

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Historic Landmark Commission

FROM: Ana Valdemoros, Associate Planner

DATE: September 5, 2007

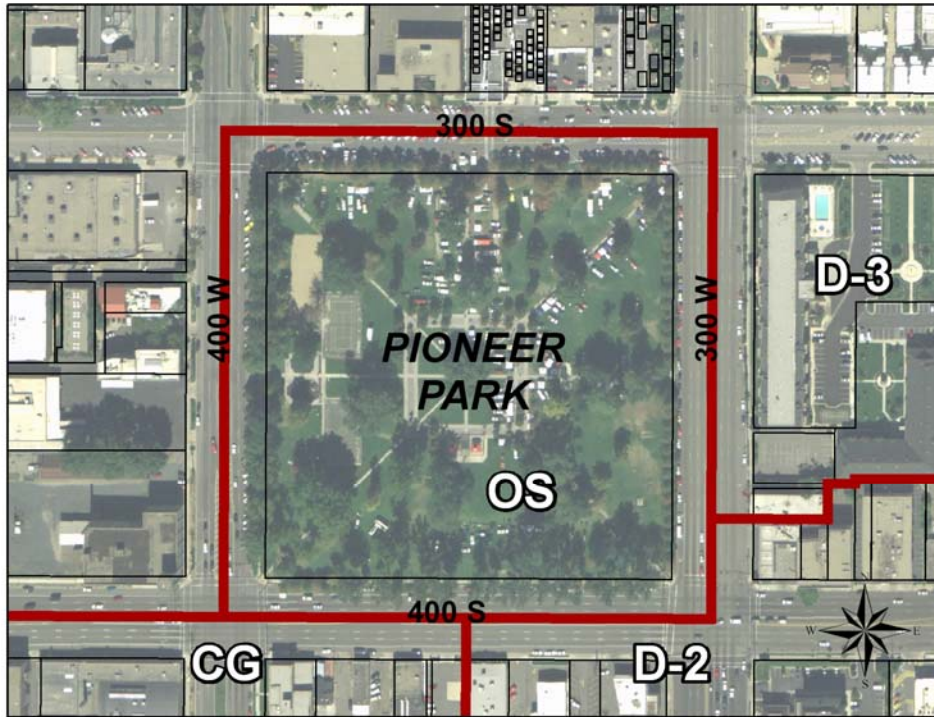
**CC: George Shaw, Planning Director
Cheri Coffey, Deputy Planning Director
Doug Wheelwright, Deputy Planning Director
Joel Paterson, Project Manager**

**SUBJECT: Petition 470-07-27 Pioneer Park Improvements Phase I at approximately
350 South 300 West.**

OVERVIEW

Mr. Dell Cook representing the Salt Lake City Department of Public Services submitted plans for the Stage One of Phase One of a series of improvements planned for Pioneer Park. The proposed improvements approved by the Landmark Commission on August 1, 2007 meeting include constructing a new sidewalk/ pathway around the inside perimeter of the Park; installing new pavement, bollards and benches on the corners of the Park; developing a new vehicular access off of 400 West; replicating and relocating existing street lights and constructing an off-leash dog park area within the Park. In the same meeting, the proposed removal, transplant and addition of new trees was tabled for further review on September 5, 2007. Pioneer Park is designated as a Landmark Site on the Salt Lake City Register of Cultural Resources and the property is zoned Open Space (OS).

A conceptual "Final Use Plan" for Pioneer Park was approved by the Historic Landmark Commission on December 17, 2003 as case number 026-03 (See Exhibit B, Minutes and Staff Report). When the Historic Landmark Commission approved the "Final Use Plan", they requested the opportunity to review each phase of the improvements. This memorandum reviews the proposed removal, addition and transplant of the trees and recommends that the Historic Landmark Commission grant approval to add, remove and transplant trees around the park.



PROPOSAL

The Department of Public Services submitted a “Major Alteration or Minor Construction” application requesting approval of Pioneer Park Improvements Phase I, Stage I. Pioneer Park is located on the block bounded by 300 South, 300 West and 400 South and 400 West. The proposal calls for the addition of 58 new trees throughout the park, removal of 6 trees in order to accommodate the new pathway, potential removal of 16 trees along 400 South and replacement with 13 trees, and the transplant of 1 tree. According to the plan, 58 new Cimarron Ash trees will be planted around the perimeters of the Park in the following locations:

- 8 trees will be planted on the northwest quadrant of the Park.
- A total of 15 trees will be planted on the northeast quadrant, 11 of these will be planted on both sides of the new adjacent pathways.
- 15 trees will be planted on the southwest quadrant of the Park, and most of them will be located along 400 South Street.
- 20 trees will be added to the southeast quadrant, eleven surrounding the new pathways along 300 South and nine trees along 400 South.
- The transplant tree will be relocated to the northeast quadrant of the Pioneer Park.
- 4 trees in the northwest corner, 1 in the southwest corner and 1 in the southeast corner are proposed to be removed in order to accommodate the construction of the new and approved pathway.
- 16 trees along 400 South Street are recommended to be removed by the City Forester and the Director if Public Utilities due to its constant potential hazard, current poor conditions and constant removal of dying branches. In the case of removal, 13 new Cimarron Ash trees will be added in the same area.
- Finally, additional groundcovers and perennials like Chinese Silver Grass and Red Switch Grass will be planted throughout the Park as well.

STAFF RECOMMENDATION

Staff has reviewed the plans submitted by the Department of Public Services as well as the different facts and recommendations of expert arborists regarding the removal of 16 poplar/cottonwood trees along 400 South Street (See Exhibit A: Application Materials and Forester Report) and 6 other trees in the inside perimeters of the park. Staff finds that the proposed removal of these trees complies with the Salt Lake City Urban Forestry Program purpose of “contributing to the economic, aesthetic, social and environmental well being of the city and its customers by providing public trees safe, cost effective, and professional care”. Moreover, the proposed removal of trees complies with the intent and purpose of the Zoning Ordinance Chapter 21A.34.20 part “A” and 21A.02.030 that is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City. Therefore, staff recommends approval of this project with the following conditions:

- 1) This approval is for the removal of 16 trees along 400 South Street that represent a hazard to the general public due to their declined health. Also, the removal of 6 other trees in order to accommodate the construction of the previously approved pathway around the inside perimeter of the park.
- 2) If the Historic Landmark Commission grants approval to the removal of the 16 trees that it does so with the condition that 13 new Cimarron Ash trees will be planted along the same row where the 16 trees are currently located.
- 3) This recommendation is only for the removal of the previously mentioned trees, future deviation from what is proposed including other tree removals, additions or transplants shall be reviewed by the Historic Landmark Commission for further review and approval.

Ana F. Valdemoros,
Associate Planner

Attachments: Exhibit A: Application Materials
Exhibit B: Minutes and Staff Report
Exhibit C: Plans