

ITEM III

SALT LAKE CITY COUNCIL STAFF REPORT

DATE: May 7, 2002

SUBJECT: Petition No. 400-02-09 – Request to rezone the property at 1040 West 700 South from Residential R-1-7000 to Public Lands PL (Pioneer Police Precinct)

STAFF REPORT BY: Marge Harvey, Constituent Liaison/Policy and Research Analyst

Document Type	Budget-Related Facts	Policy-Related Facts	Miscellaneous Facts
Ordinance	The proposal has no budget impact.	The proposal is presented to amend the zoning map for property located at 1040 West 700 South	The Administration has clearly stated the positive aspects of the proposal.

OPTIONS AND MOTIONS:

Additional options may be identified at the Council Work Session on May 9, 2002.

1. ["I move that the Council"] Adopt an ordinance rezoning property at 1040 West 700 South from Residential R-1-7000 to Public Lands PL.
2. ["I move that the Council"] Not adopt an ordinance rezoning property at 1040 West 700 South from Residential R-1-7000 to Public Lands PL.

KEY ELEMENTS

1. The proposed zoning map amendment would change the zoning for the property located at 1044 West 700 South from Residential R-1-7000 residential to Public Lands PL. The Administration's transmittal provides a detailed discussion of the proposed text amendment. Please refer to the Planning staff report for details. Key elements include:
 - A. The project includes converting an existing vacant structure, which once housed a Salt Lake Community College satellite facility, to the Pioneer Police Precinct.
 - B. Modifications to the existing site and structure include soil remediation to seismically stabilize the building, additions to the north and west side of the building, a parking lot with separate access points for both public and police vehicles, fencing and landscaping improvements.
 - C. The proposal was originally submitted for a conditional use permit for a "municipal service" in the Residential R-1-7000 zoning district but after analysis, Planning staff felt it was more appropriate to rezone the property to Public Lands which allows "local government facilities". The Police Department concurred with this recommendation for the following reasons:

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- “Local Government Facilities” such as police stations are permitted in the PL zone.
 - The PL zone is consistent with the future land use map of the West Salt Lake Community Plan
 - The PL zone is more restrictive than the Institutional zone with respect to permitted and conditional uses and thus more harmonious for the surrounding residential uses; and
 - The PL zone will allow more site design flexibility to reuse the existing structure for the proposed police facility.
2. The Planning staff report provides findings of fact that support the criteria established in the City’s Zoning Ordinance, Sec. 21A.50.050 - Standards for General Zoning Amendments. Please refer to the Planning staff report for specific findings of fact and discussion of compliance with individual standards.
 3. The purpose of the Residential R-1 zone is “to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size.” (Sec. 21A.24.060)
 4. The purpose of the Public Lands zone is “ to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.” (Sec. 21A.32.070)
 5. Municipal Services are defined as “City or County government operations and governmental authorities providing services from specialized facilities, such as police service, street/highway department maintenance/construction, fire protection, sewer and water services, etc. City or County operations and governmental authorities providing services from non-specialized facilities shall be considered office uses.” (Sec.21A.62.040)
 6. The site is located within the Lowland Conservancy Overlay District due to the proximity of the Jordan River on the west side of the property. The Administration’s transmittal notes that the proposed site modifications adhere to the setback regulations of the Lowland Conservancy Overlay District. (Sec.21A.34.050)
 - A. A fifty-foot setback must be maintained for non-residential development adjacent to the river.
 - B. The only physical modification that extends beyond the 50-foot setback is a walking path that connects the west side of the building and patio area to the Jordan River Parkway. The path is permitted within the setback area as long as it does not involve any grading or earthmoving. The path will be made of natural materials.
 - C. The Engineering Division (Parks Planning) has reviewed the proposed pathway and has no objection.
 7. The project was presented to the Poplar Grove Community Council on February 27, 2002. The Community Council unanimously endorsed the project. The following issues were discussed at the community council meeting:
 - A. Increased traffic on Jake Garn Way
 - B. Lights from the police precinct shining into resident yards
 - C. Adequate on-site drainage to control pavement and roof run-off
 - D. Easy access to the facility by community members and residents
 8. The Planning Commission held a public hearing on March 7, 2002. The Planning Commission voted to recommend that the City Council approve the proposed rezoning and directed that the Planning Director work with the development team to:
 - A. Reduce the number of parking stalls
 - B. Improve the Jordan River Parkway trail system

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- C. Improve the landscape buffering on the north to mitigate impacts of the facility on surrounding properties
9. The following issues were discussed at the hearing:
 - A. Possible decrease in value for property adjacent to the police precinct parking lot
 - B. Loss of privacy and quiet for property owners whose yards are adjacent to the police precinct
 - C. Noise from the shooting range
 - D. Bright lights from the parking lot lighting impacting neighbors during nighttime hours
 - E. Reduction of the number of off-street parking stalls to provide additional landscape buffering for adjacent properties and reduce impacts on the character of the residential neighborhood
 - F. Proposed improvements to be provided along the Jordan River Parkway trail system

MASTER PLAN AND POLICY CONSIDERATIONS:

1. The Administration's transmittal notes that the proposed rezoning to Public Lands is consistent with the future land use map and policies in the West Salt Lake Community Master Plan and the City Strategic Plan and the Futures Commission Report. Key policies include:
 - A. The West Salt Lake Community Master Plan (1995) identifies the property at 1040 West 700 South on the future land use map as appropriate for institutional type uses. The community master plan refers to the Jordan River and states that the "river environment should be preserved in a park-like setting". The plan also discusses police services and states that a "priority is to maintain current levels of response time".
 - B. The Salt Lake City Strategic Plan (1993) identifies "neighborhood security and personal safety" as an objective with "neighborhood police offices and neighborhood presence" as an action step toward this end.
 - C. The Futures Commission Report (1998) discusses safety in neighborhoods and recommends expanding "a visible police presence".
2. The Open Space Master Plan supports expansion of the Jordan River Parkway concept. The Plan states that connection to the Jordan Parkway would provide a major north/south route for the open space system and should be considered a high priority. The plan also notes that the Jordan River Parkway Master Plan outlines in detail the improvements for trails, bank treatments, revegetation and access points along the river.

CHRONOLOGY:

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed text amendment.

- February 27, 2002 Poplar Grove Community Council
- March 7, 2002 Planning Commission Public Hearing

cc: Rocky Fluhart, David Nimkin, Roger Cutler, Lynn Pace, Chief Dinse, Don Llewellyn, Scott Atkinson, LeRoy Hooton, Jeff Niermeyer, Rick Graham, Val Pope, Margaret Hunt, David Dobbins, Stephen Goldsmith, Brent Wilde, Doug Wheelwright, Melissa Anderson, Annette Daley

File Location: Community and Economic Development Dept., Planning Division, Rezoning, Police Substation 1040 West 700 South