

See attached. As we spoke about this morning, his communication was sent from an applicant on the Car City (3185 S) General Plan Amendment petition to the members of the City Council.

**Francis Xavier Lilly, AICP | Deputy Director - Housing Administrator**

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----- Forwarded message -----

From: **Jeremy Hanson** <[jeremyh@dominioneng.net](mailto:jeremyh@dominioneng.net)>

Date: Tue, May 12, 2015 at 2:05 PM

Subject: Car City petition to amend land use map

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South Salt Lake City Council Members,

We are writing you in regards to Car City's petition to amend the future land use map for three lots located on 3185 South. Car City has seen rapid growth and is in the need of more space to adequately display and park their inventory. Also the current office is an old house that is in poor condition and in constant need of repair.

In the recent past Car City had the opportunity to purchase the three residential lots to the East of their business. At the time of purchase there was an abandoned house that had sit in disrepair for over 20 years. It was an eye soar and a safety issue. After Car City purchased the property, at their cost, tore down the house and cleaned up the lot, which is how it sits now.

It is Car City's desire to take care of several issues all at once by changing the use of these lots and ultimately rezoning them to commercial so they can upgrade. Some concerns by the neighbors can all be addressed with the proposed changes. We have attached a PDF showing the proposed layout of a new building, with all new asphalt and parking layout to meet current city codes. Car City would also place the required 8' solid fence along the East between the residential lots and commercial lot they propose to do the upgrades on.

As a local business that is thriving, they would like to stay in South Salt Lake City and continue doing business, but as a small business owner there is no way they can do these type of upgrades without keeping their business open during the process. With the layout provided they could build the new building and most of the parking area, while staying open. Once completed, they could demolish the old building and finish the parking in its place.

We understand the need to look at these situations as the future land use maps are intended to keep areas from slowly infiltrating into other zones. We feel that in this situation the three lots being incorporated into the upgrade of Car City is a positive for everyone. It

eliminates the neighborhood eye soar and it will allow Car City to expand and bring their aging building up to current codes.

Lastly as you look over this item, please don't hesitate to call or email us with specific questions. I have listed contact information below for both the Owner and Engineer. Thanks for your time!

**Owner**

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**Engineer**

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Thanks,

*Jeremy Hanson, PE*

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