



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. Emigration Canyon is a citywide resource; a part of Salt Lake City's identity, and a place where all Salt Lake City residents frequently recreate and reconnect with nature. For example, Emigration Canyon is the most widely used bike path in the state of Utah. Preservation of parcels like this is the very nature and purpose of the FR Zone, particularly parcels located on a riparian corridor. Currently, about 1400 residents live in Emigration canyon. A project of this size and intensity would add over 400 occupants or a near 30% increase to that population base. The current canyon roadway already is plagued with safety hazards and jurisdictional confusion between county and city agencies. The EBCC, as well as the Sunnyside East community council, the Yalecrest Community council, and the Emigration Place Owners' Association, all object 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

Summary of Principal Objections

The applicant is proposing an eight-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. Below is a summary of the principal objections, with greater detail to follow.

The proposal fails to comply with the FR2/21 zoning requirements:

- The purpose of the FR2/21 zone is-
 - *Promote environmentally sensitive/visually compatible development suitable for foothills locations;*
 - *Minimize flooding, erosion, and other environmental hazards;*
 - *Protect the natural scenic character of foothill areas;*
 - *Promote the safety and well-being of present and future residents; and*
 - *Protect wildlife habitat (the property in question includes a creek supporting native trout)*

The proposal fails to meet these criteria.



A rezone to RMF75 is not suitable for these parcels:

- RMF75 is to
 - *Provide an environment suitable for high density multi-family dwellings;*
 - *Is appropriate in areas where the applicable Master Plan policies recommend a maximum density fewer than eighty-five (85) dwelling units per acre.*
- Plan Salt Lake specifically mentions the following guiding principles and initiatives:
 - *Protect natural environment while providing access/opportunities to recreate/enjoy nature*
 - *Protect and enhance existing parks, recreational facilities, and trails*
 - *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.*
- The East Bench Master Plan specifies the Emigration Creek Corridor be protected as open space.
 - *The project lays within the Emigration Creek Riparian Corridor*
 - *The project poses watershed risks*

A rezone to RMF75 would violate the principals articulated in Plan SLC and in the EBMP.

This parcel includes a National Historical Monument with the risk of destruction of not only the Monument but associated trails.

The proposal would create detrimental and permanent impacts on the surrounding environment, would damage water quality and wildlife habitat, and increase danger to users of the Canyon road, particularly runners, cyclists and vehicles.

- *Based on a mid-week, mid-day assessment, the project is estimated to increase auto use by approximately 25%, with associated air pollution.*
- *To safely accommodate left turning vehicles from the project onto Emigration Canyon Road, a northbound-to westbound left-turn acceleration lane would need to be added.*
- *No public transportation exists for the area*
- *No sewer or water infrastructure exists at the location of the project, with the closest connections at least one mile from the property, and such would have to be extended from Salt Lake City*
- *Potential for increased slope erosion, hillside instability, and related seismic risks*



Detailed Objections

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:

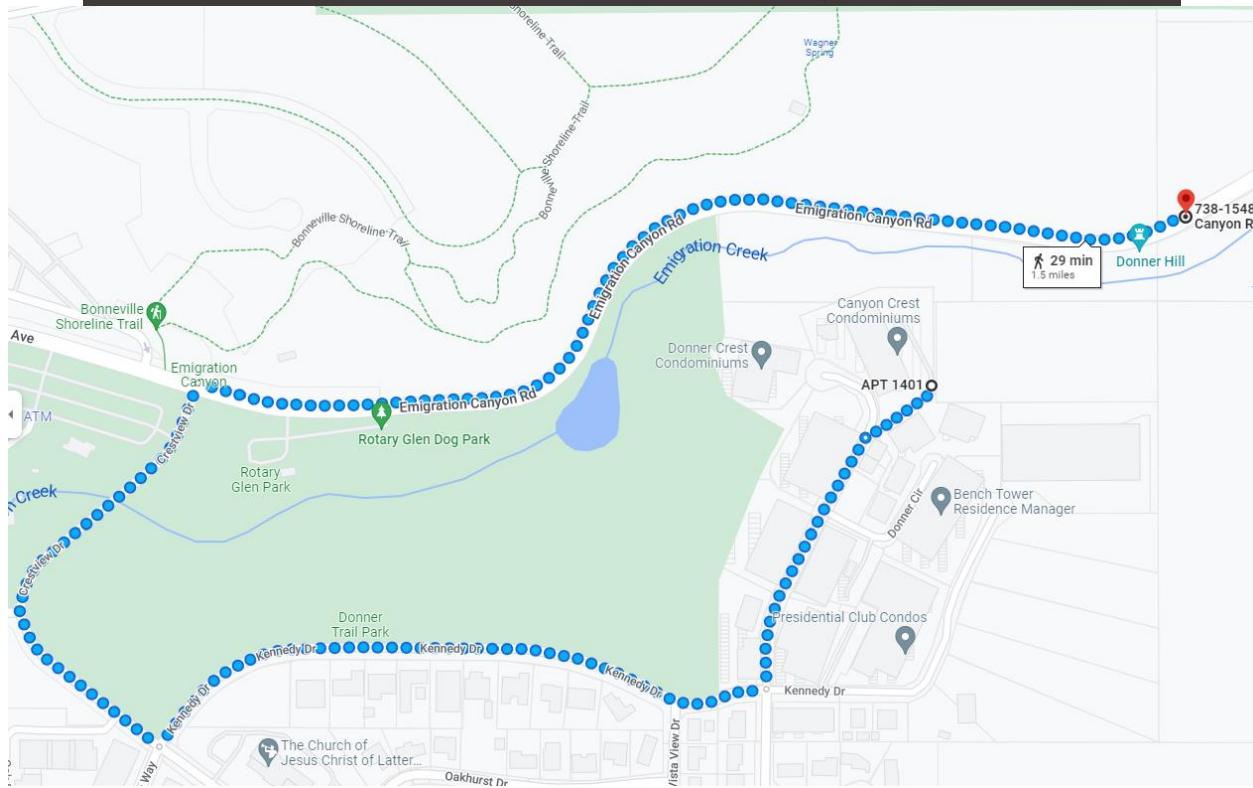
*Purpose Statement: The purpose of the FR-2/21,780 Foothills Residential District is **to promote environmentally sensitive and visually compatible development** of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, **suitable for foothills locations as indicated 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.

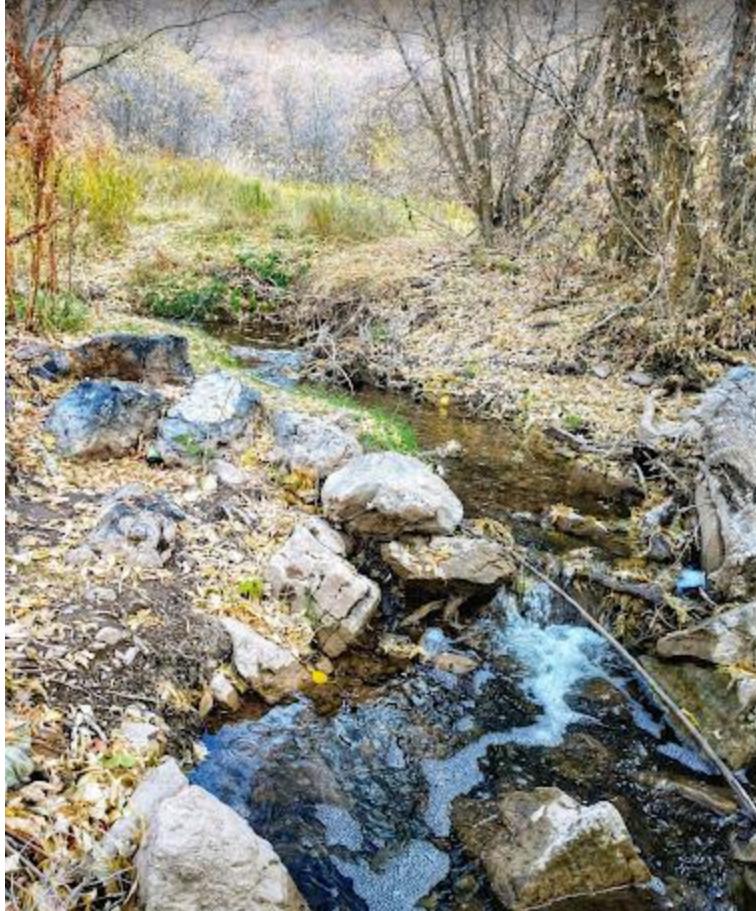
While these parcels are close to the condos on Donner by way of bird flight, the access point for the existing condos is through neighborhood streets and is over 1.5 miles away. These are not comparable developments and should not be looked at in the same way.



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 increased by 540%, or 2.5+ million dollars in 3 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 teaming 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 former 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



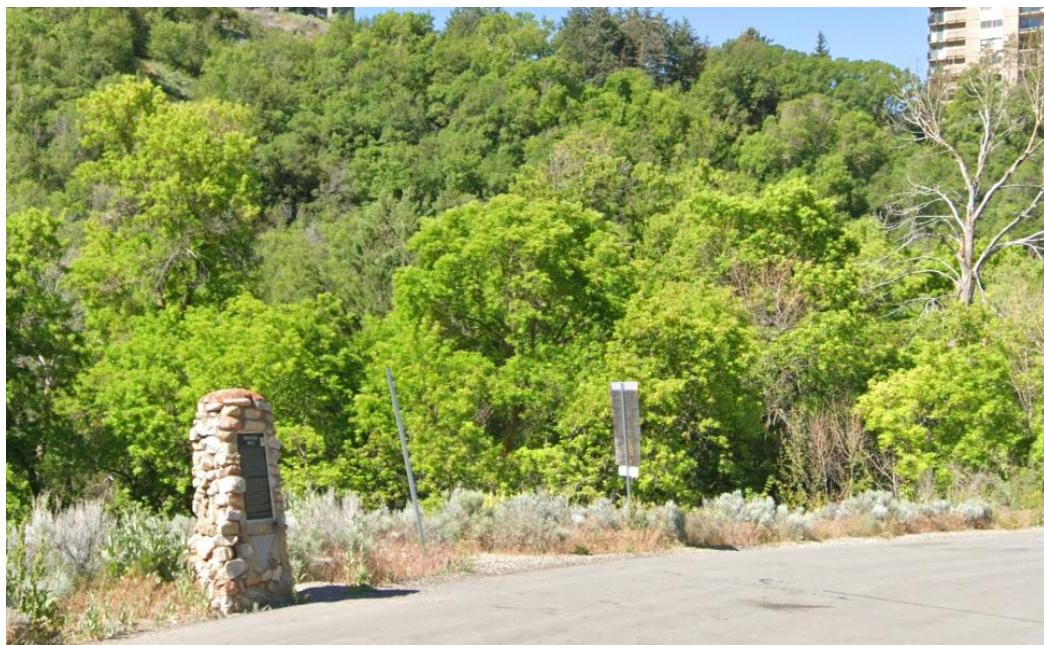
connections; • Preserve open space and critical environmental areas; • Protect critical natural wildlife habitat, watersheds, and ecosystems; • Protect and enhance the existing urban forest.

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.

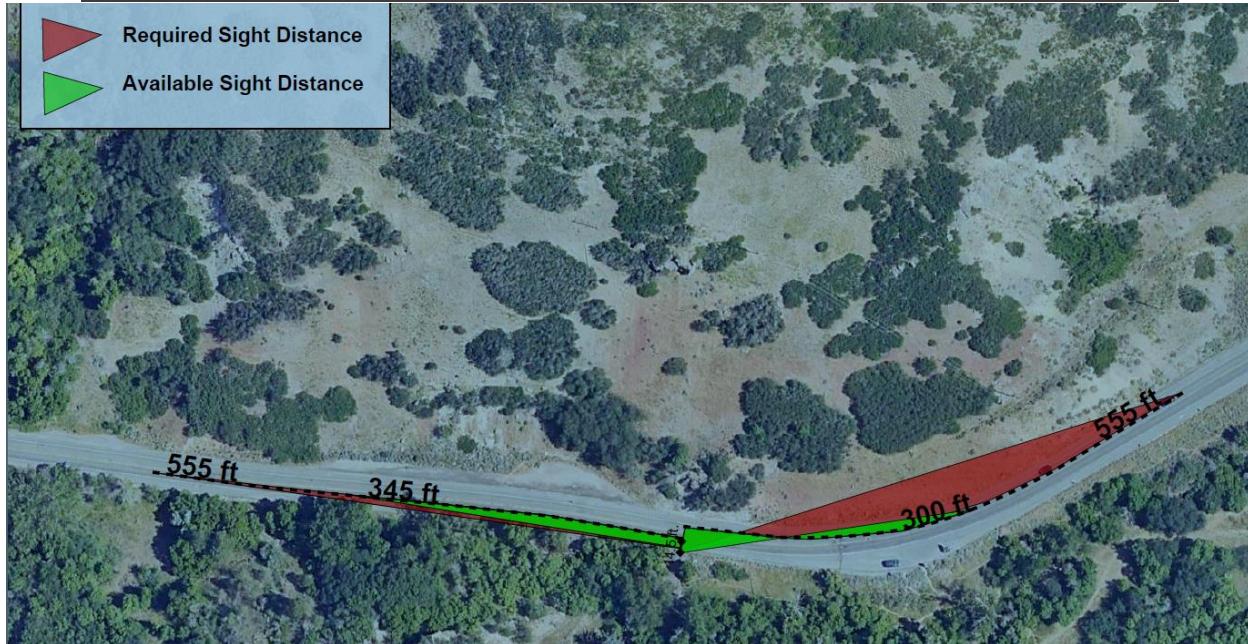
Sight Distance Analysis-

Within the applicants provided traffic study, there is a visual representation (provided below) that shows left turn egress from the property does not have an adequate site line.

“For a design vehicle speed of 50 mph, the required sight distance per AASHTO standards for these maneuvers is 555 feet.

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.

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”.



Traffic study-

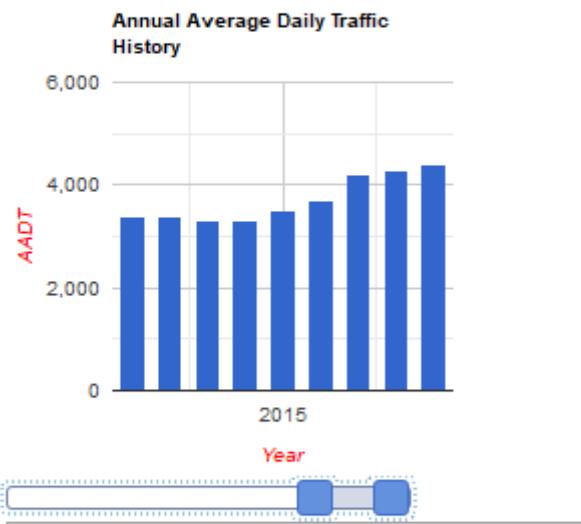
The provided traffic study and associated counts were performed on Thursday, March 7, 2024. They estimate that the project would add almost 1000 daily car trips to and from the project.

Choosing a Thursday morning and afternoon is not an accurate reflection of the canyon traffic. The weekends are when most of the population of the city is able to recreate in the canyon. This is like doing a traffic analysis on little cottonwood canyon on a weekday in the summer vs a weekend snow day in the winter. The study should be redone to capture traffic flows on a Saturday.



Route: 2292 MP: 007.838 - 009.001 Station: 035-3020

Crestview Dr via Emigration Canyon Rd
Route: 2292, Milepost: 007.838 - 009.001
Station: 035-3020



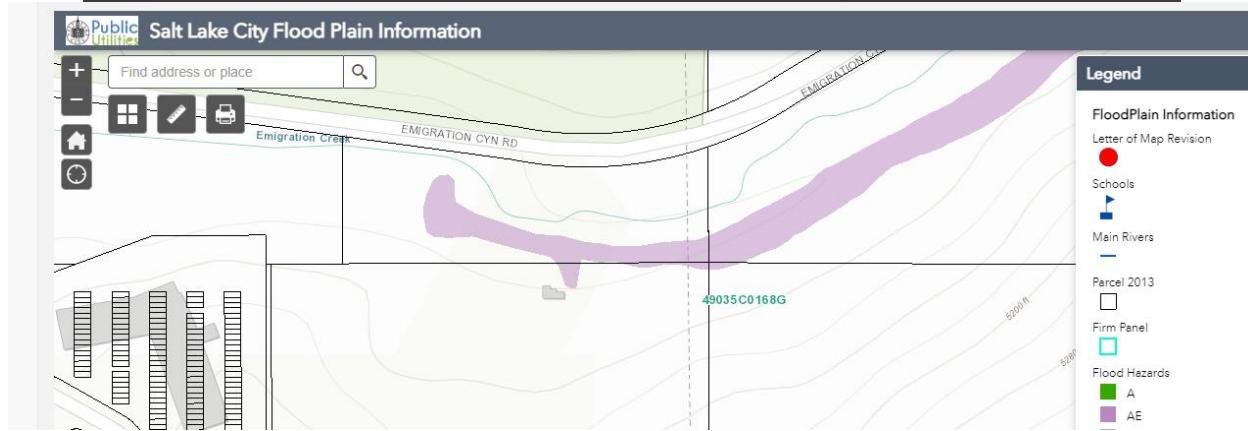
Questions or Comments?
E-mail us: trafficcount@utah.gov
Or visit our [Website](#)



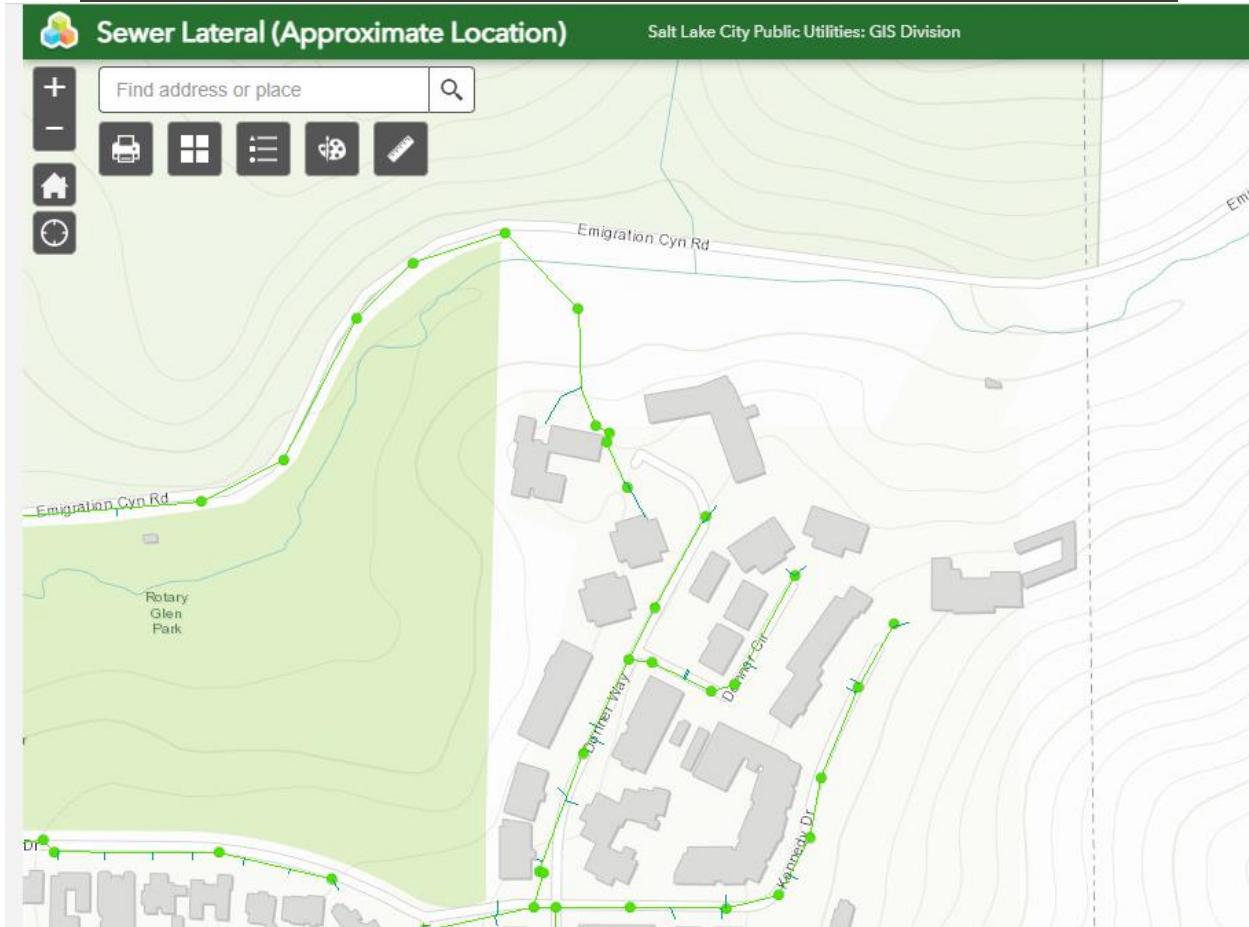
Udot estimates that there are just over 4000 average annual daily trips at the intersection of Crestview and Emigration Canyon Road. Adding almost 1000 daily trips would increase the auto use of the canyon by almost 25%.

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.

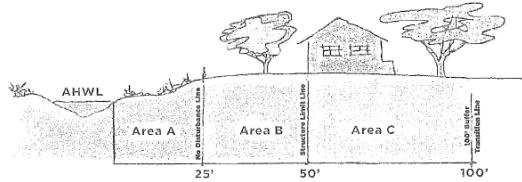
Salt Lake City public utilities has serious vested interest in the area's culinary resource with a pure natural spring (Emigration Tunnel Spring) just west of this property.

Riparian corridor-

As has been noted, the project lays within the emigration creek riparian corridor. Requirements are detailed in SLC code (SLC Ordinance 21A.34.140).



Illustration A
100 Foot Riparian Corridor



3. Permitted Use Area; Undeveloped Land: On a one acre or larger undeveloped lot or parcel within the RCO district, area A, the "no disturbance area" described above, shall be extended to one hundred feet (100') from the AHWL.

When looking at the applicants updated site plan, a parking lot and road in the riparian corridor.

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 *Further 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 18th 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?