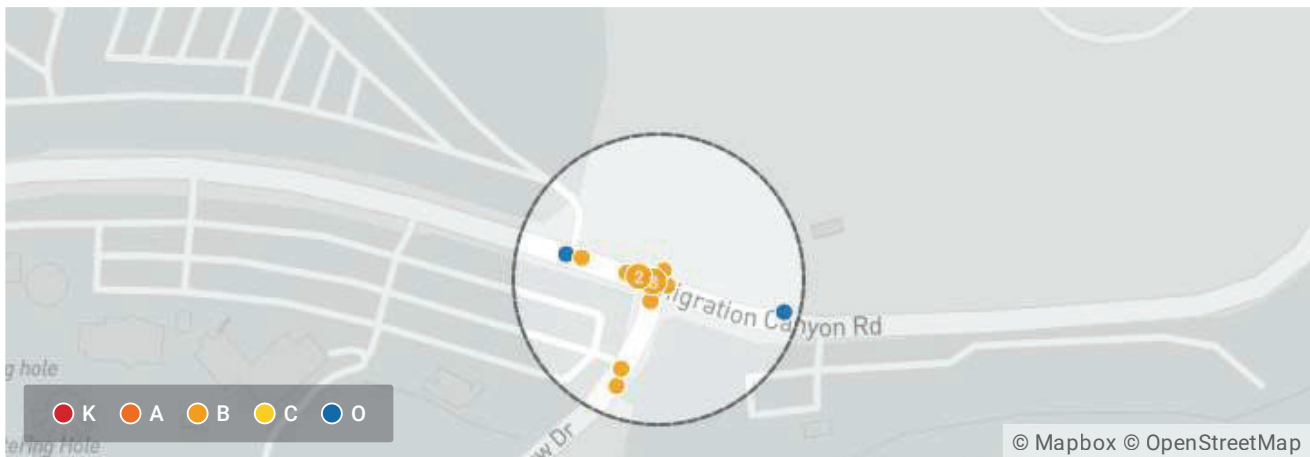
Created on March 25, 2024

Created by Cory Ward

Data extents: January 1, 2010 to March 23, 2024

## Applied Filters

Shape: Circle 250 ft



Total Crashes	14	Fatal Crashes	0
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UDOT Crash Summary		Crashes	
Total Crashes	14	100.00%	
Intersection Related	8	57.14%	
Pedalcycle Involved	7	50.00%	
Roadway Departure	2	14.29%	
Motorcycle Involved	1	7.14%	
Speed Related	1	7.14%	
+ 7 more	0	0%	

Crash Verified		Crashes	
True	14	100.00%	
False	0	0.00%	

Crash Severity		Crashes	
Suspected Minor Injury	10	71.43%	
No injury/PDO	3	21.43%	
Possible injury	1	7.14%	



+ 2 more 0 0%

**Injury Level** People

No injury 26 70.27%

Suspected Minor Injury 10 27.03%

Possible injury 1 2.70%

+ 3 more 0 0%

**Manner of Collision** Crashes

Not Applicable/Single Vehicle 10 71.43%

Angle 2 14.29%

Front to Rear 2 14.29%

+ 8 more 0 0%

**Crash Date Time (Year)** Crashes

2023 1 7.14%

2021 2 14.29%

2018 1 7.14%

2017 1 7.14%

2016 3 21.43%

2013 1 7.14%

2012 1 7.14%

2011 4 28.57%

+ 7 more 0 0%

**V1 & V2 Movement & Direction (Crash Level Only)** Crashes

Backing (Northbound) & Straight Ahead (Northbound) 1 7.14%

Straight Ahead (Westbound) & Straight Ahead (Westbound) 1 7.14%

Turning Left (Northbound) & Straight Ahead (Eastbound) 1 7.14%

Turning Left (Southbound) & Turning Left (Westbound) 1 7.14%

+ 996 more 0 0%

**Roadway Surface Condition** Crashes

Dry 12 85.71%

Ice/Frost 1 7.14%

Wet 1 7.14%

+ 12 more 0 0%

**Weather Condition** Crashes

Clear	13	92.86%
Blowing Snow	1	7.14%
+ 9 more	0	0%

Most Harmful Event	Vehicle	
Collision With Other Motor Vehicle in Transport	8	44.44%
Pedacycle	7	38.89%
Embankment	2	11.11%
Overturn/Rollover	1	5.56%
+ 51 more	0	0%

Light Condition	Crashes	
Daylight	12	85.71%
Dark - Lighted	1	7.14%
Dark - Not Lighted	1	7.14%
+ 5 more	0	0%

Countermeasures	Crashes	
Countermeasure: Active Transportation Improvement	7	50.00%
Countermeasure: Centerline Rumblestrips	1	7.14%
Countermeasure: Clear Zone Improvements	1	7.14%
Countermeasure: Horizontal Curve Improvements	1	7.14%
Countermeasure: Pave Or Widen Shoulder	1	7.14%
Countermeasure: Raised Median	1	7.14%
Countermeasure: Roundabout or Signal	1	7.14%
Countermeasure: Intersection Lighting	0	0.00%
Countermeasure: Left Turn Lane		
Countermeasure: Left Turn Phase Change		
Countermeasure: Median Barrier		
Countermeasure: Passing Lane		
Countermeasure: Right Turn Lane		
Countermeasure: Shoulder Barrier		
Countermeasure: Shoulder Rumblestrips		



# Project Access / Emigration Canyon Road



Created on March 25, 2024

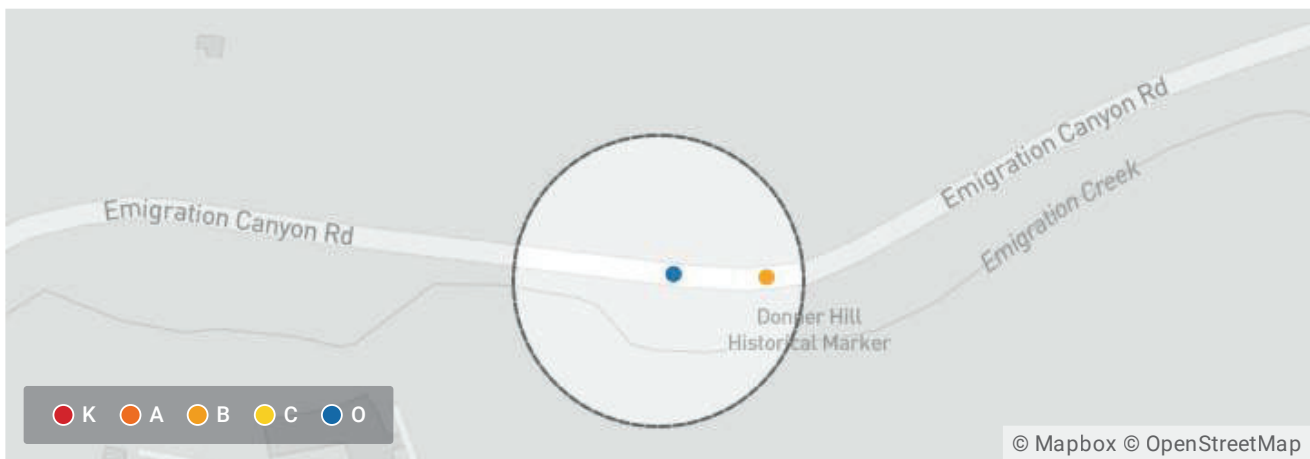
Created by Cory Ward

Data extents: January 1, 2010 to March 23, 2024

## Applied Filters

Shape: Circle 250 ft

2 crashes have been excluded (see end of report for more information)



<b>Total Included Crashes</b>	<b>2</b>	<b>Fatal Crashes</b>	<b>0</b>
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UDOT Crash Summary	Crashes	
Roadway Departure	2	100.00%
Speed Related	2	100.00%
<b>Total Crashes</b>	<b>2</b>	<b>100.00%</b>
+ 10 more	0	0%

Crash Verified	Crashes	
True	2	100.00%
False	0	0.00%

Crash Severity	Crashes	
No injury/PDO	1	50.00%
Suspected Minor Injury	1	50.00%
+ 3 more	0	0%

**Injury Level**

People

Unable to display based on the applied filters

**Manner of Collision**

Crashes

Not Applicable/Single Vehicle	2	100.00%
+ 10 more	0	0%

**Crash Date Time (Year)**

Crashes

2020	1	50.00%
2014	1	50.00%
+ 13 more	0	0%

**V1 & V2 Movement & Direction (Crash Level Only)**

Crashes

+ 1000 more	0	0%
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**Roadway Surface Condition**

Crashes

Dry	2	100.00%
+ 14 more	0	0%

**Weather Condition**

Crashes

Clear	2	100.00%
+ 10 more	0	0%

**Most Harmful Event**

Vehicle

Unable to display based on the applied filters

**Light Condition**

Crashes

Dark - Not Lighted	1	50.00%
Daylight	1	50.00%
+ 6 more	0	0%



Countermeasures	Crashes	
Countermeasure: Centerline Rumblestrips	2	100.00%
Countermeasure: Clear Zone Improvements	2	100.00%
Countermeasure: Horizontal Curve Improvements	2	100.00%
Countermeasure: Active Transportation Improvement	0	0.00%
Countermeasure: Intersection Lighting		
Countermeasure: Left Turn Lane		
Countermeasure: Left Turn Phase Change		
Countermeasure: Median Barrier		
Countermeasure: Passing Lane		
Countermeasure: Pave Or Widen Shoulder		
Countermeasure: Raised Median		
Countermeasure: Right Turn Lane		
Countermeasure: Roundabout or Signal		
Countermeasure: Shoulder Barrier		
Countermeasure: Shoulder Rumblestrips		

**2 crashes have been excluded**

- 2 crashes because of Inaccurate Crash Location (10437113, 10437251)

# APPENDIX C

## Turning Movement Counts

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**Intersection Turning Movement Summary**

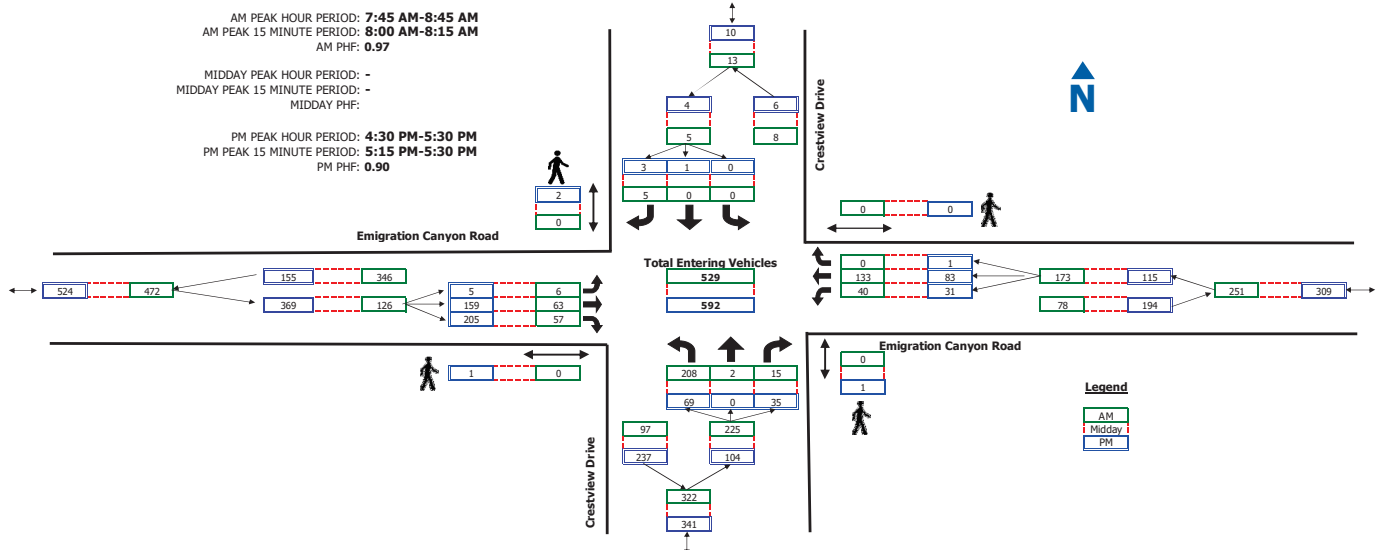
**Intersection:** Crestview Drive / Emigration Canyon Road  
**North/South Road:** Crestview Drive  
**East/West Road:** Emigration Canyon Road  
**Jurisdiction:** Salt Lake City  
**Project Title:** Salt Lake City 3150 Emigration Canyon Road  
**Project No:** UT24-2720  
**Weather:** Clear

**Date:** 3-7-24, Thu  
**Day of Week Adjustment:** 100.0%  
**Month of Year Adjustment:** 100.0%  
**Adjustment Station #:** 0  
**Growth Rate:** 0.0%  
**Number of Years:** 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**  
 AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**  
 AM PHF: **0.97**

MIDDAY PEAK HOUR PERIOD: -  
 MIDDAY PEAK 15 MINUTE PERIOD: -  
 MIDDAY PHF: -

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**  
 PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**  
 PM PHF: **0.90**



COUNT SUMMARY	Crestview Drive Northbound				Crestview Drive Southbound				Emigration Canyon Road Eastbound				Emigration Canyon Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
<b>AM PERIOD COUNTS</b>																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	15	0	1	1	0	0	0	0	3	3	8	0	11	20	0	0	61
7:15 - 7:30	16	0	2	0	1	0	1	0	1	12	13	0	9	33	0	0	88
7:30 - 7:45	38	0	4	0	0	0	0	1	0	7	8	0	14	33	0	0	104
7:45 - 8:00	52	0	5	0	0	0	1	0	0	6	13	0	14	42	0	0	133
8:00 - 8:15	53	0	4	0	0	0	1	0	1	16	12	0	8	42	0	0	137
8:15 - 8:30	49	1	2	0	0	0	2	0	4	18	17	0	6	23	0	0	122
8:30 - 8:45	54	1	4	0	0	0	1	0	1	23	15	0	12	26	0	0	137
8:45 - 9:00	42	0	8	0	0	0	1	0	3	14	10	0	4	23	0	0	105
<b>MIDDAY PERIOD COUNTS</b>																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PM PERIOD COUNTS</b>																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	14	0	13	0	0	0	0	0	0	31	39	1	6	21	0	0	124
16:15 - 16:30	18	0	4	0	0	0	0	0	2	26	38	2	4	20	0	0	112
16:30 - 16:45	19	0	8	1	0	0	0	0	1	29	57	1	10	17	0	0	141
16:45 - 17:00	10	0	7	0	0	1	0	1	2	48	44	0	12	16	1	0	141
17:00 - 17:15	21	0	11	0	0	0	1	0	0	36	44	0	8	24	0	0	145
17:15 - 17:30	19	0	9	0	0	0	2	1	2	46	60	0	1	26	0	0	165
17:30 - 17:45	10	0	5	0	0	0	1	0	4	33	50	0	8	16	0	0	127
17:45 - 18:00	23	1	12	0	0	1	0	0	2	32	37	0	7	17	1	0	133

# APPENDIX D

## LOS Results

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## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Existing (2024) Background  
**Time Period:** Morning Peak Hour **Project #:** UT24-2720

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	210	205	98	7.0	A
	R	15	13	87	5.3	A
	Subtotal	225	218	97	6.9	A
EB	T	63	62	99	0.2	A
	R	57	62	109	0.3	A
	Subtotal	120	124	103	0.3	A
WB	L	40	38	94	1.5	A
	T	133	132	99	0.4	A
	Subtotal	173	170	98	0.6	A
<b>Total</b>		518	512	99	3.3	A

## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Existing (2024) Background  
**Time Period:** Evening Peak Hour **Project #:** UT24-2720

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	69	64	93	6.4	A
	R	35	33	94	3.4	A
	Subtotal	104	97	93	5.4	A
EB	T	159	158	99	0.2	A
	R	205	216	105	1.1	A
	Subtotal	364	374	103	0.7	A
WB	L	31	30	97	3.3	A
	T	84	84	100	0.2	A
	Subtotal	115	114	99	1.0	A
<b>Total</b>		583	585	100	1.6	A

## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Existing (2024) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT24-2720

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	210	213	101	6.2	A
	R	18	19	104	4.3	A
	Subtotal	228	232	102	6.0	A
EB	T	76	76	100	0.2	A
	R	57	60	106	0.3	A
	Subtotal	133	136	102	0.2	A
WB	L	49	48	98	1.6	A
	T	181	185	102	0.3	A
	Subtotal	230	233	101	0.6	A
<b>Total</b>		590	601	102	2.6	A

**Intersection:** Project Access & Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	56	56	100	5.1	A
	R	3	3	100	3.6	A
	Subtotal	59	59	100	5.0	A
EB	T	78	79	101	0.5	A
	R	16	15	94	0.3	A
	Subtotal	94	94	100	0.5	A
WB	L	1	0	0		
	T	173	176	102	0.3	A
	Subtotal	174	176	101	0.3	A
<b>Total</b>		326	329	101	1.2	A



## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Existing (2024) Plus Project  
**Time Period:** Evening Peak Hour **Project #: UT24-2720**

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	69	64	93	6.4	A
	R	42	44	104	3.4	A
	Subtotal	111	108	97	5.2	A
EB	T	198	204	103	0.3	A
	R	205	214	104	1.1	A
	Subtotal	403	418	104	0.7	A
WB	L	36	35	97	3.5	A
	T	116	115	100	0.1	A
	Subtotal	152	150	99	0.9	A
<b>Total</b>		666	676	102	1.5	A

**Intersection:** Project Access & Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	28	27	96	5.3	A
	R	2	2	100	3.8	A
	Subtotal	30	29	97	5.2	A
EB	T	194	200	103	1.5	A
	R	46	48	104	0.8	A
	Subtotal	240	248	103	1.4	A
WB	L	2	2	100	1.7	A
	T	123	123	100	0.2	A
	Subtotal	125	125	100	0.2	A
<b>Total</b>		396	402	102	1.3	A

## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Future (2029) Background  
**Time Period:** Morning Peak Hour **Project #:** UT24-2720

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	220	213	97	7.1	A
	R	15	14	93	5.4	A
	Subtotal	235	227	97	7.0	A
EB	T	65	64	99	0.2	A
	R	60	65	109	0.4	A
	Subtotal	125	129	103	0.3	A
WB	L	40	38	94	1.6	A
	T	140	139	99	0.4	A
	Subtotal	180	177	98	0.7	A
<b>Total</b>		540	533	99	3.3	A

## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Future (2029) Background  
**Time Period:** Evening Peak Hour **Project #: UT24-2720**

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	70	94	7.0	A
	R	35	34	96	3.6	A
	Subtotal	110	104	95	5.9	A
EB	T	165	164	99	0.2	A
	R	215	225	105	1.2	A
	Subtotal	380	389	102	0.8	A
WB	L	35	34	96	3.5	A
	T	85	84	99	0.2	A
	Subtotal	120	118	98	1.2	A
<b>Total</b>		610	611	100	1.7	A



## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Future (2029) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT24-2720

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	220	221	100	8.1	A
	R	18	18	99	5.3	A
	Subtotal	238	239	100	7.9	A
EB	T	78	81	104	0.2	A
	R	60	60	100	0.3	A
	Subtotal	138	141	102	0.2	A
WB	L	49	47	96	1.8	A
	T	187	188	101	0.5	A
	Subtotal	236	235	100	0.8	A
<b>Total</b>		612	615	101	3.4	A

**Intersection:** Project Access & Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	56	55	99	5.2	A
	R	3	3	100	3.5	A
	Subtotal	59	58	98	5.1	A
EB	T	80	82	102	0.5	A
	R	16	17	106	0.3	A
	Subtotal	96	99	103	0.5	A
WB	L	1	1	100	1.1	A
	T	180	180	100	0.3	A
	Subtotal	181	181	100	0.3	A
<b>Total</b>		336	338	101	1.2	A

## SimTraffic LOS Report

**Project:** Salt Lake City 3150 Emigration Canyon Road  
**Analysis Period:** Future (2029) Plus Project  
**Time Period:** Evening Peak Hour **Project #: UT24-2720**

**Intersection:** Crestview Drive & Sunnyside Avenue/Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	72	96	7.2	A
	R	42	43	102	3.6	A
	Subtotal	117	115	98	5.9	A
EB	T	204	200	98	0.3	A
	R	215	215	100	1.2	A
	Subtotal	419	415	99	0.8	A
WB	L	40	40	99	3.3	A
	T	108	108	100	0.3	A
	Subtotal	148	148	100	1.1	A
<b>Total</b>		685	678	99	1.7	A

**Intersection:** Project Access & Emigration Canyon Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	28	28	99	5.3	A
	R	2	2	100	4.3	A
	Subtotal	30	30	100	5.2	A
EB	T	200	200	100	1.3	A
	R	46	44	95	0.7	A
	Subtotal	246	244	99	1.2	A
WB	L	2	2	100	1.8	A
	T	120	120	100	0.2	A
	Subtotal	122	122	100	0.2	A
<b>Total</b>		399	396	99	1.2	A

# APPENDIX E

## 95<sup>th</sup> Percentile Queue Length Reports

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**SimTraffic Queueing Report**  
Project: SLC 3150 Emigration Canyon Road  
Analysis: Existing (2024) Background  
Time Period: Morning Peak Hour  
95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT24-2720

Intersection	NB	EB	WB
	LR	TR	L
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	100		

**SimTraffic Queueing Report**  
Project: SLC 3150 Emigration Canyon Road  
Analysis: Existing (2024) Background  
Time Period: Evening Peak Hour  
95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT24-2720

Intersection	NB	EB	W
	LR	TR	L
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	75		50

**SimTraffic Queueing Report**

**Project: SLC 3150 Emigration Canyon Road**

**Analysis: Existing (2024) Plus Project**

**Time Period: Morning Peak Hour**

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



**Project #: UT24-2720**

Intersection	NB	EB	WB
	LR	TR	L
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	100		50
02: Project Access & Emigration Canyon Road	75		



**SimTraffic Queueing Report**  
**Project: SLC 3150 Emigration Canyon Road**  
**Analysis: Existing (2024) Plus Project**  
**Time Period: Evening Peak Hour**  
 95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



**Project #: UT24-2720**

Intersection	NB	EB	WB	
	LR	TR	L	LT
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	75		50	
02: Project Access & Emigration Canyon Road	50			

**SimTraffic Queueing Report**

Project: SLC 3150 Emigration Canyon Road

Analysis: Future (2029) Background

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT24-2720

Intersection	NB	EB	WB
	LR	TR	L
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	100		

**SimTraffic Queueing Report**  
**Project: SLC 3150 Emigration Canyon Road**  
**Analysis: Future (2029) Background**  
**Time Period: Evening Peak Hour**  
 95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



**Project #: UT24-2720**

Intersection	NB	EB	WB
	LR	TR	L
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	75		50



**SimTraffic Queueing Report**

**Project: SLC 3150 Emigration Canyon Road**

**Analysis: Future (2029) Plus Project**

**Time Period: Morning Peak Hour**

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



**Project #: UT24-2720**

Intersection	NB	EB	WB	
	LR	TR	L	LT
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	100		50	
02: Project Access & Emigration Canyon Road	50			

**SimTraffic Queueing Report**  
**Project: SLC 3150 Emigration Canyon Road**  
**Analysis: Future (2029) Plus Project**  
**Time Period: Evening Peak Hour**  
 95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



**Project #: UT24-2720**

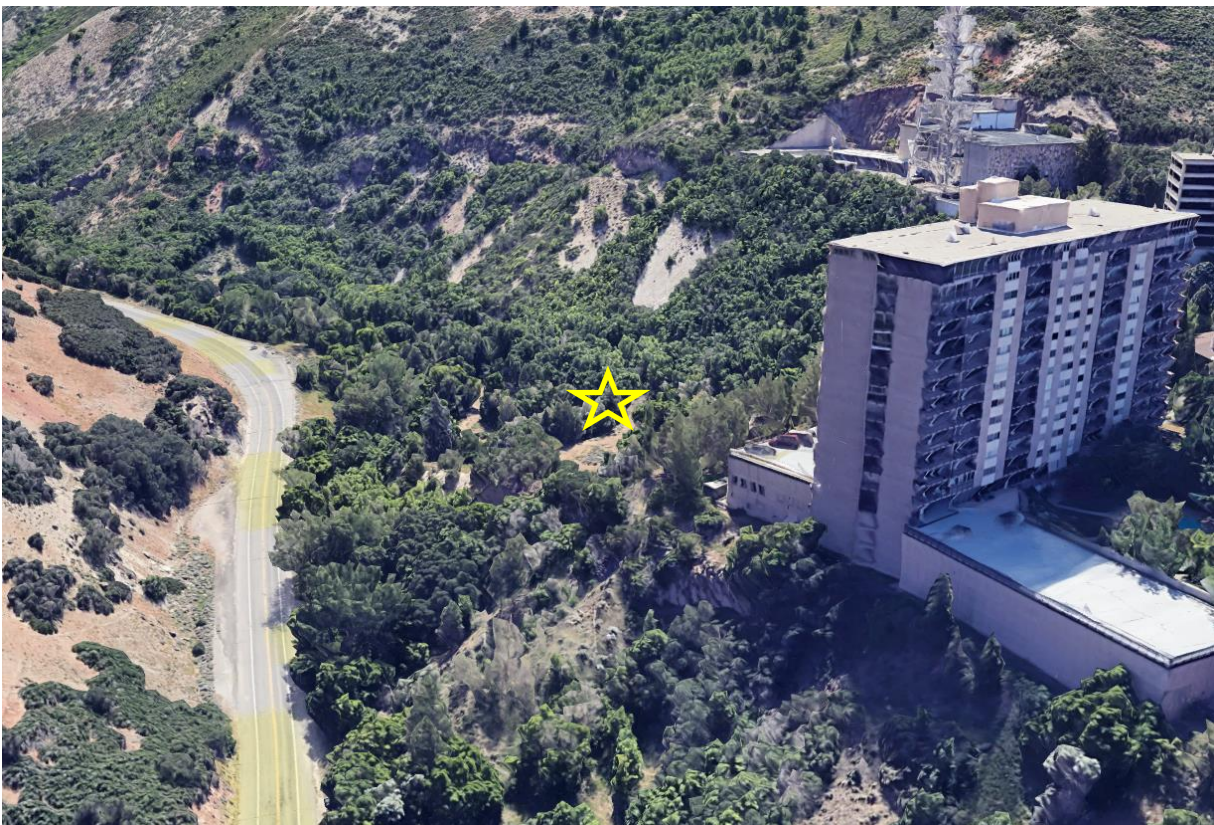
Intersection	NB	EB	WB	
	LR	TR	L	LT
01: Crestview Drive & Sunnyside Avenue/Emigration Canyon Road	75		50	
02: Project Access & Emigration Canyon Road	50			



# ATTACHMENT C: Property & Vicinity Photos



*Subject site from Google Earth*



*Subject site from Google Earth*





*Subject site from Emigration Canyon Road looking southwest.*



*Subject site*



*Subject site showing steep slopes looking southeast.*



*Subject site from entrance to site*





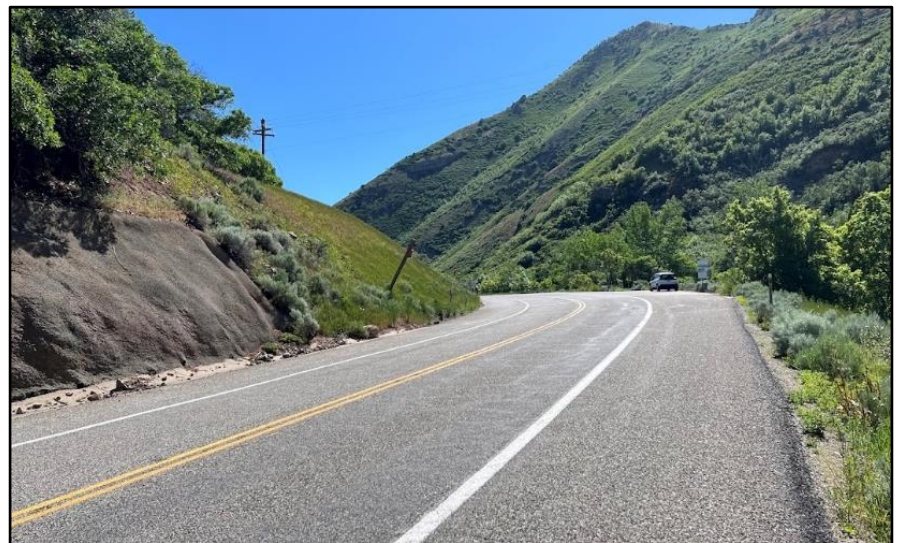
***Subject site – Looking toward Emigration Canyon Road***



***Subject site***



***View from subject site entrance looking west***



***View from subject site entrance looking east toward Emigration Canyon***



# ATTACHMENT D: Comparison of FR-2/21,780 and RMF-75 Zones

The applicant is proposing to change the zoning of this property from FR-2/21,780 (Foothills Residential) to RMF-75 (High Density Residential).

	<b>FR-2</b>	<b>RMF-75</b>
<b>Building Height</b>	28'	75'
<b>Front Setback</b>	Average of block face or a minimum of 20'	25', except for single-family attached or detached is 15'
<b>Side Setback</b>	20'	15', except for single family attached or detached is 4'
<b>Corner Side Setback</b>	20' or average of block face	25', except for single-family attached or detached is 15'
<b>Rear Setback</b>	40'	25% of lot depth but need not exceed more than 30'
<b>Lot Minimums</b>	21,780 square feet	<u>Single-family detached:</u> 2,000 SF <u>Single-family attached &amp; Twin-home:</u> 1,500 SF <u>Two-family:</u> 3,000 SF
<b>Lot Width</b>	100'	16' to 100' depending on the use
<b>Building Coverage</b>	25%	60%

<b>Permitted and Conditional Uses in FR-2</b>	<b>Permitted and Conditional Uses in RMF-75</b>
<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Accessory use, except those that are otherwise specifically regulated elsewhere in this title</li> <li>• Affordable housing incentives</li> <li>• Daycare, registered home daycare or preschool</li> <li>• Daycare, nonregistered home daycare</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Accessory use, except those that are otherwise specifically regulated elsewhere in this title</li> <li>• Affordable housing incentives</li> <li>• Community garden</li> <li>• Daycare center, adult and child</li> </ul>



<ul style="list-style-type: none"> <li>• Dwelling, group home (small)</li> <li>• Dwelling, manufactured home</li> <li>• Dwelling, single-family (detached)</li> <li>• Home occupation</li> <li>• Open space on lots less than 4 acres in size</li> <li>• Park</li> <li>• Urban farm</li> <li>• Utility building or structure</li> <li>• Utility transmission wire, line, pipe or pole</li> </ul> <p><b>Conditional Uses</b></p> <ul style="list-style-type: none"> <li>• Community Garden</li> <li>• Adaptive reuse of a landmark site</li> <li>• Dwelling, assisted living facility (limited capacity)</li> <li>• Dwelling, congregate care facility (small)</li> <li>• Government facility</li> <li>• Municipal service use</li> <li>• Place of worship on lots less than 4 acres in size</li> <li>• School, seminary and religious institute</li> <li>• Temporary use of closed schools and churches</li> </ul>	<ul style="list-style-type: none"> <li>• Daycare, registered home daycare or preschool</li> <li>• Daycare, nonregistered home daycare</li> <li>• Dwelling, assisted living facility (large/limited capacity, and small)</li> <li>• Dwelling, congregate care facility (small)</li> <li>• Dwelling, group home (small)</li> <li>• Dwelling, manufactured home</li> <li>• Dwelling, single-family (detached)</li> <li>• Dwelling, single-family (attached)</li> <li>• Dwelling, rooming/boarding house</li> <li>• Dwelling, multifamily</li> <li>• Home occupation</li> <li>• Nursing care facility</li> <li>• Open space on lots less than 4 acres in size</li> <li>• Park</li> <li>• Parking, park and ride lot shared with existing use</li> <li>• Urban farm</li> <li>• Utility building or structure</li> <li>• Utility transmission wire, line, pipe or pole</li> </ul> <p><b>Conditional Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, residential support facility (large)</li> <li>• Government facility</li> <li>• Municipal service use</li> <li>• Place of worship on lots less than 4 acres in size</li> <li>• School, seminary and religious institute</li> <li>• Temporary use of closed schools and churches</li> </ul>
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# ATTACHMENT E: Zoning Map Amendment Standards

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**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

**1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;**

The rezone from FR-2 to RMF-75 would support a potential density of 335 units per acre. While the rezone is intended to facilitate the construction of a multifamily building with approximately 199 units both the proposed and allowable density of the FR-2 zone are inconsistent with the goals and policies of citywide plans. This is further articulated and discussed in the Key Consideration 1 section of this report.

Plan Salt Lake

Plan Salt Lake, the citywide vision for Salt Lake City, includes several objectives and policy statements that do not support the proposed rezone request. Specifically, Plan Salt Lake advocates for directing new growth toward areas with existing infrastructure and emphasizes environmental protection. Although the plan calls for new medium-density development in the city, such development should be situated in areas that are contextually appropriate for increased density, supported by transit and services, and bolstered by existing infrastructure. To meet the Neighborhoods and Growth initiatives, the proposed rezone would need to maintain neighborhood stability and allow for infill development that does not put a strain on existing infrastructure.

Additionally, Plan Salt Lake highlights the importance of preserving and protecting natural habitat and riparian corridors, “stating that these environments are crucial to water supply and quality and to the ecosystems that sustain us. We will work to preserve and restore riparian corridors in and around our community.” The potential impacts from the associated zoning amendment are not supported by Plan Salt Lake.

East Bench Master Plan

As discussed in more detail in Key Consideration 1, the requested zoning map amendment generally does not align with the goals or policy statements within the East Bench Master Plan. The plan is clear that low density residential is appropriate in locations with sensitive natural features, such as this site, and that medium-density housing should be located closer to Foothill Drive within designated Neighborhood or Commercial Nodes outlined on the future land use map. The maximum height of the RMF-75 zone is also not supported by the East Bench Master Plan, which calls for up to three stories for multifamily residential. The plan also discusses that new development should minimize impacts to Emigration Creek. Due to the proposed development’s need for a left turn acceleration lane and widening of the road, potential impacts to the creek are a concern.

**2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.**

### 21A.02.030 Purpose and Intent

21A.02.030: The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code.

The proposal does not promote the order and welfare of the community because it is not consistent with the adopted community plan. The amendment does not implement the adopted plans of the city.

### Zoning District Purpose

The purpose of the RMF-75 zone is to, *“provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”*

The intended density referenced in the purpose statement is not supported by the East Bench Master Plan. To contrast, the purpose of the FR-2 zone is to, *“to promote environmentally sensitive and visually compatible development. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.”* The FR-2 zone purpose statement matches the intent of the East Bench Master Plan and the sensitive nature of the site with the Emigration Creek and steep slopes.

### 21A.50.010 Purpose Statement

This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy. There have been no policy changes to warrant rezoning the property to RMF-75. The FR-2 district is appropriate and supports the existing context and surrounding uses.

### **3. The extent to which a proposed map amendment will affect adjacent properties;**

The subject property is fairly insulated given the elevation change. The adjacent properties to the south and west sit above the property by approximately 150 feet and can be accessed from multiple roadways. The subject property can only be accessed from Emigration Canyon Road, however, the introduction of high-density housing at the mouth of Emigration Canyon could potentially alter the character of the area. Additionally, after a preliminary review of the conceptual development plan, the impact on the transportation network and Emigration Creek could be significant.

### **4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

The proposal is inconsistent with 21A.34.130: Riparian Corridor Overlay zone. The current proposal shows parking and landscaping within the required 100-foot setback, which could be resolved in future iterations, however, Public Utilities has reported concern with the scope of changes necessary to add



an acceleration lane, and utility infrastructure to the site to support the proposed density. See Attachment F: Department Comments.

**5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

The subject property is located in an area with inadequate public facilities and services. Although a water main is available on Emigration Canyon Road, the nearest sewer main is 700 feet west of the property. The property owner would need to extend the sewer line to the site. Existing wells would need to be capped, and septic systems would not be permitted.

While utility upgrades would be necessary for development under the FR-2 zone, an increase in the number of dwelling units allowed under the RMF-75 zone would require an acceleration lane for vehicles exiting the site, which may not be feasible given the constraints of the hillside to the north and creek to the south. Additionally, there is no public transit service to the site, with the nearest bus stop 1.25 miles away. The Transportation Division plans to construct a roundabout at Crestview Drive to facilitate a UTA bus turnaround, but any new stops would still be 0.5 miles from the site.

Furthermore, fire service for the proposed density is inadequate and would require modifications to the conceptual plan and an Alternative Means and Methods approval, which is at the discretion of the Fire Marshal and is not guaranteed to be approved.

# ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

## Engineering:

No objections.

## Transportation:

**First review comments:** A traffic impact study to determine effects of zone change on surrounding roadway network is required. The traffic impact study should also identify any roadway improvements required to mitigate impacts. Please set up meeting with Jena Carver prior to beginning study to discuss scope of study.

The site will require a minimum of 2 accesses for the number of units being proposed. I recommend that the applicant demonstrate that 2 accesses to the site and across Emigration Creek can be constructed before rezone is granted.

**Second Review Comments:** I've reviewed the traffic study and I'm concerned with the recommendation for an acceleration lane at the project access. The acceleration lane is needed because the sight distance to the right, as vehicles exit the property, is insufficient to safely make the turn. Typically, I would recommend the developer be required to widen the road to accommodate the acceleration lane. However, given the geographical constraints of Emigration Creek to the south and the hill to the north, the feasibility of widening is questionable. If the developer were to provide engineering drawings showing that the acceleration lane is viable and commit to constructing it, I may be able to support a zone change. Without assurance that an acceleration lane can be constructed I do not recommend a zone change that would permit the projected volume of traffic to utilize an access that is unsafe.

*Planning discussed the traffic study with the Transportation Division via a phone call regarding the reported traffic volumes. The Transportation Division stated that the zoning map amendment is inappropriate regardless of the traffic volumes due to the sight distance issue. However, if the City Council chooses to move forward, they would request additional analysis to determine if the reported traffic volumes are indicative of a typical day or if they reflect peak traffic.*

## Fire:

### First review comments:

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This does not meet those requirements.
- \*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

- \*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- \*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- \*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
- \*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C
- \*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
- \*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- \*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
- \*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
- \*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
- \*Verify height of highest occupied floor - and if greater than 75-feet then high rise requirements of IBC would apply
- \*Maximum grade for fire access roads is 10%.

Planning Staff asked for clarification on requirements. Please also consider the following comments:

- If this project has over 200 dwelling units, two fire access roads leading to the project buildings will need to be provided. The red text is from the International Fire Code and details the requirements for access roads and how they are to be placed for projects having more than 200 units.
- D106.2 Projects having more than 200 dwelling units.
- Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- D106.3 Remoteness.
- Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**Second review comments:** A quick review of the site plan still leaves many code issues unresolved.



1. Aerial access – a 7 story building would need to provide aerial access to the long side of the building from an aerial access road that meets the requirements details in original comments for width and proximity. New site plan does not address these issues.
2. Fire Department Access - fire department access shall be provided to within 150-feet of all ground level exterior walls. Building dimensions and proposed access roads do not meet this requirement.
3. Building access roads - Ingress and egress roads do not provide minimum approved widths and adequate turn areas for apparatus.

At 199 units they would only be required to have one fire department access road with the building having a fire sprinkler system throughout. Based on location I would assume a fire pump would be needed to provide minimum fire flows and to get pressures to upper floors.

### **Public Utilities:**

#### **Response regarding acceleration lane:**

Adding an acceleration lane would impact the floodplain, requiring a CLOMR. This is a lengthy process with FEMA. Additionally, the acceleration lane would be within the RCO, requiring an exception to standard permitted work in this area.

While not entirely infeasible, there are significant concerns with pursuing this option. SLCDPU can make no guarantee that this would be accepted.

#### **First and Second Review Comments:**

Please see below for comments. These are essentially the same, with a few additions. I have highlighted the new information.

SLCDPU has significant concerns with this proposed development, specifically with the non-conformance to Riparian Corridor Ordinance, work in the floodplain, and necessary offsite infrastructure improvements.

Please let me know if you have any questions or need anything else.

Thank you!

*Public Utilities recommends the applicant consider the following utility constraints for the proposed conceptual plan for these two lots.*

- There is not an existing public sewer main in Emigration Canyon Road where the property will have frontage. The sewer infrastructure will need extended in Emigration Canyon Road to serve this property. Applicant will need to provide sewer demand for SLCDPU to model to determine if any other downstream upgrades are required to support this development.
- There is not an existing public water main that can be connected to for service to this property. A water main extension will be required to serve the property.
- There is an existing 16" public water main that runs through the property. This will need protected in place during any construction and will require a 30-foot, exclusive easement.
- Property is located in the Special Flood Hazard Area (zone AE) and will require a Floodplain Development Permit. Floodplain permit application must be supplemented with the FIRM panel or FIRMette of the area showing the base flood elevation (obtained via FEMA). The subject property must also be clearly shown and labelled on the FIRM or FIRMette. Floodplain permit application must also be supplemented with a grading plan of the project clearly showing floodplain extents, base flood elevation, and finished floor elevation of the proposed building. Additional information may be requested after the initial review of the floodplain permit application. Plans

will not be approved or a building permit issued until the Floodplain Development Permit is approved. Any work in the Floodway will require a No Rise Certificate.

- Property is located in the Riparian Corridor Overlay Zone and will require a Riparian Corridor Development Permit (SLC Ordinance 21A.34.140). Please see ordinance for restricted activities in the three zones of the Riparian Corridor Overlay Zone. Plans will not be approved until the Riparian Corridor Permit is approved. Parking, stormwater detention, and stormwater retention is not allowed in Zone A, B, or C of the Riparian Corridor Overlay Zone.
- Proposed work near Emigration Creek will also require permitting with Salt Lake County Flood Control and a State of Utah Stream Alteration Permit.

*Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCDPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCDPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Contact SLCDPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCDPU owned property and easements.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide (<http://www.slcdocs.com/utilities/PDF%20Files/SLC%20Design%20Process%20Manual.pdf>) for utility design requirements. SLCDPU Standard Practice No. 5 specifically addresses required standard materials and appurtenances. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow & culinary water and sewer demands to SLCDPU for review. The public water and sewer system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Because the parcel is larger than 0.5 acres, a separate irrigation meter may also be permitted. Each service must have a separate tap to the main.
- For any food or beverage processing, preparation, or service application (i.e. cafeteria, café, etc.), grease removal will be required prior to discharge to the public sewer system. Permit application must provide a treatment device and plan for treatment and sampling that meets this discharge limit and all applicable standards set forth in the Utah plumbing code and SLCDPU Standards. Treatment device shall be located as to be readily accessible for cleaning and inspection. The treatment device must be sized by a licensed design professional. For an exterior, below grade device, a 4 foot diameter sampling manhole, per APWA 411, must be located downstream of the interceptor

and upstream of any other connections. For alternative treatment methods, a sampling point must be provided immediately downstream of the device and upstream of any other connections.

- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.

Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review

## Public Lands:

**Adjacent Public Lands:** The parcel under review is located immediately east of two existing SLC Public Lands Parcels; **16112010010000** and **16111770020000**. These parcels are currently Zoned OS and maintained by SLC Public Lands. These parcels provide an off leash dog park and several natural surface walking trails.

**Future Trail Network Expansion:** SLC Public Lands and partners have recently begun evaluating a possible extension of the BST immediately east of the parcel in question located within Emigration Township. The BST between Parleys Canyon and Lakeline Drive (H Rock) was completed in 2020, but no connection exists between Lakeline Drive and Emigration Canyon. If this section were to be constructed it would be ideal to connect the trail to Rotary Park. In order for this connection to occur a recreation trail easement would be required through the Northern Parcel **16112010020000** that is currently being considered for rezone. Public Lands has had no conversations at this point with the current landowner regarding this proposed connection.

**Trailhead Renovation:** SLC Public Lands has been in the process of designing trailhead improvements on the Northside of Emigration Canyon due north of the rezone request. The existing gravel lot is located entirely on public ROW and State of Utah property. Expansion of the trailhead would add additional capacity to recreational infrastructure in this area. A key component of this discussion is providing a new crosswalk at the Crestview Drive and Emigration Canyon. This would allow users safe access across Emigration to the existing trails located on the North side of Emigration Canyon Road. If the rezone is approved by SLC, coordination with this development regarding a bridge or other alternative could significantly benefit both the City and future students to improve access to the BST and direct pedestrian and bike access to the University of Utah.



**Crestview Drive Roundabout:** SLC Transportation has begun preliminary designs at the request of UTA to add a round about at Crestview Drive and Emigration Canyon. This would allow easier bus turnaround at this location and also improve public transit infrastructure near the proposed development. Preliminary designs have been begun.

# ATTACHMENT G: Public Process & Comments

## Public Notice, Meetings, Comments

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

- December 16, 2022 – The East Bench Community Council was sent the 45 day required notice for recognized community organizations. The council asked the applicant to present at their January 2023 meeting and provided a detailed letter recommending denial of the petition. The letter is attached on the next page.
- December 16, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 2022 – June 2024– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- June 14, 2024
  - Public hearing notice sign posted on the property
- June 13, 2024
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

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. There are also worries about impacts on cultural resources. Initially, the application materials indicated a plan for a 500-unit student housing development. Although the applicant has since revised their petition, many comments were submitted before this revision.

The East Bench Community Council has submitted a letter opposing the request, which is included on the following page. Additionally, the City of Emigration Canyon, Emigration Canyon Metro Township Council, Emigration Canyon Community Council, and Emigration Canyon Improvement District have also submitted letters of opposition.



In this Memo, the EBCC follows the 5 criteria the planning department uses when looking at the reasonability of a zoning change request, and demonstrates how the current FR zone is appropriate and the requested zone is unreasonable. Our canyons provide us with a piece of our identity, and a place we can recreate and reconnect with nature so close to home. Preservation of our foothills and parcels like this is the very nature and purpose of the FR Zone specifically parcels like this on a riparian corridor. Emigration canyon is the most widely used bike path for recreation in the state of Utah. Currently the population in Emigration canyon is around 1400 residents. A project of this size and intensity would add over 1000 occupants or a 72% increase to the population of the canyon and a roadway already plagued with safety hazards and jurisdictional confusion between county and city agencies. The EBCC as well as Sunnyside East community council, Yalecrest Community council, and Emigration place owners' association, have all stated objections to the destruction of one of the most valued natural assets in our city. Included in this letter are supporting facts, existing conditions, and a supplemental letter drafted by the Condo Coalition representing the condos and its residents.

Criteria:

- Master plan applicability
- Furthers the purpose statement of the zoning
- Rezone affect on neighboring properties
- Overlay zoning (riparian corridor)
- Adequacy of city services to access the property

PLNPCM2022-01106 – 3052 & 3150 Emigration Canyon Rd Rezone

The applicant is asking for a zoning change from FR2 to RMF75. FR2 is an appropriate zoning classification for these parcels. SLC code, the East Bench master plan, and Plan SLC all support the FR2 classification for parcels of this nature. The parcels in question, as is demonstrated in this letter, are in an environmentally, and historically important section of this city. The East Bench community is greatly concerned with this application and is in opposition to the requested change. A vote taken during the January EBCC meeting had unanimous opposition to the project from attendees, other than the property owners. Below we provide supporting documentation from SLC code, Plan SLC, East Bench Master Plan, National Historical Registry, SLC flood Plain map, and Utility Maps, with key points in **bolded font**.

**FR2:**

*Purpose Statement: The purpose of the FR-2/21,780 Foothills Residential District is **to promote environmentally sensitive and visually compatible development** of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, **suitable for foothills locations as indicated in the applicable community Master Plan**. The district is intended to **minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.***







The applicant stated in their application that there is no interest in the land for sale. These parcels were **listed for sale in 2020 and quickly went under contract, changing ownership in January 2021 for approximately \$589,000. No changes or improvements to the parcels have been made and the property's new owner has listed the parcel for sale at \$3.2 Million.** It is clear that the parcels are being priced as what they could be worth with a rezone to high density, as land value has not increase by 540%, or 2.5+ million dollars in 2 years. These parcels are buildable in consistent with zoning in their current state, and changing the zoning is merely an attempt at enrichment.

The property has a beautiful creek running through it which is filled with native trout, and an abundance of wildlife. A natural setting like this close to the city is nearly impossible to find and would make a fantastic place for a low impact development of homes as is defined in FR2. While in the lowlands of this parcel, you can hardly see the commercial developments accessed from Donner Way.

Attached is a photo from the property found by doing a Google search of the Donner Hill Historical Monument. This boggy creek land is teeming with wildlife and natural beauty, which is exactly what the FR zones and riparian corridor are designed to protect.





## East Bench Master Plan and Application

As a member of the East Bench Master Planning group, I presented the application during the January 2023 meeting. The consensus was that it was unreasonable, goes against the spirit of the FR zone, and is not in line with the East Bench Master Plan.

The applicant misrepresents the East bench Master Planning document section N3.1 stating that the plan says this location is designated as an acceptable location for High Density use.

This section of the plan is about No Net Loss Housing, and simply notes that some historical higher density developments exist on Foothill Drive, Parleys Way, and the mouth of Emigration canyon (all accessed through the neighborhood via Donner way and connecting neighborhood streets, not emigration canyon road). It does not speak to appropriateness of new developments along Emigration Canyon Road/Sunnyside.

### See N3.1 Below

*"INITIATIVE N-3.1 No Net Loss in Housing Future development should not result in a loss of existing housing units. With the exception of some apartments and condominiums located along Parley's Way, Foothill Drive, and at the mouth of Emigration Canyon, housing in the East Bench is predominantly single-family in nature. Reviews of all redevelopment projects in the East Bench Community should adhere to a no net loss in housing policy. Projects should not result in a loss in existing housing units unless the project is fulfilling another community need as supported by this plan and other City adopted plans".*

However, Section N3.2 talks about **future developments**. It specifically states Foothill Drive and Parleys and excludes the mouth of the canyon as is shown below.

### See section N3.2

*"Balancing the need for additional housing options, while preserving existing conditions can be challenging. In an effort to preserve the character of the stable East Bench neighborhoods while allowing for additional housing choices, higher density housing should be focused along **Foothill Drive and Parley's Way**, both of which are major transportation corridors that can support future transportation options. Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors".*

### Page 54 Specifically speaks about Sunnyside avenue:

*With the exception of Hogle Zoo, Rotary Glen park, and facilities associated with East High, the land uses on the south side of Sunnyside Avenue are predominately low density residential. These land uses are stable and complement the adjacent neighborhoods and community as a whole; therefore, there are no planned land use changes. Sunnyside is a key component in connecting the City's open space resources. The Salt Lake City Open Space Plan identifies Sunnyside Avenue as part of the Transvalley Corridor.*

### Page 108 (specifically notes the area should be protected as open space)

**Emigration Creek Corridor**





The areas of Emigration Creek that are located on **private property should be protected as riparian open space**, but should not include public trails unless authorized by the property owners.

## Plan SLC

*Increase the number of medium density housing types and options (this project is super high density)*

*“Our parks, plazas, greenways, and natural lands all contribute to our community identity, sense of place, and livability.” One of the key guiding principles in Plan Salt Lake places importance on: **“Protecting the natural environment while providing access and opportunities to recreate and enjoy nature”** Plan Salt Lake goes further by providing the following initiatives to help communities achieve the overall citywide vision: • Provide access to opportunities for a healthy lifestyle; • Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity; • Enhance trail and open space connectivity through improved visual and physical connections; • **Preserve open space and critical environmental areas;** • **Protect critical natural wildlife habitat, watersheds, and ecosystems;** • **Protect and enhance the existing urban forest.***

One of the defining features of many of the neighborhoods in the East Bench is the mature vegetation, which is a major contribution to the City’s urban forest, helping cool the City, reducing air pollution, creating wildlife habitat, and helping to mitigate other impacts related to our urban environment.

## Donner Hill Historical Landmark

This parcel includes a National Historical Monument and plays an important role in the cultural and historical identity of not only Salt Lake City but much of the western United States. The Donner Party, one of the most famous pioneer companies in US history, is thought to have sealed their fate by taking this hill which slowed them down as is documented in their journals. In addition, this is the very hill that the first western settlers of the Salt Lake Valley first laid eyes upon and decided to settle the very city we call home today.

Excavating and destroying this historic landmark to add an 8-story apartment building is a travesty and destroys an important cultural and historical element of our city. Further, the National Register notes: (a) **It is the policy of the United States to prosecute to the fullest extent permitted under Federal law**, and as appropriate, any person or any entity that destroys, damages, vandalizes, or desecrates a monument, memorial, or statue within the United States or otherwise vandalizes government property.

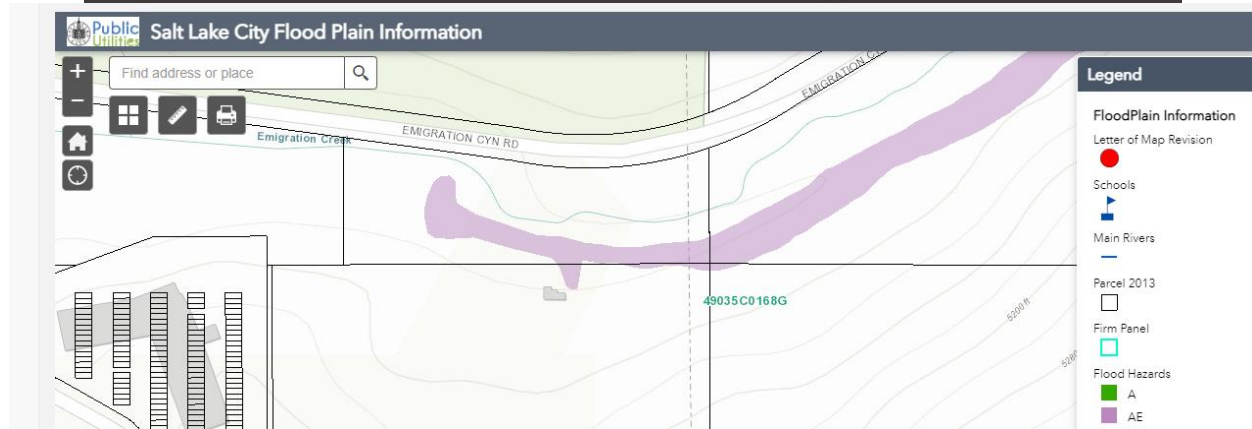


## **Added strain and demand on an already underserved road lacking infrastructure**

Emigration Canyon Road is the most popular and utilized path in the state for bicycle users. Its natural beauty, slow elevation gains, lower auto traffic, and running along a beautiful creek make it a highly prized asset to the city. This road, however in adverse weather, becomes extremely hazardous as far more snow, rain, and wind beat this section of canyon than in the valley. Shortly after this parcel the city ends, and county jurisdiction starts. This leads to county and city departments such as police not sure who has jurisdiction meaning things are often not enforced. This road already has a problem with excessive auto speeds, noise violations, and illegal dumping. Adding 550 units will add significant auto traffic to a stretch of road not made to accommodate it degrading the experience of one of the most prized recreation options in the state. The total population of emigration canyon is around 2000 people. A project of this size would increase the population using this by over 50%.

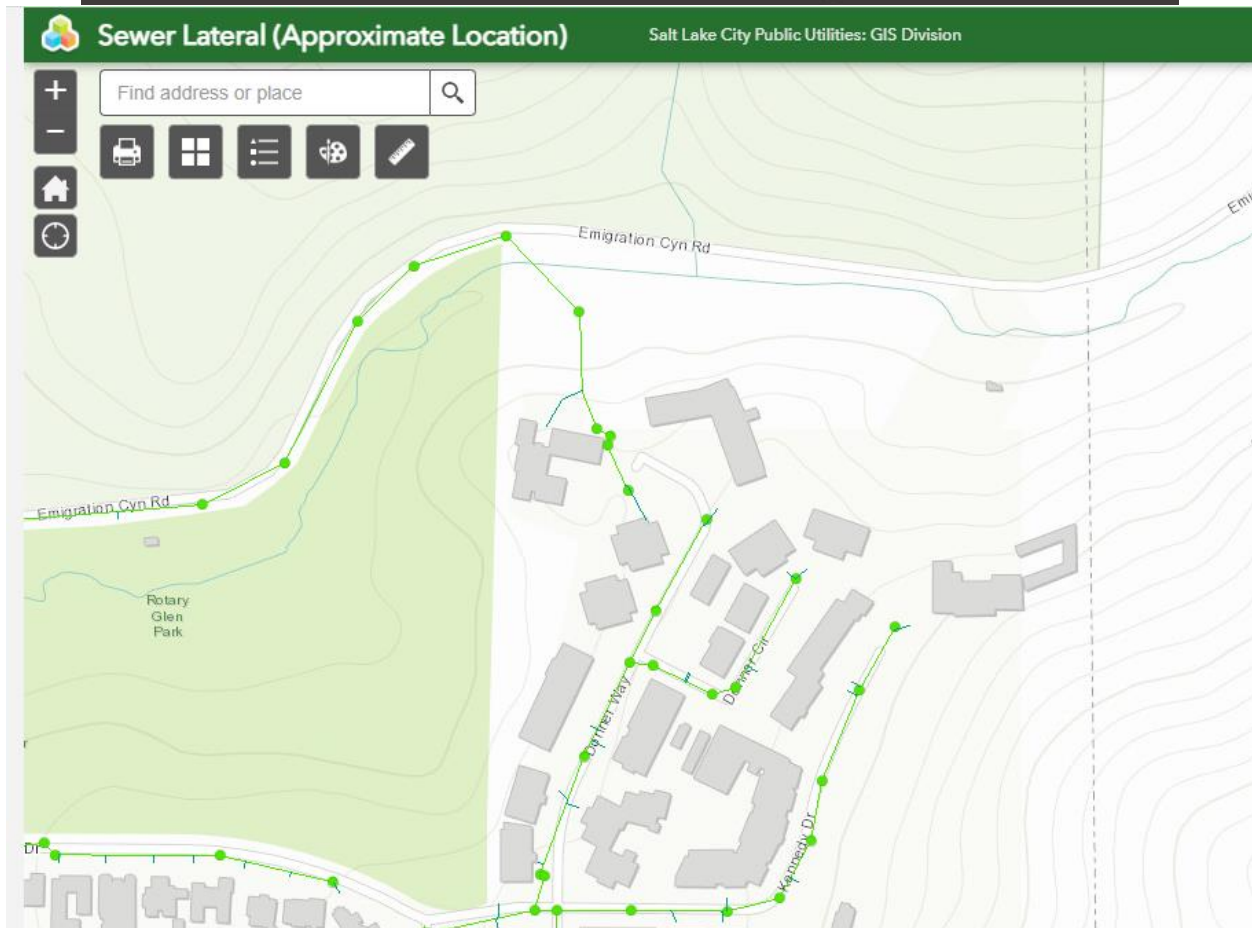
## **Environmental, Utility, and Infrastructure concerns**

The Salt Lake City Flood Plain map indicates that the flat buildable area of this parcel is in AE floodplain area. In order to build an 8-story building outside of this floodplain, extensive excavation of the mountain below the existing condos would need to be completed.



Salt Lake City Sewer Lateral map shows that no sewer infrastructure exists in the canyon. For a 550-unit apartment building, major excavation, and infrastructure enhancements would be needed to connect to the city sewer system, provided the city could accommodate the additional stress on the existing sewer system. This work would all be done next to a fragile creek full of wildlife. However, under the FR2 zoning, single family homes or smaller intensity developments could use septic on the south side of the property meaning no additional infrastructure requirements would be needed. In addition AT&T has found it necessary to undertake major reclamation projects in the past, to address instability of the hillside on which it operates a major cell tower above the property in question.





Additionally, there is no culinary water system in the canyon. The City would have to build this infrastructure, or the development would be using a well system which would rapidly deplete the groundwater from the creek. It should be noted that the creek has gone bone dry for the first time in history the past few summers, leaving native trout and wildlife with no life source.

Salt Lake City public utilities has serious vested interest in the area's culinary resource with a pure natural spring (Emigration Tunnel Spring) just west of this property.

## Community Need

While the nation is currently undergoing a housing shortage due to supply constraints stemming from the 2008 financial crisis, density should be encouraged in places that make sense and do not pose harm to natural resources, recreation opportunities, wildlife, and the community.

Recent and future housing developments include the following:



The University of Utah is currently building thousands of units of housing on campus and in research park. Multiple projects on Foothill drive are adding apartment buildings in the near future. The 400S corridor has added thousands of units of housing which are adjacent to trax and bus infrastructure, connecting the University and research park. These should be viewed as positive beneficial developments to add to the housing stock.

Digging out a mountainside, next to a fragile creek, destroying forest, a historical monument, at the entrance to the most heavily used bike and recreation path in the state of Utah does not seem rational.

### **Closing statement**

As detailed in this letter, the criteria the city uses to consider a zoning change are not reasonably met.

#### Criteria:

*Master plan applicability:* Not in line with the EBMP document and is to the contrary.

*Refusal of rezoning Furthers the purpose statement of the FR zone:* The purpose of FR zone is to ***“minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat”***.

*Effect to the extent this rezone would affect neighboring properties:* See letter from condo coalition. This parcel not only affects adjacent property owners, but the community as a whole and will destroy a fragile wildlife habitat and add problems on the most used bike path in Utah.

*Overlay zoning (riparian corridor):* This point speaks for itself as the corridor would be greatly destroyed with parking lots, bridges, under creek pipes for utilities etc.

*Adequacy of City services to access the property:* There are no utility connections within a mile of the project. Salt Lake County and City have split jurisdiction leading to a lack of clarity as to who is responsible, and for what. For example, who plows the canyon, SLC or the County? Where is the line where county police or city police have jurisdiction?

Thank you for your consideration,

Anthony Wright  
EBCC Chair



## **Condo Coalition**

To: Chair Anthony Wright  
East Bench Community Council

From: Sara Baldwin, Canyon Crest Condominiums Owner  
Julio C. Facelli, Canyon Crest Condominiums Owner  
Martha Wunderli, Canyon Crest Condominiums HOA President  
Lynn Jensen, Bench Towers HOA President  
Vee Kelsey-McKee, Donner Crest HOA President  
Barb Snyder, Emigration Oaks HOA President

Date: February 5, 2023

Re: East Bench Community Council Meeting (January 18, 2023) and the Emigration Canyon Rezoning Proposal

Dear Chair Wright and the East Bench Community Council (EBCC) Members:

Thank you for the opportunity to speak at the January 18<sup>th</sup> EBCC meeting (“meeting”) on the proposal before the Salt Lake Planning and Zoning Commission (“Commission”) to rezone the two parcels located at 3052 E Emigration Canyon Road from a FR-2/21,780 Foothills Residential District to a RMF-75 High Density Multi-Family Residential District. Our coalition of condominiums and residences in the Donner/Kennedy area includes Bench Towers, Canyon Crest, Donner Crest, and Emigration Oaks, and we represent over 227 owners and residents who would be directly impacted by the proposed rezoning.

The purpose of this letter is to summarize our coalition’s comments and highlight our primary concerns regarding the rezoning proposal and future development. Although we were able to ask several questions during the meeting, we also include a full list of our questions at the end of this letter, for the public record.





Our coalition is opposed to the proposed rezoning to RMF-75 and future multi-unit development on the parcels in question for the following reasons:

1. **Negative Watershed and Water Supply Impacts.** The property is located in a groundwater overlay zone and is part of Salt Lake City's watershed; Emigration Creek runs through the property and Emigration Tunnel Spring is in close proximity. It is our understanding that the Tunnel Spring water source produces substantial resources for the City, especially during the winter (providing nearly 5% of the City's supply). Though more in-depth studies could help understand the full impacts, we're concerned that rezoning the property would open the door to myriad negative impacts on Salt Lake City's water supply and watershed. During and after construction of any future development, there could be potential contamination of the groundwater and watershed pollution. At this juncture no storm water mitigation plans have been developed, which poses further concerns regarding the current rezoning proposal.

In addition, a large multifamily residential building would be a huge water consumer. At a time when Salt Lake City's rapid growth is already straining our limited and diminishing water resources, a future large-scale development in this pristine and undeveloped area seems imminently unsustainable. Such a sizable development would also require expanded infrastructure, and it is our understanding that the City's sewer system in the area is already oversubscribed. New infrastructure would be needed to support both an expanded sewer system and culinary water system to serve a future high-density development. It is our position that the impacts on water use, the watershed, and the sewer system resulting from the rezoning proposal merit much more study, discussion, and consideration before approval.

2. **Increased Traffic and Safety Risks.** Rezoning the properties to allow for a large multi-unit residential building, such as the proposed 550-door "student housing" facility identified in the proposal, would exacerbate the already bad traffic on Sunnyside Drive, Emigration Canyon and on surrounding neighborhood roads. Adding nearly 1000 cars to an already clogged thoroughfare would increase safety risks to pedestrians, children, pets, cyclists, dog owners, and hikers that frequent the canyon, the Hogle Zoo, Pioneer Heritage Park, and other parks in the vicinity.

Emigration Canyon is one of the most popular cycling routes in the City, frequented year-round by thousands of cyclists. Allowing a rezone of the property in question would open the door to future higher-density developments that would inevitably add a lot of cars that would be turning left across oncoming traffic to head downtown, where the road narrows to two lanes. Such a scenario will undoubtedly increase safety hazards to cyclists and



motorists. A traffic light would be needed to manage the flow of ingress and egress, which would create a serious bottleneck at the canyon entrance. We believe this major change from the current zoning should be studied further, and corresponding traffic and safety mitigation tactics should be incorporated into any future development plans (and paid for) by the property owner or future developer.

3. **Lack of Public Transit and Increased Pollution.** There is no public transit in proximity to the proposed development—the nearest UTA bus stop is over two miles away and future expansion of the bus system is unlikely to serve this property (especially considering its location at the City’s boundary with Emigration Township). Without viable public transit alternatives, there will be more cars coming and going, which will increase air and noise pollution that will have an adverse impact on adjacent properties and the surrounding neighborhoods. Furthermore, adding hundreds of cars to the area would worsen Salt Lake City’s existing air pollution problem and run counter to [Salt Lake City’s Sustainable Action Plan goals](#) to “reduce emissions of unhealthy air pollutants and climate-changing greenhouse gases to ensure the region’s security, resilience, and quality of life.” We believe the full environmental and public health impacts of the rezoning proposal and any future developments should be given due consideration as part of the City’s due diligence process.
4. **Increased Slope Erosion, Hillside Instability, and Seismic Risks:** The parcels under consideration are surrounded by steep terrain, which also serve as foundations for surrounding buildings, including a critical telecommunications facility. Construction could cause major disturbances to the stability of the hillside and surrounding buildings and communication tower. Any potential destabilization could increase the risk of foundation collapse for these buildings, especially in the event of an earthquake or erosion from heavy rains. These issues merit substantial study before proceeding with approval for a rezone and any future development.

Given the potential for substantial financial impacts to surrounding properties, the City should require the future developer to post a bond to guarantee the completion of mandatory improvements to address hillside and slope stability and protect the City and surrounding buildings from any adverse impacts down the line.

5. **Adverse Wildlife Impacts.** The property contains and is surrounded by native shrubs and trees and a natural creek, which provide critical habitats to numerous native species of birds and wildlife. The parcels also border a designated public park and Salt Lake City Open Space, as well as open land that is part of the Emigration Township. Rezoning the property to allow for a high-density multi-unit building would unavoidably lead to destruction of natural habitat and impacts to the Creek, while also increasing noise, light, and vehicular pollution—



all of which would stress the natural vegetation and wildlife of the surrounding area.

6. **Destruction of a National Historic Landmark and Historic Trail:** The parcels in question contain numerous historically significant landmarks, including the Hastings Cutoff route used by the Donner Party in 1846 and the Mormon pioneer's 1847— the Emigration Canyon National Historic Landmark designates the property for its historical importance. This is a rare plot of land that reflects Salt Lake City's unique history and heritage, and it should be protected and preserved for future generations to enjoy.
  
7. **Negative Impacts on Surrounding Properties.** Any future development allowed under an RMF-75 rezone would undoubtedly have an adverse impact on the surrounding properties, especially those overlooking the property and those with currently unobstructed views of the parcels in the surrounding the area. Potential impacts include, but are not limited to, increased noise and disturbance of the very quiet canyon (especially at night), increased light pollution, increased traffic, vehicular pollution, increased crime, impairment of views, reduction in property values, and adverse impacts on future real estate transactions.

Our coalition has recently experienced the negative realities of a dead-end development in our neighborhood—a large and highly-visible retention wall to the east of Kennedy Drive was constructed and then effectively abandoned by the developer, resulting in substantial damage to the foothills and surrounding properties. We believe that more stringent due diligence upfront, before rezoning approval, is necessary to avoid the adverse impacts of development failures carried out by well-intentioned property owners and developers.

For these reasons and others, the coalition is strongly opposed to this proposed rezoning to RMF-75 and the future development of a large multi-family building. We believe the current zoning (FR2) is appropriate for the foreseeable future. We also contend that the property owners and their representatives have not presented any compelling argument on how the proposed RMF-75 will benefit the City, its residents, and the surrounding neighborhoods or properties.

Thank you, once again, for the opportunity to engage in this process. Please feel free to contact us with any questions regarding this letter.

Sincerely,

**Sara Baldwin**

Canyon Crest Condominiums Owner

Co-Chair, Emigration Canyon Rezoning Committee





**Julio C. Facelli**

Canyon Crest Condominiums Owner  
Co-Chair, Emigration Canyon Rezoning Committee

**Martha Wunderli**

Canyon Crest Condominiums HOA President

**Lynn Jensen**

Bench Towers HOA President

**Vee Kelsey-McKee**

Donner Crest HOA President

**Barb Snyder**

Emigration Oaks HOA President

**Coalition Questions Regarding the Emigration Canyon Rezoning Proposal:**

1. Does the City or the property owner plan to study the impacts of a potentially huge water consumer and source of water pollution, during and after construction? At what juncture does study occur in the process? Who pays?
2. How does the City, property owner, and developer plan to mitigate impacts on the Salt Lake City watershed, Emigration Creek, and Emigration Tunnel Springs?
3. Does the City have plans to install requisite street lights and other traffic signals in order to address the ingress and egress of 1000+ vehicles in and out of the proposed development?
4. How does the City, property owner, and developer(s) plan to address the impacts on wildlife and wildfire danger?
5. Has the property owner or developer investigated the viability of acquiring insurance for a future property, given its proximity to the foothills and its increased wildfire danger?
6. How would this development impact the City's storm water and sewer systems along Sunnyside Rd. and Emigration Canyon Rd? Will the City build the culinary water and sewer system infrastructure for this development? Who would bear the costs of an upgrade to allow for a large multi-unit residential complex?



7. What is the estimated square footage cost of the proposed construction, with the necessary utilities (gas, water, sewer, power access)?
8. What are the storm water mitigation plans for a future property, as a considerable surface of the property will be paved/build on?
9. Does the Planning Commission plan to complete studies to assess the impacts of future construction on hillside stability and the structural stability of surrounding buildings (including the communications tower) and the impacts of a proposed development on hillside soil erosion?
10. Are there any clauses in the City Planning and Zoning Codes that prevent developments from starting if they have no ability to finish, due to financial or other reasons?
11. How does the City plan to consider the broader impacts of this development on its [climate](#) goals and efforts to improve air quality? Has the City Sustainability Department been consulted on this proposal?



June 19, 2024

To: Kristina Gilmore and the Salt Lake City Planning Commission

Re: Proposed Zoning Map Amendment PCM2022-01106

The City of Emigration Canyon (the City) is asking that the proposed rezoning be denied due to the degradation of the important corridor connecting the City to open space resources. In addition, the high-density development being proposed would nearly double the current population of homes in the Canyon, and would have a significant negative impact on residents, visitors, and recreationalists. The City is asking the Planning Commission to consider these impacts and reject the zoning map amendment to rezone the two properties at 3052 E Emigration Canyon Road.

The following issues are contrary to County Ordinance and against Codes:

- **Roadway and Safety** - Emigration Canyon Road may not be capable of safely accommodating the proposed development. The road's narrow, two-lane configuration and location on a blind curve may pose a risk to drivers, pedestrians, and cyclists, and could lead to vehicle access problems for the proposed development. A redesign that includes the addition of a deceleration, turn, or acceleration lane may be necessary to ensure the safety of all road users. It is noted that the March 2024 Traffic Report submitted by the applicant was conducted during a very low season and on a weekday – as such, this report is not relevant to the true nature of traffic flow in Emigration Canyon.
- **Emigration Creek proximity** – The proposed project severely disrupts the natural flow, setbacks and hazards created by the Creek. The City has commissioned an updated Watershed plan that is almost complete. A preview of the report identifies the areas immediately adjacent (above and below) as “major to severe” risk using the FEMA protocols. As the report becomes available, the Council will share this with Salt Lake City.

The following issues are deemed a negative impact to the community:

- **Environmentally sensitive and visually compatible** - FR-2/21,780 Foothills Estates Residential zone is designed to balance development with environmental protection and maintain visual compatibility with the surrounding area. Maintaining the current zoning classification for Emigration Canyon Road can help to preserve the clean transition from high-density to low-density areas and protect the unique character and beauty of the canyon.



- **Historical Landmarks** - The two parcels, located at the base of Donner Hill, have significant historical value as noted by the Emigration Canyon Historical Society. The surrounding area is home to important cultural and historical sites, including the Pioneer Trail, This is the Place Heritage Park, Rotary Park, Donner Park, and the Bonneville Shoreline Trail. It is crucial to maintain the current zoning of these two parcels to protect their cultural and historical significance.
- **Natural Environment and Wildlife** - The development could also disrupt the natural habitats of local wildlife and cause an increase in the human-wildlife conflict. This could result in harm to both humans and wildlife, and lead to the displacement of wildlife from the area, which would negatively impact the local ecosystem. Furthermore, the increased construction and traffic from the development could also lead to soil erosion and sedimentation, potentially causing water pollution and degradation of water quality in the Emigration Creek.
- **Sewer Infrastructure** - A high density development may put a significant strain on the local sewer infrastructure along Sunnyside Avenue, potentially requiring the main sewer line to be upsized. When the City (1,200 residents at that time) investigated installing a full Sewer system, a requirement to increase the main line along Sunnyside from the mouth of the canyon to 1300 East was discussed. Additionally, the development could result in storm drainage issues, exacerbating existing water quality problems in Emigration Canyon and potentially causing new pollution problems in Emigration Creek.
- **Limited Access** - The City is concerned that the limited access points and increased traffic resulting from the proposed high-density development would negatively impact emergency services and potentially put lives at risk. During emergencies such as a wildfire, the limited access points and increased traffic could make it difficult for emergency vehicles to reach the area in a timely manner, obstructing emergency services' ability to access the area and making evacuation more difficult.
- **Recreation and Open Space** - A high-density development could potentially detract from the scenic and recreational qualities of the area. Emigration Canyon Road is a popular location for recreational activities such as cycling and walking, and the increased traffic and development may impact the experience of those who visit the area for these purposes. The canyon is also a critical connection between Salt Lake City, Parley's Canyon, and Park City, and it is important to maintain the road as a safe and enjoyable route for those who use it.
- **The East Bench Master Plan** - The applicant misrepresents the East Bench Master Planning document by stating that it designates the location as an acceptable location for high-density use, when in fact, the document discusses No Net Loss Housing and notes that some historical higher-density developments exist on Foothill Drive and Parleys Way but does not mention appropriateness of developments along Emigration Canyon Road. The document focuses higher-density housing along Foothill Drive and Parleys Way and

excludes the mouth of the canyon, while Sunnyside Avenue is identified as a key component in connecting the City's open space resources and is primarily low-density residential with no planned land use changes.

- **Quality of Life** - Increased traffic from the high-density development could worsen the noise levels in Emigration Canyon, negatively impacting the quality of life for residents. The canyon's topography amplifies noise, and the increase in usage from the proposed development could make the problem even more severe for those living in the area.

As a significant landholder, Salt Lake City has a responsibility to act as a steward of the natural and built environment, including protecting watersheds, open space, and preserving low density zoning where appropriate. This not only benefits the environment, but also contributes to the quality of life for residents and visitors alike and helps to ensure that Emigration Canyon's unique natural and cultural resources are preserved for future generations.

It is important for the Planning Commission to consider the concerns of the City of Emigration Canyon and consider the potential negative impacts of the proposed rezoning on the environment, wildlife, watershed, historical landmarks, roadway and safety, limited access, sewer infrastructure, recreation, and open space. By weighing these factors, the Planning Commission can make an informed decision that considers the well-being of the community and its resources, while also protecting the character and integrity of the canyon. Ultimately, we are asking the Salt Lake City Planning Commission to deny the zoning map amendment request to rezone the two properties to maintain a balance between development and preservation that benefits both current and future generations.

Respectfully,

The Emigration Canyon City Council



Joe Smolka, Mayor

Jennifer Hawkes, Deputy Mayor

David Brems, Council Member

Catherine Harris, Council Member

Robert Pinon, Council Member

January 26<sup>th</sup>, 2023

To Whom it May Concern,

On behalf of the Emigration Canyon Metro Township Council, we strongly oppose the proposed 550-unit development. First and foremost, this proposed development misrepresents Section N3.1 in the East Bench Master Plan, which states that projects should not result in a loss of existing housing unless it fulfills the needs of the community or City. In other words, East Bench is predominantly single-family by nature, except for some condominiums along Parley's Way and Foothill Drive, not the mouth of Emigration Canyon.

There are also environmental and infrastructural concerns to consider with this proposed development. The 550-unit development, in addition to disturbing sensitive wildlife habitats, would require excavation of the mountain below Donner Hill, which is a historical landmark that is important to both the residents of Emigration Canyon Metro Township, and the historical significance of the American West. Destroying the place where many of the first settlers looked over the Salt Lake Valley for the first time would be erasing both cultural and historical significance to this region.

According to The Emigration Improvement District, there is currently no adequate sewage infrastructure in Emigration Canyon, which would be required to support the proposed development. The current sewage system used on Sunnyside Avenue would have to increase capacity if it were to accommodate more than 100-200 homes already. The Emigration Improvement District is also under fire with the EPA on Ecoli mitigation issues in Emigration Creek and modifying the sewage infrastructure to meet the needs of more development will only make the current situation worse.

Ultimately, with taking up two parcels of land, the proposed 550-unit development would have a major impact on the overall quality of life in Emigration Canyon Metro Township. With 550 units would bring at least 550 automobiles or more, which would create a gridlock of traffic along the mouth of Emigration Canyon. This would also create safety concerns for cyclists and hunters as the area is a popular destination for both of those respective activities. It is understandable that there is currently a demand for more student housing in the surrounding areas, but there are other similar housing units currently being developed along Foothill Drive that would meet the demand for more high-density housing, particularly University of Utah student housing. In addition, this location would be too far for students to access the campus of the University of Utah.

At least 60 residents of Emigration Canyon Metro Township are opposed to this proposed development. We kindly ask that you consider these factors and the negative side-effects which this project would have on Emigration Canyon Metro Township before any further action is taken.

Sincerely,

The Emigration Canyon Metro Township Council





**EMIGRATION CANYON**  
METRO TOWNSHIP  
PLANNING COMMISSION

February 3, 2023

**To:**

Ms. Krissy Gilmore  
Salt Lake City Planning Division  
kristina.gilmore@slcgov.com

**From:**

Emigration Canyon Metro Township Planning Commission

**Subject:**

Disapproval of Planning Petition **PLNPCM2022-01106**

Dear Krissy Gilmore,

The Emigration Canyon Metro Township (ECMT) Planning Commission has reviewed the planning petition information for **PLNPCM2022-01106** related to a zoning map amendment request to rezone the two properties at 3052 E Emigration Canyon Road from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District. We are gravely concerned with this application and are in opposition to the requested change. Below you will find a list of our concerns including supporting documentation from SLC code, Plan SLC, East Bench Master Plan, National Historical Registry, SLC Flood Plain Map, and Utility Maps.

## **1. Background Information**

The existing high-density housing along and above Donner Way was hotly contested when proposed in the 1960's. The latter phases of this housing development were located at a lower elevation than the early phases which caused the need to install the new sewer lateral down the steep hill into Emigration Canyon and across the stream. To do this we estimate approximately 900-feet of riparian stream corridor was redirected in a below-ground pipe that runs just below the historical Monument and daylighted above Rotary Glen Park. Please refer to Exhibits 1 and 2 below.

If proposed today, this type of development would not be allowed because it does not comply with today's **East Bench Master Plan** which outlines the appropriate development for this area to be low density residential, to protect Emigration Creek as riparian open space, and to preserve recreational opportunities. As relates to the proposed rezone and development, would Salt Lake City Planning Department approve burying the stretch of Emigration Creek that runs through the subject lots in order to protect the stream from all aspects of this High-density Development? As a community, we are trying

to prevent this type of practice which places our streams underground in pipes that transit our Canyon and City.

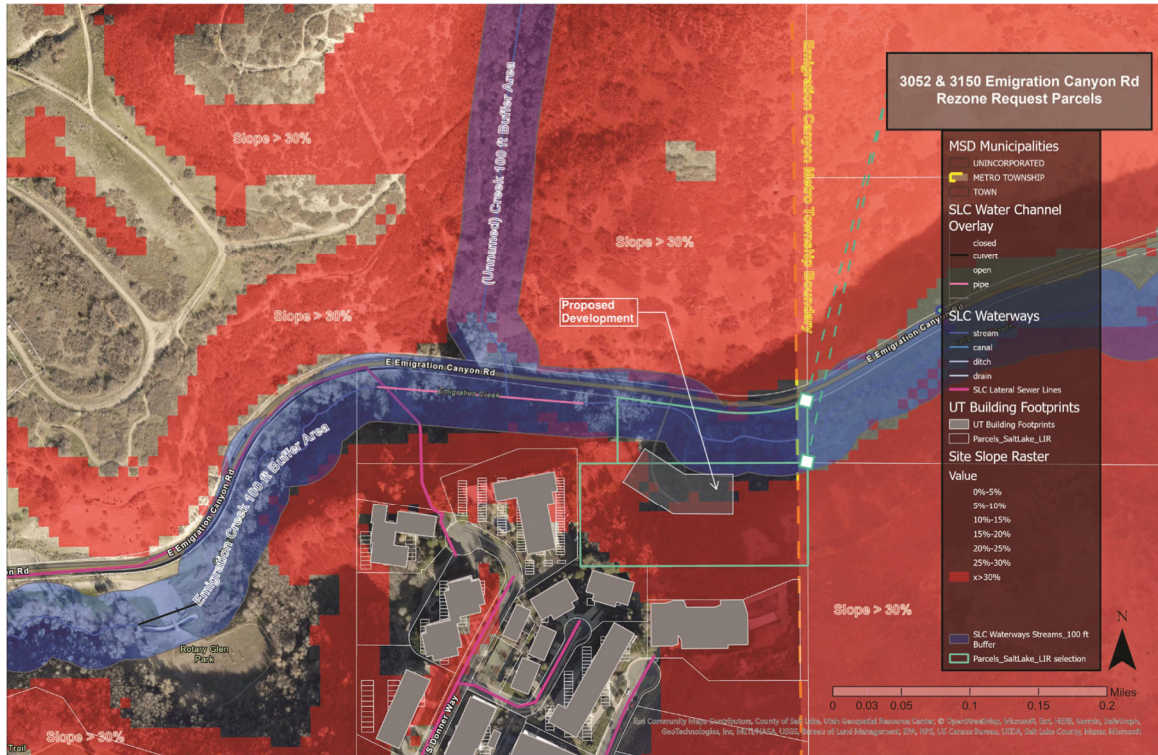


Exhibit 1: Existing Utility and Creek Map with Proposed Development Overlay. Grade steeper than 30% slope is shaded red; Creek 100-foot Buffer Area is shaded blue.



Exhibit 2: Approximate location of existing sewer line from existing condos to Sunnyside Avenue

## 2. Zoning Issues:

The applicant is asking for a zoning change from **FR-2/21,780 Foothills Residential District** to **RMF-75 High Density Multi-Family Residential District**. FR2 is an appropriate zoning classification for the subject lots. SLC code, the *East Bench Master Plan*, and Plan SLC all support the FR2 classification for lots of this nature. The lots in question, as is demonstrated in this letter, are in an environmentally, and historically important section of this city. A review of the Purpose Statements of the current and proposed zoning districts supports our position that the current zoning classification is appropriate and should not be changed. The Purpose Statements are copied from SLC's Zoning Ordinance here for your reference:

### **FR2 Purpose Statement:**

*"The purpose of the FR-2/21,780 Foothills Residential District is **to promote environmentally sensitive and visually compatible development** of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, **suitable for foothills locations as indicated in the applicable community Master Plan**. The district is intended to minimize flooding, erosion, and other environmental hazards; **to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.**"*

### **RMF-75 Purpose Statement:**

*"The purpose of the RMF-75 High Density Multi-Family Residential District is to provide an environment suitable for high density multi-family dwellings. **This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre.** This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood."*

The Purpose Statement of the proposed **Zoning District RMF-75 High Density Multi-Family Residential District** is contrary to the current Zoning District and the *East Bench Master Plan* applicable to the subject lots.

While the subject lots are close to the existing condos on Donner Way as the bird flies, the access point for the existing condos is through the St. Mary's neighborhood and is over 1.5 miles away. The existing condo lots are at a higher elevation (ground plane) preventing direct access between these adjacent properties. These are not comparable sites, they are in distinctly separate neighborhoods, and should not be looked at in the same way. The Applicant's suggestion that the sites are the same due to their adjacencies should be disregarded. Please reference the map in Exhibit 3 below identifying the actual walking/driving distance from the proposed rezone lots to the existing condos on Donner Way. Also, please reference the photo in Exhibit 4 that highlights the great elevation change between these properties.



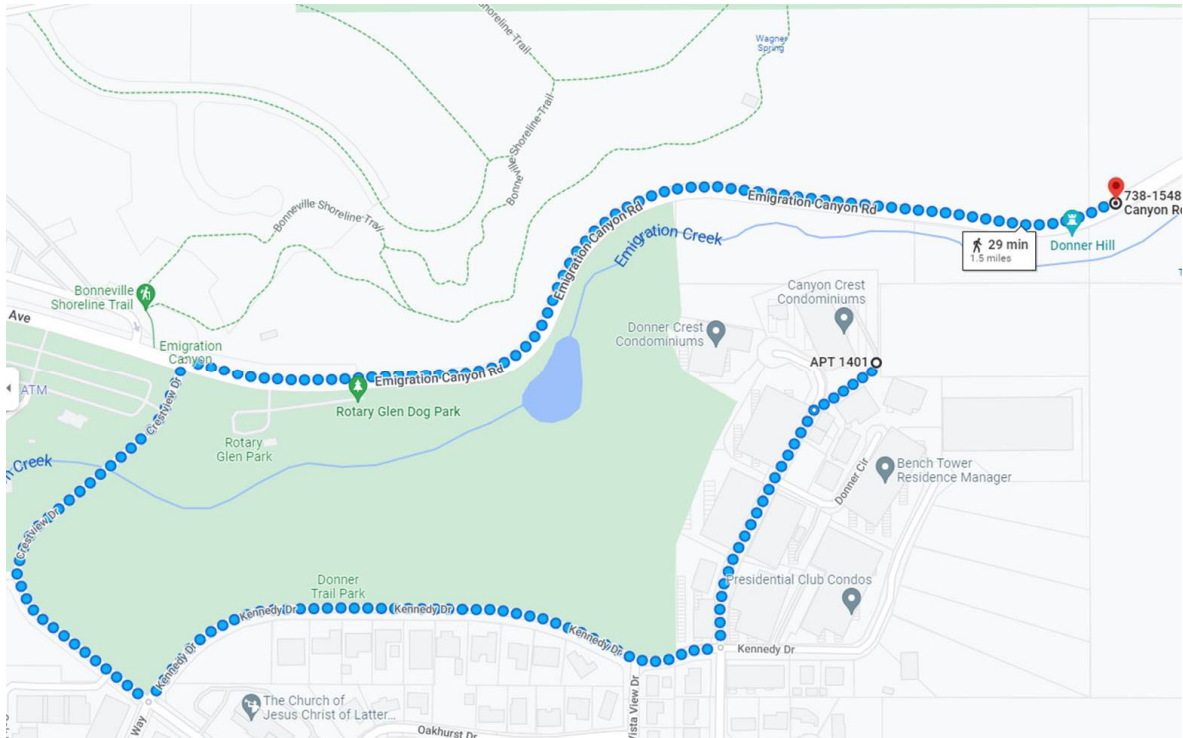


Exhibit 3: Walking/Driving Distance between subject lots and existing condos on Donner Way



Exhibit 4: Great elevation change between properties



### 3. East Bench Master Plan Supports Current Zoning (Applicant Misrepresentation):

The **East Bench Master Plan** which includes the subject lots clearly supports the current zoning of these lots to be appropriate. The language reads as follows (page 54): *“With the exception of Hogle Zoo, Rotary Glen park, and facilities associated with East High, the land uses on the south side of Sunnyside Avenue are predominately low density residential. These land uses are stable and complement the adjacent neighborhoods and community as a whole; therefore, there are no planned land use changes. Sunnyside is a key component in connecting the City’s open space resources. The Salt Lake City Open Space Plan identifies Sunnyside Avenue as part of the Transvalley Corridor.”*

The **East Bench Master Plan** further identifies the foothills and stream corridors of the East Bench Community as critical elements in achieving the East Bench vision as follows (page 23): *“The location of the East Bench offers exceptional open space access that is not readily available in other areas of the city. There are several access points to the trail systems where residents can hike, run, and bike. **Both Red Butte Creek and Emigration Creek flow through the area creating both recreation opportunities and habitat for native vegetation and wildlife.”***

**Initiative PR-2.1** of the **East Bench Master Plan** recommends implementation of the open space corridors in the East Bench Community and specifically references Emigration Creek as follows: *“Private property along the corridor should be respected. **The areas of Emigration Creek that are located on private property should be protected as riparian open space, but should not include public trails unless authorized by the property owners. Pedestrian and bicycle routes along the public right-of-way should be improved to provide links between the publicly accessible open space corridors.”***

The applicant misrepresents the **East Bench Master Plan** document Initiative N3.1 stating that it says this location is designated as an acceptable location for High-Density use. This section of the **Master Plan** is actually about **No Net Loss Housing** and does not state this location is designated as an acceptable location for High-Density use.

**Initiative N-3.1** reads as follows (page 42):

*“**No Net Loss in Housing:** Future development should not result in a loss of existing housing units. With the exception of some apartments and condominiums located along Parley’s Way, Foothill Drive, and at the mouth of Emigration Canyon, housing in the East Bench is predominantly single-family in nature. Reviews of all redevelopment projects in the East Bench Community should adhere to a no net loss in housing policy. **Projects should not result in a loss in existing housing units unless the project is fulfilling another community need as supported by this plan and other City adopted plans.”***

**Initiative N-3.2**, however, talks about future developments and specifically references Foothill Drive and Parleys. This Initiative does not include the mouth of Emigration Canyon.

**Initiative N-3.2 (page 43)** reads as follows:  
**Housing Affordability, Access, and Choices**

*“Housing in the East Bench should adhere to Plan Salt Lake and the Salt Lake City Housing Plan and emphasize the need for all communities to share in providing more housing to meet the needs of future generations. Additional housing choices will allow East Bench residents to continue to comfortably live within the community they have resided in for many years, rather than having to move away as they age. Balancing the need for additional housing options, while preserving existing conditions can be challenging. In an effort to preserve the character of the stable East Bench neighborhoods while allowing for additional housing choices, higher density housing should be focused **along Foothill Drive and Parley’s Way**, both of which are major transportation corridors that can support future transportation options. Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors.”*

#### **4. Plan SLC Outlines Protection of the Natural Environment**

Plan SLC supports an increase in the number of medium-density housing types and options, not super high density as the applicant’s proposed zoning change would allow. Additional references from Plan SLC that support the existing zoning as appropriate for the subject lots are as follows:

*“Our parks, plazas, greenways, and natural lands all contribute to our community identity, sense of place, and livability.” One of the key guiding principles in Plan Salt Lake places importance on: “Protecting the natural environment while providing access and opportunities to recreate and enjoy nature” Plan Salt Lake goes further by providing the following initiatives to help communities achieve the overall citywide vision: • Provide access to opportunities for a healthy lifestyle; • Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity; • Enhance trail and open space connectivity through improved visual and physical connections; • Preserve open space and critical environmental areas; • Protect critical natural wildlife habitat, watersheds, and ecosystems; • Protect and enhance the existing urban forest.”*

One of the defining features of many of the neighborhoods in the East Bench is the mature vegetation. This is a major contribution to the City’s urban forest, which helps to cool the City, reduces air pollution, creates wildlife habitat, and helps to mitigate other impacts related to our urban environment.

#### **5. Degradation to the Natural Scenic Character of Foothill Areas**

- a. There is a significant amount of light pollution at the mouth of the canyon with the currently over lit high-rise development at the mouth of the canyon that is visible from all parts of the main canyon. The proposed zoning change and development would add a significant amount of light to the night sky that would be counteractive to the draft Dark Sky Ordinance currently being drafted by the ECMT Planning Commission.
- b. The proposed zoning change and development will cause highly visible destruction of the stream corridor and natural beauty of the canyon.
- c. The proposed zoning change and development negatively impacts many goals of the [Emigration Canyon Metro Township General Plan](https://msd.utah.gov/DocumentCenter/View/252/2022-Emigration-Canyon-General-Plan-PDF) (https://msd.utah.gov/DocumentCenter/View/252/2022-Emigration-Canyon-General-Plan-PDF)

## 6. Historical Significance

The subject parcel includes a National Historical Monument, the Donner Hill Historical Landmark, and plays an important role in the cultural and historical identity of not only Salt Lake City but much of the western United States. The Donner Party, one of the most famous pioneer companies in US history, is thought to have sealed their fate by taking this hill which slowed them down as is documented in their journals. In addition, this is the very hill that the first western settlers of the Salt Lake Valley first laid eyes upon and decided to settle in the very city we call home today.

Excavating and destroying this historic landmark to add an 8-story apartment building is a travesty and destroys an important cultural and historical element of our city.



Exhibit 5: Donner Hill Historical Monument

## 7. Health, Safety and Welfare - Emigration Canyon Road Overutilization, Ingress, Egress

- a. The proposed zoning change and development will create additional strain and demand on an already underserved road lacking infrastructure.
- b. Emigration Canyon already acts as a bypass road for Parleys Canyon and Interstate 80 (I-80). When there is a range fire or traffic accident in Parleys Canyon, traffic is redirected to either the top or the bottom of Emigration Canyon. This additional traffic clogs the entire Canyon Road for hours or even days. Emigration Canyon residents were affected by large range fires in Parleys drainage many times over the last several summers which caused unwanted traffic congestion. This must be considered when debating approval of the proposed rezone at the mouth of Emigration Canyon.
- c. Natural disaster such as wildfire, earthquake, mudslide, etc. is a real threat to Emigration Canyon residents. There are currently only two means of ingress/egress to Emigration Canyon: one is from the top of Little Mountain, the other from the mouth of the canyon near the subject lots. There are approximately 661 existing homes in Emigration Canyon. The addition of a 550-unit multi-family development is a significant increase (83% more) and would have a negative effect on the safe evacuation of current Canyon residents.



- d. The increase in traffic volume caused by the proposed zoning change and development of the subject lots would need to be carefully evaluated to determine if it can safely ingress/egress the site in consideration of the existing traffic burden on the canyon road from residents, people avoiding Parleys Canyon between Park City and Salt Lake City, and the ever increasing recreational bicyclists and joggers. A traffic study would need to be performed to identify the potential need to install a 3-way traffic signal at the entrance to the subject lots and potential sight line issues this might create due to the tight curvature of the canyon road at this location.
- e. Emigration Canyon Road already has a problem with excessive auto speeds, noise violations, and illegal dumping. Furthermore, in adverse weather the Canyon Road becomes extremely hazardous as far more snow, rain, and wind beat this section of the canyon than in the valley. Immediately up canyon of the subject lots, the City jurisdiction ends and County jurisdiction starts. This leads to County and City departments such as police, fire, and snow clearing personnel not being sure who has jurisdiction. Adding 550 residential units at the mouth of the Canyon will only exacerbate the existing issues.
- f. Sanitary Sewer and other utility installation to serve the subject lots would be extensive and cause traffic delays in the canyon for an extensive period of time (months). A number of years ago the Emigration Canyon Metro Township (ECMT) pitched the idea of installing a sewer line in the canyon and connecting to the City sewer line that runs down Sunnyside Ave. At that time the ECMT was told the City sewer line at Sunnyside Avenue does not have the capacity to add more to it and the request was denied.
- g. Our canyon serves as a major destination for Bicyclists. Current traffic levels already pose a danger to riders.

## **8. Recreational Opportunities**

- a. Emigration Canyon Road is the most popular and utilized path in the state for bicycle users. Its natural beauty, slow elevation gains, and lower auto traffic, all along a beautiful creek make it a highly prized asset to the city. Adding 550 units will add significant auto traffic to a stretch of road not made to accommodate it, degrading the experience of one of the most prized recreation options in the state.

## **9. Environmental, Geological, and Infrastructure Concerns**

- a. The Salt Lake City Flood Plain map indicates that the flat buildable area of this parcel is in the AE floodplain area. To build an 8-story building outside of this floodplain, extensive excavation of the mountain below the existing condos and telecommunication tower would need to be performed. The current zoning of the subject lots prohibits building on slopes steeper than 30 percent to help preserve mountainsides. Approval of the requested zoning change will promote excavation of and building on the 30% slope mountainside and could undermine the natural shoring for the condos and telecommunications cell tower above the subject lots. Please refer to Exhibits 6-8 below and Exhibit 1 on page 2.
- b. The dominant soil horizons of Emigration Canyon include clays that are prone to landslides. Disturbing the steep slopes on this site could displace soils that are currently stable and could trigger slump block rotation of the clay soils that could lead to mudslides.

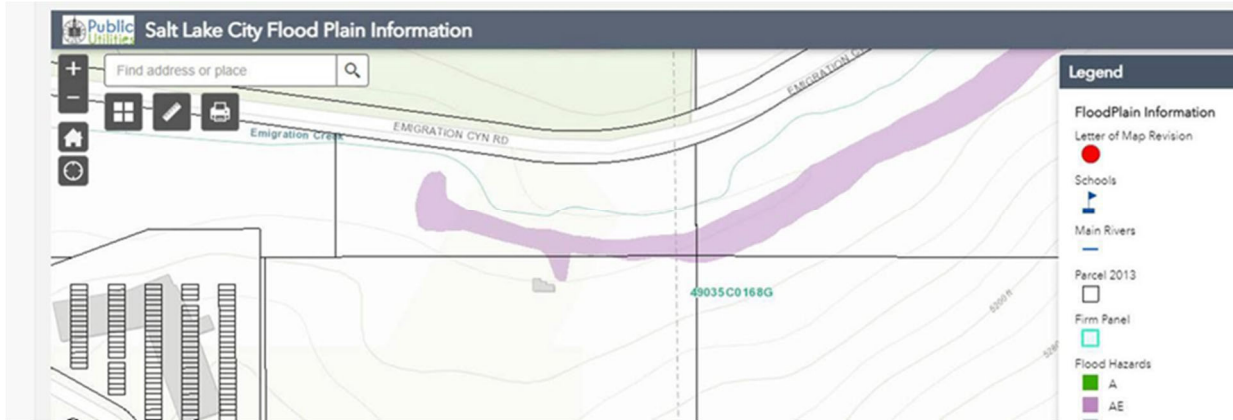


Exhibit 6: AE Floodplain zone in purple

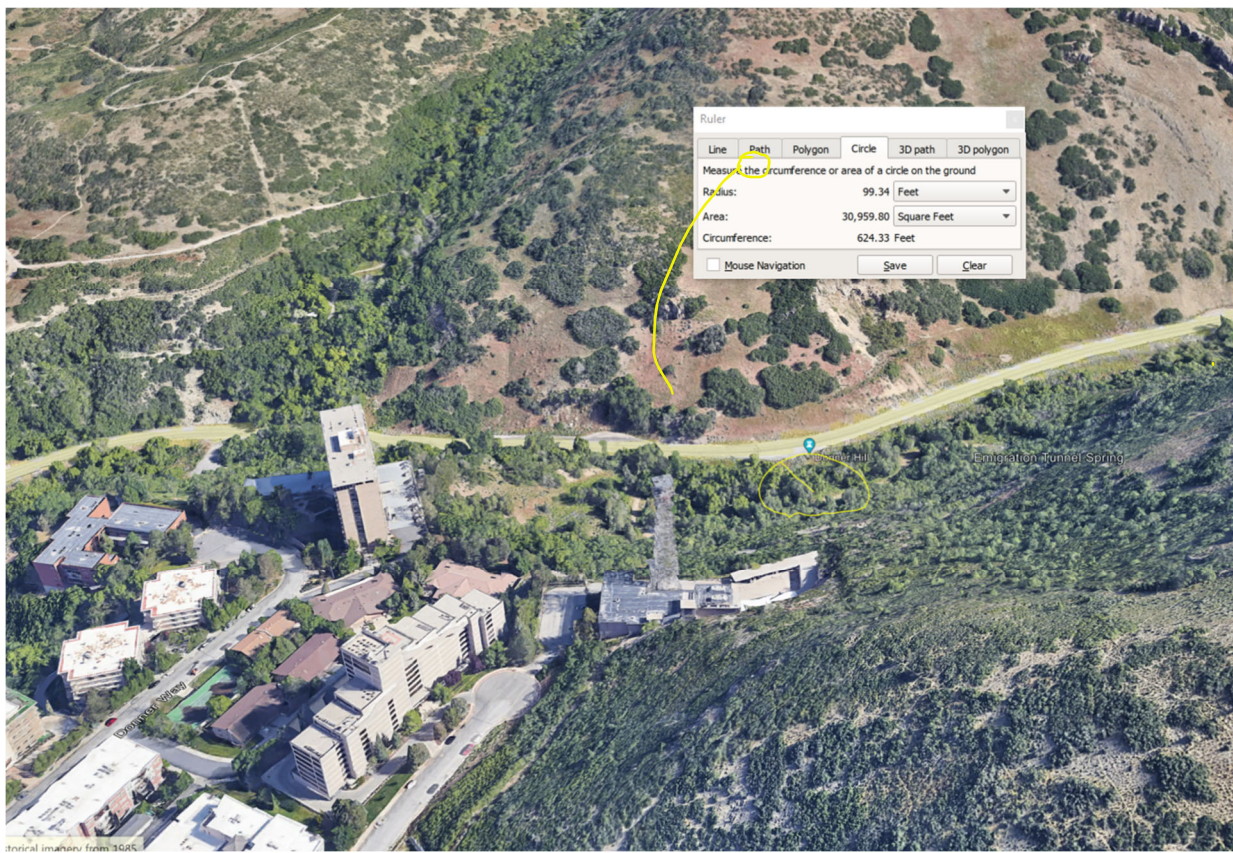


Exhibit 7: Aerial view of subject property showing 100-foot radius setback from creek per FCOZ and SLC Riparian Corridor Overlay District 1





Exhibit 8: View of subject lots from Emigration Canyon Road looking Southwest – note steep slope on subject property providing shoring for existing telecommunications tower and condos

- c. The Salt Lake City Sewer Lateral map shows that no sewer infrastructure exists in the canyon. For a 550-unit apartment building, major excavation, and infrastructure enhancements would be needed to connect to the city sewer system. This work would all be done next to a fragile creek full of wildlife. As a side note, several years ago Emigration Canyon Metro Township pitched the idea of installing a sewer line in Emigration Canyon Road to help improve the water quality of Emigration Creek. This line was proposed to be connected to Salt Lake City’s sewer line running along Sunnyside Avenue. The Metro Township’s request was denied due to lack of capacity for the existing sewer line to take on additional load. Reference Exhibit 10 below for the existing sewer lateral location.



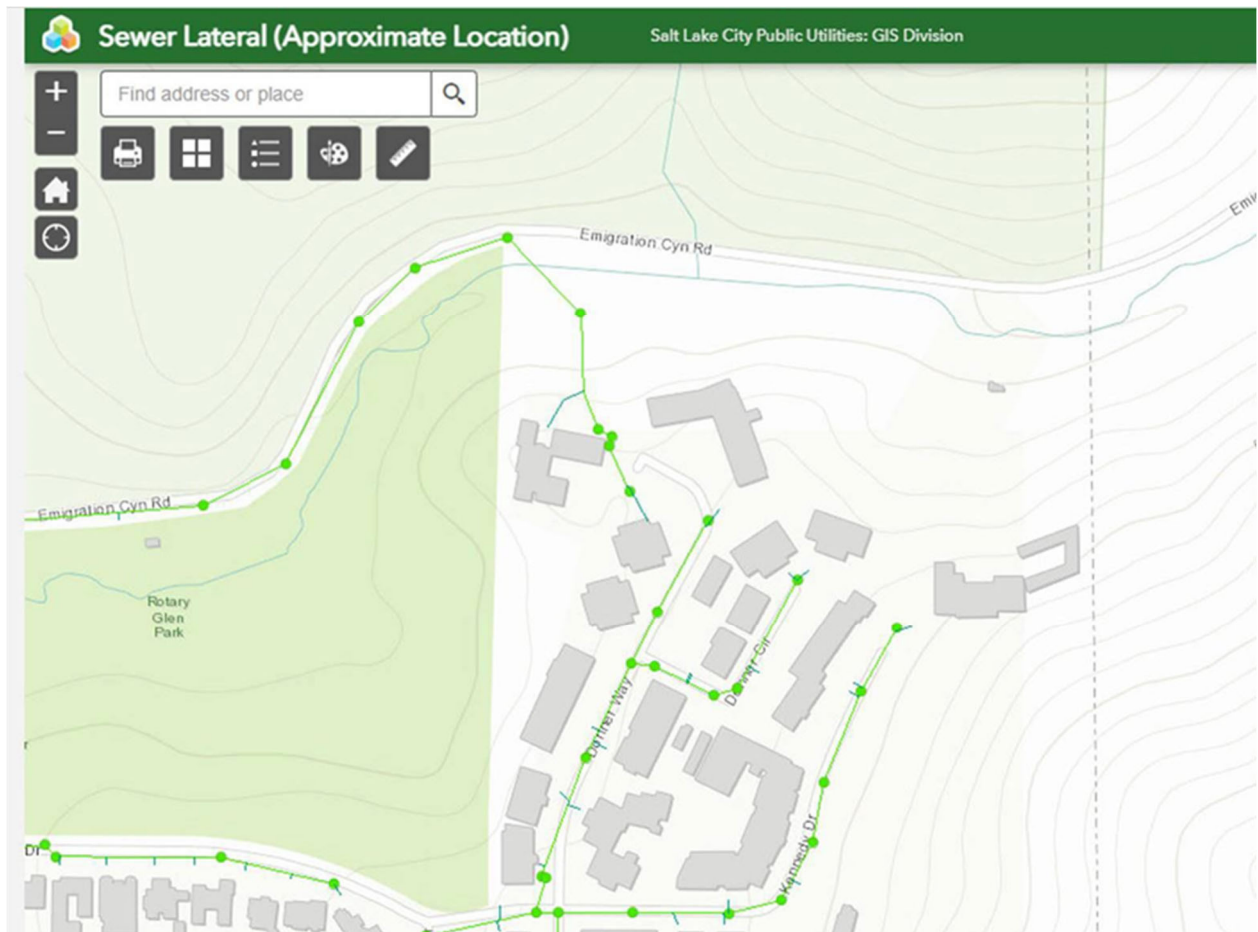


Exhibit 10: Salt Lake Public Utilities Map showing existing sewer lateral

- d. Watershed damage is very likely to occur if the proposed zoning change and development is approved. The Water source for the entire St. Mary's neighborhood comes from the Tunnel Springs pipeline that is located on the eastern edge of the property in question.
- e. Emigration Canyon Creek is already the subject of contamination. The Emigration Improvement District and Township are currently performing studies to identify solutions to mitigate the existing pollution in the Creek. The impact of changing the existing zoning to allow for high-density multi-family housing in close proximity to this valuable resource will further exacerbate the problem.
- f. Approval of the proposed zoning change and development will require removal of much of the natural vegetation on the lots and will have a negative effect on the air quality at the mouth of Emigration Canyon during construction and for the lifetime of the building.

## 10. Wildlife Habitat Degradation

- a. Elk and Deer winter in this area due to the fact that ancestral valley floor habitat no longer exists. The proposed zoning change and development would force wildlife to seek alternate accommodation.
- b. Bonneville Cutthroat are native to Emigration Canyon Creek. The possibility of creek contamination is extreme due to the fact that an excavation of this size would disturb the entire site with massive removal of soil and rock that would likely require blasting.

## 11. Community Need

While the nation is currently undergoing a housing shortage due to supply constraints stemming from the 2008 financial crisis, density should be encouraged in places that make sense and do not pose harm to natural resources, recreation opportunities, wildlife, and the community.

### **Recent and future housing developments:**

The University of Utah is currently building thousands of units of housing on campus and in Research Park. Multiple projects on Foothill drive are adding apartment buildings in the near future. The 400S corridor has added thousands of units of housing which are adjacent to Trax and Bus infrastructure connecting the University and research park. These should be viewed as positive beneficial developments to add to the housing stock.

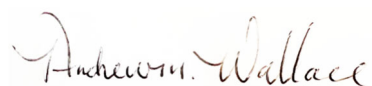
Digging out a mountainside, next to a fragile creek, and destroying the forest at the entrance to the most heavily used bike and recreation path in the state of Utah goes against the established Master Plans developed by the City as supported by the current Zoning designation of the subject lots.

## 12. Negative Precedent

The current zoning assigned to the subject lots was established to reinforce the East Bench Master Plan. Changing the zoning of properties to allow for inappropriate development to benefit a single landowner sets a negative precedent that will encourage future applicants to request zoning changes that will ultimately destroy the policies set in place to allow the City's Master Plans to be recognized.

The Emigration Canyon Metro Township Council (ECMT), The Emigration Canyon Community Council (ECCC), the Emigration Canyon Planning Commission (ECPC), and our Community at large is unanimously opposed to the re-zone of these lots. We respectfully urge Salt Lake City Planning to recommend denial of Planning Petition PLNPCM2022-01106 for the many reasons summarized above.

Thank you for your consideration,



Andrew Wallace  
Chair, Emigration Canyon Metro Township Planning Commission

Emigration Canyon Metro Township Planning Commissioners:  
Tim Harpst    Jim Karkut    Dale Berreth    Jodi Geroux

CC:

ECMT Mayor Joe Smolka  
ECCC Chair Bill Tobey



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January 31, 2023

To: Salt Lake City Planning Commission

Re: Proposed Zoning Map Amendment PLNPCM2022-01106

The undersigned members of the Emigration Canyon Community Council (ECCC) appreciate the opportunity to comment on the petition to amend the city's zoning map for two parcels located at 3052 E. Emigration Canyon Road.

After careful consideration, the ECCC opposes this rezoning request and urges the Salt Lake City Planning Commission to reject it. Our primary concerns are with impacts to the safety of Emigration Canyon Metro Township residents and our many visitors from Salt Lake Valley communities:

- **Inadequate Road Capacity and Safety Measures** – Vehicle access to the proposed development is problematic due to the limited capacity of the narrow, two-lane Emigration Canyon Road. Considering the existing traffic from canyon residents, visitors, Summit County commuters, and occasional emergency diversions from I-80, the road as currently configured is not adequate to support the addition of 550 new residences, especially when concentrated at one location on a blind curve.
- **Potential Safety Impacts on Recreational Road Users** – Emigration Canyon Road is also heavily used by cyclists, runners, and other recreationalists from throughout the Salt Lake Valley and beyond. In essence, the Emigration Canyon Road already functions as an extension of the proposed Transvalley Corridor, as an Activity Node as described in the East Bench Master Plan, and as an important access to Open Space. Managing the inevitable conflicts between road users is already a challenge for Emigration Township. We believe this development will aggravate these conflicts to the detriment of all.
- **Potential Delay of Emergency Services Access** – Emigration Canyon Metro Township lies entirely within the wildland urban interface and is at very high risk of wildfire. It has only two routes for emergency services to enter and evacuees to leave. In the event of wildfire, earthquake, or other emergency, the direct route for first responder access is via Sunnyside Avenue and Emigration Canyon Road. Topography and the cluster of public attractions at the canyon mouth (Hogle Zoo, This Is the Place Heritage Park, Bonneville Shoreline Trail) already create bottlenecks that at times approach gridlock. Adding 550+ automobiles making multiple daily trips through this gateway will greatly complicate traffic management and render access less reliable for critical emergency services.

We also note several objections to this proposal that should be of more general concern:

- **Utilities Are an Issue** – Prior interaction between Emigration Improvement District and SLC Public Utilities suggests that the city sewer main serving Sunnyside Avenue lacks the capacity to support the proposed new development, meaning an expensive infrastructure investment will be required of the city. In addition, the site is immediately adjacent to the city's Emigration Tunnel well. Is the city confident that site preparation and construction won't impact the productivity or quality of this important resource?
- **Disturbance of the Donner Hill Historical Landmark** – This parcel includes the Donner Hill Historical Landmark, commemorating the plight of the Donner Party and representing the sacrifices of the many pioneers that settled





the American West. The excavation necessary to construct an 8-story apartment building would irreversibly disturb a historic site with cultural significance to the entire Salt Lake Valley.

Finally, we wish to dispute several claims made by the owners:

- The owners argue that, based on proximity, their property should share the high-density zoning of the apartment and condo towers to the west, but the attributes of these properties are actually quite different. The high-rise buildings on Donner Hill are served by a dedicated network of streets that provide multiple routes through the surrounding neighborhoods to the major corridors of Sunnyside Avenue and Foothill Drive. This creates multiple access and egress options and disperses traffic. The proposed development will rely entirely on one heavily travelled road for access and egress by a larger group of residents. We believe it is more appropriate for this parcel to share the low-density zoning of its up-canyon neighbors, several of which are zoned RF-20.
- According to the petition, initiative N3.1 of the East Bench Master Plan states that the mouth of Emigration Canyon is designated as an acceptable location for high density use. In fact, the plan text merely observes that high-density developments at the canyon mouth are the exception to single-family zoning in this neighborhood, not the rule. There is no “designated area for high-density housing.”
- The closing paragraph of the owner’s letter should be read with particular care. It claims that the requested up-zoning will accommodate several of the initiatives cited in section N-03 of the East Bench Master Plan. The text of this section establishes a guiding principle for housing choices: to provide a diverse mix of housing choices for all stages of life and income ranges. It then lists nine *Plan Salt Lake* initiatives that this principle supports.

We believe that if the owner’s proposed development is built as described it will advance exactly two of the master plan’s nine target initiatives:

- To promote infill development
- To accommodate and promote an increase in city population.

We also believe that the proposed development’s actual impacts would be negative with regard to the plan’s remaining seven initiatives, most notably the directives to:

- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

We urge the commission to carefully weigh this request on its actual merits, not its claims.

Respectfully,

William Tobey, Chairman	Greg Rudowski	Zach Posner
Steve Borst, Vice-Chairman	Michael Jimenez	Kurt Wagner
Paul Brown, Treasurer	Lesley Bagley	
Bryan Johansen, Secretary	Karen Mowrer	



Emigration Improvement District  
Your Name  
PO Box 58945  
Salt Lake City, UT 84158  
2/7/23

Salt Lake City Planning Commission  
Krissy Gilmore  
Petition # PLNPCM2022-01106  
3052 E Emigration Canyon RD - Rezoning

Dear Salt Lake City Planning Commission,

The Emigration Improvement District (a special service district and body politic for water and wastewater in Emigration Canyon) is against rezoning of 3052 E Emigration Canyon for the purpose of multifamily residential units. The District has been involved for nearly ten years to help mitigate an Ecoli impaired Emigration Creek. As part of this process, the District, along with Division of Environmental Quality, Salt Lake County and Salt Lake City looked at the possibility of installing a sewer system and piping the wastewater to Salt Lake City Public Utilities treatment center. During that study, Salt Lake City Public Utilities told us multiple times that they would need to increase the size of the main sewer line down Sunnyside Avenue if they were to accommodate any more than 100 homes. The rezoning request is for 550 condominiums, which in terms of wastewater, isn't much different than a single family home.

Please do not approve this rezoning. We already face issues with the EPA and an impaired stream. By adding a major development at the mouth of Emigration Canyon, it will impact our progress in being able to improve and protect the Emigration Creek for those who rely on the water downstream. Thanks for your consideration!

Sincerely,

Eric Hawkes  
General Manager  
801-243-5741  
[eric@ecid.org](mailto:eric@ecid.org)

**From:** [Martha Wunderli](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Dugan, Dan](#); [Sara Baldwin](#)  
**Subject:** (EXTERNAL) Comments on Rezoning Proposal for 3052 E Emigration Canyon Road, Petition Number: PLNPCM2022-01106  
**Date:** Wednesday, February 15, 2023 4:21:34 PM  
**Attachments:** [Comments regarding Petition # PLNPCM2022-01106.pdf](#)

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Dear Ms. Gilmore,

Canyon Crest Condominiums respectfully submits comments regarding the Rezoning Proposal for 3052 E Emigration Canyon Road, Petition Number: PLNPCM2022-01106 on behalf of the owners of 123 condominiums located at 875 S Donner Way, Salt Lake City.

Sara Baldwin, a Canyon Crest owner who is copied on this email, has graciously researched, and authored the attached comments with the support and approval of the Management Committee.

Thank you for reviewing the document. Please contact us if you have questions or comments.

Best regards,

Martha D Wunderli  
President | Management Committee  
Canyon Crest Condominiums  
875 S Donner Way  
Salt Lake City, Utah 84108



To: Kristina Gilmore  
Salt Lake City Planning Commission

From: Canyon Crest Condominiums Homeowners Association

Date: February 15, 2023

Re: Rezoning Proposal for 3052 E Emigration Canyon Road  
Petition Number: PLNPCM2022-01106

Dear Ms. Gilmore,

Thank you for the opportunity to comment on the proposal to rezone two parcels located at 3052 E Emigration Canyon Road (“the property”) from FR-2/21,780 Foothills Residential to RMF-75 High Density Multi-Family Residential. We are writing on behalf of the Homeowners Association of Canyon Crest Condominiums and our 120+ owners and residents who would be directly impacted by the proposed rezoning.

We have numerous concerns regarding the petition to rezone the property to accommodate a very high-density development in the future, and we are strongly opposed to the rezoning petition for the reasons articulated herein. We believe each of these issues merit further study and ample consideration *before* rezoning is authorized.

**First, the proposal to rezone the property from single-family low-density residential housing (FR-2) to very high-density residential multi-family (RMF-75) would fundamentally change the character of the property and have an adverse impact on neighboring properties, including ours.**

Canyon Crest Condominiums was constructed in 1966 and sits on a hilltop at the mouth of Emigration Canyon. Our largely owner-occupied building sits adjacent to and overlooks the property under consideration. Given our proximity, the property is highly visible from our building and our residents are quite familiar with the special characteristics and unique attributes of these two parcels. It is our assessment that rezoning the land to RMF-75 would result in numerous negative impacts to our property and surrounding neighborhood, including, but not limited to the following:

- **Traffic and Safety Risks:** Increasing the allowable density of this property would worsen traffic on Sunnyside Drive, Emigration Canyon Road, and our neighborhood roads. More vehicles mean more accidents and increased safety risks to thousands of residents, pedestrians, and cyclists. Accommodating a higher volume of cars would likely require the addition of a traffic light, which would create serious bottlenecks on Emigration Canyon Road throughout the day, and especially during peak traffic hours.
- **Hillside Destabilization:** Our building sits on and is surrounded by steep foothills, and construction of a future high-density residential building could cause hillside

destabilization or risk of foundation collapse, which is not unprecedented.<sup>1</sup> Seismic activity, erosion from heavy rains, or other disturbances to the foundation could prove catastrophic. The current rezoning proposal does not assess any of these impacts, leaving more questions than answers for our concerned residents.

- **High-Impact Infrastructure:** Accommodating future high-density developments would require a substantial amount of high-impact infrastructure to support the property, including sewer and water line extensions—the City’s facilities for this area are at capacity, necessitating future costly expansions. A high-rise development would also require electric and gas utility distribution infrastructure, as well as City trash and recycling services. Such increased impacts would inevitably result in disturbances to the surrounding properties, including visual and noise impacts. They could also result in a net cost to taxpayers. We learned from the property owner’s representative at the East Bench Community Council meeting (held 1/18/23) that a future developer could pay upwards of \$1 million for needed infrastructure (on top of the property owner’s current asking price of \$3.18 million<sup>2</sup>). If a future developer were to find themselves financially insolvent mid-way through the development process, the costs and impacts could be passed on to taxpayers, and surrounding properties would be forced to bear the burden of an unsightly unfinished development (such a scenario recently occurred on a property east of Kennedy Drive, where a huge retaining wall was constructed but nothing else).
- **Noise and Light Pollution:** Our neighborhood is a quiet place, and our property enjoys the near silence of Emigration Canyon at night (and during most hours of the day, except for high traffic hours). The property, given its location at the mouth of Emigration Canyon, is also nearly completely dark at night, and the Canyon Crest Condo HOA has intentionally prioritized ordinances that minimize light pollution and preserve the night sky. Future construction and a high-density residential development would inevitably cause more noise (not just construction noise but also the addition of more vehicles and people) and light pollution (e.g., security lighting, streetlights, and other building lights). All of which would translate to disturbances to surrounding residents.

**Second, rezoning the property for much higher density would open the door to future developments that would negatively impact sensitive habitat, the designated riparian corridor, Emigration Creek, Salt Lake City’s watershed and groundwater, and a national historic site. Allowing higher density housing on this property is incompatible with the surrounding area and *does not align* with the East Bench Master Plan nor Plan Salt Lake.**

The property contains a designated riparian corridor and is located adjacent to a public park and Open Space, as well as undeveloped land part of Emigration Township. Nearby Emigration Tunnel Spring is part of Salt Lake City’s life-sustaining watershed, providing nearly 5% of the City’s supply during winter.<sup>3</sup> In addition, the properties are in a designated groundwater overlay

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<sup>1</sup> The Financial Report of 1983 from Annual Meeting of the Canyon Crest Condominium Homeowner Association articulates concerns about shifting land: “The 1974 budget...was prepared anticipating...additional cost of stabilizing last summer’s slide in the canyon slope at the northeast corner of our building.” Obtained via email.

<sup>2</sup> [https://www.coldwellbankerhomes.com/ut/salt-lake-city/3052-e-emigration-canyon-rd-n/pid\\_48516048/](https://www.coldwellbankerhomes.com/ut/salt-lake-city/3052-e-emigration-canyon-rd-n/pid_48516048/)

<sup>3</sup> [https://www.waterrights.utah.gov/asp\\_apps/viewEditPWS/pwsView.asp?SYSTEM\\_ID=11762](https://www.waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=11762)



zone. The stretch of Emigration Creek running through the property supports numerous healthy old-growth trees and other native flora and fauna.

Given its location down the hill from existing buildings and neighborhoods, and without roads or infrastructure, the property should really be considered a separate zone—one that is better characterized as a unique wildlife corridor. Rezoning the property to accommodate a high-density multi-unit building or even multiple townhomes would destroy this oasis and stress the natural vegetation and wildlife of the surrounding area. The likelihood of contamination of the groundwater and watershed pollution increases as the allowable development density increases.

The East Bench Master Plan and Plan Salt Lake both highlight the importance of protecting riparian corridors and natural areas:

- From the East Bench Master Plan Initiative PR-1: *“Riparian corridors and other open spaces provide opportunities to interact with nature, are natural trail corridors that connect the City’s open space resources, and provide habitat for wildlife and native vegetation<sup>4</sup>; and Private property along the corridor should be respected. The areas of Emigration Creek that are located on private property should be protected as riparian open space, but should not include public trails unless authorized by the property owners. Pedestrian and bicycle routes along the public right-of-way should be improved to provide links between the publicly accessible open space corridors.”<sup>5</sup>*
- From Plan Salt Lake: *“Over the next 25 years, we will strive to protect and restore critical wildlife habitat, sensitive natural lands, and open space. These environments are crucial to water supply and quality and to the ecosystems that sustain us. We will work to preserve and restore riparian corridors in and around our community.”<sup>6</sup>*

The property owner’s petition claims that rezoning “the lots to a higher density...would promote infill and redevelopment of underutilized land.”<sup>7</sup> This is a selective misinterpretation of terminology and inaccurate characterization of the land and its value, as clarified by current land use definitions. For example:

- The current purpose statement of the FR-2 zoning designation to *“promote environmentally sensitive and visually compatible development of lots not less than twenty-one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well-being of present and future residents of foothill areas; to protect wildlife habitat;*

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<sup>4</sup> <http://www.slcdocs.com/Planning/MasterPlansMaps/EBMP.pdf> at 107.

<sup>5</sup> <http://www.slcdocs.com/Planning/MasterPlansMaps/EBMP.pdf> at 108.

<sup>6</sup> <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 27.

<sup>7</sup> [http://www.slcdocs.com/Planning/Online%20Open%20Houses/2022/12\\_2022/PLNPCM2022-01106/PLNPCM2022-01106%20-%20PROJECT%20NARRATIVE.pdf](http://www.slcdocs.com/Planning/Online%20Open%20Houses/2022/12_2022/PLNPCM2022-01106/PLNPCM2022-01106%20-%20PROJECT%20NARRATIVE.pdf).

and to ensure the efficient expenditure of public funds.”

- Whereas the RMF-75 purpose statement is to “[p]rovide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”
- Plan Salt Lake clarifies its intent regarding infill development and articulates the importance of sustainable, transit-oriented growth alongside natural habitat preservation (**emphasis added**):

- “The key strategies for responsible growth...**include an emphasis on transit oriented development (TOD), infill and redevelopment of underutilized properties, and locating growth and new density in areas that are already serviced by existing infrastructure including Downtown, along transit corridors, and within large commercial nodes such as the Sugar House Business District.**”<sup>8</sup>
- “As a City, we recognize the importance of protecting and managing our natural resources and important habitat to sustain biodiversity and ecosystem functions. We are committed to the protection and stewardship of our open space, native vegetation, water supply, and aquatic and terrestrial wildlife habitat while providing access and educational opportunities for the public.”<sup>9</sup>

- The East Bench Master Plan also calls out urban forests, such as the one on the property, as a value to the community and City that should be protected for numerous reasons:

“One of the defining features of many of the neighborhoods in the East Bench is the mature vegetation. This is a major contribution to the City’s urban forest, which helps to cool the City, reduces air pollution, creates wildlife habitat and helps to mitigate other impacts related to our urban environment.”<sup>10</sup>

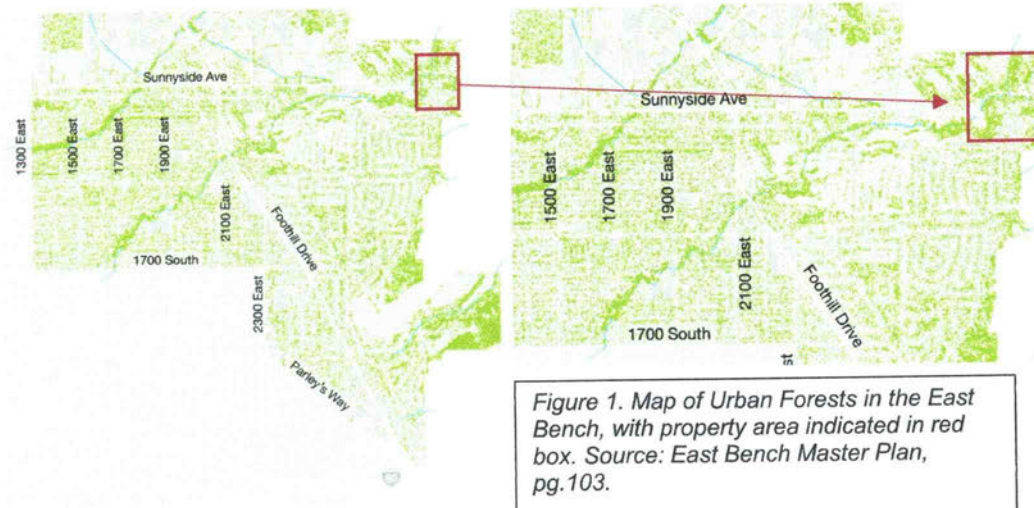
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<sup>8</sup> <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 19.

<sup>9</sup> <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 27.

<sup>10</sup> <http://www.slcdocs.com/Planning/MasterPlansMaps/EBMP.pdf> at 102.





The green areas in the above map represent the tree canopies that make up the urban forest in the East Bench. Nearly half of the community is covered by tree canopies, making the canopy an important character defining feature for much of the East Bench.



Figure 2. Photo of the property full of natural vegetation and geographically separate from other surrounding developments. Property area indicated in red box.

- The East Bench Master Plan Guiding Principles (PR-02) and Plan Salt Lake align on the importance of preserving and protecting wild spaces from inappropriate development and future land uses:
  - **Air Quality:** Protect and enhance the existing urban forest, including street trees.
  - **Natural Environment:** Preserve natural open space and sensitive areas to sustain biodiversity and ecosystem functions.
  - **Beautiful City:** Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street trees to thrive; Create opportunities to connect with nature in urban areas.<sup>11</sup>

<sup>11</sup> <http://www.slcdocs.com/Planning/MasterPlansMaps/EBMP.pdf> at 107 and <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 14.

- In addition, Plan Salt Lake and the City's Sustainable Action Plan provides clear guidance (**emphasis added**) for future developments, which would be violated by approval of an RMF-75 rezoning.
  - *Housing: Direct new growth toward areas with **existing infrastructure and services** that have the potential to be people-oriented.*<sup>12</sup>
  - Density *in the appropriate locations, including near existing infrastructure, compatible development, and **major transportation corridors**, can help to accommodate future growth more efficiently.*
  - *Air Quality: **Poor air quality is directly related to pollutants caused by vehicle and industry emissions. It is our responsibility to reduce emissions of unhealthy air pollutants and climate-changing greenhouse gases to ensure the region's health, resilience, and quality of life.***<sup>13</sup>
  - *Salt Lake City's Sustainable Action Plan's goal is to "**reduce emissions of unhealthy air pollutants and climate-changing greenhouse gases to ensure the region's security, resilience, and quality of life.**"*<sup>14</sup>

As noted previously, this property has no infrastructure and accommodating a high-density new development would require extensive build out of sewer, water, electric, gas, traffic lights, streetlights, and other infrastructure. With no public transit in proximity to the proposed development, rezoning to RMF-75 (or any higher zoning than FR-2) will increase automobile dependency and increase pollution, exacerbating local and Citywide emissions.

In addition to the natural environmental attributes, the property has historical and cultural value. The property was originally part of Ute and Shoshoni Indian tribal territory, used for hunting and travel.<sup>15</sup> Emigration Canyon was designated a National Historic Landmark in 1961, recognized for its value as part of the Mormon Pioneer Trail, the California Overland Trail, and the trail used by the Donner-Reed Party.<sup>16</sup> This is a rare plot of land that encompasses history and heritage worth preserving to the greatest extent possible.

**In conclusion**, we recognize and appreciate that Salt Lake City needs additional housing, including multifamily residential, and is actively working to achieve this goal—over a six year time span, from 2017 to the middle of 2022, developers have added an average of 5,260 units annually in Salt Lake City, for an average cumulative total of over 31,000 multifamily units. As of August 2022, Salt Lake City had over 17,000 units under construction, with four of the 73 projects underway in metro Salt Lake City having more than 500 units each, and an additional 36,500 units were in the planning and permitting stages.<sup>17</sup> Nearby, the University of Utah is in

<sup>12</sup> <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 21.

<sup>13</sup> <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf> at 25.

<sup>14</sup> [http://www.slcdocs.com/slccgreen/sustainablesaltlake\\_plan2015.pdf](http://www.slcdocs.com/slccgreen/sustainablesaltlake_plan2015.pdf) at 2.

<sup>15</sup> <https://slco.org/globalassets/1-site-files/watershed/watershed-library/emigrationplan.pdf> at 13.

<sup>16</sup> <https://www.utahopenlands.org/cf-gillmor-scenic-wildlife-preserve>.

<sup>17</sup> [Yardi Matrix, Multifamily Report, Salt Lake City Stays on Track, October 2022](#) at 3-5.



the process of adding more than 1,700 beds of on-campus student housing<sup>18</sup> in addition to the thousands of units under construction in the forthcoming Sunnyside Apartments for Family and Graduate Housing (slated for completion August 2023).<sup>19</sup>

Arguably, the City's current and planned developments are rapidly meeting the identified need for infill and redevelopment and higher density housing based on and in alignment with Plan Salt Lake. This rezoning petition, on the other hand, is misaligned with the guidance and principles laid out in Plan Salt Lake and East Bench Master Plan. Rezoning for substantially higher density would seemingly only serve the property owner's ambitions to make a high profit on land they recently acquired, while disregarding the numerous adverse impacts on our residents and surrounding neighborhoods, as well as the natural habitat, water resources, and cultural heritage. **We are strongly opposed to rezoning to RMF-75 and the future development of a large multi-family building and deem the current zoning (FR2) as appropriate for the foreseeable future.** We also acknowledge there may be other viable alternatives to protect this rare and special property that may warrant future consideration by Salt Lake City Council.

We appreciate the opportunity to provide comments on this important rezoning proposal and thank the Planning Commission staff for your diligent work on this petition. Please feel free to contact us with any questions or requests for clarification.

Sincerely,



**Sara E. Baldwin**

Canyon Crest Condominiums Owner  
Co-Chair, Emigration Canyon Rezoning Committee



**Martha D. Wunderli**

Canyon Crest Condominiums Owner and HOA President

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<sup>18</sup> <https://attheu.utah.edu/facultystaff/up-to-5000-new-student-housing-units-to-be-built-in-public-private-partnership/>

<sup>19</sup> <https://apartments.utah.edu/housing-options/new-housing/>



**From:** [Casey McDonough](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Re: Petition Number: PLNPCM2022-01106 - 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Wednesday, December 21, 2022 3:27:44 PM

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To whom it may concern,

I find the words “The intent of the rezoning is to allow for a student housing development to be built in the future” to be quite worrying. Taking into account the 75-foot high density rezone, it is even more worrying.

Without a specific project, without details about it, and most importantly, without a promise or condition that the site will be developed as student housing and have some idea of the affordability of that “future” housing; I think a rezone of this property is a bad idea and I encourage the city not to grant it or to grant it with some serious and very specific conditions about what the future will actually be.

Casey O’Brien McDonough

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) emigration change in zoning request  
**Date:** Tuesday, December 27, 2022 2:41:10 PM

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does student housing somehow enable developers to change zoning and is developer required to limit occupancy to a certain rental rate and/or are they required to provide housing affordable to students

why would the city allow housing of this magnitude to go up along a road already inadequate for cyclists and vehicles

emigration is no place to implement high density housing  
thank you enough is enough and think this is second request carol wicks

877 e 600 south  
university of utah tore down old married student housing and is now raising rates by approximately 30 per cent

**From:** [REDACTED]  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Do not build high density housing in the foothills and in the watershed - 3052 & 3150 Emigration Canyon Road  
**Date:** Tuesday, December 27, 2022 7:46:36 PM

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I have read the proposal for high density housing and I am begging you to not give these people a variance in the zoning and to not let them build additional housing at the base of the canyon. What the proposal does not say is more salient than what it does say. First, it does not mention that the land has a river running through it. Second, the request acts like it is doing good to put more housing into the foothills of the canyon, when in fact, that area is not where the other housing is. Yes, apartment buildings were built on the top of the hill - which is attached to the residential neighborhood - St. Mary's. This proposal is acting like the land is just an extension of the current housing. IT IS NOT. As you are aware, there is no housing where they are proposing to build - as it is on the floor of the canyon (where there is water and wildlife) and it is not anywhere near the current homes. Furthermore, Emigration Canyon does not need more traffic. Which is exactly what would happen if they put a huge housing development where they want to build. The proposal makes it sound like an eight story housing development won't really impact anyone because there is a radio tower "that does not contribute to the serenity of a single-family development." What does that even mean? The radio tower is up not the top of the hill and not down where they propose to put housing with 550 doors. They are not going to make the canyon more beautiful by building an 8 story building on the watershed and foothills.

The hill that the condominiums are already on ends at the mouth of the canyon - on the top of the hill. Which means people on the road can enter the canyon and see a gorgeous canyon. And people can also live on top of the hill and have a view of the canyon and the city - without looking at the walls of another building. There is absolutely no need for more housing in a place where there is a gorgeous canyon with a lot of wildlife and water. What are they going to do with the river and watershed that runs through the property? Why don't they discuss that? What about the impact on the canyon of adding that many people every day? Currently, you can see fox, rabbits, deer, birds, and other wildlife on the exact area that they want to build a huge building. I know this because I can see it from my home and I also bike into the canyon on a daily basis. I don't want that destroyed, so stop this rezoning!

If you want to build more housing build it somewhere else - NOT IN THE FOOTHILLS and not on top of the waterway. Building something that huge (under the guise of student housing - which it certainly will not be) is a disaster for the peace and beauty of the canyon and for the people that already live there. The condominiums on the top of the hill do not impact the entrance to the canyon - which will become grand central station if 550 apartments are built and those people bring their cars and noise. I am begging you not to grant this variance. The original zoning is there for a reason - to keep further development OUT.

The proposal is lying when it says there are similar adjacent buildings to the lots that they want rezoned. The buildings that are there are not down in the canyon floor. There are no other buildings adjacent to these lots.

Additionally, there is no doubt that they are trying to curry favor by claiming this development will be for students or for those with low income. They will get you to change the zoning and then build high end condos to sell for loads of money to rich people. Don't be fooled - they have no intention of building cheap student housing. Besides, student housing is already being "rebuilt" just down the street on the University campus.

As an owner of property (on the top of the hill) and above the lots that you are considering rezoning, I am asking you not to rezone these plots of land. It is destructive to the canyon and to the enjoyment of the all who use the canyon for recreation, biking, hiking, etc. It is also destructive to the environment of the canyon and the enjoyment of the view and homes that are "above" the canyon on the top of the hill. Do not bring more homes and people into an area that should be protected foothills. Do not bring more homes and people into an area that already has enough.

The foothills and open space of the canyon is what makes it gorgeous and valuable for those who use the canyon and for future generations. People don't hike and bike in the canyon so that they can see housing developments. You realize that there are hiking and mountain bike trails directly across the road and that there is mountain climbing right across from the proposed development site - not to mention the historical nature of the area for Utah.



Will they just tear down the Donner Hill monument? The canyon and the beauty of the environment (for people who use the canyon and for the wildlife that live there) is what should matter far more than a developer's desire to make money in the short term. Preserve it as it is. Don't ruin it with a rezoning.

Finally, I disagree with the proposal in general. I do not think building a housing development is in any way beneficial to the city or community. The proposal makes it sound like the lots are an unused junk site. When in fact, those lots are the entrance to a gorgeous canyon. You can hike next to the water on the lots. There are trees, wildlife, and it is a watershed. You would never want a huge housing development at the base of City Creek Canyon or East Millcreek Canyon - would you? Imagine driving up East Millcreek to go hiking or skiing and having the entrance to the canyon be a huge residential building. It would be terrible. But that is what this proposal does. It claims the land is not in use, although it is being used by the river, the wildlife, the hikers, the bikers, the drivers, and for those with an unobstructed view into the canyon from above. Also, the lack of huge buildings at the base of the canyon makes it beautiful. This undeveloped land is zoned that way so that it stays that way. And the canyon stays beautiful.

You don't have a huge housing development when you drive into any of our canyons. That is the way it should be so that the foothills are preserved and the canyons are preserved. High density housing can be built where there are other houses and where other developments are being built - like in the city. Literally every old building is being torn down so unattractive huge condo buildings can be built. You can have a condo that overlooks the Lowes Parking Lot on 13th. You can have a condo that overlooks South Temple. You can have a condo where the Blue Plate used to be. You can have a condo on 3rd South where all the charming stores used to be. You can have a condo that overlooks the Masonic Temple. Yep, every Tom, Dick and Harry wants to sell their parking lot to developers to build more and more high density housing. Maybe that is ok in the downtown area - but it is certainly not "ok" at the base of the Emigration Canyon.

Do you really have to tear down the canyon and the mountain to build more condos? Hardly any green space remains in this city. We don't need to spread the city up into the foothills and cause more damage to our environment.

Finally, there is a group of us who oppose this re-zoning and we will take legal action to stop the rezoning and the construction from happening. We want our remaining green space to stay green. Period.

Please forward this letter to the appropriate parties and put it in the public record so that the builders, the city, and everyone else is on notice of our opinion and our willingness to litigate against rezoning and building at 3052 & 3150 Emigration Canyon Road.

Sincerely,

Dianna Cannon  
Attorney at Law

**From:** [Rachel Taylor](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Dugan, Dan](#)  
**Subject:** (EXTERNAL) Rezoning at mouth of Emigration Canyon  
**Date:** Thursday, December 29, 2022 10:04:33 AM

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Hello Kristina (and cc: Dan Dugan),


I just reviewed the information provided via  
<https://www.slc.gov/planning/2022/12/15/openhouse-01106/>

Thank you for taking the comments on this project. I live two blocks west of Hogle Zoo, and have to say the thoughts of adding high density housing near the mouth of Emigration Canyon is terrifying. Having lived in this neighborhood for 25 years, we have tried to adapt as more and more traffic is using Foothill Drive as the main eastern entrance to Research Park and the University of Utah, and even the downtown area. The intersection of Foothill Drive and Sunnyside Avenue is maxed out for two hours of both morning and afternoon commute times. We have people cutting through our neighborhood to get in/out of Park, trying to avoid the jam at the intersection. Cars head east on Sunnyside avenue and then flip 180 degrees in the middle of the road in front of The Matheson Preserve (just east of the Post Office) to be able to make a right hand turn into Research Park, because the line to make a left hand turn backs all the way down Foothill. Imagine adding another 500 vehicles to this daily commute – it is already deadly.

We also have all the displaced wildlife from the foothills area using our neighborhoods to find food to survive. I love the wildlife, but not all my neighbors do. This proposed plan will take another six acres of native open space out of use by the creatures that were here long before we were. This just adds to the tragic loss of flora and fauna.

I respectfully plea that we do NOT allow this area to be rezoned for high density apartments.

Kind regards,

Rachel Taylor  
933 S 2300 E  
Salt Lake City, UT 84108  


**From:** [steve alder](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Pete Taylor \(personal\)](#); [Shelby Herrod](#)  
**Subject:** (EXTERNAL) Questions re the proposed zoning change at 3052 Emigration canyon.  
**Date:** Thursday, December 29, 2022 1:23:50 PM

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Kristina,

I am not sure if this is an appropriate change. I have concerns about the increased traffic and safe access to the property. I am also concerned with open space requirements for development of the property under the zoning as proposed.

Here are some questions that I would like the city to answer.

What is the criteria for approving a zoning amendment?

Is this zoning change consistent with the east bench master plan?

What is the density (number) of residential dwelling units that could be permitted under this zoning amendment?

Will student housing have a different



density limit than the typical residential development?

How compatible will this zoning and increased density be with existing utilities, adjacent land uses, and roads/traffic? What open space requirements will apply?

If the zoning change is approved what ability does the city have to restrict development to ensure that there would be a safe means of entry and exit from Emigration Canyon Road?

Should a study of sight distances and engineering studies of options for accessing the property precede the zoning change?

I believe there is an important underground water gathering and storage facility and tank immediately to the west of the proposed zone change. Is this use compatible with safety and continued use of that facility?

Is the intersection of Wasatch and Sunnyside able to accommodate more traffic from this zoning change and development. If the roads won't handle the change safely can the change be denied?

Steve Alder  
Sunnyside East Trustee

**From:** [Becky](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) NO NO to Re zoning emigration for high density apartment building  
**Date:** Sunday, January 1, 2023 8:49:10 AM

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This needs to be really looked at in every area and hopefully the outcome would be NO! This would be an absurd place for such an apartment. The increased traffic, the number of bikers, the surrounding area with heritage park and the Zoo, oak hills area would all be highly impacted with such a large structure. If it is approved, then it is a careless, unwise, down right thoughtless decision. Sometimes money speaks louder and we sure are hoping that that doesn't happen. Please highly consider the consequences of this structure, traffic and poor location and say NO!!

Becky Richards



I'm Sent from my iPhone

**From:** [Melinda McIlwaine](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Rezone  
**Date:** Sunday, January 1, 2023 11:43:51 AM

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Ms. Gilmore:

I am a resident of Pinecrest at the top of Emigration Canyon. This rezone is a bad idea for several reasons. First water in the Canyon is of great concern. Wells in Emigration dried up 3 summers ago and construction impact on Emigration creek will be significant. Another concern is traffic congestion at the mouth of and along Emigration Canyon road. Where will all these new apartment dwellers park their cars? The impact on wildlife in the Canyon is another concern. Can we give the poor animals a break? There are much more appropriate locations for an apartment building of this size and Emigration Canyon is not one of them.

Melinda McIlwaine

2148 N Pinecrest Canyon Rd.

Sent from my iPhone



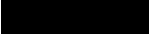
**From:** [Louise Bowles](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Zoning Change - 3052 E Emigration Canyon Rd  
**Date:** Sunday, January 1, 2023 12:56:48 PM

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Dear Ms. Gilmore,

I am writing to you with my concerns regarding the above listed zoning change. I am completely against any move to rezone this property for rental units. Sunnyside above Foothill Blvd is already loaded with traffic from Emigration Canyon residents, visitors to the zoo, Pioneer Heritage State Park patrons, shoreline trailhead use and the constant flow of traffic to Research Park. This area simply cannot accommodate more traffic from any rental units never mind a 550+ unit building which would potentially bring in an additional +800 vehicles.

Thank you for your consideration in this matter.

Louise Bowles  
921 Connor Street  
SLC, UT 84108  


**From:** [Lindy Burton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Strongly oppose rezoning of mouth of emigration canyon  
**Date:** Sunday, January 1, 2023 1:16:13 PM

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Hello Kristina,

I am writing to express my own and my families strong opposition to rezoning the mouth of the canyon to allow a student housing development. We have lived in, and loved the canyon as our home for thirty years. Having a development at the mouth of the canyon would negatively impact the canyon residents in many ways. 1- The canyon traffic and those pulling out onto the canyon road already can endanger the many runners, walkers and bikers who love the canyon. To have students living at the mouth, who will be adding not only a big increase in their own traffic, but add their friends and people who want to party in the canyon is irresponsible. One would think the last thing the city would want is too add more drinking and reckless driving in the canyon. 2-Our canyons add to the beauty and tranquility of our city. Putting a student housing project at the mouth of the canyon changes the tone and experience coming up the canyon and is a nuisance.

3-The people who live in the canyon HATE this idea. This is our home. Imagine if someone were to put a development at the doorstep of your neighborhood that would negatively impact you every time you left your house to go to work or to do anything in the city. We drive the canyon road every day, sometimes multiple times a day and to put an eyesore where there now is nature and peace is like stealing something from the residents here. Before you vote, please think about how you would feel if you had lived your life in the canyon. People who choose to live in Emigration canyon have made a conscious choice to be away from the developments of the city. We pay a price for that and are happy to do so. This development would destroy the reasons that brought us up here in the first place. Please do not let a developer's greed take precedence over the quality of our lives.

Thank you,

Lindy Burton

Sent from my iPad

**From:** [Jennifer Michas](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon potential rezoning  
**Date:** Sunday, January 1, 2023 1:23:34 PM

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Hi Kristina,

I'm a resident of Emigration Canyon, and I strongly oppose the re-zoning of the two lots at the mouth of the canyon. There is already too much traffic, and there are too many cyclists, runners, etc.. To introduce even more traffic makes no logical sense. Logistically, there would be no safe way to have such a large development without the need for a stop sign or stop light, and it's ridiculous to impede traffic at the mouth of the canyon. If there was ever a fire, residents would have a hard time safely evacuating. Please DO NOT re-zone these lots. Thank you for your time.

Best,

Jennifer Michas



Sent from my iPhone

**From:** [Business Rohr](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106  
**Date:** Sunday, January 1, 2023 1:54:48 PM

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Greetings Ms Gilmore:

I am writing to voice my concerns over the re-zoning of the mouth of Emigration Canyon, Petition Number: PLNPCM2022-01106. Emigration Canyon is very tightly packed and the sewer system is aging and unreliable. The system will need to be upgraded before any new developments could be initiated. There is a lot going on in that area. Lots of hiking, biking, dog walking... The zoo and This is the Place monument are right there. Adding apartment buildings will make this area terribly congested. We also must be cognizant of the creek, which has been overused and drying up in recent years. The over use of the creek relates directly to wildlife, who have always needed the water in the creek and the undeveloped land in the mountain, valley and along the riparian corridor. The land at the mouth is not underutilized, it is habitat. The mouth of Emigration Canyon does not need big apartment buildings.

I oppose the re-zoning,  
Tena Rohr



**From:** [Diane Whittaker](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 Emigration Canyon  
**Date:** Sunday, January 1, 2023 2:24:53 PM

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Kristina,

It is with sadness that I see the Salt Lake City planning commission considering a large development in our precious canyon, known as 3052 E Emigration Canyon Road Zoning Map Amendment.

Please, please do not allow this amendment to be approved. Please, please keep Emigration Canyon free from further large developments. In Emigration Canyon we have a treasure within this city. It is a drain on our already pressured water resources and already crowded canyon traffic.

These apartments are planned for students who will drive to campus adding to the already congested area.

Diane Whittaker

**From:** [Mary Ellen Hatch](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Objection to Rezoning of Lots at the Mouth of Emigration Canyon  
**Date:** Sunday, January 1, 2023 3:12:49 PM

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Dear Ms. Gilmore,

I want express my objection to rezoning single family dwelling lots to enable a massive amount of condominiums to be built at the mouth of Emigration Canyon. I am a long-term resident of St. Mary's and this would pose a huge burden on the existing infrastructure. Emigration Canyon already has extreme issues with regard to the safety of cyclists and those seeking hiking trails. It also poses an incredible amount of environmental issues. There is already very serious concerns shared by our neighbors regarding the huge increase to traffic that has been created by Research Park and will be created by the enormous influx of residents who will occupy the married student housing complexes that the U of U is constructing less than one mile away from the mouth of Emigration Canyon.

I travel everyday downtown to work and my commute is becoming harder and longer due to the rapid and indiscriminate growth being allowed. In addition, all roads into SLC have been reduced to two lane highways, 3rd South, and 1st South, and now the city is reducing 2nd South and South Temple to make access excruciatingly difficult while allowing a 40 story condo development to be built on 2nd East. The decision making by the city planning commission is incomprehensible and all SLC commuters are and will be negatively impacted.

Mary Ellen Hatch

Sent from my iPhone

**From:** [kleinmanfredi@comcast.net](mailto:kleinmanfredi@comcast.net)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-01106  
**Date:** Sunday, January 1, 2023 3:16:41 PM

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Ms. Gilmore,

As a resident of the St. Mary's neighborhood of Salt Lake City, I wish to state my opposition to the request to rezone the two properties at 3052 E Emigration Canyon Road from Foothills Residential District to High Density Multi-Family Residential District.

Since the property was purchased by the current owners under zoning regulations that have not changed, granting the zoning map amendment would be inappropriate absent a compelling need for the rezoning. I have not heard of nor can I imagine any such compelling need. In fact, in my view the amendment would lead to changes that negatively impact the quality of life in the city, particularly for those residents near the property.

Thank you,

JohnManfredi  
2880 Lancaster Drive  
Salt Lake City, Utah 84108

[REDACTED]  
[REDACTED]

**From:** [Timothy Beals](#)  
**To:** [Council Comments](#); [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106  
**Date:** Sunday, January 1, 2023 3:18:30 PM

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I am writing to express my opposition of the proposed zoning variance noted above that would occur at the bottom of Emigration Canyon. I have lived in the canyon for decades and have worked at the University for the whole time so I commute through that area routinely. Additionally, I have cared for the cyclists who have been injured in that area of the bottom S curve of the canyon. The idea of adding hundreds of cars to the daily ebb and flow of that particular area is ill conceived at best. The owners regret owning property adjacent to high density housing where there is a 13 story building and an adjacent radio tower - all things that were known when the parcel of defined and purchased. High density housing at the neck of the back up route for calamity on I-80 and on the most heavily cycled highway in the state should not be supported and is, frankly, illogical. The massive student housing projects being built along Foothill currently are going to affect the canyon traffic for recreation as it is and maintaining a reasonable escape from city density is something that the broad community values and it should be protected by the city planners. It would be a net negative change for the local community. The proposal states that it would not cause ill effects to the single family housing WEST of the property, but conveniently fails to mention what it would do to those similar neighborhoods EAST of the property. Please, do not support the proposed zoning change.

Tim Beals  
Emigration Canyon resident



**From:** [Marcella Woiczik](#)  
**To:** [Council Comments](#); [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Zoning  
**Date:** Sunday, January 1, 2023 3:47:21 PM

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Hello

I am writing to express my opposition of the proposed zoning variance noted that would occur at the bottom of Emigration Canyon. I have lived in the canyon for ten years, and commute through this area daily on my way to Primary Children's and Shriners where I work. The idea of adding hundreds of cars to the daily ebb and flow of that particular area is ill conceived at best. The owners regret owning property adjacent to high density housing where there is a 13 story building and an adjacent radio tower - all things that were known when the parcel was defined and purchased. High density housing at the neck of the back up route for calamity on I-80 and on the most heavily cycled highway in the state should not be supported and is, frankly, illogical. The massive student housing projects being built along Foothill currently are going to affect the canyon traffic for recreation as it is and maintaining a reasonable escape from city density is something that the broad community values and it should be protected by the city planners. It would be a significant negative change and impact for the local community. The proposal states that it would not cause ill effects to the single family housing WEST of the property, but conveniently fails to mention what it would do to those similar neighborhoods EAST of the property. Please, do not support the proposed zoning change.

Marcella Woiczik, MD  
Emigration Canyon resident

**From:** [Jeffrey Campbell](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon project.  
**Date:** Sunday, January 1, 2023 4:45:24 PM

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Please, please investigate how much more damage could be inflicted on the already overcrowded East Bench. This is a horrible idea. Jeffrey Campbell east Emerson Avenue.

Sent from my iPhone

**From:** [John Buhler](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Re-zoning for at 3052 E Emigration Canyon Road from FR-2/21, to RMF-75 High Density Multi-Family Residential.  
**Date:** Sunday, January 1, 2023 4:53:53 PM

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“Salt Lake City has received a zoning map amendment request to rezone, two lots that are currently zoned single family, at 3052 E Emigration Canyon Road from FR-2/21, to RMF-75 High Density Multi-Family Residential. “

In my opinion, the noted location and need for access the developer wants in order to build an 8-story, 550+ rental unit building is not practical given the road capacity limitations to support another 800+ vehicles, as well as added services.

As I am sure your aware, that area already has to support the traffic from the Donner Crest, Canyon Crest units plus 7+ additional complexes as well as all the homes in the canyon. Accordingly, I don't see how this is a plausible nor practical re-zoning consideration. Hence, I would hope the Board rejects this request.

Sincerely,

John T Buhler  
Emigration Oaks

--

John T Buhler

Sent from Gmail Mobile

**From:** [Haley Polhill](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Sunday, January 1, 2023 5:06:27 PM

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Hello Kristina,

I wanted to take a moment and express concern regarding the proposed zoning change that would allow a large, multi-unit dwelling to be built at the mouth of emigration canyon. This canyon is an incredible resource and a source of beauty and recreation to many people who live in this area, including myself and my spouse who is an avid cyclist as well. We are concerned about the footprint this project will have on the environment and traffic patterns. Please convey our misgivings regarding this project's proposed zoning change. Thank you for your time and consideration,  
Haley Polhill




**From:** [Tina McNulty](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration apartment structure  
**Date:** Sunday, January 1, 2023 8:41:01 PM

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Dear Kristina,

The proposed apt structure is too large for the area's sewer system and will negatively affect the wilderness of emigration canyon.

Thank you,  
Martina McNulty  
1832 E. Kensington Ave  


**From:** [hbklekas](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Apt. Bldg Emigration  
**Date:** Sunday, January 1, 2023 11:12:39 PM

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Hello,

I do not understand why the city is considering a high density apartment building near the mouth of Emigration Canyon. It would bring more traffic than the road in/out of the canyon could handle. I hope the city reconsiders this. Thank you.

Regards,  
H Klekas  
1471 Ambassador Way  
Slc 84108

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Andrew McNeil](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Building at the base of Emigration Canyon  
**Date:** Monday, January 2, 2023 8:50:10 AM

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Good morning Ms. Gilmore,

Just another thirty five year resident of Emigration Canyon calling foul on a 550 person dwelling unit development at the base of the Emigration Canyon. Setting the water,sewer and environmental issues aside from a traffic standpoint alone, the idea of implementing a project of this size is not good planning. After serving on both the Planning Commission and Chairing the Community Council in Emigration for years and listening to Tim Harpst, the top City Transportation person (at the time) talk about traffic load, it is clear a 40% increase in traffic for one development at a geographic pinch spot is absurd. This proposed zoning change should not be approved.

Sincerely,

--

**Andrew McNeil**

The Bringhurst Group at Windermere Real Estate



[www.emigrationrealestate.com](http://www.emigrationrealestate.com)

**From:** [Diane Schaefer](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Plnpcm2022-01106  
**Date:** Monday, January 2, 2023 8:58:19 AM

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Kristina,. I am very concerned about the proposed change to the zoning regulations on the above plan.

My concerns include: traffic density on the roads in and out of this property.  
Going from a single home listing to 500+makes no sense.  
It would affect recreation and wildlife in the area.  
I support varied housing options but this is a terrible plan.

Diane Schaefer





**From:** [KK Hoogland](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration rezone  
**Date:** Monday, January 2, 2023 9:13:40 AM

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Good Morning Kristina,

I am writing to add my voice to stopping the development proposed for the mouth of Emigration Canyon. Emigration Canyon is so heavily used by cyclists and runners...it is a beautiful wild canyon that can be enjoyed by everyone in SL.

Building high density will clog up the mouth of the canyon with so many cars making it terribly unsafe for everyone.

I know we need more housing in SL, but pushing up the canyon is not the answer.

Sincerely,  
KK Hoogland  
54 N Wolcott St  
SLC

**From:** [Hilary Silberman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Re-Zoning request Petition PLNPCM2022-01106  
**Date:** Monday, January 2, 2023 9:33:52 AM

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Hello Ms. Gilmore,

I am writing to voice my concern and opposition for the request to rezone this property at the base of Emigration Canyon for high density housing. I am a resident of Emigration Township and have lived in the canyon on the main canyon road for 25+ years. I am very familiar with the issues of traveling and living on the canyon road. As it is, Emigration canyon road cannot handle the traffic it sees with residents, those coming up canyon to go to Ruth's or Emigration Brewing, Sunday drivers, road rallyers, runners, walkers, cross country ski trainers and cyclists. This section of the canyon is busy and congested already. Adding 800 + more vehicles to the mix, especially in the summer and winter will be a treacherous nightmare. This would also have a significant impact on the environment and resources in terms of creek preservation, wild life and additional noise, air and light pollution.

The developers have indicated that they want to develop this as student housing. That seems far fetched and disingenuous to me. This is not University housing and I am not sure how they would control who moved in. Would they put limitations on who can live in this housing? I am pretty sure that would not be legal to discriminate towards other interested renters. Therefore, I believe it is a ploy to get the rezoning passed to appear to be fulfilling a need related to the University of Utahs' housing shortage. These developers are looking to make money off this property plain and simple, with no regard of the negative impact it may have in the environment or community.

The base of Emigration Canyon is no place for high density housing.

Thank you for your time,  
Hilary Silberman

Hilary Silberman she/her



**From:** [jmguerin@att.net](mailto:jmguerin@att.net)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106 - Emigration Canyon Road two-lots rezoning  
**Date:** Monday, January 2, 2023 10:45:11 AM

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Hello,

I am a resident of Emigration Canyon Road.

Rezoning plan = Additional apartment complex = unavoidable significant use of SLC taxpayers money.

This is not going to be "affordable housing", by a long shot, given the creek, environmental, ground and construction difficulties.

An 8-story, 550+ rental unit building ~ 70 apartments per story.

Nothing wrong with developers business and making money, but of all places, to jam this in that constricted spot is quite unreasonable. Roadwork, construction, truck traffic, and the eventual car density increase consequences . . .

Very unwise

Jean-Michel Guerin  
6654 E. Emigration Canyon Road  
Salt Lake City, UT 84108

**From:** [Myron Patterson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emmigration Canyon Development  
**Date:** Monday, January 2, 2023 11:57:48 AM

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I oppose this development proposal. Road access, preservation of the natural area are paramount to preserve. This development proposal would destroy this natural environment. Additionally, with water being a limited resource this proposed development would increase our water problem.

In short, I strongly oppose this rezoning request and the development plan. There is no positive benefit to our community! The only ones to benefit are the developers.

Thank you!

Sent from my iPhone



**From:** [JUANITA G ALLEN](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon  
**Date:** Monday, January 2, 2023 12:11:46 PM

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Please stop any consideration of building high rises in or at Emigration Canyon.  
I ride my bike often in this canyon and fear the traffic this would cause.  
But mostly the destruction to this beautiful area.  
Stop this insanity please!!!!

Juanita G Allen

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 Emigration Canyon Road Zoning Amendment  
**Date:** Monday, January 2, 2023 12:39:05 PM

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Hello,

As a Salt Lake resident of 44 years, I feel very strongly about the "... request to rezone the two properties at 3052 E Emigration Canyon Road from FR-2/21,780 Foothills Residential District to RMF-75 High Density Multi-Family Residential District..."

I am against this development plan 100%.

I use Emigration Canyon and the hills surrounding Emigration Canyon a lot.

I live below the mouth of Emigration Canyon, and a project such as the one being considered should not be located at the mouth of Emigration Canyon.

There is zero need to obliterate the beauty and recreation opportunities of Emigration Canyon with housing that is not needed in that location.

I have watched the beautiful East Side on the benches be destroyed over the last 44 years.

Really, do we have to ruin all the natural wonder of the Salt Lake Valley, simply for individual profit?

I am against the development. It is the wrong approach, in the wrong place and for the wrong reasons.

Sincerely,  
Kurtis Bleeker  
1458 E 900 S  
SLC, UT 84105  
[REDACTED]

**From:** [C Clark](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) say NO to proposed Emigration Canyon condominium project  
**Date:** Monday, January 2, 2023 1:47:19 PM

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Please do not allow the proposed Emigration Canyon development to happen. It will create nightmares for pedestrian, bicycle, dog, and car safety.

This area is already too congested. Many of us love to ride our bicycles in Emigration Canyon. We also use the trailhead to the foothills hiking and mtn biking trails. We use the dog park. We love to visit the zoo. The This is the Place park also draws crowds.

Please use common sense. Do not allow multi-family developments in this area.

Carolyn Clark & Rick Gamble  
Salt Lake City, UT 84103

**From:** [Stephen Coleman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Map Amendment  
**Date:** Monday, January 2, 2023 2:03:12 PM

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Good afternoon Krissy,

I am writing to share my concerns regarding the Emigration Map Amendment.

This new project would be detrimental to the wildlife, natural landscape, and quite frankly, make living anywhere in the vicinity quite the nuisance.

Some issues:

- Damage ecosystems
- Extreme congestion / traffic in a beloved city treasure (Emigration Canyon)
- Can the city utilities keep up with this influx of residents? As it currently stands, I do not believe so.

The location of this project can not accommodate this type of building let alone daily life upon completion.

I ask that you please hear the residents of the community and do what is best for the environment and community. Not what's best for companies / corporations and profits.

Thank you.

Kindly,

Stephen Coleman



**From:** [Teri Croft](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration canyon proposed rezoning  
**Date:** Monday, January 2, 2023 2:55:54 PM

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To whom it may concern-


I am very concerned about the potential rezoning of the parcels of land at the mouth of Emigration Canyon (lots 3052 about 6 acres) to allow for multistory housing seems ill advised at this location particularly. The canyon road is not viable to handle the massively increased traffic this would create. Emigration Canyon was recently resurfaced to be a bikers haven and a high density multi-story development is not conducive to the safety of the many bikers who frequent this area. Regardless of what development has taken place in the past there is a point of absolute saturation and this idea is well beyond what the area can handle. Please do not allow this to be rezoned. This should never ever be considered for rezoning!!!

Teri Croft

**From:** [Anna Gooch](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning at the mouth of Emmigration  
**Date:** Tuesday, January 3, 2023 6:35:32 AM

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As a resident of this area who takes that route to work every day, either on foot, bike, or by car, please do not rezone this to high population density. It's already dense and dangerous enough, and we all know full well this will not be for student housing. Student housing is already being rebuilt west of Foothill. This area cannot even handle zoo goers in the summer, nor baseball by the golf course. This is a quiet residential area. There are parks that are enjoyed here, and a dog park that is enjoyed here. Our canyons are already being privatized and made inaccessible. Please don't take our few remaining green and walkable/bikeable spaces, and turn it all into an impossible, dangerous crowded traffic hazard. Please stop bending over backward for developers. Please let existing residents have a say.

Thank you,  
Anna Gooch  
2515 Beacon Dr  
84108  


**From:** [sandra.ameel](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Project  
**Date:** Tuesday, January 3, 2023 11:51:09 AM

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Hello, Krissy. As a resident of Oak Hills Way, I am deeply concerned about the proposal for an 8 story apartment complex at the mouth of the canyon. The sewers in this area are already over-subscribed. The traffic from the zoo, hikers, bikers has increased tremendously over the past few years. The number of wild animals in our neighborhood has increased tremendously in our neighborhood due to global warming reducing food sources so animals have to come down to the area around Donner Park and into the neighborhoods. Think about what will happen to these animals if a new gigantic housing complex at the canyon entrance will do. The city has become overly attentive to lower income housing. I would love to know what the occupancy levels of these apartments actually is. Why add more? And why add more to an area that is not an area for apartments? Think about how this will diminish home values in our neighborhood in one of the most appealing, desirable, beautiful neighborhoods in Salt Lake. This project makes no sense and is downright harmful to this area. I am disappointed that the city would even consider this project which is purely driven by greed with no concern for what it will do to our neighborhood. This whole fiasco is shameful.

Sent from my iPhone  
Sandra Ameal



**From:** [David & Michelle Oelsner](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon project  
**Date:** Tuesday, January 3, 2023 9:45:11 PM

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We live in Emigration canyon within Emigration Oaks and drive past the proposed building site multiple times per day. Adding 550+ residences at the mouth of the canyon would increase the canyon resident population by at least 1/4 and exponentially increase the traffic in and out of the canyon. The designed entrance and exit for this project is also at a blind turn and without this project is a dangerous thoroughfare with all of the cars and bikers that are traveling up and down the canyon. The road would have to be widened to 4 lanes with bike lanes to make it safer which is not feasible.

This project should be scaled down dramatically or completely denied as is.

David Oelsner



**From:** [Susan Chesteen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed building  
**Date:** Wednesday, January 4, 2023 9:04:47 PM

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I am astounded that this ridiculous proposal is even under consideration. Is anything sacred during these times? The few mountains and undeveloped lands we have are under attack by greedy persons who have no regard for the environment and the need to protect some spaces and places. Moreover, what about the animals and birds in these areas? Enough said

Sent from my iPhone

**From:** [william barry](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed development at base of Emigration Canyon  
**Date:** Thursday, January 5, 2023 10:18:14 AM

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Dear Krissy,

I am writing to voice my strong opposition to the proposed 550 person unit development at the base of Emigration Canyon. I have lived in the Canyon since 1984, and am concerned about the potential environmental and especially traffic congestion effects of this development. Traffic in the canyon has increased markedly due to the developments of Emigration Oaks and Emigration Place. Congestion has been further increased by Hogle Zoo use, and activities at the "This is the Place" Monument and Park, as well as traffic coming and going onto 800 S from the University of Utah Research Park and the postoffice. Adding another over 500 drivers and commuters to this load is a bad idea.

Thanks for considering my comments.

William H Barry, MD  
Professor of Cardiovascular Medicine, Emeritus  
University of Utah

**From:** [Sushiel Keswani](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Concerns with Zoning Map Amendment for 3052 and 3150 Emigration Canyon Road  
**Date:** Thursday, January 5, 2023 3:15:29 PM

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bJanuary 5, 2023

Dear Ms. Gilmore,

My wife and I are owners of a condominium in the Bench Tower building at 3125 Kennedy Drive. Our home is in the close vicinity of the property at 3052 and 3150 Emigration Canyon Road, for which the owner has requested a zoning amendment to allow Teancum Properties, LLC to construct a high-density multi-family residential building. We would like to go on the record with our concerns in the hope that we can persuade the Planning Commission to reject the proposed amendment and building project.

The proposed building plans for this site pose a number of serious issues, including: (1) threats to the safety of the people who reside in the area and to properties and residential buildings, (2) potential for irreparable damage to the natural environment, and (3) extreme stress on the infrastructure that supports the current population in and around Emigration Canyon.

1. As you know, we are surrounded by wild land that sustains precious flora and fauna. The shrubs and trees that blanket the hills around us are already at a very high risk of wildland fires as a result of the protracted drought in the state. A fire at the proposed construction site would spread rapidly due to the prevailing winds, putting all properties and residents in the vicinity of the building site at risk. I say this from my experience as a volunteer firefighter trained in structural and wildland fire-fighting techniques. The fire-related risks to human lives and safety must be taken very seriously. In addition, the construction is likely to cause major disturbances to the stability of the hillside through jackhammering and the potential use of dynamite to create a flat platform for the proposed building. Any such destabilization would, therefore, greatly increase the risk of foundation collapse for Bench Tower and other adjacent buildings in the event of an earthquake or erosion from heavy rains. Once again, human lives as well as property would be endangered.
2. A project of this magnitude will cause irreparable damage to the watershed area, and it will put huge stress on the natural vegetation and wildlife of the surrounding area, which is now the habitat for animals such as deer, mountain lions, bobcats, foxes, raptors and deer. As residents and stewards of this precious landscape, we find the disruption of this natural harmony unacceptable, and we are proud to take every measure to preserve it. It should also be noted that when the mammalian species mentioned above are driven from their habitat, they are more likely to wander across roadways and onto residential properties, creating dangerous and potentially fatal situations for humans and animals alike.
3. The volume of traffic on Sunnyside Drive heading to and from Foothill Drive and into Emigration Canyon on normal working days has grown by orders of magnitude in just the last

three years. The traffic is always backlogged at peak hours, forcing many drivers seeking to get to the university campus to take circuitous detours through our residential neighborhood. Already this traffic poses a big risk to residential pedestrians, to the children, parents, and pets playing in Donner Park, and to hikers and bikers preparing to ascend the trails on the hills. In addition, on the days when the Hogle Zoo or This Is The Place hold community events, the traffic load is horrendous. There are cars parked all the way up Kennedy Drive as well. The additional 500–800 cars from the proposed development will surely create intolerable traffic stoppages and chaos on Sunnyside Drive all the way up Emigration Canyon. Moreover, in the event of a catastrophic wildfire or earthquake, evacuation of the area would be unmanageable and, once again, human lives would be endangered.

These are some of the reasons we object to the proposal by Teancum Properties, LLC and request that the planning commission deny the zoning amendment request for property referred to in this letter.

Kind regards,  
Sushiel and Priscilla Keswani  
3125 E. Kennedy Drive #302  
Salt Lake City, UT 84108

Sent from [Mail](#) for Windows



**From:** [Parties With A Cause](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed High-Density "Student housing" Emigration Canyon  
**Date:** Thursday, January 5, 2023 9:53:00 PM

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Hello Kristina,

The proposal of a high-density zoning change requested for the mouth of Emigration Canyon has raised an alarm. There are large apartment buildings above the proposed area, that is true. But they are connected to a road system that can get to Foothill in several different ways. As a resident of Emigration Canyon I'm VERY concerned about building 550 units along the canyon road. The Emigration Canyon road has a single point of entry and exit. We already have to deal with the traffic of cyclists, motorcycles, hunters, and constant road blocking due to marathons and various races. Adding another 550 vehicles to the road is untenable. The Foothill/Sunnyside intersection is terrible mornings and evenings with the existing University traffic.

In addition, there are concerns with the soil stability on that hillside and additional potential damage to the stream we are trying to save.

We are VERY concerned with the water usage a large structure like the one proposed will take and add to the burden of water restriction we already experience.

My family and I must voice our opinion so you know that we are not okay with this. Our single access road cannot be compromised like that. I'm happy to sign something or speak to whomever I need to make them aware of the existing homeowners feelings. **Please do not re-zone Emigration Canyon.**

Thank you for your time,  
Bri Adams & Todd Thueson  
Pioneer Fork Road, Emigration Oaks  
Brianna M. Adams, *IACC, IIDA*  
*NCIDQ, LEED Green Associate*



**From:** [yammit15](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) New Emigration Canyon Development  
**Date:** Saturday, January 7, 2023 12:20:12 PM

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I am respectfully requesting disapproval of re zoning and development of a high density student housing project at the mouth of the canyon. This property is adjacent to an extremely high density area with a large population of senior and retired citizens. Traffic in the area is already a problem with the zoo, research park and recreational use all contributing to unacceptable congestion.

Timothy May  
3125 E. Kennedy Dr. #701  
Salt Lake City, UT 84108  
[REDACTED]

**From:** [Vee Kelsey-McKee](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed zoning map amendment, Emigration Canyon Road  
**Date:** Monday, January 9, 2023 3:52:56 PM

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Dear Ms. Gilmore,

Regarding PLNPCM2022-01106: Thank you for giving the residents of our community advance notice of the request to amend the zoning map for the property located at 3052-3150 Emigration Road. I am writing to represent the 41 residents of the Donner Crest Condominiums, a 24-unit building located at 850 South Donner Way.

Our community feels that the current FR2 zoning is appropriate and suitable as indicated in our community Master Plan in order to minimize flooding, erosion, environmental hazards, protection of wildlife habitat, and promote the safety of present and future residents. We recognize that there is high-density housing above this area on Donner Way. However, a major difference is that vehicle access to the existing condos is largely through the neighborhoods to the south, and does not impact Emigration Canyon Road, a historical landmark, or Emigration Creek. The proposed amendment, if granted, would create serious issues involving ecological health, safety and infrastructure that need to be considered. Our concerns are as follows:

1. Traffic: Sunnyside Avenue narrows abruptly from 4 lanes to 2 as it passes Hogle Zoo eastbound. High density housing on this narrow two-lane road, where most of the vehicles would be turning left across oncoming traffic to exit the development, would create a dangerous bottleneck for drivers coming to and from the canyon. The extra vehicles would also create an additional hazard for cyclists, since the road is the most popular and utilized bike path in the state. How would this congestion be ameliorated?
2. Protection of Emigration Creek: How will the creek be protected from pollution during the building process and from a large number of residents living beside it? We note that a fairly large bridge would have to be built over the creek to accommodate the vehicle traffic.
3. Water and sewer: Emigration Canyon has no culinary water. The city recently told us that they could not enlarge the drainage for our property because the sewer system was at capacity. How will the city provide water and sewer services to a large development? If they do not, will the developer rely on wells and septic systems that will endanger the creek?
4. Protection of the city water supply: Emigration Tunnel, a significant city water source, is next to the property. We are concerned about how large-scale construction and blasting or digging into the hillside in this area could affect this valuable resource.
5. Ecosystem: One of our residents who has volunteered to set up wildlife tracking cameras for research purposes has seen deer, bobcats, cougars, squirrels, racoons, coyotes, birds and other wildlife frequenting this area. We are concerned about large-scale destruction of habitat.
6. Destabilization of the hillside: How will excavation to put a large development in this area affect the foundations of the large buildings that sit atop this hillside?
7. Increase in fire danger: For our neighborhood and for Canyon residents. A fire in this area would be difficult to access.
8. Housing affordability: Given the obvious high costs involved in building in this area, it does not seem probable that a project here will contribute to our much-needed affordable housing supply.

We appreciate the city's careful assessment of these issues and again encourage the retention of the current zoning.

Vee Kelsey-McKee, President, Donner Crest HOA

--

Vee Kelsey-McKee, President  
Donner Crest HOA  
850 Donner Way, Apt. 102

Salt Lake City, UT 84108



**From:** [daniel trentman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) re: 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Tuesday, January 10, 2023 6:03:39 PM

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grab a coffee:

A comment on the 3052 E Emigration Canyon Road Zoning Map Amendment

I am a home owner a short way up Emmigration Canyon. Rather than expand high density into lower density areas, I think it better serves quality of life for both density areas when trying to keep high density areas contained. Although there is already a large amount of high density abodes at the mouth of the canyon, that is not an argument to increase it and increasing an already growing high density build in the city would be better.


Expanding high density areas into low density areas creates a cascading expense. More infrastructure will continually be a request, public transportation needs to expand in a comfortable manner, frustrating congestion increases, and student life styles might conflict with an existing community atmosphere.

It is easy to see that 500 more cars in the morning and late afternoon is guaranteed to increase congestion. That would help to move the U traffic congestion transiting to/from the turn at the post office, up the hill past the zoo. Gauging the effect of student life styles on the community environment is a harder thing so it is worth looking at current experience. Friends and acquaintances in the housing area around the U have overwhelmingly decried the loss of property value and lack of community respect, drunks often at all hours and loud noise (music?) into late hours. I used to live near the U on Douglas street so I have first hand experience with the joys of relentless youthful frolicking.

Although I do not have data to support an argument at this time, infrastructure development and expansion, and public transportation are probably more efficiently handled by expanding from the high density city base out, rather than jumping to the canyon mouth and trying to expand as cheaply as possible. Instead of 500 more cars driving about, improve and reduce the cost of public transportation in the city. I used to prefer public transportation until it became expensive, inconvenient, and too uncomfortable; I am not a fan of cattle-car class transportation. That investment would have additional benefits in the existing high density areas. Infrastructure build out in the core city could also benefit by putting money into maintaining and replacing older infrastructure supporting many people as growth continues.

If cost is a concern then the only argument I can provide would be one involving the trade-off between quality of living and profit for a few. If it were to be put to a vote, I think we would find that all low density denizens would favor increased taxes to help reduce the loss of quality of life, if only as we old geezers see it.

maybe it should have been a hot cocoa, coffee too easily makes us tense by itself.

daniel trentman  
590 standel dr, 84108-1502  




66 years old geezer

**From:** [Ron McKee](#)  
**To:** [Gilmore, Kristina](#); [Council Comments](#); [Dugan, Dan](#); [Mayor](#)  
**Subject:** (EXTERNAL) Salt Lake City planning and zoning, is considering a request for a zoning change at the mouth of Emigration Canyon  
**Date:** Wednesday, January 11, 2023 1:02:57 PM

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## Kristina Gilmore and Salt Lake City Resident Representatives

Salt Lake City planning and zoning, is considering a request for a zoning change on two lots at the mouth of Emigration Canyon, currently zoned single family, at 3052 E Emigration Canyon Road, from FR-2/21 to RMF-75 High Density Multi-Family Residential.

I want to express my concern and objection to this zoning change, clearing the way for the developer to build an 8-story, 550+ rental unit building on this site. There is approximately 2000+ residence in Emigration Canyon. This project, if approved, would increase that number by 40%, a huge increase in a short time, there will be unforeseen issue with a project of this size.

There are a number of issues with the size of this project. My objections and concerns are safety, environmental and cost.

1. The access to this property to and from emigration road is potentially problematic, the property access will be where there is a turn in the road, making turns to and from the property at peak times hazardous.
2. The traffic congestion on Sunnyside from college students and research park traffic is already a problem both directions from Sunnyside/Foothill to Chipeta Way. In addition, the traffic load from emigration canyon residences, worker, zoo patrons, Pioneer Heritage State Park, Rotary Glen and dog park users, the condominium community along Donner Way and Saint Mary's neighborhood an shoreline trailhead parking, all leading to a two-lane road, narrow shoulders and concrete barriers past Rotary Glen Park cannot be safe with the addition of 800+ vehicles from this project and future canyon development bring many more cars to an already congested area. I don't think the city has a risk mitigation plan for this future.
3. The city will need to add two additional traffic lights. One at Sunnyside/Crestview drive and another at the property entrance, thus causing additional backups and congestion on an already too busy road.
4. After having spoken to Salt Lake City utility employees about the over subscription of the storm water and sewer systems along Sunnyside Rd. and Emigration Canyon Rd, I expect the cost to upgrade these systems will be unacceptable.
5. I'm concerned there will be damage to water quality, caused by a large construction project near the emigration tunnel spring and the spring water capture system.
6. I have personal knowledge and experience at this site, having spent time working on wildlife monitoring of this area. Th site is located in the flood plan, and it has flooded in the last 5 years due to Emigration Creek overflowing the river banks.
7. There is a game migration path through these lots from upper Emigration Canyon into Rotary Glen Park.
8. I believe there is avalanche risk to any structures or occupants here, from the north facing slopes starting inside the lots boundaries, which are greater than 45 degrees.

I frequently drive and bike Emigration Canyon, I'm seriously concerned about how the city and developer plans to address the safety of bikers, runners and homeowners that drive, ride and run Emigration Canyon daily.

I understand the city's desire to promote large housing projects, but these massive projects have to be appropriate for the location, I don't think this project meets that test.

Thank you for your consideration of my concerns.

Ron McKee





**From:** [Susan Poulin](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon  
**Date:** Wednesday, January 11, 2023 1:59:36 PM

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Hello Kristina,

I am a real estate agent and also live close to the mouth of Emigration Canyon (by the zoo). I am completely opposed to the re-zone and construction that the owners have planned for these lots. The biggest issue I have is the traffic! There is SO MUCH TRAFFIC already with people driving to and from Research Park, and also up and down Emigration Canyon itself. The current homeowners in the Canyon will have to face unbelievable traffic issues going to and from home/work, not to mention the hundreds of people who bicycle up and down the Canyon. For the cyclists, it will be a safety nightmare.

Also impacted: light pollution, air pollution from the 500 units and their lights and cars, wildlife, Emigration Canyon Creek.

It's just such an incredibly dangerous proposition.

Susan Poulin  
Realtor®

Summit Sotheby's International Realty Top Tier Agent 2009-2021  
Salt Lake Board of REALTORS 'Salesperson of the Year'

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1260 Stringham Avenue, Suite 100, Salt Lake City, UT 84106

[summitsothebysrealty.com](http://summitsothebysrealty.com)  
[www.susanpoulin.com](http://www.susanpoulin.com)

**From:** [Suzanne Stensaas](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Judi Short](#); [Bonneville Hills](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Wednesday, January 11, 2023 2:02:29 PM

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**Petition Number:** PLNPCM2022-01106  
**Council District:** #5 – Darin Mano  
**Staff Planner:** Krissy Gilmore  
**Email:** [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)  
**Phone Number:** 801.535.7780  
**End of the Public Comment Period:** February 18, 2023  
**Join the Online Open House at:** [www.slc.gov/planning/openhouse-01106](http://www.slc.gov/planning/openhouse-01106)

This land should not be built on. You need a geologist to confirm this. It is ridiculous to pretend that this is for student housing. That is a gimmick to put in apartments that are not in a student's budget. This is not a nearby housing option for students, but perhaps for the CEOs in Research park. Leave this entrance to the canyon natural and respect the neighbors on the hill above.

Suzanne S. Stensaas  
2460 Lynwood Drive  
Salt Lake City, Utah 84109, USA  
Home, land line [REDACTED]

[REDACTED]  
[REDACTED]

**From:** [Michelle Buhler](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Wednesday, January 11, 2023 2:46:58 PM

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Hi Kristina,

I'm concerned about the proposed zoning amendment to 3052 E Emigration Canyon Road. As a resident of the area, I'd like to raise concerns about the impacts to Emigration creek, the increase in traffic to the community, the safety of cyclers, and water, sewer and power capacity in the area.

Please take all of the above into consideration as you're reviewing the proposal.

Best,  
Michelle Buhler

**From:** [Amy Cutting](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E. Emigration Canyon Zoning Map Amendment  
**Date:** Wednesday, January 11, 2023 4:19:32 PM

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Dear Ms. Gilmore,

I am writing to voice my opposition to the Zoning Map Amendment proposal for 3052 and 3150 Emigration Canyon that would allow the construction of any high-density, residential building(s) at the mouth of Emigration Canyon. I have been a resident of Emigration Canyon for the past 35 years and am very familiar with the canyon and the location being proposed for development. I feel lucky to be one of the roughly 1500 individuals living in the canyon, but also feel responsible for preserving the uniqueness and limited natural resources of the canyon, along with promoting the safety of all who live in and visit it. My opinion is that changing the zoning map from single-family residential use to high-density, multi-family use in that location would change the canyon irreparably and pose a danger to the canyon's natural and cultural ecosystem.

The many things that make Emigration Canyon special are its history as the gateway to the settlement of the valley; its easy accessibility to nature from the moment you enter; its distinct, historical neighborhoods; and its commitment as a community to maintaining and protecting its ecosystems and resources. Dropping a multi-unit building into the historically and environmentally significant canyon mouth risks changing the character of the entire area and threatening its resources.

Furthermore, the proposed Zoning change potentially increases the number of residents in a way that is disproportionate to the historical and more recent precedent for growth. Over the past several years, Emigration Canyon has experienced a steady increase in numbers of people utilizing its resources. New residents in new single-family homes, sightseers in cars, bicyclists, runners, hikers, skiers and others have all been taxing the fragile ecosystem and having an impact on air quality, noise, light pollution, water quality and quantity, and safety. Not to mention that the risk of catastrophic wildfires in this characteristic wildland-urban interface grows as more and more people inhabit and access the canyon. Any change in Zoning not only opens the door for a large and rapid influx of people in this location but may prompt similar proposals in other areas of the canyon.

The location chosen and the proposed uses, i.e., student housing, assisted living center or multi-family development, also make no sense to me. Shoehorning a multi-unit building between the creek and a very steep hillside, with all the necessary setbacks and retention, will be extremely disruptive and expensive. It also has the potential of impeding flow in and out of the canyon, not only for months during construction but beyond as the new residents enter and exit the development. Finally, the aesthetics of living in the area of the canyon proposed seem highly undesirable. Residing in a small unit with unavoidably limited views in a part of the canyon that gets virtually no sun in the winter, would negate the benefits of living close to nature.

There are many good reasons why the land at 3052 and 3150 Emigration Canyon has been undeveloped to date and I think it needs to stay that way. I urge you and your colleagues to deny the Zoning Map Amendment for those properties.



Cordially,  
Amy Cutting  
1121 N. Burnt Fork Rd.  
Salt Lake City, UT 84108

**From:** [Rich Caramadre](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment comment  
**Date:** Friday, January 13, 2023 6:02:37 PM

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I'm against changing the zoning for this development.  
Rich

**From:** [Lisa FitzGerald](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment comment  
**Date:** Friday, January 13, 2023 6:10:26 PM

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Hi Kristina,

As a resident of Emigration Canyon, I am against changing the zoning of these parcels of land.

- Traffic will be increased. We already experience problems with traffic at the bottom of the canyon during big zoo days, Christmas Market, running/riding events. The size of the proposed construction would certainly exacerbate the current issues we experience on a daily basis.
- Emigration Canyon Road is our only emergency evacuation route. Adding blocking to our evac route could be disastrous.
- These lots are the gateway to our community which is built around wildlands. The current zoning is specifically designed to promote environmentally sensitive and visually compatible development.
- High-density development would negatively impact the wildlife that frequent these parcels and use it as a wildlife corridor to the adjacent foothills.
- Emigration Canyon road is a premier cycling destination for Salt Lake County. Increasing traffic would be a detriment to the cycling community and likely cause more accidents and deaths.
- These lots are a flood plain for annual winter snow melt and during large flood years (observational, I'm not a hydrologist), mediating the flow of water into Sugar House, and preventing flooding further up the canyon.
- These lots span Emigration Creek, which already has water quality issues and is under "EPA - watch". Construction and adding more people, cars and dogs will certainly further degrade water quality in the creek and water flowing into Sugar House.
- Salt Lake has already had to "purchase" the water well/holding tank etc. at the top of the Maryfield community to provide adequate fire-suppression support of the Presidential Club condominiums. How will the city fight fires in the proposed high-density buildings? Will they have to expand the water capacity in Maryfield? What will the impact on that community be?

Please deny the requested zoning changes for these lots.

Lisa FitzGerald

**From:** [johncarol62@cs.com](mailto:johncarol62@cs.com)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106  
**Date:** Sunday, January 15, 2023 3:50:24 PM

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To: Salt Lake City Planning Commission  
Re: PLNPCM2022-01106

Greetings,

We have lived in the Canyon Crest Condominiums for about 22 years, and would like to express our opposition to the proposed rezoning of the parcels at the mouth of Emigration Canyon, which would allow for the construction of high rise buildings. We request that the Planning Commission assure that complete and unbiased studies be done in the following areas:

1. Seismic activity.

We consider it critical that before the rezoning of these parcels is approved, an extensive study be done on the effects of construction on the potential for a change in seismic activity in this area.

2. Erosion.

The parcels under consideration are surrounded by steep terrain. In our opinion, it is imperative that there be a complete analysis of what effects the proposed rezoning would have on soil erosion, specifically related to the structural stability of surrounding buildings.


3. Water quality.

We understand that a portion of Salt Lake City's water supply is provided by the area under consideration. We believe that possible changes in the quality of the city's water need to be assessed before approval is granted for this project.

We are grateful to the Planning Commission for addressing our concerns.

Yours truly,

Carol and John Malouf  
Units 1202 and 1009  
Canyon Crest Condominiums  
875 Donner Way #1202  
Salt Lake City, UT  
84108



**From:** [REDACTED]  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Petition Number PLNPCM2022-01106  
**Date:** Monday, January 16, 2023 11:20:42 AM

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**TO:** **KRISSY GILMORE, AICP**  
Senior Planner, Planning Division  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

**FROM:** Benjamin and Rita Hart, Canyon Crest Condominium, Unit 1101

**DATE:** January 13, 2023

**RE:** Petition Number PLNPCM2022-01106

As resident owners of Unit 1101 in Canyon Crest Condominium, we are submitting this letter to you regarding four major concerns we have about the proposed new construction project, Petition Number PLNPCM2022-01106, adjacent to our building.

- First, the excavation and construction required for a project of this scope could disturb the present foundation of the Canyon Crest Building.
- Second, we are concerned about ground water contamination. A project this large will directly impact the natural watershed path from the mountains east of the building.
- Third, traffic congestion from such a major project, 550 doors with parking, would totally congest Emigration Canyon Road and Sunnyside Avenue.
- Fourth, trees and other foliage are nature's air filters. Removing these trees and replacing them with 550 doors, parking areas and cars would increase Salt Lake City's existing pollution problem.

Because of these concerns, we oppose the proposed construction project and recommend the area be made into a continuation of Donner Trail Park.

Thank you for your consideration.

Sincerely,

Benjamin and Rita Hart  
875 S Donner Way, Unit 1101  
Salt Lake City, UT 84108  
[REDACTED]



**From:** [cathy fritsch](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Zoning Concerns  
**Date:** Monday, January 16, 2023 12:24:33 PM

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Dear Ms. Gilmore,

Regarding the Keswani's letter from the Bench Towers dated January 6th. We would like to echo their same sentiment, and add an additional concern. This project would be located right at the "only exit" from Emigration Canyon. In the event of a wildfire. It would create a great bottle neck in order for the residents of the canyon to evacuate and for the Fire Department to gain access.

Sincerely,  
Rod & Cathy Fritsch

**From:** [Fred Roth](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Concerns with Zoning Map Amendment for 3052 and 3150 Emigration Canyon Road  
**Date:** Monday, January 16, 2023 8:01:55 PM  
**Attachments:** [Kristina Gilmore.docx](#)

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**TO:** Kristina Gilmore <[kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)>  
**FROM:** Fred & Kathleen Roth, 3125 Kennedy Drive / Bench Tower, #301  
**SUBJECT:** Concerns with Zoning Map Amendment for 3052 and 3150 Emigration Canyon Road

Kristina,

We live at 3125 Kennedy Drive / Bench Tower.

We are very concerned about the significant negative impact the proposed multi-building complex will have on our neighborhood.

Our comments are in the attached document.

Thank you in advance for your support.

Fred & Kathleen Roth  
3125 Kennedy Drive, #301

January 16, 2023

TO: Kristina Gilmore

FROM: Fred & Kathleen Roth, 3125 Kennedy Drive / Bench Tower, #301

SUBJECT: Concerns with Zoning Map Amendment - 3052 and 3150 Emigration Canyon Rd

I am attaching a January 5, 2023 note from Sushiel Keswani regarding the property in question. We are neighbors with Sushiel and we agree entirely with the concerns expressed in his note to you.

Fred & Kathleen Roth have these additional concerns:

1. The application states the property is for Student Housing yet also comments "if this ends up being the final use." It appears it may not be for Student Housing and result in another type of development.
2. The application states there are several other possible uses - "assisted living centers (not just one but multiple centers) and multi-family developments of similar size". We are confused on exactly what the builder is proposing in that small space.
3. The application states it is for Student Housing. The massive building project at the corner of Foothill and Sunnyside is also for student housing. It is hard to believe the University needs another large student housing building.
4. The application states it will promote "redevelopment of underutilized land." The neighborhood strongly wants it to remain underutilized.
5. The application states it will not impact single family housing west of the property. There are no single-family housing units WEST of the property (only Hogle Zoo). However, it will significantly impact housing to the SOUTH and EAST of the property.
6. It was our understanding that buildings east of Foothill Drive are restricted to no higher than four stories. Bench Tower was built prior to that restriction. We understand this is to be eight stories. Is that not a violation of current building code?
7. As we all know, views in the Salt Lake Valley have a significant impact on property values. We live on a lower floor at Bench Tower with a view directly toward the proposed building. We are extremely concerned that this new eight story building will have a direct, negative impact on our view and our property value.

In summary, we are very concerned about the significant impact this proposed multi-building complex will have on our wonderful Utah living experience. As stated at the beginning of this note - we are in also full agreement with Sushiel Keswani's comments.

Thank you,

Fred & Kathleen Roth

3125 Kennedy Drive - #301

Salt Lake City, UT 84108

**From:** "Gilmore, Kristina" <[Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)>

**Date:** January 6, 2023 at 10:04:01 AM MST

**To:** Sushiel Keswani [REDACTED]

**Subject:** RE: (EXTERNAL) Concerns with Zoning Map Amendment for 3052 and 3150 Emigration Canyon Road

Hi Sushiel and Priscilla,

Thank you for your thoughtful and detailed comments. They have been saved as part of the public record for the project and will be sent to the Planning Commission for their consideration.

Sincerely,

**KRISSY GILMORE, AICP**

Senior Planner

Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

**From:** Sushiel Keswani [REDACTED]

**Sent:** Thursday, January 5, 2023 3:15 PM

**To:** Gilmore, Kristina <[kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)>

**Subject:** (EXTERNAL) Concerns with Zoning Map Amendment for 3052 and 3150 Emigration Canyon Road

January 5, 2023

Dear Ms. Gilmore,

My wife and I are owners of a condominium in the Bench Tower building at 3125 Kennedy Drive. Our home is in the close vicinity of the property at 3052 and 3150 Emigration Canyon Road, for which the owner has requested a zoning amendment to allow Teancum Properties, LLC to construct a high-density multi-family residential building. We would like to go on the record with our concerns in the hope that we can persuade the Planning Commission to reject the proposed amendment and building project.

The proposed building plans for this site pose a number of serious issues, including: (1) threats to the safety of the people who reside in the area and to properties and residential buildings, (2) potential for irreparable damage to the natural environment, and (3) extreme stress on the infrastructure that supports the current population in and around Emigration Canyon.

1. As you know, we are surrounded by wild land that sustains precious flora and fauna. The shrubs and trees that blanket the hills around us are already at a very high risk of wildland fires as a result of the protracted drought in the state. A fire at the proposed construction site would spread rapidly due to the prevailing winds, putting all properties and residents in the vicinity of the building site at risk. I say this from my experience as a volunteer firefighter trained in structural and wildland fire-fighting techniques. The fire-related risks to human lives and safety must be taken very seriously. In addition, the construction is likely to cause major disturbances to the stability of the hillside through jackhammering and the potential use of dynamite to create a flat platform for the proposed building. Any such destabilization would, therefore, greatly increase the risk of foundation collapse for Bench Tower and other adjacent buildings in the event

of an earthquake or erosion from heavy rains. Once again, human lives as well as property would be endangered.

2. A project of this magnitude will cause irreparable damage to the watershed area, and it will put huge stress on the natural vegetation and wildlife of the surrounding area, which is now the habitat for animals such as deer, mountain lions, bobcats, foxes, raptors and deer. As residents and stewards of this precious landscape, we find the disruption of this natural harmony unacceptable, and we are proud to take every measure to preserve it. It should also be noted that when the mammalian species mentioned above are driven from their habitat, they are more likely to wander across roadways and onto residential properties, creating dangerous and potentially fatal situations for humans and animals alike.
3. The volume of traffic on Sunnyside Drive heading to and from Foothill Drive and into Emigration Canyon on normal working days has grown by orders of magnitude in just the last three years. The traffic is always backlogged at peak hours, forcing many drivers seeking to get to the university campus to take circuitous detours through our residential neighborhood. Already this traffic poses a big risk to residential pedestrians, to the children, parents, and pets playing in Donner Park, and to hikers and bikers preparing to ascend the trails on the hills. In addition, on the days when the Hogle Zoo or This Is The Place hold community events, the traffic load is horrendous. There are cars parked all the way up Kennedy Drive as well. The additional 500–800 cars from the proposed development will surely create intolerable traffic stoppages and chaos on Sunnyside Drive all the way up Emigration Canyon. Moreover, in the event of a catastrophic wildfire or earthquake, evacuation of the area would be unmanageable and, once again, human lives would be endangered.

These are some of the reasons we object to the proposal by Teancum Properties, LLC and request that the planning commission deny the zoning amendment request for property referred to in this letter.

Kind regards,

Sushiel and Priscilla Keswani  
3125 E. Kennedy Drive #302  
Salt Lake City, UT 84108



**From:** [Paul](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 8 story building on Emigration Creek is a very stupid idea! This would plug up that intersection, cause a catastrophic flood danger and destroy beautiful green space that we need more and more of. Don't make another Donner Party tragedy here!  
**Date:** Tuesday, January 17, 2023 10:21:53 AM

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Sent from [Mail](#) for Windows

**From:** [Kavindra Malik](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Thursday, January 19, 2023 9:17:07 PM

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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]

**From:** [Jane Larson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 East Emigration Canyon Road Zoning Map Amendment  
**Date:** Friday, January 20, 2023 3:27:36 PM

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Hello,

My name is Jane Larson. I live in Sugarhouse and have lived in Utah most of my life. I am very concerned about the direction the city is taking in regards to housing. I don't have an answer to our expensive housing or our crowded everything but I know that it is a mistake to build a monstrosity such as a high density multi family rental in the mouth of our beautiful Emigration Canyon. I worked at Utah's Hogle Zoo for 35 years and I can't imagine having that there defacing the natural area so close to the stream and natural areas. This will undoubtedly do irreparable harm to the watershed. Disturbing wildlife and wild fauna. Haven't we done this enough?! The road cannot sustain this kind of population increase. The area is already so busy. The traffic for the zoo and This Is The Place monument would be unbearable at certain times of the year. The vulnerability to wildfires is extremely high here. The cost of fighting fires there would be huge. I would guess the evacuation from the area would prove to be slow and dangerous. There are other places that this can go. Why on earth would they pick this spot? Because they want to make a huge profit in charging too much for living in a spot such as this. We have to stop selling out our beautiful, natural areas to developers that want to take advantage. We seem to do this all too often. The Inland Port comes to mind. The idea of a gravel pit in Parley's Canyon comes to mind. Making islands in Utah Lake comes to mind. These places are the very reason people come to Utah. It's natural beauty. We have to say no to the constant barrage of ridiculous ideas to handle some of our population woes. Please do not let them build this housing structure there. Please choose to protect our more natural areas. It is better for all of us. Thank you.

Jane Larson

**From:** [jessica](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) comments about propsoed development in Emigration canyon  
**Date:** Thursday, January 19, 2023 12:22:36 PM

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Hi Kristina,

I am a resident of Emigration canyon in the Skycrest neighborhood and I am writing to convey my strong concern about a proposed apartment complex development at the mouth of the canyon. I am opposed to such a development for many reasons including the following:

-The two lane canyon road is already strained due to high volumes of road biking recreation and resident traffic. The road is narrow with little to no shoulder and there is not room to put turn lanes. This would be dangerous and impede traffic. There are also marathons and other recreational events that would be disrupted by the substantial increase in traffic.

-Water quality and quantity is a source of serious concern for both health and environmental sustainability. There are federal lawsuits going on in addition to scientific studies. The impact of digging water lines, sewer lines would need to be investigated by experts to consider impacts.

-Has the migratory bird act been considered. The impact on such species must be investigated by experts.

-The open space is currently used for wildlife migration and habitat by many species. They will be negatively impacted.

As a canyon resident who values the open space and natural environment, I am opposed to such a large development.

Sincerely,

Dr. Jessica Kramer

**From:** [Katherine Wallace](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) comments re 3252 Emigration Canyon zoning change  
**Date:** Tuesday, January 17, 2023 10:02:58 AM

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Senior Planner , Kristina Gilmore,

As a resident sixty years in Salt Lake Valley and thirteen years on Donner Way, a frequent visitor to Emigration Canyon, I am opposed to Century 21 Commercial's request for a zone change.

Construction of a 750 ft building on Tunnel Springs Creek which is the source of Donner Way resident's water which could be contaminated

The property abuts a 35% plus grade hillside

Necessity to not only excavate for the site but water, electricity and sewer on a narrow road.

Closing the road would prevent access for fire fighters and medical emergency personnel

500 units and an assisted living center would increase traffic immensely and make the road more dangerous for hikers and bikers

Sincerely yours,

Katherine Wallace, 910 Donner Way #302, SLC, UT 84108





**From:** [jean mack](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Development at the mouth of Emigration Canyon  
**Date:** Tuesday, January 17, 2023 4:39:28 PM

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I want to go on record as being soundly against a proposed eight story, 550 unit apartment complex. Changing the zoning so a developer can line their pockets and scar the land, is reprehensible. It must not happen. There is no reason whatsoever to support this development! Greed doesn't belong in ruining a gem of an area, that already has so much traffic in the canyon.

Thank you,  
Jean Mack

Sent from [Mail](#) for Windows

**From:** [bruce remington](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Eight story building at emigration mouth  
**Date:** Tuesday, January 17, 2023 9:11:07 AM

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For many reasons I do not think this should be built

**From:** [Nathan Siegal](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration canyon apt complex  
**Date:** Tuesday, January 17, 2023 2:46:29 PM

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Hello, I read about the proposed apartment complex at Emigration Canyon in the Salt Lake Tribune this morning. This development would be an eyesore to the area and would generate a significant cost to not only the immediate neighbors, but also to any homeowner who enjoys the view up the canyon. The additional traffic in this area would be unwelcome. The area is walkable to exactly nowhere, which makes it a poor location for dense urban style housing. The current glut of overbuilt and overpriced apartments downtown should further inform all that this would be a terrible decision.

There are already several tall apartment buildings in this area, another is the last the we need.

Best,  
Nathan Siegal

**From:** [Zuckerman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Development  
**Date:** Wednesday, January 18, 2023 12:09:52 PM

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Hello Ms. Gilmore,

I've been led to understand that a developer is applying for a zone change for the purpose of erecting an eight story building in the mouth of Emigration Canyon. Close proximity to our natural lands in our canyons is so often cited by visitors and new residents as one thing that makes our city unique and attractive. Yes, we need housing, but we need more quality of life that people desire when they seek places to live. There are plenty of areas in the county that need to be raised and replaced with newer projects. Virgin lands should always be the very last resort to be bulldozed.

My wife and I voluntarily monitor Millcreek and Emigration Creek for USU Waterwatch at Rotary Glen. We are very concerned about the degradation of this stream this proposed project would cause. Please reject this rezoning application because this is not the place.

Respectfully

Paul and Sonceria Zuckerman  
Salt Lake Cit

Sent from my iPhone

**From:** [Barbara Reineke](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration canyon  
**Date:** Tuesday, January 17, 2023 8:23:44 AM

---

Please please please, not another high rise and at the mouth of our Emigration Canyon??? One high rise up there is enough. The new one would destroy hiking trails and would frankly be an eye sore. Please reevaluate and reconsider.

Thank you from an avid hiker.

Sincerely,  
Barbara Reineke

Sent from my iPhone



**From:** [Laura Dupuy](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) NO to Emigration Canyon Residential Project  
**Date:** Tuesday, January 17, 2023 9:50:53 AM

---

I can't imagine a more horrible scenario than the one proposed for the 8-story high density residential project proposed for the mouth of Emigration Canyon.

This monstrosity will destroy one of the few natural areas in our rapidly growing city. There is inadequate infrastructure to support a project of this scale and the traffic problems it will create will impact an entire neighborhood, Emigration Canyon residents, Hogle Zoo patrons, This is the Place visitors, and Research Park. This is just for starters.

The habitat that would be destroyed is home to foxes, bobcats, owls, hawks, and other creatures. It's time we honor other living beings in our community.

Finally, Salt Lake City has become a concrete jungle filled with featureless ugly concrete block apartments. Our city has lost any natural charm or beauty. Don't let this be the next project that we simply don't need in our city.

Stop this project now.

Laura Dupuy  
[REDACTED]  
940 Donner Way, #590  
Salt Lake City, UT 84108  
[REDACTED]

Sent from Laura's iPad

**From:** [Kim Krause](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) NO!!! 550 unit Immigration Canyon project  
**Date:** Tuesday, January 17, 2023 12:09:52 PM

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City planning should consist of areas where you simply say, "not only no, but hell no!!!!" City planning should not go to the highest bidder for all the wrong reasons. Is nothing sacred any more!!?!?! We DO NOT need this 550 unit Immigration Canyon project. It should be a hard stop and not even up for consideration. There are a million reasons NOT to do it and only one reason to do it. I vote that greedy money is the reason this project not even be considered. Good grief, can there be no area of this city that is not inundated with eye sore butt ugly apartment buildings!!?!?!? I swear the city planners are out to destroy this city!!!!!!

Sincerely,  
Kim Krause

**From:** [Nathan Auck](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Opposition to Emigration Canyon Building  
**Date:** Friday, January 20, 2023 8:40:04 AM

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Hi Kristina,

I'd like to respectfully submit my opposition to the 3052 E Zoning Map Amendment. I'm a weekly (sometimes daily) user of the canyon, living less than a mile from the mouth and I see virtually no benefits for our community in allowing the new construction to go forward. I frequently lament the fact that ANY high rise structures were allowed to be built there in the first place. My opposition stems from the following:

- Negative affect on the view shed
- Impact to the riparian zone
- Historical and cultural impacts
- Negative affects on the watershed

This building ONLY benefits the builder's pocketbook at the cost of all canyon users and those downstream. I live on the stream downriver and my dog frequently plays in and drinks for the water. I ride my bike or run through the canyon all the time. And I'm an advocate of conserving our natural and cultural heritage. Please don't allow this zoning change to go forward. I'd like to see the city purchase the land and make it into a preserve or park.

Thank you,

Nathan Auck  
Local Resident

**From:** [J L TENNISON](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Apartment Complex Emigration Canyon  
**Date:** Tuesday, January 17, 2023 8:11:06 AM

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I don't believe I'm actually writing you about this - who could think an apartment complex at the mouth of Emigration Canyon is a good idea? Absolutely not. I shudder at the thought of all the traffic it would bring.

Janet Tennison

**From:** [Mark Baranowski](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed development in mouth of Emigration Canyon  
**Date:** Thursday, January 19, 2023 3:01:55 AM

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I am writing you to register my opposition to the eight-story, 550-unit apartment complex, at the mouth of Emigration Canyon, directly east of the dog park. Having lived in SLC for all of my 66 years, I mourn the loss of our open space. Already SLC has been asked to sacrifice Sugar House and 21st-and-21st neighborhoods for the sake of cramming as many people as possible into SLC. Must we also sacrifice our canyons?

Emigration Canyon's narrow mouth and high traffic should be enough reason to say NO to this ill conceived project. All future housing should only be allowed in existing neighborhoods.

Sincerely,  
Mark Baranowski  
1738 Logan Ave  
SLC Utah, 84108



**From:** [Bonnie Barker](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed zoning change for the mouth of Emigration canyon  
**Date:** Tuesday, January 17, 2023 10:34:19 AM

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Dear Ms. Gilmore,

As a neighbor who will be affected by a zoning change, I respectfully ask that it be denied.

The amount of traffic on this area is already problematic. There is not adequate infrastructure for this change. Those of us who live in this area already have traffic issues and this would highly exacerbate the problem.

The zoning of residential is there for a reason. we need to put a stop to this excessive growth in areas that cannot handle it.

Respectfully,  
Bonnie Barker

Sent from my iPhone

**From:** [Denise Chancellor](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Dugan, Dan](#); [Representative Brian S. King](#)  
**Subject:** (EXTERNAL) Public Comment - 3052 E Emmigration Canyon Rd Zoning Amendment  
**Date:** Tuesday, January 17, 2023 6:37:36 PM

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To: Salt Lake City Planning and Zoning.

I strongly oppose the zoning map amendment submitted by Teancum Properties LLC. The two parcel site at issue is currently zoned FR-2, whose purpose is:

To promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for foothills locations. The District is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas not suitable for development; to promote the safety and well-being of present and future residents of foothill areas; and to ensure the efficient expenditure of public funds.

FR2-21,780 Foothills Residential District. By contrast, the Teancum request a zoning change to RMF-75, whose purpose is:

To provide an environment suitable for high density multi-family dwellings with a maximum building height of 75 feet,

RMF-75 High Density Multi-Family Residential District.

In sum, instead of two residential dwellings on the 2 lot parcel, the developer unreasonable asks to place a building up the 75 feet high at the mouth of Emmigration Canyon and situated on Emmigration Creek. The subject site is in an environmentally sensitive. It is at the mouth an iconic canyon, it provides vegetative cover and riparian habitat for wildlife and protects Emmigration Creek from being degraded, whereas the subject project will destroy vegetative cover and hardscape (building and asphalt) will replace riparian habitat leading to diminished watershed protection.

The Teancum development is not at all comparable to the 50 year old high rise apartments above the site on Donner Way. Those old building were built at a time where there was no foothill zoning. Moreover, the Donner Way building do not loom large as you drive along Emmigration Canyon Road as this 75 foot structure will do nor do they do not cause a a hazard to traffic and people.

There are a myriad of other reason why this proposal should be rejected out of hand. First, the site is not completely flat but slopes sharply upward towards the rear. Blasting will likely have to be done to accommodate the proposed 70332 sq ft. 550 unit, 8 story apartment complex. It is questionable whether earth moving will undermine the stability of the hillside and the old apartment building above. Further, the City should look through its past records to see whether other developments for this site have been rejected in the past.

Second, construction will degrade Emmigration Creek. The first question is whether the building envelope is within the high water line of the creek. Also, the Conceptual Plan for the

project shows that the asphalt area in some places in front of the high rise only 20 feet or so from the creek. Is paving to be done within the high water line of the creek? How will storm water be handled?

Third, there is insufficient infrastructure to accommodate up to a thousand residents (or even 550 residents). The drawings do not show a nearby sewer line connection. Storm water is already a problem in the area and the water mains are old. Who is to pay for upgrades of all this infrastructure, even if it can be brought to the site?

Fourth, the project will present a hazard to motorists, bikers and joggers because the two-lane Emmigration Road provides the sole access to the site. Further, there is a bend in the road near the access which will further cause vehicle accidents. In addition, the traffic and congestion from this site that does not have public transportation will clog Foothill Dr., Sunnyside/800 South and other streets.

Finally, the developer has not adequately described the purpose of the project. First it says it is for “student housing” then contrarily, it is for “aging in place”. The developer has the audacity to say that the undeveloped site “provides not benefit to the city.” That is not so. The site is compatible with FR-2 in the environmentally sensitive area.

Please do not further destroy Salt Lake’s irreplaceable canyons by allowing a multi-story high rise on this site.

Denise Chancellor  
2073 E Harvard Oaks Circle  
Salt Lake City UT 84108

DATE:

TO:

Krissy Gilmore, Senior Planner ([Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com), 801-535-7780), and  
Ben Buckley, Associate Planner ([Benjamin.Buckley@slcgov.com](mailto:Benjamin.Buckley@slcgov.com), 801-535-7142)  
Salt Lake City Planning Commission  
Salt Lake City Office of the Mayor  
451 South State Street, Room 306  
P.O. Box 145474  
Salt Lake City, UT 84114-5474

FROM:

Name: Kevern Paul  
Full Address: 960 S Donner Way #350, Salt Lake City, Utah 84108

I am writing to object to the petition #PLNPCM2022-01106 to build a multi-unit housing development at the base of Emigration Canyon. As a resident of the Donner Tower Condominium, I object for the following reasons:

1. The Emigration Canyon Road cannot sustain the heavy construction machinery without considerable damage.
2. Sunnyside Road, Emigration Canyon Road, and adjacent neighborhood roads are not equipped to handle the level of additional traffic that potentially +800 vehicles would bring.
3. Any evacuation due to fire or earthquake from this proposed building would be unmanageable.
4. It is unclear what the effect of such a development would have on utilities, including sewage and water. What kind of upgrade to power and sewer lines would be needed?
5. In order to provide a "flat platform" for the construction, the developer would potentially have to dynamite part of the rock formations on the hillside. Even jackhammering the rock could lead to potential destabilization of that hillside.
6. The proposed property and those adjacent to it are vulnerable to wildfires because of the proximity to the scrub oak and naturally occurring ground cover in the hills.
7. Such a large development is likely to result in unrepairable damage to the water shed.
8. One can anticipate damage to the wild life and flora and fauna, including deer, mountain lions, lynx, fox, raptors and more.

As a taxpayer of Salt Lake City and a nearby property owner, I am expressing my hearty objection to this petition and ask that the Planning Commission deny it.

Thank you.

Kevern Paul

**From:** [Alex Roy](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road  
**Date:** Sunday, January 22, 2023 3:06:45 PM

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Hello Krissy,

I am sure you are getting a lot of these emails, but I am writing you to express concerns with the 3052 E Emigration Canyon Road rezone application. I think that sensible development would make sense, but that going from a Foothills Residential District to RMF-75 High Density Multi-Family Residential District is too great of a rezone. Additionally the area is not served by public transit and is not identified in the east bench master plan as this type of future use.

The submittal by the applicants has several concerning elements including no narrative about how this would be accessible/affordable to students as they claim, there are no commercial properties adjacent to the lots, or single family neighborhoods directly to the west - there is only a dog park and the Zoo to the west on the roadway.

Best  
Alex Roy  
resident 850 South Donner Way



**From:** [Janet Haskell](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) High Rise Construction Proposed at mouth of Emigration Canyon  
**Date:** Wednesday, January 25, 2023 12:11:01 PM

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Hello Kristina,

I recently learned about the proposed lot sales at the mouth of Emigration Canyon for two high rise residential buildings on both sides of the road.

I am strongly against this proposal.

This would be a disastrous decision by the Salt Lake City Council and Planning Commission for residents of Emigration Canyon, hiking visitors, bicyclists, joggers, and service providers traveling the canyon. Here are a few reasons why:

1. Traffic congestion at the mouth of the canyon, at a dangerous curve in the road, dramatically increasing danger to bicyclists, runners, and vehicles;
2. New residential parking on both sides of the road with hundreds of new residents and visitors coming and going at the narrow mouth of the canyon;
3. Traffic lights would be required to manage traffic from the new buildings, slowing down all canyon traffic and raising risks of backups and accidents at the mouth of the canyon;
4. Risks to all canyon residents and visitors in the event of natural disasters such as earthquakes and wildfires, with already higher than average risk in Emigration Canyon and only two possible exits (10 miles apart, at either end of the canyon). This could cost lives if vehicles cannot safely exit due to vehicle congestion.

Please consider all the reasons why approval of this proposal is a bad idea with serious consequences, and urge the Council and Planning Commission to vote AGAINST.

Thank you,  
Janet Haskell  
Emigration Canyon Resident  
1058 N Killyons Canyon  
Salt Lake City, UT 84108

Sent from my iPhone

**From:** [Betsy West](#)  
**To:** [Gilmore, Kristina](#); [Buckley, Benjamin](#)  
**Subject:** (EXTERNAL) Letter of Objection  
**Date:** Saturday, January 21, 2023 12:48:17 PM

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January 21, 2023

TO:  
Krissy Gilmore, Senior Planner ([Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com), 801-535-7780), and  
Ben Buckley, Associate Planner ([Benjamin.Buckley@slcgov.com](mailto:Benjamin.Buckley@slcgov.com), 801-535-7142)  
Salt Lake City Planning Commission  
Salt Lake City Office of the Mayor  
451 South State Street, Room 306  
P.O. Box 145474  
Salt Lake City, UT 84114-5474

FROM:  
Betsy West  
940 S. Donner Way #580  
Salt Lake City, UT 84108

I am writing to object to the petition #PLNPCM2022-01106 to build a multi-unit housing development at the base of Emigration Canyon. As a resident of the Donner Tower Condominium, I object for the following reasons:

1. The Emigration Canyon Road cannot sustain the heavy construction machinery without considerable damage.
2. Sunnyside Road, Emigration Canyon Road, and adjacent neighborhood roads are not equipped to handle the level of additional traffic that potentially +800 vehicles would bring.
3. Any evacuation due to fire or earthquake from this proposed building would be unmanageable.
4. It is unclear what the effect of such a development would have on utilities, including sewage and water. What kind of upgrade to power and sewer lines would be needed?
5. In order to provide a "flat platform" for the construction, the developer would potentially have to dynamite part of the rock formations on the hillside. Even jackhammering the rock could lead to potential destabilization of that hillside.
6. The proposed property and those adjacent to it are vulnerable to wildfires because of the proximity to the scrub oak and naturally occurring ground cover in the hills.
7. Such a large development is likely to result in irreparable damage to the watershed.
8. One can anticipate damage to the wildlife and flora and fauna, including deer, mountain lions, lynx, fox, raptors and more.

As a taxpayer of Salt Lake City and a nearby property owner, I am expressing my hearty objection to this petition and ask that the Planning Commission deny it.

Thank you.

*Betsy West*

Sent from my iPhone

**From:** [LYNN Pershing](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106  
**Date:** Tuesday, January 24, 2023 8:57:54 AM

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I am resolutely against any amount of property to be rezoned at this site for use as student housing for higher education (University of Utah)

The site is seismically unstable for this height and will be prohibitively expensive for students. How many units will be for affordable for students vs luxury for others?

This project is a ruse and should be denied.  
Lynn k Pershing

Sent from my iPhone

**From:** [Mary kaye herbert](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Re: (EXTERNAL) Emigration Canyon Highrise  
**Date:** Monday, January 23, 2023 11:28:08 AM

---

Hello!

Thank you-the email should read “adamantly oppose” the construction. Don’t want my opinion to be misinterpreted!

Sent from my iPhone

> On Jan 23, 2023, at 8:22 AM, Gilmore, Kristina <Kristina.Gilmore@slcgov.com> wrote:

>

> Hi Mary,

>

> 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,

>

>

> KRISSEY GILMORE

> Senior Planner

>

> PLANNING DIVISION | SALT LAKE CITY CORPORATION

>

> Phone: (801) 535-7780

>

> Email: Kristina.Gilmore@slcgov.com

>

> WWW.SLCMAYOR.COM WWW.SLC.GOV

>

>

> -----Original Message-----

> From: Mary kaye herbert [REDACTED]

> Sent: Friday, January 20, 2023 9:44 PM

> To: Gilmore, Kristina <kristina.gilmore@slcgov.com>

> Subject: (EXTERNAL) Emigration Canyon Highrise

>

>

> Hello,

>

> I adamantly oppose the construction of this project in our beautiful EC community. The ecological impact on the environment, wildlife and beauty of this unique microcosm will be altered and possibly destroyed forever.

>

> Additionally, the traffic problems we will all endure unacceptable. Would like to know when the additional hearings take place so we can protest this project.

>

> Mary Herbert

> Resident Emigration Canyon

>

> Sent from my iPhone

**From:** [Phil Triolo](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment Comment  
**Date:** Wednesday, January 25, 2023 2:26:22 PM

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Dear Ms. Gilmore;

I am writing to express my extreme opposition to the rezoning proposed for 3052 E Emigration Canyon Road. The current zoning, FR-2/21,780 Foothills Residential District, is as much appropriate as the proposed zoning is inappropriate. I urge the Planning Council and any other bodies responsible for approving or making recommendations on the proposed change, oppose it to the greatest extent possible.

I live in Emigration Canyon and continue to be pleasantly surprised by the variety and profusion of wildlife that inhabits the canyon. It is not uncommon to see deer, moose, elk, fox, and wild turkeys on Emigration Canyon Road. These sightings are not at the top of the canyon- I live on Skycrest Lane, approximately 3 miles up the canyon, and have seen these animals on my drive home. The animals live down low close to the SLC boundary, as well as towards East Canyon. The proposed rezoning would infringe on their environment.

Further, Tunnel Springs, a source of freshwater for Salt Lake City, lie either within the boundaries of the land proposed for rezoning, or are close enough that they would be negatively affected by the proposed development. We, in Salt Lake City and environs and the Colorado River basin in general, are facing current and continued water shortages owing to climate change and inappropriate use of water. Any development that threatens water source purity or requires extensive mitigation to maintain water source purity and quantity doesn't remotely deserve consideration, no less approval, under current and anticipated hydrologic scenarios.

Current zoning is as follows:

FR-2/21,780 Foothills Residential District which is defined as:

The purpose of the FR-2/21,780 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

Current zoning is perfectly suited to the location of the proposed zoning change. The only reason for the change would be to provide a financial benefit to property owners at the expense of the public good. I request that the Planning Commission protect the common good and this property in particular from insults by private interests. I ask the commission to protect the public interest, maintain the current protection of wildlife habitat and water sources as intended by current zoning, and recommend that the rezoning request be denied.

Sincerely,  
Phil Triolo

--

Phil Triolo PhD RAC  
Sr. Consultant and Owner  
Phil Triolo and Associates LC  
Salt Lake City UT 1 801 699 9846  
[www.philt.com](http://www.philt.com)

"When there simply aren't enough hours in a day, drop a few balls, accept it, take an evening



on the couch with those you love, and then start again."

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**From:** [Craig Spencer](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Zoning  
**Date:** Friday, January 27, 2023 12:28:51 PM

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Hi Krissy,

My name is Craig Spencer and I live in the Emigration Place neighborhood in Emigration Canyon. I'm writing in response to the proposed rezoning of 3052 E Emigration, near the entrance to the canyon.

Please add my name to those objecting to the zoning change and proposed construction of high-density housing. My reasons for objecting are many but can be summarized in two categories: 2) preservation of green space and quality of life for current residents 3) safety of hikers, runners and cyclists.

**Preservation of Green Space and Quality of Life** – It seems like everywhere a person travels in the valley these days there is construction of new high-density housing. 21<sup>st</sup> south, 33<sup>rd</sup> south, Highland drive, Sunnyside Ave, 400 South, and many others, have all experienced the same demolition of landmark cafes, shops and restaurants to have them replaced by high-density housing. The result is always the same: torn up roads, more traffic and a new way of life for the people who were already there. Good for developers, bad for residents. Rather than continue the trend of “apartments everywhere” can we slow down and consider protection and preservation of the things that make this area attractive to begin with? In this particular area we also have the historical marker pointing out Donnor Hill. This is a fascinating part of the history of the canyon and it's great that we have a place where it can be remembered in close to its original state

**Safety** – Due in part to the rapid population growth along the Wasatch front Emigration Canyon is the last canyon where runners, walkers and cyclists can access the Wasatch back in relative safety. Shoulders are wide, speed limits are reasonable and a small number of full-time residents keeps traffic relatively low. While accidents have been on the increase in this canyon too, a steady stream of cyclists can be seen going up and down almost every month of the year. High density housing at the mouth of the canyon would significantly increase the risk of accidents, especially in the area being discussed with this proposal. Cars drifting out of their lane, abruptly turning in front of riders, cutting off riders, bends in the road not allowing sufficient sight lines... All of this will put non-motorized users of the canyon at a heightened level of danger. I ask that you and the planners please consider the need to keep this important canyon friendly to runners and cyclists as all of the other canyons have become unsafe due to high traffic volumes.

Thanks for your consideration of these thoughts. If you are interested in discussing in more detail, please let me know.

Thanks,  
Craig

**From:** [ldhenchel@gmail.com](mailto:ldhenchel@gmail.com)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Susan](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-01106  
**Date:** Monday, January 30, 2023 1:31:35 PM

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Dear Ms. Gilmore and all concerned,

The request for high density zoning at the base of Emigration Canyon by the current owners of 3052 E Emigration Canyon Road is ludicrous and would have significant detrimental impacts to the Canyon. This is not just a visual impact (which is already bad enough with the Donner Way developments) but the traffic implications would be horrendous. A development with 550 doors would be putting at least that many cars trying access the Canyon road right in its most bottlenecked zone. This would create a huge traffic backup on an already heavily traveled route.

We see this as a play to exact the maximum amount of profit from this property by taking it to the high-density zoning by the current owners. We believe that the properties likely have not been priced attractively for single family residences, which debunks the stated justification that no one wants to build under the current zoning.

Additionally, the Canyon is very sensitive to fire danger and the bottleneck at the base could be catastrophic in a serious wildfire. We see this as extremely dangerous and a threat to the safety of the current Canyon residents.

In closing, we are strongly opposed to the zoning petition and believe that for the above reasons it should be denied by the Salt Lake Planning Commission.

Sincerely,

Larry and Susan Henchel  
Sunnydale Lane

**From:** [Jeff Bierman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Housing Development at the Mouth of Emigration Canyon  
**Date:** Wednesday, February 1, 2023 8:18:50 AM

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Dear Krissy Gilmore,

As you may be aware, Salt Lake City owns a Spring at the base of Emigration Canyon right next to the proposed development. This is one of the City's main sources of pure drinking water.

There are no homes above the Spring for about a mile, I assume this is to protect the watershed. I hope protecting this Spring is a consideration in the decision process.

Traffic at this part of the Canyon is also a concern. The mouth of the Canyon is a choke point. If we had a wildfire and the all the residents of the proposed development were trying to get out along with all the rest of the Canyon residents it could be a major public health, safety and welfare disaster with loss of life.

I am a third generation Canyon resident and have seen major changes here my lifetime. I hope you will consider all the factors involved and help protect the Canyon and the livability of our residents.

Sincerely,

Jeff Bierman

1118 N Killyons Lane

Salt lake City, Utah 84108



**From:** [S.D. Williams](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052/3150 Emigration Canyon Road  
**Date:** Sunday, February 5, 2023 3:46:30 PM

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Dear Ms. Gilmore, As the owner of a nearby property at 3075 Kennedy Drive, I'm opposed to the proposed zoning amendment of the properties referenced in the subject of this email from FR-2 to RMF 75.

These parcels are along the riparian corridor of Emigration Creek and are separated from the higher density housing in the adjacent parcels to the south by a steep and tall hillside creating a natural delineation. Their zoning should be consistent with the other properties along the stream, not those high up over the hill. It's important to establish distinct boundaries between urban development and the Wasatch Mountains, beyond which large scale developments like this are not permitted. The mouth of Emigration Canyon is one such logical boundary. Hogle Zoo and This Is The Place State Park provide an open space transition zone into the canyon. A large development would be inconsistent with the character of that transition zone.

Salt Lake City owns the large parcel to the west of these properties continuing down through the city's Rotary Glen Park on into Hogle Zoo, creating an opportunity to preserve a long section of Emigration Creek as open space. Rather than rezoning these parcels, Salt Lake City should seek to purchase them so they can be preserved for the enjoyment of future generations.

Sincerely yours,  
Scott Williams



**From:** [Jeff & Bonnie Carlstrom](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) petition PLNPCM2022-0106  
**Date:** Monday, February 6, 2023 4:48:17 PM

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**To Emigration Canyon Metro Township re: Development at Donner Hill  
Petition PLNPCM2022-0106**

Emigration Canyon is well-known as the home of the Pioneer Trail, which enters the Salt Lake Valley at what is today being called the University-Foothill Cultural District. This part of the city offers cultural experiences that center on natural landscapes as well as local history. City planners over the years have seen fit to limit nearby development to projects that contribute to this cultural district.

The land currently considered for development sits at the base of historic Donner Hill, a significant cultural touchstone of the Pioneer Trail. This land bisects the last mile of this trail into the valley; a trail that fortunately may still be experienced in its natural state. Only minutes from Salt Lake City, this open space unites beautifully with This is the Place Heritage Park, Rotary Glen Park (Pioneer Monument), Donner Park, and the Bonneville Shoreline Trail.

We urge city planners to continue their commitment to both open space and historical preservation in this district. We believe we would all regret losing this opportunity of providing such a unique and important gift to our community: the Last Mile of the Pioneer Trail.

Jeff Carlstrom  
Emigration Canyon Historical Society

**From:** [Jan Ellen Burton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon  
**Date:** Wednesday, February 8, 2023 3:26:47 PM

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It is my understanding that the land near the high rises in Emigration Canyon has previously been deemed unstable. Therefore, the request to accommodate more housing is concerning.

I may not be accurate, but my understanding is that this land, if approved, may be for housing for U of U students. I think parents of students would be shocked to learn their children are living in a questionable environment. I do not want students to die, nor do I want bikers, etc. to have worse problems in Emigration Canyon. I previously drove up Emigration Canyon at least once a week (from about 2009-2015) and the bikers had difficulty navigating the road. Additionally, the traffic by the zoo and the park nearby was a problem in terms of safety.

Please do not build more at the mouth of Emigration Canyon!

Jan Ellen Burton  
SLC, 84105

**From:** [Mike Mchugh](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning of 6 acres  
**Date:** Thursday, February 9, 2023 3:49:25 PM

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Kristina,

My wife and I have been residents of Emigration Canyon since 2004. We are strongly opposed to the rezoning of the property immediately east of the existing condominiums at the mouth of the canyon.

Adding 550 residential units is completely irrational. This would create a traffic situation that would be extremely dangerous.

Please listen to the people who would be impacted by this in their daily lives.

Thank you,

Mike and Loretta McHugh

6207 Donner Trail Cr.

SLC 84108

Sent from [Mail](#) for Windows

**From:** [Kennard Machol](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) planned development at the mouth of emigration...  
**Date:** Friday, February 10, 2023 10:17:30 AM

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is not in character with the essence of the canyon, would degrade the canyon's quality of life, enhance traffic, congestion, and the already scary traffic at the mouth of the canyon, particularly for the vast number of cyclists from SLC that love the ride. The concept of growth at any cost may be what drives SCL, to its everlasting undoable detriment, but that ruiness methodology of zoning should not impinge on the doorstep to our beloved Emigration Township. Respectfully Yours....Kennard Machol and Wendy Summers 5176 Emigration Canyon

**From:** [Franci Gillmor](#)  
**To:** [Gillmore, Kristina](#)  
**Cc:** [Robert K. Avery](#); [Casee Francis](#)  
**Subject:** (EXTERNAL) Rezoning at the mouth of Emigration Canyon  
**Date:** Friday, February 10, 2023 11:03:13 AM

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Dear Kristina,

I am a landowner and live in Emigration Canyon. I want to voice my sincere objection to the rezoning of the parcels described at the mouth of Emigration Canyon for a high rise of some 500 units? I cannot believe that the city would even consider such a disaster. Student housing? Are you kidding me? Check out Foothill Drive and Sunnyside.

The university is tearing down all those old student housing buildings and replacing them with giant new buildings.

The impact of a development such as this is a detriment to the canyon at large. This is totally inappropriate.

Sincerely,

Frances Gillmor



**From:** [Geoffrey Crockett](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) High Rise Rezoning at Emigration Canyon Mouth  
**Date:** Friday, February 10, 2023 11:11:19 AM

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Hello Kristina,

Thank you for your time regarding this issue.

I write to you as a long time resident of Emigration Canyon. I am very concerned about and opposed to the zoning changes that would allow for a high density multifamily residential development in the canyon.

The addition of 550 residences would nearly double the number of residences in the canyon, which currently has I believe about 650 homes.

Frankly, the canyon is already under stress from current residents as well as transient users of the canyon, both motorists, cyclists, pedestrians, and runners. The increase in vehicle traffic alone would cause tremendous safety concerns for those using the canyon for both recreation and commutes.

Additionally the water supply in the canyon is also already under considerable stress. Doubling of residents will tax this system further and could lead to water supply scarcity that might not be overcome. Loss of water would affect all residents in the canyon and could render it uninhabitable for anyone.

Out of concerns for safety and taxing of the resources in the canyon that make it the desirable place it currently is, again I ask you to respectfully deny this zoning request.

Thanks again,

Geoff

Geoffrey M. Crockett  
652 N. Pioneer Fork Road  
SLC, UT 84108



**From:** [Lynette](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Re-zoning  
**Date:** Friday, February 10, 2023 2:50:48 PM

---

Hi Kristina,

I am a resident of Emigration Canyon. I wanted to express my concern and opposition to re-zoning the area near/at the base of Emigration Canyon.

The road and area is not equipped to handle that many additional cars. The chaos that would create is unimaginable. Adding to that the bikers and wildlife would make it a dangerous and horrible driving area.

I have heard that the owners wouldn't even have the parking spaces for that many units. Then there would be more vehicles parking on the road. I know that it is stated for supposedly student housing. But majority of people have at least one car. Parking and driving in that area would be horrible.

Please do not approve the rezoning.

A concerned resident,

Lynette Jacobsen

**From:** [Paula Shepherd](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Property located at approximately 3052 E Emigration Canyon Road.  
**Date:** Saturday, February 11, 2023 8:13:09 AM

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Emigration Canyon is known for being a beautiful accessible option for biking. Putting 500 student units in at the base will change the way the canyon is used and there will absolutely be more bike/car accidents! With all the new student housing going in on Sunnyside and Foothill, do we really need to add more congestion? Traffic is going to be a nightmare and property values are going to decline. I live in the Yalecrest neighborhood on 900 South and the difference with just the construction work is huge. When it fills up it will be insane. Adding yet another 500 units filtering through the area would be a terrible idea. Please consider something different for that space.

Sent from my iPhone

**From:** [Kent Erickson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Condos at the mouth of Emigration  
**Date:** Saturday, February 11, 2023 9:59:37 AM

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The proposed 500 unit residential development at the mouth of Emigration Canyon is a cause for concern for many residents of the area. One of the main reasons for this is the issue of congestion and traffic. The canyon serves as a major thoroughfare for commuters, as well as for recreational users of the nearby mountains and parks. The addition of a large residential development at the mouth of the canyon would greatly increase the amount of traffic in the area, causing significant problems for everyone who uses the road.

First and foremost, the increase in traffic would result in longer travel times for commuters. With more cars on the road, it would take longer for people to get to work, school, and other destinations. This could cause frustration and stress for many people, who might have to leave earlier or later than they normally would just to avoid the extra traffic. Additionally, the extra vehicles on the road could result in more accidents, which could cause further delays and inconvenience.

The increased traffic would also have an impact on recreational activities in the area. The canyon is a popular destination for hikers, bikers, and other outdoor enthusiasts, who would likely be affected by the increased traffic on the road. This could make it more difficult for people to enjoy the natural beauty of the canyon and the surrounding area, and could also pose a safety risk for those who are out enjoying the outdoors. For example, hikers and bikers who are forced to share the road with a greater number of cars could be in danger of being hit by a vehicle.

In addition to the impact on commuters and recreational users, the increased traffic would also have a negative impact on the environment. The canyon is known for its natural beauty and wildlife, which could be threatened by the

increased number of vehicles on the road. The increased air and noise pollution could harm wildlife and cause harm to the delicate ecosystem of the canyon. Furthermore, the construction of a large residential development would likely result in the destruction of wildlife habitats and the alteration of the natural landscape, further damaging the area's natural beauty.

Another concern is the impact on local businesses and services. With more people living in the area, there would likely be a greater demand for local services and businesses, such as grocery stores, restaurants, and retail shops. This could put a strain on the existing infrastructure, which may not be able to handle the increased demand. The additional traffic on the roads could also make it more difficult for people to access local businesses and services, further impacting the local economy.

Finally, the increased traffic would also put a strain on local government resources. With more people living in the area, there would likely be a greater demand for police, fire, and emergency services. This could put a strain on local government budgets, as these services would have to be expanded to meet the needs of the growing population. Additionally, the local government would likely have to invest in new infrastructure, such as roads, to accommodate the increased traffic, which could be a significant financial burden.

In conclusion, the proposed 500 unit residential development at the mouth of Emigration Canyon is undesirable due to congestion and traffic considerations. The increased traffic would result in longer travel times for commuters, make it more difficult for people to enjoy recreational activities in the area, have a negative impact on the environment, put a strain on local businesses and services, and put a strain on local government resources. While it is important to provide housing for a growing population, it is also important to consider the impacts that this development would have on the local community and environment. The mouth of Emigration Canyon is not an appropriate location for a large residential development, and alternative locations should be considered.



SLC, UT 84108

Sent from [Mail](#) for Windows

**From:** [John Francis](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning at mouth of Emigration Canyon  
**Date:** Saturday, February 11, 2023 10:07:50 AM

---

Dear Ms Gilmore,

I am a Salt Lake City resident writing to fervently OPPOSE the requested rezoning of a 5.96 acre parcel near Donner Hill at the mouth of Emigration Canyon.

The only positive that may result from changing the current zoning from Rural Residential to High Density Housing is to make money — for the developer and for the city's tax base (the latter which will likely be completely negated by the added costs to roads & public safety).

The negatives to a project like this are almost too numerous to count but here are a few:

- Increased traffic
- Increased pollution
- Decreased public safety
- Increased accidents and incidents
- More housing units adding to the glut of new units in central SLC
- More units that may compete with the U of U's new units at Foothill/Sunnyside
- Additional SLC police services required (to cover student issues at a non-university student housing unit)

I could go on and on, but I think you have enough here to understand my objection.

best regards,

John Francis  
661 S 800 E  
SLC, UT 84102

**From:** [Joseph Borshanian](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Rezoning lot at 3052 E Emigration Canyon Rd  
**Date:** Saturday, February 11, 2023 7:56:25 PM

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This letter is in response to a proposal to rezone and construct a high density multifamily residential building at the mouth of Emigration Canyon. This high rise apartment complex could contain as many as 550 units and multiple parking structures.

We have lived in Emigration Canyon for more then 30 years and have seen many changes to the canyon. The traffic and congestion has increased incrementally to the point of being unsafe, which has compromised the safety of those living and recreating there. This is not a highway but a neighborhood, a place we live in and enjoy. A place where wildlife still flourish. Indeed a herd of elk often graze just up canyon from this proposed development.

Emigration Canyon road has always been narrow, winding, and dangerous. The stream attracts all kinds of wildlife who have to cross frequently for water year-round. People flock here from the city for a break from the heat and congestion.

Substantially increasing the number of people who live here will only create a bottle neck at the entrance, and decrease our quality of life. The businesses near the bottom of the canyon (Ruth's Diner and Emigration Brewery) have already increased the traffic in a huge way. The people living in the new apartments will be traveling to work and play both up canyon to Park City or down canyon to Salt Lake City and will create a much larger problem with traffic, pollution, and congestion.

Emigration Canyon is already past it's carrying capacity and has been for years. This is about quality of life and, more importantly, safety. Allowing this development to proceed will only increase traffic, noise, and pollution, endangering the humans and wildlife who already live in Emigration Canyon.

Therefore we are emphatically opposed to this proposed development.

Respectfully,

Kathy and Joe Borshanian  
6523 Emigration Canyon Rd.  
Salt Lake City, Utah 84108  
Residents/homeowners of Emigration Canyon since June 1, 1993.

**From:** [Lotti Wann](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon building proposal  
**Date:** Sunday, February 12, 2023 10:29:05 PM

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Please oppose this proposal. It would destroy wildlife habitat, create additional traffic & there is no room for adequate parking in this area. This is a natural area & another high rise building would be totally inappropriate. Thanks for letting me voice my concerns.

**From:** [Karl Sowa](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Emigration Canyon development  
**Date:** Monday, February 13, 2023 8:58:59 AM

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Hi Kristina -

Based on the East Bench Community Council meeting notes I suspect you are getting a bunch of emails from people opposing the proposed development at Emigration Canyon. This is not one of those emails. I actually think we need more housing in the city, this is a permitted use for the site, and the development plans seems appropriate for the site. So I'm writing to express my support for the project (I have no affiliation with it whatsoever), and make sure you know there are plenty of people who don't suffer from not-in-my-backyard-ism. Yes - make sure design, zoning and engineering standards are met, of course, but it seems ridiculous to just block the project. Thank you,

- Karl

~~~~

Karl Sowa





**From:** [Gholson Lyon](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Re: (EXTERNAL) comment on High-Rise Rezoning at Canyon Mouth  
**Date:** Monday, February 13, 2023 9:33:29 AM  
**Attachments:** [image001.png](#)

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If editing is allowed, see below for the modified version that I prefer you use?  
Thanks.

Dear Kristina Gilmore, I am a resident in Emigration Canyon, having lived there for the past 13 years. If you need confirmation of where I live, my address is:

6017 E. Pioneer Fork Road, SLC, UT 84108.

I am writing in strong opposition to the rezoning request that would allow the construction of a high-rise, high-density residential tower just inside the mouth of Emigration Canyon and just outside the township boundary. The request involves two parcels totaling 5.96 acres that sit immediately east and below the towers on Donner Hill. The current zoning is FR-2/21,780 Foothills Residential District, which allows single-family detached homes on lots of at least 21,780 square feet (one half acre). The requested zoning is RMF-75 High Density, Multifamily Residential. The owner's petition describes one potential use as an eight-story student housing development with two levels of parking and approximately 550 residences.

Emigration Canyon used to be a beautiful and quiet area, but it is already being affected by the influx of so many people, and the insertion of an eight-story student housing development with two levels of parking and approximately 550 residences would further destroy Emigration canyon, as then the number of bikers and people entering Emigration canyon would increase even more. The University of Utah is already building a large number of residences closer to their campus, and it seems prudent to explain more the need for more residences, and if so, why these residences should be at the mouth of Emigration Canyon?

All four of the township's representative bodies (the Metro Township Council, community council, planning commission, and EID) have submitted letters opposing the request. I am writing also in opposition, primarily due to the fact that such a development will dramatically affect traffic volume and safety on the canyon road. I have watched in dismay over the past 13 years as the sheer number of people in Emigration Canyon has dramatically increased, with so many people riding bikes up and down the canyon, plus so many more homes being built in the canyon. The place is now already becoming so much more congested than it was 13 years ago, when I purchased an already-built home from its prior owner, and the area around the zoo and foothill area is already filled with traffic. On Saturday mornings, the zoo literally is a zoo, as the multiple parking lots are overflowing with cars and people. It is a safety issue, as there are so many people crossing the roads, plus so many bikers, that it is very difficult to navigate through the area on most Saturdays when the weather is good. This area simply cannot accommodate the addition of 550 more residences!

When driving up and down the canyon, the number of bikers is truly astonishing, and the road is not wide enough to accommodate bikers on both sides, plus the cars. It is just a matter of time before there is a fatal accident in Emigration Canyon, and the addition of 550 more residences will increase the danger, as more of these new residents will be biking up and down Emigration Canyon, as it is just right there and thus easy to enter. Unless there is a plan with funding to widen the road in Emigration Canyon (but then displacing so many homes!), it is completely reckless, dangerous, and ill-considered to add 550 more residences right at the mouth of the canyon!

In conclusion, I am writing to document here my public safety concerns regarding this rezoning request. It is my opinion that this rezoning request should be rejected in the name of public safety.

On Mon, Feb 13, 2023 at 9:00 AM Gholson Lyon <[REDACTED]> wrote:

Is it possible for me to modify my comment somewhat at this point? I read it again, and I was hoping to edit it?  
Let me know.  
Thanks.

On Mon, Feb 13, 2023 at 8:55 AM Gilmore, Kristina <[kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)> wrote:

Gholson,

Thank you for submitting comments. These have been saved as part of the public record and will be provided to the City Council and Planning Commission 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)

road is not wide enough to accommodate bikers on both sides, plus the cars. It is just a matter of time before there is a fatal accident in Emigration Canyon, and the addition of 550 more residences will increase the danger, as more of these new residents will be biking up and down Emigration Canyon, as it is just right there and thus easy to enter. Unless there is a plan with funding to widen the road in Emigration Canyon (but then displacing so many homes!), it is completely reckless, dangerous, and ill-considered to add 550 more residences right at the mouth of the canyon!

In conclusion, I am writing to document here my public safety concerns regarding this rezoning request. It is my opinion that this rezoning request should be rejected in the name of public safety.

Sincerely,

Gholson J. Lyon, M.D. Ph.D.

Cell Phone: [REDACTED]  
[REDACTED]

--

Gholson J. Lyon, M.D. Ph.D.

George A. Jervis Clinic

and

Institute for Basic Research in Developmental Disabilities (IBR)

1050 Forest Hill Road

Staten Island, NY 10314-6399

Cell Phone: [REDACTED]  
[REDACTED]

--

Gholson J. Lyon, M.D. Ph.D.

George A. Jervis Clinic

and

Institute for Basic Research in Developmental Disabilities (IBR)

1050 Forest Hill Road

Staten Island, NY 10314-6399

Cell Phone: [REDACTED]

email: [REDACTED]

**From:** [Juston Puchar](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Monday, February 13, 2023 10:56:10 AM

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I am pro development most of the time. However i am a cyclist that uses emigration canyon a lot. my biggest concern is safety for riders. your job is to best figure out how to accomplish the interests of everyone not just mine. however i do want the PC to be very thoughtful of ingress and egress and what will be done during construction to not limit the canyon during construction. developers will do anything you need when they are requesting something like this. could a weekly street sweeper be indulged during construction. will they require a larger lane on both sides because of this major exchange for the canyon? these are thoughts that i hope you will consider.

I do know that millcreek canyon is one of the more dangerous canyons to ride. not because of car count. but rather because cars pulling in and out of the BSA camps don't look for riders going 30-40 MPH downhill. then you have cars with narrow roads at times and blind corners. We don't have this in emigration. I fear that a large development like this would put a lot of peril there. so just be thoughtful and require many developer agreements to protect safety during and afterwards. thanks for reading this.

**Juston Puchar**



**From:** [Rachel Idso](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Monday, February 13, 2023 8:06:27 PM

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To whom it may concern,

My husband and I recently heard about the petition to amend the Emigration Canyon Road Zoning. We wish to submit a comment that we do not support this amendment. We have biked up Emigration Canyon many times, and we are concerned that changing the zoning and building large housing here would make biking up the canyon very dangerous due to the increase in traffic. We kindly ask you to reconsider.

Best,  
Rachel

Sent from my iPhone

**From:** [Cindy Furse](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) comment on high rise apartment request at mouth of Emigration Canyon  
**Date:** Monday, February 13, 2023 10:54:20 AM

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Dear Kristina,

We are writing with multiple concerns about the proposal for a high rise apartment complex proposed for the mouth of Emigration Canyon. We live near the top of the canyon, and drive that road regularly.

My concerns are:

#1 Traffic and safety. That is already such a difficult place to have traffic entering and exiting the roadway, mixed with bikes as well. We cannot imagine, and the plans do not in any way convince us, that this is a safe situation from a traffic perspective. This is our largest concern, and has not, in current plans, been addressed in a convincing way.

#2 There is significant historic importance in that location, with the proximity to Donner Hill. The integrity of that area, and the ability for people to visit and experience it, has not been addressed in the current plans.

#3 Although this segment of land is just outside the Township boundary, it is clearly "inside" the canyon. It therefore impacts all residents of the Emigration Canyon Township. It does not appear that an effort has been made to collect feedback from the Township through the normal processes in place (e.g. meetings at the Community Council, Township Council, etc.). Although not technically legally required, it seems it is irresponsible not to collect this feedback and discussion, and we would respectfully request that the City Planning Commission involve the canyon (via the Township Council and Community Council), whose residents are impacted far more than their city neighbors in this case, be included in the discussion.

This looks like a poorly thought out plan at this point.

Thank you, Cindy & Larry Furse, 2295 N Pinecrest Canyon Road, SLC 84108 (801) 647 4174



**From:** [Rebecca Gunderson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) EBCC Objection  
**Date:** Monday, February 13, 2023 7:41:06 PM

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Hello, I am writing to submit my objection as a public commentary on the proposed zoning changes. As a resident of Emigration Canyon as well as a student of the U, I believe that this proposal is not in either sides best interest. The blind curve is already dangerous for the many bikers that use the canyon road, and adding many cars would make that area all the more dangerous. There are better areas closer and more suited for student housing, that wouldn't pollute the stream and cause insane traffic.

Thank you for taking the time to read this and consider the opinions of the public.

Sincerely,  
Rebecca Gunderson

**From:** [Beirne Chisolm](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Re-Zone in Emigration Canyon  
**Date:** Monday, February 13, 2023 3:37:00 PM

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Hello Kristina.

As a 23+ Year Resident of Emigration Canyon, hearing the news of this proposal simply sickens me and all others in this beautiful and pristine canyon. What logical reason would the county Re-Zone a steep hillside, ON the actual Emigration Creek watershed area for 550+ plus more humans? I think there's only 500+ homes in total in the canyon currently....and something thinks it makes sense to DOUBLE that, right at the mouth?

This is completely ridiculous for so many simple reasons:

- Steep Hillside construction issues. Alteration of natural landscape that is already not suitable for building on.
- North facing (always cold, icy conditions). Below major construction from 50 years ago that is not seismically sound.
- On the creek! Great way to pollute a polluted creek even more.
- On a dark, curved corner...how would anyone get in/out of this crazy proposed development without huge traffic issues.
- Current Wildlife area...where will those critters go?
- Ruin the gorgeous "entry way" to Emigration Canyon?
- Doubling or Tripling the traffic in one of the most "biked" canyons in Salt Lake City will cost lives. Plain & Simple - More People will die while biking in the canyon. Hikers too. Motorcyclists too.
- Environmental disaster waiting to happen.
- Why here? Plenty of land available all over the SLC valley that is much more suited to 500+ units. Not a winding, 2-lane canyon road.

Have you seen what's happening down the road on Sunnyside & Foothill? How many THOUSANDS of units are going in there? And more coming. And more after that... We have so many problems in the canyon already...let's deal with those, not make them worse.

I OPPOSE THIS REZONING EFFORT.

Thanks,  
Beirne Chisolm  
6168 E. Emigration Canyon Road.  
SLC, UT 84108

**From:** [Casee Francis](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning at mouth of Emigration Canyon  
**Date:** Monday, February 13, 2023 10:06:32 AM

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Dear Ms Gilmore,

I am a Salt Lake City resident and I also own property up Emigration Canyon. I am writing to fervently OPPOSE the requested rezoning of a 5.96 acre parcel near Donner Hill at the mouth of Emigration Canyon.

The only benefit of changing the current zoning from Rural Residential to High Density Housing is to make money — for the developer since the negative impact to the city, residents and canyon far out weigh any benefit.

The negatives to a project like this are significant and almost too numerous to count but here are a few:

WATER - until we resolve the critical water crisis facing Utah/Salt Lake City/Great Salt Lake, a building moratorium should be enacted. Especially for a project of this size.

FIRE - this canyon is already vulnerable to extreme fire risk, the construction itself increases the probability, let alone the density impact\*

Increased traffic

Increased pollution\*

Decreased public safety

Increased accidents and incidents

More housing units adding to the glut of new units in central SLC where many are sitting empty

Additional SLC police services required (to cover student issues at a non-university student housing unit) where the city doesn't have the force it needs now to serve existing properties and taxpayers

I could go on and on, but I think you have enough here to understand my objection.

Appreciatively,

Casee Francis  
661 S 800 E  
SLC, UT 84102

**From:** [JC Mensink](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Pieter Mensink](#)  
**Subject:** (EXTERNAL) Public comment  
**Date:** Tuesday, February 14, 2023 12:24:11 PM

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We are homeowners at Presidential Villas on Donner Way and hereby submit a written objection to the proposed rezoning and large scale development at the mouth of Emigration Canyon. Our objection is based upon the following concerns, among others:

1. The area in question is vulnerable to wildfires because of the proximity to the scrub oak and naturally occurring ground cover in the hills.
2. Unrepairable damage to the watershed is highly likely.
3. Damage to the fragile wildlife and natural area is also highly likely.
4. The road cannot sustain the heavy construction machinery without considerable damage.
5. The road is not equipped to handle the level of additional traffic that potentially 800 vehicles would bring.
6. Any evacuation due to fire or earthquake would be unmanageable.
7. Effects on increase in utilities, including sewage and water, are unknown.
8. Development would presumably involve blasting to rock formations on the hillside leading to potential destabilization and unsightly destruction of the hillside and natural area.

We urge the Mayor to reject the proposal for this development.

Pieter and Janice Mensink  
925 South Donner Way Apt 1100  
Salt Lake City, UT 84108

[REDACTED]  
[REDACTED]

**From:** [BikeFitr - John Higgins](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E zoning  
**Date:** Tuesday, February 14, 2023 5:14:41 PM

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Kristina,

Re this....

## **3052 E Emigration Canyon Road Zoning Map Amendment** *Planning Petition Information for PLNPCM2022-01106*

**Petition Number:** PLNPCM2022-01106 **Application Type:** Zoning Map Amendment **Project**

**Location:** 3052 E Emigration Canyon Road

I object to this being approved.

The current development atrocities at the mouth of emigration canyon are not sufficient justification to add even more.

This proposal is in the very mouth and gateway of the canyon, and would further detract from the natural gateway to this otherwise delightful area, while adding considerable traffic to the road.

This road sees high use from both cyclists and runners, and having 550+ doors in the proposed development with the associated transport adds considerably to the risk of other road users.

Students in particular are not known for their attentive and skilled use of motor vehicles.

A zoning map amendment is just the thin edge of a very large wedge for future development in an area that should remain under developed.

John Higgins

**From:** [Herman Post](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Disapproval of Planning Petition PLNPCM2022-01106  
**Date:** Wednesday, February 15, 2023 12:11:53 PM

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Dear Ms Gilmore,

I am writing to express my disapproval of the proposed rezoning of the two parcels at the mouth of Emigration Canyon. I have been a resident of Emigration Canyon for the last seven years, and was a resident of the East Bench for twenty years prior to that. I have read the document produced by the Emigration Canyon Metro Township Planning Commission, entitled "Disapproval of Planning Petition PLNPCM2022-01106", and agree with all of the points raised in that document.

Personally, I feel that constructing a high rise apartment accommodating 500 residents of any type within Emigration Canyon is absurd. There is no way that 500 residents can safely enter and exit such a development at this point in the canyon due to the nature of the roads and canyon environment. This section of the canyon is already a hazardous area for cyclists and motorists and cannot accommodate additional growth.

Thanks for your consideration,  
Herman Post



**From:** [Marguerite Henderson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon apartments plan  
**Date:** Wednesday, February 15, 2023 4:20:30 PM

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Kristina,

I am totally opposed to any more construction up Emigration canyon . We have enough high rise buildings there already! Where are we getting the water and other utilities from? Not to mention more traffic on Sunnyside Avenue! Absolutely NO!

I'm a long time resident of Yalecrest and we don't need more housing in the East Bench!

Which Utah Representative/ legislator/real estate baron is responsible for this horrific idea?

NO!

fondly,

Marguerite Henderson

Sent from my iPhone

**From:** [Michael Sneddon](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106 - Proposed change in zoning 3052 E Emigration Canyon Road  
**Date:** Wednesday, February 15, 2023 10:05:20 PM  
**Attachments:** [EBCC Objection to Parcel Rezone .pdf](#)

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Dear Ms. Gilmore,

Words cannot express my rage that the city of Salt Lake, supposedly a metropolitan area full of persons focused on preserving the environment, would actually be considering rezoning the nearly five acres of land located at 3052 E Emigration Canyon to a super high density RMF75.

**I have read multiple times the attached letter from the EBCC, which is extremely well thought out and written. I endorse it without reservation. Please consider my remarks as if I have cosigned the letter.**

Permit me to add a couple additional points:

1. Where my family has lived in Emigration canyon, we have approximately 50 homes in our little development. I have witnessed several "close calls" when a motorist was pulling out onto Emigration Canyon Road while making a turn and crossing the dedicated bicycle lane did not notice a cyclist or misjudged speed and nearly struck the cyclist. I have witnessed this over and over. Imagine if now suddenly 500 cars, not 50 or 60, were introduced daily into the canyon, cutting across traffic two or more times a day on a blind turn. How many cyclists will be struck by vehicles pulling out or in as they cross the dedicated bicycle lane? **What happens in more years when more acres are developed and more towers erected, adding 1500 to 2000 more students and 2000 to 2500 vehicles coming and going multiple times a day up and down the canyon?** How many cyclists will be struck and killed by exiting vehicles? A stop light and turn lane will need to be established, which will not solve entirely the problem. Instead a stop light and turn lane would increase traffic congestion, cause major delays in travel, and damage forever the canyon. **Is this development so vital that the city and county are willing to install a stop light, add turning lanes, and do so right in the middle of a canyon??** Only buffoons would consider putting a stop light in Big or Little Cottonwood Canyon, City Creek Canyon, or Mill Creek Canyon,

but this is precisely the end result (after two or three dead cyclists) should this proposed rezoning be approved.

2. The high density housing will require a sewer line be laid precisely next to or under the existing stream bed, a major source of potable water for SLC. I have a BS in civil engineering and in previously worked as an engineer for a public utility. Let me share with you a dirty little secret: sewer lines do leak. They are not perfectly tight. So, is this development so vital that SLC will permit the laying of a sewer line right next to or under the stream bed, knowing that there is a risk of contaminating one of SLC's prime sources of potable water?? REALLY? One cannot even allow his or her dog to be in the adjacent canyon, where Little Dell reservoir sits, because the city is paranoid about contaminating its potable water supply. (If you capsized your boat and fall in the reservoir, you are ticketed; no swimming for any reason is allowed!) **Everyone** living in the Canyon has septic tanks, but for this developer we are going to make an exception and allow a sewage line be laid right in or along side the stream bed. Nice to carve out an exception for the well connected local elites who seek to enrich themselves at the expense of the local community. **Well Done SLC Government!**
3. There are multiple locations closer to the university or to public transportation, that could be used for such a high density complex. If student housing is such short supply, the University of Utah could rezone land by Fort Douglas, raze old decrepit housing, and erect suitable high density housing. A few acres of the golf course located south of the Hoople Zoo could be condemned and converted to appropriate housing. This is the place monument has ample acreage - - certainly 3 or 4 acres somewhere could be allocated.
4. If this proposal succeeds, it demonstrates that the developers in the community have a strangle hold over the local government and the the city council. **NO ONE** in the Canyon or on the East Bench is supporting the proposal. It is all about money for few people who already have plenty. The more I write, the more I can't believe this proposal was not rejected immediately. But the love of money is what ruins our society, corrupts our city, and distorts our local government. People within the local government with principles, who are willing to stand up and say no, are clearly extinct.
5. The only reason you have not received a mountain of letters is that too few people know of your diabolical plans. The developers and their

supporting local bureaucrats are clever. The beginning of public comments was 15 December 2022, immediately before the Christmas and holiday season. Most people are not thinking about anything except finishing the year, getting prepared for Christmas, and then taking a few days off. The period for public comments ends in a few days, the middle of February. Nicely done! Word did not start spreading, generally mouth to mouth, until just a couple weeks ago. Most people have no idea what to do or how to register their opposition. There was no mass email or mailing or general notice given to the affected community living within the Canyon or on the East Bench or to the bicycle community that every spring, summer, and fall is biking by the thousands up and down the canyon.

I pray that you will explain to your group that opposition, while slow in developing because of lack of knowledge, is growing, and growing fast.

THE PROPOSED CHANGE IN ZONING IS ALL ABOUT DESTROYING A CANYON AND WATERSHEAD SO THAT A FEW PERSONS CAN ENRICH THEMSELVES. **SHAME ON YOU.**

Sincerely,

Michael Sneddon



Sent with [Proton Mail](#) secure email.



In this Memo, the EBCC follows the 5 criteria the planning department uses when looking at the reasonability of a zoning change request and demonstrates how the current FR zone is appropriate and the requested zone is unreasonable. Our canyons provide us with a piece of our identity, and a place we can recreate and reconnect with nature so close to home. Preservation of our foothills and parcels like this is the very nature and purpose of the FR Zone specifically parcels like this on a riparian corridor. Emigration canyon is the most widely used bike path for recreation in the state of Utah. Currently the population in Emigration canyon is around 2000 residents. A project of this size and intensity would add over 1000 occupants or a 50% increase to the population of the canyon and a roadway already plagued with safety hazards and jurisdictional confusion between county and city agencies. **The EBCC as well as other local community councils (list them) have all stated objections to the destruction of one of the most valued natural assets in our city.** Included in this letter are supporting facts, existing conditions, and a supplemental letter drafted by the Condo Coalition representing the condos and its residents.

Criteria:

- Master plan applicability
- Further the purpose statement of the zoning
- Rezone affect on neighboring properties
- Overlay zoning (riparian corridor)
- Adequacy of city services to access the property

PLNPCM2022-01106 – 3052 & 3150 Emigration Canyon Rd Rezone

The applicant is asking for a zoning change from FR2 to RMF75. FR2 is an appropriate zoning classification for these parcels. SLC code, the East Bench master plan, and Plan SLC all support the FR2 classification for parcels of this nature. The parcels in question, as is demonstrated in this letter, are in an environmentally, and historically important section of this city. The East Bench community is greatly concerned with this application and is in opposition to the requested change. A vote taken during the January EBCC meeting had unanimous opposition to the project from attendees, other than the property owners. Below we provide supporting documentation from SLC code, Plan SLC, East Bench Master Plan, National Historical Registry, SLC flood Plain map, and Utility Maps, with key points in **bolded font**.

**FR2:**

*Purpose Statement: The purpose of the FR-2/21,780 Foothills Residential District is **to promote environmentally sensitive and visually compatible development** of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, **suitable for foothills locations as indicated in the applicable community Master Plan**. The district is intended to **minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.***

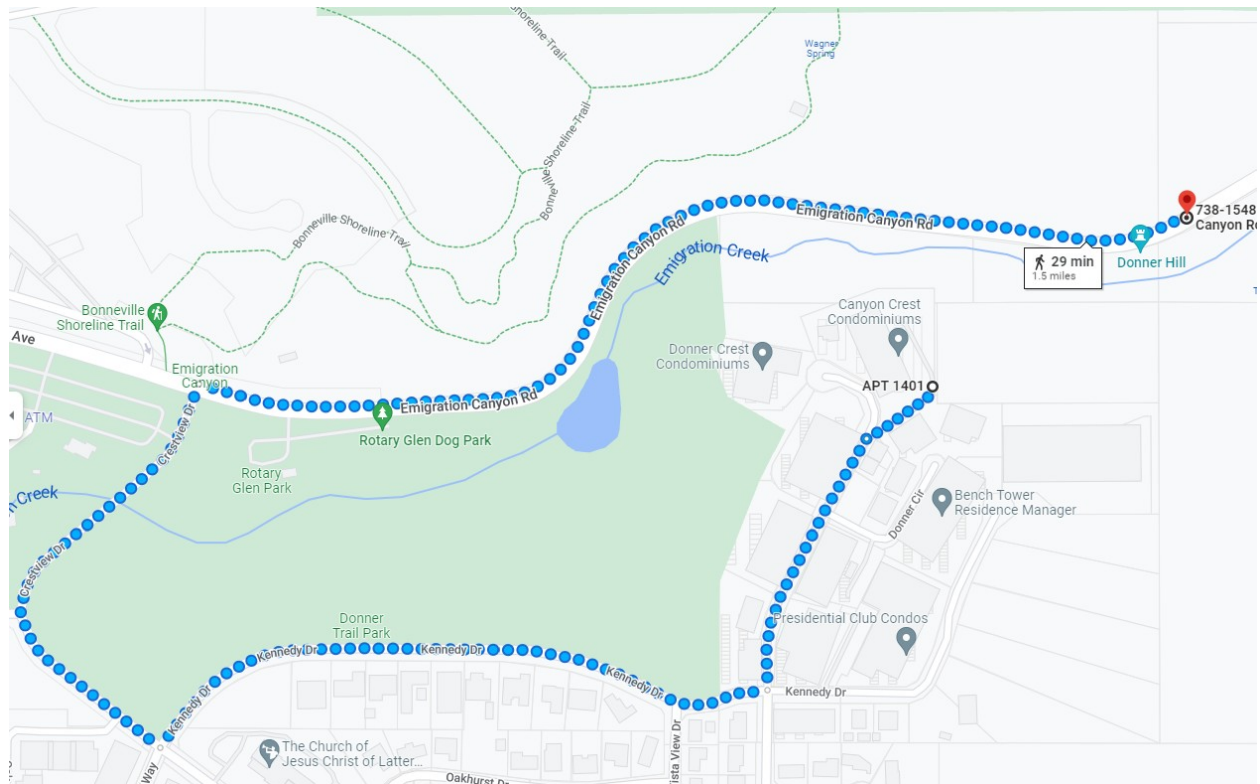


## RMF75:

*Purpose Statement: The purpose of the RMF-75 High Density Multi-Family Residential District is to provide an environment suitable for high density multi-family dwellings. **This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre.** This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

A comparison of the purpose statements of each zone makes it clear that the FR zone is appropriate and was created for parcels of this very nature as is detailed below.

While these parcels are close to the condos on Donner by way of bird flight, the access point for the existing condos is through neighborhood streets and is over 1.5 miles away. These are not comparable developments and should not be looked at in the same way.



The applicant stated in their application that there is no interest in the land for sale. These parcels were listed for sale in 2020 and quickly went under contract, changing ownership in January 2021 for





approximately \$589,000. No changes or improvements to the parcels have been made and the property's new owner has listed the parcel for sale at \$3.2 Million. It is clear that the parcels are being priced as what they could be worth with a rezone to high density, as land value has not increase by 540%, or 2.5+ million dollars in 2 years. These parcels are buildable in consistent with zoning in their current state, and changing the zoning is merely an attempt at enrichment.

The property has a beautiful creek running through it which is filled with native trout, and an abundance of wildlife. A natural setting like this close to the city is nearly impossible to find and would make a fantastic place for a low impact development of homes as is defined in FR2. While in the lowlands of this parcel, you can hardly see the commercial developments accessed from Donner Way.

Attached is a photo from the property found by doing a Google search of the Donner Hill Historical Monument. This boggy creek land is teeming with wildlife and natural beauty, which is exactly what the FR zones and riparian corridor are designed to protect.



## East Bench Mater Plan and Application



As a member of the East Bench Master Planning group, I presented the application during the January 2023 meeting. The consensus was that it was unreasonable, goes against the spirit of the FR zone, and is not in line with the East Bench Master Plan.

The applicant misrepresents the East bench Master Planning document section N3.1 stating that the plan says this location is designated as an acceptable location for High Density use.

This section of the plan is about No Net Loss Housing, and simply notes that some historical higher density developments exist on Foothill Drive, Parleys Way, and the mouth of Emigration canyon (all accessed through the neighborhood via Donner way and connecting neighborhood streets, not emigration canyon road). It does not speak to appropriateness of new developments along Emigration Canyon Road/Sunnyside.

#### **See N3.1 Below**

*"INITIATIVE N-3.1 No Net Loss in Housing Future development should not result in a loss of existing housing units. With the exception of some apartments and condominiums located along Parley's Way, Foothill Drive, and at the mouth of Emigration Canyon, housing in the East Bench is predominantly single-family in nature. Reviews of all redevelopment projects in the East Bench Community should adhere to a no net loss in housing policy. Projects should not result in a loss in existing housing units unless the project is fulfilling another community need as supported by this plan and other City adopted plans".*

However, Section N3.2 talks about **future developments**. It specifically states Foothill Drive and Parleys and excludes the mouth of the canyon as is shown below.

#### **See section N3.2**

*"Balancing the need for additional housing options, while preserving existing conditions can be challenging. In an effort to preserve the character of the stable East Bench neighborhoods while allowing for additional housing choices, higher density housing should be focused along **Foothill Drive and Parley's Way**, both of which are major transportation corridors that can support future transportation options. Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors".*

#### **Page 54 Specifically speaks about Sunnyside avenue:**

*With the exception of Hogle Zoo, Rotary Glen park, and facilities associated with East High, the land uses on the south side of Sunnyside Avenue are predominately low density residential. These land uses are stable and complement the adjacent neighborhoods and community as a whole; therefore, there are no planned land use changes. Sunnyside is a key component in connecting the City's open space resources. The Salt Lake City Open Space Plan identifies Sunnyside Avenue as part of the Transvalley Corridor.*

#### **Page 108 (specifically notes the area should be protected as open space)**

##### **Emigration Creek Corridor**

The areas of Emigration Creek that are located on **private property should be protected as riparian open space**, but should not include public trails unless authorized by the property owners.



## Plan SLC

*Increase the number of medium density housing types and options (this project is super high density)*

*“Our parks, plazas, greenways, and natural lands all contribute to our community identity, sense of place, and livability.” One of the key guiding principles in Plan Salt Lake places importance on:*

*“**Protecting the natural environment while providing access and opportunities to recreate and enjoy nature**” Plan Salt Lake goes further by providing the following initiatives to help communities achieve the overall citywide vision: • Provide access to opportunities for a healthy lifestyle; • Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity; • Enhance trail and open space connectivity through improved visual and physical connections; • **Preserve open space and critical environmental areas;** • **Protect critical natural wildlife habitat, watersheds, and ecosystems;** • **Protect and enhance the existing urban forest.***

One of the defining features of many of the neighborhoods in the East Bench is the mature vegetation, which is a major contribution to the City's urban forest, helping cool the City, reducing air pollution, creating wildlife habitat, and helping to mitigate other impacts related to our urban environment.

## Donner Hill Historical Landmark

This parcel includes a National Historical Monument and plays an important role in the cultural and historical identity of not only Salt Lake City but much of the western United States. The Donner Party, one of the most famous pioneer companies in US history, is thought to have sealed their fate by taking this hill which slowed them down as is documented in their journals. In addition, this is the very hill that the first western settlers of the Salt Lake Valley first laid eyes upon and decided to settle the very city we call home today.

Excavating and destroying this historic landmark to add an 8-story apartment building is a travesty and destroys an important cultural and historical element of our city. Further, the National Register notes:

(a) **It is the policy of the United States to prosecute to the fullest extent permitted under Federal law**, and as appropriate, any person or any entity that destroys, damages, vandalizes, or desecrates a monument, memorial, or statue within the United States or otherwise vandalizes government property.



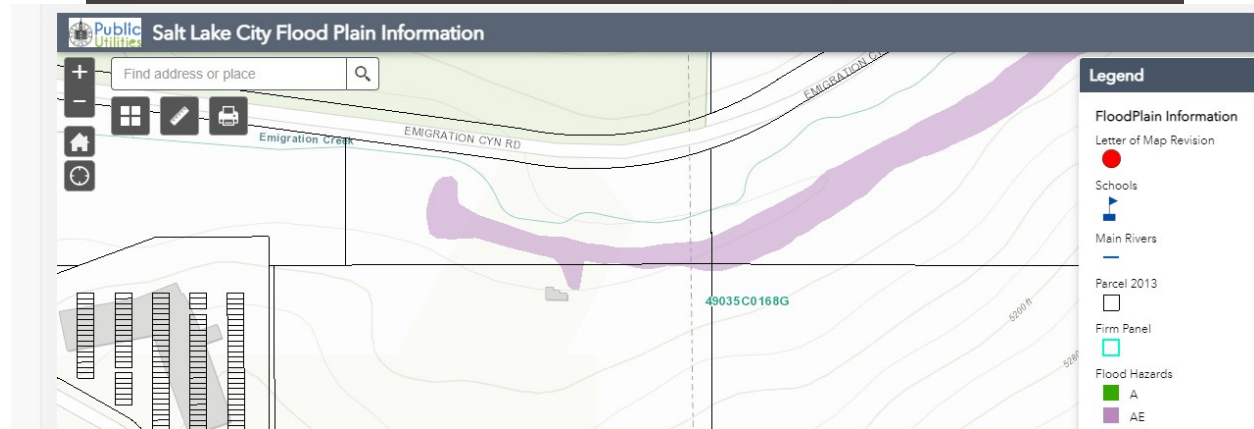


## **Added strain and demand on an already underserved road lacking infrastructure**

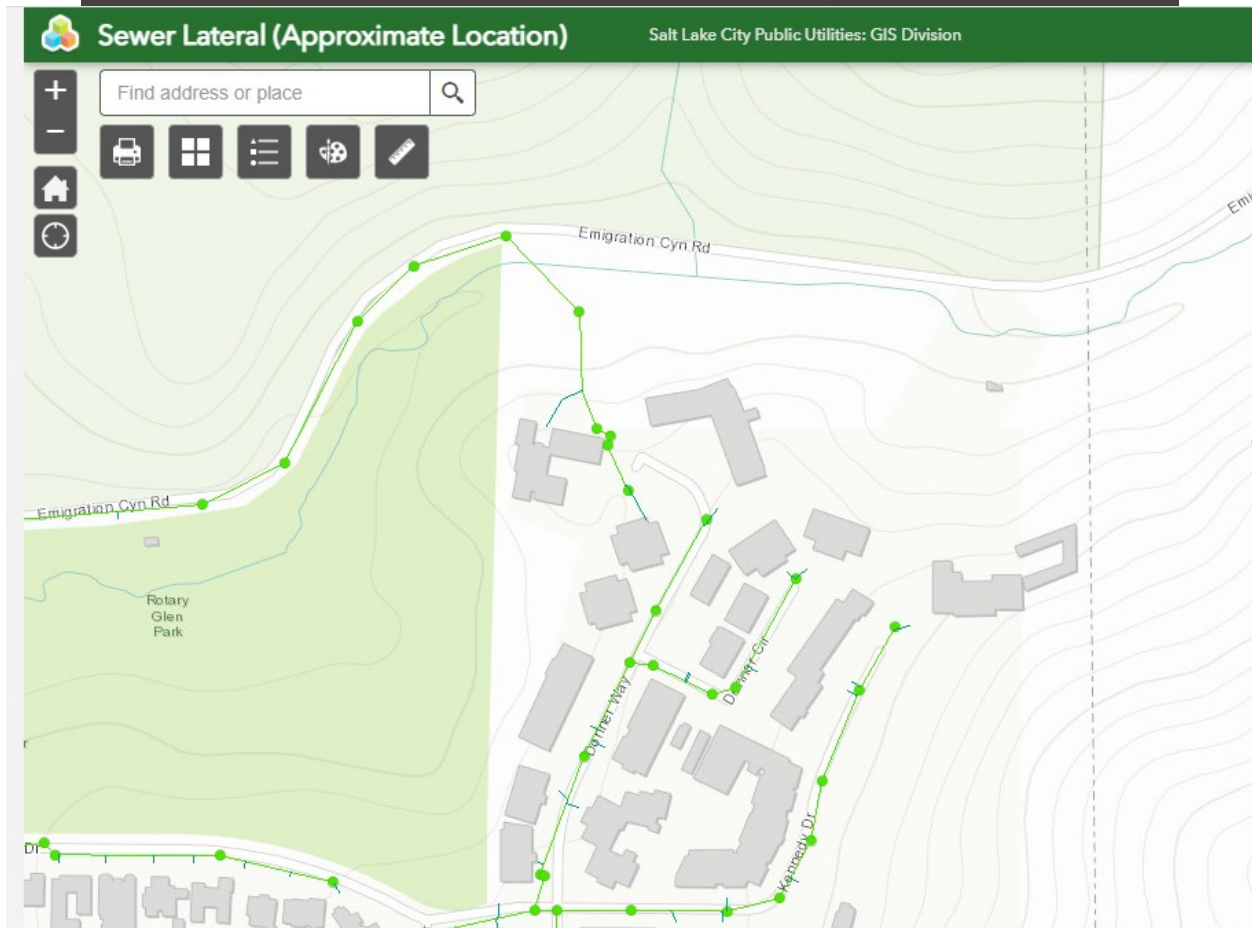
Emigration Canyon Road is the most popular and utilized path in the state for bicycle users. Its natural beauty, slow elevation gains, lower auto traffic, and running along a beautiful creek make it a highly prized asset to the city. This road, however in adverse weather, becomes extremely hazardous as far more snow, rain, and wind beat this section of canyon than in the valley. Shortly after this parcel the city ends, and county jurisdiction starts. This leads to county and city departments such as police not sure who has jurisdiction meaning things are often not enforced. This road already has a problem with excessive auto speeds, noise violations, and illegal dumping. Adding 550 units will add significant auto traffic to a stretch of road not made to accommodate it degrading the experience of one of the most prized recreation options in the state. The total population of emigration canyon is around 2000 people. A project of this size would increase the population using this by over 50%.

## **Environmental, Utility, and Infrastructure concerns**

The Salt Lake City Flood Plain map indicates that the flat buildable area of this parcel is in AE floodplain area. In order to build an 8-story building outside of this floodplain, extensive excavation of the mountain below the existing condos would need to be completed.



Salt Lake City Sewer Lateral map shows that no sewer infrastructure exists in the canyon. For a 550-unit apartment building, major excavation, and infrastructure enhancements would be needed to connect to the city sewer system, provided the city could accommodate the additional stress on the existing sewer system. This work would all be done next to a fragile creek full of wildlife. However, under the FR2 zoning, single family homes or smaller intensity developments could use septic on the south side of the property meaning no additional infrastructure requirements would be needed. In addition AT&T has found it necessary to undertake major reclamation projects in the past, to address instability of the hillside on which it operates a major cell tower above the property in question.



Additionally, there is no culinary water system in the canyon. The City would have to build this infrastructure, or the development would be using a well system which would rapidly deplete the groundwater from the creek. It should be noted that the creek has gone bone dry for the first time in history the past few summers, leaving native trout and wildlife with no life source.

Salt Lake City public utilities has serious vested interest in the area's culinary resource with a pure natural spring (Emigration Tunnel Spring) just west of this property.

## Community Need

While the nation is currently undergoing a housing shortage due to supply constraints stemming from the 2008 financial crisis, density should be encouraged in places that make sense and do not pose harm to natural resources, recreation opportunities, wildlife, and the community.

Recent and future housing developments include the following:





The University of Utah is currently building thousands of units of housing on campus and in research park. Multiple projects on Foothill drive are adding apartment buildings in the near future. The 400S corridor has added thousands of units of housing which are adjacent to trax and bus infrastructure, connecting the University and research park. These should be viewed as positive beneficial developments to add to the housing stock.

Digging out a mountainside, next to a fragile creek, destroying forest, a historical monument, at the entrance to the most heavily used bike and recreation path in the state of Utah does not seem rational.

### **Closing statement**

As detailed in this letter, the criteria the city uses to consider a zoning change are not reasonably met.

#### Criteria:

*Master plan applicability:* Not in line with the EBMP document and is to the contrary.

*Refusal of rezoning Furthers the purpose statement of the FR zone:* The purpose of FR zone is to ***“minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat”***.

*Effect to the extent this rezone would affect neighboring properties:* See letter from condo coalition. This parcel not only affects adjacent property owners, but the community as a whole and will destroy a fragile wildlife habitat and add problems on the most used bike path in Utah.

*Overlay zoning (riparian corridor):* This point speaks for itself as the corridor would be greatly destroyed with parking lots, bridges, under creek pipes for utilities etc.

*Adequacy of City services to access the property:* There are no utility connections within a mile of the project. Salt Lake County and City have split jurisdiction leading to a lack of clarity as to who is responsible, and for what. For example, who plows the canyon, SLC or the County? Where is the line where county police or city police have jurisdiction?



## Condo Coalition

To: Chair Anthony Wright  
East Bench Community Council

From: Sara Baldwin, Canyon Crest Condominiums Owner  
Julio C. Facelli, Canyon Crest Condominiums Owner  
Martha Wunderli, Canyon Crest Condominiums HOA President  
Lynn Jensen, Bench Towers HOA President  
Vee Kelsey-McKee, Donner Crest HOA President  
Barb Snyder, Emigration Oaks HOA President

Date: February 5, 2023

Re: East Bench Community Council Meeting (January 18, 2023) and the Emigration Canyon Rezoning Proposal

Dear Chair Wright and the East Bench Community Council (EBCC) Members:

Thank you for the opportunity to speak at the January 18<sup>th</sup> EBCC meeting (“meeting”) on the proposal before the Salt Lake Planning and Zoning Commission (“Commission”) to rezone the two parcels located at 3052 E Emigration Canyon Road from a FR-2/21,780 Foothills Residential District to a RMF-75 High Density Multi-Family Residential District. Our coalition of condominiums and residences in the Donner/Kennedy area includes Bench Towers, Canyon Crest, Donner Crest, and Emigration Oaks, and we represent over 227 owners and residents who would be directly impacted by the proposed rezoning.

The purpose of this letter is to summarize our coalition’s comments and highlight our primary concerns regarding the rezoning proposal and future development. Although we were able to ask several questions during the meeting, we also include a full list of our questions at the end of this letter, for the public record.

Our coalition is opposed to the proposed rezoning to RMF-75 and future multi-unit development on the parcels in question for the following reasons:

1. **Negative Watershed and Water Supply Impacts.** The property is located in a groundwater overlay zone and is part of Salt Lake City's watershed; Emigration Creek runs through the property and Emigration Tunnel Spring is in close proximity. It is our understanding that the



Tunnel Spring water source produces substantial resources for the City, especially during the winter (providing nearly 5% of the City's supply). Though more in-depth studies could help understand the full impacts, we're concerned that rezoning the property would open the door to myriad negative impacts on Salt Lake City's water supply and watershed. During and after construction of any future development, there could be potential contamination of the groundwater and watershed pollution. At this juncture no storm water mitigation plans have been developed, which poses further concerns regarding the current rezoning proposal.

In addition, a large multifamily residential building would be a huge water consumer. At a time when Salt Lake City's rapid growth is already straining our limited and diminishing water resources, a future large-scale development in this pristine and undeveloped area seems imminently unsustainable. Such a sizable development would also require expanded infrastructure, and it is our understanding that the City's sewer system in the area is already oversubscribed. New infrastructure would be needed to support both an expanded sewer system and culinary water system to serve a future high-density development. It is our position that the impacts on water use, the watershed, and the sewer system resulting from the rezoning proposal merit much more study, discussion, and consideration before approval.

- 2. Increased Traffic and Safety Risks.** Rezoning the properties to allow for a large multi-unit residential building, such as the proposed 550-door "student housing" facility identified in the proposal, would exacerbate the already bad traffic on Sunnyside Drive, Emigration Canyon and on surrounding neighborhood roads. Adding nearly 1000 cars to an already clogged throughfare would increase safety risks to pedestrians, children, pets, cyclists, dog owners, and hikers that frequent the canyon, the Hogle Zoo, Pioneer Heritage Park, and other parks in the vicinity.

Emigration Canyon is one of the most popular cycling routes in the City, frequented year-round by thousands of cyclists. Allowing a rezone of the property in question would open the door to future higher-density developments that would inevitably add a lot of cars that would be turning left across oncoming traffic to head downtown, where the road narrows to two lanes. Such a scenario will undoubtedly increase safety hazards to cyclists and motorists. A traffic light would be needed to manage the flow of ingress and egress, which would create a serious bottleneck at the canyon entrance. We believe this major change from the current zoning should be studied further, and corresponding traffic and safety mitigation tactics should be incorporated into any future development plans (and paid for) by the property owner or future developer.



3. **Lack of Public Transit and Increased Pollution.** There is no public transit in proximity to the proposed development—the nearest UTA bus stop is over two miles away and future expansion of the bus system is unlikely to serve this property (especially considering its location at the City’s boundary with Emigration Township). Without viable public transit alternatives, there will be more cars coming and going, which will increase air and noise pollution that will have an adverse impact on adjacent properties and the surrounding neighborhoods. Furthermore, adding hundreds of cars to the area would worsen Salt Lake City’s existing air pollution problem and run counter to [Salt Lake City’s Sustainable Action Plan goals](#) to “reduce emissions of unhealthy air pollutants and climate-changing greenhouse gases to ensure the region’s security, resilience, and quality of life.” We believe the full environmental and public health impacts of the rezoning proposal and any future developments should be given due consideration as part of the City’s due diligence process.
  
4. **Increased Slope Erosion, Hillside Instability, and Seismic Risks:** The parcels under consideration are surrounded by steep terrain, which also serve as foundations for surrounding buildings, including a critical telecommunications facility. Construction could cause major disturbances to the stability of the hillside and surrounding buildings and communication tower. Any potential destabilization could increase the risk of foundation collapse for these buildings, especially in the event of an earthquake or erosion from heavy rains. These issues merit substantial study before proceeding with approval for a rezone and any future development.

Given the potential for substantial financial impacts to surrounding properties, the City should require the future developer to post a bond to guarantee the completion of mandatory improvements to address hillside and slope stability and protect the City and surrounding buildings from any adverse impacts down the line.

5. **Adverse Wildlife Impacts.** The property contains and is surrounded by native shrubs and trees and a natural creek, which provide critical habitats to numerous native species of birds and wildlife. The parcels also border a designated public park and Salt Lake City Open Space, as well as open land that is part of the Emigration Township. Rezoning the property to allow for a high-density multi-unit building would unavoidably lead to destruction of natural habitat and impacts to the Creek, while also increasing noise, light, and vehicular pollution—all of which would stress the natural vegetation and wildlife of the surrounding area.
  
6. **Destruction of a National Historic Landmark and Historic Trail:** The parcels in question contain numerous historically significant landmarks, including the Hastings Cutoff route used by the Donner Party in 1846 and the Mormon pioneer’s 1847—the Emigration Canyon National Historic Landmark designates the property for its historical importance. This is a



rare plot of land that reflects Salt Lake City's unique history and heritage, and it should be protected and preserved for future generations to enjoy.

7. **Negative Impacts on Surrounding Properties.** Any future development allowed under an RMF-75 rezone would undoubtedly have an adverse impact on the surrounding properties, especially those overlooking the property and those with currently unobstructed views of the parcels in the surrounding the area. Potential impacts include, but are not limited to, increased noise and disturbance of the very quiet canyon (especially at night), increased light pollution, increased traffic, vehicular pollution, increased crime, impairment of views, reduction in property values, and adverse impacts on future real estate transactions.

Our coalition has recently experienced the negative realities of a dead-end development in our neighborhood—a large and highly-visible retention wall to the east of Kennedy Drive was constructed and then effectively abandoned by the developer, resulting in substantial damage to the foothills and surrounding properties. We believe that more stringent due diligence upfront, before rezoning approval, is necessary to avoid the adverse impacts of development failures carried out by well-intentioned property owners and developers.

For these reasons and others, the coalition is strongly opposed to this proposed rezoning to RMF-75 and the future development of a large multi-family building. We believe the current zoning (FR2) is appropriate for the foreseeable future. We also contend that the property owners and their representatives have not presented any compelling argument on how the proposed RMF-75 will benefit the City, its residents, and the surrounding neighborhoods or properties.

Thank you, once again, for the opportunity to engage in this process. Please feel free to contact us with any questions regarding this letter.

Sincerely,

**Sara Baldwin**

Canyon Crest Condominiums Owner  
Co-Chair, Emigration Canyon Rezoning Committee

**Julio C. Facelli**

Canyon Crest Condominiums Owner  
Co-Chair, Emigration Canyon Rezoning Committee

**Martha Wunderli**

Canyon Crest Condominiums HOA President



**Lynn Jensen**

Bench Towers HOA President

**Vee Kelsey-McKee**

Donner Crest HOA President

**Barb Snyder**

Emigration Oaks HOA President

**Coalition Questions Regarding the Emigration Canyon Rezoning Proposal:**

1. Does the City or the property owner plan to study the impacts of a potentially huge water consumer and source of water pollution, during and after construction? At what juncture does study occur in the process? Who pays?
2. How does the City, property owner, and developer plan to mitigate impacts on the Salt Lake City watershed, Emigration Creek, and Emigration Tunnel Springs?
3. Does the City have plans to install requisite street lights and other traffic signals in order to address the ingress and egress of 1000+ vehicles in and out of the proposed development?
4. How does the City, property owner, and developer(s) plan to address the impacts on wildlife and wildfire danger?
5. Has the property owner or developer investigated the viability of acquiring insurance for a future property, given its proximity to the foothills and its increased wildfire danger?
6. How would this development impact the City's storm water and sewer systems along Sunnyside Rd. and Emigration Canyon Rd? Will the City build the culinary water and sewer system infrastructure for this development? Who would bear the costs of an upgrade to allow for a large multi-unit residential complex?
7. What is the estimated square footage cost of the proposed construction, with the necessary utilities (gas, water, sewer, power access)?
8. What are the storm water mitigation plans for a future property, as a considerable surface of the property will be paved/build on?





9. Does the Planning Commission plan to complete studies to assess the impacts of future construction on hillside stability and the structural stability of surrounding buildings (including the communications tower) and the impacts of a proposed development on hillside soil erosion?
10. Are there any clauses in the City Planning and Zoning Codes that prevent developments from starting if they have no ability to finish, due to financial or other reasons?
11. How does the City plan to consider the broader impacts of this development on its [climate](#) goals and efforts to improve air quality? Has the City Sustainability Department been consulted on this proposal?

**From:** [Nick Jacobsen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Against Proposed Condo at mouth of Emigration  
**Date:** Wednesday, February 15, 2023 10:07:31 PM


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Kristina,

I'm writing to voice my opinion against the requested zoning change related to the property at 3052 E Emigration Canyon Road.

I am a resident of Emigration Canyon and my biggest concern is that this project would be a nightmare for traffic in the canyon. Adding 500+ units to that location would have a terrible impact on an already busy area of the canyon. My second concern is with the proximity to the creek. There is no way to get a building far enough away from the creek that it would not have dramatic impacts on the water. As we have all been made aware this past year, water is a critical resource for all of us and we should not tread lightly on this issue.

Please consider Emigration Canyon and vote no to the requested change in zoning.

Thank you,  
Nick Jacobsen  
4863 E. SkyCrest Cir.  
SLC, UT 84108  


**From:** [Nate Bowden](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106 - Proposed change in zoning  
**Date:** Wednesday, February 15, 2023 11:42:33 PM

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Dear Ms. Gilmore,

I am writing to voice my opposition to the proposed rezoning for high density housing near the mouth of Emigration canyon.

I am a resident in the Canyon. Building the proposed housing will have a negative impact on the residents, wildlife, water source and land. Not to mention the danger it will add to the cyclist and runners that use the canyon for exercise regularly.

This proposed housing has clearly not considered the current residents, wildlife and history of Emigration canyon.

Regards,  
Nate Bowlden

Sent from my iPhone

**TO: KRISSY GILMORE, AICP**  
Senior Planner, Planning Division  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

**FROM:** Cheryl Roberts Oliver, Canyon Crest Condominium, Co-Owner Unit 1409

**DATE:** February 16, 2023

**RE: Petition Number PLNPCM2022-01106 Rezoning Proposal for 3052 E Emigration Canyon Road**

I am submitting this letter to you as resident co-owner of Unit 1409 in Canyon Crest Condominiums in regard to concerns I have about the proposed new construction project, Petition Number PLNPCM2022-01106, Rezoning Proposal for 3052 E Emigration Canyon Road.

**I am in total agreement with the concerns noted by the EBCC, the neighborhood condominium consortium, and those specifically presented by the Canyon Crest HOA and residents;** therefore, I have not duplicated those in this letter. This is my personal entreaty to the Planning Commission.

As a recently returned resident of Salt Lake City, I moved into number 1409 last September with the assistance of my daughter and co-owner. My transition from St. Louis, MO was made to be closer to family and return to Utah, where I lived from 1965-1987. I had two specifications that drove the selection of my new residence:

1. To be “of the city but not in the city.” Canyon Crest Condominiums on Donner Way and the surrounding neighborhood met this specification. The ingress/egress is manageable with light traffic and there is convenient access to retail services. I object to the possibility of adding 1000 vehicles going up and down Sunnyside into the Canyon, which will increase noise, air pollution, and traffic congestion.
2. I wanted an unobstructed natural view. A condo facing east up Emigration Canyon, the foothills, and the mountains beyond more than met this specification. A zoning change from FR2 to RMF75 would convert this into a view of the destruction of an irreplaceable historic landmark and natural environment with lengthy site, road, and nerve-damaging construction. The possibility of looking out at a five-story building, the construction of which will negatively affect all the natural resources and infrastructure in the canyon, is heartbreaking.

I adamantly oppose the proposed construction project. A perfectly good alternative is available once this proposal is rejected, which is for Salt Lake City to purchase the Emigration Canyon land and preserve it as open space/watershed protection zone/wildfire buffer/wildlife interface/national historic site and continuation of Donner Trail Park. Plus the City could take advantage of newly available funding from the Infrastructure Act and the Inflation Reduction Act for such a purchase.

Thank you for considering my personal entreaty as you review other objections to Petition Number PLNPCM2022-01106.

Sincerely,

Cheryl Roberts Oliver

**From:** [Kate Reymann](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PLNPCM2022-01106 - Deny Re-Zoning  
**Date:** Thursday, February 16, 2023 9:12:37 AM

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Good Morning,

I am writing to ask the City to not allow this development. I live in the small pocket neighborhood between Sunnyside and the Bonneville golf course. Our neighborhood is already bounded by intense traffic usage on Foothill to the University and into Research Park. The University expansion of family and graduate housing has changed our visual landscape to the west and will most certainly change the landscape yet again when they begin demolition of the existing family student housing on east side of Foothill. We are besieged on all sides and cramming 550 units into an area that is ripe for wild fires and onto a street/neighborhood that was never intended to hold the burden of that much traffic is a terrible idea.

Salt Lake's beautiful benches are a haven for people across the valley. There is such a thing as too much growth. The City should not approve developments that will lead to more massive water usage and building on an area that was meant to "minimize flooding and erosion," and "protect wildlife habitat." It sets a dangerous precedent and opens the door to more and more of our green space being eaten up in the name of unchecked growth.

Further, we have heard that the new family/graduate housing being built is being offered at market rate and not being priced as low income. Is this the intent for this proposed development? If the University is so invested in getting students to live on campus, then build on campus and offer rents/tuition that they can actually afford, not in a location that requires a car to get to campus.

For all these reasons I urge the City to not allow this re-zoning.

Sincerely,  
Katherine Reymann  
867 South 2300 East  
Salt Lake City, Utah 84108

**From:** [Cathy Clayton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Rezoning Emigration canyon  
**Date:** Thursday, February 16, 2023 9:46:53 AM

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Dear Kristina and the Planning and Zoning Commission,  
I am a long time resident of Salt Lake City. I have seen enormous development and growth. Much of it is positive. This idea, that of rezoning near the mouth of Emigration Canyon, is not a good idea. In fact, it is irresponsible of us to not protect our beautiful canyon areas. By allowing such large structures that block the view of the canyon and impact water, sewer, traffic, and emergency response needs is just irresponsible of us. Our beautiful city owes a lot to this canyon which has such historical significance. These types of changes are changes that people in cities regret for years to come. It is a sad change that will forever impact the canyon that we love. I deeply object to the rezoning proposal. Please do not do this. It would affect who I vote for in the future. We need leaders that care to protect the land around us. Yes, we need more housing, but you don't have to drive far to see the changes in respect to housing with giant apartment buildings already happening. Slow down, let the city grow, don't jump into a rezoning decision that will have such drastic impacts on such precious land.

Sincerely,  
Dr. Cathryn Clayton



**From:** [Steven Allison](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon proposal  
**Date:** Thursday, February 16, 2023 12:03:40 PM  
**Attachments:** [BW Logo.png](#)

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Hi Kristina,

Sorry about the lateness of this email.

I am the Vice President of the **Oregon-California Trails Association (OCTA)** and the Preservation Officer for the **Utah Crossroads Chapter of OCTA**.

The "Last Mile" of Emigration Canyon is part of the California National Historic Trail established by Congress in 1968.

Emigration Canyon is a **pinch point** along the westward migration. The Mormon Historic Trail, California Trail, and the Hastings Cutoff (think Donner Part of 1846) all pass through Emigration Canyon.

**We would like to see the area of the proposed development be turned into a National Historic Trails Park with a bike/walking path.** Local groups like OCTA, the DUP, and the National Park Service (who have Congressional oversight authority) would be happy to help with the creation of the park.

A compromise might be to scale back the number of apartments and have the developer pay for the park.

Here is a link to Nation Trails' history:

<https://www.nps.gov/subjects/nationaltrailssystem/faqs.htm>

*Thanks for your consideration,*  
**Steven Allison, PhD**



**From:** [Jennifer Edwards](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Zoning Amendment Comment  
**Date:** Thursday, February 16, 2023 3:30:51 PM

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Dear Ms Gilmore,

I'm writing to express my strong opposition to the request to amend the Emigration zoning in order to build two apartment buildings, which are apparently intended to be used as student housing.

I live in the Yalecrest neighborhood. I regularly travel through the U of U traffic on Foothill and 1300 S. On nearly every day off, I hike or run along the shoreline trail, accessing it most often from the Zoo. In the summer, I frequently join the throngs of cyclists riding up Emigration Canyon.

I moved to Salt Lake City from Pittsburgh in 2015 and I bought my house in Yalecrest in 2018. I was drawn to the neighborhood because of its proximity to the Shoreline trails and the feeling that, with its tall trees and sidewalks that invited strolls with neighbors and dogs, it retained some remnants of an old, small town neighborhood. Coming from the east coast, this made me feel at home.

Since I've moved here, my commute time to and from my workplace at Intermountain Medical Center has increased significantly. My once easy access to the Millcreek canyon is now laborious and painstaking. New, large buildings for student housing are going up along 900s, and the impact of these on nearby roads and intersections is yet to be fully felt. Because of the University of Utah, places quite near my home are increasingly less accessible. Access to these places is the reason I bought my house. Studies have demonstrated that traffic is a major quality of life issue for people living in cities, and my experience supports this.

Street / intersection traffic is not my only concern. The shoreline trail, Hogle Zoo and Emigration Canyon Road are already popular areas for recreation. The access streets and parking lots are often full or overflowing. Apartment buildings at the mouth of Emigration threaten to ruin these areas from overcrowding, and a dangerous mix of vehicles (bicycles and cars).

The city of Salt Lake has a responsibility to thoughtfully direct growth. Growth for the sake of growth is not a good in and of itself, and sometimes it is harmful. Despite the views it publicly espouses, the University of Utah has proved that it is unable to self-regulate or direct its own growth in a thoughtful and respectful manner. This area is already cramped, and growth is limited by the mountains and an important mandate to protect natural land and water resources. It is absolutely unreasonable and infeasible to cram more people and cars into this area, and if that effort is allowed to proceed unchecked it will ruin a precious and beautiful place, and strain important resources. In accordance with the saying "Think globally, act locally", I cannot protect all places, but I will fight to protect the one that is closest to my home.

Thanks for your time,

Jenny

**From:** [Cindy Furse](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Re: (EXTERNAL) comment on high rise apartment request at mouth of Emigration Canyon  
**Date:** Thursday, February 16, 2023 3:49:01 PM  
**Attachments:** [image001.png](#)

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hi Kristina,

I was realizing one more significant challenge, as I drove by yesterday. With that many apartments, and so close to the bus stop at the zoo, surely some folks will want to walk down to the bus stop. But, especially now in the winter, there is no good way to do this. The bike lanes are in two blind curves, so either the walker would be risking being hit by cars in the car lane (and cars often edge over into the bike lane around the bottom curve) or bikes in the bike lane (which are going very, very fast there. Often 40 mph just like the cars.) Neither option is good, and there isn't any other way to get to the bus stop. A woman was seriously injured further up the canyon when a bike ran into her a few years ago. I'm thinking of my young grandkids who often walk to the bus... if they lived there, this would be really risky for them. I don't see a safe route for walkers to reach the zoom bus stop addressed in the plans, and without that, putting this many people living and walking/biking/driving on that small road at blind curves is dangerous.

Thanks for listening. Cindy

On Wed, Feb 15, 2023 at 8:37 AM Gilmore, Kristina <[Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)> wrote:

Cindy and Larry,

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 review and 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:** Cindy Furse <[REDACTED]>  
**Sent:** Monday, February 13, 2023 10:54 AM  
**To:** Gilmore, Kristina <[kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)>  
**Subject:** (EXTERNAL) comment on high rise apartment request at mouth of Emigration Canyon

Dear Kristina,

We are writing with multiple concerns about the proposal for a high rise apartment complex proposed for the mouth of Emigration Canyon. We live near the top of the canyon, and drive that road regularly.

My concerns are:

#1 Traffic and safety. That is already such a difficult place to have traffic entering and exiting the roadway, mixed with bikes as well. We cannot imagine, and the plans do not in any way convince us, that this is a safe situation from a traffic perspective. This is our largest concern, and has not, in current plans, been addressed in a convincing way.

#2 There is significant historic importance in that location, with the proximity to Donner Hill. The integrity of that area, and the ability for people to visit and experience it, has not been addressed in the current plans.

#3 Although this segment of land is just outside the Township boundary, it is clearly "inside" the canyon. It therefore impacts all residents of the Emigration Canyon Township. It does not appear that an effort has been made to collect feedback from the Township through the normal processes in place (e.g. meetings at the Community Council, Township Council, etc.). Although not technically legally required, it seems it is irresponsible not to collect this feedback and discussion, and we would respectfully request that the City Planning Commission involve the canyon (via the Township Council and Community Council), whose residents are impacted far more than their city neighbors in this case, be included in the discussion.

This looks like a poorly thought out plan at this point.

Thank you, Cindy & Larry Furse, 2295 N Pinecrest Canyon Road, SLC 84108 (801) 647 4174

**From:** [David Brems](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Joe Smolka](#); [Jennifer Hawkes \(hawkes@ecmetro.org\)](mailto:hawkes@ecmetro.org); [Catherine Harris - Emigration Canyon Metro Township](#)  
**Subject:** (EXTERNAL) Letter of opposition the 3052 E Emigration Canyon Road Zoning Map Amendment  
**Date:** Friday, February 17, 2023 11:36:58 AM  
**Attachments:** [Rezone Critique.docx](#)

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Kristina,


I'm opposing this rezone application as a concerned citizen, architect, former planning commission member and ECMETRO council member.

Thank you,

David Brems

**DAVID PAUL BREMS** FAIA, LEED AP  
PRINCIPAL

375 WEST 200 SOUTH, SUITE 100  
SALT LAKE CITY, UT 84101

  
[www.gsbsarchitects.com](http://www.gsbsarchitects.com)



This message may contain confidential information and is intended only for the use of the individual(s) to whom it is addressed.

David Brems, FAIA

119 Young Oak Road

Emigration Canyon, Utah, 84108

Re: Critique - Rezone amendment at 3052 East Emigration Canyon Road

Salt Lake City Planning Commission,

I am a 44 year resident of Emigration Canyon, Architect/Planner (many multifamily projects), past Planning Commission member for Salt Lake County and Emigration Canyon since 1988. Currently an elected ECMETRO Council member, serving a second term.

The application to rezone 3052 East Emigration Canyon Road should be denied.

The application is incomplete (no conceptual design), not practical (38' retaining walls for 2 level parking structure), not possible (8 stories including parking and multifamily in 75' height), does not consider traffic impacts (no room in the narrowest part of the canyon to solve traffic issues), no transition of density (RMF 75, a high density urban zone would be adjacent to low density RM-2 and very low density FR-20).

Emigration Canyon Metro Township does not include and is not a suitable for high density multifamily development. A high-density spot zone would almost double the population of Emigration Canyon. The applicant's reason to rezone is, "the land is vacant, and a high-density spot zone will increase its value". Because the application does not include a complete "multifamily proof of concept" this application does not demonstrate serious intent.

This Donner Hill site should be recognized as a National Historic Site, the land preserved as open space, a place to imagine the difficulty and hardship of pulling the wagon train over Donner Hill causing delay which led to tragedy and the alternate path of the 1847 Mormon wagon train.

The application states that this site is suitable for affordable housing, aging in place housing, infill of underutilized land, a place to accommodate and promote an increase in Salt Lake City's population. The application does not demonstrate suitability for any of those goals.

FR-2 is the correct zoning for this parcel. RMF-75 would be a spot zone, not connected to any similar density. The adjacent ECMETRO zoning is FR-20. Salt Lake City owns some of the FR-20 parcels adjacent to the 3052 parcels. The low-density zoning provides for open space to protect Emigration Creek and the Salt Lake City watershed. Most of the site is unbuildable because the slope exceeds 30%.

Emigration Canyon is a low-density residential community of +/- 650 homes. Emigration Canyon begins geographically and emotionally just east of Hogle Zoo. Emigration Canyon is not connected to the RMF-45 zoning on top of Donner Hill for good reason. The East Bench Masterplan and the Emigration Canyon Masterplan, both recognize this parcel suitable for low-density single-family development. The adjoining ECMETRO zoning, FR-20 is a fact omitted in the proof-of-concept drawing.



The “proof of concept drawing” demonstrates the proposed development will not work and is not suitable for the site.

The drawing shows a two-level parking structure (+/- 117 cars per level) which does not include vertical circulation or structure, so assume +/- 100 cars /level, +/- 200 cars, total? A multifamily project in this location will require at least 1 car/unit or /bedroom, +/- 540 cars? There is no public transportation in Emigration Canyon to lower the required parking count. The site does not have a pedestrian connection. The site is not connected to any amenities, public services or retail services.

The two-level parking structure shows retaining walls up to 38’ tall? A typical parking level is 9’ to 10’ floor to floor. Two levels of dwelling units would be buried into the hillside.

The proof-of-concept drawing does not show a housing layout and states an 8-story building. Typical multifamily floor to floor heights is 10’, 6” or more. The footprint would allow 30 (900sf) units per floor or 60 (450sf) studios per floor.

5 levels x 30 (900sf) units per floor = 150 units.

5 levels x 60 (450sf) units per floor = 300 units.

The two levels of parking support 200 units or less.

#### Emigration Canyon Road

The canyon with stream is too narrow along the frontage of this property to allow for widening the Emigration Canyon Road and add acceleration and deceleration lanes. The property frontage is one of the most constricted areas of Emigration Canyon (as the Donner Party sadly discovered) and is on a blind curve.

#### Stream setback

Emigration Creek water quality will be negatively impacted. ECMETRO and Salt Lake City (much of Emigration Canyon is Salt Lake City Watershed) recognize the fragile nature of Emigration Creek. ECMETRO is currently studying the negative effects of development on water quality in Emigration Creek. Salt Lake City must approve developments in the watershed.

The Proof of concept shows a 25’ stream setback and asphalt paving within 50’ of the stream and draining into the stream. The Flood Plane has not been delineated and may reduce the buildable site area.

#### Utilities:

A natural gas line is shown under the proposed building. There is no sewer in Emigration Canyon.

As stated at the beginning of this rezone application critique, this is the wrong zoning in the wrong place!

Sincerely,

David Brems, FAIA

**From:** [Steven Fenton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration Canyon Road Zoning Map Amendment comment  
**Date:** Friday, February 17, 2023 4:29:19 PM

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To whom it may concern:

As an initial matter, notice of this proposed amendment has been woefully inadequate. While it may technically be in compliance with the planning code as written, in this situation it fails to notify those who are going to be most impacted by this significant change to the zoning map. Under the current notice requirements it is assumed that those property owners living within 300 yards will be the most impacted and provides them notice. However, because of the location of this property the reality is that those who received notice are living up on the foothills away from the visual and road impacts while those of us using and or living in Emigration Canyon where this property is actually located will bear the brunt of the significant impacts caused by this proposed amendment.

As a cyclist who commutes up and down Emigration Canyon three times a week I want to express my concerns with this proposed re-zone. Emigration Canyon provides a welcome retreat from the busy, noisy and highly developed landscape of the Salt Lake Valley for the cyclists who use the canyon. I am not alone. The heavy use of the canyon by cyclists all year round speak to its value to the community of a quite, peaceful canyon. A very large busy commercial structure in it will not be conducive to this use. Furthermore, The visual impact alone will significantly alter the look and feel of the canyon, not just immediately next to the structure, but because of its location it will be visible up and down the canyon to those of us riding in it. The applicant claims that there will be virtually no impact, but such a claim is disingenuous. Applicant has focused solely on the impact to the residents up on the hill and she completely fails to take into account the impacts at the canyon floor. Her 8-story building with 550 doors and the related parking will be a significant change to the canyon for the cyclists who use it.

The applicant also makes the false claim that the property as zoned has no value to the community. The property serves as a quite green lush buffer between the significant development outside the canyon with the natural setting in the canyon. As soon as you turn the corner up the canyon it's like closing the door on the busy noisy valley and opening up the natural world outside. Even if it were built out under the current zone, residential uses would be far more preferable to this large commercial use. Building such a large and incompatible structure will destroy this buffer and significantly alter the natural setting people, including the residents of the foothills, are looking for. As currently zoned the property is better suited to protecting the natural beauty and natural setting of the canyon.

Finally, I believe there are significant safety impacts that cannot be addressed at this location. The road that serves this property has blind corners both up canyon and down that, combined with the speed of traffic and cyclists, would prevent cyclists from being able to see and react to the significant traffic pulling in and out of this large commercial building. On busy weekends it would be challenging for drivers coming and going from the building to time their turns to avoid both the large number of cyclists who use the canyon and the fast moving traffic coming down the canyon. Cyclists are typically travelling 35-40 MPH down canyon with drivers traveling over 40 mph while trying to pass the cyclists who have no bike line in either direction.

Please contact us with any meetings or further developments of this application.

Thank you for your consideration,

Steve & Emily Fenton  
6130 E. Last Camp Cir.  
Salt Lake City, UT 84414

**From:** [Brent Flory](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-01106  
**Date:** Saturday, February 18, 2023 2:51:49 PM

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**Petition Number:** PLNPCM2022-01106  
**Application Type:** Zoning Map Amendment  
**Project Location:** 3052 E Emigration Canyon Road **Zoning District:** FR-2/21,780  
Foothills Residential District **Overlay District:** Groundwater Source Protection  
**Council District:** District 6 - Represented by Dan Dugan

Hi Kristina,  
I am the Emigration Place Owners Association President, representing 60 lot/homeowners here in Emigration Place.  
Here are our some board and resident comments regarding the rezoning proposal at the mouth of the canyon.  
Please enter these comments onto the record.  
Thanks.

Brent Flory  
4499 Wyndom Court  
Salt Lake City, UT 84108

## Emigration Proposed Rezoning Comments

*"That second picture with the parcels is the one I was looking for to help me envision the impact. I'd have some serious concerns about the ingress and egress of cars going in and out at that location. No matter where you locate the entrance there is going to be a blind spot from one direction or the other.*

*Based upon what I'm seeing here and without some better rendering of what is being proposed I'm willing to sign on to a letter of opposition"*

*Casey Hill*

*Emigration Place Board Member*

*"The 1.62 acres that would be tied up under the current development proposal leaves another 4.34 acres for future development. This could present an even greater chaos to the mouth of the canyon. The 550 new residences for student housing could mean as much as 1,100 students unless such residences are limited to one person. If in fact there is a potential for 1,100 students it would seem many of those would have vehicles. This would be more than a minor bottle-neck to try to get to the Post Office or the already busy Foothill Drive. Therefore, I too, am very much opposed to the development proposal."*

*Curt Kennedy*

*Emigration Place Treasurer*

*"Not sure if everyone is fully aware of the larger context of the massive university*

*development projects, not just at the mouth of Emigration Canyon.  
Livability and Impact should include conversation regarding the 8,550 new high density living units being built by the U at Foothill and Sunnyside (Northeast corner).  
So a potential of 10k+ high density housing all within a mile of each other.”  
Sorry, this doesn’t make any sense.*

*Brent Flory  
Emigration Place President*

Please list the Pros vs Cons  
-Ben Logue  
Emigration Place Resident

I’m a resident of Emigration Canyon, and I strongly oppose the rezoning of the two lots at the mouth of the canyon for the following reasons:

1. There is already too much traffic, and there are many cyclists, runners, and recreationists who would be put in danger by the extra traffic coming from multiple directions. To introduce even more traffic *at the mouth of a canyon* makes no logical sense;
2. Logistically, there would be no safe way to have such a large development without the need for a stop sign or stop light, impeding traffic at the mouth of the canyon;
3. Fire (and other natural disasters). If there was ever a fire, residents would have a hard time safely evacuating.

Best,

Jennifer Michas



**From:** [david.ward@wardandkinglaw.com](mailto:david.ward@wardandkinglaw.com)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Zoning Request Change  
**Date:** Saturday, February 18, 2023 5:20:47 PM

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I just want to voice my opposition to the zoning change requested of the Salt Lake City Planning Commission that would allow the construction of a high rise residential tower just inside the mouth of Emigration Canyon for the reasons set forth in the oppositions filed by the Metro Township Council, Emigration Canyon Community Council, Emigration Canyon Planning Commission, and the EID.

Thank you.

David R. Ward  
WARD & KING, PLLC  
P. O. Box 581043  
Salt Lake City, UT 84158





**From:** [David Ream](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 3052 E Emigration canyon zoning change  
**Date:** Saturday, February 18, 2023 10:52:41 PM

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Thank you for this opportunity to comment.

This proposal would effectively turn the emigration canyon road into a traffic jam in the morning and evening commuter hours. The addition of 1,000 cars would effectively double the number of cars on in the lower part of the canyon. This will create constant delays in the mouths and be especially dangerous on snow days.

Wild land fires are a continuing threat to Emigration canyon as people and traffic increase. The recent Parleys canyon fire is a vivid example. It was a terrifying experience watching the Affleck Park Firestorm rapidly consume much of the canyon in 1988. With the additional residential growth and development that has happened since, escaping this canyon in an emergency has become unacceptably dangerous. Approving this zoning change and allowing this development would effectively block the road as a safe rapid exit during any large scale emergency in the canyon.

Emigration canyon serves as the safety outlet for the lower part of I-80 in Parleys canyon in case of emergency or accident blocks the Freeway. Allowing this proposal in the bottom of this canyon would dangerously compromise Emigration canyon ability to serve that role.

Lastly, the purpose for the FR-2/21,780 Foothills Residential District zoning is to “promote environmental sensitive and visually compatible development suitable to foothill areas.” Changing this zoning would virtually open up the canyon to high rise developments such as being proposed and would completely defeat the purpose of this zoning category along the East bench.

This is the wrong proposal in the wrong place at the wrong time! Please do not approve it.

Sincerely,

David Ream  
6535 E Emigration Canyon

**From:** [Betsy Wolf](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Zoning Change at 3052 E. Emigration Canyon Rd.  
**Date:** Saturday, February 18, 2023 11:33:43 PM

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Thank you for the opportunity to provide comments on the Proposed Zoning change that would affect the parcels located at the mouth of Emigration Canyon. I oppose the proposed change because the current zoning is entirely appropriate for the character of the land within Emigration Canyon. Conversely, the proposed rezoning would totally change the character of the canyon, adversely affecting both canyon residents and the many residents of the Salt Lake area who use the canyon to recreate. The proposed rezoning is not a minor change; rather it completely obliterates all the components of the original FR2/21,780 Foothills Residential District.

My understanding is that a previously considered amendment to the ordinance to increase density in this area was denied many years ago. I believe that a change of this magnitude should be rejected now and in the future.

Some of my concerns include:

Rather than promoting environmentally sensitive and visually compatible development in the canyon, the change would permit a massive increase in the number of units per acre and the height of the multi-family units. Either of these changes would be environmentally insensitive and visually incompatible.

Dense high-rise multi family units in this part of the canyon would fundamentally change the wildlife habitat causing harm to the abundant wildlife that is an essential part of the canyon character.

The proposed rezoning would vastly increase safety issues in the canyon. The canyon road is entirely insufficient to accommodate a development of several hundred units with over one thousand additional cars entering and exiting the road at the mouth of the canyon.

This would pose an unacceptable increase in the safety risk to canyon residents and visitors in the event of a wildfire in the area. Exiting the canyon if a wildfire occurs is already a frightening prospect. Imagine the increased risk of injury and death if there were an additional thousand cars trying to exit at the bottom of the road.

High density development in that area would also seriously impact the safety of those who recreate in the canyon. Bicyclists routinely ride the canyon as it is one of the most convenient, accessible and beautiful places to ride. The influx of cars entering and exiting a development there would create a danger to bicyclists and potentially serious conflicts between drivers and bicyclists.

The current zoning protects the beauty, wildlife and character so important to canyon residents and visitors alike. I urge you to reject this major rezoning amendment.

Betsy Wolf  
6535 Emigration Canyon Rd.

**From:** [Sean Dwello](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon Zoning Changes  
**Date:** Sunday, February 19, 2023 11:43:18 PM

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Hello,

I hope it is not too late to leave a comment about the Emigration Canyon rezoning to multi-family high density housing. I know the cut-off was February 18th, so I apologize for the tardiness. I am writing to you to state that I am very much in favor of this development. I live in the neighborhood below Emigration Canyon and we definitely need more housing, especially if it is affordable. You absolutely have my vote for this zoning change. Please do not listen to NIMBYs! They are only interested in themselves, not the betterment of the community. Please let me know if you have any questions.

Thank you,  
Sean Dwello

**From:** [James Keetley](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon  
**Date:** Wednesday, February 22, 2023 2:08:28 PM

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Hello Kristina - I would just like to say Please don't allow any new large development in or near the Park at the mouth of Emigration Canyon. It is currently a nice park for people to play and walk in and a large apartment complex or whatever would mar the view, add too many people to the mix, and negatively impact the experience at the Park and the environment. Also the construction phase would be a nightmare!

Thank you. - JD Keetley

**From:** [Sara Baldwin](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Dugan, Dan](#)  
**Subject:** (EXTERNAL) Photos of Emigration Canyon Road Property flooding (3052 E Emigration Canyon Road)  
**Date:** Friday, April 14, 2023 6:56:54 PM

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Hello Krissy and Councilman Dugan,

I wanted to reach out to you both and share a few photos of Emigration Creek and the 3052 E Emigration Canyon Road property right now that my mom (Cheryl Roberts Oliver) took today. The top one is the view of the property from above. The rest of the photos are of Emigration Creek, up canyon.

Unsurprisingly, with all the snow we've had, there is a lot of water right now!

I hope you all are enjoying the first days of Spring!

Cheers,

Sara























## The National Society of the Sons of Utah Pioneers

3301 E. Louise Avenue, Salt Lake, Utah 84109  
801-484-4441 SUP1847@gmail.com

August 16, 2023

Salt Lake City Planning Commission  
451 South State Street Room 406  
Salt Lake City, Utah 84114-5480

Attention: Kristian Gilmore, Senior Planner  
Kristian.Gilmore@slcgov.com

Reference: PLNPCM2022-01106-3052 & 3150 Emigration Canyon Rd Rezone

Subject: Sons of the Utah Pioneer Monuments

Recently the Sons of the Utah Pioneers have become aware of a proposed development in the mouth of Emigration Canyon. Within the proposed development area are monuments that describe the historical events that occurred within the proposed development area. The Sons of the Utah Pioneers are not opposed to development of the area, we only request that the monuments located in the proposed development area be preserved, and if it becomes necessary to move the monuments, we request that they be restored /replaced to preserve the history of the area.

Respectfully

R John Clayton  
2023 National President  
Sons of the Utah Pioneers

**From:** [Lyska Emerson](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) PUBLIC COMMENT - DONNER HILL DEVELOPMENT  
**Date:** Thursday, February 15, 2024 8:03:09 AM

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

Dear Kristina,

I am a resident of the Emigration Canyon Metro Township and writing to oppose the approval of any more development in or near the mouth of the canyon. The proposal is for the development on ~5 acres east of the Towers of Donner Hill.

“The owner’s petition describes one potential use as an eight-story student housing development with two levels of parking and approximately 550 residences.”

We have already seen how much traffic has increased over the past 5 years up the canyon and adding this volume of residences so close would just aggravate this congestion, especially near the mouth of the canyon. This would likely cause quite the traffic jam/congestion getting onto Foothill daily.

Student housing is also inappropriate in this area as it would be incompatible/incongruent with the current standard of living in that area.

I oppose this housing addition.

Regards,  
Lyska Emerson



**From:** [Melinda McAnulty](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon apt building proposal  
**Date:** Monday, May 13, 2024 1:52:37 PM

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

Dear Kristina,

I live in beautiful, historic Emigration Canyon, and believe the mouth of Emigration Canyon cannot support this much increased traffic without adverse effects. This is a historic canyon and I believe this would cause significant congestion and detract from quality of life from residents who live and or recreate in the canyon.

Regards,

**Mindy McAnulty**

**From:** [Gary Bowen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Apartment Development at the mouth of Emigration Canyon  
**Date:** Tuesday, May 14, 2024 8:57:50 AM

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

Kristina,

I'm in opposition to Apartment Development proposed within the mouth of Emigration Canyon and the boundary of Salt Lake City.

I live in Emigration Canyon, now a city by Utah law. My address is 6486 Emigration Canyon Rd, Salt Lake City, UT 84108. The narrow curved road at the mouth of Emigration Canyon Road is Salt Lake City Road. To handle the access to the proposed property and the increased traffic on what is now a narrow curved road would in my opinion cost a million dollars or more. Who is going to pay for the road improvements? Also, when Emigration Canyon Road was upgraded to smooth surface from the former rock chip surface. The ungraded cost was \$600,000 more than retaining the rock chip. Why spend that much money? The discussion by the GSLMSD Board that justified the smoother surface was the common usage of Emigration Canyon Road by bicyclists. In the discussion it was stated that Emigration Canyon is the #1 most used road in Utah by bicyclists and the 4th most used by bicyclists in the entire USA. How is Salt Lake City going to upgrade the road in Salt Lake City boundaries to serve a large apartment unit and the bicyclists?

Gary Bowen



**From:** [Suzanne Stensaas](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Please, no to immigration Canyon Apartment condos  
**Date:** Monday, May 13, 2024 5:30:48 PM

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

It seems like we keep going through the same process and developers keep coming back thinking that we will have forgotten. This is not a stable or reasonable request. Please oppose this and deny they petitioner. Suzanne Stensaas.  
Sent from my iPhone with voice dictation.  
Suzanne Stensaas


**From:** [Hannah](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Objection to EC build  
**Date:** Monday, May 13, 2024 6:46:03 PM

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

Hello Kristina,

I own a condo at the Bench Tower Condos, 3125 Kennedy Dr. I wanted to voice my strong objection to the proposed development at the mouth of Emigration Canyon. I'm not sure the last time you tried to drive near Sunnyside on a busy afternoon or literally anytime at the weekend, but it is already a nightmare. Trying to now add in so much added, daily traffic, at the mouth of the canyon is a recipe for disaster. It is estimated that it could increase vehicle traffic up to 1000 cars/day. That is BANANAS and that small area cannot accommodate it. Not to mention the disruption and destruction of the local ecosystem, which would be awful. And I say that as someone whose condo disrupted the local ecosystem. But we don't need to do it even more! We strongly urge you to hear the objections of the local community regarding this development.

Thank you!  
Hannah Owe  


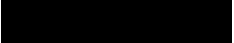
**From:** [Brent Bowman](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration canyon multi story bldg  
**Date:** Tuesday, May 14, 2024 8:40:37 AM

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

NO, canyon road already busy enough with current cars, trucks, motorcycles and bike riders.

"applicant is proposing an Multi-story apartment building of 199 units, with direct road access to Emigration Canyon Road. To facilitate the project, the applicant is asking for a zoning change from FR2 to RMF75. The property in question is subject to the Plan Salt Lake and the East Bench Master Plan."

Brent Bowman  
Emigration Oaks  


**From:** [Parties With A Cause](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Rezoning Emigration Canyon  
**Date:** Tuesday, May 14, 2024 2:38:56 PM

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

Hello Kristina,

As Salt Lake City's Senior Planner, you have a direct impact on the proposal of a medium to high-density zoning change requested for the mouth of Emigration Canyon. This suggested re-zoning has raised an alarm to the residents of Emigration Canyon. No one wants an apartment complex in their backyard, that is true, but there are several issues that make this particular project unsuitable for the location:

Several High density buildings exist above the proposed area, that is true. But they are connected to a road system that can get to Foothill in several different ways. As a resident of Emigration Canyon I'm VERY concerned about building 199 units along the canyon road. The Emigration Canyon road has a single point of entry and exit. Emergency vehicles already have a difficult time navigating the narrow road in bad weather and with so many older residents in the area I worry that the need for these support vehicles will increase over time.

The canyon is also home to the traffic of cyclists, motorcycles, hunters, and constant road blocking due to marathons and various races. Adding another 200 vehicles at a MINIMUM to the road is untenable without a light or some other traffic control. The visibility is poor along that curve and will make it difficult to see people pulling onto the road. The Foothill/Sunnyside intersection is already terrible mornings and evenings with the existing University traffic. This would add to the bottleneck for anyone not heading to the U or Research Park.

In addition, there are concerns with the soil stability for such a large structure as the canyon soils are notoriously tricky, not to mention additional potential damage to local wildlife and the ecology of the Emigration Stream that we must protect.

Since there are no existing City water resources- We are VERY concerned with the water usage a large structure like the one proposed will take and add to the burden of water restriction we already experience. Our community wells can only handle so much pressure.

My family and I must voice our opinion so you know that we are not okay with this. Our single access road cannot be compromised like that. I'm happy to sign something or speak to whomever I need to make them aware of the existing homeowners feelings. **Please do not re-zone Emigration Canyon. And yes, we vote.**

Thank you for your time,  
Bri Adams & Todd Thueson  
Pioneer Fork Road, Emigration Oaks



Brianna M. Adams, *IACC, IIDA*  
*NCIDQ, LEED Green Associate*



**From:** [Heidi Memmott](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 199 unit bldg on emigration canyon road  
**Date:** Wednesday, May 15, 2024 3:00:49 PM

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

Dear Kristina,

Please accept my "NO" vote for the 199 units on Emigration Canyon Road. This canyon serves as a great bike ride for a multitude of individuals in the area. Having hundreds more people driving and parking in the area will make it unsafe for this activity. Additionally, the U of Utah just announced its plan for 40,000 students, most on campus. The footprint of these quiet neighborhoods will be ruined forever. The mayor needs to step up and consider her legacy of this out of control growth that is negatively impacting this city.

Thank you for reading and considering my comments.  
Heidi

**From:** [Heidi Memmott](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Re: (EXTERNAL) 199 unit bldg on emigration canyon road  
**Date:** Wednesday, May 15, 2024 6:01:48 PM  
**Attachments:** [image001.png](#)

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Thank you. One more point I'd like to make. If you've ever tired to navigate the intersection of Sunnyside and Foothill BLVD at rush hour, you'll know that the traffic is backed up in all directions. Adding ~200 more cars to Sunnyside will compound the problem.

On Wednesday, May 15, 2024 at 04:05:16 PM MDT, Gilmore, Kristina <kristina.gilmore@slcgov.com> wrote:

Hi Heidi,

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

Sincerely,



KRISSY GILMORE | *(She/Her)*

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:** Heidi Memmott [REDACTED]  
**Sent:** Wednesday, May 15, 2024 3:01 PM  
**To:** Gilmore, Kristina <Kristina.Gilmore@slcgov.com>  
**Subject:** (EXTERNAL) 199 unit bldg on emigration canyon road

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

Dear Kristina,

Please accept my "NO" vote for the 199 units on Emigration Canyon Road. This canyon serves as a great bike ride for a multitude of individuals in the area. Having hundreds more people driving and parking in the area will make it unsafe for this activity. Additionally, the U of Utah just announced its plan for 40,000 students, most on campus. The footprint of these quiet neighborhoods will be ruined forever. The mayor needs to step up and consider her legacy of this out of control growth that is negatively impacting this city.

Thank you for reading and considering my comments.

Heidi

**From:** [Brad Bush](#)  
**To:** [Gilmore, Kristina](#)  
**Cc:** [Dugan, Dan](#)  
**Subject:** (EXTERNAL) Emigration canyon apartment project  
**Date:** Wednesday, May 15, 2024 7:15:04 PM

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

Hi Kristina,

I'm reaching out to voice opposition to the proposed emigration canyon apartment project. Obviously this project is a terrible idea for a thousand reasons obvious to everyone. I've shared similar sentiments to EBCC and I'm sure collectively this will be the response from EBCC.

Dan - how do we avoid the continuous trauma to the community that come with these regular overly aggressive, dead-on-arrival proposals that invariably create a stir, cause emergency meetings and panicked phone calls amongst neighbors. The infrastructure for this area is already excessively strained and no multifamily project makes sense, and there is zero community support for these projects. But we all know too well how developers try and sneak these projects through, requiring constant vigilance by those of us who live here. But at some point this isn't fair to us to constantly be on guard. We need to have confidence there's a firewall in place that keeps this stuff shut down so we can all just live in peace.

Thanks all

Brad

**From:** [Louise Bowles](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon - Proposed Multi-story Apartment Building  
**Date:** Monday, May 20, 2024 5:26:01 PM

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

Dear Kristina,

I am writing to oppose the above listed proposal. My husband and I live right below the Zoo off of Sunnyside Avenue. The traffic has become so intense over the last few years that we can no longer turn left out of Connor Street. We have to go all the way up to the traffic light at the post office to get onto Sunnyside going west. I cannot imagine, how 200 more cars will impact Sunnyside Avenue. This area simply does not have the infrastructure to maintain that many more residents. The summer months are even worse with the traffic going to the Zoo and This is the Place Monument.

Please take this under consideration and help our neighborhood stay livable and safe.

Best Wishes,

Louise Bowles  
921 Connor Street  
Sent from my iPad



**From:** [lori fenton](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Zoning Change for proposed high rise development at the mouth of Emigration Canyon  
**Date:** Tuesday, May 28, 2024 4:31:47 PM

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

Dear Kristina,

My name is Lori Fenton. My husband and I are residents of Emigration Canyon and both oppose the proposed zoning change for a high-rise development at the mouth of Emigration Canyon.

Below are the reasons we are in opposition to the proposed zoning change:

1. The development doesn't meet either the East Bench general plan or the Emigration general plan.
2. Safety and Congestion:
  1. the mouth of Emigration Canyon is already a congested area as Hogle Zoo, parking for Heritage Park and the BST trail, and the entrance to Rotary Glen Park are all at the base of the canyon.
  2. Per Strava, Emigration Canyon is one of the top 10 most traveled bike routes in the country. These bikers pass through the mouth of the canyon. In the "riding months" hundreds of bikers head up Emigration Canyon each day.
  3. Emigration Canyon is a high wildfire risk area, with only two avenues in and out of the canyon. In the event of a necessary evacuation, this large high-density development would significantly increase the "bottleneck" effect at the bottom of the canyon, potentially affecting safety and perhaps people's lives. This is NOT ACCEPTABLE!
  4. The traffic study submitted by the developer was done on a weekday in mid-March, which would NOT reflect the higher volume of traffic found in Emigration Canyon from April to November.
3. The developer touts affordable housing, which is hard to believe since the East Bench and Emigration Canyon have some of the highest real estate prices. In addition, there is no public transportation nearby, which low-income people generally rely on.
4. Emigration Canyon is a historic landmark as the Donner-Reed party, Mormon Pioneers, scouts, emigrants, Pony Express riders, teamsters and gold miners all came through the canyon. Emigration Canyon is recognized for its historic value nationally, not just in Utah. The character of the end of the trail was already changed dramatically many years ago with the addition of the high-rise apartments above Donner Hill - the final hurdle the pioneers faced on their trek to the Salt Lake Valley. People still talk about these buildings as a "mistake". Building a high-density development within the final symbolic mile of the Mormon Pioneer trail, will irrevocably change the canyon, and public access to this historic area will be lost.

Thank you for your time and consideration.

Lori and Paul Fenton

**From:** [jessica kramer](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) emigration rezoning proposal  
**Date:** Tuesday, June 11, 2024 1:09:29 PM

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

Hello Krissy,

I am writing to express concern and opposition to the proposed rezoning that would enable the "Emigration Overlook" project. Presuming the area was zoned appropriately and thoughtfully originally, rezoning requests should always be viewed with the utmost scrutiny and rigor. In this case, rezoning and enabling construction of a high volume housing project is not at all appropriate or justified.

I have read the EBCC council objection letter and found it to be accurate and thorough. I had no involvement in this letter or the council, but I am a longtime resident of the canyon and work at the university. Any one of the long list of objections and challenges pertinent to this rezoning would be sufficient to quash this. Impacts on riparian zone, wildlife, land erosion, water quality/quantity, sewage, and importantly traffic are all of high consequence. From the related application materials, insufficient professional studies were provided to address these issues. No impact studies on protected aquatic species or migratory birds were provided.

As a resident who commutes to the university for work, I was shocked the impact on traffic was even entertained by the zoning board. I see a study was provided by the applicant, but is highly flawed. It was conducted in winter months and did not include storm days. Spring through Fall is a very different story for traffic as the road becomes congested with bikers, motorcycles, and other scenic tourism. An increase in traffic of the proposed magnitude is simply dangerous and the road and landscape can't handle it.

The zoning authorities will open themselves up to a lawsuit if this area is rezoned and this project moves forward in spite of the lack of high quality, neutral party studies on traffic and environmental impacts.

Sincerely,

Dr. Kramer, canyon resident of 7 years

**From:** [ELIZABETH MOON](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Proposed Emigration Canyon Development  
**Date:** Thursday, June 6, 2024 5:37:13 PM

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Ms. Gilmore,

I am a resident of Emigration Oaks Condominium Community which is located west of the planned development. My concerns are as follows:

Negative watershed and water supply impacts. New infrastructure to support this multi-family development. Currently no sewer or culinary city water in place.

Increased slope erosion considering the steep terrain for the proposed facilities.

What effects will this have on the current structures west of this property?

Adverse wildlife impacts by disrupting native shrubs, trees and a natural creek.

My main concern is the road which services Emigration Canyon residents, recreational visitors and a huge bike population. The corner directly east of the access to the proposed property is a "blind" area to the cyclists coming down the canyon and the vehicles exiting from the property. The vehicles cannot see the road above and vice versa. Cyclists are going at a speed of 30mph to 40mph coming down that road. It would be impossible for a bike to stop when seeing an exiting vehicle. It is a death trap.

Apparently, there was a traffic study completed in March on a weekday. This is not an accurate evaluation regarding the canyon traffic. It should be repeated on a weekend during the current spring / summer months.

Thank you for considering my opinions.

Elizabeth Moon

Emigration Oaks Resident



**From:** [liston12@xmission.com](mailto:liston12@xmission.com)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Resident: Opposition to Emigration Canyon Multi-Level Development  
**Date:** Tuesday, June 11, 2024 4:15:38 PM

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Kristina,

I am a resident in Emigration Canyon and I've recently learned about the multi-level apartment building that is being proposed for development in the first section of the canyon.

I am writing to express my concern that a building that would be housing 200 + individuals would increase traffic significantly in the canyon and create safety issues for cyclists, runners/walkers, and add to the already busy traffic in the canyon, particularly April-Oct. I am aware a safety study was done in March—perhaps one of the slowest months for traffic and recreationalists in the canyon—that measured traffic. Keep in mind many drive the canyon for a scenic drive on motorcyclists or in cars in the warmer months. School buses to Salt Lake County elementary, middle, and high school also frequent the canyon during the school year.

The traffic study did not take into account that when Parley's Canyon shuts down in any way, the increase in Emigration Canyon is significant. There is only two exits/entrances to the canyon so there is no place for traffic to go but on the main canyon road.

Emigration Canyon is also one of the most popular bike routes for cyclists, who already have to navigate 40 mph traffic and narrow shoulders.

This development will increase congestion and safety concerns and I am strongly opposed to it.

Please keep me apprised of public hearings in which we can share our concerns, and please note my concerns in this email to the appropriate person/council.

Thank you,

Peta Owens-Liston

**From:** [Suzanne Stensaas](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Number: PLNPCM2022-01106  
**Date:** Thursday, June 13, 2024 3:10:42 PM

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Not enough info on the size of the lot now and how it would be used. In principal I am opposed, What is meant by high density, how big, how high, not appropriate for apartments. Along this road.

Suzanne S. Stensaas  
2460 Lynwood Drive  
Salt Lake City, Utah 84109, USA  
Home, land line 801 466 9050;



**From:** [Fred Roth](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) A Neighbor"s NO to Emigration Canyon development  
**Date:** Friday, June 14, 2024 9:12:04 AM

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I live over the hill from the proposed Emigration canyon development.

I pull out onto Sunnyside Drive almost every day. I wait for the traffic: cars, motorcycles, bikes, runners, sometimes cross country skiers in training. This traffic both up and down the canyon is brisk and increasing. The recreational athletes are frequent and vulnerable.

The road was recently upgraded to accommodate better athlete safety. The discussion to increase the density of car traffic pulling in and out of this narrow, fragile canyon is irresponsible.

Sorry that the owners made a bad purchase but the potential cost of lives is not the solution. How about a tax credit for this company to help them go away?

Fred Roth  
3125 Kennedy Drive  
Salt Lake City, Ut 84108

Sent from [Outlook](#)



960 Donner Way # 640  
Salt Lake City, UT 84108  
January 23, 2023

Krissy Gilmore, Senior Planner  
Salt Lake City Planning Commission  
Office of the Mayor  
P.O. Box 145474  
Salt Lake City, UT 84114-5474

Dear Ms. Gilmore:

This letter is to voice my objection to the petition #PLNPCM2022-01106 to build a multi-unit housing development at the base of Emigration Canyon. As a resident of the Donner Tower Condominium, I object for the following reasons:

1. The Emigration Canyon Road cannot sustain the heavy construction machinery without considerable damage.
2. Sunnyside Avenue, Emigration Canyon Road, and adjacent neighborhood roads are not equipped to handle the level of additional traffic that potentially +800 vehicles would bring.
3. **Any evacuation due to fire or earthquake from this proposed building, coupled with the high density of residents in the surrounding area, would be unmanageable.**
4. It is unclear what the effect of such a development would have on utilities, including sewage and water.
5. In order to provide a "flat platform" for the construction, the developer would potentially have to dynamite part of the rock formations on the hillside. Even jackhammering the rock could lead to potential destabilization of the hillside.
6. The proposed property and those adjacent to it are vulnerable to wildfires because of the proximity to the scrub oak and naturally occurring ground cover in the hills.
7. Such a large development is likely to result in unrepairable damage to the water shed.
8. One can anticipate damage to the wildlife, flora, and fauna.

As a taxpayer of Salt Lake City and a nearby property owner, I am expressing my hearty objection to this petition and ask that the Planning Commission deny it.

Thank you for all courtesies extended.

Sincerely,



Mark Sapitsky

cc: Ben Buckley, Associate Planner

**From:** [Geoffrey Crockett](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) Emigration Canyon property rezoning  
**Date:** Tuesday, June 18, 2024 8:19:09 AM

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

Hello Kristina,

I would like to comment on this proposed rezoning as a concerned and long time citizen of Emigration Canyon.


Emigration Canyon Road, Sunnyside, and Emigration Canyon at large are currently under heavy pressure from ever increasing traffic and human density and decreasing availability of water resources. Daily there is excessive traffic heading into the University and the Tech Center, and routinely the Hogle Zoo and This is the Place State Park traffic also exceed capacity.

The rezoning of this property to high density will contribute substantially to these problems and pressure traffic, water, wildlife, and human population systems further beyond acceptable capacity while denigrating the habitat of the canyon. Moves like this are permanent and cannot be undone and will negatively impact the quality of the experience of Emigration Canyon for wildlife, visitors, and residents alike.

I ask that you not grant this rezoning which will have wholly negative impacts far and wide, benefitting very few.

Best regards,

Geoffrey Crockett, MD, FACEP  
652 N. Pioneer Fork Road,  
Salt Lake City, UT 84108



**From:** [Meg Averett](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) 300 feet  
**Date:** Wednesday, June 19, 2024 11:32:56 AM

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

I hope you are kidding. This proposal affects everyone that lives in the canyon and everyone in Saint Mary's. The road can't handle the traffic as it is. Water is an issue. The road is often overcrowded because of this is the place and the zoo. Bicyclists use the canyon and are hit all the time. This should be a no vote. And there are no homes within 300 feet . What a joke.  
Sent from my iPad

**From:** [Ryan Littlefield](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Emigration Canyon development  
**Date:** Thursday, June 20, 2024 8:28:52 AM

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Planning Commission.

I am writing to voice my concern for the zoning change that is being considered for the development at the mouth of Emigration Canyon.

My lack of support is based on the amount of traffic it will create in the canyon and the danger it poses to the environment both during construction and after when the residences are occupied. This is exactly what the FCOZ was created for. The riparian concerns for this development seem unsurmountable.

Not only do I live near the Hogle Zoo, my business caters to a lot of people who use the canyon for recreation and who also live in the canyon. I am aware of many accidents that happen in the canyon already. While the volume of traffic would be a concern, how the traffic enters and exits the roadway seems incredibly dangerous. This same concern is evident at the first intersection going into Emigration Oaks near the fire station. Possibly these concerns could be mitigated through small traffic circles or significant road widening. These have not been options for increasing safety in the canyon over the last twenty years.

I'm aware of the round-about being constructed at the bottom of the canyon and am in full support of this as it will increase safety for everyone.

Thanks for your time and consideration of my point of view.

--

**Ryan Littlefield**

**Contender Bicycles**

989 East 900 South - Salt Lake City, UT 84105

1352 White Pine Canyon Road - Park City, UT 84060

[contenderbicycles.com](http://contenderbicycles.com)

[REDACTED]

[REDACTED]

[contenderbicycles.com](http://contenderbicycles.com)