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# SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** March 4, 2005

**SUBJECT:** Petition 400-04-42 – Public Services request to:

- Rezone property located at 1325 South 900 West from Institutional to Public Lands
- Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
- Amend the West Salt Lake Master Plan

**AFFECTED COUNCIL DISTRICTS:** If the ordinance is adopted the rezoning will affect Council Districts 2

**STAFF REPORT BY:** Janice Jardine, Land Use Policy Analyst

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Community Development Department, Planning Division  
Lex Traugher, Principal Planner

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## POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance to:
    - Rezone property located at 1325 South 900 West from Institutional to Public Lands
    - Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
    - Amend the West Salt Lake Master Plan
  2. **["I move that the Council"]** Not adopt an ordinance to:
    - Rezone property located at 1325 South 900 West from Institutional to Public Lands
    - Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
    - Amend the West Salt Lake Master Plan
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The following information was provided previously for the Council Work Session on February 8, 2005. It is provided again for your reference.

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## KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to:
  - Rezone property located at 1325 South 900 West from Institutional to Public Lands
  - Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
  - Amend the West Salt Lake Master Plan

- B. This action would facilitate construction of the new Unity Center and a related off-site parking lot.
- C. The purpose of the Public Lands zoning district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.
- D. The property is located within a Transitional “T” overlay zoning classification. The purpose of this overlay zoning is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. The overlay zoning is intended to provide a higher level of control over non-residential land uses in order to ensure existing residential properties are not substantially impacted by future non-residential redevelopment. The overlay zoning classification will not be changed with the proposed rezoning.
- E. The appropriate City departments and divisions have reviewed the request. The proposed development will be required to comply with all City codes, standards and regulations. The Police Department noted concerns relating to gating/fencing, landscaping, lighting and signage of the proposed off-site parking lot. The Administration has noted that these issues are being addressed through the site plan review process.
- F. On December 8, 2004, the Planning Commission held a public hearing and reviewed the proposal. No comments were received from the public. Issues discussed by the Planning Commission focused on landscape buffering and pedestrian safety between the Center and the parking lot. The Planning Commission voted to recommend that the City Council rezone the properties, amend the West Salt Lake Master Plan and approve a conditional use for the off-site parking lot subject to:
  - 1. The City Council approval of the proposed rezoning and master plan amendment. to the property.
  - 2. Subdivision approval to consolidate the existing lots for the Center and parking lot.
  - 3. Final approval for the landscape and buffering plans
- G. The public process included extensive community involvement to determine the needs and services of the community, presentation to the Glendale Community Council and written notification of the Planning Commission hearing to surrounding property owners. The Administration notes:
  - 1. On October 6, 2004, representatives from Public Services presented the proposed development to the Community Council. No vote was taken at the meeting.
  - 2. On November 5, 2004, Planning staff contacted the Community Council Chair requesting written comments. No written comments were received.
  - 3. The community process provided input into the types of services and programming that will be provided.

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

- A. The 1995 West Salt Lake Community Master Plan is the adopted land-use policy document that guides new development in the area surrounding the proposed rezoning and master plan amendment. The Future Land Use Map identifies the area where the Unity Center will be located for “institutional” land uses and the properties where the parking lot will be located for “low-density residential and general commercial” land uses. (As previously noted, amending the Future Land Use Map in the East Bench Master Plan to reflect an institutional land use designation is part of this petition.) The Plan notes the goal of upgrading present recreation facilities and providing additional facilities where needed.

- A. The Planning staff report notes that rezoning the properties Public Land is:
1. Consistent with the intent of the master plan.
  2. Consistent with the character of existing zoning in the area.
  3. Would not adversely impact adjoining properties.
  4. Will increase the opportunity for additional community services.
- B. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Planning staff report notes the Futures Commission Report identifies several recommendations that support the proposed rezoning and related conditional use.
- C. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

## **CHRONOLOGY:**

The Administration's transmittal provides a chronology of events relating to the proposed rezoning. Key dates are listed below. Please refer to the Administration's chronology for details.

- October 6, 2004            Glendale Community Council meeting
- December 8, 2004        Planning Commission hearing

cc:     Sam Guevara, Rocky Fluhart, DJ Baxter, Gary Mumford, Rick Graham, Ed Rutan, Lynn Pace, Louis Zunguze, Brent Wilde, Doug Wheelwright, Lex Traugher, Marge Harvey, Barry Esham

File Location: Community Development Dept., Planning Division, Rezoning and Master Plan Amendment, Unity Center, 1385 South 800 West

**COUNCIL TRANSMITTAL**

**TO:** Rocky Fluhart, Chief Administrative Officer *RF* **DATE:** January 18, 2005

**FROM:** David Dobbins *DD*

**RE: Petition Number 400-04-42:** A request to the Planning Commission by the Salt Lake City Public Services Department to rezone property located at 1385 South 900 West from Institutional to Public Lands to accommodate the proposed Unity Center complex. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single-family Residential) to Public Lands to accommodate proposed off-site parking to serve the existing Sorenson Multi-Cultural Center and the proposed Unity Center. The rezone of the properties proposed for off-site parking requires an amendment to the West Salt Lake Community Master Plan to an Institutional land use designation.

**STAFF CONTACT:** Lex Traughber, Principal Planner, Planning Division  
535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

**DISCUSSION:** The applicant is proposing to rezone the subject property fronting 900 West in order to build the Unity Center complex. This new facility will provide several community amenities, including, but not limited to, health and fitness facilities, a location for cultural exchange, a center for education and training, a mental health facility, and a general resource center.

The property where the Unity Center building is proposed to be located is currently zoned Institutional. The applicant proposes to change the zoning on this property to Public Lands (PL), similar to the Sorenson Multi-Cultural Center property of which the Unity Center will be a part. The purpose of the PL zone is to "specifically delineate areas of public use and to control the potential redevelopment of public uses, lands, and facilities."

In addition, the applicant proposes to rezone the parcels located to the east of the existing Sorenson Multi-Cultural center, fronting 800 West, from R-1-7000 (Single-family

Residential) to PL to accommodate “off-site” parking to serve the existing and new centers.

The West Salt Lake Generalized Future Land Use Map identifies the subject parcel where the off-site parking is to be located as Low Density (residential) and General Commercial. The appropriate designation to remain consistent with the rezone and land use request is Institutional.

**MASTER PLAN CONSIDERATIONS:** The proposed rezones and master plan amendment are both supported by several policy elements of the Salt Lake City Futures Commission Report and the West Salt Lake Community Master Plan.

**Salt Lake City Futures Commission Report:**

This report identifies several recommendations that lend support for the proposed Unity Center and provides compelling arguments for the approval of the proposed rezones. The attached staff report outlines six recommendations in detail.

**West Salt Lake Community Master Plan:**

The West Salt Lake Community Master Plan specifically addresses parks, recreation, and open space land use for the plan area. In terms of recreation, the first goal cited in the plan states, “Upgrade present recreation facilities and provide additional facilities where needed.” The proposed Unity Center will certainly address this goal by upgrading present recreation facilities and providing additional facilities to those existing.

While the plan does not specifically call for additional recreation facilities at the proposed location, it is important to note that the associated Future Land Use Map does identify the property where the Unity Center building is proposed to be located as Institutional. A rezone of the subject property to PL is consistent with the West Salt Lake Generalized Future Land Use Map.

The property to serve as a parking lot fronting 800 West is designated as Low-density Residential and General Commercial. A rezone to PL is not consistent with these land designations; therefore the proposed master plan amendment to designate the property as Institutional is required. This property is bordered on the north by several residences (a couple owned by the City) and surrounded by light manufacturing uses on the east, light manufacturing and residential to the south, and the Sorenson Multi-Cultural Center to the west. In terms of land use, a rezone to PL to provide for a parking lot to serve the community centers is appropriate given the surrounding land uses, and justifies the master plan amendment as proposed.

**ANALYSIS:** The Unity Center project is, in part, a result of the negotiations which took place regarding the closure of Main Street between North and South Temple Streets. The proposed project is compatible with development in the immediate vicinity as the Sorenson Multi-Cultural Center and Riley Elementary School are directly adjacent. The proposed project, should it be realized, will be located at the intersection of two arterial streets (900 West and California Street/1300 South), making access relatively easy and convenient. In general, a complex of this nature would be considered a community asset.

**PUBLIC PROCESS:** The proposed rezones and master plan amendment were presented to the Glendale Community Council and also considered by the Planning Commission. The following summarizes the discussion and decisions by these bodies.

**Community Council:** Public Services presented the proposal to the Glendale Community Council on October 6, 2004. Planning staff attended the meeting to explain and field questions regarding the proposed rezone. No vote was taken in regard to the proposal at the meeting. Planning staff contacted the chairperson of the community council on November 5, 2004, to request written comments. No written comments were received.

**Planning Commission:** On December 8, 2004, the Planning Commission passed a motion to transmit a favorable recommendation to the City Council to rezone the subject properties and amend the master plan based on the findings of fact as noted in the staff report.

**RELEVANT ORDINANCES:** Amendments to the zoning maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050. "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five factors, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E).

Planning staff analyzed master plan considerations, existing and potential future development in the immediate vicinity, impacts to adjacent properties, applicable overlay zones, and the adequacy of existing services and facilities. Based on this analysis, the Planning Commission is recommending that the City Council rezone the property from Institutional and R-1-7000 to Public Lands.

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 or general plan of Salt Lake City. Therefore a master plan amendment is required via Utah State Code Annotated Section 10-9-304 (Amendment of Plan). In accordance with State law, a notice was published in the Salt Lake Tribune and the Deseret News fourteen (14) days prior to the Planning Commission public hearing.

## **TABLE OF CONTENTS**

- 1. CHRONOLOGY**
- 2. ORDINANCE**
- 3. NOTICE OF CITY COUNCIL HEARING**
- 4. MAILING LABELS**
- 5. PLANNING COMMISSION**
  - A) ORIGINAL NOTICE POSTMARK & NEWSPAPER NOTICE**
  - B) STAFF REPORT**
  - C) AGENDA AND MINUTES**
- 6. ORIGINAL PETITION**

## **1. CHRONOLOGY**



## PROJECT CHRONOLOGY

- October 15, 2004 Rezone petition delivered to Planning Division.
- October 20, 2004 Rezone petition assigned to Lex Traughber, Principal Planner. The Glendale Community Council reviewed the project.
- October 29, 2004 Memorandum sent requesting department/division comments.
- November 3, 2004 Conditional Use petition delivered to Planning Division, and assigned to Lex Traughber, Principal Planner
- November 19, 2004 Notice mailed to all property owners within 450 feet of the subject properties for a public hearing by the Planning Commission on December 8, 2004.
- November 24, 2004 Notice appeared in the Salt Lake Tribune and the Deseret News as required by State law for the master plan amendment. Posted notification on the subject properties for a public hearing by the Planning Commission on December 8, 2004.
- December 8, 2004 The Planning Commission held a public hearing and passed a motion to forward a favorable recommendation to the City Council to rezone the subject properties and amend the West Salt Lake Master Plan. The Planning Commission also approved the applicant's conditional use request.
- December 9, 2004 Requested ordinance from the City Attorney's office.
- December 9, 2004 Began preparing transmittal.
- December 16, 2004 Transmittal submitted to supervisor for review.  
Ordinance received from the City Attorney's office.

## **2. ORDINANCE**

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2005  
(Rezoning Properties for the Unity Center Project)

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 1385 SOUTH 900 WEST FROM INSTITUTIONAL (I) TO PUBLIC LANDS (PL), 1325 SOUTH 800 WEST, 1327 SOUTH 800 WEST, 747 WEST 1300 SOUTH, AND 739 WEST 1300 SOUTH FROM SINGLE FAMILY RESIDENTIAL (R-1-7000) TO PUBLIC LANDS (PL), AND AMENDING THE WEST SALT LAKE COMMUNITY MASTER PLAN, PURSUANT TO PETITION NO. 400-04-42.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change of zoning for the properties located at 1385 South 900 West, 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South is appropriate for the development of the community in that area.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. REZONING OF PROPERITES. The property located at 1385 South 900 West shall be and hereby is rezoned from Institutional (I) to Public Lands (PL), and the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South shall be and hereby are rezoned from Single Family Residential (R-1-7000) to Public Lands (PL).

SECTION 2. AMENDMENT TO ZONING MAP. The Salt Lake City Zoning Map, adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning of properties identified above.

SECTION 3. AMENDMENT OF MASTER PLAN. The West Salt Lake Community Master Plan, as previously adopted by the Salt Lake City Council, shall be, and hereby is amended to identify the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South as Institutional (I) land use.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2005.  
Published: \_\_\_\_\_.

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date Jan. 20, 2005  
By Melanie Reif

## EXHIBIT "A"

W  
FAT  
1.6.05

### PARCEL 1:

Beginning at a point on the East line of the Salt Lake City Corporation parcel as conveyed by Special Warranty Deed, dated December 21, 1988 as Entry No. 4734124 in Book 6102, Page 2284 of the official records with the office of the Salt Lake County Recorder, said point being North 00°10'28" East along the West line of Block 5, 5-Acre, Plat "B", Big Field Survey 7.541 feet and North 89°44'53" East 2.43 feet from the Northwest corner of Lot 9 of said Block 5, and running thence North 89°44'53" East 426.57 feet; thence South 00°10'28" West 216.60 feet; thence South 89°44'53" West 427.97 feet to a point on said East line of said Salt Lake City Corporation parcel, said point being North 00°10'28" East along said West line of said Block 5, 2089.12 feet (North 2081.60 feet deed) and North 89°44'52" East 1.03 feet from the Southwest corner of Lot 11 of said Block 5, thence Northerly along said East of said Salt Lake City Corporation parcel the following (2) courses: (1) North 00°00'11" East 113.96 feet and (2) North 01°08'56" East 102.67 feet to the point of beginning.

### PARCEL 2:

Beginning at the Southwest corner of Lot 11, MELLEN SUBDIVISION and running thence North 162.1 feet; thence East 75 feet; thence North 25 feet; thence East 66.67 feet; thence South 30.9 feet; thence East 66.66 feet; thence North 30.9 feet; thence East 66.67 feet, thence South 15.20 feet; thence East 40 feet; thence South 171.9 feet; thence West 315 feet to the point of beginning.

### PARCEL 3:

The South 171.9 feet of Lot 6, MELLEN SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING THEREFROM a portion conveyed by that certain Warranty Deed recorded June 21, 1995, as Entry No. 6105619, in Book 7173, at Page 104, more particularly described as follows:

Beginning at the Southwest corner of Lot 11, MELLEN SUBDIVISION; and running thence North 162.1 feet; thence East 75 feet; thence North 25 feet; thence East 66.67 feet; thence South 30.9 feet; thence East 66.66 feet; thence North 30.9 feet; thence East 66.67 feet, thence South 15.20 feet; thence East 40 feet; thence South 171.9 feet; thence West 315 feet to the point of beginning.

### PARCEL 4:

The South 116 feet of Lot 5, MELLEN SUBDIVISION, according to the official plat thereof; on file and of record in the office of the Salt Lake County Recorder.

### PARCEL 5

The South 116 feet of Lot 4, MELLEN SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder

**3. NOTICE OF CITY  
COUNCIL HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition Number 400-04-42, a request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center complex. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands) to accommodate proposed off-site parking to serve the existing Sorenson Multi-Cultural Center and the proposed Unity Center. The rezone of the properties proposed for off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

**DATE:**

**TIME:**

**PLACE:** Room 315  
City & County Building  
451 South State Street  
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Lex Traughber at 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

Assisted listening devices or interpreting services are available for public meetings. Salt Lake City complies with the American Disabilities Act (ADA). For further information, contact the TDD number 535-6021.



## **4. MAILING LABELS**

D & V PROPERTIES  
Sidwell No. 1514202019  
2045 E 6060 S  
SALT LAKE CITY UT 84121

GOATES, BYRON T &  
Sidwell No. 1511458011  
2419 E STRINGHAM AVE  
SALT LAKE CITY UT 84109

INGERSOLL, LELAND R &  
Sidwell No. 1511478045  
1200 S 700 W  
SALT LAKE CITY UT 84104

CORONEL, PEDRO &  
Sidwell No. 1514203006  
1445 S 1000 W  
SALT LAKE CITY UT 84104

GILLETTE, KARL &  
Sidwell No. 1514202008  
3580 E HONEYCOMB RD  
SALT LAKE CITY UT 84121

INGERSOLL, LEE R; TR  
Sidwell No. 1511478034  
710 W 1300 S  
SALT LAKE CITY UT 84104

COLIN, ALFREDO &  
Sidwell No. 1514203027  
1454 S 900 W  
SALT LAKE CITY UT 84104

GERBIC, IGOR & LEJLA; JT  
Sidwell No. 1514203016  
941 W 1400 S  
SALT LAKE CITY UT 84104

INGERSOLL, BRIAN D & KATH  
Sidwell No. 1514202003  
951 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

CLARKE, DARRELL A &  
Sidwell No. 1511478059  
745 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

FRITSCH, FRANCES H; TR  
Sidwell No. 1511458009  
3570 E WARR RD  
SALT LAKE CITY UT 84109

HURD, MARIA E  
Sidwell No. 1514202015  
634 MARTINSHIRE  
CARSON CA 90745

CARPENTER, NORMAN &  
Sidwell No. 1514202012  
1358 S 900 W  
SALT LAKE CITY UT 84104

FOSTER, JULEE L  
Sidwell No. 1514202023  
932 W 1400 S  
SALT LAKE CITY UT 84104

HOUSING AUTHORITY OF  
Sidwell No. 1511457027  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

BOUNDY, PATRICIA  
Sidwell No. 1511478066  
1252 S JUSTIN KAY CT  
SALT LAKE CITY UT 84104

FEDERAL NATIONAL MORTGAGE  
Sidwell No. 1514203028  
PO BOX 650043  
DALLAS TX 75265

HERNANDEZ-OLVERA, JULIO  
Sidwell No. 1511458016  
823 W 1300 S  
SALT LAKE CITY UT 84104

BELKA, LEON W & IONA J;  
Sidwell No. 1511457020  
16311 RHONE LN  
HUNTINGTON BEACH CA 92647

FARR, SHARON L; ET AL  
Sidwell No. 1511478047  
732 W 1300 S  
SALT LAKE CITY UT 84104

HENRIE, LYNDA D  
Sidwell No. 1511478038  
2125 W CANAL RD  
WEST JORDAN UT 84084

BAIR, DAWN E  
Sidwell No. 1514203020  
1414 S 900 W  
SALT LAKE CITY UT 84104

DEMOSS, THOMAS W  
Sidwell No. 1511457024  
1320 S 900 W  
SALT LAKE CITY UT 84104

HENDRICKS, RICHARD W &  
Sidwell No. 1511458008  
847 W 1300 S  
SALT LAKE CITY UT 84104

ATWOOD, DAVID T  
Sidwell No. 1514203003  
1425 S 1000 W  
SALT LAKE CITY UT 84104

DALTON, DAVID I & GEORGIA  
Sidwell No. 1514202014  
1380 S 900 W  
SALT LAKE CITY UT 84104

HENDARTO, HERU  
Sidwell No. 1511478058  
755 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

ANDERSON, MIKE A &  
Sidwell No. 1511478043  
57 S SHAGGY MOUNTAIN RD  
HERRIMAN UT 84065

DALE, RENEE B  
Sidwell No. 1514203026  
1446 S 900 W  
SALT LAKE CITY UT 84104

GOMEZ, SALVADOR  
Sidwell No. 1514203007  
1451 S 1000 W  
SALT LAKE CITY UT 84104





MALUNGAHU, SEMISI K &  
Sidwell No. 1511478070  
1280 S JUSTIN KAY CT  
SALT LAKE CITY UT 84104

NGUYEN, LIEM T &  
Sidwell No. 1514202001  
963 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

PRINCE, ALAN J  
Sidwell No. 1511478069  
307 W 200 S # 3004  
SALT LAKE CITY UT 84101

LUNA, SABINO &  
Sidwell No. 1511458014  
3907 S REDHAWK RD  
SALT LAKE CITY UT 84119

NAVA, JOE P & IRENE M &  
Sidwell No. 1514202013  
1411 S UTAHNA DR  
SALT LAKE CITY UT 84104

BOWMAN, BYRON H & AVONELL  
Sidwell No. 1514228021  
270 S 1000 E  
BOUNTIFUL UT 84010

LUNA, SABINO &  
Sidwell No. 1511458013  
3907 S REDHAWK RD  
SALT LAKE CITY UT 84119

MORA, DAVID  
Sidwell No. 1511478065  
734 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

BARRELL, FRED C & ELEANOR  
Sidwell No. 1514229014  
4546 S ARCADIA LN  
SALT LAKE CITY UT 84117

LOSCHER, TERESA A &  
Sidwell No. 1514202006  
929 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

MOORE, MAX S & FLORIENE H  
Sidwell No. 1514203025  
1440 S 900 W  
SALT LAKE CITY UT 84104

CROWLEY, ARIEL L; ET AL  
Sidwell No. 1511480017  
780 W 1355 S  
SALT LAKE CITY UT 84104

LOSCHER, HAROLD P. & SHAR  
Sidwell No. 1514203001  
1403 S 1000 W  
SALT LAKE CITY UT 84104

MOORE, ERVIN D; TR  
Sidwell No. 1514203024  
1436 S 900 W  
SALT LAKE CITY UT 84104

PRINCE DEVELOPMENT LLC  
Sidwell No. 1511478067  
30 S WANDERWOOD WY  
SANDY UT 84092

LATTA, ROBERT F. & LUCILL  
Sidwell No. 1511457021  
928 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

MONTANO, RANDOLPH &  
Sidwell No. 1514202020  
950 W 1400 S  
SALT LAKE CITY UT 84104

POSEY, SABASTIAN E  
Sidwell No. 1511478056  
769 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

LANIER, ANDRE &  
Sidwell No. 1514203004  
1433 S 1000 W  
SALT LAKE CITY UT 84104

MIKULE, ADRIAN R  
Sidwell No. 1511478008  
1217 S 800 W  
SALT LAKE CITY UT 84104

PLATT, EVELYN L &  
Sidwell No. 1511478009  
1223 S 800 W  
SALT LAKE CITY UT 84104

JUSTIN KAY COURT HOMEOWNE  
Sidwell No. 1511478072  
737 W 1300 S  
SALT LAKE CITY UT 84104

MCWHORTER, THELMA  
Sidwell No. 1514203018  
933 W 1400 S  
SALT LAKE CITY UT 84104

PIONEER TIRE INC  
Sidwell No. 1511457023  
781 W FREMONT AVE  
SALT LAKE CITY UT 84104

JOHNSON, BARBARA C &  
Sidwell No. 1514202021  
944 W 1400 S  
SALT LAKE CITY UT 84104

MCQUEEN, MIKE  
Sidwell No. 1514202002  
959 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

PECK, RUSSELL & NORMA  
Sidwell No. 1514203005  
1439 S 1000 W  
SALT LAKE CITY UT 84104

JARVIS, JOYCE L  
Sidwell No. 1511457025  
1324 S 900 W  
SALT LAKE CITY UT 84104

MCDERMOTT, WILLIAM F. &  
Sidwell No. 1514202009  
1389 S 1000 W  
SALT LAKE CITY UT 84104

NIELSEN, ALICE  
Sidwell No. 1514203019  
1408 S 900 W  
SALT LAKE CITY UT 84104



CROWLEY, VERNAL F &  
Sidwell No. 1514228013  
775 W 1355 S  
SALT LAKE CITY UT 84104

THE BOARD OF EDUCATION OF  
Sidwell No. 1514204006  
440 E 100 S  
SALT LAKE CITY UT 84111

WOOLSEY, BILL & CAROLYN (  
Sidwell No. 1511458010  
846 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

CROWLEY, ARIEL L, ET AL  
Sidwell No. 1514227001  
788 W 1355 S  
SALT LAKE CITY UT 84104

TENZIN, KELSANG  
Sidwell No. 1511478060  
737 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

VIVAR, ISMAEL &  
Sidwell No. 1514202005  
939 W CALIFORNIA AVE  
SALT LAKE CITY UT 84104

CROWLEY, A LEON; ET AL  
Sidwell No. 1511480018  
780 W 1355 S  
SALT LAKE CITY UT 84104

TATAFU, APISAI & KRISTEN;  
Sidwell No. 1514203021  
1420 S 900 W  
SALT LAKE CITY UT 84104

VIOLETTE, PETER R  
Sidwell No. 1514203022  
1576 ELVADO DR  
SIMI VALLEY CA 93065

CHAIRES, VICENTE &  
Sidwell No. 1514228008  
878 S 1400 W  
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Sidwell No. 1511478026  
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VIOLETTE, PETER R AKA  
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BARRELL, DAN &  
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1590 E EVERGREEN LN  
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STROTTNER, MICHAEL W  
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937 W 1400 S  
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VIOLETTE, PETER R AKA  
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SMITH, HAROLD D  
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1409 S 1000 W  
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Sidwell No. 1514202011  
1350 S 900 W  
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ALLEN, SHIRLEY E  
Sidwell No. 1511480020  
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SITAUTI, SIOELI J &  
Sidwell No. 1514202015  
1392 S 900 W  
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Sidwell No. 1514202007  
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ROJAS, EDUARDO & ESTELLA;  
Sidwell No. 1511457026  
1328 S 900 W  
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SEEGMILLER, STEPHEN &  
Sidwell No. 1511478049  
6097 W NELLIES ST  
WEST JORDAN UT 84084

TUITUPOU, LUKE F &  
Sidwell No. 1511478068  
1264 S JUSTIN KAY CT  
SALT LAKE CITY UT 84104

PRITZKAU, KYLE J & DIANE  
Sidwell No. 1514204002  
1361 S 900 W  
SALT LAKE CITY UT 84104

SCHWEMMER, BETTY S  
Sidwell No. 1514203015  
1447 S CLAYTON ST  
SALT LAKE CITY UT 84104

TIMOTHY, DAVID M  
Sidwell No. 1514202022  
938 W 1400 S  
SALT LAKE CITY UT 84104

PRITZKAU, DIANE S & KYLE  
Sidwell No. 1514204003  
1367 S 900 W  
SALT LAKE CITY UT 84104

SALT LAKE COMMUNITY ACTI  
Sidwell No. 1511458015  
764 S 200 W  
SALT LAKE CITY UT 84101

THOMPSON, ROBERT R & RUTH  
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Lex Traugber  
451 S. STATE ST #406  
SLC, UT 84101

Randy Sorenson, Chair  
Glendale Community Council  
1184 S Redwood Drive  
SLC UT 84104

ROBERG  
1218 S 800 W  
SLC UT 84104

YOUNIS, ZIAD  
Sidwell No. 1514228001  
789 W 1355 S  
SALT LAKE CITY UT 84104

TUKUAFU  
811 W LUCY AVE  
SLC, UT 84104

WILLESEN, ELLEN I; ET AL  
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754 W 1355 S  
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KEHL  
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VICTOR'S PROPERTIES LLC  
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1398 S 700 W  
SALT LAKE CITY UT 84104

PICK GRAHAM  
SLC PUBLIC SVCS  
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SLC, UT 84111

PLATT  
1223 S 800 W  
SLC UT 84104

TAWANG; JT ET AL  
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756 W JUSTIN KAY CT  
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KAY CHRISTENSEN  
451 S. STATE ST, RM 149  
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TANN, SOK &  
Sidwell No. 1514228017  
3266 S 4355 W  
WEST VALLEY UT 84120

PURDEN  
838 W 1300 S  
SLC UT 84104

RICHINS  
830 W 1300 S  
SLC UT 84104

DWARTE  
822 W 1300 S  
SLC UT 84104

SCOTT, DOUGLAS W &  
Sidwell No. 1511480024  
1356 S CANTERBURY DR  
SALT LAKE CITY UT 84108

HAIRES  
804 W 1300 S  
SLC UT 84104

SALT LAKE CITY CORPORATIO  
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SALT LAKE CITY UT 84111

ROBERTS  
1238 S 800 W  
SLC UT 84104



LINFORD INVESTMENT CO, LL  
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SALT LAKE CITY UT 84110

PARROTT, EDWARD C & NEDRA  
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753 W 1355 S  
SALT LAKE CITY UT 84104

LA FRONTERA, INC  
Sidwell No. 1514230005  
1444 S 700 W  
SALT LAKE CITY UT 84104

PALMER, WILLIAM L &  
Sidwell No. 1511478063  
748 W JUSTIN KAY CT  
SALT LAKE CITY UT 84104

KAUFER, DONALD B  
Sidwell No. 1514230015  
177 W 2100 S  
SALT LAKE CITY UT 84115

PACKER, GLEN V &  
Sidwell No. 1511480002  
781 W 1300 S  
SALT LAKE CITY UT 84104

INGERSOLL FAMILY LIMITED  
Sidwell No. 1511480027  
364 N 300 W  
KANAB UT 84741

OWNBY, STEVEN, ET AL  
Sidwell No. 1514228007  
735 W 1355 S  
SALT LAKE CITY UT 84104

FLYING COLORS GROUP LP  
Sidwell No. 1513101002  
846 WATSON AVE #C  
WILMINGTON CA 90744

OUTWEST PROPERTIES AND  
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9620 N DORCHESTER DR  
CEDAR HILLS UT 84062

FELSTED, RAY  
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743 W 1300 S  
SALT LAKE CITY UT 84104

O & W INVESTMENT CO  
Sidwell No. 1514228006  
735 W 1355 S  
SALT LAKE CITY UT 84104

ELLIOTT, DAVID C &  
Sidwell No. 1514228004  
2445 W NORTHTEMPLE ST  
SALT LAKE CITY UT 84116

HEDBERG, RAYMOND &  
Sidwell No. 1511480031  
5882 S MEADOW CREST DR  
MURRAY UT 84107

NATE WADE INVESTMENT  
Sidwell No. 1514229012  
4212 S NEPTUNE DR  
SALT LAKE CITY UT 84124

DIAMONDBACK CASTINGS-2, L  
Sidwell No. 1514230006  
5032 E COCHISE DR  
PARADISE VALLEY AZ 85253

GURR INVESTMENTS, LC  
Sidwell No. 1514230017  
PO BOX 571530  
MURRAY UT 84157

MORRISON, TRACIE J  
Sidwell No. 1511478064  
PO BOX 1678  
SALT LAKE CITY UT 84110

REYNAGA, J ANTONIO & LUIS  
Sidwell No. 1511480005  
757 W 1300 S  
SALT LAKE CITY UT 84104

GURR INVESTMENTS, LC  
Sidwell No. 1514229013  
PO BOX 571530  
MURRAY UT 84157

MELLEN, D ROBERT; ET AL  
Sidwell No. 1511480008  
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SALT LAKE CITY UT 84104

G & S PROPERTIES, LLC  
Sidwell No. 1512352003  
PO BOX 9069  
SALT LAKE CITY UT 84109

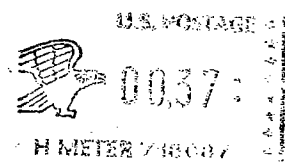
GENUINE PARTS COMPANY  
Sidwell No. 1512352001  
2999 CIRCLE 75 PKY NW  
ATLANTA GA 30339

LINFORD INVESTMENT CO, LL  
Sidwell No. 1512351004  
PO BOX 419  
SALT LAKE CITY UT 84110

PECK, THOMAS H &  
Sidwell No. 1511478007  
1183 S 800 W  
SALT LAKE CITY UT 84104

**5. PLANNING COMMISSION**  
**A. Original Notice Postmark & Newspaper Notice**  
November 19 & 24, 2004

Salt Lake City Planning Division *LT*  
451 South State Street  
Salt Lake City, Utah 84111



*Lex Traugher*  
*451. S. STATE ST #406*  
*SLL, UT 84111*

**NOTICE OF HEARING**

320000



# NOTICE OF HEARING

Lex Traugott  
451 S. STATE ST #406



Salt Lake City Planning Division 47  
451 South State Street  
Salt Lake City, Utah 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

Salt Lake City Planning Director  
451 South State Street, Room 406  
SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.

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The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	P5356184L-07	11/24/04

ACCOUNT NAME	
PLANNING DIVISION	
TELEPHONE	INVOICE NUMBER
801-535-6184	TL8202N1V01
SCHEDULE	
START 11/24/04 END 11/24/04	
CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
49 LINES 1.00 COLUMN	
TIMES	RATE
1	1.68
MISC. CHARGES	AD CHARGES
.00	87.32
TOTAL COST	
87.32	

SALT LAKE CITY PLANNING  
COMMISSION  
MASTER PLAN HEARING

On Wednesday, November 24, 2004, at 7:00 AM, the Salt Lake City Planning Commission will hold a public hearing on the proposed Master Plan for the City of Salt Lake County. The hearing will be held at the Salt Lake City Convention Center, Room 2000, 150 South State Street, Salt Lake City, Utah 84111. For further information regarding this hearing, call Lex Trautner at 801-535-6184.

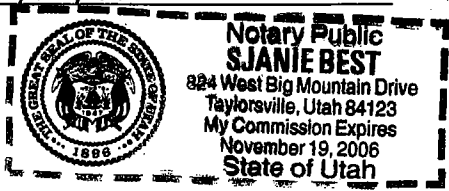
### AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKKEEPER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SALT LAKE CITY PLANNING COMMIS FOR PLANNING DIVISION WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH.

PUBLISHED ON START 11/24/04 END 11/24/04

SIGNATURE *Janie Best*

DATE 11/24/04



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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	P5356184L-07	11/24/04

ACCOUNT NAME	
PLANNING DIVISION	
TELEPHONE	INVOICE NUMBER
801-535-6184	TL8202N1V01
SCHEDULE	
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CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
49 LINES 1.00 COLUMN	
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.00	87.32
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SALT LAKE CITY PLANNING  
DIVISION  
451 SOUTH STATE STREET  
ROOM 4  
SALT LAKE CITY, UT 84111  
PLANNING DIVISION  
801-535-6184  
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## AFFIDAVIT OF PUBLICATION

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PUBLISHED ON START 11/24/04 END 11/24/04

SIGNATURE *Janie Best*

DATE 11/24/04

Notary Public  
**SJANIE BEST**  
824 West Big Mountain Drive  
Taylorsville, Utah 84123  
My Commission Expires  
November 19, 2006  
State of Utah

**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"  
PLEASE PAY FROM BILLING STATEMENT.**

## **5. PLANNING COMMISSION**

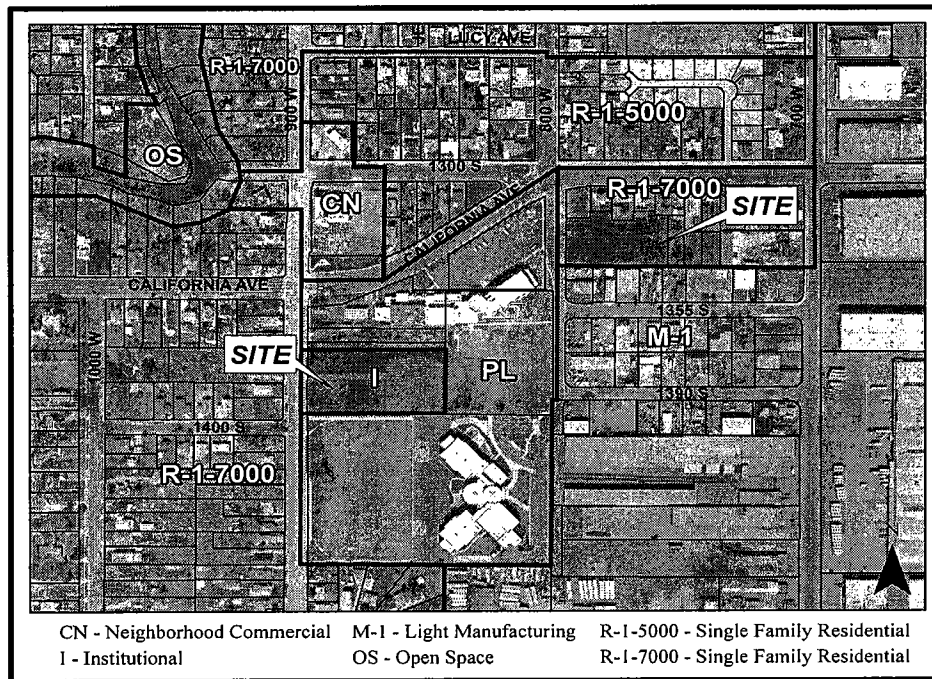
### **B. Staff Report**

**December 8, 2004**

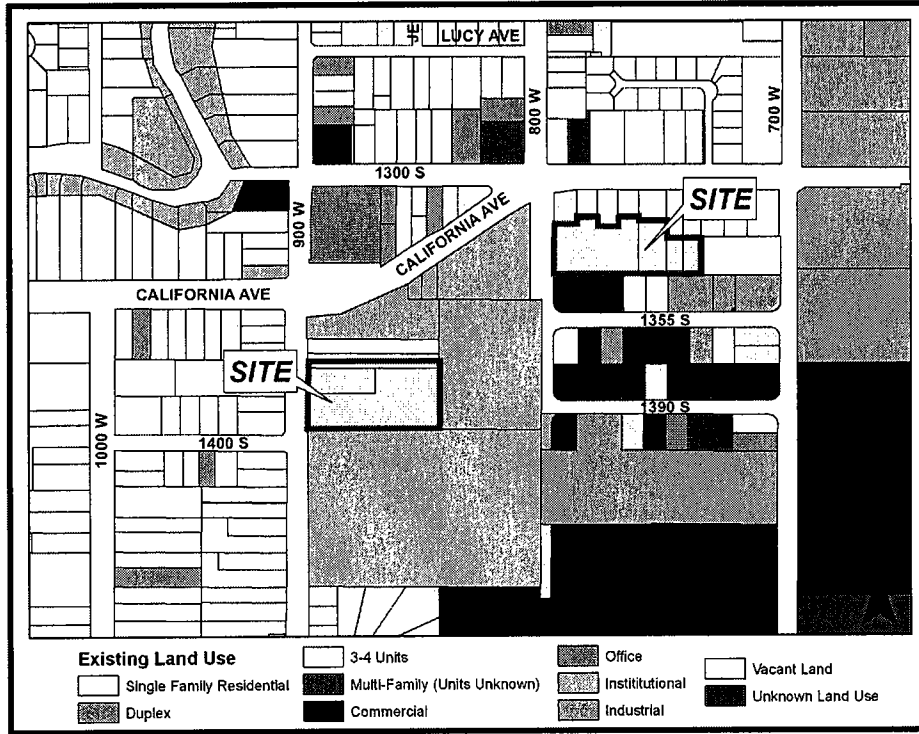
**DATE:** December 8, 2004  
**TO:** Salt Lake City Planning Commission  
**FROM:** Lex Traughber – Principal Planner  
Telephone: (801) 535-6184, Email: lex.traughber@slcgov.com  
**RE: STAFF REPORT FOR THE DECEMBER 8, 2004 MEETING**

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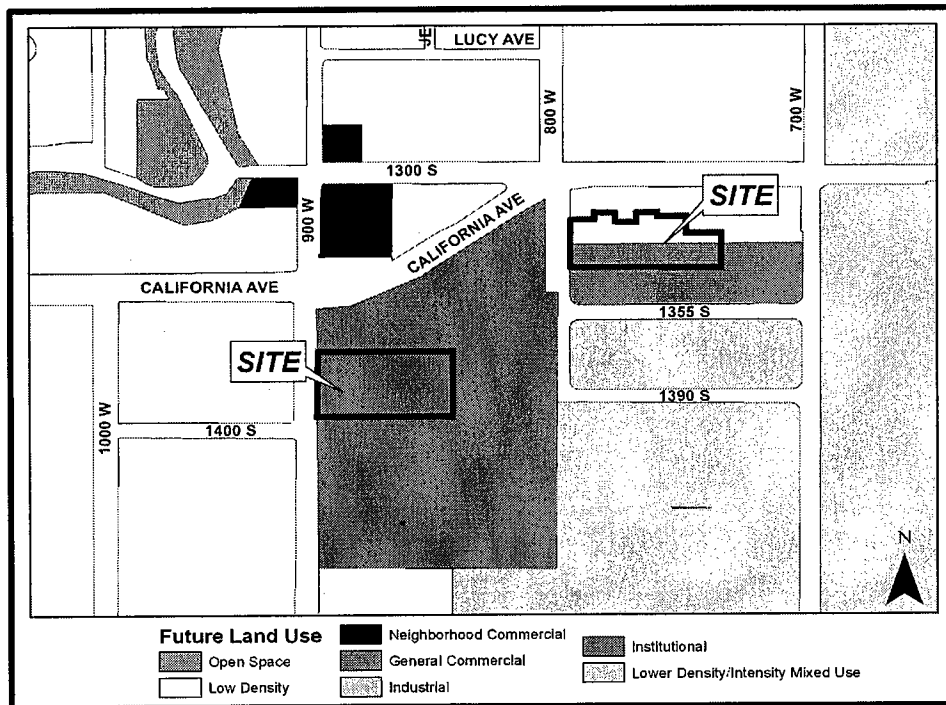
**CASE NUMBERS:** 400-04-42 & 410-710  
**APPLICANT:** Rick Graham  
Salt Lake City Public Services Department  
**STATUS OF APPLICANT:** City Department  
**PROJECT LOCATION & SIZE:** 1385 South 900 West - 2.12 acres  
1325 South 800 West - 1.17 acres  
1327 South 800 West - .20 acres  
747 West 1300 South - .14 acres  
739 West 1300 South - .15 acres  
**COUNCIL DISTRICT:** District 2, Councilmember Van Turner  
**SURROUNDING ZONING:**



**SURROUNDING LAND USE:**



**FUTURE LAND USE:**



**REQUESTED ACTION:**

The applicant is requesting a zone change on the subject parcels from “I” (Institutional) and R-1-7000 (Single Family Residential) to “PL” (Public Lands).

The rezone from “I” to “PL” for the property fronting 900 West is for the proposed Unity Center.

The rezone from “R-1-7000” to “PL” for the property fronting 800 West is for proposed off-site parking. This particular rezone request also requires an amendment to the West Salt Lake Community Master Plan to an “Institutional” designation from “Low Density” and “General Commercial”.

Additionally, the applicant has submitted a Conditional Use application to request approval for off-site parking on those lots fronting 800 West.

**PROPOSED USE(S):**

Community Center and associated infrastructure.

**APPLICABLE LAND USE REGULATIONS:**

The proposed zone change is subject to the Salt Lake City Code, Chapter 21A.50 – Amendments and Special Approvals. The amendment to the West Salt Lake Community Master Plan is subject to the Utah Code Annotated (10-9-302) which identifies the procedures for adopting and amending general plans. The proposed conditional use is subject to the Salt Lake City Code Section 21.54.080 - Conditional Use.

**MASTER PLAN SPECIFICATIONS:**

The property is located in the area subject to the West Salt Lake Community Master Plan.

**SUBJECT PROPERTY HISTORY:**

The property located off of 900 West is now vacant but at one time was a church site. The properties located off of 800 West are now vacant but at one time were used as a construction yard.

**ACCESS:**

The subject properties have direct access to 800 West and 900 West.

**PROJECT DESCRIPTION:**

The applicant is proposing to rezone the subject property fronting 900 West in order to build the Unity Center. This new facility will provide several community amenities, including but not limited to health & fitness facilities, a location for cultural exchange, a center for education & training, a mental health facility, and a general resource center. Specific proposed uses include additional health and fitness resources, classrooms, a theatre, a technology center, a health clinic, and a commercial kitchen. The Unity Center project is, in part, a result of the negotiations which took place regarding the closure of Main Street between North and South Temple Streets.

The property where the new building is to be located, fronting 900 West, is currently zoned "I" (Institutional). The applicant proposes to change the zoning on this property to "PL" (Public Lands), similar to the Sorenson Multi-Cultural Center property of which the Unity Center will be a part. The purpose of said zone is to "specifically delineate areas of public use and to control the potential redevelopment of public uses, lands, and facilities."

In addition, the applicant proposes to rezone those parcels of land located to the east of the existing Sorenson Multi-Cultural center, fronting 800 West, from R-1-7000 (Single Family Residential) to "PL" (Public Lands) to accommodate parking to serve the existing and new centers. The proposed parking use in this case is considered "off-site" parking, and is only allowed in the "PL" zone through the Conditional Use process. The Planning Commission has decision making authority in terms of conditional uses, and makes a recommendation to the City Council for rezone requests.

Further, this property is also subject to a "Transitional Overlay District." The primary purpose of this district is to provide a mechanism for redevelopment of nonresidential uses, on a given parcel, in such a manner that said uses will not have adverse impacts on adjacent residential properties. The mechanism outlined in the Salt Lake City Code to allow for such development is based on the permitted and conditional uses for the underlying zone. In this instance, a conditional use is required for off-site parking in the "PL" zone.

In terms of the master plan amendment, the West Salt Lake Generalized Future Land Use Map identifies the subject parcel where the "off site" parking is to be located as "Low Density" (residential) and "General Commercial". The appropriate designation to remain consistent with the rezone and land use request is "Institutional".

The rezone, master plan amendment, and the conditional use are the first steps in the process to realize the new Unity Center complex. Should the applicant receive approval for these requests, building permits would then be required prior to construction.



**DEPARTMENT/DIVISION AND COMMUNITY COUNCIL COMMENTS:**

The applicant met with the Design Review Team on November 8, 2004, presenting the proposed site plan and building elevations. The comments received from pertinent City Departments/Divisions and the Community Council are attached to this staff report for review. The following is a summary of the comments/concerns received:

- A. Engineering**  
Provided no response to Planning Staff's solicitation for comment.
- B. Public Utilities**  
Has no issues with the proposed rezone and conditional use for these properties. All of Public Utilities' design and construction requirements must be met as construction permits are pursued.
- C. Permits and Zoning**  
Identified items that need to be addressed either before or at the time of the permitting process, however did not indicate any concerns with the proposed rezone or conditional use.
- D. Transportation**  
Did not identify any issues that would indicate concern with the proposed rezone and conditional use.
- E. Property Management**  
Had no objections to the proposal.
- F. Police**  
The Police Department did not have concerns with the proposed rezone or conditional use, however did have concerns for the proposed parking lots in terms of gating/fencing, landscaping, lighting, and signage.
- G. Fire**  
Did not have any concerns with the proposed rezone and conditional use.
- H. Glendale Community Council**  
Public Services presented the proposal to the Glendale Community Council on October 6, 2004. Planning Staff attended the meeting to explain and field questions regarding the proposed rezone and conditional use. No vote was taken in regard to these proposals at the meeting.

Planning Staff contacted the chairperson of the Community Council to request written comments regarding the proposal on November 5, 2004. No written comments were received.

## **ANALYSIS AND FINDINGS:**

### **Chapter 21A.50 of the Salt Lake City Code**

Chapter 21A.50 of the Salt Lake City Code, entitled “Amendments and Special Approvals” addresses changes to the text of the Zoning Code and the associated maps. Section 21A.50.050 outlines standards for general amendments that the City Council should consider when making a decision regarding a rezone. There are 5 specific criteria to evaluate; they are as follows:

#### **A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**

##### **Discussion:**

##### **Salt Lake City Futures Commission Report**

This Report identifies several “recommendations” that lend support for the proposed Unity Center and provides compelling arguments for the approval of the proposed rezone and associated conditional use. The following sections taken from the Salt Lake City Futures Commission Report comprise examples of recommendations that support the proposed development:

1. “Within neighborhoods there should be a range of easily accessible recreational activities for residents. Recreational services offered by Salt Lake County should be coordinated with opportunities offered by the city itself. Information on public recreational facilities should be continuously promoted using a variety of media to ensure that residents are aware of available programs and facilities. Land for developed and undeveloped recreational opportunities needs to be acquired in order to meet the needs of current and future residents.” page 39.
2. “Vibrant neighborhoods require that all residents believe that they are a part of the community. Community events that allow citizens to interact with people of differing heritage and encourage greater tolerance of cultural differences among participants should be supported. Activities that promote participation and cultural awareness among the city’s diverse population should be continued and expanded. Where feasible, recognition of our diverse heritage should be reflected in the design of public places. Churches, schools, and service organizations should be encouraged to provide programs that share with residents the benefits diversity brings to our community.” page 39.
3. “Schools are emerging as hubs of community activity in many neighborhoods. Providing social services of all types has become common in many schools. This partnership between education and social service providers needs to expand. We therefore recommend that school-based or neighborhood-based family/youth resource centers be developed in every neighborhood to deliver necessary services and support to members of the community.” page 64.
4. “Develop partnerships to provide clinics in neighborhood resource centers. Clinics or family health centers should become part of the school/neighborhood social services system. Such clinics must provide services to all neighborhood residents, and

not merely to the students in the school. While clinics cannot be provided in every school, health care and other services can be offered in every neighborhood by locating a clinic in an appropriate school, community center, or other public building in each neighborhood.” page 64.

5. “If Salt Lake City is to be the best/safest place in the nation for families, the county and city must put aside their jurisdictional disputes and outmoded agreements and work together to provide improved recreational opportunities for children, youth, adults, and the elderly. A community that values families and children must demonstrate that commitment by investing in programs and facilities that provide a wide variety of involving and engaging activities for people of all ages. Fine arts, recreational, vocational, and technical activities must be included. Recreational programs can provide opportunities for people of all ages to develop lifelong skills and to feel connected to each other and the community. For the elderly, physical recreation can mean the difference between independent living and a dependent life in an institution. Recreational programs can demonstrate our community’s willingness to embrace pluralism and diversity by building programs that meet the needs of various populations.” page 67.

6. “Change recreation investment priorities. Community leaders and recreation professionals must be clear and specific about the needs and priorities. There will never be enough resources to provide every desirable program or facility. Public resources must go for high-priority infrastructure. The subcommittee recommends that city and county recreation spending priorities in Salt Lake City be changed to provide more parks, playing fields, gymnasiums, and other infrastructure for residents. In the past, we have invested in entertainment facilities (stadiums, convention centers, concert halls), and golf courses, rather than in parks, playgrounds, playing fields, pools, and gymnasiums. This investment in spectator sports (like the Buzz and Jazz facilities) and golf programs (eight city golf courses compared to only two city-owned indoor swimming pools) has exacerbated recreation deficits in other areas, such as indoor pools, ice sheets, and cultural activities for seniors and others.” page 68.

#### West Salt Lake Community Master Plan

The West Salt Lake Community Master Plan specifically addresses parks, recreation, and open space land use for the Plan area. In terms of recreation, the first goal cited in the plan states, “Upgrade present recreation facilities and provide additional facilities where needed.” The proposed Unity Center will certainly address this Plan goal by upgrading present recreation facilities and providing additional facilities to those existing.

While the Plan does not specifically call for additional recreation facilities at the proposed location, it is important to note that the associated Future Land Use Map does identify the property where the Unity Center building is proposed to be located as “Institutional”. A rezone of the subject property to “PL” is consistent with the West Salt Lake Generalized Future Land Use Map.

The property to serve as a parking lot fronting 800 West is designated as “Low Density” (residential) and “General Commercial”. A rezone to “PL” is not consistent with these land designations, therefore the proposed master plan amendment to designate the property as “Institutional” is required. This property is bordered on the north by a several residences (a couple owned by the City) and surrounded by light manufacturing uses on the east, light manufacturing and residential to the south, and the Sorenson Multi-Cultural Center to the west. In terms of land use, a rezone to “PL” to provide for a parking lot to serve the community centers is appropriate given the surrounding land uses, and justifies the master plan amendment as proposed.

**Finding:** The proposed zoning map amendment is supported by several recommendation elements of the Salt Lake City Futures Commission Report and by a specific goal of the West Salt Lake Community Master Plan.

**B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**

**Discussion:** The Unity Center building is proposed to be located directly adjacent to and south of the existing Sorenson Multi-Cultural Center. The proposed Unity Center building will enhance and augment the existing facilities. Additionally, the Riley Elementary School is located to the southeast of the proposed Unity Center, separated by a shared playing field.

The proposed parking lot on 800 West will appear as an extension of the existing parking facilities across the street at the Sorensen Multi-Cultural Center. With setbacks and buffering requirements as found in the zoning ordinance, the parking lot will be harmonious with adjacent properties.

**Finding:** The proposed rezones are harmonious with the overall character of existing development in the immediate vicinity of the subject property.

**C. The extent to which the proposed amendment will adversely affect adjacent properties.**

**Discussion:** As noted previously, the immediate surrounding properties to the proposed Unity Center building, with the exception of those on the west side of 900 West, are already used for public purposes. The Unity Center project will be separated from the residences to the west by an arterial roadway (900 West). The proposed Center should have little impact on the residences to the west due to the existing wide and busy roadway separating the uses.

It is important to note that the proposal as presented assumes that the two residential parcels (located between the Sorensen Multi-Cultural Center property and the subject property to be rezoned for the Unity Center building and parking), on the east side of 900 West will be obtained/purchased by the City. If these properties are not obtained and remain residential, the proposed Unity Center could have an impact on these residential

properties. Should this be the case, appropriate buffering would be required to mitigate any potential adverse impacts that the Unity Center may have on these two residential parcels.

The proposed parking lot off of 800 West will be located adjacent and to the south of several residences that front on 1300 South. The proposed parking lot may have minor adverse impact on these properties, however with the buffering requirements as set forth in Salt Lake City Code Section 21A.34.030 – “T” Transitional Overlay District, the impacts can be minimized. The properties located adjacent and to the south of this proposed parking lot primarily engage in light manufacturing activities and should experience little to no impacts due to the proposed parking lot. There are, however, a couple of parcels to the south of the proposed parking lot that are used residentially. Specific conditions to ensure mitigation of adverse impacts can be made part of the approval for the Conditional Use for off-site parking if necessary.

**Finding:** Assuming that the City is able to obtain the residential properties located adjacent to and directly south of the Sorensen Multi-Cultural Center, the proposed Unity Center project will have little to no adverse impacts on adjacent properties. Buffering requirements as found in Salt Lake City Code Section 21A.34.030 – “T” Transitional Overlay District shall minimize adverse impacts that the off-site parking on 800 West may have on adjacent residential properties.

**D. Whether the proposed amendment is consistent with the provision of any applicable overlay zoning districts which may impose additional standards.**

**Discussion:** As noted previously, the off-site parking property (800 West) is located in the “T” Transitional Overlay District. The purpose of this district is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. The intent of this district is achieved by designating certain nonresidential uses as “conditional” in conformance with the underlying zoning district. In this case, off-site parking is a conditional use in the “PL” zone.

**Finding:** The proposed off-site parking to be located off of 800 West is in the Transitional Overlay District, and as such is a conditional use in the “PL” zone as outlined in the Salt Lake City Code. Conditional Uses in the Transitional Overlay District shall comply with established standards for compatibility and buffering as set forth in Salt Lake City Code Section 21A.34.030.

**E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.**

**Finding:** Public Utilities, Transportation, Fire, and Police have all had an opportunity to provide comments as noted above. No comments were received indicating that public facilities and services are inadequate to serve the subject properties and project. The applicant will be required to meet City standards for public utilities and services prior to the issuance of a building permit.

### **West Salt Lake Community Master Plan Amendment**

The only criterion that needs to be met for a master plan amendment is the State Law requirement for notification (publication in a newspaper of general circulation 14 days prior to the public hearing for the Planning Commission and City Council). A notice for the proposal, specifically including the master plan amendment, appeared in both the Salt Lake City Tribune and the Deseret News on November 24, 2004. The rationale for amending the West Salt Lake Community Master Plan was discussed previously under item A above.

### **Chapter 21.54.080 - Standards for Conditional Uses**

**A. The proposed development is one of the conditional uses specifically listed in this Title.**

**Discussion:** Off-site parking is a development that is specifically listed as a conditional use in the Zoning Ordinance for the “PL” zone. On the contrary, off-site parking is not permitted in the “R-1-7000” zone. Should the Planning Commission approve the conditional use for off-site parking in this case, and the City Council denies the rezone request to “PL”, the conditional use approval would become null and void. Therefore, if the Planning Commission approves the Conditional Use, the approval should be conditioned on the rezoning being approved by the City Council.

**Finding:** The Planning Commission has the decision making authority regarding conditional use proposals. Should the City Council ultimately approve the rezone request from R-1-7000 to PL, the off-site parking is a conditional use in the PL zone as found in the zoning ordinance. Should the rezone request be denied by the City Council and the conditional use request be approved by the Planning Commission, the conditional use approval would become null and void as off-site parking is not a permitted use in the R-1-7000 zone.

**B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

**Findings:** As previously discussed, the proposed community center development is compatible with and implements certain planning goals and objectives of the West Salt Lake Community Master Plan, and is consistent with several recommendations as found in the Salt Lake City Futures Commission Report.

Off-site parking is an accessory use to the community center and is therefore in harmony with the general purposes and intent of this Title, and is compatible with and implements the planning goals and objectives of the City.

**C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

**Discussion:** The proposed off-site parking is to be located on 800 West which intersects with 1300 South. The Transportation Division did not identify any issues that would indicate that these streets are not suitable or adequate to carry anticipated traffic as a result of the proposed development.

**Finding:** The streets are suitable and adequate to carry the anticipated traffic associated with the off-site parking lot and will not materially degrade the service levels on the adjacent streets.

**D. The internal circulation system of the proposed development is properly designed.**

**Discussion:** The Transportation Division did not identify any issues that would jeopardize the proposal in terms of the design of the internal circulation system.

**Finding:** The internal circulation system of the parking lot is adequate.

**E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

**Discussion:** Salt Lake City Public Utilities indicated that they have no objections to the proposed conditional use, however, they noted that design and construction requirements must be met as construction permits are pursued.

**Finding:** The site is located in an existing developed area. The utility services for the proposed development shall conform to the City's construction standards and policies.

**F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.**

**Discussion:** The adjacent land uses are residential to the north and south, light industrial to the east and south, and public to the west. Buffering to protect the adjacent residential uses from light, noise, and visual impact is critical and required per Code as discussed previously.

**Finding:** Light and noise are unlikely to create a negative impact to the adjacent properties to the east and west as they are light industrial and public respectively. Appropriate buffering will be required for those residential properties located to the north and south of the proposed parking lot. Staff recommends that final approval of the buffering plan be delegated to the Planning Director to ensure adequate buffering is realized adjacent to the residential properties.

**G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.**

**Finding:** This criteria is not applicable for the proposed development; a parking lot.

**H. Landscaping is appropriate for the scale of the development.**

**Discussion:** Chapter 21A.48 of the Zoning Ordinance addresses landscaping requirements. The applicant has submitted a preliminary landscape plan, which lacks sufficient detail to make the determination as to whether the landscaping is appropriate for the development or not.

**Findings:** At the time of application for a building permit, the applicant shall be required to meet the landscape standards as noted in Chapter 21A.48 and the buffering standards as noted in Section 21A.34.030 of the Salt Lake City Code. Staff recommends that final approval of the landscape plan (and buffering plan as noted previously) be delegated to the Planning Director.

**I. The proposed development preserves historical, architectural, and environmental features of the property.**

**Finding:** There are no historical or architectural resources on the site that are protected by preservation regulations. A geo-technical study is required to be completed prior to issuing a building permit.

**J. Operating and delivery hours are compatible with adjacent land uses.**

**Finding:** The parking lot is an accessory use to the existing Sorenson Multi-Cultural Center and will generally be used while the community center is open to the public.

**K. The proposed conditional use is compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.**

**Finding:** The proposed conditional use is compatible with the neighborhood surrounding the proposed development. With buffering and landscaping methods consistent with Salt Lake City Code requirements, the proposed parking lot will



not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

**L. The proposed development complies with all other applicable codes and ordinances.**

**Discussion:** Planning Staff is unaware of other codes and ordinance not already addressed.

**Finding:** The proposed development will be required to comply with all applicable codes and ordinances prior to the issuance of a building permit.

**RECOMMENDATION:**

Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to rezone the subject properties from “I” (Institutional) and “R-1-7000” (Single Family Residential) to “PL” (Public Lands). Further, Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to amend the West Salt Lake Master Plan to reflect an “Institutional” land use designation for those properties to be occupied by the proposed off-site parking located off of 800 West.

In addition, based on the comments, analysis, and findings of fact noted in this staff report, Planning Staff recommends that the Planning Commission approve the request for the conditional use for off-site parking for the subject parcels located off of 800 West with the following conditions:

1. The applicant shall submit applications for preliminary subdivision approval at both locations, namely the proposed building site on 900 West and the proposed off-site parking fronting 800 West. The preliminary subdivision process to consolidate those lots where the Unity Center building is proposed depends on the applicant’s ability to obtain adjacent residential properties.
2. Should the City Council deny the rezone request for the properties to be used for the off-site parking fronting 800 West, any Conditional Use granted by the Planning Commission at this location shall become null and void. In other words, the Planning Commission’s approval of the Conditional Use is conditioned upon the City Council’s approval of the rezone request.
3. Final approval of the landscape and buffering plans for the off-site parking shall be delegated to the Planning Director.

**Attachments**

Exhibit 1 - Department/Division Comments  
Site Plan  
Floor Plan

Exhibit 1 –  
Department/Division Comments

My only area of concern at this time is for the parking lots; these concerns are as follows:

1. Gating & Fencing - what type of fencing will be installed around the parking lots? How will these fenced areas be secured (what type of gates will be installed)? If there are no gates or other devices in place to prevent vehicles or individuals from accessing the parking lot during the late night and/or early morning hours, there will be trespassers.
2. Landscaping - how will these parking lots be landscaped? What kinds of trees, scrubs and bushes will be planted (are there any plans for landscaping these spaces)? Often beautiful plants and trees are planted but very little consideration is given to their care and growth. Poorly planned and cared for green spaces create a nuisance with regards to weeds, trash and over growth. Tall tree branches can obstruct parking lot lights while low lying pine tree branches can provide hiding places. Bushes and shrubs that are not regularly trimmed or shaped can provide hiding places too.
3. Lighting - there needs to be sufficient lighting and not necessarily just pole lighting there are a variety of lighting options available for parking lots (such as ground lighting, landscape lighting, pedestrian lighting, etc.). These lighting features need to be monitored and maintained; so if a lamp is not burning the globe can be replaced or the fixture repaired. Often parking lot lighting is not sufficient and only the perimeter is illuminated (or lights are placed at entrances, exits and corners).
4. Signage - how will these parking lots be posted? Will there be signs indicating who can use this space (restrictions/authorizations), when this space can be used (times of day), who is responsible for any lost or stolen items (liability), will there be no trespassing signs (with the appropriate affidavit) and information regarding consequences for parking or leaving an unauthorized vehicle in the lot (towing)?

I am not as concerned with the buildings or structures proposed at this time as I am with the parking lots. I suspect that these parking lots could potentially become hang outs for kids (gangs), gathering places for kids with cars (street racers), a place where a car could be broken into or stolen or where stolen cars could be dumped.

Thanks KIM

## Traughber, Lex

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**From:** Garcia, Peggy  
**Sent:** Tuesday, November 09, 2004 10:37 AM  
**To:** Traughber, Lex  
**Cc:** Niermeyer, Jeff; Snelling, Jeff; Stewart, Brad; Greenleaf, Karryn  
**Subject:** Rezone of Conditional Use for the Unity Center Project near 800 West and 1320 South and near 900 West and 1381 South  
**Categories:** Program/Policy

Lex,

Public Utilities has no issues with the proposed rezone and conditional use for these two properties. All of Public Utilities' design and construction requirements must be met as construction permits are pursued. Pumping of groundwater will be highly discouraged, however if this is proposed offsite storm drainage improvements should be anticipated. Dependant on the water, fire and sanitary flow needs of this proposed use, additional water and sewer main improvements may be required. Please call if you have any questions or concerns.

*Peggy Garcia  
Contracts Supervisor  
Salt Lake City Public Utilities  
(801) 483-6727*

ROCKY J. FLUHART  
CHIEF ADMINISTRATIVE OFFICER

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF MANAGEMENT SERVICES  
PURCHASING, CONTRACTS AND PROPERTY MANAGEMENT DIVISION

ROSS C. ANDERSON  
MAYOR

**INTEROFFICE MEMORANDUM**  
Property Management  
Room 225

24 November 2004

**TO:** Lex Traugher  
Planning

**FROM:** Linda Cordova *LC*  
Property Manager

**REF:** Petition to Rezone and Conditional Use for the Unity Center Project

Property Management has no objection to above referenced petition.

Thank You.

**Traughber, Lex**

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**From:** Walsh, Barry  
**Sent:** Thursday, November 04, 2004 11:09 AM  
**To:** Traughber, Lex  
**Cc:** Young, Kevin; Smith, Craig; Larson, Bradley; Stewart, Brad  
**Subject:** Unity Center Zoning  
**Categories:** Program/Policy

November 4, 2004

Lex Traughber, Planning

Re: Rezone and Conditional use for the Unity Center Project at 900 West 1385 So. and 800 W. 1325 So.

The transportation division's review comments for the Unity Center requesting rezone from "I" institutional to "PL" public land and from "R-1-7000" Single family residential to "PL" is as follows;

The public transportation corridors abutting these properties are 900 West an arterial roadway, California Avenue an arterial roadway, and 800 West a local roadway adjoining 700 West a Collector class roadway. There is presently a fully signalized intersection at California Avenue - 700 West and 900 West. A school crossing at 1400 South 900 West and a ped actuated flasher at California Avenue 800 West. The institutional parcel, formally church use and the "PL" proposal is similar in daily parking traffic pattern. The 800 West parking proposal as shown is just a relocation from the west side of 800 with 2 driveways to the east side of 800 with 2 driveways.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Craig Smith, Engineering  
Brad Larson, Fire  
Brad Stewart, Utilities  
file

**Traughber, Lex**

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**From:** Larson, Bradley  
**Sent:** Thursday, November 04, 2004 3:30 PM  
**To:** Traughber, Lex  
**Subject:** Rezone and Conditional Use for the Unity Center Project

Lex,

Please accept this note as Fire Department approval for the above referenced request. Please feel free to contact me should you have any questions or need further assistance.

*Thank you.*

*Brad Larson  
Deputy Fire Marshal*

11/5/2004

# SALT LAKE CITY BUILDING SERVICES

## Preliminary Zoning Review

Log Number: Nonlog

Date: November 4, 2004

Project Name: Unity Center

Project Address: 1325 South 800 West and  
1385 South 900 West

Contact Person: Lex Traugher  
Phone Number: (801) 535-6184

Fax Number: (801) 000-0000  
E-mail Address:

Zoning District: PL (proposed)

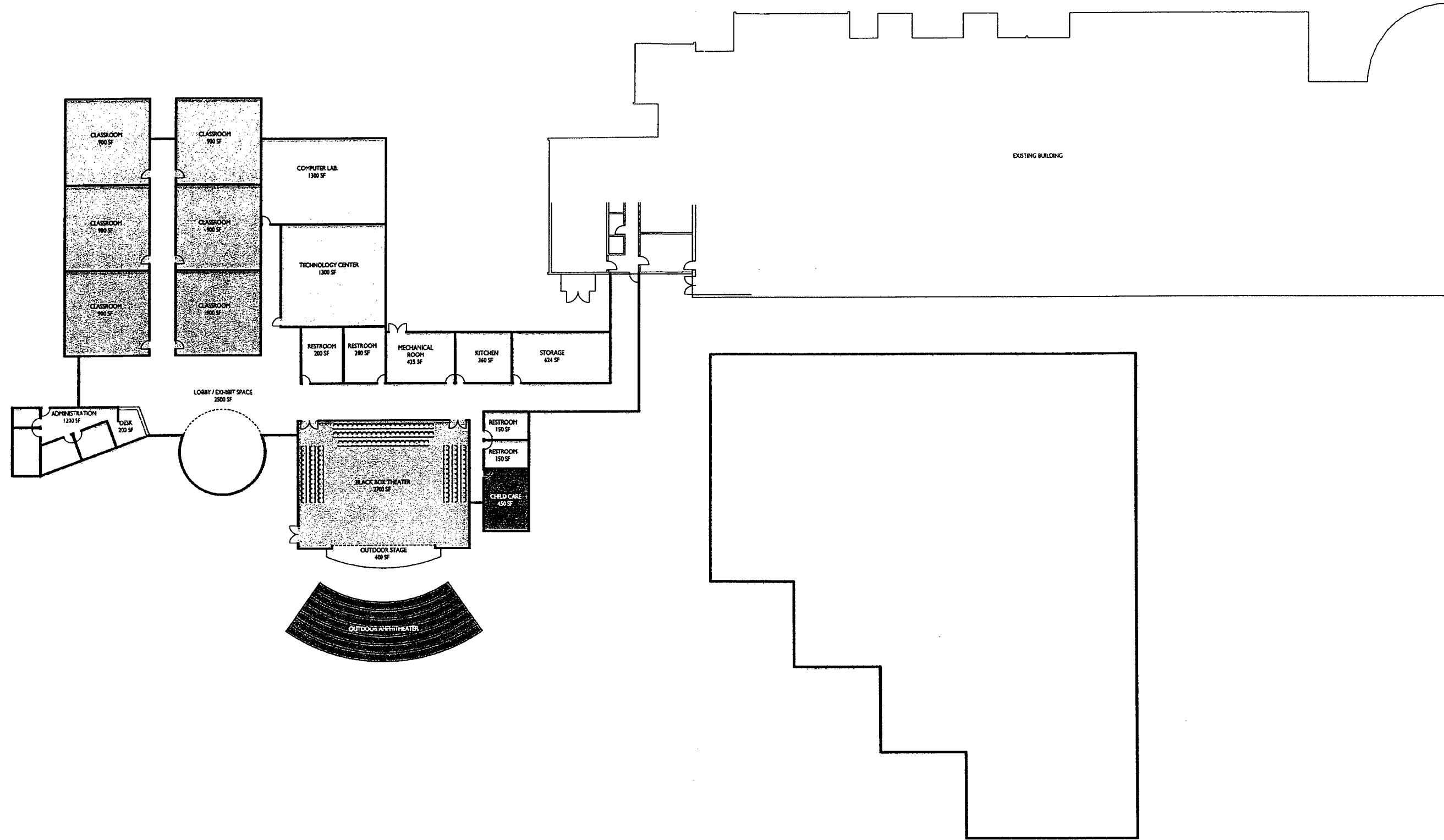
Reviewer: Alan Hardman Phone: 535-7742

### Comments

**Please respond in writing to each of the items below.  
Revise the plans where appropriate.**

1. Public Utilities approval required for both parking lots.
2. Transportation Division approval required for parking lot layout.
3. The lots associated with the main lot, addressed at 1325 South 800 West, need to be consolidated into one new lot as approved by the Planning Division.
4. A new certified address and new tax parcel ID number need to be obtained.
5. A parking lot on this new lot would require conditional use approval for an off-site parking lot.
6. The lot addressed at 1385 South 900 West, in order not to also be considered an off-site parking lot needing conditional use approval, needs to be consolidated with the main parcels of the Sorenson Multi-Cultural Center.
7. Parking lots need to meet the landscaping requirements of 21A.48. This would include:
  - a) Lot at 1325 South 800 West
    - Provide 30 foot minimum front yard landscaped setback.
    - Provide perimeter parking lot landscape improvements / landscape buffers of 10 feet on the north and east perimeters and 7 feet on the south perimeter, along with special landscaping and fencing requirements, per 21A.48.070.G and /or 21A.48.080. Where both parking lot landscaping and landscape buffers are required, the more restrictive shall apply.
    - Provide 5% interior parking lot landscaping per 21A.48.070.B.
  - b) Lot at 1385 South 900 West
    - Provide 30 minimum front yard landscaped setback.
    - Provide 7 foot wide perimeter parking lot landscaping areas on the north, east, and west perimeters, along with special landscaping requirements, per 21A.48.070.G.
    - Provide 5% interior parking lot landscaping per 21A.48.070.B.

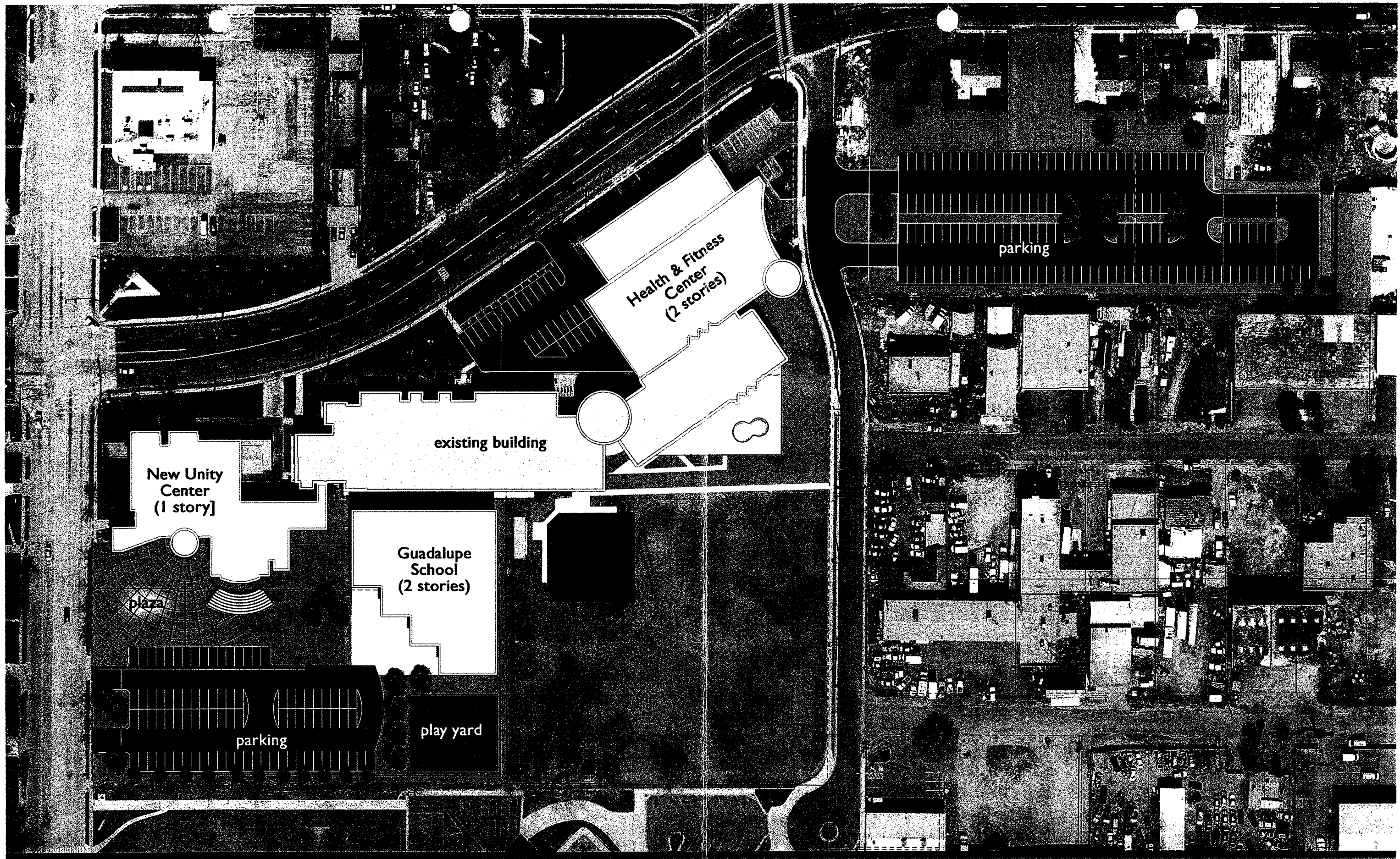




floor plan



**UNITY CENTER**  
SALT LAKE CITY, UTAH



site layout



**UNITY CENTER**  
SALT LAKE CITY, UTAH

## **5. PLANNING COMMISSION**

### **C. Agenda/Minutes**

December 8, 2004

**AMENDED AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, December 8, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, November 10, 2004 & Wednesday, November 17, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC HEARINGS**
  - a. **PUBLIC HEARING** – Petition No. 400-02-43, by the Planning Commission in 2002 in order to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone situations. (Staff – Marilyn Lewis at 535-6409)
  - b. **PUBLIC HEARING** – Petition No. 400-04-41, Declaration of surplus land, and subsequent land exchange associated with the Mapping Fine Tuning Amendment. This petition is a request made by the residential property owner, to exchange a portion of the property located at 613 North Columbus Street for a portion of the property associated with the Capitol Hill Water Tank site. This exchange for the City is a declaration of surplus and an acquisition of equal size. (Staff – Marilyn Lewis at 535-6409)
  - c. **PUBLIC HEARING** – Petition No. 490-04-08, by Troy Herold of C.L.C. Associates representing Sam's Club, requesting approval of a 1-lot minor subdivision located at approximately 1905 South 300 West in a General Commercial "CG" zoning district. (Staff – Ray McCandless at 535-7282)
  - d. **PUBLIC HEARING** – Petition No. 400-04-42 & 410-710, Unity Center Rezone, Master Plan Amendment, and Conditional Use. Request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center building. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands), as well as a conditional use on these properties for off-site parking to serve the proposed Unity Center. The rezone for the off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com).
  - e. **PUBLIC HEARING** – Petition No. 410-707, by Gateway Retail Holdings, L.C., requesting a planned development approval to construct a new building in the Gateway Mixed Use District. The proposed location of the new retail building is 4 North 500 West and is a part of the Gateway mall. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
  - f. **PUBLIC HEARING** – Petition No. 410-697, 410-698, and 410-699, by Steven Heil, representing Little America/Sinclair Oil, requesting conditional use approval for three separate commercial parking lots in a D-1 zoning district. The proposed parking lots are located 465 South Main (Petition 410-697, southwest corner of the block 39, plat A), 47 West 600 South (Petition 410-698, north half of the block 22, plat A) and 450 South Main (Petition 410-699, entire block 40, Plat A). (Staff – Doug Dansie at 535-6182)
  - g. **PUBLIC HEARING** – Petition No. 400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.  
  
Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amend the text of the Zoning Ordinance to allow single-family detached dwellings in the "RMF-75" zoning district. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
  - h. **PUBLIC HEARING** – Petition No. 410-705 by the Episcopal Diocese of Utah, represented by Tom Buese, architect, requesting approval for a planned development to construct a new Diocesan Center at approximately 47 South 200 East, which would allow parking within the front and corner yard setback and an accessory structure (food bank) to be located within the front yard setback of 100 South Street. The project also includes a request for conditional use approval to allow the principal building to be setback more than five feet from the property line and be built less than 100 feet high and be exempt from meeting the 40% glass requirement along 200 East. The majority of the property is zoned Downtown D-1; a small portion of the property is zoned Residential Mixed Use- RMU. The applicant is also requesting a conditional use for a portion of the Place of Worship use to be located in the RMU zoning district. (Staff – Cheri Coffey at 535-6188)
  - i. **PUBLIC HEARING** – Review and discussion of the Planning Commission Policies and Procedures. (Staff – Brent Wilde at 535-6180)
5. **UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

**PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.**

**Petition No. 400-04-42 & 410-710, Unity Center Rezone, Master Plan Amendment, and Conditional Use. Request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center building. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands), as well as a conditional use on these properties for off-site parking to serve the proposed Unity Center. The rezone for the off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation.**

This item was heard at 7:01 p.m.

Principal Planner Lex Traughber presented the petition as written in the staff report. He noted that currently the location of the proposed unity center and parking lot are vacant. Mr. Traughber stated that this site was part of the compromise reached for closing Main Street between North and South Temple. Mr. Traughber identified two adjacent properties that the City is in negotiations of obtaining to realize this project. He noted that those two properties are currently zoned "PL".

Commissioner Diamond referred to the location of the parking lot in relation to the proposed health and fitness center. He asked what will be done to address the slowing of traffic to ensure the safety of pedestrians while crossing the street.

Ms. Coffey stated that the Commission has the prerogative to add a condition to ensure that that will be addressed.

Commissioner Delay asked Commissioner Diamond for a suggestion to address that.

Commissioner Diamond suggested options such as: further narrowing the road, texture in the road, or signage to reduce the potential speed of traffic.

Mr. Rick Graham, Salt Lake City Public Services Director addressed the Commission. He noted that this project came about as part of the solution to the Main Street issue. The Alliance of Unity dedicated 4 million dollars in addition to the LDS Church donating their property with the condition that the fund and the land be developed through partnerships, into a unique and cultural unity facility that is designed to meet the service and programming needs identified by the local community. He stated that they explored several options for this facility and expanded off of the Sorensen Center concept and other youth programs to develop the current plan. Mr. Graham noted that they conducted a community involvement process that was much more extensive than would be typically conducted. From that process the community indicated five types of programming needed one, the expansion of health and physical fitness; two, cultural exchange where the community can come together and express themselves; three, education and training, which would allow space for organizations to provide skill development; four, mental, dental, and physical health programming; five, a resource center such as financial and legal assistance. Mr. Graham stated that they have taken the community concerns and have developed the current plan with the collaboration of several different development groups. He noted that through the partnership many emerged who were willing to bring their own capitol to this program. He noted that the Guadalupe Elementary School has expressed an interest in relocating their

school from 400 South Goshen Avenue to a location adjacent to the proposed Unity Center. He stated that the school is working to raise the needed finances to achieve that process. Mr. Graham referred to Commissioner Diamond's concern regarding the pedestrian safety. He stated that they are exploring the suggestions made by Commissioner Diamond and are very concerned with the pedestrian safety and want to create an easy and safe access to the site.

Chair Chambless opened the public hearing.

No one was forthcoming.

Chair Chambless closed the public hearing.

Commissioner Diamond referred to the landscaping of the parking lot identified in the site plan. He asked if that plan is representative of what will be realized.

Mr. Traugher replied that that plan is not representative of what Staff envisioned. He noted that in the Staff recommendation one of the conditions of approval is that the final landscaping plan be approved by the Planning Director.

Commissioner Diamond encouraged more landscaping to help buffer the property.

Commissioner Noda referred to page eight of the staff report which noted that the proposal as presented assumes that the two residential parcels which the City is in negotiations of obtaining, will be obtained and purchased by the City. Commissioner Noda asked if that acquisition of property is likely.

Mr. Graham replied that the residential property owner has accepted the offer for the two properties and the closing date is set for December 15, 2004. He said that the two parcels will be acquired by Sorensen Development, and the property will be donated and transferred to City ownership.

Commissioner Scott asked how many parking spaces are in the parking lot to the east of the site. She asked what the parking requirement for this type of use is.

Mr. Traugher replied that he believed that 130 spaces are proposed. He stated that the parking requirement is 3 spaces per 1,000 square feet.

Commissioner Scott asked if the parking will be shared among the different structures in this project.

Mr. Traugher replied that he believed so.

#### Motion for Petition No. 400-04-42 & 410-710

Commissioner De Lay made a motion regarding Petition No. 400-04-42, based on the comments, analysis, and findings noted in the staff report that the Planning Commission forward a favorable recommendation to the City Council to rezone the subject properties from "I" (Institutional) and "R-1-7000" (Single Family Residential) to "PL" (Public Lands). Further that the Planning Commission forward a favorable recommendation to the City Council to

amend the West Salt Lake Master Plan to reflect an "Institutional" land use designation for those properties to be occupied by the proposed off-site parking located off of 800 West.

In addition Commissioner De Lay made a motion regarding Petition No. 410-710, based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission approve the request for the conditional use for off-site parking for the subject parcels located off of 800 West with the following conditions:

1. The Applicant shall submit applications for preliminary subdivision approval for both locations, namely the proposed building site on 900 West and the proposed off-site parking fronting 800 West. The preliminary subdivision process to consolidate those lots where the Unity Center building is proposed depends on the Applicant's ability to obtain adjacent residential properties.
2. Should the City Council deny the rezone request for the properties to be used for the off-site parking fronting 800 West, any Conditional Use granted by the Planning Commission at this location shall become null and void. In other words, the Planning Commission's approval of the Conditional Use is conditioned upon the City Council's approval of the rezone request.
3. Final approval of the landscape and buffering plans for the off-site parking shall be delegated to the Planning Director **with specific instructions and emphasis on slowing traffic between the Health and Fitness Center and the parking lot to the northeast of that building; and creative landscaping for that area.**

Commissioner McDonough seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

**Petition No. 410-707, by Gateway Retail Holdings, L.C., requesting a planned development approval to construct a new building in the Gateway Mixed Use District. The proposed location of the new retail building is 4 North 500 West and is a part of the Gateway mall.**

This item was heard at 7:24 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He noted that the entire Gateway project originally went through the planned development approval process, and the development was multiple phases. The proposal this evening is the final phase of that project and was originally approved as a hotel site. Mr. Dansie noted that the hotel market in Salt Lake has changed since the initial approval and the Applicant is requesting that this small parcel be completed as two retail bays on the first level and one on the second level. Mr. Dansie noted that this proposal has been to the Planned Development Subcommittee on two occasions. The Subcommittee indicated concern with the issue of activating the 500 West space along the back of the proposed structure. The Applicant has responded by carrying the City Creek fountain through the pedestrian space, and they have added a stair case on 500 West to allow the public to access the second level from there. They have also added retail windows along the back of the structure on 500 West. He noted

**6. ORIGINAL PETITION**

Petition 400-04-42



**PETITION CHECKLIST**

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
<u>10/20/04</u> <u>11/3/04</u>	<u>ALH</u>	Petition delivered to Planning
<u>10/20/04</u>	<u>ALH</u>	Petition assigned to: <u>Alex Traugher</u>
<u>12.8.04</u>	<u>PAT</u>	Planning Staff or Planning Commission Action Date
<u>12.8.04</u>	<u>PAT</u>	Return Original Letter and Yellow Petition Cover
<u>12.9.04</u>	<u>PAT</u>	Chronology
_____	_____	Property Description (marked with a post it note)
<u>12.13.04</u>	<u>HT</u>	Affected Sidwell Numbers Included
<u>12.13.04</u>	<u>PAT</u>	Mailing List for Petition, include appropriate Community Councils
<u>12.13.04</u>	<u>PAT</u>	Mailing Postmark Date Verification
_____	_____	Planning Commission Minutes
<u>12.13.04</u>	<u>PAT</u>	Planning Staff Report
<u>12.13.04</u>	<u>PAT</u>	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
_____	_____	Ordinance Prepared by the Attorney's Office
<u>1.6.05</u>	<u>PAT</u>	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Alex TRAUGHER</u>	_____	Planner responsible for taking calls on the Petition ( <u>Alex T</u> <u>62535-6184</u> )
_____	_____	Date Set for City Council Action _____
_____	_____	Petition filed with City Recorder's Office

REMARKS

**Petition No.** 400-04-42

By Rick Graham  
Director of Public Services Dept.

Is requesting a Zoning Amendment to reclassify 2.17 acres south of the Sorenson Center from an institutional classification to a public lands classification & 2.37 acres east of the Sorenson Center from residential classification to public lands classification.

*Date Filed* \_\_\_\_\_

*Address* \_\_\_\_\_