



**CAPITOL HILL
NEIGHBORHOOD COUNCIL**

CHNC PURPOSE STATEMENT

To enhance and strengthen the vitality of our neighborhoods by fostering a participatory community of Informed, Engaged and Empowered residents working together to improve our neighborhoods.

June 25, 2018

To the Members of the Planning Commission:

The Board of the Capitol Hill Neighborhood Council urges you to deny the time extension for the Bishop Place Planned Development, case numbers PLNSUB2014-00019 and PLNSUB2014-00020.

Bishop Place is in our neighborhood council area, and we have followed this planned development closely since it was first granted in 2014. Since that time, the developer has allowed the properties to deteriorate and is now requesting permission to demolish them all from the Historic Landmark Commission, claiming financial hardship.

We ask you to deny this extension for two reasons:

1. The Planned Development has been active since 2014 and the applicant has owned the property longer than that. Four years should have been enough time for the developer to finalize their Planned Development. Due to the applicant's delay and neglect, the subject properties have become a blight on our neighborhood. Renewing the Planned Development would endorse and perpetuate the applicant's continuing disregard for the neighborhood.
2. Unfortunately, it is a well-known strategy for developers in Salt Lake City to "wait out" the Historic Landmark Commission. When the latter denies a developer a demolition permit, the developer delays and extends the approval process until the property has deteriorated to the point that demolition is the only option. Although this is not strictly an issue for the Planning Commission, this is an opportunity to send a message that the city will not allow itself to be played in this fashion to the detriment of neighborhoods like Capitol Hill.

Since this matter will not be considered in a public hearing on June 27, members of our Council will not have the opportunity to speak before your Commission. Therefore please accept this letter as expressing the strongest possible community opposition to renewing this Planned Development.

Respectfully,

Laura Arellano, Chair, the Capitol Hill Neighborhood Council