

SALT LAKE CITY COUNCIL STAFF REPORT

DATE: March 14, 2003

SUBJECT: Petition No. 400-02-31 – Rezoning 4 lots at approximately 1060 South 900 West from Residential to Open Space and amend the West Salt Lake Community Master Plan

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted, the ordinance would affect District 2

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

ADMINISTRATIVE DEPT: Community and Economic Development
AND CONTACT PERSON: Marilyn Lewis , Planning Division

KEY ELEMENTS:

1. This rezoning and master plan amendment request was initiated by the City's Community and Economic Development Department and the Public Services Department. The properties are owned by the City and have been used as part of the Jordan Park. The Administration indicates that the properties were inadvertently zoned residential during the 1995 Zoning Rewrite Project because they were not believed to be part of the park. The parcels are adjacent to other residentially zoned parcels to the south. (Please refer to the attached map for reference.)
2. The properties contain a house formerly used as a caretaker's residence, the park's greenhouse facility and a parking lot. The City has owned the house and property since 1955. The use of the house as a caretaker's residence was considered an accessory use to the park until the program was discontinued in the 1990's. The house will not be demolished, but will be rehabilitated without major alterations to serve as a community outreach center as part of the University of Utah's University/Neighborhood Partners Program. On October 3, 2002, the Planning Commission approved a conditional use (required under the current R-1-5000 zoning district) for the community center so rehabilitation work could begin.
3. Chapter 18.97 of the Salt Lake City Code requires that housing loss be mitigated for a zoning change that would permit a nonresidential use of land that includes within its boundaries a residential dwelling unit. As the structure has not been used as a private residence since 1955, there is question as to whether the structure should be considered a residential dwelling. The City is proposing to construct a new single-family dwelling at 557 South 1000 West to satisfy the housing mitigation requirements for the rezoning request. (Please refer to the Housing Loss Mitigation Report in the Planning staff report for details.)
4. This proposal will consolidate and rezone the City-owned properties into one tax number in order to clarify its association with the park. This will allow the use of existing parking in the park for the proposed community center as well as for the greenhouse operation.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

1. Key issues raised at the Planning Commission hearing and the Administration's responses are Summarized below:
 - a) Will a buffer be provided between the community center and residential neighborhood? - A ten-foot landscaped buffer will be provided along all property lines of the community center that are adjacent to neighboring residential parcels.
 - b) Will the community center be ADA accessible? - ADA access will be provided for the bathrooms, all doorways and the parking lot of the community center.
 - c) Will the hours of operation and activities, particularly on the lawn adjacent to a residence on the south side of the building, be limited to reduce the impact of noise on the adjacent neighborhood? - Hours of operation will be determined by the lease agreement; the applicant's proposed hours are from 8:00 a.m. to 5:00 p.m. on weekdays with some evening and weekend activities. Activities on the southern lawn will be limited from 9:00 a.m. to 8:00 p.m. to minimize noise impacts to the adjacent residence to the south.

BUDGET RELATED FACTS:

The University of Utah will lease the property and operate the Community Center. In lieu of monthly rent, the University will enter into a 10 year lease and will commit \$60,000 toward renovation of the property.

MASTER PLAN & POLICY CONSIDERATIONS:

1. Section 21A.02.040 of the Salt Lake City Zoning Ordinance states that amendments to the zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan of Salt Lake City. Therefore, the parcels associated with park land should be identified
2. The goals of the Salt Lake City Open Space Plan are:
 - a) conserve the natural environment
 - b) enhance open space amenities for all citizens
 - c) Connect the various parts of the City to natural environments
 - d) Educate the citizens on proper use of open space
3. This proposal reinforces the community's identified desire in the West Salt Lake Master Plan to "continue developing park facilities" and to "open up access to parks".
4. The West Salt Lake Master Plan shows the majority of the land in the vicinity as public open space. This proposed use is in keeping with that intent.
5. This site does not fall within any of the City's overlay zones or in a designated historic district.
6. The site does not contain any specific environmental features that will require mitigation.

CHRONOLOGY:

- July 26, 2002 The West Salt Lake Community Council Executive Board was presented with the proposal by the University of Utah to remodel the caretaker's cottage for use as a community outreach center

and to rezone four parcels from residential to open space. The Executive Committee felt it was not necessary to have the proposal presented to the full community council and forwarded a letter to the City in favor of the proposal

- September 18, 2002 Sent notice to property owners within 300 feet of the October 3, 2002 Planning Commission Hearing and posted the property.
- October 3, 2002 The Planning Commission held a hearing and passed a favorable recommendation to support the conditional use, rezoning, and consolidation of park parcels, as well as housing loss mitigation.
- January 30, 2003 Received the ordinance from the Attorney's Office.

cc: Rocky Fluhart, David Nimkin, Ed Rutan, Lynn Pace, Chief Dinse, Chief Querry, LeRoy Hooton, Rick Graham, Val Pope, Alison Weyher, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Marilyn Lewis, Annette Daley

File location: Community and Economic Development, Planning Division, Rezoning and Master Plan Amendment, Jordan Park, 1060 South 900 West