
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: July 2, 2009

SUBJECT: Housing Authority of Salt Lake City requests for:

- Petition PLNPCM2008-00470 - Zoning map amendment to rezone property located at approximately 158 North 600 West and 560 West 200 North from SR-1A and SR-3 Special Development Pattern Residential Districts to RMF-45 Moderate/High Density Multi-Family Residential District.
- Petition PLNPCM2008-00466 - Master plan amendment to change the Capitol Hill Community Master Plan future land use map designation from low density residential to high/medium density residential.
- Petition PLNSUB2008-00615 - Street Closure to vacate and close Phoenix Circle.

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the rezoning, master plan amendment and street closure will affect Council District 3

STAFF REPORT BY: Nick Tarbet, Janice Jardine

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Ray Milliner, Principal Planner

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

OPTIONS AND MOTIONS:

1. ["I move that the Council"] Adopt an ordinance:
 - a. rezoning property located at approximately 158 North 600 West and 560 West 200 North from SR-1A and SR-3 Special Development Pattern Residential Districts to RMF-45 Moderate/High Density Multi-Family Residential District;
 - b. amending the Capitol Hill Community Master Plan future land use map changing the land use designation from low density residential to high/medium density residential; and
 - c. vacating and closing Phoenix Circle.
2. ["I move that the Council"] Not adopt an ordinance:
 - a. rezoning property located at approximately 158 North 600 West and 560 West 200 North from SR-1A and SR-3 Special Development Pattern Residential Districts to RMF-45 Moderate/High Density Multi-Family Residential District;
 - b. amending the Capitol Hill Community Master Plan future land use map changing the land use designation from low density residential to high/medium density residential; and
 - c. vacating and closing Phoenix Circle.
3. ["I move that the Council"] Close the public hearing and defer action to the July 14th Council meeting.

WORK SESSION SUMMARY/NEW INFORMATION:

On June 16, 2009, the Council received a briefing from the applicant and Administrative staff regarding the rezoning, master plan amendment and street closure. Issues discussed included:

- a. Increased traffic concerns.
- b. How the sides of the building which face the street could be more compatible with the neighborhood.
 - Could the sides be designed to create a sense of entry
 - Consider using elements from the front of the building (main entry) to provide additional continuity.
- c. Surveys of residents in other Housing Authority senior housing developments identified security as a major priority; this is why there are the entrances on the sides of the building which face the street are not designed to allow access to the building.

Council Members requested that the Housing Authority reconsidered the design of the street facing sides of the building. Mr. Nighswonger provided revised renderings of two new design options being considered for the portion of the buildings which are seen from the street. Mr. Nighswonger indicated that the intent is to reflect a continuation of the elevations all the way around the building including the street sides. The revised renderings are included at the end of this staff report.

The following information was provided previously for the Work Session on June 16, 2009. It is provided again for your reference.

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to:
 1. Amend the Capitol Hill Community Master Plan future land use map to change the designated land use for the properties from low density residential to high/medium density residential.
 2. Rezone properties located at approximately 158 North 600 West and 560 West 200 North from SR-1A and SR-3 Special Development Pattern Residential Districts to RMF-45 Moderate/High Density Multi-Family Residential District.
 3. Close Phoenix Circle (560 West 200 North), a public right of way.
- B. The rezoning, master plan amendment and street closure would facilitate construction of a 70-unit senior housing development on approximately 2 acres. (Please see the attached vicinity map, site plan and elevation drawing for details.) The Administration's transmittal and Planning staff report note:
 1. The residential dwelling units would be located in one 3-story building 45 feet in height with an assembly area and visitor facilities. The main entrance to the building will be located in the interior of the development with secondary emergency entrances located on the sides of the structure facing both 600 West and 200 North.
 2. Access will be provided from both 600 West and 200 North with parking located in the interior of the development.
 3. Income levels for the residents will be at 50 percent of Area Median Income (AMI) or less.
 4. No onsite nursing care is proposed.
 5. If approved, the applicant would like to begin construction in the spring of 2009.
 6. Approval of the rezoning application will result in an increase in the allowed building height from 24 feet to 45 feet. Density on site will increase from approximately 17 units allowed onsite to approximately 87 units. These factors are mitigated by the fact that much of the surrounding development allows similar densities and heights to that proposed.

- C. Key points from the Administration's transmittal and Planning staff report include:
1. The proposed development would help revitalize an area isolated between a freeway on the west and rail lines on the east.
 2. A multi-family use, in this case the senior housing facility, is beneficial because it would provide affordable housing, infill development on a vacant parcel and provide seniors with a place to live within their own neighborhoods. Individuals living in the facility will still be close to their friends and family, will be able to attend their own churches and shop in familiar stores and businesses.
 3. Allowing a more intense residential use on this property will transition the uses between surrounding commercial/manufacturing uses and low density residential uses.
 4. The site design and architecture of the building will be similar to other larger scale apartments and condominiums in the area with a traditional access from the 600 West and 200 North rights-of-way.
 5. The building will be set back from surrounding residential structures and will have easy access from North Temple Street, limiting traffic impacts on the residential area.
 6. The size and scale of the senior housing facility will be larger than the residential uses to the north and west but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east.
 7. Other potential impacts including traffic and utilities will be mitigated by the proximity of North Temple Street. Most vehicles approaching the facility will do so via North Temple, not through the immediate neighborhood.
 8. The impact on the single family residences directly to the west and north across 600 West will mainly be from the increased height of the building. The maximum height of a structure in the SR-1A and SR-3 zones is 24 feet to the roof ridgeline. If the zone is changed, the maximum height will be 45 feet, nearly doubling the allowed height. This increase will be mitigated and softened by the fact that the abutting zones, RMF-35 to the north and M-1 to the east, have a maximum height of 35 feet and 60 feet respectively. The 45 feet allowed in the RMF-45 zone is within the range of those zones and will not create an island of extremely tall buildings surrounded by smaller structures. The building will be set back from the adjacent residential structures approximately 30 to 60 feet with green space between them.
- D. Additional action required includes approval of a subdivision amendment to consolidate a lot at 158 North 600 West and the Guadalupe single-family subdivision at 560 West 200 North into one lot. Both properties are currently vacant. The Planning staff report notes the following:
1. The first parcel, the Guadalupe Subdivision fronting on 200 North (zoned SR-3) was purchased, platted and recorded as a single-family subdivision in January of 2000 by the City's Housing and Neighborhood Development Division using grant funding from the Federal Government. It was intended that each of the individual lots would be sold as part of the City's 1st Time Home Buyers program. The lots were never developed with housing and no road or utility improvements were ever made. In 2006, the City determined that the best use for the property was as a multi-family senior housing facility, and the land was sold to NeighborWorks of Salt Lake City, a non-profit affordable housing organization.
 2. When the City decided to sell the Guadalupe Subdivision to NeighborWorks, the process was complicated by the fact that the original purchase was with Federal grant money. The City was obliged to return the money as the land would not be used as originally intended. The Federal Government required that the property description for the sale mirror the description of the purchase. As a result, NeighborWorks purchased the entire subdivision including the cul-de-sac, Phoenix Circle, and the lots.
 3. In 2007 the entire subdivision was sold by NeighborWorks to the Housing Authority of Salt Lake City. Because the sale of the property included the right-of-way, no declaration of surplus property is necessary, as part of this application.

4. The second parcel was the site of the Rosewood nursing home (zoned SR-1A), providing care for seniors and special needs patients. The building was demolished in 2007. Access to this property is from 600 West.
- E. The purpose of the SR-1 and SR-1A Special Development Pattern Residential Districts is to maintain the unique character of older predominantly low-density neighborhoods that display a variety of yard, lot sizes and bulk characteristics.
- F. The purpose of the SR-3 Special Development Pattern Residential District is to provide lot, bulk and use regulations in scale with the character of development located within the interior portions of city blocks. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.
- G. The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density.
- H. The Planning staff report notes the following zoning requirements for the SR-3, SR-1A and RMP 45 zoning districts.

	SR-3, SR-1A Ordinance Requirement	RMF-45 Zoning Ordinance Requirement	Proposed
Lot Area	Multi-Family not allowed, 5,000 square feet per dwelling unit.	1,000 Square feet of lot area per dwelling unit.	87,120 square feet (max 87 units)
Lot Width	Minimum 50 feet of frontage	Minimum 80 feet of frontage	166 feet
Building Height	Maximum 24 feet to ridge line measured from established grade	Maximum 45 feet to ridge line measured from established grade	Approximately 45 feet,
Yard Requirements	Front = 20 feet or street average Side = 10' and 4' Rear = 25% of lot depth not to exceed 30'	Front = 20% of lot depth not to exceed 25 feet Side = 8' Rear = 25% of lot depth not to exceed 30 feet.	Front = 25 feet both frontages Side = 10' received exception Rear = 30'
Building Coverage	40% of lot area	60% of lot area	50 % approximately
Parking	2 spaces per unit.	1 space per bedroom in each unit. 78 Stalls 72 1 bedroom units proposed 3 2 bedroom units proposed	78 parking stalls

- I. The appropriate City Departments and Divisions have reviewed the request. No issues or comments were raised that would impede the review and approval of the street closure and the master plan and zoning amendment requests. The proposed development will be required to comply with City standards and demonstrate that there are adequate services to meet the needs of the project.
- J. Analysis and findings were evaluated for each separate action (master plan amendment, zoning map amendment and street closure) in the Planning staff report and considered by the Planning Commission. (Discussion, analysis and findings are found on pages 5-10 of the Planning staff report.)

- K. The public process included a presentation to the Fairpark Community Council. Comments regarding the project were favorable and a positive recommendation was forwarded to the Planning Commission and City Council.
- L. On January 14, 2009, the Planning Commission held a public hearing and reviewed the proposed rezoning, master plan amendment and street closure requests. The Commission voted to forward a positive recommendation to the City Council to rezone the properties, amend the Capitol Hill Community Master Plan Future Land Use Map and approve the street closure request for Phoenix Circle (560 West 200 North). There were no issues raised at the public hearing

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

On June 9, 2009, representatives of the Housing Authority met with the Planning subcommittee to discuss the proposed senior housing development. Comments from the subcommittee focused on ensuring that the development is compatible and fits in well with the surrounding neighborhood particularly in regard to the design of the building and streetscape elements. Subcommittee members noted that the building is to be there a long time and should be an inviting, attractive asset to the neighborhood. Key elements discussed included:

- a. Ensure that the project provides an active presence on the street frontages (600 West and 200 North) and sense of interaction with the street and immediate neighborhood.
- b. Improve the design elements of the secondary emergency entrances on the ends of the building that face the street frontages on both 600 West and 200 North taking into consideration the security needs for the senior residents and providing a sense of ‘eyes on the street’ for the neighborhood.
- c. Ensure the project design is consistent with and complements the existing design patterns in the neighborhood.

The Housing Authority’s representatives noted that they would discuss the design suggestions with their architect and be prepared to provide additional information and renderings for the Council’s Work Session discussion.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration’s paperwork notes:
 1. The site is located in the Guadalupe Neighborhood of the Capitol Hill Community Master Plan.
 2. The Capitol Hill Community Master Plan was adopted in November of 2001, updating the previous plan adopted in 1981.
 3. The Plan serves as the land use policy document for the Capitol Hill area providing goals, policies and direction for future land use issues throughout the area.
 4. The properties are currently designated low-density residential on the Plan’s Future Land Use Map. (As previously noted, amending the Future Land Use Map in the Plan to Medium/High Density Residential land uses is part of this petition.)
 5. The Capitol Hill Community Master Plan states that over the past several decades Guadalupe has become less desirable as a low-density residential neighborhood due to a high concentration of rental units and neglected properties in combination with, and partially due to, the isolation and noise impacts associated with the transportation corridors that surround it.
 6. Planning staff finds that the proposed zone change is consistent with the goals, policies and objectives of the established general plan of Salt Lake City as it will provide needed housing for seniors, is located in an area with a wide array of transportation choices, and provides an alternative housing choice for residents in the Guadalupe neighborhood.
 7. Relevant goals and policies include:

- a. **Goal:** Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.
 - b. **Policy:** Preserve the 600 West corridor as a low-density residential corridor.
 - c. **Policy:** Prohibit wholesale demolition of existing residential structures.
 - d. **Policy:** Re-subdivision of land should consider the area's existing land development pattern.
- B. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, architectural designs compatible with neighborhoods, public and neighborhood participation and interaction, accommodating different types and intensities of residential developments, transit-oriented development, encouraging mixed-income and mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
- C. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation.
- D. 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 Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments.
- E. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
Is aesthetically pleasing;
- 1. Contributes to a livable community environment;
 - 2. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 - 3. Forestalls negative impacts associated with inactivity.
- A. 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. Applicable policy concepts include:
- 1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 - 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 - 3. Ensure that building restoration and new construction enhance district character.
 - 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 - 5. Treat building height, scale and character as significant features of a district's image.
 - 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

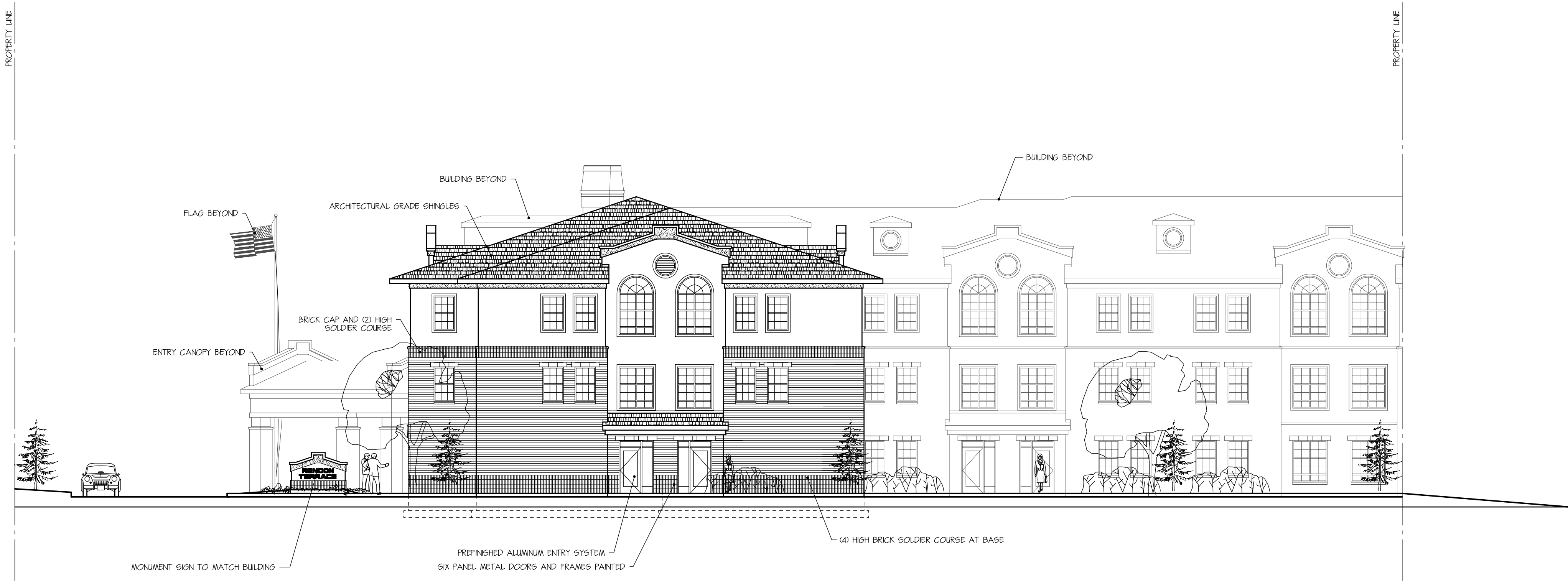
CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning, master plan amendment and street closure. Key dates are listed below. Please refer to the Administration's chronology for details.

- September 10, 2008 Petition submitted to Planning Division
- September 21, 2008 Fairpark Community Council meeting (Favorable recommendation forwarded to staff verbally.)
- December 10, 2008 Planning Commission meeting Application continued due to lack of a Planning Commission quorum.
- January 14, 2009 Planning Commission public hearing
- February 13, 2009 Ordinance requested from City Attorney's office
- February 27, 2009 Ordinance received from City Attorney's office

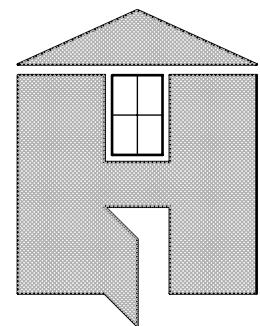
cc: David Everitt, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De Le Mare-Schaefer, Wilf Sommerkorn, Pat Comarell, Orion Goff, Larry Butcher, LuAnn Clark, Jeff Niermeyer, Tom Ward, Tim Harpst, Kevin Young, Ray Milliner, Council Liaisons, Mayors Liaisons

File Location: Community Development Dept., Planning Division, Rezoning - Master Plan Amendment – Street Closure, Housing Authority, 158 North 600 West and 560 West 200 North (Guadalupe Subdivision)



NORTH ELEVATION LOOKING FROM 200 NORTH

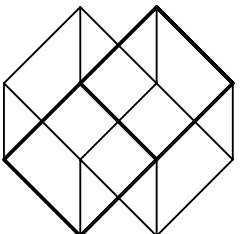
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Housing Authority of Salt Lake City
 1776 South West Temple
 Salt Lake City, Utah 84115

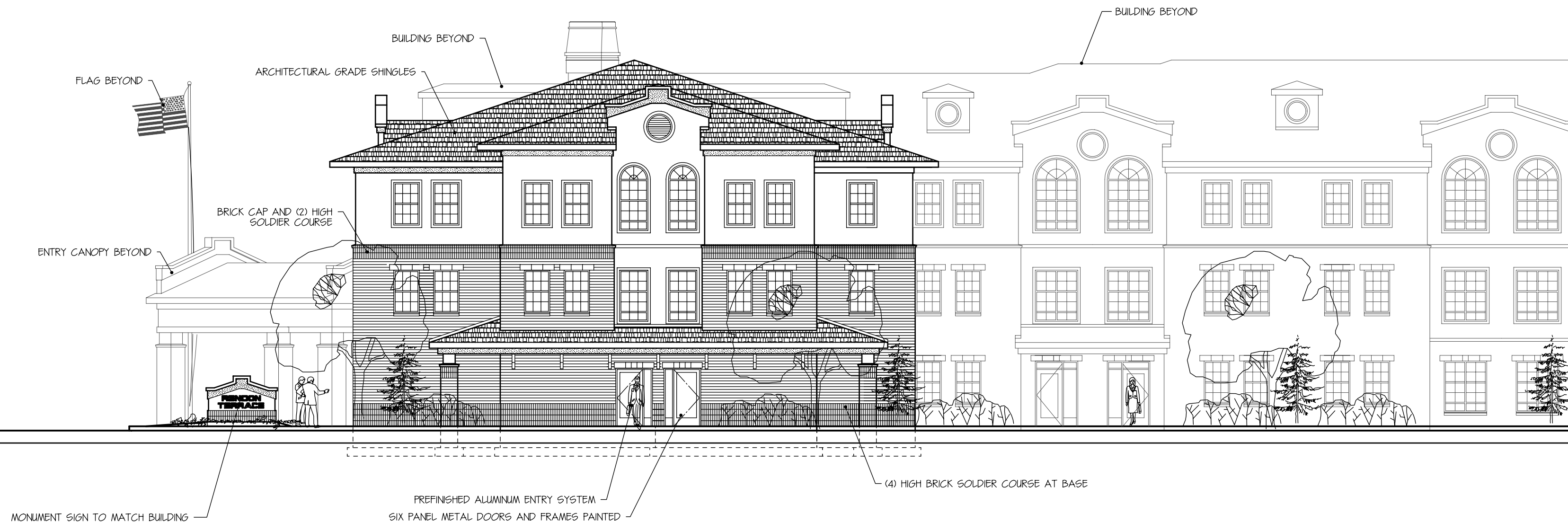
Renden Terrace Senior Housing
 Salt Lake City, Utah

Harold P. Woodruff Architect/Planner
 223 East 800 South
 Salt Lake City, Utah 84111
 Phone: 801-355-8684
 Fax: 801-359-3780



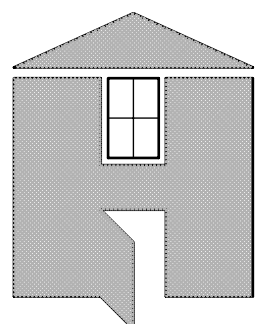
PROPERTY LINE

PROPERTY LINE



NORTH ELEVATION LOOKING FROM 200 NORTH

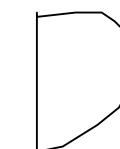
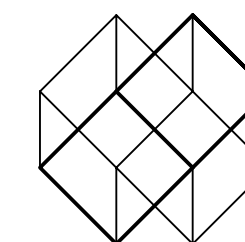
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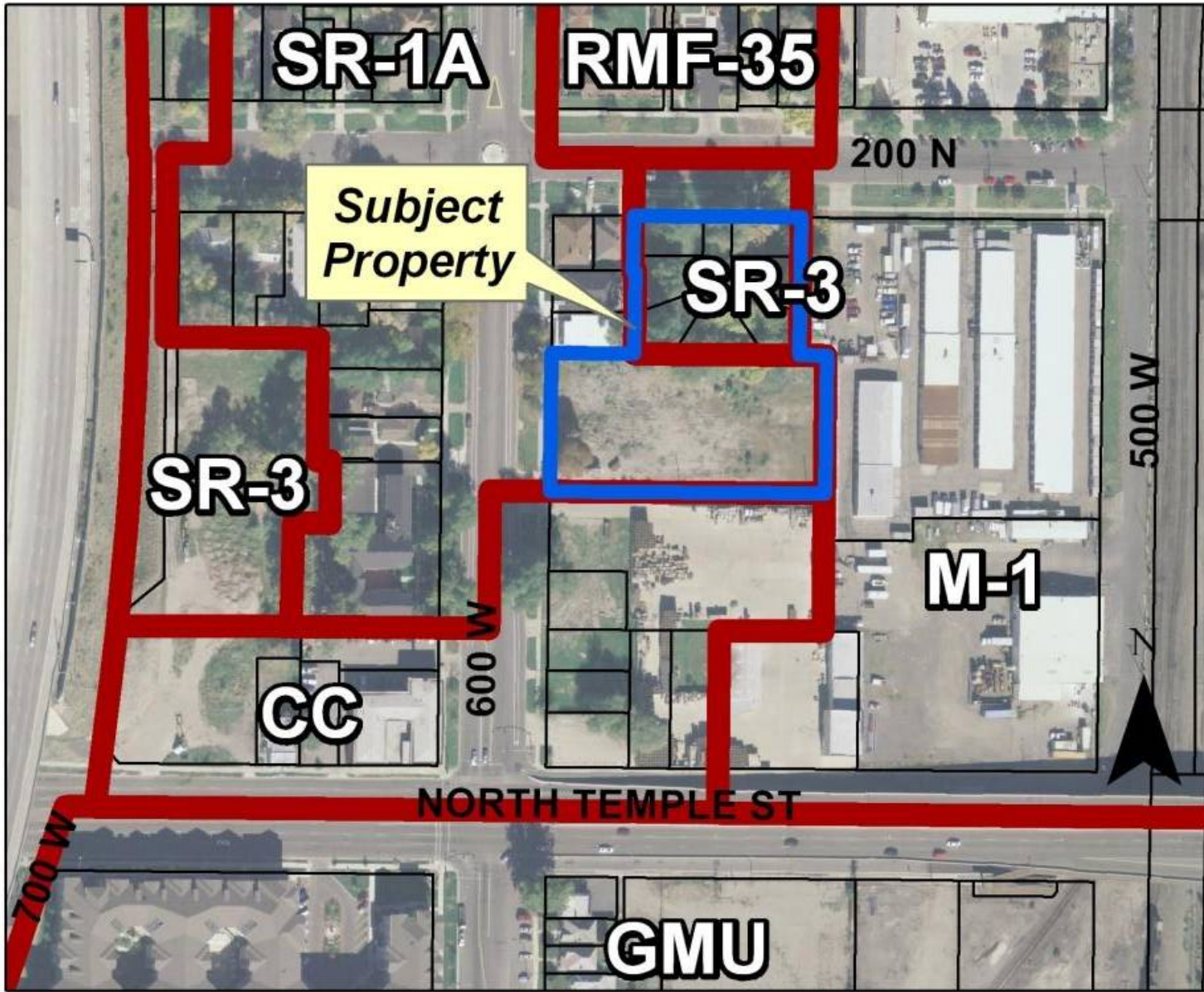


Housing Authority of Salt Lake City
 1776 South West Temple
 Salt Lake City, Utah 84115

Renden Terrace Senior Housing
 Salt Lake City, Utah

Harold P. Woodruff Architect/Planner
 223 East 800 South
 Salt Lake City, Utah 84111
 Phone: 801-355-8684
 Fax: 801-359-3780






Vicinity Map

SITE DATA		
OWNER	HA 42	
SEE	7-14-09	
ALLOWABLE DENSITY	50 UNITS	41 UNITS PER ACRE
RECORDED DENSITY	75 UNITS	59 UNITS PER ACRE
PERMITS ARE 30000	30,000 SQFT	3000
CONCRETE WALK AND EXTERIOR PLACK	10000 SQFT	435
PAVING LANDSCAPE	15000 SQFT	510
LANDSCAPE TOTAL	25000 SQFT	945
LANDSCAPE REQUIRED IN PARKING AREA		
	15,000 SQFT	525
LANDSCAPE PROVIDED IN PARKING AREA		
	1,000 SQFT	35
HOUSING DATA		
ONE BEDROOM UNITS	48 UNITS	108
TWO BEDROOM ACCESSIBLE UNITS	4 UNITS	37
TWO BEDROOM UNITS	1 UNITS	43
TOTAL APARTMENTS	53 UNITS	188
ALLOWABLE UNITS REQUIRED	75 UNITS	324
PARKING REQUIRED		
TO ONE BEDROOM APARTMENTS	75 x 1 STALL PER UNIT = 75 STALLS	
3 TWO BEDROOM APARTMENTS	3 x 2 STALL PER UNIT = 6 STALLS	
PARKING STALLS REQUIRED	81 STALLS	
ACCESSIBLE PARKING STALLS REQUIRED	4 STALLS	
PARKING STALLS PROVIDED		
PARKING STALLS	9 STALLS	
ACCESSIBLE PARKING STALLS	4 STALLS	
TOTAL PROVIDED	13 STALLS	

SITE PLAN
SCALE: 1/8"=1'-0"
DATE: 10/20/09



 Housing Authority of Salt Lake City
1716 South West Temple
Salt Lake City, Utah 84115
Randal Terrace Senior Housing
600 West 200 North
Salt Lake City, Utah

Harold P. Woodruff Architect/Planner
225 East 800 South
Salt Lake City, Utah 84111
Phone: 801-355-8684
Fax: 801-351-3780





Housing Authority of Salt Lake City
1716 South West Temple
Salt Lake City, Utah 84115

Rendon Terrace Senior Housing
Salt Lake City, Utah

2024/08/28
10:00 AM

Harold P. Woodruff Architect/Planner
223 East 800 South
Salt Lake City, Utah 84111
Phone: 801-355-8684
Fax: 801-359-3180



SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff



Date Received:

Date Sent to City Council: 05/14/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: May 11, 2009

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition PLNPCM2008-00470. Zoning map amendment to rezone the property from SR-1A and SR-3 to RMF-45.

Petition PLNPCM2008-00466. Master plan amendment to change the Capitol Hill Master Plan future land use map designation from low density residential to high/medium density residential.

Petition PLNSUB2008-00615. Street Closure to vacate and close Phoenix Circle.

STAFF CONTACTS: Ray Milliner, Principal Planner, at 801-535-7645 or ray.milliner@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None; Property Management has determined the value of the street to be \$0.00.

DISCUSSION:

Issue Origin: The Housing Authority of Salt Lake is the owner of 2 acres of land and they would like to build a 75 unit senior housing project on it. The land zoned SR-1A and SR-3, is designated low density residential on the Capitol Hill Future Land Use Map a portion of the land is subdivided into seven lots. This application would:

1. Change the Capitol Hill Master Plan future land use map designation from low density residential to high/medium density residential.
2. Rezone the property from SR-1A and SR-3 to RMF-45.
3. Close the existing Phoenix Circle public right-of-way.

Analysis: The applicant is proposing a 75 unit senior housing center, with access from both 600 West and 200 North. The facility would be contained within one 3-story building of no more than 45 feet in height, with parking around the perimeter. Residents would live there full time, each with an individual apartment. Activities such as shuffle board and horseshoes would be provided, along with an assembly area and visitor room inside. No on site nursing care is proposed. If approved, the applicant would like to begin construction in the spring of 2009.

The land is zoned SR-1A and SR-3, is designated low density residential on the Capitol Hill Future Land Use Map and partially subdivided into seven lots. This application would change the zone to RMF-45, modify the Capitol Hill Master plan to allow higher density on the site, and close an existing platted City right-of-way. The application will result in an increase in the allowed height from 24 feet above established grade to 45 feet above established grade. The density on site will increase from approximately 17 units allowed on site to approximately 87. These factors are mitigated by the fact that much of the surrounding development allows similar densities and heights to that proposed.

Master Plan Considerations: The site is located in the Guadalupe Neighborhood of the Capitol Hill Master Plan. The Capitol Hill Master Plan was adopted in November of 2001, replacing the previous plan adopted in 1981. The plan serves as the land use policy document for the Capitol Hill area providing goals, policies and direction for future land use issues throughout the area.

Changing the master plan is appropriate for the site as it would help revitalize an area isolated between a freeway on the west and rail lines on the east. A multi-family use, in this case the senior housing facility, is beneficial because it would provide affordable housing, infill development on a vacant parcel, and provide seniors with a place to live that remains within their own neighborhoods. Individuals living in the facility will still be close to their friends, and family, be able to attend their own churches, and shop in familiar stores and businesses. Further, allowing a more intense residential use on this property will transition the uses between surrounding commercial/manufacturing uses and low density residential uses. The site design and architecture of the building will be similar to other larger scale apartments and condominiums in the area, with a traditional access from the 600 West and 200 North right-of-ways. The building will be set back from surrounding residential structures, and will have easy access from North Temple Street, limiting traffic impacts on the residential area. The size and scale of the senior housing facility will be larger than the residential uses to the north and west, but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east.

PUBLIC PROCESS:

This application was reviewed by the Fairpark Community Council on September 21, 2008. Comments regarding the project were favorable and a positive recommendation was forwarded to the Planning Commission and City Council. The Chair of the Fairpark Community Council passed a positive recommendation to staff verbally. No written comments were received.

No written or verbal public comments have been received by staff at the time of this writing.

The Planning Commission held a public hearing on January 14, 2009. There were no issues raised at the public hearing. The Planning Commission passed three motions to approve the applications. Each vote was 6 in favor; 0 opposed.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and 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 standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 7 of the Planning Commission Staff Report (see Attachment 7).

Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment. The petitions for zoning and master plan amendment were published in the newspaper on Wednesday December 31, 2008 meeting State Code noticing requirements.

Utah State Code, Title 10-8-8 to 10-8-8.5 includes regulations regarding Street Vacations. The petition for this Street Vacation was published in the newspaper on Wednesday December 31, 2008.

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- 8. PLANNING COMMISSION MINUTES**
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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition PLNPCM2008-00470 Zoning Map Amendment
Petition PLNPCM2008-00466 Master Plan Amendment
Petition PLNSUB2008-00615 Street Closure

- September 10, 2008 Petition submitted to City for consideration and processing.
- September 21, 2008 Reviewed by Fairpark Community Council. Favorable recommendation forwarded to staff verbally.
- October 14, 2008 Petition assigned to Ray Milliner, Principal Planner for staff analysis and processing.
- October 27, 2008 Routed petition to City Departments for comment and recommendation.
- November 26, 2008 Publication of Planning Commission hearing notice.
- December 10, 2008 Scheduled for public hearing in front of Planning Commission. Application continued due to lack of a quorum.
- December 31, 2008 Publication of Planning Commission public hearing notice.
- January 14, 2009 Planning Commission held public hearing and voted 6-0 to recommend approval of each petition to City Council.
- February 11, 2009 Planning Commission ratified minutes for January 14, 2009 meeting.
- February 13, 2009 Staff requests ordinance from City Attorney's office.
- February 27, 2009 Staff received draft of proposed ordinance from City Attorney's Office.

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2009

(Amending the Capitol Hill Community Master Plan, Amending the Zoning Map to Re-Zone Property Located at 158 North 600 West, and Closing and Abandoning a Public Right of Way)

An ordinance amending the Capitol Hill Community Master Plan; amending the zoning map to reflect the re-zoning of property located at 158 North 600 West from SR-1A and SR-3 to RMF-45; and closing and abandoning Phoenix Circle, a City-owned right-of-way pursuant to Petition Nos. PLNPCM2008-00466, PLNPCM-00470, PLNSUB-00615.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on January 14, 2009 on application(s) made by the Housing Authority of Salt Lake (“Applicant”) to amend the Capitol Hill Community Master Plan (Petition No. PLNPCM2008-00466) and to amend the Salt Lake City zoning map (Petition No. PLNPCM-00470) pertaining to property located at 158 North, 600 West, 187 N. Phoenix Circle, 181 N. Phoenix Circle, 177 N. Phoenix Circle, 171 N. Phoenix Circle, 176 N. Phoenix Circle, 180 N. Phoenix Circle, and 186 N. Phoenix Circle (Respectively identified as Tax ID Nos. 08-36-352-027, 08-36-352-028, 08-36-352-029, 08-36-352-030, 08-36-352-031, 08-36-352-032, 08-36-352-033, and 08-36-352-034) (the “Property”); and to close and abandon Phoenix Circle, a public right-of-way (Petition No. PLNSUB-00615); and

WHEREAS, at its January 14, 2009 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications; and

WHEREAS, after a hearing before the City Council, the City Council has determined that the following ordinance is in the best interest of the City.

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

SECTION 1. Amending the Capitol Hill Community Master Plan. The Future Land Use Map of the Capitol Hill Community Master Plan shall be and hereby is amended to change the designated appropriate land use for the Property from low density residential to High/Medium Density Residential.

SECTION 2. Amending zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property shall be and hereby is rezoned from SR-1A (current zoning for Tax ID no. 08-36-352-027) and SR-3 (current zoning for Tax ID nos. 08-36-352-028, 08-36-352-029, 08-36-352-030, 08-36-352-031, 08-36-352-032, 08-36-352-033, and 08-36-352-034) to RMF-45 (Residential Multifamily) for all lots constituting the Property.

SECTION 3. Closing and Abandoning Phoenix Circle, a public right-of-way. That Phoenix Circle, a City-owned public right-of-way, which is the subject of Petition No. PLNSUB-00615, and which is more particularly described on Exhibit "A" attached hereto, is hereby closed and abandoned and declared no longer needed or available for use as a street. Such closure and abandonment is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the City's water and sewer facilities. Said closure and abandonment is also subject to any existing rights-of-way or easements of private third parties.

SECTION 4. Conditions. This street closure and abandonment is conditioned upon the Applicant making payment to the City of fair market value of those portions of the right-of-way,

or its equivalent, and title to those portions of this right-of-way shall remain with the City until sale for fair market value, or the receipt of equivalent value, in accordance with Salt Lake City Code Chapter 2.58;

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to record or publish this ordinance until the conditions identified herein have been met, as certified by the Salt Lake City Director of Community and Economic Development.

SECTION 6. Time. If the conditions identified above have not been satisfied within one year from the date of the approval of this ordinance, the ordinance shall become null and void. This deadline may, for good cause, by resolution, be extended by the City Council.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2009.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 7-2-09
By [Signature]

ATTEST AND COUNTERSIGN:

CITY RECORDER

(SEAL)

Bill No. _____ of 2009.

Published: _____.

HB_ATT#7312-v1-Ordinance_Amending_CHC_Master_Plan_-_Rezoning_-_Vacating_ROW

Combined Legal Description
(Guadalupe Subdivision & Lot 4, Block 99, Plat A, SLC Survey)

*B) April 29,
2009*

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°53'40" EAST 96.00 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 99, PLAT "A", SALT LAKE CITY SURVEY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 200 NORTH, AND THE POINT OF BEGINNING; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°53'40" EAST 201.15 FEET; THENCE S00°14'42"W 165.00 FEET TO A POINT ON THE NORTH LINE OF LOT 4, OF SAID PLAT "A" THENCE ALONG SAID LOT 4 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°53'38" EAST 33.02 FEET;
2. SOUTH 00°11'16" WEST 165.00 FEET;
3. SOUTH 89°53'37" WEST 330.00 FEET;
4. NORTH 00°11'16" EAST 165.00 FEET;
5. NORTH 89°53'38" EAST 98.85 FEET; THENCE NORTH 00°48'01" WEST 165.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 87,389 SQUARE FEET OR 2.006 ACRES.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petitions PLNPCM2008-00470, PLNPCM2008-00466 and PLNSUB2008-00615 to consider the following:

1. Change the Capitol Hill Master Plan future land use map designation from low density residential to high/medium density residential.
2. Rezone the property from SR-1A and SR-3 to RMF-45.
3. Close the existing Phoenix Circle public right-of-way.

The property is located at approximately 158 North 600 West.

As part of its review, the City Council is holding an advertised public hearing to receive comments regarding the petitions. 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: 7:00 p.m.

Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please contact Ray Milliner, Principal Planner, at 535-7645 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at ray.milliner@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021.

4. MAILING LABELS

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See Instruction Sheet
for Easy Peel Feature



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Vicky Orme, Chair
Fairpark Community Council
159 North 1320 West
Salt Lake City, Utah 84116

Bill Nighswonger, Executive Director
Housing Authority of Salt Lake City
1776 South West Temple
Salt Lake City, Utah 84115



0836351031 RESIDENT 129 N 600 W SALT LAKE CITY UT	84116	0836351019 RESIDENT 1100 CAMELLIA BLVD #201 LAFAYETTE LA	70508	0836351014 RESIDENT 153 N 600 W SALT LAKE CITY UT	84116
0836352017 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351033 RESIDENT 10421 S JORDAN GATEWAY SOUTH JORDAN UT	84095	0836352027 RESIDENT 622 W 500 N SALT LAKE CITY UT	84116
0836351020 RESIDENT 1100 CAMELLIA BLVD #201 LAFAYETTE LA	70508	0836352014 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351025 RESIDENT 880 E EIGHTEENTH AVE SALT LAKE CITY UT	84103
0836352016 RESIDENT CO BOX 31547 PHOENIX AZ	85046	0836352013 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836352032 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114
0836352025 RESIDENT 155 N 500 W SALT LAKE CITY UT	84116	0836352024 RESIDENT 523 W 200 N SALT LAKE CITY UT	84116	0836352010 RESIDENT 162 N 600 W SALT LAKE CITY UT	84116
0836352026 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351016 RESIDENT 147 N 600 W SALT LAKE CITY UT	84116	0836352030 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114
0836352019 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351015 RESIDENT 2001 S STATE ST # N4500 SALT LAKE CITY UT	84115	0836352031 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114
0836352018 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351013 RESIDENT 408 W 9TH ST VANCOUVER WA	98660	0836352009 RESIDENT 1077 W BRIARCLIFF AVE SALT LAKE CITY UT	84116
0836352015 RESIDENT 540 W NORTHTEMPLE ST SALT LAKE CITY UT	84116	0836351026 RESIDENT 880 E EIGHTEENTH AVE SALT LAKE CITY UT	84103	0836352033 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114

This list of ownership was compiled by the Salt Lake County Recorder's Office, with a copy being sent to the city it pertains to. Any alteration or deletion will be tracked and appropriate action taken. Feb2006Page 1 of 3

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0836352029 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114	0836351029 RESIDENT 9 SEA COUNTRY LANE RANCHO MARGARITA CA 92688	0836305056 RESIDENT 1122 E HUDSON AVE SALT LAKE CITY UT	84106
0836376022 RESIDENT 48 W MARKET ST # 200 SALT LAKE CITY UT	84101	0836328026 RESIDENT 48 W MARKET ST # 200 SALT LAKE CITY UT	0836305044 RESIDENT 223 W 700 S # C SALT LAKE CITY UT	84101
0836352034 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114	0836304041 RESIDENT 205 N 600 W SALT LAKE CITY UT	0836305044 RESIDENT 223 W 700 S # C SALT LAKE CITY UT	84101
0836352028 RESIDENT PO BOX 145487 SALT LAKE CITY UT	84114	0836304058 RESIDENT 612 W 200 N SALT LAKE CITY UT	0836304023 RESIDENT 624 W 200 N SALT LAKE CITY UT	84116
0836352002 RESIDENT 446 N 900 W SALT LAKE CITY UT	84116	0836305075 RESIDENT 540 W 200 N SALT LAKE CITY UT	0836304018 RESIDENT PO BOX 510818 SALT LAKE CITY UT	84151
0836352001 RESIDENT 577 W 200 N SALT LAKE CITY UT	84116	0836305025 RESIDENT 622 W 500 N SALT LAKE CITY UT	0836305010 RESIDENT 605 N 'K' ST SALT LAKE CITY UT	84103
0836351012 RESIDENT PO BOX 17844 HOLLADAY UT	84117	0836304024 RESIDENT 407 E 300 S SALT LAKE CITY UT	0836305074 RESIDENT 238 N BLISS CT SALT LAKE CITY UT	84116
0836351011 RESIDENT 613 W 200 N SALT LAKE CITY UT	84116	0836304019 RESIDENT 209 N 600 W SALT LAKE CITY UT	0836305058 RESIDENT 11545 CAMINITO LA BAR #73 SAN DIEGO CA	92126
0836351030 RESIDENT 9 SEA COUNTRY LANE RANCHO MARGARITA CA 92688		0836305041 RESIDENT 131 E FIRST AVE # 502 SALT LAKE CITY UT	0836305073 RESIDENT 25 W BURTON AVE # 7 SALT LAKE CITY UT	84115

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0836304032 RESIDENT 1810 W INDIANA AVE SALT LAKE CITY UT	84104	0836305069 RESIDENT 248 N BLISS CT SALT LAKE CITY UT	84116
0836305072 RESIDENT 242 N BLISS CT SALT LAKE CITY UT	84116	0836305077 RESIDENT 131 E FIRST AVE SALT LAKE CITY UT	84103
0836305009 RESIDENT 605 N 'K' ST SALT LAKE CITY UT	84103	0836305006 RESIDENT 246 N 600 W SALT LAKE CITY UT	84116
0836305008 RESIDENT 605 N 'K' ST SALT LAKE CITY UT	84103	0836328024 RESIDENT 48 W MARKET ST # 200 SALT LAKE CITY UT	84101
0836304030 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0836305050 RESIDENT 242 N BLISS CT SALT LAKE CITY UT	84116
0836305071 RESIDENT 244 N BLISS CT SALT LAKE CITY UT	84116		
0836305055 RESIDENT 245 N BLISS CT SALT LAKE CITY UT	84116		
0836305007 RESIDENT 246 N 600 W SALT LAKE CITY UT	84116		

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Fairpark Community Council
159 North 1320 West
Salt Lake City, Utah 84116

Bill Nighswonger, Executive Director
Housing Authority of Salt Lake City
1776 South West Temple
Salt Lake City, Utah 84115

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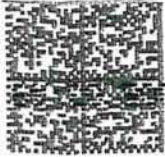
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Any alteration or deletion will be tracked and appropriate action taken . Feb2006Page 3 of 3

**5.A PLANNING COMMISSION
ORIGINAL NOTICE AND NEWSPAPER NOTICE**

PUBLIC HEARING NOTICE

Salt Lake City Planning Division
451 South State Street, Room #406
PO Box 145480
Salt Lake City UT 84111

UNITED STATES POSTAGE
FITNEY BOWES
\$ 00.42
DEC 30 2008
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FIRST CLASS

12/30/08

MAIL SERVICES

ST 406

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. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. 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.
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. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 14, 2009 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—the Planning Commission may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, November 19, 2008 and Wednesday, December 10, 2008.

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, and Street Closure**—a request by the Housing Authority of Salt Lake City, represented by Executive Director Bill Nighswonger, for approval for a 75 unit senior housing development located at approximately 158 North 600 West and approximately 171—187 North Phoenix Circle. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Ray Milliner at 535-7645 or ray.milliner@slcgov.com).
 - a. **Petition PLNPCM2008-00466 Master Plan Amendment**—the applicant is requesting approval to amend the Capitol Hill Community Master Plan's Future Land Use Map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
 - b. **Petition PLNPCM-00470 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.
 - c. **Petition PLNSUB-00615 Street Closure and Declaration of Surplus Property**—the applicant is requesting that the City close platted, but unimproved Phoenix Circle (located at approximately 560 West at 200 North).
2. **PLNPCM2008-00347, Central City Recreation Center Zoning Amendment**—a request by Salt Lake County to amend the City zoning map for the property located at approximately 615 South 300 East so that the entire property is zoned PL (Public Lands). The subject property is the current location of the Central City Recreation Center and currently has a split zoning designation of Multi-Family RMF-35 and PL. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com)
3. **PLNPCM2008-00744, Autozone Planned Development Amendment**—a request by The Boyer Co., represented by Nate Swain, for a conditional use to amend a recently approved planned development to include a monument sign. The pad site for the proposed Autozone auto parts retail building is not a separate lot and therefore is not eligible, per the sign ordinance, for its own monument sign. The subject site is located at approximately 1199 East 3300 South, at the south entrance to Brickyard Plaza, in a CB zoning district. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
4. **PLNSUB2008-00574 View of the Valley (VoV) Planned Development**—a request by Ronaldo Hunt for a redevelopment of existing Sugar House cottages located at approximately 1325 East 2100 South into a new single building, mixed use project (retail, office, residential). Project seeks relief from lot size maximum limit of 16, 500 sq ft in the CN district. This property is located in City Council District Six, represented by J.T. Martin (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com)
5. **400-08-10 Crestview Holdings Master Plan Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan amendment located at approximately 356 North and 358 North Redwood Road. The applicant proposes amendment of the Northwest Community Future Land Use Plan for the subject property from Parks/Open Space to Medium Density Residential to accommodate an eight (8) unit multi-family residential development. The property is located in City Council District Two represented by Van Turner (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
6. **Rocky Mountain Power Northeast Substation at 144 South 1100 East**—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval in order to reconstruct and expand electric power capacity to the existing Northeast Substation, located at approximately 144 South 1100 East. The project consists of installation of a new 46/12.5 kilovolt (kV) transformer. The project also includes replacement of obsolete, deteriorated electrical equipment and supporting structures. Associated bus work and circuit breakers will be constructed to meet electrical safety clearance and insulation requirements to accommodate future operation at 138 kilovolts (kV). The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
 - a. **PLNSUB2008-00641 Conditional Use Planned Development**—a request by the applicant for modifications to the front yard, and rear yard setback and buffer requirements, grade changes and fence and wall height.
 - b. **PLNSUB2008-00814 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine three lots into one lot for the existing substation.
7. **410-08-55, PLNPCM2008-00187, McGillis School Conditional Use**—a request by the McGillis School, represented by Glen W. Anderson, for a Conditional Use to allow for additional height on the proposed addition to the existing building at approximately 668 South 1300 East in the Institutional Zoning District. The height of the proposed building is approximately 38.5 feet (with additional height extensions for decorative features to match surrounding architecture), consistent with the height of the existing school building. The ordinance allows heights over 35 feet, but less than 75 feet, as a conditional use in the Institutional Zoning District. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Cheri Coffey at 535-6188 or cheri.coffey@slcgov.com).

Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

Order Confirmation for Ad #0000394886-01

Client	PLANNING COMMISSION	Payor Customer	PLANNING COMMISSION
Client Phone	801-535-7757	Payor Phone	801-535-7757
Account#	1001447002	Payor Account	1001447002
Address	Attn: Lucille Talor with Planning Division, 451 S. S SALT LAKE CITY UT 84111 USA	Payor Address	Attn: Lucille Talor with Planning Division SALT LAKE CITY UT 84111
Fax		Ordered By	Acct. Exec
EMail	ray.milliner@slcgov.com	Ray Milliner	lwhitmer

Ad Content Proof Actual Size

SALT LAKE CITY
PLANNING COMMISSION
MASTER PLAN
AMENDMENT HEARING

On Wednesday
December 10, 2008 at
5:45 P.M., the Salt Lake
City Planning Commission
will hold a public hearing
to take public comment
regarding a request by
the Housing Authority of
Salt Lake, to amend the
Capitol Hill Master Plan
future land use map. The
applicant proposes a 75
unit senior housing facility
at 158 North 600 West.

The hearing will be
held in Room 326 of the
Salt Lake City and
County Building, 451
South State Street. Salt
Lake City Corporation
complies with all ADA
guidelines. People with
disabilities may make
requests for reasonable
accommodation no later
than 48 hours in advance
in order to attend this
meeting. Accommodations
may include alternate
formats, interpreters, and
other auxiliary aids. This
is an accessible facility.
For questions, request or
additional information,
please contact
the Planning Division
at 535-7757;
TDD 535-6220.
For further information
regarding this hearing,
call Ray Milliner
at 535-7645.

Total Amount	\$317.00			
Payment Amt	\$0.00			
Amount Due	\$317.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
		0	0	0

Payment Method PO Number

Confirmation Notes:

Text: Special Notice Ad (Legal Ad)

Ad Type	Ad Size	Color
CLS Liner	1.0 X 48 Li	<NONE>

<u>Product</u>		<u>Placement</u>
Salt Lake Tribune::		General Classified
Scheduled Date(s):	11/26/2008	
<u>Product</u>		<u>Placement</u>
Deseret News::		General Classified
Scheduled Date(s):	11/26/2008	
<u>Product</u>		<u>Placement</u>
sltrib.com::		General Classified
Scheduled Date(s):	11/26/2008	
<u>Product</u>		<u>Placement</u>
deseretnews.com::		General Classified
Scheduled Date(s):	11/26/2008	

Order Confirmation for Ad #0000406152-01

Client	PLANNING COMMISSION	Payor Customer	PLANNING COMMISSION
Client Phone	801-535-7757	Payor Phone	801-535-7757
Account#	1001447002	Payor Account	1001447002
Address	Attn: Lucille Taylor with Planning Division, 451 S. : SALT LAKE CITY UT 84111 USA	Payor Address	Attn: Lucille Taylor with Planning Division SALT LAKE CITY UT 84111

Fax		Ordered By	Acct. Exec
EMail	ray.milliner@slcgov.com	Ray Milliner	lwhitmer

Total Amount	\$460.00		
Payment Amt	\$0.00		
Amount Due	\$460.00	Tear Sheets 0	Proofs 0 Affidavits 0

Payment Method PO Number

Confirmation Notes:

Text: Special Notice Ad

Ad Type	Ad Size	Color
CLS Liner	1.0 X 70 Li	<NONE>

Product	Placement
Salt Lake Tribune::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
Deseret News::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
sltrib.com::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
deseretnews.com::	General Classified
Scheduled Date(s):	12/31/2008

Ad Content Proof Actual Size

SALT LAKE CITY
 PLANNING COMMISSION
 MASTER PLAN
 AMENDMENT HEARING

On Wednesday January 14, 2008 at 5:45 P.M. the Salt Lake City Planning Commission will hold a public hearing to take public comment for the following items:

1. A request by the Housing Authority of Salt Lake, to amend the Capitol Hill Master Plan future land use map at 158 North 600 West. Amendment will change map designation to Medium/High Density from Low Density.
2. A request by the Housing Authority of Salt Lake, to amend the Salt Lake City Zoning map at 158 North 600 West. Amendment will change zoning from SR-1 (single family Residential) to RMF-45 (Multi-Family Residential).
3. A request by Salt Lake County to amend the Salt Lake City Zoning Map for the property at 615 South 300 East. Amendment will change zoning from RMF-35 (multi-family residential) to PL (public lands).

The hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, request or additional information, please contact the Planning Division at 535-7757; TDD 535-6220. For further information regarding this hearing, call Ray Milliner at 535-7645.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT

Rosewood Senior Housing Project Master Plan Amendment, Zoning Map Amendment and Street Closure 158 North 600 West January 14, 2009



Planning and Zoning
Division
Department of Community
Development

Applicant:

The Housing Authority of Salt Lake

Staff:

Ray Milliner ray.milliner@slcgov.com
(801)535-7645

Tax ID

08-36-352-027
08-36-352 -028

Current Zone:

SR-3 and SR-1A

Master Plan Designation:

Capitol Hill, Low Density Residential

Council District:

3 Eric Jergensen

Lot Size:

2 acres

Current Use:

Vacant Land

Applicable Land Use Regulations:

Chapter 2.58 SLC Ordinance
Section 10-9a-204 Utah Code
Section 21A.50.050

Notice

Mailed: November 25, 2008
Posted: November 25, 2008

Attachments:

- A. Letter from Applicant
- B. Capitol Hill Future Land Use Map
- C. Existing Zoning Map
- D. Proposed Site Plan and Elevations
- E. City Department Comments

REQUEST

The Housing Authority of Salt Lake, represented by Reed Robinson is requesting the following:

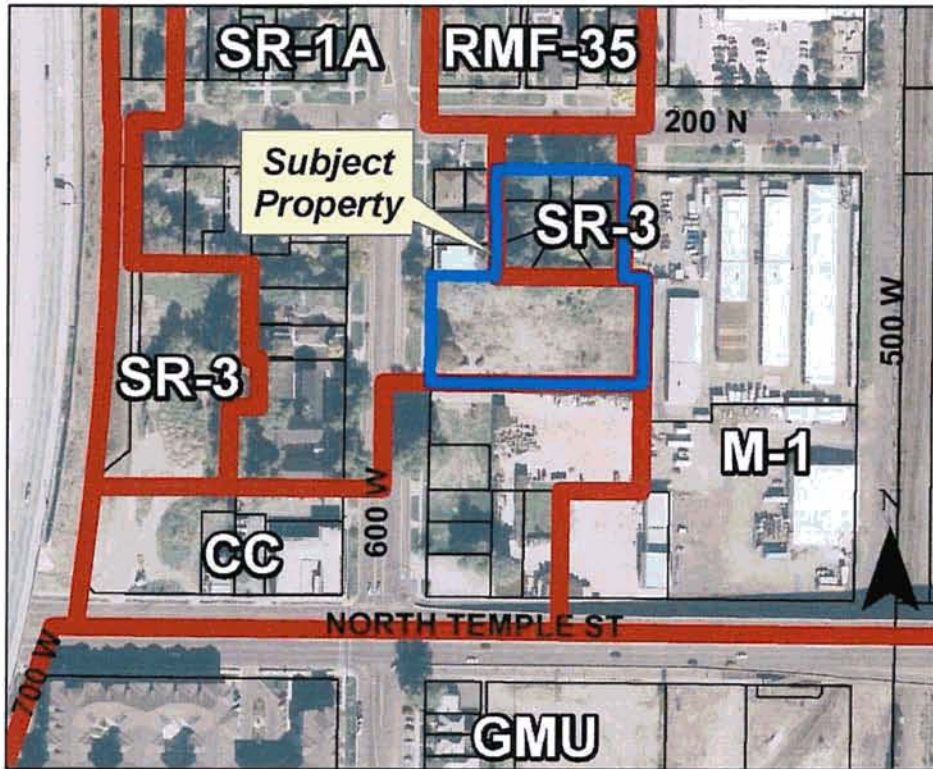
1. An amendment to the Capitol Hill Master Plan changing the Future Land Use Map from low density residential to High/Medium Density Residential.
2. A zoning map amendment changing the existing SR-1A and SR-3 zone to RMF-45.
3. The closure of Phoenix Circle, a City owned right-of-way.

The applicant would like to build a 75 unit senior housing facility on the 2 acre site.

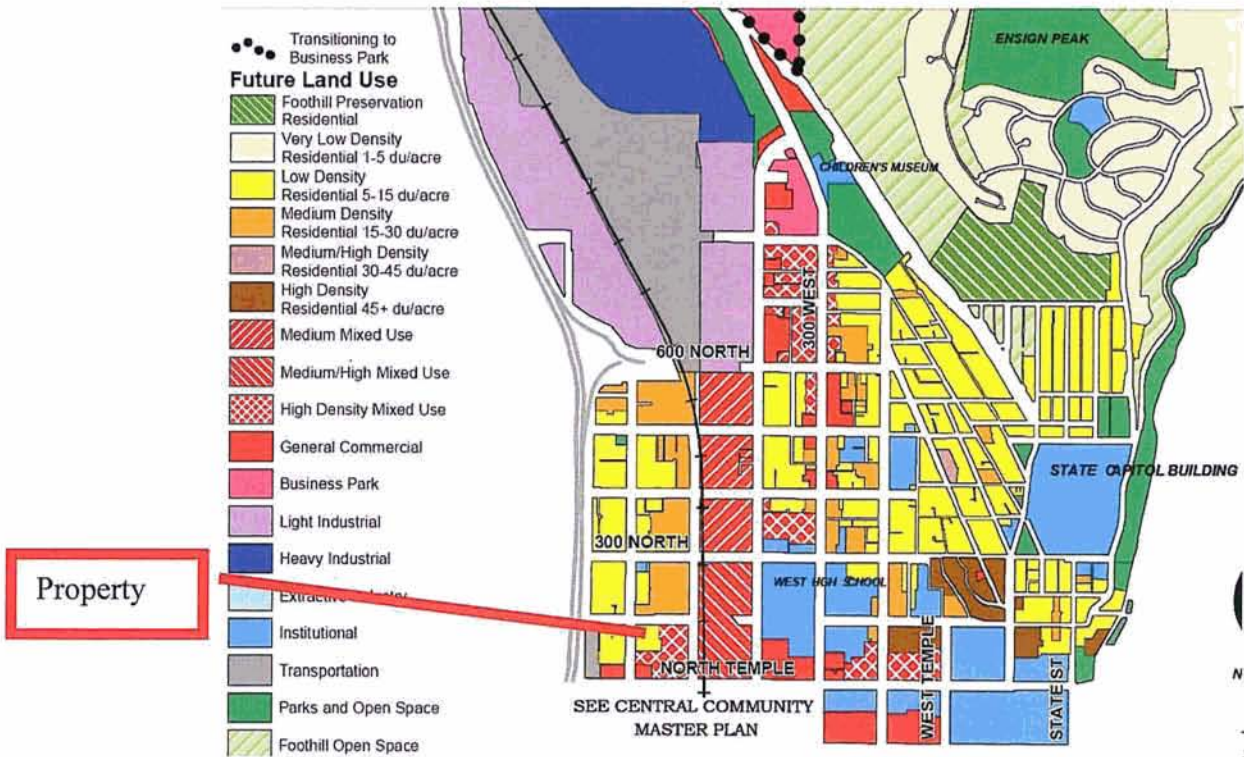
STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Master Plan Amendment, zoning map amendment and street closure, conduct a public hearing and consider forwarding a positive recommendation for each application to the City Council pursuant to the analysis and findings in this staff report.

Vicinity Map



Capitol Hill Future Land Use Map



BACKGROUND

The Housing Authority of Salt Lake is the owner of 2 acres of land and they would like to build a 75 unit senior housing project on it. The land is zoned SR-1A and SR-3, is designated low density residential on the Capitol Hill Future Land Use Map and partially subdivided into seven lots. This application would:

- Change the Capitol Hill Master Plan future land use map designation from low density residential to high/medium density residential.
- Rezone the property from SR-1A and SR-3 to RMF-45.
- Close the existing Phoenix Circle right-of-way.

Standard "A" of Section 21A.50.050 of the Zoning Ordinance requires the City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the general plan. In this case, they are not. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change increasing the allotted density on the site is appropriate. If it is decided in the affirmative, then positive motions for the master plan amendment, zoning map amendment and the street closure should follow.

The Capitol Hill Master Plan was adopted in November of 2001, replacing the previous plan adopted in 1981. The plan serves as the land use policy document for the Capitol Hill area providing goals, policies and direction for future land use issues throughout the area.

The property is divided into two parcels, both of which are vacant. The first parcel, the Guadalupe Subdivision (zoned SR-3) was purchased, platted and recorded in January of 2000 by Salt Lake City Corporation, using funds granted by the Federal Government. It was intended that each of the individual lots would be sold as part of 1st Time Home Buyers program operated by the Housing and Neighborhood Development Division. No road or utility improvements were ever made. In 2006, the City determined that the best use for the property was as a multi-family senior housing facility, and the land was sold to Neighbor Works of Salt Lake City, a non profit affordable housing organization. In turn, Neighbor Works sold the land to the Housing Authority of Salt Lake.

When the City decided to sell the Guadalupe Subdivision to Neighbor Works, the process was complicated by the fact that the original purchase was with Federal grant money. The City was obliged to return the money as the land would not be used as originally intended. Further, the Federal Government required that the property description for the sale mirror the description of the purchase. As a result, Neighbor Works purchased the entire subdivision including the cul-de-sac and the lots. In 2007 the entire subdivision was sold to the Salt Lake Housing Authority.

Because the sale of the property included the right-off-way, no declaration of surplus property is necessary, as part of this application.

The second parcel was the site of a nursing home (zoned SR-1A), it provided care for seniors and special needs patients. That building was demolished in 2007. Access to this property is from 600 West. Both parcels have existing sewer and water laterals that will need to be removed or repaired during construction.

To the east of the site is a future west side Trax line. No decisions have been made regarding the exact configuration of the line or station locations; nevertheless, it is in the planning stages and would provide alternative transportation options to residents of the home.

Proposal

The applicant is proposing a 75 unit senior housing center, with access from both 600 West and 200 North. The facility would be contained within one 3-story building of no more than 45 feet in height, with parking around the perimeter. Residents would live there full time, each with an individual apartment. Activities such as shuffle board and horseshoes would be provided, along with an assembly area and visitor room inside. If approved, the applicant would like to begin construction in the spring of 2009.

Staff has conducted a preliminary zoning review of the property, and made the following findings. If the City Council and Planning Commission make findings for approval of these applications, the senior housing use will be processed as a permitted use. No further board or commission action will be necessary. A final review for zoning ordinance compliance will occur at the time of building permit application.

	SR-3, SR-1A Ordinance Requirement	RMF-45 Zoning Ordinance Requirement	Proposed
Lot Area	Multi-Family not allowed, 5,000 square feet per dwelling unit.	1,000 Square feet of lot area per dwelling unit.	87,120 square feet (max 87 units)
Lot Width	Minimum 50 feet of frontage	Minimum 80 feet of frontage	166 feet
Building Height	Maximum 24 feet to ridge line measured from established grade	Maximum 45 feet to ridge line measured from established grade	Approximately 45 feet,
Yard Requirements	Front = 20 feet or street average Side = 10' and 4' Rear = 25% of lot depth not to exceed 30'	Front = 20% of lot depth not to exceed 25 feet Side = 8' Rear = 25% of lot depth not to exceed 30 feet.	Front = 25 feet both frontages Side = 10' received exception Rear = 30'
Building Coverage	40% of lot area	60% of lot area	50 % approximately
Parking	2 spaces per unit.	1 space per bedroom in each unit. 78 Stalls 72 1 bedroom units proposed 3 2 bedroom units proposed	78 parking stalls

Comments

Public Comments

This application was reviewed by the Fairpark Community Council on September 21, 2008. Comments regarding the project were favorable and a positive recommendation was forwarded to the Planning Commission and City Council.

No other public comments have been received at the time of this writing.

City Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit E. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements.

NOTICING

Neither the City nor the State have specific review criteria for master plan amendments, only noticing requirements as dictated in Section 10-9a-204 of the state code, which are:

10-9a-204. Notice of public hearings and public meetings to consider general plan or modifications.

(1) Each municipality shall provide:

(a) notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and

(b) notice of each public meeting on the subject.

(2) Each notice of a public hearing under Subsection (1)(a) shall be at least ten calendar days before the public hearing and shall be:

(a) published in a newspaper of general circulation in the area;

(b) mailed to each affected entity; and

(c) posted:

(i) in at least three public locations within the municipality; or

(ii) on the municipality's official website.

(3) Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be:

(a) submitted to a newspaper of general circulation in the area; and

(b) posted:

(i) in at least three public locations within the municipality; or

(ii) on the municipality's official website.

Notice of this master plan amendment was published in the Salt Lake Tribune on November 26, 2008. Notice of this hearing was mailed to all property owners and interested parties and posted on the City web site. All noticing requirements for this master plan amendment were met.

ANALYSIS

Master Plan Amendment

The property is located in the Guadalupe neighborhood and railroad redevelopment area featured on pages 3 and 4 of the Capitol Hill Master Plan. Staff analysis is based on overall goals of the plan listed on page 1 and policies listed on pages 3 and 4.

Goal: "Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment."

Analysis: Changing the master plan is appropriate for the site, it would help revitalize an area isolated between a freeway on the west and rail lines on the east. A multi-family use, in this case the senior housing facility, is beneficial because it would provide affordable housing, infill development on a vacant parcel, and provide seniors with a place to live that remains within their own neighborhoods. Individuals living in the facility will

still be close to their friends, and family, be able to attend their own churches, and shop in familiar stores and businesses. Further, allowing a more intense residential use on this property will transition the uses between surrounding commercial/manufacturing uses and low density residential uses. The site design and architecture of the building will be similar to other larger scale apartments and condominiums in the area, with a traditional access from the 600 West and 200 North right-of-ways. The building will be set back from surrounding residential structures, and will have easy access from North Temple Street, limiting traffic impacts on the residential area. The size and scale of the senior housing facility will be larger than the residential uses to the north and west, but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east.

Finding: Staff finds that the use proposed is appropriate for the location; it will provide a transition from intense commercial uses to lower intensity residential uses.

Policy: Preserve the 600 West corridor as a low-density residential corridor

Analysis: Although the amendment would increase density along 600 West, this amendment would make the properties within the block more compatible. The land to the south is designated high density, and General Commercial. The amendment is not contrary to this policy because the use will transition the street from high intensity commercial uses near the intersection of 600 West and North Temple to low intensity residential farther north. All of the highest intensity uses would be contained within one block, tapering from the highest intensity on the south to the lowest intensity on the north toward the residential area. The multi-family use will provide residents with alternative living options that do not require leaving the neighborhood.

Page 4 of the Capitol Hill Master Plan states that the area west of 500 West should be developed as medium/high density residential, that it should be compatible in scale, mass, and size to surrounding properties and that it should be 3-5 stories in height. The proposed master plan amendment provides a transition from commercial to residential.

Finding: Staff finds that the use proposed is appropriate for the location; it will provide a transition from intense commercial uses to lower intensity uses.

Policy: Prohibit wholesale demolition of existing residential structures.

Analysis: The property is vacant; no demolition of existing structures will take place.

Finding: No demolition is proposed.

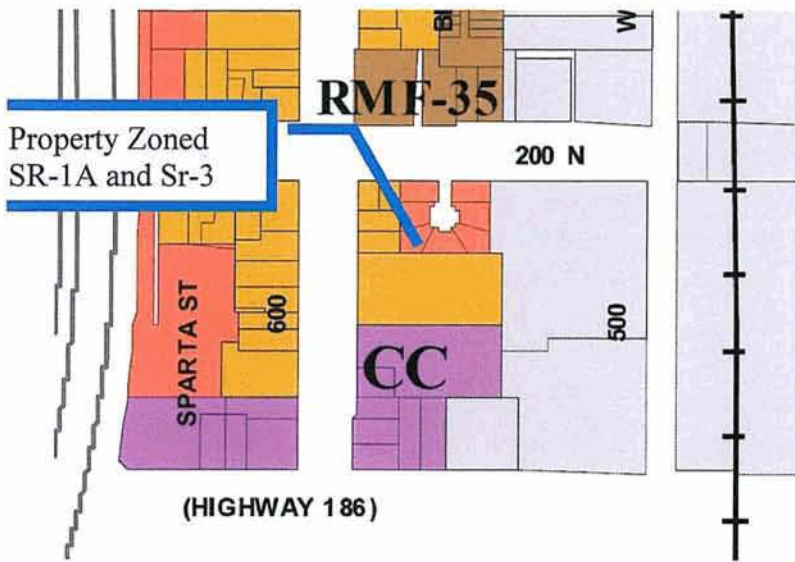
Policy: Re-subdivision of land should consider the area's existing land development pattern.

Analysis: The vacation of the Guadalupe Subdivision and the creation of a single lot with a larger multi-family style structure are consistent with the development pattern of the neighborhood. There is very little cul-de-sac style development in the area, most lots and homes face City streets along the traditional grid. The impact of vacating this subdivision will not degrade the existing development pattern.

Infill development has traditionally been larger apartments and condominiums with traditional access from the city right of way. The proposed senior housing facility will have a design and use that will be similar in size, and design to those uses. Commercial uses in the area have generally been on larger parcels configured with larger buildings, large parking areas and storage facilities.

Finding: Staff finds that this amendment would be consistent with existing development patterns and provide a transition from commercial to residential uses. If the senior housing facility is not built as proposed, or if it is sold and developed by another entity, the result of the land use map amendment and zoning map amendment would be a similarly sized structure with a maximum of 70-75 units, configured in a similar way to that which is proposed.

Zoning Map Amendment



Zoning map amendments are subject to the Standards for General Amendments established in Section 21A.50.050 of the Salt Lake City Zoning Ordinance. Final decision making authority is granted to the City Council with a recommendation from the Planning Commission.

Criteria 1: Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: The Capitol Hill Master Plan, the Salt Lake City Community Housing Plan 2000, and the Salt Lake City Transportation Master Plan (1996) are evaluated below.

Capitol Hill Zoning Map

The land is zoned SR-1A and SR-3 the applicant would like it to be RMF-45. Land to the east and south is zoned commercial with the north and west properties zoned residential. The land to the north is zoned RMF-35 with moderately sized multi-family residential buildings. There are approximately 5 other properties zoned RMF-45 on the Capitol Hill Land Use Map. Other commercial uses and single family residential uses border these parcels.

Salt Lake City Transportation Master Plan

The *Salt Lake City Transportation Master Plan*, adopted in 1996, states that Salt Lake City will preserve and enhance residential communities within the City which allow residents to live, work and play in the same area. The construction of Senior Housing in this location will enhance the surrounding community as it will provide seniors with a housing option located within their own neighborhoods. The site is vacant, no historic, or other type of residential structures will be removed as part of this application. Further, the site is located near a future trax line, is less than a block away from a city bus stop, has easy vehicular access and is pedestrian friendly.

Salt Lake City Community Housing Plan

The *Salt Lake City Community Housing Plan*, adopted in 1993, cites a City Council policy that supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types and intensities of residential development. The senior housing facility implements this policy as the development will provide much needed housing for senior citizens, and will be more affordable than many similar types of housing.

Capitol Hill Master Plan

Currently the requested zoning map amendment is not consistent with the *Capitol Hill Master Plan*; nonetheless, the applicant has requested a master plan amendment in addition to the zoning map amendment which would allow the rezoning to comply with the master plan. Planning staff has recommended approval of the master plan amendment because there is no evidence that the modification will substantially contradict any of the other policies, goals or strategies found in its “Guadalupe Neighborhood” section. Staff analysis of the proposed change is provided on pages 5-7 of this report.

Finding: Staff finds that the proposed zone change is consistent with the goals policies and objectives of the established general plan of Salt Lake City, as it will provide needed housing for seniors, is located in an area with a wide array of transportation choices, and provides an alternative housing choice for residents in the Guadalupe neighborhood.

Criteria 2: Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: The site design and architecture of the building will be similar to other larger scale apartments and condominiums throughout the city. The building will be set back from surrounding residential structures, and will have easy access from North Temple Street, limiting traffic impacts on the residential area. The size and scale of the senior housing facility will be larger than the residential uses to the north and west, but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east. This configuration will provide a transition between the different uses.

Finding: Staff finds that this amendment would be consistent with existing development patterns and provide a transition from commercial to residential uses. If the senior housing facility is not built as proposed, or if it is sold and developed by another entity, the result of the land use map amendment and zoning map amendment would be a similarly sized structure with a maximum of 70-75 units, configured in a similar way to that which is proposed.

Criteria 3: The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: The impact on the single family residences directly to the west, and north across 600 West will mainly be from the increased height of the building. The maximum height of a structure in the SR-1A and SR-3 zones is 24 feet above established grade. If the zone is changed, the maximum height will be 45 feet, nearly doubling the allowed height. This increase will be mitigated and softened by the fact that the abutting zones, RMF-35 to the north, and M-1 to the east have a maximum height of 35 feet and 60 feet respectively. Therefore, the 45 feet allowed in the RMF-45 zone is within the range of those zones, and will not create an island of extremely tall buildings surrounded by smaller structures. Further, the building will be set back from the adjacent residential structures approximately 30 to 60 feet, with green space between them.

Other potential impacts, including traffic and utilities will be mitigated by the proximity of North Temple Street. Most vehicles approaching the facility will do so via North Temple, not through the immediate neighborhood.

Finding: Staff finds that although the proposed zoning map amendment will increase the allowed height of any structure on site, this increase will be mitigated by the surrounding zones with similar height limits. Staff

further finds that the setback between the adjacent residential structures to the west, and the green space between them will provide an additional buffer between the uses further mitigating any negative impacts.

Criteria 4: Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Analysis: The subject property is not within any established overlay district.

Finding: The zone amendment is not within a overlay zoning district, therefore no additional standards will be applied to the project.

Criteria 5: 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 waste water and refuse collection.

Analysis: All applicable city divisions were contacted and reviewed the proposed project. Comments have been attached as exhibit E of this report. No issues or comments were raised that would impede the review and approval of this zoning amendment.

Finding: Staff finds that all public facilities necessary for the safe and efficient operation of the senior housing facility are readily available. Prior to the commencement of any development, the applicant shall submit plans for review by all appropriate City Divisions and departments.

Phoenix Circle Street Closure

The applicant is requesting that the City Council, with a recommendation from the Planning Commission close the Phoenix Circle, a platted right-of-way. This action will enable the combination of two parcels into one creating one lot of record. City Council and Planning Commission findings are based on the following Salt Lake City Council Policy Guidelines:

Guideline 1: It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.

Analysis: This property is unique; it was purchased by the City with Federal grant money, and platted for use in the First Time Home Buyer program (a City run affordable housing program). No improvements including water, sewer or paving were ever made to the right-of-way. The property was sold to Neighbor Works of Salt Lake City, an affordable housing nonprofit.

When the City sold the property to Neighbor Works, it was necessary that the money from the sale be returned to the Federal Government. Additionally, it was necessary that the same property description be used in the sale as was used in the original purchase. Therefore, when the City sold the property to Neighbor Works, the City was compensated for the entire property including the right-of-way of the cul-de-sac. Nonetheless, because Phoenix Circle was platted and recorded, it is necessary that the Planning Commission and the City Council take official action to formally close the platted right-of-way.

The street is not identified in the Transportation Master Plan or Major Street Plan. Phoenix Circle is a dead end cul-de-sac; no access to other properties will be lost as a result of this closure. Review comments from the Engineering Department indicate no issues relating to the closure that would warrant denial of this application.

The existing Guadalupe Subdivision will be amended to create one lot of record to accommodate the proposed senior housing. This subdivision will be processed at a later time.

Finding: Closing the subject street will not deny all access to adjacent properties. The underlying property was sold to the applicant at fair market value and the property incorporated into new development.

Guideline 2: The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.

Analysis: As stated above, the terms of sale of the property to Neighbor Works included the sale of Phoenix Circle. The reason for this unique situation was the requirement that the City return all federally granted funds, when the property was sold.

Finding: The City has received fair market value for the property.

Guideline 3: There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.

Analysis: Phoenix Circle is an unimproved right-of-way. The street is not needed for vehicular or pedestrian access as it does not connect with any other streets. The proposed street closure will enable the construction of affordable senior housing, and contribute to the overall redevelopment of the site.

Finding: This right-of-way is not utilized as a street and its closure and sale will not impact traffic flow in the area. There is sufficient public policy to justify the closure and sale of the subject street.

Guideline 4: The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Analysis: The alternatives to closing the street are to leave the right-of-way as is (unimproved) or to require the property owner to improve the street. If left as a public street the proposed senior housing facility will not be built as proposed, and the Guadalupe Subdivision will remain a seven lot subdivision.

Finding: Staff finds the following reasons outweigh alternatives to the closure of the street:

Exhibit A: Letter from Applicant

MASTER PLAN AMENDMENT

Explanation of Request

The Housing Authority is proposing to develop approximately 70 to 75 units of affordable Senior Public Housing. Our goal is to provide a well designed multi unit housing project for seniors that will meet the needs of community and the neighborhood, and full-fill our commitment to provide affordable housing. The site is in an area (Fair Park Community) without existing subsidized housing for seniors. The project would provide a greater choice of housing, and meet the need for affordable senior housing in the area.

Site Description

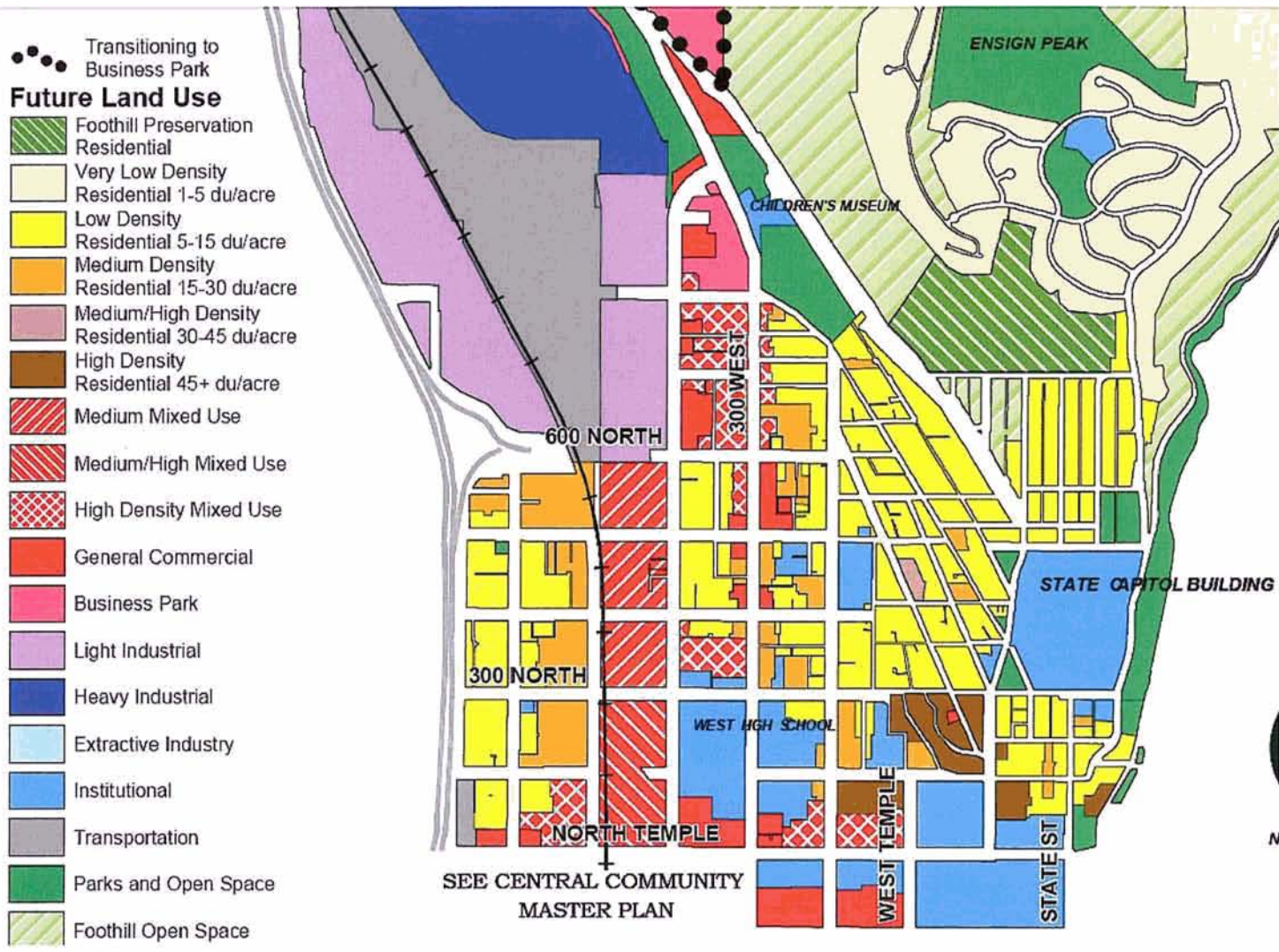
The site is composed of two pieces. The first is where the Rosewood nursing facility was located and the second is Phoenix Circle where the circle needs to be closed to accommodate the project. The circle was never built and there are no improvements to the site. The two pieces need to be combined to accommodate the project.

Reasons for a Master Plan Change

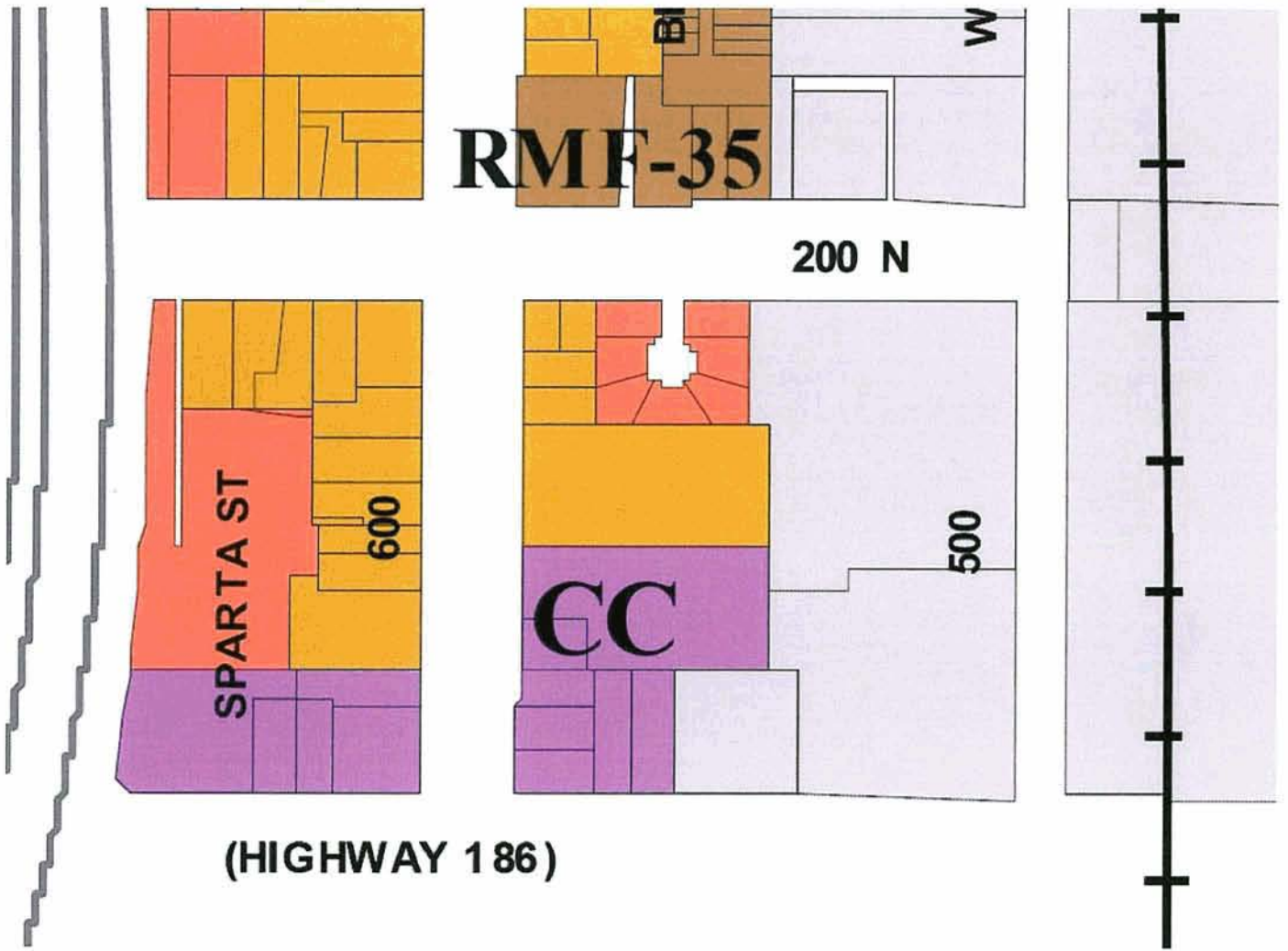
The master plan for this site currently calls for Low Density Residential 5-15 du/acre. A change to Medium/High Density 30-45 du/acre would allow us to build our project. The buildings will be nicely designed and include pleasing landscaped areas which will enhance and add value to the neighborhood. The resident population of this new facility would strengthen and stabilize the neighborhood. Seniors will typically stay for the rest of their years in these facilities once they have relocated there. The Changes to the Master Plan would allow for increased affordable housing and be a benefit to Salt Lake City, the residents of the new facility, and the surrounding neighborhood.

Efforts to create low density housing have found some success, and this project would be complementary in the stabilization of the neighborhood. The proposed development, although higher in density can be designed to be compatible in scale, massing, design and material to contribute to the residential neighborhoods of Guadalupe, and provide a transition from the low-density residential character of the Guadalupe area to the mixed-use areas along 500 West. Landscape treatment can be created to buffer the low-density residential land uses along 600 West from the proposed development. A change in the Master Plan can lead to a positive step forward in the revitalization of the Guadalupe neighborhood.

Attachment B: Capitol Hill Future Land Use Map



Attachment C: Existing Zoning Map



Attachment D: Proposed Site Plan and Elevations



Item	Quantity	Unit	Notes
Asphalt	100	Sq. Yd.	For parking lot
Grass	500	Sq. Yd.	For landscaping
Concrete	200	Sq. Yd.	For walkways
Water	1000	Gals.	For irrigation
Electric	500	Hours	For site work
Excavation	100	Sq. Yd.	For foundation
Foundation	100	Sq. Yd.	For building
Roofing	100	Sq. Yd.	For building
Interior	100	Sq. Yd.	For building
Exterior	100	Sq. Yd.	For building
Paint	100	Gals.	For building
Plumbing	100	Hours	For building
Electrical	100	Hours	For building
Mechanical	100	Hours	For building
Landscaping	100	Hours	For site
Site Work	100	Hours	For site
Construction	100	Hours	For site
Permitting	100	Hours	For site
Professional	100	Hours	For site
Other	100	Hours	For site

SITE PLAN

Scale: 1/4" = 1'-0"

North Arrow

Typical House Unit: 1100 Sq. Ft. (1100 Sq. Ft. x 100 Units = 110,000 Sq. Ft.)
 Total House Units: 100
 Total House Area: 110,000 Sq. Ft.

Typical Garage Unit: 200 Sq. Ft. (200 Sq. Ft. x 100 Units = 20,000 Sq. Ft.)
 Total Garage Units: 100
 Total Garage Area: 20,000 Sq. Ft.

Total Lot Area: 100,000 Sq. Ft. (100,000 Sq. Ft. x 100 Units = 10,000,000 Sq. Ft.)
 Total Lot Area: 100,000 Sq. Ft.



Housing Authority of North Lake City
 776 South West Tenth
 Salt Lake City, Utah 84145
 Rental, Tax and Home Financing
 Salt Lake City, Utah

Hoggs & Hoggs Architects/Planners
 222 East 600 South
 Salt Lake City, Utah 84145
 Phone: 801-551-8024
 Fax: 801-451-1760



Attachment E: City Department Comments

Ray,

On 10 Nov 08, the DRT reviewed the proposal to vacate a subdivision located at 171-187 Phoenix Circle and combine it with the parcel located at 158 N. 600 West. It is our understanding that this proposal is running in tandem with amendments to the master plan and zoning map, to allow for medium density RMF-45 zoning, in order to facilitate the construction of a 75 unit senior housing center. The Building Services Division has no issues related to the consolidation of these parcels or the amendments to the master plan and zoning map. The Building Services Division does have the following comments related to the development of the senior housing center.

- 1) Prior to logging in plans for a building permit an address certificate must be obtained from SLC Engineering, 349 South 200 East, suite 100. Phone 535-7248.
- 2) Consider whether provisions for sound attenuation are appropriate to mitigate noise conditions due to proximity to railroad tracks and the I-15 freeway.
- 3) Review and correct parking calculations for the two-bedroom apartments.
- 4) Include bicycle parking with the parking calculations equal to 5% of required parking stalls).
- 5) Will need to document compliance with total lot coverage and the maximum height requirements for the zone.
- 6) A landscape plan and landscape summary data will be required to show compliance with the following provisions:
 - a) Total area of parking lot with interior parking lot landscaping based on 5% of the parking lot.
 - b) Interior parking lot trees based on one tree per 120 sq. ft.
 - c) A seven feet wide perimeter parking lot landscape area where parking lots are closer than 20-feet to the property line based on one tree per 30 ft. and perimeter parking lot bushes based on one shrub per 3 ft.
 - d) A ten feet wide landscape buffer where subject property abuts one and two-family zoning districts with one shade tree for every 30 linear feet and a continuous evergreen or deciduous shrub hedge with a mature height of not less than 4 feet. In the case where both perimeter parking and a landscape buffer are required the more restrictive requirement for a landscape buffer will apply.
 - e) Dimension of street frontage and park way trees based on one tree per 30 ft. of lot width.
 - f) Total percentage of drought-tolerant trees and shrubs (80% minimum required).

Alan Michelsen
Development Review Planner
Building Services and Licensing, Rm. 215
451 South State Street
Salt Lake City, Utah 84111

Address: 158 North 600 West
Project Name: Rosewood Senior Housing Project-New senior center.
Contact: Alan Michelsen & Ray Milliner
Date Reviewed: November 10, 2008
Zone: SR-1A

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

Map amendment to RMF-45 zoning. See previous DRT comments dated October 29, 2008. Proposal will need to document compliance to min. lot area, parking lot landscaping, park way strip & yard landscaping, buffer landscaping, max. building coverage, height, etc.

Barry Walsh/Transportation:

Need new plat with Guadalupe Sub & lot 158 S. combined. Site plan development subject to standard city development for parking, circulation, and public way improvements.

Ted Itchon/Fire:

Auto fire sprinkler. Fire hydrant within 100' of FDC. Smoke detectors required in sleeping areas & exit ways. Wet standpipes if 30' measured from street to 30' floor level. 4A-40BC rated fire extinguishers.

Brad Stewart/Public Utilities:

Re-platting subdivision into one lot. Identify & abandon all un-used water & sewer services. Only one culinary service per property. Abandon water at water main. Connections greater than 3" requires replacement of section of main. Un-necessary sewer laterals to be plugged at property line with concrete. Must call for inspection for all water & sewer "kills". Lots on cul-de-sac cannot be developed-no utilities. Contact all utilities for abandonment.

Randy Drummond/Engineering:

Subdivision plat required to vacate plat. Certified address required, see Alice Montoya at 535-7248. Site plan required. At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.

Ray,

Previously the owner has demolished the building and capped the sewer laterals. The owner will be required to kill the water laterals at the main per SLC Public Utilities standards.

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

Plans must be submitted to our office showing all existing and proposed water, sewer and storm drain pipes and connections points. The plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. Culinary and fire connection must be separate connections at the main. For all culinary services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by an approved equivalent method. The engineer must provide calculations for expected peak sewer flows from this development. With this information Public Utilities will verify if the sanitary sewer system downstream for this development can handle these additional flows. If not, the developer will be responsible to provide offsite improvements as necessary to accommodate these additional flows. All existing water service not used must be killed at the main and all existing sewer services that are not used must capped at the property line per Salt Lake City Public Utilities standards.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots. The development will be required to provide on-site detention of the storm water. High groundwater is typical in this area. If below grade buildings or structures are proposed, a stamped geotechnical report identifying the highest expected groundwater must be submitted to Public Utilities for review and approval. This assessment must be based upon historical well records, borings, etc. All finished floor elevations must be above the highest expected groundwater elevation.

Fire Department approval will be required. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the Fire Department.

All existing and proposed easements must be provided before final plat recordation. If an existing sewer lateral or a water lateral service crosses through an adjacent property, an easement for that utility must be provided.

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any approvals from our Department. A \$343 per quarter acre drainage impact fee will be accessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

Please call Peggy Garcia or myself if you have any questions.

Jason Brown, PE
Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple

TO: RAY MILLINER, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: OCT. 31, 2008

SUBJECT: **Rosewood Senior Housing Project –
171-187 Phoenix Circle & 158 N 600 W**

SLC Engineering's review comments are as follows:

1. This is a project to provide 75 senior residential units at 171-187 Phoenix Circle and 158 N 600 W. There is an existing subdivision that has never been developed by the Salt Lake City Housing Authority which is the Phoenix Circle portion of the acreage, and the adjacent lot with frontage on 600 West. Both streets have all the required right-of-way and have curb, gutter and sidewalk in place. On 200 North, there are 12 sidewalk panels that are sufficiently cracked to require replacement, three additional panels of sidewalk with a raised edge creating a trip hazard that must be ground down, and 2 dead driveways that will need to be removed. The new driveway on 200 North shall be installed as per APWA Std. Plan 225, the curb and gutter in the area where the driveways are removed shall be installed to match the existing high back curb and gutter as per APWA Std. Plan 251 or 252, and the sidewalk shall be replaced as per APWA Std. Plan 231. There is also a dead driveway on 600 West that must be replaced, a panel of sidewalk that is sufficiently cracked to require replacement as per APWA Std. Plan 231, and the new driveway to be installed must be according to APWA Std. Plan 225. In addition, there is an existing carriage walk on the 600 West frontage that must be replaced unless it lines up with the proposed walkway coming out of the proposed buildings on 600 West. Any required utility trenches in either street will need to be patched as per APWA Std. Dwg. # 255. The Housing Authority's consultant will need to submit a drawing of the required work to be accomplished, and the work within the right of way will require a Public Way Permit that the developer's licensed, bonded and insured contractor will obtain from our office.
2. The plat is being reviewed and any changes will be made known to the developer's consultant via redlines.

cc: Scott Weiler
Barry Walsh
Brad Stewart
Craig Smith
George Ott
Barry Walsh
Vault

October 29, 2008

Ray Milliner, Planning

Re: Subdivision vacation and Rosewood Senior Housing at 158 No 600 West and 551 W. 600 No.

The division of transportation review comments and recommendations are as follows:

We reviewed a proposal by the Housing Authority for the Guadalupe Subdivision - Single Family Homes - SLC Housing Division's Project 410-333 for a seven lot subdivision #880098 back in 1999 that was never completed. There were issues for plan review as of 12/09/99 that were never re-submitted.

We also reviewed a 54 Unit Senior Housing proposal at 158 North 600 West in 2005. See memo attached.

The traffic issues are the same for the 54 units as for the new 75 Unit proposal. Due to the added frontage on 200 North. The Trax extension does not impact the frontage of 200 North or 600 West in this location.

Per the DRT review today 10/29/08, The lots need to be combined into one lot. All public way improvements are existing, but will need up grading to remove dead driveways and install new approaches, sidewalk repairs, and street lighting as required.

The site development will need to comply to current city development requirements with pedestrian circulation, parking layout, ADA & bike facilities, etc.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Randy Drummond, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
Ken Brown, Permits
File.

June 15, 2005

Marilynn Lewis, Planning

Re: HUD CDBG and HOME Program review for Neighborhood Housing Services - Rosewood/ Guadalupe Gardens Development at 158 North 600 West area.

The Salt Lake City Division of Transportation review comments and recommendations are as follows:

The proposal is for replacing residential units with residential units. The transportation corridors are existing as 600 West a local north south special collector roadway classification, and North Temple as an east west major arterial with alternative transportation services. No basic change to the current level of service is expected to the area. The enclosed plans indicating new driveways as needed and minor concrete repair, ADA ramps should mitigate any impact to the neighborhood. Final Plan approval is subject to development complying to current city design standards per the permit review process for parking lot landscape buffers, driveway separation and alignment, along with fire circulation etc.

Sincerely,

Barry Walsh

Address: 158 N. 600 W. & 171-187 Phoenix Circle
Project Name: Subdivision Vacation-to accommodate development of a 75 unit “assisted living” facility.
Contact: Ray Milliner 535-7645 ray.milliner@slcgov.com
Date Reviewed: October 29, 2008
Zone: SR-1A & SR-3

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

Along with vacation of the existing 7 lots along Phoenix Cir., the 158 N. 600 W. property will need to be combined and Phoenix Cir. Vacated. Proposal will require a master plan amendment and a zoning map amendment. A certified address will need to be obtained from the Engineering Dept. prior to permit application. Further review of the project required after all of the appropriate processes have been completed.

Barry Walsh/Transportation:

Need to combine lots for proposed use. Traffic Impact response (June 15, 2005) for similar proposal for 54 units. 600 West rail impact.

Ted Itchon/Fire:

Provide fire hydrants within 400’ of all exterior walls. Fire sprinklers standpipes in floor which are measured 30’ above the lowest fire department access. Fire detectors in all rooms & areas with remote station.

Brad Stewart/Public Utilities:

Need to identify water, sanitary sewer, and storm drain in R.O.W. to be vacated. If not needed, Public Utilities may be able to “sell” to developer, otherwise Public Utilities will retain easement. Need to provide sewer needs in GPM.

Randy Drummond/Engineering:

Subdivision vacation plat required. Site plan required. Certified address required, see Alice Montoya at Engineering (535-7248). Two lots (after subdivision is vacated) must occur prior to site plan approval-can be done with plat, if desired. Questar Gas easement to remain, unless vacated by Questar. At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.

**5.C PLANNING COMMISSION
AGENDA AND MINUTES**

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, January 14, 2009

Present for the Planning Commission meeting were Chair Mary Woodhead and Vice Chair Susie McHugh. Commissioners Babs De Lay, Tim Chambless, Kathy Scott, Prescott Muir, and Matthew Wirthlin.

A field trip was held prior to the meeting. Planning Commissioners present were: Matthew Wirthlin, Mary Woodhead, Prescott Muir, Tim Chambless, and Kathy Scott. Staff members present were: Cheri Coffey, Ray Milliner, and Everett Joyce.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Woodhead called the meeting to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Present from the Planning Division: Wilf Sommerkorn, Planning Director; Cheri Coffey, Programs Manager; Paul Neilson, City Attorney; Nole Walkingshaw, Senior Planner; Ray Milliner, Principal Planner; Everett Joyce, Senior Planner; Casey Stewart, Principal Planner; Michael Maloy, Principal Planner; and Lucille Taylor, Administrative Secretary.

5:50:30 PM **Approval of Minutes from Wednesday, November 19, 2008.** Commissioner Scott made a motion to approve the minutes as written. Commissioner De Lay seconded the motion. All in favor voted, "Aye," the motion passed unanimously.

5:50:50 PM **Approval of Minutes from Wednesday, December 10, 2008.** Vice Chair McHugh made a motion to approve the minutes as written. Commissioner De Lay seconded the motion. Commissioners De Lay and Vice Chair McHugh voted, "Aye". Commissioners Scott, Muir, and Wirthlin abstained from the vote.

5:51:29 PM ***Report of the Chair and Vice Chair***

Chair Woodhead noted that she and Vice Chair McHugh were in the process of setting up a meeting with the newly appointed Chair and Vice Chair or the City Council. She noted that the Mayor's Office had made two nominations for new members of the Planning Commission to the City Council.

Chair Woodhead stated that with new members being appointed to the Commission, there should be a PC retreat scheduled in March.

5:52:42 PM ***Report of the Director***

Mr. Sommerkorn noted that he did not have anything new to report.

5:53:11 PM ***Issues Only Hearing***

Rocky Mountain Power Northeast Substation at 144 South 1100 East—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval in order to reconstruct

8:18:47 PM Commission Wirthlin made a motion to formally adopt the dates scheduled for the 2009 Planning Commission Meetings.

Commissioner Chambless seconded the motion.

All in favor voted, “Aye”, the motion carried unanimously.

Public Hearings

8:20:05 PM **Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, and Street Closure**—a request by the Housing Authority of Salt Lake City, represented by Executive Director Bill Nighswonger, for approval for a 75 unit senior housing development located at approximately 158 North 600 West and approximately 171—187 North Phoenix Circle. The property is located in City Council District Three represented by Eric Jergensen. [View: Staff Report](#)

- a. **Petition PLNPCM2008-00466 Master Plan Amendment**—the applicant is requesting approval to amend the Capitol Hill Community Master Plan’s Future Land Use Map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- b. **Petition PLNPCM-00470 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.
- c. **Petition PLNSUB-00615 Street Closure and Declaration of Surplus Property**—the applicant is requesting that the City close platted, but unimproved Phoenix Circle (located at approximately 560 West at 200 North).

Chair Woodhead recognized Ray Milliner as the staff representative.

8:30:17 PM Public Hearing

Chair Woodhead opened the public hearing portion of the petition; she noted that there were no members of the public present to speak to this petition. Chair Woodhead closed the public hearing.

8:30:57 PM **Motion** (Petition PLNPCM2008-00466 Master Plan Amendment):

Commissioner De Lay made a motion, based on testimony and the staff report, regarding Petition PLNPCM2008-00466, that the Planning Commission amend the Capitol Hill Master Plan Amendment from Low Density Residential to Medium High Density Residential.

Commissioner Chambless seconded the motion

Commissioners De Lay, Chambless, Scott, Muir, Wirthlin, and McHugh voted, “Aye”. The motion carried unanimously.

8:31:38 PM **Motion** (Petition PLNPCM-00470 Zoning Map Amendment):

Commissioner De Lay made a motion regarding Petition PLNPCM-00470 Zoning Map Amendment, that the Planning Commission approve the rezone of the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.

Commissioner Chambless seconded the motion.

Commissioners De Lay, Chambless, Scott, Muir, Wirthlin, and McHugh voted, "Aye". The motion carried unanimously.

8:32:29 PM **Motion** (Petition PLNSUB-00615 Street Closure and Declaration of Surplus Property):

Commissioner De Lay made a motion regarding Petition PLNSUB-00615 street closure and declaration of surplus property, based upon testimony and the staff report, the Planning Commission close platted, but unimproved Phoenix Circle, located at approximately 560 West 200 North.

Commissioner Chambless seconded the motion.

Commissioners De Lay, Chambless, Scott, Muir, Wirthlin, and McHugh voted, "Aye". The motion carried unanimously.

8:33:29 PM **PLNPCM2008-00347, Central City Recreation Center Zoning Amendment**—a request by Salt Lake County to amend the City zoning map for the property located at approximately 615 South 300 East so that the entire property is zoned PL (Public Lands). The subject property is the current location of the Central City Recreation Center and currently has a split zoning designation of Multi-Family RMF-35 and PL. The property is located in City Council District Four, represented by Luke Garrott. [View: Staff Report](#)

Chair Woodhead recognized Casey Stewart as the staff representative.

8:39:17 PM **Public Hearing**

Chair Woodhead opened the public hearing portion of the petition.

The following people spoke or submitted a hearing card in *support* of the proposed petition: **Scott Schoenebeck** (PO Box 520115) stated he was concerned about the zoning; he would like to see additional drawings before the revisions. If this was just a map change and the construction would not affect the neighborhood, he was in support of the petition. **Steve Scoville** (228 East 500 South #101) stated he was concerned if there were going to be screen walls for the dumpsters, but supported the petition other than that. He was directed by the Commission to go talk to the applicant while they were starting construction, and maybe have some say in the best place for the dumpsters. **Cindy Cromer** (816 East 100 South) stated that she would like planning staff to get a better grip on mapping errors, be more proactive so that development processes are not expensively interrupted when they find out the zoning is wrong. She stated that landscaping, especially trees are misplaced in the center of asphalt parking lots, and increased parameter landscaping would be more appropriate, which the ordinance does not allow, but this should be looked at in the future.

6. ORIGINAL PETITION



Master Plan Amendment

OFFICE USE ONLY
 Petition No. PLN/PCM 2008-00466
 Date Received: 9/10/08
 Reviewed By: Thomas Irvin

SALT LAKE CITY PLANNING

Address of Subject Property: 158 North 600 West \$ 171-187 North
 Phoenix Circle, SLC, Ut 84116

Project Name: ~~Rosewood~~ RENDON 74 ROSEWOOD

Name of Applicant: Housing Authority of SLC Phone: 801-487-2161 (Reed Robinson)

Address of Applicant: 1776 So. West Temple, SLC, Ut 84115

E-mail Address of Applicant: jrrobinson@qwest.net Cell/Fax: 641-5267/486-4079

Applicant's Interest in Subject Property: Purchase to develop 70-75 Units

Name of Property Owner: Neighborhood Housing Service
 and Salt Lake City Corporation

E-mail Address of Property Owner: Cell/Fax:

RECEIVED
 SEP 10 2008
 BY: *[Signature]*

Please include with the application:

1. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and / or zoning district changes.
2. Declare why the present master plan requires amending.
3. A copy of the Sidwell Map(s) that cover for the subject area and list of affected properties Sidwell Numbers.
4. Depending on the request, the names and addresses of all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
5. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent.
6. **Filing fee of \$830.55, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Salt Lake County Recorder
 2001 South State Street, Room N1600
 Salt Lake City, UT 84190-1051
 Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Buzz Center
 451 South State Street, Room 215,
 Salt Lake City, UT 84111

Signature of Property Owner *Mie Dignowson* 9.10.8
 Or authorized agent

Please Answer the Following Questions (Use an Additional Sheet if Necessary):

1. General Description of the proposed Master Plan Amendment:
2. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and / or zoning district changes.
3. Declare why the present master plan requires amending.



Subdivision Amendment Application

- Residential
- Non Residential
- Street involved

→ PLNSUB 2008-00615

OFFICE USE ONLY

Petition No. _____

Date Received: ~~9/10/08~~ 10/10/08

Reviewed By: Thomas Irvin

SALT LAKE CITY PLANNING

SUBDIVISION NAME: Rendon Terrace

Property Address: 158 North 600 West & 171-187 North Phoenix Cir. Number of Lots: 1

Applicant name: Housing Authority of SLC Applicant Phone: 801-487-2161

Address of Applicant: 1776 South West Temple, SLC, Ut 84115

E-mail for Applicant as Contact: jrrobinson@gwest.net Cell/Fax: 641-5267/486-4079

Name of Property Owner: Housing Authority of SLC Phone: 801-487-2161

E-mail for Property Owner: jrrobinson@gwest.net Cell/Fax: 641-5267/486-4079

County Tax ("all Sidwell #"): 35207 & 35202028 Zoning: Proposed RMF 45 From SR-1A & SR

- Please include with the application: *57* *Attach additional sheets, if necessary.*
- 1. The names and addresses of all property owners located within four-hundred fifty feet (450') of the subject parcel(s). The names, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **The cost of first class postage for each address is due at the time of application. Do not provide postage stamps.**
 - 2. A legal description of the boundaries of the subject property together with a legal description of each of the proposed lots. → *Not Included*
 - 3. One (1) 11"x 17" (reduced) copy of the plat drawings, and an electronic version of plat drawings.
 - 4. Ten (12) of preliminary plat drawings (complete set if multiple sheets) showing the land to be subdivided, properly and accurately drawn to scale, certified as accurate by a Registered Land Surveyor or Professional Engineer.
 - 5. A digital copy of documents is required if it the petition is forwarded to a Planning Commission hearing. *Not included*
 - 6. A current Sidwell Map (with aerial photography and ownership lines) showing the entire area of the proposed subdivision.
 - 7. A letter addressed to the Mayor requesting the Subdivision Amendment. Must state specifically what you are doing (combing, or dividing) and into/from how many lots, etc.
 - 8. Filing Fee (due at time of application) of \$332.22 plus \$110.74 per lot is required.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Salt Lake City Buzz Center at 535-7700 prior to submittal.

County tax parcel ("Sidwell") maps and names of property owners are available at:
 Salt Lake County Recorder
 2001 South State Street, Room N 1600
 Salt Lake City, UT 84190-1051
 Telephone: (801) 468-3391

File the complete application at:
 Salt Lake City Buzz Center
 451 South State Street, Room 215
 Salt Lake City, UT 84111

Signature of Property Owner *Bill Nighswonger* 9.9.8
 Or authorized agent Bill Nighswonger, Executive Director

VTDI 08-36-352-027-0000	ST 13		TOTAL ACRES	1.25
HOUSING AUTHORITY OF SALT	TAX CLASS	UPDATE	REAL ESTATE	328900
LAKE CITY	PR	LEGAL	BUILDINGS	0
		PRINT U	TOTAL VALUE	213790

158 N 600 W
SALT LAKE CITY UT 84116343458 EDIT 1 FACTOR BYPASS
LOC: 158 N 600 W EDIT 0 BOOK 9638 PAGE 2908 DATE 08/28/2008
SUB: UNKNOWN TYPE UNKN PLAT

10/07/2008 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
ALL OF LOT 4, BLOCK 99, PLAT A, SLC SUR. 7489-1142 8947-3408
9027-6363 9108-9307

PFKEYS: 1=RXPH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV



Zoning Amendment

OFFICE USE ONLY
 Petition No. PLN PCM 2008-00470
 Date Received: 9/10/08
 Reviewed By: Thomas Ervin

- Amend the text of the Zoning Ordinance by amending Section:
- Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

RECEIVED
 SEP 10 2008
 BY: *[Signature]*

SALT LAKE CITY PLANNING

Address of Subject Property: 158 North 600 West & 171-187 North Phoenix Circle, SLC 84116

Name of Applicant: Housing Authority of SLC **Phone:** 801-487-2161

Address of Applicant: 1776 So. West Temple, SLC, Ut 84115

E-mail Address of Applicant: jjrobinson@qwest.net **Cell/Fax:** 641-5267/486-4079

Applicant's Interest in Subject Property: Purchase to develop 70-75 units

Name of Property Owner: Housing Authority of SLC **Phone:** 801-487-2161

E-mail Address of Property Owner: jjrobinson@qwest.net **Cell/Fax:** 641-5267/486-4079

County Tax ("Sidwell #"): 35207 and 35202028 **Zoning:** SR-1A & SR-3
 thru 34

Legal Description (if different than tax parcel number):

Existing Property Use	Proposed Property Use
Vacant	RMF-45

Please include with the application:

- 1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
- 2. A complete description of the proposed use of the property where appropriate.
- 3. Reasons why the present zoning may not be appropriate for the area. *71*
- 4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
- 5. Legal description of the property.
- 6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
- 7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
- 8. **Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.
All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

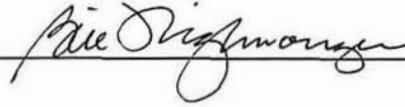
County tax parcel ("Sidwell") maps and names
of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Buzz Center
451 South State Street, Room 215,
Salt Lake City, UT 84111

Signature of Property Owner
Or authorized agent



9.10.8

Remarks:

Also see PLNPCM2008-00470
Zoning Amendment

Petition No: **PLNPCM2008-00466**

By: **Housing Authority of SLC**

Master Plan Amendment

Date Filed: 09/10//2008

Address: **158 North 600 West &
171-187 N Phoenix Circle**

Remarks:

Also see PLNPCM2008-00466
Master Plan Amendment

Petition No: **PLNPCM2008-00470**

By: **Housing Authority of SLC**

Zoning Amendment

Date Filed: 09/10//2008

Address: **158 North 600 West &
171-187 N Phoenix Circle**

6/10/09

ZONING AMENDMENT

Explanation of Request

The Housing Authority is proposing to develop approximately 70 to 75 units of affordable Senior Public Housing. Our goal is to provide a well designed multi unit housing project for seniors that will meet the needs of community and the neighborhood, and full-fill our commitment to provide affordable housing. The site is in an area (Fair Park Community) without existing subsidized housing for seniors. The project would provide a greater choice of housing, and meet the need for affordable senior housing in the area.

Site Description

The site is composed of two pieces. The first is where the Rosewood nursing facility was located and the second is Phoenix Circle where the circle needs to be closed to accommodate the project. The circle was never built and there are no improvements to the site. The two pieces need to be combined to accommodate the project.

Reasons for a Zoning Change

The master plan for this capital hill area calls for medium density residential land uses. The street closure and re-zoning would allow for our plan to build a three level senior housing project. The resident population of this new facility would strengthen the neighborhood. Seniors will typically stay for the rest of their years in these facilities once they have relocated there. The re-zoning would allow for increased affordable housing and be a benefit for Salt Lake City, for the residents of the new facility, and for the surrounding neighborhood.