



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Doug Dansie, 801-535-6182, [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)  
Date: September 9, 2015  
Re: PLNPCM2014-00254/00253 and PLNSUB2015-00214 Westminster College

## Master Plan, Zoning Amendment and Preliminary Subdivision

**PROPERTY ADDRESS:** 1888 S 1300 East (1858, 1860, 1870, 1878, 1885)

**PARCEL ID:** 16-17-427-018, 019, 020, 021, 022, 023

**MASTER PLAN:** Sugar House

**ZONING DISTRICT:** R-1/5,000, Single Family Residential

**REQUEST:** The petitioner, Westminster College represented by Curtis Ryan, is requesting approval to amend the Sugar House master plan future land use map, zoning map and a preliminary subdivision for the property located at 1858, 1860, 1870, 1878, 1885 and 1888 S 1300 East.

The future land use map in the *Sugar House Master Plan* currently designates the property as "Low Density Residential (5-10 du/ acre)". The text discourages expansion of non-residential uses. The petitioner is requesting to amend the future land use map so that the entirety of the property is designated as "Institutional"; which is consistent with the adjacent college campus.

The intent of the proposed rezone is to more fully integrate the property into the larger college campus. If the zoning is amended for the property, the entire property could be used for any use allowed in the I Institutional zone. The property is currently occupied by single family homes, used for student housing. Westminster has proposed that the intended use for the property will be for college purposes, but has no immediate plans to replace the existing structures.

A preliminary subdivision is being requested to eliminate lot lines and integrate the property into the larger campus.

The City Council has final decision making authority for master plan and zoning amendments.

**RECOMMENDATION:** Planning Staff recommends that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map and master plan amendment and also approve the preliminary subdivision, pending City Council approval of the zoning map and master plan amendment

The following motion is provided in support of the recommendation:

*Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map and master plan amendment and also approve the preliminary subdivision, pending City Council approval of the zoning map and master plan amendment.*

### ATTACHMENTS:

- I. [August 26, 2015 Briefing Document](#)
- II. [Analysis of Standards](#)
- III. [Motions](#)

**PROJECT DESCRIPTION:**

The Project is outlined in the Briefing Document dated August 26, 2015. See Attachment I.

Staff has provided findings for the zoning amendment and subdivision. See Attachment II.

The staff analysis suggests that while the master plan states that uses should generally not encroach into single family neighborhoods, there are valid reasons why the master plan map should be amended to accommodate Westminster (including the fact that Westminster has provide additional housing in the general area).

A zoning amendment and preliminary subdivision would also be necessary to facilitate this proposal.

The Community Council has supported the changes.

The Planning Commission held a Public Hearing on August 26, 2015. That hearing was continued and not closed. It has been advertised again for the September 9, 2015 meeting.

The Planning Commission may make a recommendation after closing the Public Hearing.

# **ATTACHMENT I: 8/26/2015 BRIEFING DOCUMENT**



# Briefing

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Doug Dansie, 801-535-6182, [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)  
Date: August 26, 2015  
Re: PLNPCM2014-00254/00253 and PLNSUB2015-00214 Westminster College

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**PARCEL ID:** 16-17-427-018, 019, 020, 021, 022, 023

**MASTER PLAN:** Sugar House

**ZONING DISTRICT:** R-1/5,000, Single Family Residential

**REQUEST:** The petitioner, Westminster College represented by Curtis Ryan, is requesting approval to amend the Sugar House future land use map, text and zoning map and approve a preliminary subdivision for the property located at 1858, 1860, 1870, 1878, 1885 and 1888 S 1300 East (there is one home on two parcels). The associated future land use map in the *Sugar House Master Plan* currently designates the property “Low Density Residential (5-10 du/ acre)”. The text discourages expansion of non-residential uses into single –family neighborhoods. The petitioner is requesting to amend the future land use map and text so that the entirety of the property is designated as “Institutional”; which is consistent with the adjacent college campus and to approve a preliminary subdivision to include all the lots in to the larger College parcel.

The intent of the proposed rezone is to more fully integrate the property into the larger college campus. If the zoning is amended for the property, they could be used for any use allowed in the I Institutional zone. The property is currently occupied by single family homes, used for student housing. Westminster has proposed that the intended use for the property will be for college purposes, but has no immediate plans to replace the existing structures.

The City Council has final decision making authority for master plan and zoning amendments.

**RECOMMENDATION:** Planning Staff recommends that the Planning Commission take public comment, identify issues and hold the petition for decision at a later date. (The Planning Commission may designate a specific date if they choose to do so). It is also recommended that the Planning Commission provide any feedback to staff regarding specific areas of concern.

The following motion is provided in support of the recommendation:

*I move that the Planning Commission keep the public hearing open and hold this petition until a future Planning Commission meeting for a final recommendation.*

### ATTACHMENTS:

- A. Vicinity Maps
- B. Property Photographs
- C. Proposed Plat
- D. Existing Conditions
- E. Public Process & Comments
- F. Analysis of Standards
- G. Department Review Comments

## **PROJECT DESCRIPTION:**

The subject property is located within the Sugar House Community. The Sugar House Community Master Plan contains a future land use map that designates the desired type of land use that should occur on the property. The future land use map designates the property as “Low Density Residential (5-10 du/acre).” The property is contiguous with I Institutional zoning.

The petitioner is requesting to amend the master plan, text and zoning map designation and complete a preliminary subdivision of the six parcels (one home is technically on two parcels and there is an additional private easement) located on the north west corner of Westminster Avenue and 1300 East, so that it matches the I Institutional designation of Westminster College. Please see Attachment A for a vicinity map highlighting the piece of property proposed for rezoning. The petitioner is asking for preliminary subdivision approval to formally integrate the property into the campus

The intent of the proposed rezone is to integrate the land into the overall campus. While the new zone would allow the College to change uses of the existing structures from student housing to office or other college related land uses which are permitted in the I Institutional zoning district, there are no immediate plans to replace the existing structures with new construction.

This is scheduled as a briefing because master plan amendments represent significant changes to public policy and a briefing offers the opportunity to identify issues and/or receive public input prior to scheduling for a decision. A master plan amendment and rezone would alter the development potential for this site.

## **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. College expansion.
2. Compatibility with Adjacent Properties

### **Issue 1 – College expansion**

The portion of land proposed for rezoning is identified on the future land use map of the *Sugar House Community Master Plan* (2005) as “Low Density Residential (5-10 du/acre)”.

Westminster was founded in 1875 and moved from downtown to their existing site in the early 1900’s; Converse Hall was constructed in 1906. According to the County Assessor website; homes in this area were developed as early as the late 1800’s although most were built in the early to mid twentieth century, well after the college was established at this location. Therefore the college and the neighborhood have co-existed for over 100 years.

The college purchased the properties in question between 1994 and 2007 (one home is actually on two parcels).

Specifically:

- 1888 South 1300 East in 2007
- 1878 South 1300 East in 1999
- 1870 South 1300 East in 1999
- 1860 South 1300 East in 1994
- 1858 South 1300 East in 1999

All but one home was purchased prior to the adoption of the Sugar House Master Plan.

### **Issue 2 - Compatibility with Adjacent Properties**

The properties in question are contiguous with the Westminster campus and are used for student housing. All but the southern two lots are adjacent to the campus. The southern two lots are adjacent to single family homes fronting Westminster Avenue to the west. The northern lots are adjacent to multi-story student housing to the west.

The east side of 1300 East is composed of single family homes. Uses to the south (south side of Westminster Avenue) are single family homes

The setback requirements of the new I zoning are generally greater than the Residential zoning. The height limit would be raised to 35 feet (instead of the present 28 feet allowed in the R-1/5000), with potential to 75 feet through the conditional building and site design process; See attachment D. The depth of the parcels represents a somewhat limiting factor in any new construction, since larger building would be difficult to construct meeting I Institutional zoning standards; except when fully adjacent to other campus properties where increased required rear and side yard areas available

The existing structures are not protected by any historical overlay and can be demolished and reconstructed under either zoning classification, however, if the zoning remains the same; new construction would be limited to single family homes whereas under the new zoning any new construction would be controlled by the new I Institutional zoning. There are no immediate plans for new construction; however the College has indicated they wish to convert at least some of the homes to office or other college related non-residential use if the properties are rezoned.

## **DISCUSSION:**

### ***Applicable Master Plan Policies***

The *Sugar House Master Plan* includes some general policies about Institutional and residential areas applicable to this rezone and master plan amendment request. Some policies related to this request include:

- *Support and enhance the dominant, single-family character of the existing low-density residential neighborhoods.*
- *Maintain the unique character of older, predominantly low-density neighborhoods.*
- *Prohibit the expansion of non-residential land uses into areas of primarily low-density dwelling units.*

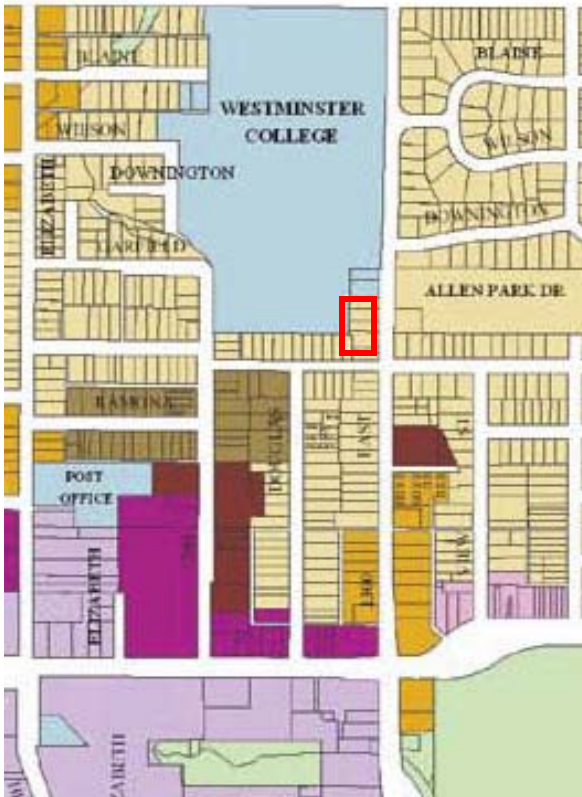
The discrepancy of the proposal with these policies represents the fundamental issue with this request. This master plan and zoning amendment would expand the I Institutional zoning designation and associated "Institutional" future land use designation, the property is already used for the support of institutional uses (student housing) rather than a low density residential use. .

The Sugar House Master Plan defers to the subsequent creation of a Westminster Small Area Plan for much of the direction regarding the Westminster campus area. Such a plan has been drafted but has not been adopted by the City and therefore does not officially exist. The draft focused on the surrounding neighborhood. It suggests creating a boundary for Westminster expansion, but does not actually do so.

Westminster College has also hosted its own private master planning process involving the community. This internal master plan acknowledged the existence of the parcels in question. This internal master plan was not adopted by the City.

The general public and surrounding residents were given the opportunity to weigh in on the proposal at two meetings of the Sugar House Community Council, including one with their Land Use Committee. Specifically, there was an open house held November 4, 2014 regarding this proposal. At the meeting, questions were raised about access, height and redevelopment of structures, but residents were generally amenable to the rezone proposal and sent a letter of support to the planning staff. The Community Council's letter requests that the City approve the rezoning and Master Plan amendment proposal.

Overall, the *Sugar House Master Plan* provides some flexibility in the determination of whether a rezone is appropriate for a property such as this one. However, if a decision is made to modify the Master Plan, the map and [possibly some text] needs to be modified to reflect the inclusion of these properties into the campus.



**Future Land Use**

- Very Low Density Residential (Less than 5 du/acre)
- Low Density Residential (5-10 du/acre)
- Medium Density Residential (8-20 du/acre)
- Medium High Density Residential (20-50 du/acre)
- Neighborhood Business
- Mixed Use - Low Intensity
- Business District Mixed Use - Neighborhood Scale
- Mixed Use - High Intensity
- Business District Mixed Use - Town Center Scale
- Parks & Open Space
- Institutional & Public Lands

(Portion of) **Sugar House Master Plan land use map** (master plan amendment outlined in red. This master plan map does not accurately reflect current parcel configurations)



**Zoning Districts**

- CN Neighborhood Commercial
- CB Community Business
- CS Community Shopping
- CC Commercial Corridor
- CSHBD1 Sugar House Business District
- CSHBD2 Sugar House Business District-2
- I Institutional
- OS Open Space
- PL Public Lands
- R-1/12000 Single-Family Residential
- R-1/7000 Single-Family Residential
- R-1/5000 Single-Family Residential
- RB Residential/Business
- RO Residential/Office
- RMF-30 Low Density Multi-Family Residential
- RMF-35 Moderate Density Multi-Family Residential
- RMF-45 Moderate/High Density Multi-Family Residential
- SR-1 Special Development Pattern Residential

(Portion of) **Sugar House zoning map** (proposed parcels to be rezoned to Institutional outlined in red)

**NEXT STEPS:**

The Planning Commission should identify issues and/or concerns they feel need to be addressed in the staff report prior to scheduling the issue on a future agenda for a decision.

With a recommendation of approval or denial for the master plan and zoning amendment, the amendment proposal will be sent to the City Council for a final decision by that body. The subdivision would be conditional upon Council approval

If the master plan and zoning amendment are approved, the college will be able to build any use allowed in the I Institutional zone on the property. The developer will need to obtain a building permit for any development and will need to comply with the necessary zoning standards, including buffering where the property is adjacent to single-family zones. If the development exceeds 35 feet in height, it will need to go through a Conditional Building and Site Design review process (up to 75 feet in height) before building permits are approved.

If the zoning amendment is denied, the property will remain zoned R-1/5,000, Single Family Residential. With this zoning, the college would be able to continue the use of the homes as housing (including student housing) or to redevelop them with single-family dwellings on the property.

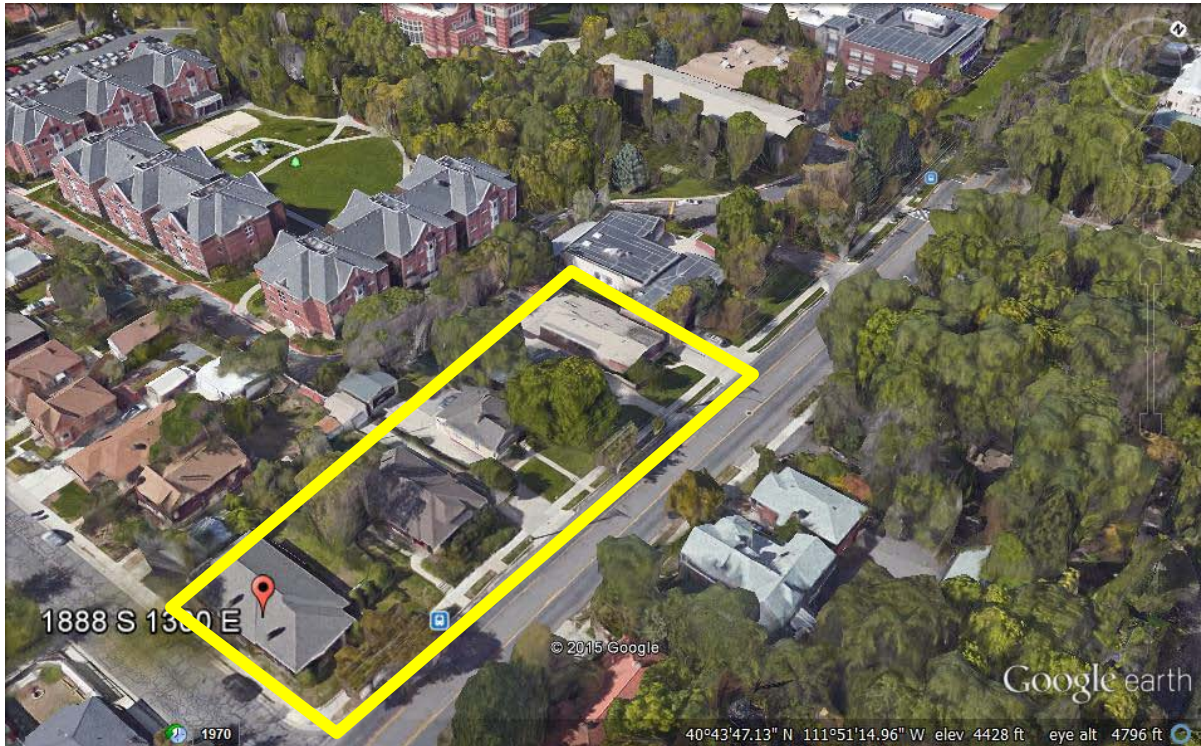


## ATTACHMENT A: VICINITY MAP

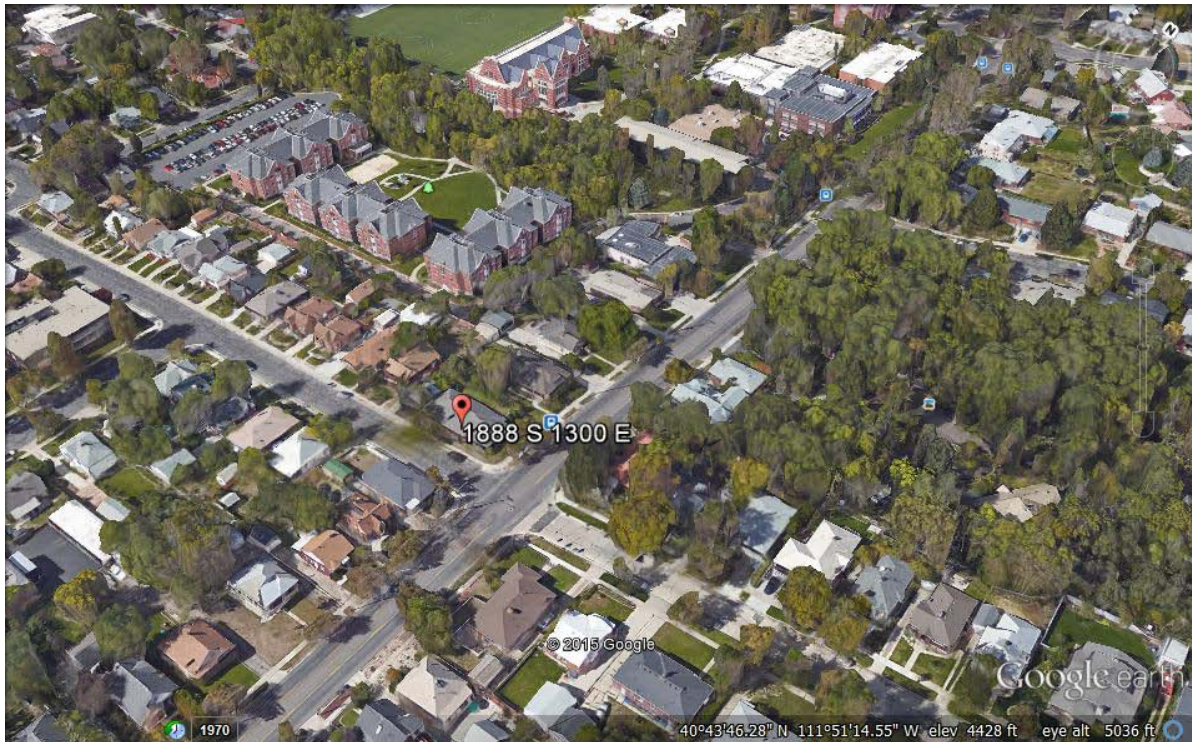


View, looking west, of the property proposed to be rezoned from R-1/5000 to Institutional and also integrated into the campus with a subdivision amendment (yellow). The I Institutional zoned portion of the campus is on the right (north) and top (west) (blue).

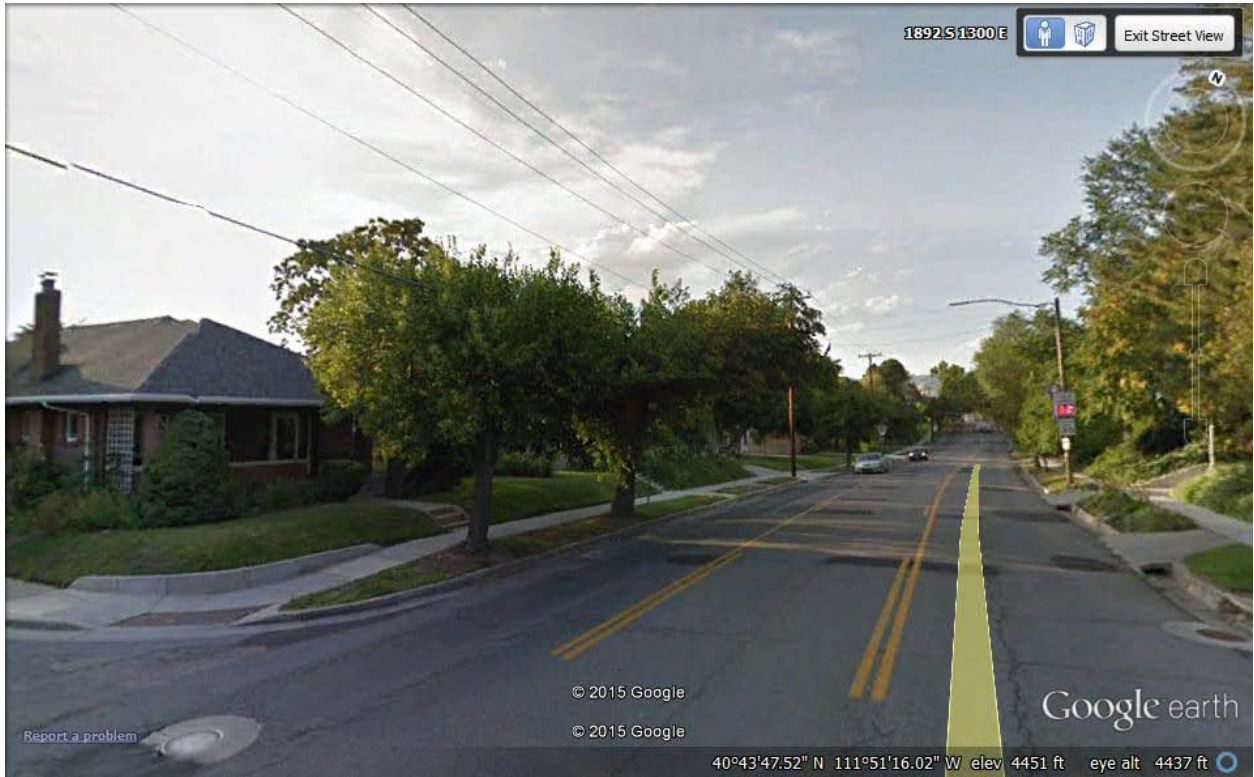
## ATTACHMENT B: AREA PHOTOGRAPHS



Panoramic view of the site looking northwest. The subject property proposed to be rezoned and included in the subdivision is highlighted in yellow.



View of the subject property looking northwest.



Street View of the subject property looking northwest

# **ATTACHMENT C: PROPOSED PLAT**

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# ATTACHMENT D: EXISTING CONDITIONS

## Uses in the Immediate Vicinity of the Property

To the east, across 1300 East, and south, across Westminster Avenue, of the land proposed for rezone are single-family homes. Single-family homes also border the property to the west along the Westminster Avenue street frontage. The remainder of the properties are bordered by Institutional Student housing to the west and academic college uses to the north.

## Current R-1/7,000 Zoning Standards

The property proposed for rezoning is currently zoned R-1/5000, Single Family Residential. The following table provides the yard and bulk requirements for the R-1/5,000 district.

R-1/5,000 Development Standards (21A.24.070)							
LOT WIDTH	LOT AREA	FRONT YARD	REA R YARD D	SIDE YARD S	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
50' min	5,000 sq ft min	Average of the block face or 20' min	25% or 20' min	4'/10' min	Pitched roof: 28' max Flat roof: 20' max	40% max	Front and corner side yards

## Proposed I Zoning Standards

The developer is proposing to rezone the subject property to I, Institutional. The development standards for that zone, including yard and bulk requirements are as follows;

I Development Standards (21A.32.080)							
LOT WIDTH	LOT AREA	FRONT YARD	REA R YARD D	SIDE YARD S	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
100' min	20,000 sq ft min	20' min	25' min	20' min	35' max Conditional design review to 75'	None; but buffers required adjacent to residential	Front and corner side yards: 20' Rear and interior side: 8'

The purpose of the I Institutional district is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

The uses allowed in the I Institutional zoning district allow a variety of institutional uses of a scale that is not allowed in the R Residential zoning districts. A complete list of permitted and conditional uses is located at [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672).

As noted in the table, the setback standards for the I Institutional zoning district are generally stricter (greater) than the setback requirements for the residential zoning district. The major exception/difference is height. The institutional zoning district allows over-the-counter height of 35 feet, which is 7 feet higher than the R-1/5000 zoning district. Additionally the I Institutional district allows for height up to 75 feet through the Conditional Building and Site Design Review process. This is a discretionary process and the extra height is not guaranteed if the buildings are deemed incompatible with the adjacent land uses. The extra height is not over-the-counter and would require Planning Commission approval in response to any specific development proposal (which does not exist at this time).

## **ATTACHMENT E: PUBLIC PROCESS & COMMENTS**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

#### **Notice of Application:**

The Community Council was notified of the proposal.

The College met with the Sugar House Community Council Land-Use Committee in August 2014 and the Sugar House Community Council (SHCC) in November 2014. They held a Community Meeting on November 5, 2014 at the College; two people attended.

#### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on August 13, 2015

Public hearing notice posted on August 13, 2015

Public notice posted on City and State websites and Planning Division list serve on August 13, 2015

#### **Public Input:**

One phone call was received, however, no public comments received as of staff report publication.



July 12, 2015

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair  
Sugar House Community Council

RE: Rezone of Westminster College Parcels on 1300 East



Westminster College is requesting a rezone for five parcels on 1300 East (1858, 1860, 1870, 1878, and 1888 South). These homes are currently owned by the college, and have been for some time. They are zoned R-1/5000. The current zoning allows Westminster to use these properties for housing for their students and faculty; it does not allow for any institutional uses, or College functions, in these buildings. At this time, the College would like the flexibility of using these for College uses other than housing.

The College plans to do minimal remodeling, if this rezone is successful. They would need to make the properties ADA accessible. Other remodeling would happen to make one of these buildings into a student-counseling center, the Westminster Diversity Center and the Westminster Scholars Center. They are seeking this rezone to gain extra space for these functions. Westminster parcels already surround these parcels, so this rezone makes sense.

The College has met with the Sugar House Community Council Land-Use Committee in August 2014 and the Sugar House Community Council (SHCC) in November 2014. They held a Community Meeting on November 5, 2014 at the College, and only two people attended (myself and Maggie Shaw). No other nearby residents came, although flyers were put on the porches of many neighbors. Westminster also has an email list of nearby residents, and those people were notified as well.

At the SHCC meeting, a question was asked about increased traffic on 1300 East. These buildings will be accessed from the rear, and will be used by students already on campus so there won't be an increase. Since the new zone would allow up to 55' in height, someone asked if they would be tearing down the homes and putting in something that tall. Derek Payne, the architect, stated that the parcels aren't large enough to accommodate the setbacks that would be needed to build a building that tall. Someone else was concerned that they could change the character of these homes in the future, and Annalisa Holcombe said that could only happen if their master plan was revised, which would be a very long process and many meetings with a lot of public input. She said there are no plans to change the way they look.

I have received no other comments about this project via our website or my email address. There are no objections to this rezone and we would like to urge you to approve this request.

# Community Meeting

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Hosted by: Sugar House Community Council

DATE: November 5, 2014

TIME: 7:00 pm – 8:00 pm

LOCATION: Sprague Library



Westminster College is requesting a rezone of property they own from 1860 S 1300 E to 1888 S 1300 E.

These houses are currently owned by Westminster, but zoned residential and used for housing. They are now seeking to use them for various institutional uses.

Westminster College held an open house on this matter and now the Sugar House Community Council will be making a recommendation to the SLC Planning Commission. Come learn more and voice your comments at our regular meeting.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)  
[sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

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# Community Meeting

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Hosted by: Sugar House Community Council

DATE: November 5, 2014

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Westminster College held an open house on this matter and now the Sugar House Community Council will be making a recommendation to the SLC Planning Commission. Come learn more and voice your comments at our regular meeting.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)  
[sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

# **ATTACHMENT F: ANALYSIS OF STANDARDS**

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## **MASTER PLAN AMENDMENTS**

There are no specific standards for master plan amendments. It is the discretion of the Planning Commission and City Council to determine land use policy for the area.

## **ZONING MAP AMENDMENTS**

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

## **PRELIMINARY SUBDIVISION**

**20.16.100:** All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

- A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12
- B. All buildable lots comply with all applicable zoning standards;
- C. All necessary and required dedications are made;
- D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;
- E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;
- F. The subdivision otherwise complies with all applicable laws and regulations.
- G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

**Engineering** – Scott Weiler ([scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

No objections. Redlines for the subdivision were provided to the petitioner.

**Zoning** – Greg Mikolash ([greg.mikolash@slcgov.com](mailto:greg.mikolash@slcgov.com) or 801-535-6181)

The following comments have been made with respect to the listed Planning applications:

- PLNPCM2014-00253 – No comments.
- PLNPCM2015-00254 – No comments.
- PLNSUB2015-00214 - The easement/parcel to the east of 1271 East Westminster (and the expanded subdivision boundary) is not associated with a taxable property but it appears that the easement is in either in favor of Westminster or the property owner at 1271. If the easement is in favor of Westminster, this property (without any record) should be included in the boundary of the subdivision.

**Transportation** – Michael Barry ([michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

No Concerns.

### **Public Utilities**

No comments.

### **Fire**

No comments.

### **Police**

No comments

### **Parks**

No comments.

# ATTACHMENT II: ANALYSIS OF STANDARDS

## MASTER PLAN AMENDMENTS

There are no specific standards for master plan amendments. It is the discretion of the Planning Commission and City Council to determine land use policy for the area.

## ZONING MAP AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p><b>Requires amendment to the future land use map of the <i>Sugar House Master Plan</i>, which is the basis of this proposal.</b></p>	<p>Please see the “Discussion” section of the briefing document regarding applicable master plan policies. As discussed, staff finds that the zoning amendment may be compatible with the general policies of the <i>Sugar House Master Plan</i>. The Master Plan discourages the general expansion of the college into areas of single family homes, however these homes are presently used as student housing and are contiguous with the college and their purchase mostly pre-dates the Master Plan</p> <p>Westminster has participated in the construction of new housing at “The Draw” within the Sugar House Business District.</p> <p>The Sugar House Master Plan also defers to a Westminster small area plan A Westminster small area plan has been developed but has never been adopted. Westminster College has produced an internal master plan document that is also not an adopted City policy.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Requires amendment to the zoning map, which is the basis of this proposal.</b></p>	<p>The I Institutional zoning district purpose statement is as follows: The purpose of the I institutional district is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the</p>

		neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	<b>The immediately adjacent properties are largely part of the Westminster campus.</b>	<p>As discussed in the issue section of the briefing document, the properties are largely adjacent to the existing campus. There are single family homes across the street (1300 East and Westminster) and single family to the west of the southernmost property.</p> <p>Additionally, the 35' height limit for the I zone is close to the 28' limit of the adjacent residential zone, which reduces the potential for negative impacts related to the scale of development. Additional height is available in the I Institutional zone up to 75 feet, but is entirely discretionary and only available with the specific Planning Commission approval of any specific proposal (which does not exist at this time)</p>
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	<b>Complies</b>	The property is not located within an overlay zoning district that imposes additional standards.
<b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b>	<b>Complies</b>	<p>The property is not affected by Salt Lake County flood control (portions of the larger Westminster college are affected)</p> <p>Access from the properties is from the rear, the rezone of the property is not expected to have an impact on street service levels.</p> <p>City departments and division have not indicated that public facilities or services are inadequate to serve the subject property.</p>
<b>NOTES:</b>		

## PRELIMINARY SUBDIVISION

**20.16.100:** All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
<b>A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12</b>	<b>Complies</b>	The proposal is to eliminate lot lines and consolidate into the larger Westminster parcel
<b>B. All buildable lots comply with all applicable zoning standards;</b>	<b>Complies</b>	The consolidated lots will meet I Institutional zoning standards
<b>C. All necessary and required dedications are made;</b>	<b>Complies</b>	The easement located between the lots is owned by the college and will also be vacated by the subdivision (it is not a public alley).
<b>D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;</b>	<b>Complies</b>	The subdivision consolidates existing lots with public services. Public Utilities has not raised concerns.
<b>E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;</b>	<b>Complies</b>	Public improvements (curb gutter sidewalk) presently exist.
<b>F. The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	The proposal will generally have no traffic impacts. The proposal eliminates lot lines. Integration into the larger subdivision would facilitate access to the rear of some of the structures. The subdivision complies with applicable laws and regulations.
<b>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</b>	<b>Complies</b>	There are no public rights of way or alleys involved (there is a private easement to be eliminated)
NOTES:		

# ATTACHMENT III: MOTIONS

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## Potential Alternative Motion

**Approval:**

*Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map and master plan amendment and also approve the preliminary subdivision, pending City Council approval of the zoning map and master plan amendment.*

**Denial:**

*Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning map and master plan amendment.*

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with. Please see Attachment E for applicable standards.)