



Briefing

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Doug Dansie, 801-535-6182, doug.dansie@slcgov.com
Date: August 26, 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 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.*

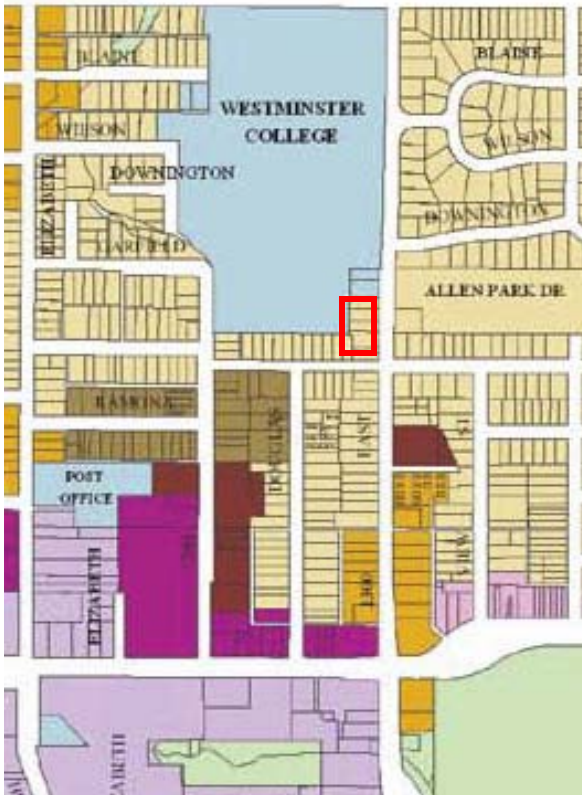
The discrepancy of the proposal with these policies represents the fundamental issue with this request. This master plan and zoning amendment would expand the I Institutional zoning designation and associated "Institutional" future land use designation, the property is already used for the support of 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.

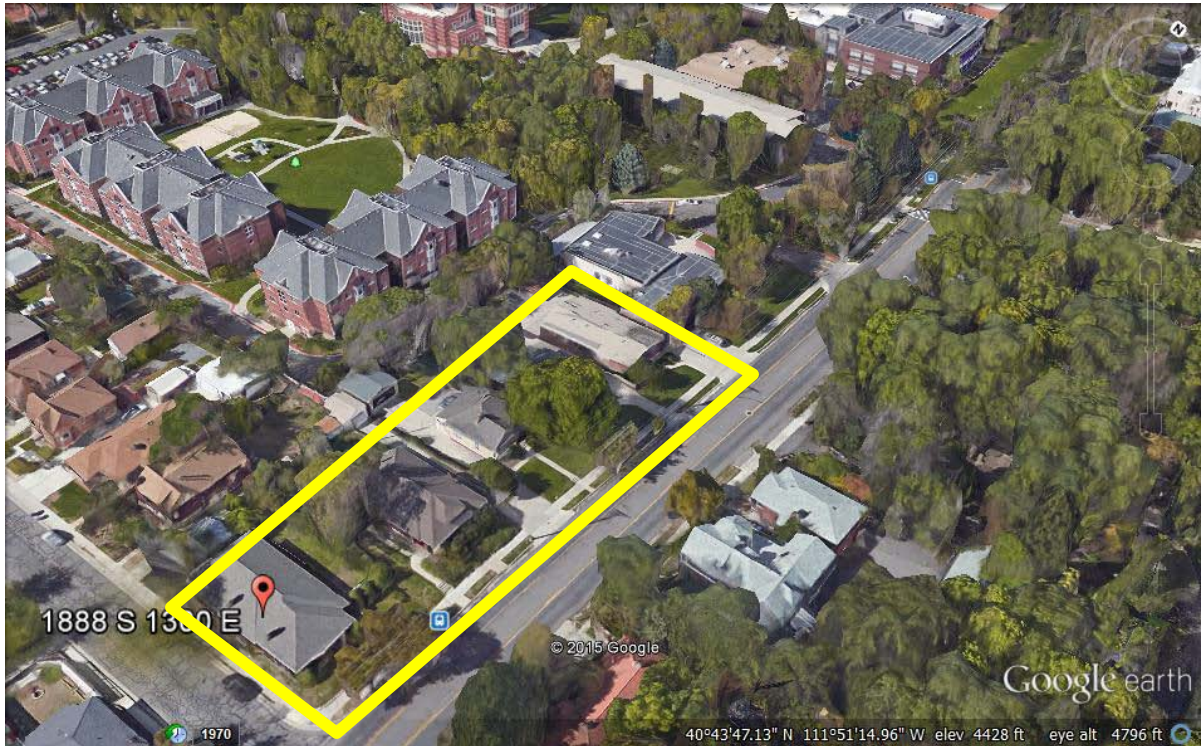
If the zoning amendment is denied, the property will remain zoned R-1/5,000, Single Family Residential. With this zoning, the college would be able to continue the use of the homes as housing (including student housing) or to redevelop them with single-family dwellings on the property.

ATTACHMENT A: VICINITY MAP

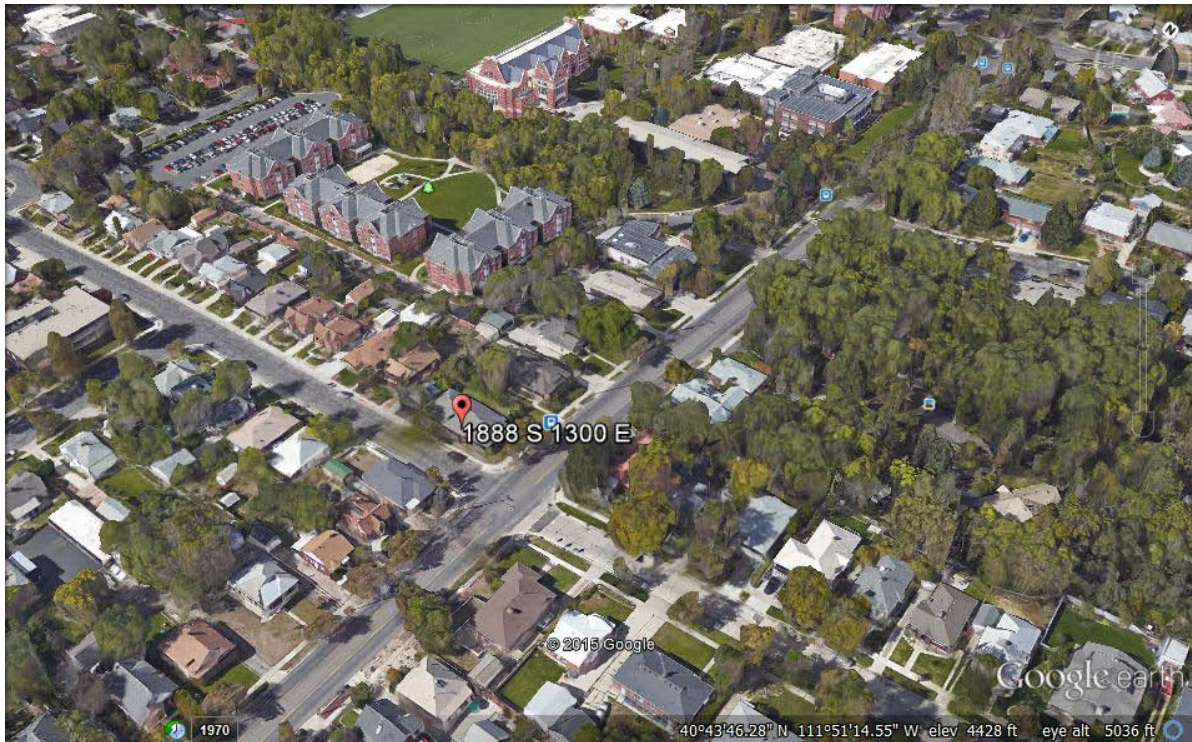


View, looking west, of the property proposed to be rezoned from R-1/5000 to Institutional and also integrated into the campus with a subdivision amendment (yellow). The I Institutional zoned portion of the campus is on the right (north) and top (west) (blue).

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.

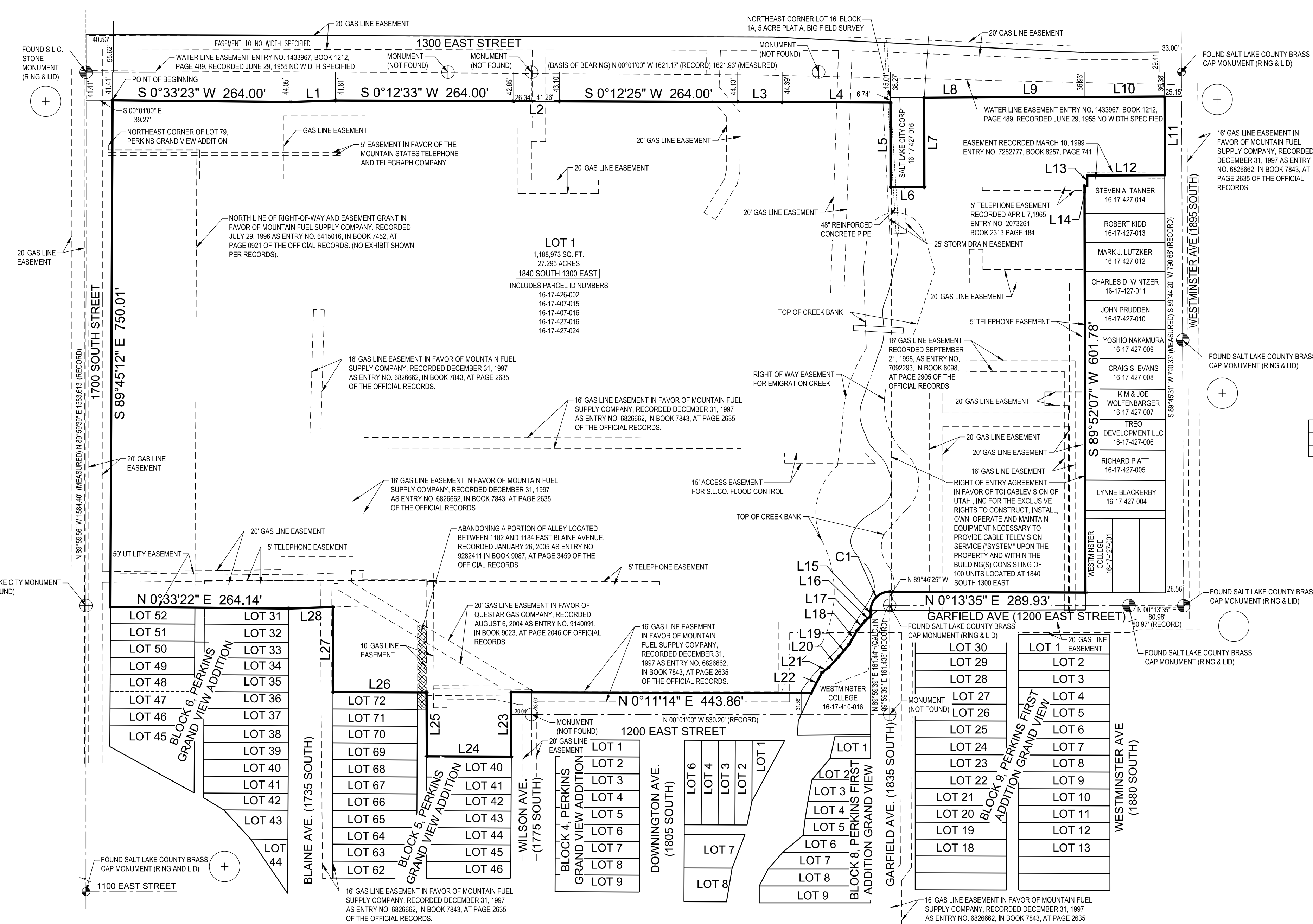
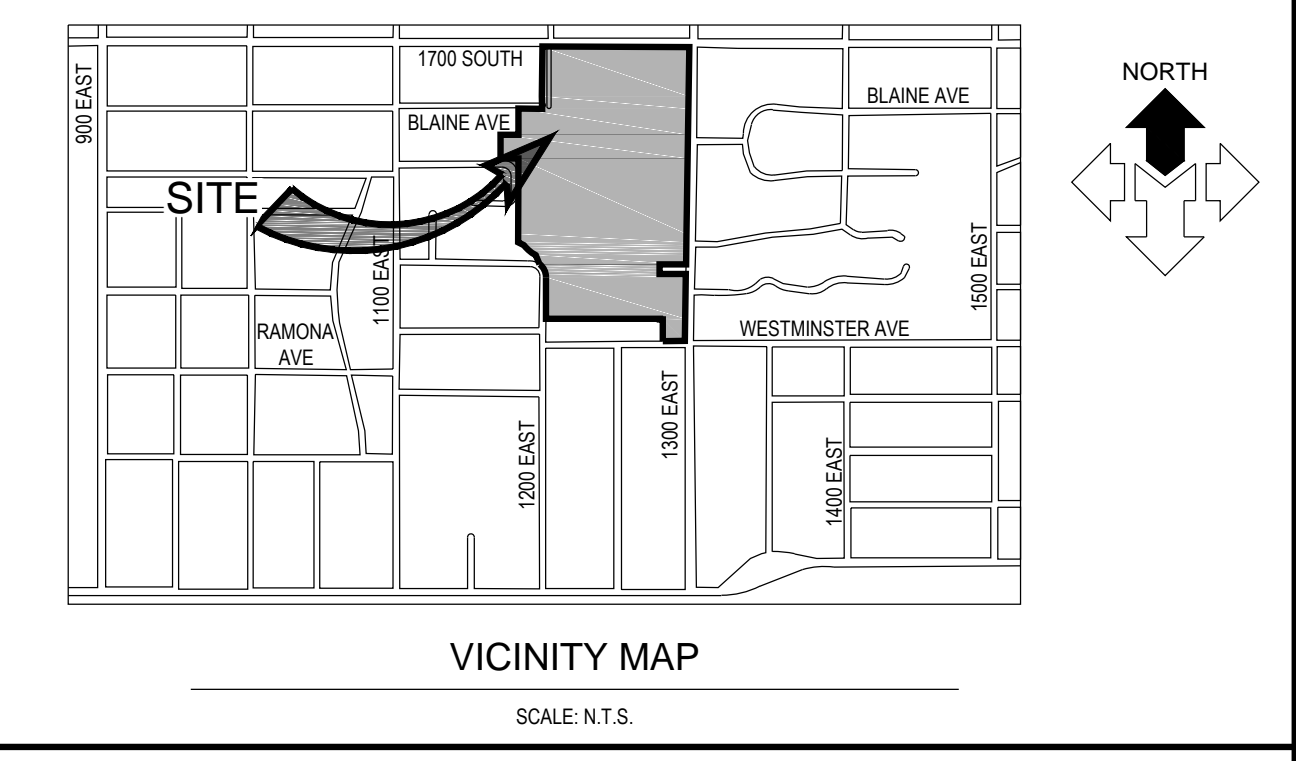
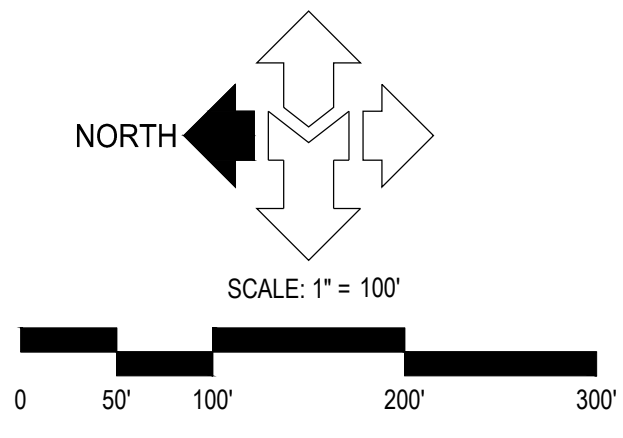


Street View of the subject property looking northwest

ATTACHMENT C: PROPOSED PLAT

WESTMINSTER COLLEGE SUBDIVISION AMENDED

AMENDING & EXTENDING LOT 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN



LINE TABLE

LINE	CHORD BEARING	DISTANCE
L1	S01°57'38"E	66.04
L2	S00°11'43"W	67.60
L3	S00°12'33"W	66.00
L4	S00°12'22"W	160.21
L5	S89°52'07"W	125.26
L6	S00°17'02"E	50.00
L7	S89°52'07"E	132.00
L8	S00°17'02"E	77.10
L9	S00°17'02"E	160.00
L10	S01°16'57"E	118.79
L11	S89°52'07"W	116.30
L12	N00°12'23"W	114.79
L13	S89°52'07"W	15.66
L14	N00°07'53"W	4.00
L15	WEST	8.23
L16	N39°34'16"W	10.87
L17	N50°29'06"W	18.48
L18	N60°42'05"W	23.75
L19	N49°32'27"W	24.27
L20	N47°00'54"W	20.69
L21	N36°45'18"W	13.07
L22	N62°15'32"E	34.63
L23	N89°55'59"W	95.38
L24	N00°12'33"E	125.07
L25	N89°45'27"E	94.72
L26	N00°12'31"E	138.56
L27	S89°44'48"E	125.80
L28	N01°57'35"W	66.05

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	28.00	44.01	90°02'54"	38.61	N44°47'52"W

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 8861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

WESTMINSTER COLLEGE SUBDIVISION AMENDED
 AMENDING & EXTENDING LOT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1300 EAST STREET AND THE SOUTH RIGHT-OF-WAY LINE OF 1700 SOUTH STREET, SAID POINT BEING NORTH 89°59'59" WEST 41.41 FEET AND SOUTH 00°01'00" EAST 39.27 FEET FROM THE SALT LAKE CITY MONUMENT LOCATED AT THE INTERSECTION OF 1300 EAST STREET AND 1700 SOUTH STREET AND RUNNING THENCE SOUTHERLY ALONG SAID WEST LINE OF 1300 EAST STREET THE FOLLOWING SEVEN (7) COURSES: SOUTH 00°33'23" WEST 264.00 FEET, SOUTH 01°13'58" EAST 66.04 FEET, SOUTH 00°12'33" WEST 264.00 FEET, SOUTH 00°11'43" WEST 67.60 FEET, SOUTH 00°12'33" WEST 66.00 FEET, SOUTH 00°12'22" WEST 160.21 FEET, AND SOUTH 00°17'02" WEST 50.00 FEET, THENCE SOUTH 00°17'02" EAST 160.00 FEET, THENCE SOUTH 01°16'57" EAST 118.79 FEET, THENCE SOUTH 00°17'02" WEST 116.30 FEET, THENCE SOUTH 00°12'23" WEST 114.79 FEET, THENCE SOUTH 89°52'07" WEST 15.66 FEET, THENCE SOUTH 00°07'53" WEST 4.00 FEET, THENCE SOUTH 89°52'07" WEST ALONG SAID SOUTH LINE OF LOT 16, 125.26 FEET, THENCE SOUTH 00°17'02" EAST 50.00 FEET, THENCE NORTH 89°52'07" EAST 132.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 1300 EAST STREET, THENCE SOUTH 00°17'05" EAST ALONG SAID WEST LINE OF 1300 EAST STREET 77.10 FEET, THENCE SOUTH 00°17'02" EAST 160.00 FEET, THENCE SOUTH 01°16'57" EAST 118.79 FEET, THENCE SOUTH 89°52'07" WEST 116.50 FEET, THENCE NORTH 00°12'27" WEST 114.79 FEET, THENCE SOUTH 89°52'07" WEST 15.66 FEET, THENCE NORTH 00°07'53" WEST 4.00 FEET, THENCE SOUTH 89°52'07" WEST ALONG SAID SOUTH LINE OF LOT 16, 601.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1200 EAST STREET, THENCE NORTH 00°13'35" EAST ALONG SAID EAST LINE 289.93 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 89°46'25" WEST, THROUGH A CENTRAL ANGLE OF 90°02'54", A DISTANCE OF 44.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GARFIELD AVENUE, THENCE WEST ALONG SAID NORTH LINE 82.33 FEET, THENCE NORTH 39°34'16" WEST 10.87 FEET, THENCE NORTH 50°29'06" WEST 18.48 FEET, THENCE NORTH 60°42'05" WEST 23.75 FEET, THENCE NORTH 00°12'31" EAST 125.07 FEET, THENCE NORTH 00°12'31" EAST 138.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLAINE AVENUE, THENCE SOUTH 89°44'48" EAST ALONG SAID SOUTH LINE 125.80 FEET, THENCE NORTH 01°57'35" WEST 66.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLAINE AVENUE, THENCE NORTH 00°33'22" EAST 264.14 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 1700 SOUTH STREET, THENCE SOUTH 89°45'12" EAST ALONG SAID SOUTH LINE 750.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,188,973 SQ. FT. OR 27.295 ACRES
 MINIMUM CLOSURE ACCURACY 1:15,000

DAVID B. DRAPER
 L.S. LICENSE NO. 8861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE _____ (UNDERSIGNED OWNER) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS TO BE HEREAFTER KNOWN AS THE:

WESTMINSTER COLLEGE SUBDIVISION AMENDED
 AMENDING & EXTENDING LOT 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, IN WHATEVER HEREBY HAVE HERETO SET _____ THIS _____ DAY OF _____ A.D., 20____

INDIVIDUAL
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of Salt Lake

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

WESTMINSTER COLLEGE SUBDIVISION AMENDED
 AMENDING & EXTENDING LOT 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, UTAH

RECORD NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____ SALT LAKE COUNTY RECORDER

S:\2014Files\14346\Survey\Prod\Draw\230602SP-1.dwg, Mar 17, 2015 - 9:09am

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS DAY OF _____ 20____

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____ AND IS HEREBY APPROVED.

SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR DATE

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE

CITY ENGINEER DATE
 CITY SURVEYOR DATE

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SALT LAKE CITY ATTORNEY

PREPARED BY:

 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____

DIRECTOR SALT LAKE VALLEY HEALTH DEPARTMENT

SHEET
 1 OF 1

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.

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

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

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
sugarhousecouncil@yahoo.com

Community Meeting

Hosted by: Sugar House Community Council

DATE: November 5, 2014

TIME: 7:00 pm – 8:00 pm

LOCATION: Sprague Library



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www.sugarhousecouncil.org
sugarhousecouncil@yahoo.com

ATTACHMENT F: 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:

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 or 801-535-6159)

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

Zoning – Greg Mikolash (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 or 801-535-7147)

No Concerns.

Public Utilities

No comments.

Fire

No comments.

Police

No comments

Parks

No comments.