
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: October 29, 2009

SUBJECT: Petition 400-08-10 – Juston Puchar, Crestview Holdings, request to amend the Northwest Community Master Plan Future Land Use Map designation for property located at 356-358 N Redwood Road from Parks/Open Space to Medium Density Residential land uses

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the master plan amendment will affect Council District 2

STAFF REPORT BY: Janice Jardine
Land Use Policy Analyst

**ADMINISTRATIVE DEPT:
AND CONTACT PERSON:** Community Development Department, Planning Division
Michael Maloy, Principal Planner

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

POTENTIAL MOTIONS:

1. ["I move that the Council"] Continue the public hearing to November 17.
 2. ["I move that the Council"] Refer this item to a future Council meeting and request that the City Attorney draft an ordinance for Council consideration to amend the Northwest Community Master Plan Future Land Use Map designation for property located at 356-358 N Redwood Road from Parks/Open Space to Medium Density Residential land uses.
 3. ["I move that the Council"] Deny the request to amend the Zoning Ordinance to amend the Northwest Community Master Plan Future Land Use Map designation for property located at 356-358 N Redwood Road from Parks/Open Space to Medium Density Residential land uses.
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The following information was provided previously for the Council Work Session on October 20, 2009. It is provided again for background purposes.

Should the Council choose to move this item forward, Council staff has identified the following tentative dates. The applicant indicated that he would be unavailable the first two weeks in November. The November 17 public hearing date would accommodate his schedule.

- | | |
|----------------------|--------------------------------|
| ▪ October 20 | Set Public Hearing date |
| ▪ November 17 | Public Hearing |
-

KEY ELEMENTS:

- A. The Planning Commission and Planning staff recommended that the master plan amendment request be denied. Should the Council choose to move this item forward, an ordinance has been prepared for Council

consideration that would amend the Northwest Community Plan Future Land Use Map designation for the property as requested.

- B. If the master plan amendment is approved, additional City processes would include rezoning the property from Single Family Residential R-1/5,000 to Moderate Density Multi-Family Residential RMF-35, subdivision amendment to consolidate the two properties, compliance with all applicable City permit requirements and any other requirement that may be discovered during the development and permit approval process.
- C. Key points from the Administration's transmittal and Planning staff report note:
1. If approved, the proposed master plan amendment and subsequent rezoning and lot consolidation would facilitate construction of an eight-unit, market-rate apartment building on the subject properties.
 2. Due to the shallowness of the lots on the east side of Redwood Road between 300 North and 500 North, the future land use policy for this area is for open space uses with the thought that if the City were able to acquire these properties, visibility of the parkway from Redwood Road could be increased.
 3. The properties are currently vacant.
 - a. A single-family dwelling was constructed in 1906 on the parcel located at 358 North Redwood Road. On April 29, 2008, fire permanently damaged the original residence and the City ordered demolition due to public safety concerns.
 - b. The adjacent parcel located at 356 North Redwood Road is a related parcel and does not contain any notable structures. (Please refer to the Planning staff report, Attachment C – Property Photographs, for details.)
 4. During the 1990s, the City took various actions to downzone properties in the Northwest Community to help stabilize single-family residential neighborhoods, which had been intruded upon by various multi-family developments.
 5. Between 1994 and 1999, the City Council adopted three major efforts to downzone various properties in the community, one of which mainly focused on Redwood Road (Please see the Planning staff report, Attachment D – History of Downzoning, for details).
 6. More recently, the focus for new multi-family development in the community is in the form of transit-oriented development along North Temple Street.
 7. There is also potential for mixed use development in various commercially zoned areas of the community.
- D. The Planning staff report provided an analysis and findings for the requested master plan amendment (and rezoning request). Analysis and findings were evaluated in the Planning staff report and considered by the Planning Commission. The Planning staff recommended denial of the proposed master plan amendment based on this analysis and findings. (Discussion, analysis and findings are found on pages 4-6 of the Planning staff report.)

Master Plan:

- the proposed master plan amendment does not promote the stated objectives for parks and the Jordan River Parkway in the Northwest Community Master Plan, nor does it suitably advance any notable general plan goals of the City.

Rezoning:

1. The proposed amendment diminishes the property's potential for incorporation within the City's park system. Furthermore, the purpose for the amendment is not consistent with stated housing objectives that encourage conservation of housing.
2. The proposed amendment is not compatible with existing development in the immediate vicinity of the subject property.
3. Loss of privacy, light pollution, and increased noise levels will adversely affect adjacent properties in allowing development that is not consistent with surrounding uses.

4. The proposed amendment is located within an applicable overlay district, which will impose additional standards. However, the applicant's conceptual development plan appears to be consistent, or can be made consistent, with the additional standards.
 5. The applicant has demonstrated that existing public facilities and services needed to serve the subject property will be adequate.
- E. The appropriate City's Departments and Divisions have reviewed the request. The Planning staff report notes that although some departments support the petitions, the Planning Division and Public Services Department support maintaining the open space land use classification and are opposed to the master plan and zoning map amendments. Any new development proposal will be required to comply with applicable City standards and demonstrate that there are adequate services to meet the needs of the project. (Please refer to the Planning staff report pages 3-4 and Attachment E – Department Comments, for details.)
- F. The subject property is located within the Jordan Meadows Community Council boundaries, and is within 600 feet of the Fairpark Community Council district. The public process included the following:
1. A Planning Division sponsored open house on June 9, 2008.
 - a. The Jordan Meadows Community Council Chair expressed her opinion that the City should deny the petition for Master plan amendment.
 - b. Property owners of 331-333 N Redwood Road attended the meeting and expressed their support for the petition.
 2. Presentation to the Fairpark Community Council on April 24 and May 22, 2008.
 - a. There was some concern about increasing density and losing potential open space adjacent to the Jordan River.
 - b. The Community Council voted to support the petition with a few minor provisions regarding landscaping.
 3. Written notification of the Planning Commission hearing to Community Council Chairs and the Planning Division electronic list serve. Notice was also posted on the City's website.
- G. On January 14, 2009, the Planning Commission held a public hearing and voted unanimously to recommend that the City Council not approve the proposed master plan amendment. The Administration's transmittal notes that issues discussed at the public hearing included preservation of open space, public access to and visibility of the Jordan River Parkway, compatibility of proposed land use density with adjacent properties, and adequacy of current master plan documents for the subject property.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

Council Members may wish to discuss in further detail with the Administration the outcome of the meeting with the applicant and Administrative staff regarding acquisition of the properties for open space use as identified in the Northwest Community Master Plan. (Please see the Master Plan and Policy considerations section below for additional details.) The Planning staff report notes:

1. Previously, the Planning Division had scheduled a public hearing for September 24, 2008 to consider the applicant's petition.
2. However, due to potential negotiations between the applicant and the city, the applicant requested the public hearing be canceled until further notice.
3. On December 4, 2008, the applicant again requested a public hearing on the master plan and zoning map amendment petitions. However, due to the nature of the petitions the Planning Division decided to forward the master plan amendment petition prior to consideration of the zoning map amendment petition.
4. Although some (city) departments support the petitions, the Planning Division and Public Services Department support maintaining the open space land use classification and are opposed to the master plan and zoning map amendments.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's transmittal and the Planning staff report note that staff reviewed the original Northwest Community Master Plan (c. 1980), and the updated Northwest Community Master Plan adopted by the City Council in April of 1990, the Salt Lake City Open Space Plan adopted in 1992, and the Salt Lake City Strategic Plan adopted in 1993 as they relate to this request.
1. The Administration's transmittal notes that the proposed master plan amendment does not promote the stated objectives for parks and the Jordan River Parkway in the *Northwest Community Master Plan*, nor does it suitably advance any notable general plan goals of the City.
 2. Applicable goals, policies and related statements from the Plans identified by Planning staff are summarized below.

Open Space/Recreation

- a. The 1990 Northwest Community Master Plan Future Land Use Map identifies the properties as Parks/Open Space. Within the original 1980 Northwest Community Master Plan, the City also identified the subject properties on a map entitled *Public Parks and Golf Courses* as a "proposed" part of the City's park and recreation program.
- b. With regard to parks, the 1990 updated Plan declared that the "City recognizes the importance of recreation in the lives of its residents. As population increases in the Northwest Community new recreational opportunities will be needed along with improvements to existing facilities."
- c. Although the property is not specifically discussed within the 1990 updated Plan in relation to implementation strategies for open space, the Jordan River Parkway is recognized as an important recreational feature within the community. More specifically, the updated Plan states that "The (Jordan River) environment should be preserved in a park like setting providing a major natural open space and recreational amenity in the Northwest Community."
- d. The Salt Lake City Open Space Plan also states the following policy regarding open space along the Jordan River Parkway. "Support the Jordan River Parkway concept by promotion and expansion of Parkway amenities with City open space corridors. Support state and private enhancement of the river project. Lobby for state funded improvement of this corridor."

Housing

- a. In the original 1980 Northwest Community Master Plan, the subject property was also included within a housing preservation area that recommended the following strategy. "Resident incentive is recommended as the primary strategy in preventing urban decline and conserving existing housing quality. Positive voluntary action by residents now will help avoid the necessity of mandatory improvement programs in the future."
- b. No other specific reference to the subject property is made within either the 1980 or 1990 Northwest Community Master Plan document. However, the 1980 edition does provide the following housing objectives:
 - Maintain and improve existing housing and residential environment.
 - Encourage participation in all applicable housing and neighborhood improvement programs.
 - Recommend housing programs that will help turn the declining areas into stable improving neighborhoods.

- The following table summarizes existing land uses and master plan designations surrounding the subject property:

Direction from Subject Property	Property Address	Ownership Type	Existing Land Use	Zoning District	Master Plan Designation
North	366 N Redwood Road	Private	Duplex	R-1/5,000	Parks/Open Space
East	356 N Redwood Road	Public	Open Space	Open Space	Parks/Open Space
West - across Redwood Road	379 N Redwood Road	Non Profit	Group Home	RMF-30	Low Density Residential
West- across Redwood Road	365 N Redwood Road	Private	Duplex	RMF-30	Low Density Residential
South	352 N Redwood Road	Public	Government Building	BP Business Park	Parks/Open Space

3. The Salt Lake City Futures Vision Report does not specifically address residential density in this part of the City, but does establish the role of the master plans in Assertion N on page 13 of the document: City planners encourage private development but hold steadfast to an overall vision and reject proposals that may be economically attractive to the City but do not promote the City's vision.
 4. The Salt Lake Housing Plan encourages a mix of housing types, including high and low density and owner and renter occupied. The plan however, refers to the community master plans in addressing appropriate locations for different housing types.
- Additional citywide Master Plan and Policy considerations are provided below.
- A. 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 and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
 - B. The 1992 Open Space Master Plan identifies a system of non-motorized transportation corridors that would re-establish connections between urban and natural land forms of the City. The Plan discusses the value of open space including recreational opportunities and preservation of wildlife habitat, wetlands, riparian and stream corridors, and the foothills. The Plan identifies the following goals:
 1. Conservation of the natural environment.
 2. Enhancement of open space amenities.
 3. Connecting various parts of the City to natural environments.
 4. Educating citizens on proper use of open space.
 - C. 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.

- D. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- E. 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. 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.

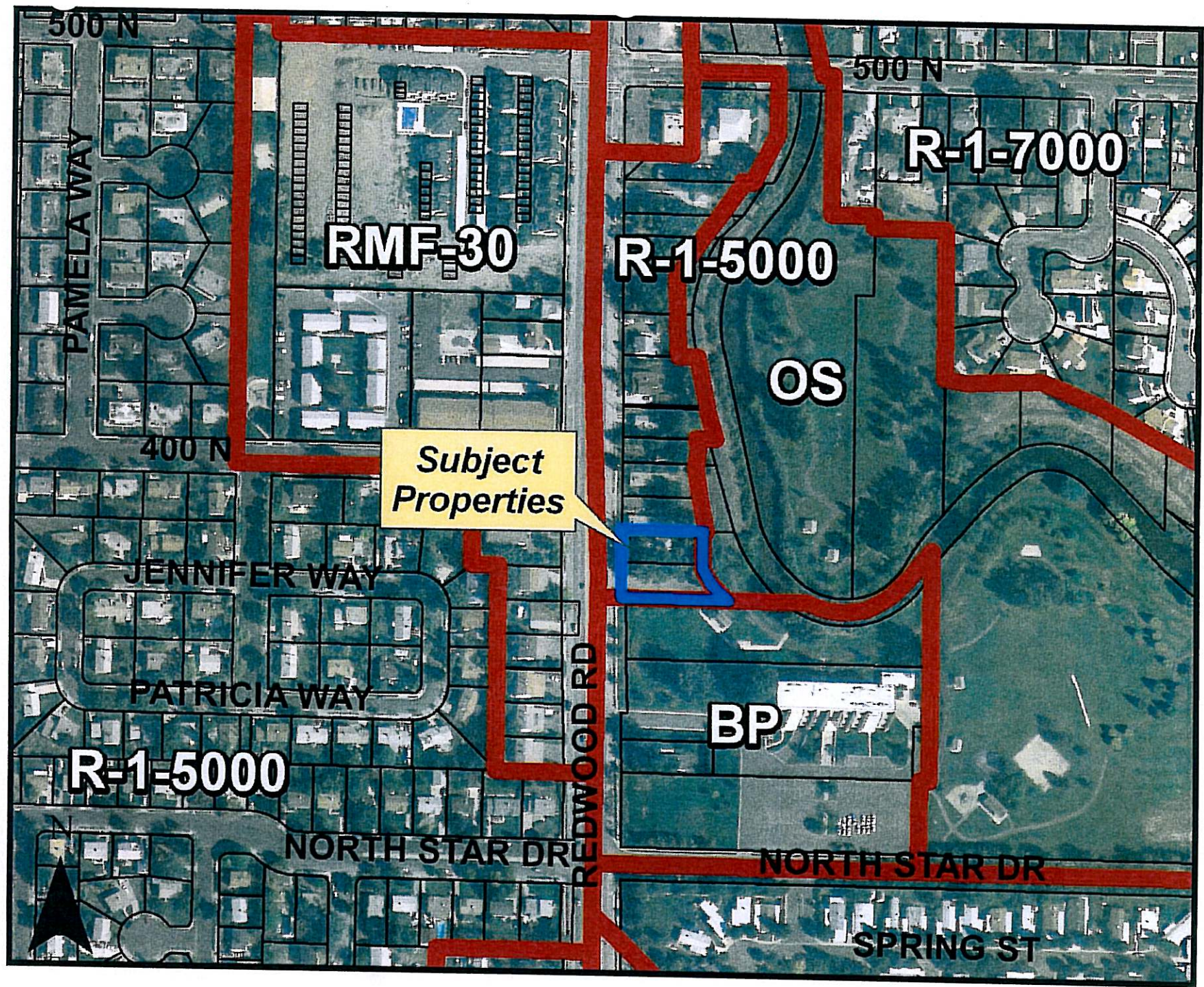
CHRONOLOGY:

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

March 19, 2008	Petition submitted.
April 24 & May 22, 2008	Fairpark Community Council meetings
June 9, 2008	Planning Division open house
August 6, 2008	Planning Commission subcommittee meeting
January 14, 2009	Planning Commission public hearing
January 16, 2009	Planning staff contacted applicant to determine whether he wanted to proceed to the City Council for a decision.
February 2, 2006	Applicant contacted Planning staff indicating his decision to proceed to the City Council
February 5, 2009	Ordinance requested from the City Attorney's office
February 11	Ordinance received from the City Attorney's office
July 28, 2009	Transmittal received in Council office











cc: David Everitt, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Rick Graham, Kevin Bergstrom, Val Pope, Dell Cook, Vicki Bennett, Emy Storheim, John Spencer, Jeff Niermeyer, Tom Ward, Frank Gray, Mary De Le Mare-Schaefer, Wilf Sommerkorn, Pat Comarell, Orion Goff, Larry Butcher, Craig Spangenberg, Randy Isbell, Tim Harpst, Kevin Young, Michael Maloy, Council Liaisons, Mayors Liaisons

File Location: Community Development Dept., Planning Division, Master Plan Amendment – Juston Puchar, Crestview Holdings, 356-358 N Redwood Road



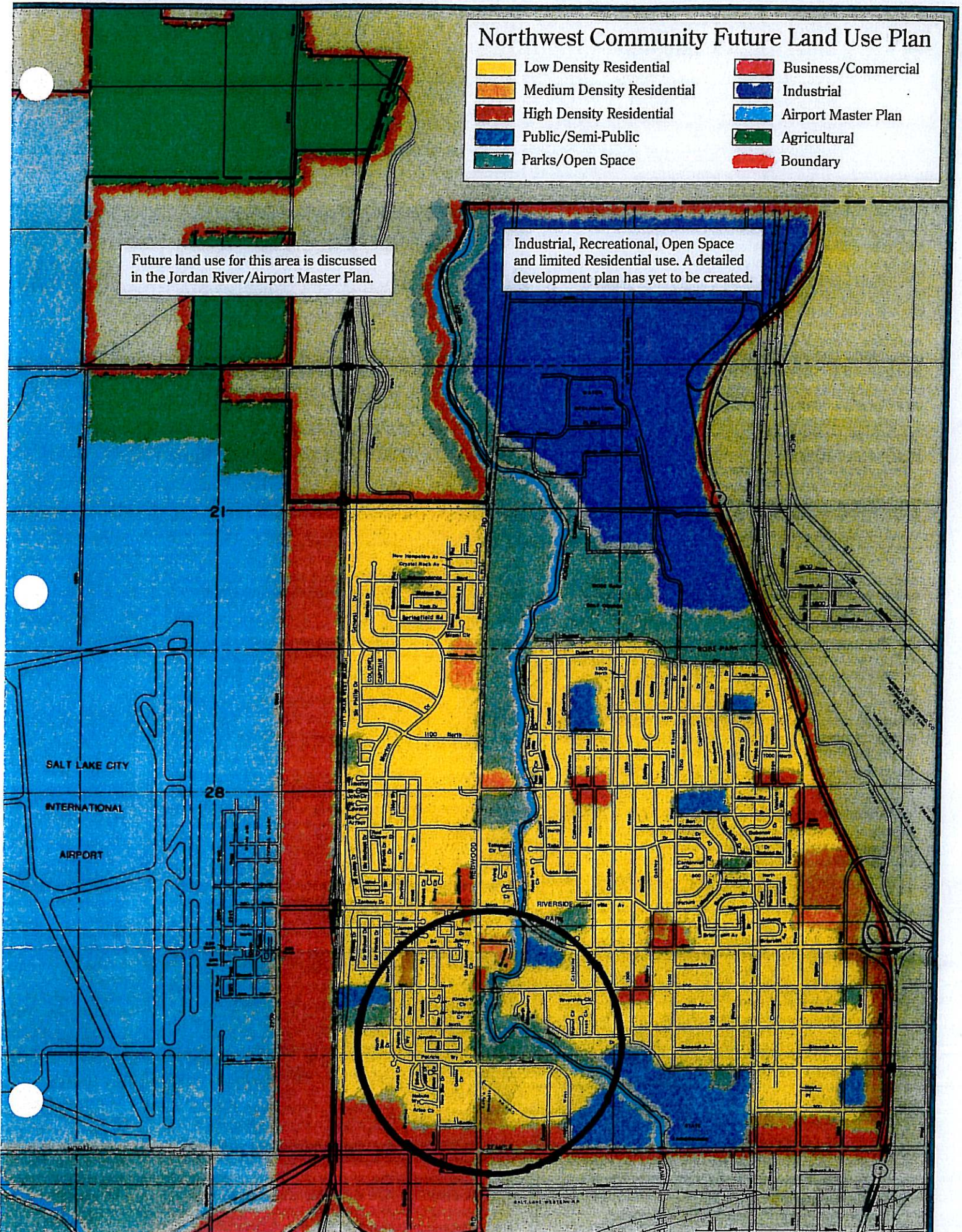
VICINITY MAP

Northwest Community Future Land Use Plan

- | | |
|--|---|
|  Low Density Residential |  Business/Commercial |
|  Medium Density Residential |  Industrial |
|  High Density Residential |  Airport Master Plan |
|  Public/Semi-Public |  Agricultural |
|  Parks/Open Space |  Boundary |

Future land use for this area is discussed in the Jordan River/Airport Master Plan.

Industrial, Recreational, Open Space and limited Residential use. A detailed development plan has yet to be created.



FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR



David Eyeritt, Chief of Staff

CITY COUNCIL TRANSMITTAL

Date Received:



Date Sent to City Council:

07/29/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: July 27, 2009

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition 400-08-10: Master plan amendment for property located at 356-358 N
Redwood Road from Parks/Open Space to Medium Density Residential

STAFF CONTACTS: Michael Maloy, Principal Planner, at 801-535-7118 or
michael.maloy@slcgov.com

RECOMMENDATION: That the City Council schedule a work session and a public hearing
to consider passage or denial of this ordinance

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Juston Puchar, Crestview Holdings, has requested approval of petition 400-08-10 to amend the Northwest Community Future Land Use Plan map from Parks/Open Space to Medium Density Residential for 0.47 ± acre of property located at 356-358 N Redwood Road. The purpose for the petition is to facilitate future residential development of the site. If the City grants approval of the petition, and a subsequent zoning amendment from R-1/5,000 Single-Family Residential District to RMF-35 Moderate Density Multi-Family Residential District, the applicant intends to consolidate the two parcels into one and construct an eight-unit, market-rate apartment building on the subject property.

Analysis: The subject property is currently vacant. According to Salt Lake County records, a single-family dwelling was constructed in 1906 on the parcel located at 358 N Redwood Road. A

451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-6230 FAX: 801-535-6005

WWW.SLCGOV.COM/CED



RECYCLED PAPER

fire on April 29, 2008, permanently damaged the original residence. Immediately following the fire, the City ordered the remaining structure to be demolished due to public safety concerns. The adjacent parcel located at 356 N Redwood Road is a related parcel and does not contain any notable structures.

During the 1990s, the City took various actions to downzone properties in the Northwest Community to help stabilize single-family residential neighborhoods, which had been intruded upon by various multi-family developments. To that end, between 1994 and 1999 the City Council adopted three major efforts to downzone various properties in the community, one of which mainly focused on Redwood Road (see Exhibit 5B Planning Commission Staff Report and Attachment D – History of Downzoning). More recently, the focus for new multi-family development in the community is in the form of Transit Oriented Development along North Temple Street. There is also potential for mixed use development in various commercially zoned areas of the community.

Much of the residential development along this portion of Redwood Road is in the form of single-family dwellings. However, due to the shallowness of the lots on the east side of Redwood Road between 300 North and 500 North, the future land use policy for this area is open space, anticipating that if the City were able to acquire these properties, visibility of the parkway from Redwood Road could be increased. For reference, the following table summarizes existing land uses and Master Plan designations surrounding the subject property:

Direction from Subject Property	Property Address	Ownership Type	Existing Land Use	Zoning District	Master Plan Designation
North	366 N Redwood Road	Private	Duplex	R-1/5,000	Parks/Open Space
East	356 N Redwood Road	Public	Open Space	Open Space	Parks/Open Space
West - across Redwood Road	379 N Redwood Road	Non Profit	Group Home	RMF-30	Low Density Residential
West- across Redwood Road	365 N Redwood Road	Private	Duplex	RMF-30	Low Density Residential
South	352 N Redwood Road	Public	Government Building	BP Business Park	Parks/Open Space

Master Plan Considerations: The community master plan for the subject property is the *Northwest Community Master Plan*, which plan serves as a land use guide for all legislative and quasi-judicial decisions made within the Northwest Community. In preparation for analysis of the proposed amendment, the Planning Division reviewed the original *Northwest Community Master Plan* (c. 1980), and the updated *Northwest Community Master Plan* adopted by the City Council in April of 1990. Staff also reviewed the Salt Lake City Open Space Plan adopted in 1992, and the Salt Lake City Strategic Plan adopted in 1993.

The Northwest Community Future Land Use Map published in 1990 identifies the property as Parks/Open Space. Within the original *Northwest Community Master Plan*, the City also identified the subject property on a map entitled *Public Parks and Golf Courses* as a “proposed” part of the City’s park and recreation program (see page 61, 1980 *Northwest Community Master Plan*).

In the original *Northwest Community Master Plan*, the subject property was also included within a housing preservation area that recommended the following strategy:

Conservation Strategy and Objectives. Resident incentive is recommended as the primary strategy in preventing urban decline and conserving existing housing quality. Positive voluntary action by residents now will help avoid the necessity of mandatory improvement programs in the future.

No other specific reference to the subject property is made within either *Northwest Community Master Plan* document. However, the 1980 edition does provide the following Housing objectives:

- Maintain and improve existing housing and residential environment.
- Encourage participation in all applicable housing and neighborhood improvement programs.
- Recommend housing programs that will help turn the declining areas into stable improving neighborhoods.

Although the property is not specifically discussed within the 1990 update of the *Northwest Community Master Plan* in relation to implementation strategies for open space, the Jordan River Parkway is recognized as an important recreational feature within the community. More specifically, the 1990 *Northwest Community Master Plan* update states that, "The (Jordan River) environment should be preserved in a park like setting providing a major natural open space and recreational amenity in the Northwest Community" (page 5, 1990 *Northwest Community Master Plan*). The Salt Lake City Open Space Plan also states the following policy regarding open space along the Jordan River Parkway:

Policy. Support the Jordan River Parkway concept by promotion and expansion of Parkway amenities with City open space corridors. Support state and private enhancement of the river project. Lobby for state funded improvement of this corridor (page 4, Salt Lake City Open Space Plan).

With regard to parks, the 1990 *Northwest Community Master Plan* update declares that the "City recognizes the importance of recreation in the lives of its residents. As population increases in the Northwest Community new recreational opportunities will be needed along with improvements to existing facilities" (page 5, 1990 *Northwest Community Master Plan* update).

Staff finds that the proposed Master Plan amendment does not promote the stated objectives for parks and the Jordan River Parkway in the *Northwest Community Master Plan*, nor does it suitably advance any notable general plan goals of the City.

PUBLIC PROCESS:

The subject property is located within the Jordan Meadows Community Council boundaries and is within 600 feet of the Fairpark Community Council district. Staff conducted an "Open House"

meeting at the City & County Building on June 9, 2008, to solicit public comment on the proposed amendment. Mr. and Mrs. Tom Witmer, property owners of 331-333 N Redwood Road, attended the meeting and expressed their support for the petition. However, Mrs. Angie Vorher, Jordan Meadows Community Council Chair, expressed her opinion that the City should deny the petition for Master Plan Amendment.

The applicant also made a presentation on the proposed amendment and potential development to the Fairpark Community Council on April 24, 2008, and again on May 22, 2008. Although there was some concern about increasing density and losing potential open space adjacent to the Jordan River, the Fairpark Community Council voted to support the petition with a few minor provisions regarding landscaping. Approximately 37 people attended the April 24, 2008, meeting.

The Planning Commission held a public hearing on January 14, 2009. Issues discussed at the public hearing included preservation of open space, public access to and visibility of the Jordan River Parkway, compatibility of proposed land use density with adjacent properties, and adequacy of current Master Plan documents for the subject property. Following the public hearing, the Planning Commission passed a motion to recommend denial of the proposed Master Plan amendment. The vote was 6 in favor; 0 opposed.

RELEVANT ORDINANCES:

Salt Lake City Code 21A.06.030.B.2 states that the Planning Commission has jurisdiction and authority to prepare and recommend to the City Council a general (i.e., master) plan amendment. Although Salt Lake City Code does not address standards for amendments to adopted City master plans, Sections 10-9a-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.

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 - A) ORIGINAL NOTICE AND POSTMARK**
December 30, 2008
 - B) STAFF REPORT**
January 7, 2009 (publication date)
 - C) AGENDA AND MINUTES**
January 14, 2009
- 6. ORIGINAL PETITION**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition 400-08-10

March 19, 2008	Petition submitted to City for consideration and processing.
March 27, 2008	Petition assigned to Michael Maloy, Principal Planner for staff analysis and processing.
March 31, 2008	Staff conducted site visit.
April 24, 2008	Applicant scheduled meeting with Fairpark Community Council to discuss petition. Community Council voted to continue consideration of petition to the following meeting.
May 22, 2008	Applicant appeared before the Fairpark Community Council. Petition received a positive recommendation from the Community Council.
May 30, 2008	Mailed Open House Notice to affected property owners, Jordan Meadows Community Council Chair, and Fairpark Community Council Chair.
June 9, 2008	Conducted Open House to provide information regarding petition and solicit community comment.
June 11, 2008	Routed petition to various departments and divisions of the City for comment.
August 6, 2008	Presented petition to a Planning Commission sub-committee to discuss proposal.
September 9, 2008	Mailed public hearing notice for September 24, 2008 Planning Commission meeting. Advertised public hearing in Salt Lake Tribune.
September 10, 2008	Advertised public hearing for September 24, 2008 in Salt Lake Tribune.
September 23, 2008	Applicant requested postponement of September 24, 2008 public hearing.
December 30, 2008	Mailed public hearing notice for January 14, 2009 Planning Commission meeting.
December 31, 2008	Advertised January 14, 2009 public hearing in Salt Lake Tribune.
January 14, 2009	Planning Commission conducted public hearing and voted 6-0 to recommend denial of petition.

January 16, 2009	Contacted applicant and asked whether or not he wanted to proceed to the City Council for a decision.
February 2, 2009	Applicant contacted staff with decision to proceed to the City Council.
February 5, 2009	Requested draft ordinance for City Council consideration.
February 11, 2009	Received draft ordinance from City Attorney's office.

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2009

(Amending the Northwest Community Master Plan)

An Ordinance amending the Northwest Community Master Plan with respect to property located approximately at 356-358 North Redwood Road pursuant to petition No. 400-08-10.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on January 14, 2009 on to consider the application of Crestview Holdings (application no. 400-08-10) to amend the Northwest Community Master Plan in order for the applicant to construct eight (8) multifamily dwelling units on property located at 356-358 North Redwood Road; and

WHEREAS, at its January 14, 2009 public hearing, the Planning Commission voted unanimously to recommend to the Salt Lake City Council ("City Council") that the City Council deny the proposed master plan amendment; and

WHEREAS, after a public hearing held by the City Council on this matter, the City Council has determined that the following ordinance is in the best interest of the City notwithstanding the Planning Commission's recommendation.

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

SECTION 1. Amending Master Plan. The Northwest Community Master Plan Future Land Use Map shall be and hereby is amended to reflect that properties located at 356-358 North Redwood Road, respectively identified by County Tax ID numbers (Sidwell numbers) 08-34-251-012 and 08-34-251-011, and legally described within Exhibit A, are re-designated from "Parks/Open Space" to "Medium Density Residential".

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2009.

Published: _____.

APPROVED AS TO FORM
SALT LAKE CITY ATTORNEY'S OFFICE
Date FEBRUARY 12, 2009
By Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY
M.D.M.

HB_ATTY-#7209-v2-Ordinance_Amending_NW_Community_Master_Plan_-_Crestview_Holdings

EXHIBIT A

EXHIBIT A

CRESTVIEW HOLDINGS LLC PROPERTY ADDRESS: 356 N REDWOOD RD SLC UT 84116
OWNER MAILING ADDRESS: PO BOX 57845, MURRAY, UT 84157-0845
LEGAL DESCRIPTION: BEG S 0°04'27" W 189.2 FT & 5 FT E FR NW COR LOT 3, BLK 4,
JORDAN PLAT A; E 150.64 FT; S 8.43 FT; S 31°12'50" E 33.74 FT; S 46°24'12" E 41.16 FT; W
197.931 FT; N 0°04'27" E 65.75 FT TO BEG. 0.25 AC M OR L. 4852-1423 5305-892 9427-7008

CRESTVIEW HOLDINGS LLC PROPERTY ADDRESS: 358 N REDWOOD RD SLC UT 84116
OWNER MAILING ADDRESS: PO BOX 57845, MURRAY, UT 84157-0845
LEGAL DESCRIPTION: BEG S 0°04'27" W 125.4 FT & 5 FT E FR THE NW COR LOT 3, BLK 4,
JORDAN PLAT A; E 151.88 FT; S 08°27'11" W 8.45 FT; S 54.64 FT; W 150.64 FT; N 0°04'27" E
62.92 FT TO BEG. 0.22 AC M OR L. 4703-0293. 4898-772 5320-0426 5430-2700 5595-122 5595-
0124 5619-0169 5651-1478 6517-0312 9007-8182 9363-5580

M.D.M.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition 400-08-10 to consider a master plan amendment request for property located at approximately 356–358 North Redwood Road. The request is to amend the Northwest Community Future Land Use Plan map for the subject properties from Parks/Open Space to Medium Density Residential. The purpose for the petition is to facilitate future development of eight multi-family residential dwellings on the subject property.

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

Date:

Time: 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 call Michael Maloy, Principal Planner, at 535-7118 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at michael.maloy@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 ADA Coordinator at (801) 535-7971; TDD 535-6021.

4. MAILING LABELS



0834177126 RESIDENT 262 E 3900 S MURRAY UT	84107	0834177028 RESIDENT 435 N REDWOOD RD SALT LAKE CITY UT	84116	0834251020 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111
0834252048 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834251037 RESIDENT 428 N REDWOOD RD SALT LAKE CITY UT	84116	0834181002 RESIDENT 1755 W 400 N SALT LAKE CITY UT	84116
0834252041 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834177029 RESIDENT 1575 BAYSHORE HWY STE BURLINGAME CA	94010	0834181003 RESIDENT 1776 S WESTTEMPLE ST SALT LAKE CITY UT	84115
0834251005 RESIDENT 436 N REDWOOD RD SALT LAKE CITY UT	84116	0834252042 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834181004 RESIDENT 1735 W 400 N SALT LAKE CITY UT	84116
0834251017 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834251038 RESIDENT 410 N REDWOOD RD SALT LAKE CITY UT	84116	0834181013 RESIDENT 2416 PARKER PL HONOLULU HI	96822
0834177021 RESIDENT 1742 W 400 N SALT LAKE CITY UT	84116	0834251008 RESIDENT 410 N REDWOOD RD SALT LAKE CITY UT	84116	0834251034 RESIDENT 8811 S 1645 E SANDY UT	84093
0834177022 RESIDENT 1575 BAYSHORE HWY STE BURLINGAME CA	94010	0834251009 RESIDENT 402 N REDWOOD RD SALT LAKE CITY UT	84116	0834181014 RESIDENT PO BOX 16508 SALT LAKE CITY UT	84116
0834177027 RESIDENT 441 N REDWOOD RD SALT LAKE CITY UT	84116	0834251019 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834251011 RESIDENT 1197 W RED ROSE LN MURRAY UT	84123
0834251006 RESIDENT 430 N REDWOOD RD SALT LAKE CITY UT	84116	0834251032 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834251021 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111
0834251018 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	0834251033 RESIDENT 8811 S 1645 E SANDY UT	84093	0834181007 RESIDENT PO BOX 250 SPRINGVILLE UT	84663



0834181008
RESIDENT
11222 LA ROSA ST
ARCADIA CA 91006

0834181011
RESIDENT
1718 W JENNIFER WY
SALT LAKE CITY UT 84116

0834404001
RESIDENT
7444 S 2300 E # B
COTTONWOOD HTS UT 84121

0834251035
RESIDENT
450 N STATE OFFICE # 411
SALT LAKE CITY UT 84114

0834180006
RESIDENT
1746 W PATRICIA WY
SALT LAKE CITY UT 84116

0834404002
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0834251012
RESIDENT
356 N REDWOOD RD
SALT LAKE CITY UT 84116

0834251029
RESIDENT
450 N STATE OFFICE BLDG
SALT LAKE CITY UT 84114

0834326016
RESIDENT
15 W 780 S
CENTERVILLE UT 84014

0834181009
RESIDENT
1732 W JENNIFER WY
SALT LAKE CITY UT 84116

0834181019
RESIDENT
6748 S 950 E
MIDVALE UT 84047

0834326017
RESIDENT
1643 W MILAN DR
SALT LAKE CITY UT 84116

0834181015
RESIDENT
4652 S BRANDY WOOD DR
WEST VALLEY UT 84120

0834181020
RESIDENT
420 N CHAZ CT
SALT LAKE CITY UT 84116

0834326018
RESIDENT
1704 W NORTHSTAR DR
SALT LAKE CITY UT 84116

0834181016
RESIDENT
335 N REDWOOD RD
SALT LAKE CITY UT 84116

0834181012
RESIDENT
1710 W JENNIFER WY
SALT LAKE CITY UT 84116

0834326019
RESIDENT
450 N STATE ST
SALT LAKE CITY UT 84114

0834181017
RESIDENT
450 N STATE ST
SALT LAKE CITY UT 84114

0834181021
RESIDENT
315 N REDWOOD RD
SALT LAKE CITY UT 84116

Angie Vorher
Jordan Meadows Community Council
1988 Sir James Drive
SLC UT 84116

0834180003
RESIDENT
1745 W JENNIFER WY
SALT LAKE CITY UT 84116

0834178033
RESIDENT
1747 W PATRICIA WY
SALT LAKE CITY UT 84116

Vicky Orme
Fairpark Community Council
159 North 1320 West
SLC UT 84116

0834181010
RESIDENT
1728 W JENNIFER WY
SALT LAKE CITY UT 84116

0834251036
RESIDENT
450 N STATE OFFICE # 411
SALT LAKE CITY UT 84114

Michael Maloy
Salt Lake City Planning Division
PO BOX 145480
SLC UT 84114-5480

0834181018
RESIDENT
5038 S 1150 WEST
RIVERDALE UT 84405

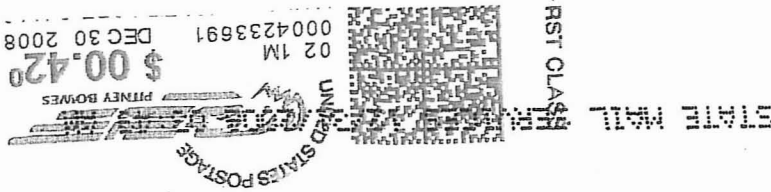
0834181022
RESIDENT
760 N DOROTHEA WY
SALT LAKE CITY UT 84116

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

Salt Lake City Planning Division
Michael Maloy
451 South State St Room 406

PUBLIC HEARING NOTICE

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



1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. 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.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT

Petition No. 400-08-10.

Crestview Holdings Master Plan Amendment from Parks/Open Space to Medium Density Residential for Property Located Approximately at 356-358 North Redwood Road.
Public Hearing Date: January 14, 2009.



Planning Division
Department of Community &
Economic Development

Applicant: Juston Puchar,
Crestview Holdings

Staff: Michael Maloy, 535-7118,
michael.maloy@slcgov.com

Tax ID: 08-34-251-012, 08-34-
251-011

Current Zone: R-1/5,000
Single-Family Residential
District

Master Plan Designation: Open
Space, Northwest Community
Master Plan (updated April
1990)

Council District: 2, Council
Member Van Turner

Acreage: 0.47 ± of an acre

Current Use: Vacant, former
single-family dwelling

Applicable Land Use

Regulations:

- 21A.02.040 Effect Of Adopted Master Plans Or General Plans
- 21A.50 Amendments
- 21A.24.140 RMF-35 Moderate Density Multi-Family Residential District

Attachments:

- A. Conceptual Site Plan
- B. Architectural Rendering
- C. Property Photographs
- D. History of Downzoning
- E. Department Comments
- F. Subcommittee Notes
- G. Community Council Notes

REQUEST:

Juston Puchar, Crestview Holdings, has requested approval of a master plan and zoning map amendment to facilitate construction of eight multi-family dwelling units to be located at 356-358 North Redwood Road. However, due to the nature of the requests, the Planning Division has forwarded only the master plan amendment for consideration at this time.

Petition number 400-08-10 is a request to amend the Northwest Community Future Land Use Plan map from Parks/Open Space to Medium Density Residential for property located approximately at 356-358 North Redwood Road. The subject property contains 0.47 ± of an acre and is zoned R-1/5,000 Single-Family Residential Dwelling.

PUBLIC NOTICE:

Notice of a public hearing was mailed to all owners of property located within a 450-foot radius from the subject property, as well as to community council chairs on December 30, 2008. A notice of the public hearing was published in the *Deseret Morning News* newspapers on December 31, 2008. A sign noting the date of the public hearing was posted on the property on December 31, 2008. The meeting agenda was sent electronically to all names on the Planning Division list serve and posted on the Planning Division's website.

STAFF RECOMMENDATION:

Based upon the findings listed within the staff report, staff recommends that the Planning Commission transmit a negative recommendation to the City Council for:

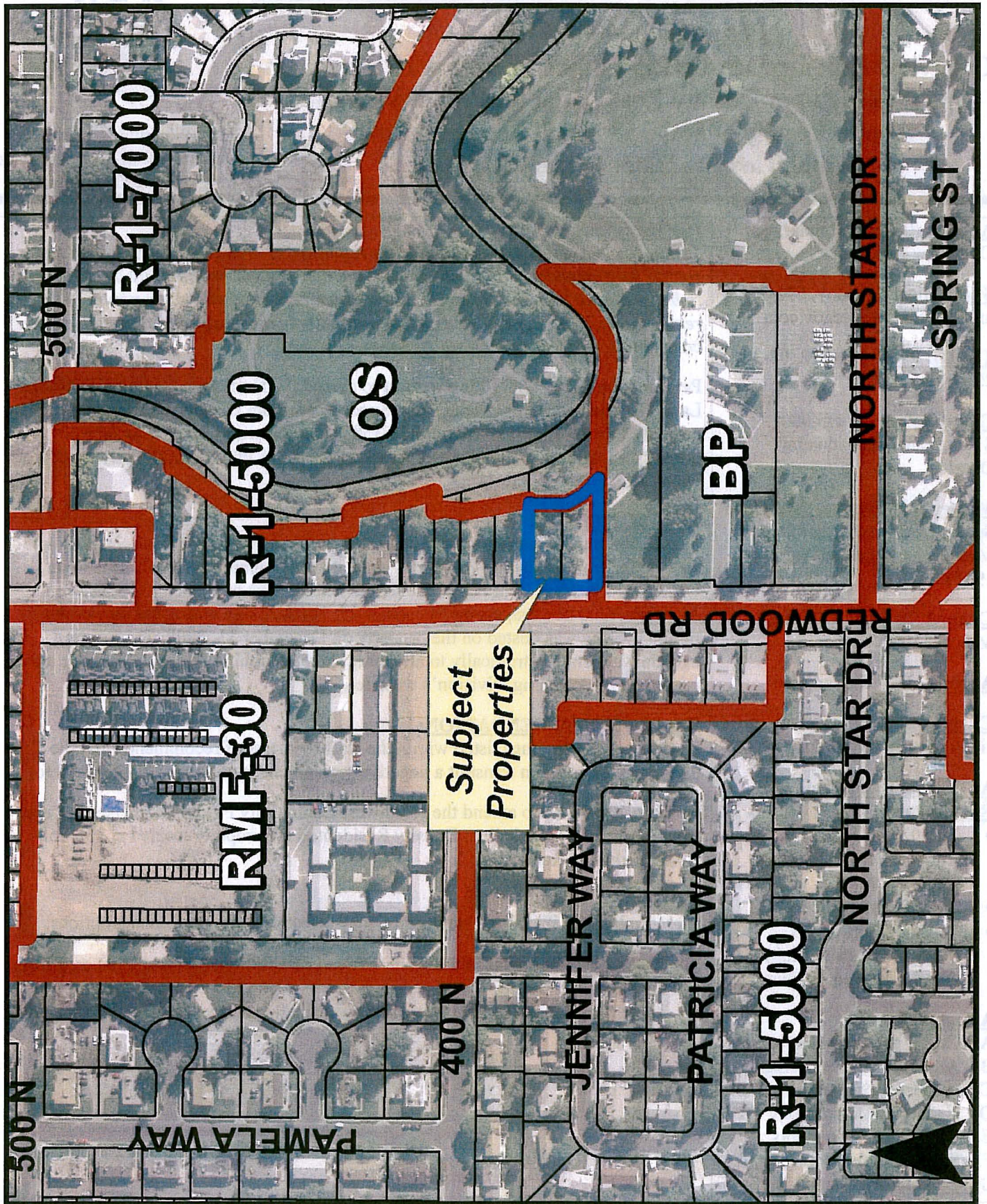
Petition 400-08-10 to amend the Northwest Community Future Land Use Plan map from Open Space to Medium Density Residential for property located at 356-358 North Redwood Road.

OPTIONS:

If preferable, the Planning Commission may select one of the following options:

- Recommend approval of the petition based on additional findings gathered from the public hearing; or
- Table the petition for future consideration pending further research, modification, and review.

VICINITY MAP



BACKGROUND/ PROJECT DESCRIPTION

Project Description / History: Juston Puchar, Crestview Holdings, has requested approval of the following petitions for 0.47 ± acre of property located at 356-358 North Redwood Road:

- **Petition 400-08-10 – Master Plan Amendment.** Petition to amend the Northwest Community Future Land Use Plan map from Open Space to Medium Density Residential.
- **Petition 400-08-09 – Zoning Amendment.** Petition to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-35 Moderate Density Multi-Family Residential District.

The purpose for the petitions is to facilitate future residential development of the site. If the City grants approval of the petitions, the applicant intends to consolidate the two parcels into one and construct an eight-unit, market-rate apartment building. To illustrate the potential development of the subject property, the applicant has submitted a conceptual site plan and architectural rendering (see Attachment A – Conceptual Site Plan and Attachment B – Architectural Rendering).

The properties are currently vacant. According to Salt Lake County records, a single-family dwelling was constructed in 1906 on the parcel located at 358 North Redwood Road (see Attachment C – Property Photographs). A fire on April 29, 2008 permanently damaged the original residence. Immediately following the fire, the City ordered the remaining structure to be demolished due to public safety concerns. The adjacent parcel located at 356 N Redwood Road is a related parcel and does not contain any notable structures.

During the 1990s, the City took various actions to downzone properties in the Northwest Community to help stabilize single-family residential development, which had been intruded upon by various multi-family developments. To that effect, between 1994 and 1999 the City Council adopted three major efforts to downzone various properties in the community, one of which mainly focused on Redwood Road (see Attachment D – History of Downzoning). The major focus for new multi-family development in the community is in the form of Transit Oriented Development along North Temple. There is also potential for mixed use in the various commercially zoned areas of the community.

Much of the residential development along Redwood Road is in the form of single-family dwellings. However, due to the shallowness of the lots on the east side of Redwood Road between 300 North and 500 North, the future land use policy for this area is open space with the thought that if the City were able to acquire these properties, visibility of the parkway from Redwood Road could be increased.

Previously, the Planning Division had scheduled a public hearing for September 24, 2008 to consider the applicant's petition. However, due to potential negotiations between the applicant and the City, the applicant requested the public hearing be canceled until further notice. On December 4, 2008, the applicant again requested public hearing on the master plan and zoning map amendment petitions. However, due to the nature of the petitions the Planning Division decided to forward petition number 400-08-10 for master plan amendment prior to consideration of petition number 400-08-09 for zoning map amendment.

Development Review Team Meetings: The Development Review Team (DRT) reviewed the proposed development on January 16, 2008. Staff has attached a summary of comments from the DRT meeting for review (see Attachment E – Department Comments).

Planning Commission Subcommittee: A subcommittee of the Planning Commission met on August 6, 2006 to discuss the petitions. Those present were Mary Woodhead, Commissioner, Prescott Muir, Commissioner, Michael Maloy, Principal Planner. The applicant was not able to attend the meeting. Staff has attached a summary of comments from the subcommittee meeting for review (see Attachment F – Subcommittee Notes).

COMMENTS

Public Comments: The subject property is located within the Jordan Meadows Community Council boundaries, and is within 600 feet of the Fairpark Community Council district. Staff conducted an "open house" meeting at the City & County Building on June 9, 2008 to solicit public comment on the amendment petitions. Mr. and Mrs. Tom Witmer, property owners of 331-333 N Redwood Road, attended the meeting and expressed their support for the petitions.

The applicant also made a presentation to the Fairpark Community Council on May 22, 2008 on the proposed amendments and potential development. Although there was some concern expressed about increasing density and losing potential open space adjacent to the Jordan River, the Community Council voted to support the petitions with a few minor provisions regarding landscaping (see Attachment G – Community Council Notes).

City Department Comments: On June 11, 2008, staff sent a request to all applicable City departments for comment on the master plan and zoning map amendments. Although some departments support the petitions, the Planning Division and Public Services support maintaining the Open Space classification and are opposed to the zoning map amendment. All departmental responses have been included within the report as Attachment E – Department Comments.

STAFF ANALYSIS AND FINDINGS:

Master Plan Amendment Analysis and Finding: The applicant has requested approval of a master plan amendment from Open Space to Medium Density Residential for properties located at 356-358 North Redwood Road. The properties are part of a larger Open Space district that parallels the Jordan River Parkway in an effort to preserve and enhance the Parkway.

In preparation for the Planning Commission's public hearing of the proposed amendment, staff complied with the public notice requirements found in Utah Code 10-9a-404, which code regulates municipalities when considering an amendment to a general plan. Staff also reviewed the proposed master plan amendment in relation to the strategies listed in the Northwest Community Master Plan (NCMP), the Salt Lake City Open Space Plan, and the Salt Lake City Strategic Plan. Based on this review staff has provided the following analysis and findings:

Analysis: The property is located adjacent to the west side of the Jordan River Parkway. Although the property is not specifically discussed within the NCMP in relation to implementation strategies for open space, the Jordan River Parkway is recognized as an important recreational feature within the community. More specifically, the NCMP states that, "The (Jordan River) environment should be preserved in a park like setting providing a major natural open space and recreational amenity in the Northwest Community." (page 5, NCMP). The Salt Lake City Open Space Plan also states the following policy regarding open space along the Jordan River Parkway:

Policy. Support the Jordan River Parkway concept by promotion and expansion of Parkway amenities with City open space corridors. Support state and private enhancement of the river project. Lobby for state funded improvement of this corridor (page 4, Salt Lake City Open Space Plan).

With regard to parks, the NCMP declared that the "City recognizes the importance of recreation in the lives of its residents. As population increases in the Northwest Community new recreational opportunities will be needed along with improvements to existing facilities." (page 5, NCMP)

Finding: Staff finds that the proposed master plan amendment does not promote the stated objectives for parks and the Jordan River Parkway in the Northwest Community Master Plan, nor does it suitably advance any notable general plan goals of the City.

Zoning Map Amendment Analysis and Findings: A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council. Although zoning amendments are not controlled by any one standard of review, the City should consider the following factors:

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

Analysis: The community master plan for the subject property is the Northwest Community Master Plan, which plan serves as a land use guide for all legislative and quasi-judicial decisions made within the Northwest Community. In preparation for analysis of the proposed zoning amendment, staff reviewed the original NCMP (c. 1980), and the updated NCMP adopted by the City Council in April of 1990.

Based on the housing density definition provided in the original NCMP, the Northwest Community Future Land Use Map must be amended for the subject properties to Medium Density Residential, which designation would allow approximately 10 to 20 dwelling units per acre (page 30, 1980 NCMP).

As stated previously, the Northwest Community Future Land Use Map published in 1990 identified the property as Open Space. Within the original NCMP, the City identified the subject property on a map entitled *Public Parks and Golf Courses* as a “proposed” part of the City’s park and recreation program (see page 61, 1980 NCMP).

In the original NCMP, the subject property was included within a housing preservation area that recommended the following strategy:

Conservation Strategy and Objectives. Resident incentive is recommended as the primary strategy in preventing urban decline and conserving existing housing quality. Positive voluntary action by residents now will help avoid the necessity of mandatory improvement programs in the future

No other specific reference to the subject property is made within either planning document. However, the 1980 edition of the NCMP provides the following Housing objectives:

- Maintain and improve existing housing and residential environment.
- Encourage participation in all applicable housing and neighborhood improvement programs.
- Recommend housing programs that will help turn the declining areas into stable improving neighborhoods.

Finding: The proposed amendment diminishes the property’s potential for incorporation within the City’s park system. Furthermore, the purpose for the amendment is not consistent with stated housing objectives that encourage conservation of housing.

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

Analysis: The following table summarizes land uses that surround the subject property:

Direction from Property	Address	Ownership Type	Land Use	Master Plan Designation	Zoning District
North	366 N Redwood RD	Private	Duplex	Open Space	R-1/5,000
East	356 N Redwood RD	Public	Open Space	Open Space	Open Space
West	379 N Redwood RD	Non Profit	Group Home	Low Density Residential	RMF-30
West	365 N Redwood RD	Private	Duplex	Low Density Residential	RMF-30
South	352 N Redwood RD	Public	Government Building	Open Space	BP Business Park

The proposed amendment is intended to increase the maximum development density from 8.7 dwelling units per acre to 21.8 dwelling units per acre to allow for the construction of a multi-family apartment building. In addition to allowing an increase in dwelling units per acre, the RMF-35 zoning district would allow a building height increase to 35 feet (measured to the mid-point of the roof) or 3-½ stories. The R-1/5,000 zoning district generally limits building height to 28 feet (measured to the ridge of the roof), and the RMF-30 zoning district limits height to 30 feet (measured to the mid-point of the roof) or 2-½ stories. The proposed zoning amendment is more intense than surrounding uses and is not in harmony with the overall character of existing development, which is primarily low-density residential and open space.

Finding: The proposed amendment is not compatible with existing development in the immediate vicinity of the subject property.

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

Analysis: Staff has not received any claims from property owners that the proposed amendment will adversely affect adjacent properties. However, based on the applicant's plan to increase building density and height, it is reasonable to assume that the adjacent properties will be adversely affected unless mitigated by future development design.

Finding: Loss of privacy, light pollution, and increased noise levels will adversely affect adjacent properties in allowing development that is not consistent with surrounding uses.

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

Analysis: The subject property is within the Airport Influence Zone C. City Code defines this zone as an "area exposed to moderate levels of aircraft noise, and having specific height restrictions." City Code 21A.34.040.22.c also states specific land uses that are incompatible and prohibited within the overlay zone include:

1. Residential uses, except those constructed with air-circulation systems;
2. Mobile homes, except those constructed with air-circulation systems and at least twenty dBs of sound attenuation;
3. Institutional uses such as schools, hospitals, churches and rest homes, except those constructed with air-circulation systems.

Finding: The proposed amendment is located within an applicable overlay district, which will impose additional standards. However, the applicant's conceptual development plan appears to be consistent, or can be made consistent, with the additional standards.

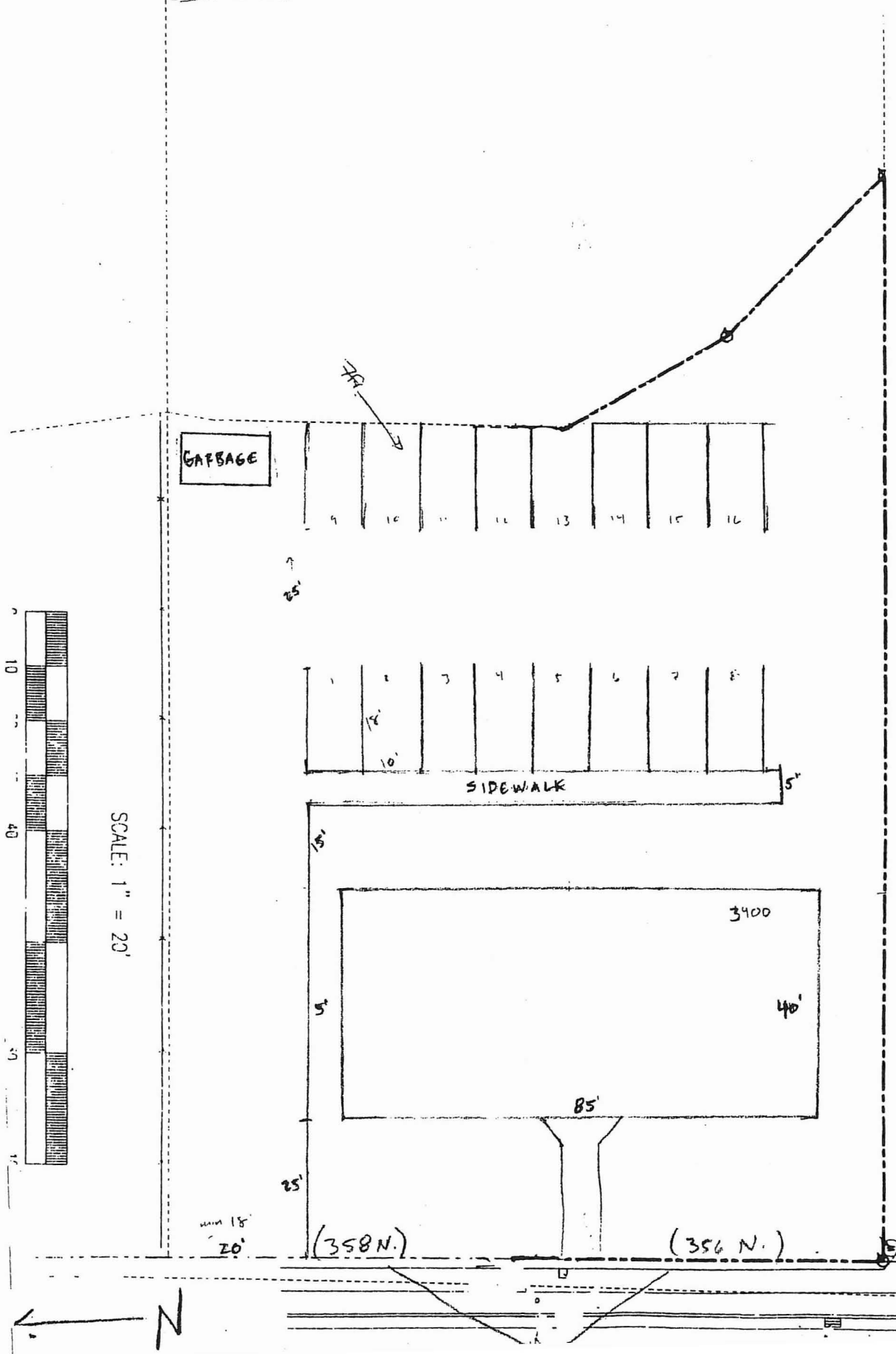
E. *The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.*

Analysis: The subject property is located within a built environment where public services already exist in the area. Salt Lake City Public Utilities, Engineering, Fire Protection, and the Police Department have reviewed the petition and recommended approval subject to compliance with comments provided in Attachment E – Department Comments.

Finding: The applicant has demonstrated that existing public facilities and services needed to serve the subject property will be adequate.

Attachment A – Conceptual Site Plan

REDWOOD RD. PROJECT



Attachment B – Architectural Rendering



Attachment C – Property Photographs

PROPERTY PHOTOGRAPHS – 356 & 358 NORTH REDWOOD ROAD



Attachment D – History of Downzoning

History of Downzoning Efforts in the Northwest Community

- | | |
|-------------------|--|
| July 5, 1994 | The City Council enacted a six-month moratorium prohibiting any development approvals within a described boundary other than single-family homes or properties with vested development rights. |
| December 13, 1994 | The City Council adopted Petition 400-94-57; A request by the City Council to rezone certain vacant property located between the north City limits, North Temple, Jordan River and Interstate 215 from Residential R-2A (an apartment planned development zoning district) to Residential R-1 (a single-family zoning district). |
| April 12, 1995 | Zoning Rewrite Project. Many properties in the Northwest Community were down zoned through this effort. |
| June 8, 1999 | The City Council adopted Petition 400-98-65: A request initiated by the City Council to amend the Northwest Community and Capitol Hill Community Zoning Maps as they relate to several parcels throughout District 1. This request included rezoning properties, where the existing zoning allowed the development of multi-family residential developments, to zoning which allowed low-density residential development (single family or single/two family dwellings.) |

5012109

358 North Redwood Road

Contact Person Will Hansen

Contact Email N/A

Contact Phone 801 232-8441

Project Description "New 8plex Proposal"-Combine two lots for a new 8plex.

Project Notes 1/16/2008

Ken Brown Zoning

(Reviewed for RMF-35 zone). New 8 plex with 16 parking stalls. Discussed Ordinance No. 50 of 2007, regarding 100' minimum dimension from Jordan River banks. Will need to obtain a separate demolition permit to remove the existing s/f dwelling. A zoning map amendment will be required to build a multifamily dwelling in this area. A new certified address will need to be obtained from SLC Engineering Dept. Discussed front façade controls, lot area requirements, set backs, landscaping, parking, etc. Gave Will Hansen a copy of the RMF-35 regulations.

Ted Itchon Fire

Fire sprinkler system required. Fire hydrant within 400' of exterior walls. Smoke detection in units. Height over 30' requires 26' wide fire access road, under 30' high, will require 20 foot wide access.

Craig Smith Engineering

Redwood Road is under UDOT control. If subdivision issues or plat involved, contract Randy Drummond @ SLC Engineering.

Barry Walsh Transportation

Janice Lew for zoning change. R-1-5000 to RMF-35. Lot combination. 100 foot buffer from river bank. 2 parking stalls/unit. Need UDOT coordination for driveway revisions.

Maloy, Michael

From: Brown, Jason
Sent: Monday, June 30, 2008 11:39 AM
To: Maloy, Michael
Cc: Garcia, Peggy
Subject: Proposed Mater Plan and Zoning Map amendments for 356-358 North Redwood Road
Categories: Program/Policy

Michael,

Public Utilities has reviewed the above mentioned master plan change and have no comments on the master plan and zoning changes.

Public Utilities would like to offer the following comments on the proposed development:

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.

Water and sewer services can be connected to the existing facilities along Redwood Road. Plans must be submitted showing how the new water and sewer services will be connecting to the existing mains. 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 services 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 not be required to provide on-site detention of the storm water. All finished floor elevations must be above the highest expected groundwater elevation. Flood plain information must be submitted as part of the plans.

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 easements must be provided before final plat recordation. If an existing sewer lateral or a water lateral service crosses through the 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 fee will be accessed for 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

6/12/2008

Maloy, Michael

From: Walkingshaw, Nole
Sent: Monday, June 23, 2008 8:45 AM
To: Maloy, Michael
Cc: Butcher, Larry
Subject: 356-58 North Redwood Rd. Master Plan/Zone Map

Michael,

Building Services has the following comments:

- The Parcels are located in the Airport noise area B
- The proposed lot combination equals 0.47 acres, the allowed density with a proposed RMF-35 zone is, 8 residential units
- No additional comments

Thank you,

Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner
801-535-7128

TO: MICHAEL MALOY, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: JUNE 17, 2008

SUBJECT: **Crestview Holdings – Proposed Master Plan and Zoning Map
Amendments**
356 & 358 N. Redwood Road

SLC Engineering has no objection to the proposed master plan and zoning map amendments. The developer should be made aware of the following:

1. Redwood Road is a State Road. Any access from Redwood Road will require approval by UDOT.
2. If the proposed multi-family development is condominiums or town homes, a plat will be required and the developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a 5% fee based on the estimated cost of constructing the private driveway improvements. A copy of the agreement is available in my office. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. The civil improvement plans must be submitted for review and approval. If the proposed multi-family development is condominiums or town homes, a standard SLC Subdivision cover sheet is required on the plans. The following approval signatures are required on the cover sheet:
 - SLC Transportation for approval of street geometrics.
 - SLC Fire Department
 - SLC Public Utility Department (sewer, water & drainage improvements)
 - SLC Engineering Division (street design)
 - SLC Planning Department

Mylar drawings must be submitted by the developer to each of these SLC divisions for signature approval.
4. A certified address is required prior to applying for a building permit.

cc: Randy Drummond
Brad Stewart
Barry Walsh
Vault

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, June 17, 2008 9:00 AM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Itchon, Edward; Butcher, Larry; Garcia, Peggy
Subject: Pet 400-08-09 & 10
Categories: Program/Policy

June 17, 2008

Michael Maloy, Planning

Re: Departmental Comments on Proposed Master Plan and Zoning Map Amendment, pet 400-08-10 and 400-08-09 at 356 - 358 North Redwood Road.

The division of transportation review comments and recommendations are for approval of the proposed land use as follows:

We have reviewed the proposal at our January 16th DRT meeting and discussed various issues with parking and site access coordination with UDOT to remove an existing driveway and relocate another. We also indicated the required Jordan River buffer restrictions. We recently reviewed the site for a demolition permit to remove the remainder of the residence due to Fire.

The proposed conversion from a single family resident and vacant lot to a proposed multi family eight unit dwelling is in keeping with the traffic generation expectation on Redwood Road, a major arterial class roadway. The conversion from backing from single family residences on to Redwood Road, to a single driveway access that requires on site maneuvering from a parking lot to enter the roadway in a forward movement will add to the safety issues in this area.

Sincerely,

Barry Walsh

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

Maloy, Michael

From: Cook, Dell
Sent: Tuesday, September 16, 2008 8:01 AM
To: Coffey, Cheri; Graham, Rick
Cc: Jarvis, Patty; Maloy, Michael
Subject: RE: Request for Master Plan Amendment along Parkway
Categories: Program/Policy

I believe that those properties should become City assets. I think that Emy Storheim is working with John Spencer to purchase that parcel. I do not know anything more about the acquisition than that they have made some contact to find out if it is possible.

Dell Cook

From: Coffey, Cheri
Sent: Monday, September 15, 2008 5:59 PM
To: Graham, Rick
Cc: Jarvis, Patty; Cook, Dell; Maloy, Michael
Subject: Request for Master Plan Amendemnt along Parkway
Importance: High

Rick,

Michael Maloy in our office is working on a master plan and rezoning request petition by a person who is requesting to build an eight-plex adjacent to the parkway north of 300 North on Redwood Road. This property is the old house that has fire damage.

Our master plan calls for that whole stretch of property between approximately 500 North and 300 North to be open space with the idea that the future should be to acquire those properties and incorporate the land into the parkway (and make the parkway more visible along Redwood Road.) Since all the property is privately owned, we have zoned it single-family residential so not to be accused of a taking. The subject property is the southernmost property in this row of residential uses.

The staff report for this request goes out this week. We really need your feedback of whether you believe the Public Services Department has any objection to amending the master plan. The property in question abuts parkway property (near the restroom and Agriculture building).

In addition, if the City really wants to preserve the master plan policy of open space for this area, this property may be the first one to look at acquiring because of its adjacency to the developed park area.

Let us know by end of day tomorrow (Tuesday September 16, 2008) so we can complete our report. If you need more information or would like to meet, let me or Mike know.

Thanks.

Maloy, Michael

From: Coffey, Cheri
Sent: Monday, September 22, 2008 7:49 AM
To: Graham, Rick
Cc: Maloy, Michael; Sommerkorn, Wilford; Paterson, Joel
Subject: RE: Request for Master Plan Amendemnt along Parkway
Categories: Program/Policy

Rick.

That was what Dell said as well. We have included Dell's e-mail in the PC packet and will forward your e-mail to them as well.

Thanks.

From: Graham, Rick
Sent: Friday, September 19, 2008 9:27 AM
To: Coffey, Cheri
Cc: Jarvis, Patty; Cook, Dell; Maloy, Michael
Subject: RE: Request for Master Plan Amendemnt along Parkway

Being out of town last week and earlier this week I did not respond to Michael within his deadline. If there is still time to consider this issue, yes I support a master plan statement that this area along Redwood Road should be considered as an open space zone.

Rick

From: Coffey, Cheri
Sent: Monday, September 15, 2008 5:59 PM
To: Graham, Rick
Cc: Jarvis, Patty; Cook, Dell; Maloy, Michael
Subject: Request for Master Plan Amendemnt along Parkway
Importance: High

Rick,

Michael Maloy in our office is working on a master plan and rezoning request petition by a person who is requesting to build an eight-plex adjacent to the parkway north of 300 North on Redwood Road. This property is the old house that has fire damage.

Our master plan calls for that whole stretch of property between approximately 500 North and 300 North to be open space with the idea that the future should be to acquire those properties and incorporate the land into the parkway (and make the parkway more visible along Redwood Road.) Since all the property is privately owned, we have zoned it single-family residential so not to be accused of a taking. The subject property is the southernmost property in this row of residential uses.

The staff report for this request goes out this week. We really need your feedback of whether you believe the Public Services Department has any objection to amending the master plan. The property in question abuts parkway property (near the restroom and Agriculture building).

In addition, if the City really wants to preserve the master plan policy of open space for this area, this property may be the first one to look at acquiring because of its adjacency to the developed park area.

Let us know by end of day tomorrow (Tuesday September 16, 2008) so we can complete our report. If you need more information or would like to meet, let me or Mike know.

Thanks.

Planning Commission Subcommittee Meeting Notes

City & County Building Room 126

August 6, 2008

358 North Redwood Road

Present: Mary Woodhead, Prescott Muir, Michael Maloy

Requested a Master Plan amendment to change the property zoning from R1/5,000 to RMF 35 or RMF 45. The change in zoning would increase density on the property and enable development of an apartment building.

Comments by the Subcommittee:

The corridor along Redwood Road should be higher in density. They instructed Mr. Maloy to draft a petition to change the zoning along Redwood Road to increase density.

Comments by Staff:

Staff stated that it had been the policy of the Planning Division to encourage increased density along North Temple Street rather than along Redwood Road, which was in harmony with the master plan.

Staff acknowledged that a query to the Community Council resulted in verbal support for a change in the master plan to allow greater density.

Meeting closed at 1:00 P.M.

Attachment G – Community Council Notes

Fairpark Community Council

April 24, 2008 Meeting Notes

Applicant presentation, staff observations, and community comments on Petition 400-08-10 for Master Plan Amendment and Petition 400-08-09 for Zoning Map Amendment at 365 & 358 North Redwood Road:

- Approximately 37 people attended the meeting, which included the applicant, staff, and Community Council leadership.
- Although the item was not on the meeting agenda, the item was discussed following the sixth item on the agenda (Salt Lake City Police Department Report)
- The applicant displayed a PowerPoint presentation that described the petition.
- The applicant's presentation included signatures of support from owners of adjacent properties. The applicant also indicated that adjacent property owners may consider submitting similar Master Plan and Zoning Map amendment petitions.
- Applicant mentioned need to submit a subdivision petition to eliminate interior property line. (Petition may require subdivision amendment.)
- Proposed development will be rental property not owner-occupied.
- Proposed development contains 8 dwelling units in one building, 800 to 1,200 square feet per unit, with two or three bedroom units.
- Applicant expressed a desire to build affordable housing. Based on current market rates, rental fee would likely range from \$700.00 to \$900.00 per month.
- Applicant mentioned desire to preserve some mature trees (Planning staff should discuss this issue further with applicant).
- Resident mentioned concern with long-term maintenance of rental properties – maintenance is always a problem even when apartment building is “nice” when new.
- Resident expressed support for mixed use development. Commercial properties are generally maintained better than residential apartments.
- Resident expressed support for preservation of existing agricultural and low density land uses north of the subject properties.
- Resident expressed support for preservation of existing historic home. Asked applicant if they considered remodeling existing building. Resident also asked if home could be relocated.
- Applicant stated that home was built in 1906. Home has structural problems and can not be successfully moved. Foundation is crumbling. Based on development proposal, home can not be reasonably remodeled and preserved.
- Community Council board member opposed voting on proposal since it was not on meeting agenda. Applicant explained that the proposal was on a previous agenda but was “bumped” due to visit from Mayor Ralph Becker.
- Community Council has 45 days to comment on proposal.
- Applicant was invited to return to next month's meeting for follow-up presentation and Community Council recommendation.
- Resident (and Community Council board member) requested more accurate drawings for next review.

FAIRPARK COMMUNITY COUNCIL
Victoria Orme, chair. Tom DeVroom and Brad Hart, co chairs.
Tiffany Sandberg, secretary-treasurer
159 North 1320 West
SLC, UT 84116
801 706-8691

June 4, 2008

Salt Lake City Planning and Zoning
451 So State
Salt Lake City, Utah

In the Fairpark Community Council meeting held May 22, 2008, a presentation was made by Will Hansen and Justin Pritchard to have the property at 356-358 North Redwood rezoned to R35 in order to put in an 8 unit multi-family housing unit.

The council passed a motion to approve the zoning change, provided that the development is required to landscape with plants and bushes compatible with the Jordan River parkway and be aesthetically appealing.

Sincerely,

A handwritten signature in cursive script that reads "Victoria Orme".

Victoria Orme, chair

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

SECOND AMENDED 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

Issues Only Hearing

1. **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.

Public Hearings

2. **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 ap
 - c. plicant is requesting approval to rezone the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.
 - d. **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).
3. **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)
4. **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).
5. **PLNSUB2008-00574 View of the Valley (VoV) Planned Development**—a request by Ronaldo Hunt for a redevelopment of existing Sugar House

cd fr cd	Postponed
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ely 1325 East 2100 South into a new single building, mixed use project (retail, office, residential). Project seeks relief 16, 500 sq ft in the CN district. This property is located in City Council District Six, represented by J.T. Martin (Staff 260 or casey.stewart@slcgov.com)
6. **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).
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.

MEETING GUIDELINES

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, hearing swill 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. Salt Lake City Corporation complies will 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.

On Friday, January 9, 2009 I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

Signed: _____ Tami Hansen

SUBSCRIBED AND SWORN to before me this day January 9, 2009.

NOTARY PUBLIC residing in Salt Lake County, Utah _____

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

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 Garrett. View: Staff Report

- 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.

Chair Woodhead recognized Everett Joyce as staff representative.

6:36:07 PM Public Hearing

The following people spoke or submitted a hearing card in *opposition* to the proposed petition: **Luke Garrett, City Council District Four**, stated he was disappointed in RMP's lack of planning and influence that the City has, and he is opposed to any future conditional use that RMP may have until a utility overlay master plan is written for the City regarding RMP's expansion in the city. **Loggins Merrill, East Central Community Council Chair** (1276 E. Bryan Ave), stated a precedent is being set and this project will have a lasting impact on the neighborhood, so alternatives needed to be looked at. **Esther Hunter, University Neighborhood Council Chair**, stated she agreed that the utility master plan did need to be written and put into place; she would like to see city experts review the consequences of the emissions of a more powerful substation. **Doug Harding** (152 South 1100 East) stated he had issues with PCB's, which is a class of chemicals used in the power business to cool transformers, he was concerned that the surrounding soil had been polluted with these chemicals, and they are a biohazard. **Lawrence Eckman** (1116 East 400 South) stated he did not want additional humming noises, and did not think the upgrade was necessary. **Elaine Bell** (1014 East 200 South) stated she would like to see solar energy options for this transformer, and updated the wires. **Jerry Wroble** (115 South 1100 East #708) stated it was time to consider long-term solutions for power generation, and stated that this would ruin the historic preservation in the area. **Donna Chin** (3501 South 3685 East) stated she was concerned about the increased health risks. **Sarah Brenna** (115 South 1100 East #708) stated that the upgrade would ruin the view corridor, and the historical character of the neighborhood. **Steve Williams** (115 South 1100 East #312) stated that this would cause additional health risks, ruin the view corridor, and was not "green" building. **Stuart Handwerger, MD** (115 South 1100 East #801) stated that there were many health risks involved with living close to the power station, he suggested that the only improvement made to this substation should be to place it underground. **Shelley White** (159 South McClelland Street) stated that there were 69 children in the neighborhood under eleven years old, and living next to a power station has been known to cause cancer, she is opposed to the increase of power because of this risk. She also submitted a video depicting the tree and the bird life in it. **Kathryn Stockton** (159 South McClelland Street) stated that she did not agree with the plans for cutting down and pruning trees in the area. There is one big tree in the area that blocks the view of the substation and houses a lot of birds and it seems to not be an environmentally healthy project for the neighborhood. She stated that she would be willing to pay the cost for the future maintenance of the tree if it were not cut down. RMP is also massively impacting the values of the homes in the neighborhood for future sale. **Spencer Hogan** (1124 East Bueno Avenue) stated that aesthetically this is not a good project because of

the loss of the view corridor. **Ray Kingston** (1070 East 400 South) stated he did not want to see the trees removed. **Vicki Williams** (115 South 1100 East #312) stated that this substation should be placed underground. **Tamara Rowe** (415 East 600 South) stated that she was concerned about the health of the children living and playing in the neighborhood. **Chris Weed** (115 South 1100 East #808) stated that he did not feel it was necessary to build the substation higher, he would rather see it placed underground. **Lisa Heaton** (House of Hope) stated that she runs the child care facility, which helps high risk children and she is hoping that they are not adding a health risk to these children's lives. **Ed Kent** (115 South 1100 East #807) stated he was concerned about the lost view corridor and the loss of property values in the future. **Debbie Feder** (354 South 1100 East) stated that she suffered thyroid cancer from the effects of the environmental; she is concerned that the four-fold increase in power will cause her additional health risks. **Shawn Neugebauer** (137 South 1100 East) stated he was concerned with noise and light pollution, and RMP was giving ambiguous information. **Stephen Prather** (344 South 1100 East) stated he was concerned with the loss of the view corridor. **Stan Rodriguez** (115 South 1100 East #612). **Rebecca Merrill** (115 South 1100 East #808) stated that she was concerned about security and safety around the substation and inquired if RMP had plans to mitigate this. **Rose Bridwell** (857 East 200 South) stated that she agreed with the previous testimony that had been given in opposition to this project. **Kami Summers** (857 East 200 South) stated that a bigger substation in a family neighborhood was not the answer. **Charice Smith** (857 East 200 South) stated she agreed with the testimony in opposition that had been given. **Olivia Moreton** (115 South 1100 East #802) stated that other technologies should be explored more thoroughly before this petition was approved. **Dana Petersen** (1355 South 400 East) stated that he felt a lot of this power would not be used for the neighborhood where it exists, but for million dollar homes miles away, and he did not want to live with higher power rates because of monster homes; this did not seem fair. **Robert Forbis** (1340 Harrison Avenue) stated that the substation should be placed underground, not modernized, the above ground space could be utilized as open space or a solar power facility. **Max Deneris** (1134 East 700 South) stated he did not want heavier lines and poles running through the neighborhood. **Don Maxfield** (126 McClelland Street) stated the place was an eyesore. **Virg Merrill** (1079 East 2006) in opposition. **Sara Merrill** (1079 East 200 South) in opposition. **Aaron Fogelson** (354 South 1100 East) stated he was very concerned with the prospect of numerous and higher voltage power lines running through the neighborhood, and he felt the process was piecemeal and disorderly. **Don Noble** (115 South 1100 East) in opposition. **Nancy Starks** (336 South 100 East) stated this would be a health hazard to all in the neighborhood. **David Starks** (336 South 1100 East) in opposition. **Hank Liese** (462 South 1100 East) stated he was opposed. **Joy Emory** (212 South 1100 East) stated there should be further studies, this would destroy the historic quality of the neighborhood and would have adverse health effects and noise. **Kelli Hansen** (880 East 100 South #3) does not want this in the neighborhood. **Mark Thomas** (880 East 100 South #3) in opposition. **Martha McLaughlin** (153 Windsor Street) stated that this proposal threatens a non-profit child daycare center that serves over 40 children and their mothers. **Tara Rumsey** (857 East 200 South) stated opposition. **Patricia Ainsworth** (857 East 200 South) stated she believed this would affect the children's health. **Tanya Garcia** (857 East 200 South) stated that this proposal would cause possible health problems for the children and families in the neighborhood. **John Morton** (115 South 1100 East #802) stated other alternatives should be looked at. **Greta Belanger de Jong** (140 South McClelland Street) stated that new technologies were just around the corner; please put a greater effort into encouraging conservation until a master plan is accomplished. **Bruce Spieger** (475 South 7200 South) stated there is a lack of context sensitivity. **Carole Maxfield** (126 McClelland Street) in opposition. View: Additional Public Comment; Pruning Hurts Trees; University Neighborhood Organization comments.

Chair Woodhead closed the public hearing portion of the issues only hearing.

Chair Woodhead announced a small break at 8:07 p.m.

Chair Woodhead reconvened the meeting at 8:18 p.m.

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.

Chair Woodhead closed the public hearing portion of the petition.

8:45:11 PM **Motion:**

Commissioner Wirthlin made a motion regarding Petition PLNPCM2008-00347, based on findings in the staff report, and discussion, the Planning Commission transmits a positive recommendation to the City Council for the rezone, due to a mapping error.

Vice Chair McHugh seconded the motion.

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

8:45:57 PM **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. View: Staff Report

Chair Woodhead recognized Casey Stewart as the staff representative.

8:52:13 PM **Public Hearing**

Chair Woodhead opened the public hearing portion of the petition.

The following people spoke or submitted a hearing card in *opposition* to the proposed petition: **Michael Fife** stated that this sign would seem redundant.

8:57:43 PM **Motion:**

Commissioner Scott made a motion, based on discussion and the staff report, regarding Petition PLNPCM2008-00744 (410-08-39) that the Planning Commission deny the request for a conditional use to amend the recently approved planned development to include a monument sign.

Commissioner Chambless seconded the motion.

Commissioners De Lay, Chambless, Scott, and McHugh voted, “Aye”. Commissioners Muir, and Wirthlin voted, “No”. The motion carried.

8:58:47 PM **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.

Chair Woodhead noted that Petition PLNSUB2008-00574 was postponed.

8:58:53 PM 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. View: Staff Report

Chair Woodhead recognized Michael Maloy as staff representative.

9:20:02 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.

9:23:20 PM Motion:

Commissioner Scott made a motion regarding Petition 400-08-10, to amend the Northwest Community Future Land Use Plan map from Open Space to Medium Density Residential for property located at approximately 356-358 North Redwood Road, that the Planning Commission transmit a negative recommendation to the City Council, based on discussion and the findings listed in the staff report.

Commissioner Chambless seconded the motion.

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

9:24:46 PM 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. View: Staff Report

Chair Woodhead recognized Cheri Coffey as staff representative.

9:36:59 PM Public Hearing

Chair Woodhead opened the public hearing portion of the petition.

The following people spoke or submitted a hearing card in *support* for the proposed petition: **Cindy Cromer** (816 East 100 South) stated she was very happy with the petition, she had concerns with the awnings on the south side of the building, but no concerns regarding the additional height that has been requested. She stated that despite the huge acreage, this property does not qualify for a PUD.

Chair Woodhead closed the public hearing.

9:41:08 PM **Motion:**

Commissioner Wirthlin made a motion regarding the McGillis School, Petition PLNPCM2008-00187 (410-08-55), based on findings listed in the staff report, discussion, and the public hearing, the Planning Commission approves the petition for a conditional use for additional height.

Commissioner Muir seconded the motion.

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

The meeting adjourned at 9:43 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on January 14, 2009.

Go to FTR Gold at <ftp://ftrftp.slcgov.com/FTRPlayerPlusV21.exe> to download the digital recording.

Tami Hansen

6. ORIGINAL PETITION



Master Plan Amendment

OFFICE USE ONLY

Petition No. 400-08-10
Receipt No. 226819 Amount:
Date Received: 3/12/08
Reviewed By: C. Stewart
Project Planner: MICHAEL ALROY

Date:

Name of Applicant: Crestview Holdings / Justin Puchar Phone: (801) 842-3737
Address of Applicant: P.O. Box 57845
E-mail Address of Applicant: jp2invest@yahoo.com Cell/Fax: (801) 842-3737 / (801) 685-21
Applicant's Interest in Subject Property: Owner
Name of Property Owner: Crestview Holdings / Justin Puchar Phone: (801) 842-3737
Address of Subject Property: 356 & 358 N. Redwood Rd.
General description of the proposed Master Plan Amendment: Our property is currently zoned as "Open Space." We feel the Master Plan is outdated and needs to be changed in our respective area to allow new development, opportunities, & revitalization.

Please include with the application:

Use back or additional sheets, if necessary

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 required amending.
3. A copy of the Sidwell Map or Maps.
4. Depending upon the request, the names and addresses of all property owners within four-hundred fifty (450) feet of the subject amendment area (exclusive of streets and alleys) may need to be provided. The name, 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(s). The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.
- ☒ 5. A signed statement that the petitioner has met with and explained the proposal to the appropriate Community Council(s).
6. Related materials or data supporting the application as may be determined by the Zoning Administrator.
7. Filing fee of 750.00 plus \$100.00 per acre in excess of one acre, due at the time of application.

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition

RECEIVED

MAR 19 2008

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:

Zoning Administrator BY: _____
451 South State Street, Room 406
Salt Lake City, UT 84111
Telephone: (801) 535-7757

Signature of Property Owner

SALT LAKE CITY PLANNING

Master Plan Amendment Application

1. We currently own 2 parcels that are located on 356 N. Redwood Road, and 358 N. Redwood Road. 358 N. currently has a house on it that was built at the turn of the century and in bad disrepair, and 356 N. is a vacant lot. Our vision for these 2 parcels is to change the zoning from R-1-5000 to RMF-35, tear down the house, combine both parcels into one lot subdivision, and build multi-family housing. Our property is currently zoned as "open space" in the City's Master Plan. We feel the current Master Plan is outdated and needs to be changed in our respective area to allow new development, new opportunities, and revitalization. We are located in the Fairpark District, with Vicky Orme as the Community Council Head. We are scheduled to be on the agenda to present our development ideas and plans to the Community Council and the community on April, 24 at their monthly meeting.

2. In 1992, the current master plan was put into place. We have sustained substantial growth and development in the last 16 years. The community's needs have changed. At that time, this particular section of Redwood Road was left intentionally vague and slated as open space. The area along the Jordan River and to the East has some of those qualities of open space designations, but Redwood Road is a major thoroughfare. Redwood Road is an extremely busy five-lane highway with 20,000-35,000 cars per day; rather uninviting to children and families desiring quiet single-family residences. In fact, the road is so big that it is now managed by UDOT. Currently in our proposed zoning section, single-family homes exist there, not open space. This area will continue to exist in a dilapidated state because private homeowners do not wish to risk redevelopment dollars into homes where they believe private development could occur. Because of these listed reasons, this section of Redwood Road needs economic development and revitalization.

We have discussed the project with nearby property owners, all with very favorable results. We have actually had very little or no opposition. Most would be happy and feel safer to have this part of the neighborhood revitalized again. We have a signed petition from numerous neighbors in support of our proposal. We have expressed our desires and intents with our project noting that each property owner could continue to enjoy their property how they wish. In the future if they desire to sell or develop they would have options that would benefit the private citizen as well as the community in terms of economic development.



