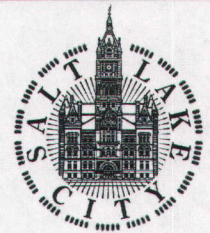


# PLANNING COMMISSION STAFF REPORT



Planning Division  
Department of Community &  
Economic Development

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.

**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

**Acres:** 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.

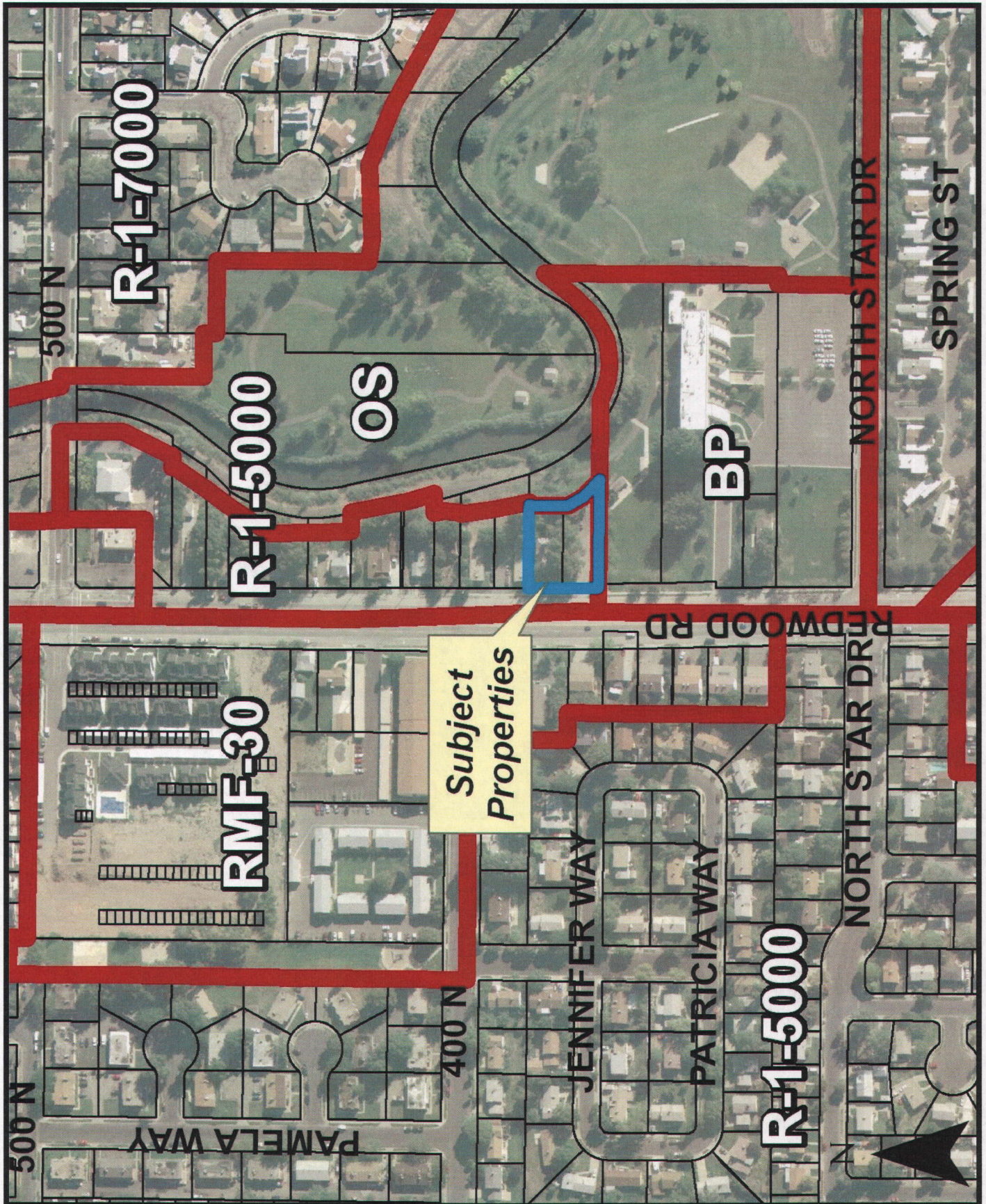
**OPTIONS:**

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.

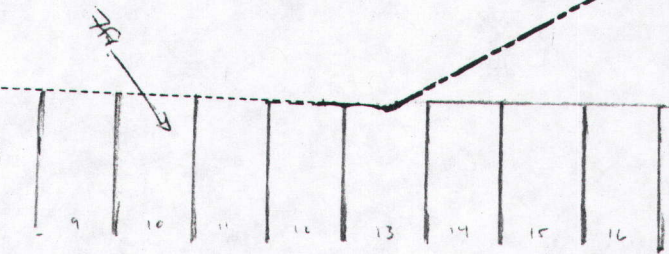


## **Attachment A – Conceptual Site Plan**

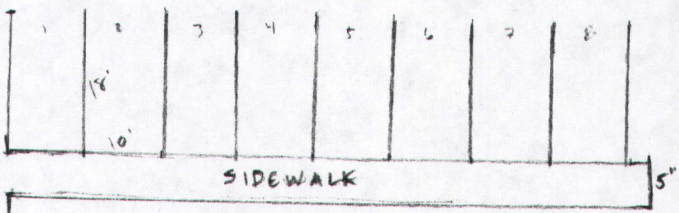


# REDWOOD RD. PROJECT

GARBAGE

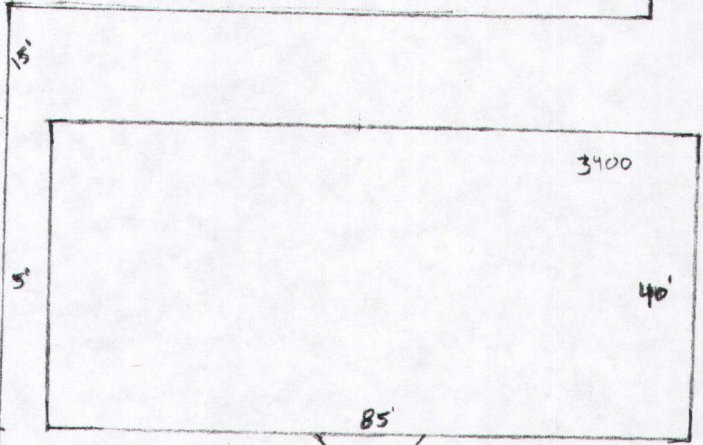


25'



SIDEWALK

5'



25'

min 15'  
20'

(358 N.)

(356 N.)

N

Combined

5'  
2 Specimen Drains

SCALE: 1" = 20'





## **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**

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**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

9/13/2008



**Maloy, Michael**

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**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

9/13/2008



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**

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**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 16<sup>th</sup> 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

9/13/2008



**Maloy, Michael**

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**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.

9/18/2008



**Maloy, Michael**

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**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

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**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.

9/22/2008



**Attachment F – Subcommittee Notes**



**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