



DABC Building Timeline

Prepared by A Burrows, May 12, 2021

April 20, 2018 – Email from King to Reddick: DABC is considering the Walmart area and the Lamplighter Square area for the new store.

April 30, 2018 – EBMPG meeting: Meier spoke to EBMPG about new DABC store. Peterson had communicated to EBCC members that usually attend that meeting that EBCC wants the new store in the Lamplighter Square.

June 20, 2018 – EBCC meeting: Corbett says that Lamplighter development depends on DABC deciding to stay in the development. Burrows expresses support for DABC store at Lamplighter Square.

Aug 15, 2018 – EBCC meeting: Thackeray and Corbett address crime at Skyline Inn, discuss project (do we support DABC store here? Do we support addition of residential lot to the project?)

Sept 7, 2018 – Burrows sends letter to Zoning, DABC, CC: Corbett, neighbor, Luke, Reddick against rezoning the residential lot. See <https://eastbenchslc.files.wordpress.com/2021/05/ebcc-lamplighter-sept-2018.pdf>

Oct 17, 2018 – Corbett scheduled to update EBCC meeting, emails Burrows that he can't attend.

Burrows: "Are you looking to add that residential property to the project?"

Corbett: "No. We abandon the idea."

Jan 10, 2019 – Burrows emails Corbett for update. Corbett replies "The sale of the Skyline Inn to the State (DABC) has been a slow mover."

Feb 22, 2020 – Burrows sends Sept 7, 2018 letter to Corbett and Reddick. "Just wanted to refresh your memory about EBCC taking a position against including the residential-zoned adjacent property in the project."

Corbett replies "With that said, we won't pursue the acquisition of the house for the purpose of changing the zoning [if] the community/neighbors and/or the EBMP stands in opposition."

Feb 24, 2020 – EBMPG meeting: Corbett presents two new site plans, one with residential property, one without.



May 20, 2020 – Burrows emails Corbett, Thackeray, Reddick. “...East Bench Community Council have not decided to change our position against the inclusion of the adjoining parcel currently used as a single family residence in this commercial and multi-family residential project.”

Sept 10-16, 2020 – Emails between Corbett and Burrows about relocation of DABC store to Foothill Village, timing of next iteration of plans.

Nov 9, 2020 – Isaac and Corbett present 135-unit multifamily project to EBCC Executive Board. See – https://eastbenchslc.files.wordpress.com/2020/11/2020-11-06_lamplighter-2.0-renderings_reduced-1.pdf

Nov 18, 2020 – EBCC Meeting: Isaac presents project to members. We had a capacity attendance of 100 screens. 88% of members voted against rezoning the property and 81% against including the residential lot at 2493 E 1700 S to the project.

Video of the virtual meeting: <https://www.youtube.com/watch?v=vNQHLU0NqUI>

Meeting minutes: <https://eastbenchslc.files.wordpress.com/2020/12/ebcc-minutes-11.18.20-3.pdf>



Nov 30, 2020 – EBMPG meeting: Isaac presents Lamplighter 2.0 presentation. No vote for or against, Burrows and Isaac noted disapproval by EBCC members.

Dec 14, 2020 – Burrows emails request for an update from Isaac, Thackeray, Corbett

Dec 15, 2020 – Isaac emails update: “We will separate and commence work on the liquor store as a stand alone use later in the Spring 2021.” No mention of 2493 E 1700 S property.

Dec 29, 2020 – Anderson responds to inquiry by EBCC Executive Member that the Lamplighter Square parcels were subdivided and sold without public comment or the regular Salt Lake City process.

Jan 4, 2021 – Burrows requests update from Isaac, Thackeray, Corbett

Jan 5, 2021 – Isaac emails update: “As it currently stands, our focus is on preparations for commencing delivery of the new liquor store. We may or may not be required to visit with or present to the community council moving forward. But we will most certainly keep you apprised of activities.”

Jan 8, 2021 – Burrows submits letter to Mayor Mendenhall. CC'd: Corbett, Dugan, Isaac, Paterson, Reddick, Thackeray. See <https://eastbenchslc.files.wordpress.com/2021/01/ebcc-letter-to-mayor.pdf>.

“In the past they [the developers] have spoken to the community council and stated that if the community did not want them to acquire the single-family home to the east of the project they would not. That property at 2493 E 1700 S is under contract for purchase by the developers and their development proposal includes demolition of the home and use of the land as a driveway.”

“Traffic:

The intersection of 1700 South and Foothill Drive is one of only four in our geography to access Foothill Drive with traffic light control. The intersection is only 40 ft from the curb cut of the Skyline Inn on 1700 South. That driveway currently only serves the small parking lot (19 spaces!) for the hotel. We are very concerned that the new development, whether it includes the proposed density of housing or not, will dramatically increase the flow of traffic onto our neighborhood streets. We expressed concern (born of experience and history) about that curb cut being open to the whole project, that cars would turn onto 1700 S and then use Wasatch Drive or other neighborhood streets to finish their routing, and the developer’s representative said it wouldn’t happen, that it would be silly for cars to go that way, but it’s exactly what has happened all along Wasatch Drive. The East Bench is already becoming locked in during rush hour as cars pile in intersections. The inclusion of 1700 S in the development not only goes against the standards established in the East Bench Master Plan, but will also severely impact the surrounding neighbors and anyone in the neighborhood who relies on this intersection to safely navigate Foothill Drive.“

Jan 19, 2021 – Mayor Mendenhall emails response to letter. See <https://eastbenchslc.files.wordpress.com/2021/02/ebcc-lamplighter-mayor-mendenhall-1.pdf>

“This project would still need to adhere to Salt Lake City codes and current land use limitations. Any exceptions to that, if allowed, would need to be authorized through a public process via the Planning Commission and the City Council.”

Jan 20, 2021 – Burrows emails Isaac for response to letter, demolition plan, expanding curb cut on 1700 S

Feb 4, 2021 – Email update from Dugan to Burrows: “Today I received a response from City about Lamplighter permits. The planners have not been contacted by the developers nor have they received any demolition/building permit applications.”

Feb 15, 2021 – Burrows emails Isaac and Corbett, inviting them to speak or present at EBCC Meeting. Isaac emails: “We are focusing on the site grading and design programming to accommodate the start of the new DABC location.”

April 26, 2021 – EBMPG meeting: Norris indicated that he’s spoken to the developers about changing the zoning of the residential parcel, and he told them that the DABC had to own the parcel in order to bypass the SLC rezoning process.

May 13, 2021 – Scheduled meeting with DABC officials and EBCC Executive Board at request of Burrows.

East Bench Master Plan - <https://eastbenchslc.files.wordpress.com/2021/01/ebmp-document.pdf>



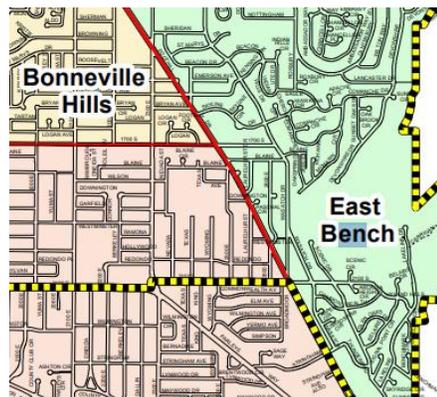
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Community Node

“To the extent possible, primary automobile access to development should be from Foothill Drive to discourage additional traffic into adjacent neighborhoods.”

“Overall, development in Community Nodes should: Respect the existing character of adjacent residential neighborhoods;”

Peach: Sugarhouse CC



SLC Docs

The project is in the geography of the East Bench CC. The Foothill Dr / 1700 S intersection is the “three corners” of Bonneville Hills CC, Sugarhouse CC, and EBCC.

Bonneville Hills CC, Sugarhouse CC, and EBMPG confirm that they haven’t approved or supported the inclusion of the residential property into the project.

Anderson – John Anderson, Manager SLC Planning Division

Burrows – Aimee Burrows, Chair East Bench Community Council, April 2018 – Current

Dugan – Dan Dugan, SLC Council District 6, 2020 – Current

Clark – Landon Clark, Chair Sugarhouse Community Council

Corbett – Frank Corbett

Isaac – Mark Isaac, Principal Pinyon8 Consulting

Paterson – Joel Paterson, Program Coordinator SLC Planning

King – Brian King, Utah House of Representative

Luke – Charlie Luke, SLC Council District 6, 2012 – 2019

Peterson – Kim Peterson, Chair East Bench Community Council 2014 - April 2018

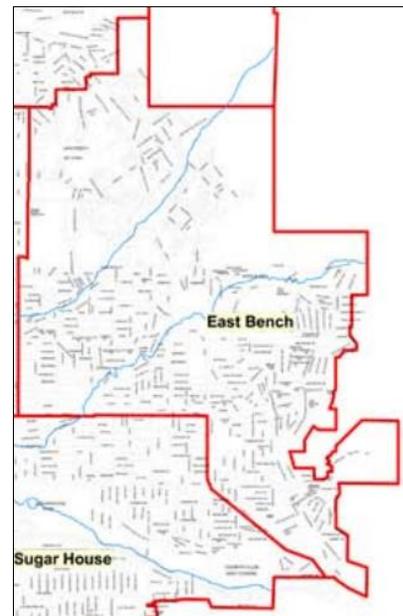
Mendenhall – Salt Lake City Mayor Erin Mendenhall

Norris – Nick Norris, Director SLC Planning

Reddick – Ellen Reddick, Chair Bonneville Hills Community Council and organizer of East Bench Master Plan Group

Thackeray – John Thackeray, Thackeray Companies

EBCC – East Bench Community Council www.eastbenchslc.org



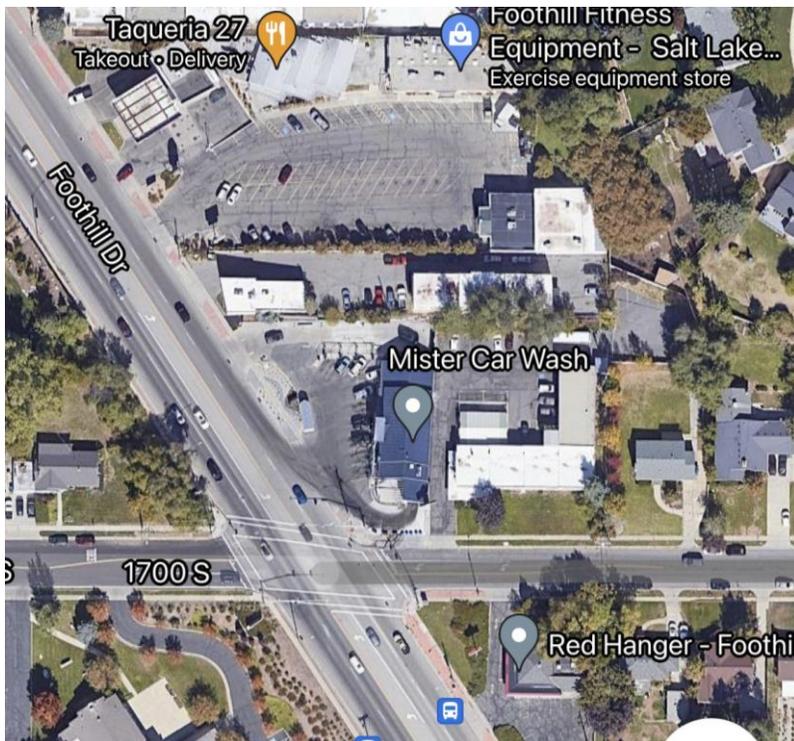
East Bench Master Plan Group

Lamplighter Square



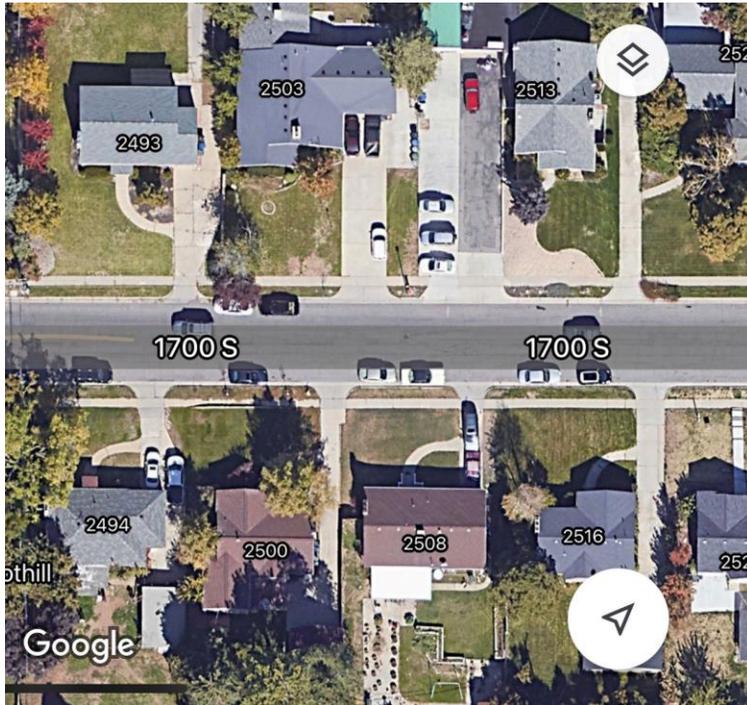
“New Parcel
for Next Tax
Year”

SL County Assessor



Google Maps

Residential Lot – 2493 E 1700 S

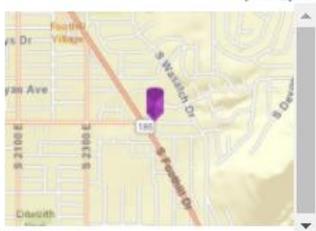


The lot to the north, south, and east are all residential lots.

Google Maps

This page shows the assessor's CAMA data, as it was, on May 22, 2020.

Parcel	16-15-278-010-0000
Owner	TP LAMPLIGHTER, LC
Address	2493 E 1700 S
Total Acreage	0.24
Above Grade sqft.	1068
Property Type	111 - SNGL FAM RES
Tax District	13
2020 Land Value	\$ 238,300
2020 Building Value	\$ 253,600
2020 Market Value	\$ 491,900

40.733817110
-111.819302100

Salt Lake County Assessor



SLCgov.com

	R-1-7000	Single Family Residential. The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size.
	CN	Neighborhood Commercial. The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods.