

1-25-16

Michael Florence
Community Development Director
South Salt Lake City

Dear, Mike

The subject property is currently zoned R-1-6. The property has functioned as a high school for over 100 years. The Granite School District closed the school nearly 10 years ago. The School District has since boarded up the buildings and gated the fields and tennis courts. The property will not longer function under its current land map use. Due to surrounding uses and intensity of the area the property's most appropriate and best use is to utilize its exposure to 3300 South while still maintaining a residential feel on the southern portion of the property.

To best accomplish this the Master Plan Mixed Use zone will be used to facilitate the optimal uses for the site. This would include a retail center on 3300 South. Single family homes on the majority of the southern portion of the site. Lastly, a small section of open space to act as a transition between the two uses.

Given the location of the property and the surrounding uses, the most appropriate use of the property is a Retail Center with open space and single-family homes. These uses are best accomplished with the Master Plan Mixed Use Zone and an amendment to the general plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob Ballstaedt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jacob Ballstaedt
Garbett Homes