



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com
Date: March 23, 2016
Re: PLNPCM2015-00775

Zoning Text Amendment

PROPERTY ADDRESS: N/A

PARCEL ID: N/A

MASTER PLAN: N/A

ZONING DISTRICT: RMF-35 (Residential Multi-Family, Low Density)

REQUEST: Tom Lloyd, co-founder of the Good Samaritan Foundation, is requesting to amend section 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts, to allow for "Community Recreation Center" as a conditional use in the RMF-35 (Residential Multi-Family, Low Density). The changes would apply citywide.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed text amendments meet standards for a zoning ordinance amendment and staff recommends that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2015-00775. Below is a proposed motion consistent with this recommendation:

Based on my analysis of the staff report and public comments presented, I move that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2015-00775, text changes to amend section 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts, to allow for Community Recreation Centers as a conditional use in the RMF-35 (Residential Multi-Family, Low Density) zoning district.

ATTACHMENTS:

- A. Proposed Ordinance
- B. Application Information
- C. Analysis of Factors
- D. Public Process and Comments
- E. Department Comments
- F. Map of RMF-35 Zoning Districts
- G. Motions

PROJECT DESCRIPTION:

A request by Tom Lloyd, on behalf of the Good Samaritan Foundation, to amend section 21A.33.020 Table of Permitted Uses for Residential Districts to allow Community Recreation Centers as a conditional use in the RMF-35 (Residential Multi-Family, Low Density) District.

Though the parcel is currently considered part of a city street, the applicant has initiated a process to have it closed so that the city could sell it. The site, once the street has been closed, will be in the RMF-35 zone and the applicant would like to acquire the site and use it to create an Immigrant and Refugee Neighborhood Community Center. The proposed text amendment would apply citywide.

The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.

The purpose of the RMF-35 (Residential Multi-Family, Medium Density) district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35').

This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Community Recreation Center is a use type that was removed from the Tables of Permitted and Conditional Uses in 2012, when the zoning code was reorganized. It would be easy to mistake this land use for either "Recreation (indoor)" or "Recreation (outdoor)", both of which are currently in the land use table. The distinction between these uses and a Community Recreation Center relates to the range of functions upon which the facility concentrates.

The Salt Lake City zoning ordinance currently defines a "Community Recreation Center" in 21A.62.040 as follows:

- **COMMUNITY RECREATION CENTER:** A place, structure, area, or other facility used for and providing social or recreational programs generally open to the public and designed to accommodate and serve segments of the community.

This is distinct from either of the "Recreation" uses in that the definition of each of those focuses solely upon purely recreational activities. The intent of a Community Recreation Center is broader, and includes 'social programs generally open to the public and designed to accommodate and serve segments of the community'.

This use is similar in purpose and intensity to other uses commonly found integrated within residential districts including city recreation centers, non-profit community centers, and libraries. The following pages present local examples of successful integration of these similar use types within areas zoned for low-density residential.

Chapman Library

577 South 900 West



Public libraries, in addition to their traditional function, are increasingly serving as centers of community activity and education. These facilities are frequently located within residential districts, to support ease of access by community members. The Chapman Library, for instance, offers frequent lectures, computer training, crafting classes, special family-focused events, nutrition classes for parents, and Spanish language training in how to prepare a resume and cover letter.

There are significant parallels between these functions and the "...social or recreational programs generally open to the public and designed to accommodate and serve segments of the community," one would expect from a Community Recreation Center.

The site itself is zoned for RMF-35 (Residential Multi-Family, low density) and is adjacent to other properties that carry a the same, or less intense (R1-5000) residential zoning. This suggests strongly that the services provided by the library are appropriate for this zoning district.

Capitol West Boys and Girls Club

567 West 300 North



Capitol West Boys and Girls Club provides a range of services and support to children and their families, primarily focused in the after-school hours and over summer break. These range from arts programs, homework help, field trips, youth development programs, personal enrichment classes, and meals and snacks for members.

These services are extremely similar to those presented in the definition of Community Recreation Center. Despite whatever modest externalities the Boys and Girls Club presents, the facility is zoned SR-1A, a lower intensity classification than RMF-35. In addition to carrying the zoning onsite, the Capitol West Boys and Girls Club is located near many single-family (SR-1A) zoned properties as well as a number identified as multi-family (RMF-35).

In addition to the aforementioned uses which currently operate well in residential districts, there are a number of uses currently allowed conditionally in the RMF-35 (Residential Multi-Family, Medium Density) district.

Each of these uses serve the community, much as a Community Recreation Center would, but with a greater likely impact on surrounding properties.

- **MUNICIPAL SERVICE USES, INCLUDING CITY UTILITY USES AND POLICE AND FIRE STATIONS:** City or county government operations and governmental authorities providing services from specialized facilities, such as police service, street/highway department maintenance/construction, fire protection, sewer and water services, etc. City or county operations and governmental authorities providing services from non-specialized facilities shall be considered office uses.
- **PLACE OF WORSHIP:** A church, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious worship.

KEY ISSUES:

The section that would be changed in the zoning ordinance as part of the proposed amendment is 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts. The issue listed below has been identified through the analysis of the project.

1. Potential for externalities related to activity centers in residential districts

Permitting these Community Recreation Centers is consistent with other community-serving uses frequently found within and in close proximity to residential districts, as other community serving uses (municipal services, community centers, schools, places of worship, etc) frequently have a similar or greater intensity.

Furthermore, making Community Recreation Centers a conditional, rather than permitted, use subjects them to a higher degree of project-specific review to mitigate reasonably anticipated detrimental effects.

This is achieved by reviewing the project by 4 approval standards

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

This final approval standard requires analysis of the project on the basis of 15 distinct potential detrimental effects:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

NEXT STEPS:

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: PROPOSED ORDINANCE

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS

Use	Permitted And Conditional Uses By District																			
	FR-1/43,560	FR-2/21,780	FR-3/12,000	R-1/12,000	R-1/7,000	R-1/5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO	
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C ⁸	C ₈	C ₈	C ₈	C ₈	C ₈	C ₈		C ₈	C ₈	C ₈	C ₈	C ₈	C ₈	P	P	P	P	P ⁶	
Alcohol, brewpub (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹		
Alcohol, dining club (2,500 square feet or less in floor area)															C ⁹ _{,10}	C ⁹	C ⁹	C ⁹		
Alcohol, social club (2,500																C ⁹	C ⁹	C ⁹		

square feet or less in floor area)																			
Alcohol, tavern (2,500 square feet or less in floor area)																		C ⁹	
Animal, veterinary office														C	C	C	P	P ⁶	
Art gallery														P	P	P	P	P	
Bed and breakfast inn														P		P	P	P	
Bed and breakfast manor																	P		
Clinic (medical, dental)														P	P	P	P	P ⁶	
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
<u>Community Recreation Center</u>											<u>C</u>								
Crematorium																C	C	C	
Daycare center, adult														P	P	P	P	P	P
Daycare center, child														P	P	P	P	P	P
Dwelling,	P ¹	P ¹	P ¹																

accessory guest and servant's quarter	1	1	1																
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P						
Dwelling, assisted living facility (large)												C	P	P		C	P	P	
Dwelling, assisted living facility (limited capacity)	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P	
Dwelling, assisted living facility (small)												P	P	P		P	P	P	
Dwelling; dormitory, fraternity, sorority						P ₂ ¹													
Dwelling, group home (large) ¹⁴											C	C	C	C	C ₈ ¹	C	C	C	C ₁₈
Dwelling, group home (small) ¹⁵	P	P	P	P	P	P	P		P	P	P	P	P	P	P ₉ ¹	P	P	P	P ₉ ¹
Dwelling, manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Dwelling, multi-family											P	P	P	P	P	P	P	P	P
Dwelling,													C	C			C	C	C

residential support (large) ¹⁶																			20
Dwelling, residential support (small) ¹⁷												C	C	P		C	C	P	P ² ₁
Dwelling, rooming (boarding) house													C	P	C	C	C	P	P
Dwelling, single-family (attached)									P		P	P	P	P	P	P	P	P	P
Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two-family							P		P	P ²	P	P			P	P	P	P	P
Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financial institution																P	P	P	P ⁶
Funeral home																P	P	P	P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ₆
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C

Mixed use development															P ¹	P	P	P	P
Mobile food business (operation on private property)																P	P	P	
Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P
Nursing care facility													P	P			P	P	
Office, excluding medical and dental clinic and office															P	P	P	P	P ⁶
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parking, off site (to support nonconforming uses in a residential															C	C	C	C	C

zone or uses in the CN or CB zones)																			
Parking, park and ride lot shared with existing use				P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Reception center															P	P	P		
Recreation (indoor)														P	P	P	P	P	
Restaurant														P	P	P	P	P	
Restaurant with drive-through facility																			
Retail goods establishment														P	P	P	P		
Retail goods establishment, plant and garden shop with outdoor retail sales area														P	P	P	P		
Retail service														P	P	P	P		

establishment																			
School, music conservatory														P	C	C	P		
School, professional and vocational														P	C	C	P	P ⁶	
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand														P	P	P	P	P	
Studio, art														P	P	P	P	P	
Theater, live performance														C ₃ ¹	C ₃ ¹	C ₃ ¹	C ₃ ¹	C ₁₃	
Theater, movie														C	C	C	C	C	
Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Utility, building or structure	P ⁵	P ⁵	P ⁵	P ₅	P ₅	P ⁵	P ₅		P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵ _{,7}
Utility, transmission wire, line, pipe or pole	P ⁵	P ⁵	P ⁵	P ₅	P ₅	P ⁵	P ₅		P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Wireless telecommunications facility																			

(see section [21 A.40.090](#), table [21A.40.090E](#) of this title)

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved.
4. Reserved.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
8. Subject to conformance with the provisions of subsection [21A.24.010T](#) of this title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of subsection [21A.36.150](#) of this title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO districts shall be located above the ground floor.
19. Small group homes established in the RB and RO districts shall be located above the ground floor.
20. Large residential support established in RO districts shall be located above the ground floor.
21. Small residential support established in RO districts shall be located above the ground floor.

ATTACHMENT B: APPLICATION INFORMATION

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

A statement declaring the purpose for the amendment.

A description of the proposed use of the property being rezoned.

List the reasons why the present zoning may not be appropriate for the area.

Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

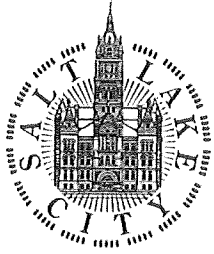
WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



MEMORANDUM

To: Planning & Zoning
From: Monica Pond, Real Property Agent
Date: September 23, 2015
Cc: Dan Rip, Real Property Manager, file
Re: Zoning Text Amendment Application for the property located at 800 North 800 West

The purpose of this memo is to request a Zoning Text Amendment for the property located at 800 North 800 West by amending the Land Use Table for Residential Zoning Districts to allow a conditional use for a Community Recreation Center in the RMF-35 zoning district. The Land Use Table Section of the Zoning Ordinance is 21A.33.020.

Prior to the reconstruction of I-15 and the elimination of the 800 North overpass, this property was part of the City's Public Right-of-Way. After construction, UDOT developed a cul-de-sac to cap off and improve the street. As such, this property is no longer used as a road and an application for Street Closure, in order to close the Right-of-Way is pending.

Mr. Tom Lloyd with The Good Samaritan Foundation has proposed to build a Community Recreation Center for refugees in this location. The detailed use of the facility is further described in the letter (attached) from Mr. Lloyd regarding the proposal for the street closure. The Street Closure application will be submitted in conjunction with the Zoning Text Amendment application.

As Mr. Lloyd explains in his letter, there is a great need for a refugee center in Salt Lake City due to the high volume of refugees entering the City every year. The location is ideal for this type of use as there is a large population of refugees living in the surrounding neighborhood who need this type of help, making it convenient and more useful for them. Many cities across the US have implemented Community Centers such as this one and have found success. Moreover, Mr. Lloyd has developed similar community centers in other parts of the Salt Lake Valley. Please see the attached photos of the Sunnyvale Neighborhood Community Center as an example.

Thank you for your consideration of this proposal. If you have any questions, please contact me.

Thank you,

Monica B. Pond
Real Property Agent, HAND

Good Samaritan Foundation

6925 Union Park Center

Suite 500

Cottonwood Heights, Utah 84047

Salt Lake City Corporation
Planning Department
451 South State Street, Room 215
SLC, Utah 84114

RE: Street Closure
800 N. 800 W.

To Whom It May Concern:

Attached, please find our application for street closure of the proposed parcel locate at 800 N and 800 W in SLC. The Good Samaritan Foundation is a recognized 501 c-3 charitable foundation, which serves the needs of refugees in SL County. Since it's beginning over 7 years ago, we have done our best to meet as many needs of the nearly 1,200 refugees that are sent here each year by the State Department. The State department provides about 8 months worth of minimal assistance as a "transition" and "integration" period for the refugees it sends here. We have determined that this is not nearly adequate to provide the services they need in order to provide housing, education, or employment. That was the reason behind the founding of the Good Samaritan Foundation.

We currently have about 60,000 refugees in Salt Lake County, with an average of 1,200 more sent to us each year. Our experience in working with various public and private entites that serve the needs of this population, is that Nieghborhood Centers are the most efficient and effective means to provide the services. Neighborhood Centers bring "core programming" directly to the neighborhood, including employment, English language courses, citizenship classes, after school tutoring, and walk in services. Neighborhood Centers become a gathering space and resource for all neighborhood residents. Neighborhood Centers serve as a platform for partner programs to bring further activities and services into the community. Neighborhood Centers build capacity within the neighborhood so that individuals and families have the skills and confidence to navigate systems more effectively in order to have their needs met. Neighborhood Centers provide a safe and welcoming place where those standing in such significant

need can find the resources they need to obtain education, skills, and confidence to better their lives. The first Neighborhood Center we developed is located in South Salt Lake, the Sunnyvale Neighborhood Center. It is a model that we plan to follow as we look to the future, it's success has been driven by the fact that it is located in the heart of where those in need reside. The location at 800 N and 800 W has similar characteristics, and we hope to forge a strong public/private partnership with the City of Salt Lake, in serving the needs of this very deserving and vital part of our great community.

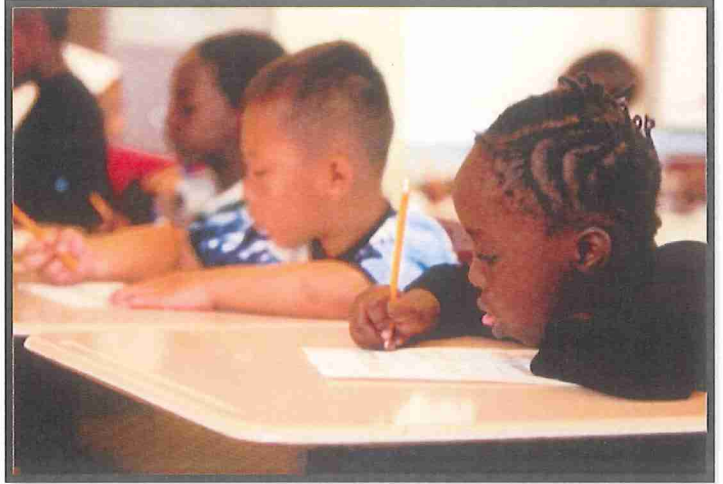
Please let me know what other information you may need or when we might get together to discuss further. Thank you for your careful consideration of this application.

Sincerely,

A handwritten signature in cursive script that reads "Tom Lloyd". The signature is written in dark ink and is positioned above the printed name.

Tom Lloyd
Co-Founder
Good Samaritan Foundation

Sunnyvale Neighborhood Community Center



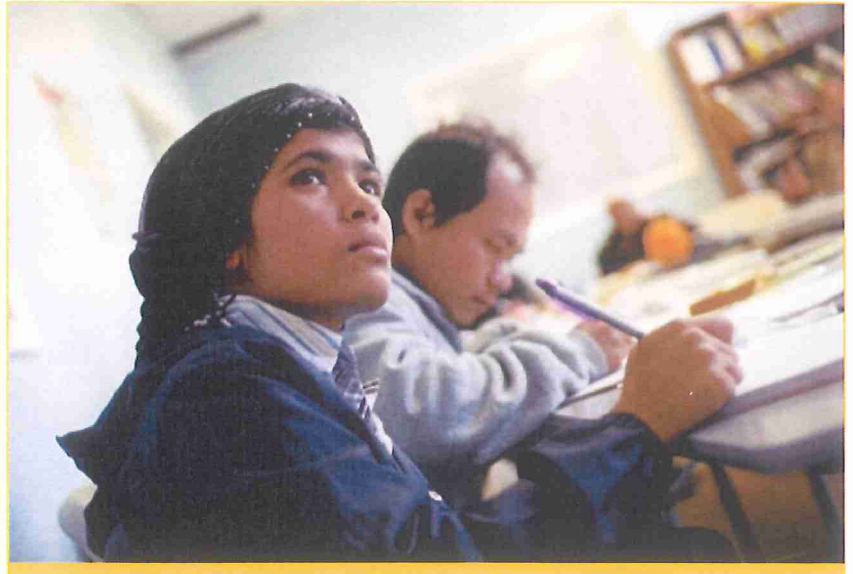
■ History and Mission

Improving quality of life for refugees and immigrants in Utah.

The Refugee and Immigrant Center at the Asian Association of Utah (RIC-AAU) was founded in 1977 and is a **private, non-profit, community-based organization** located in Salt Lake City. Originally established to support Asian immigrants and refugees in their transition to life in the United States, the organization has expanded its resources and services over the past 37 years to assist refugees and immigrants from around the world. Today, **we serve over 2,000 refugees, immigrants, and other community members each year.** With over 60 staff members, our backgrounds cover 17 countries and over 30 languages.

We are devoted to helping clients **become more self-sufficient in their daily lives**, and aim to reduce the barriers that refugees and immigrants face when adapting to life in the U.S. With the help of staff, volunteers, and community leaders, we are continually developing and expanding our services to meet the needs of our clients. We offer **comprehensive services in one physical location**, reducing transportation barriers and promoting access to a wide range of resources. Individuals and families in need can receive case management services, employment help, counseling and mental health treatment, English classes, after-school tutoring and more. We also work closely with the Utah resettlement agencies, refugee communities, state protective services, and many others, to ensure a **greater network of support** for our clients.

RIC-AAU is committed to walking with people on their journeys to self-sufficiency. We know that our work not only makes a difference in the lives of those we serve, but changes our whole community for the better.



ATTACHMENT C: ANALYSIS OF FACTORS

As per section 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 concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>The proposed amendment is consistent with the purposes, goals, objectives and policies of the city.</p>	<p>The inclusion of Community Recreation Centers in residential districts can support increased amenities within walking distance of residents while creating new opportunity for social capital building in the community. This would be directly in support of the following elements of <i>Plan Salt Lake</i> (2015).</p> <p>Chapter 1: Neighborhoods <u>Guiding Principle:</u> Neighborhoods that provide a safe environment, opportunity for social interaction, and the services needed for the well-being of the community therein. <u>Initiative 7:</u> Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.</p> <p>Chapter 2: Growth <u>Guiding Principle:</u> Growing responsibly, while providing people with choices about where they live, how they live, and how they get around. <u>Initiative 8:</u> Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).</p> <p>Chapter 10: Equity <u>Guiding Principle:</u> Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect. <u>Initiative 3:</u> Pursue equitable access to privately provided services and amenities across the City <u>Initiative 5:</u> Promote and foster high rates of social capital.</p>

<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>The proposed amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposal is consistent with purpose statement of the zoning district which is: “to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35’). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”</p> <p>Staff feels that this is the type of use that would commonly be found integrated within a residential district. Furthermore, making the use conditional allows for the identification and mitigation minimize negative impacts on adjacent residential properties as a condition of approval.</p>
<p>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</p>	<p>The proposal is consistent with the purposes of overlay districts which might interact with RMF-35 zoning.</p>	<p>The types of overlay districts that interact with RMF-35 relate to the design of projects. The addition of this conditional use does nothing to take away from those design regulations.</p> <p>The proposal to allow Community Recreation Centers as a conditional use in the RMF-35 zoning district is consistent with the purpose of the overlay.</p>

<p>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</p>	<p>The proposed amendment is in keeping with the best and current professional practices of urban planning and design.</p>	<p>The proposed text amendment adds an additional conditional use that is, to a large extent complimentary with residential properties. Frequently, communities work to create civic nodes, and Community Recreation Centers could serve well in that capacity. These elements are keeping with best and current professional practices of urban planning and design.</p>
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ATTACHMENT D: PUBLIC PROCESS AND 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:

Open House:

Because this zoning text amendment impacts the entire city and not just a specific community council, an open house was held on February 18, 2016.

No comments were received during the open house.

Zoning text amendments require that both the Planning Commission and the City Council hold a public hearing giving the public further opportunities to voice their opinion.

Notice of the public hearing for the proposal included:

Public hearing notice published in the newspaper on March 10, 2016

Public hearing notice posted on March 10, 2016

Public notice posted on City and State websites and Planning Division list serve: March 10, 2016

Public Input:

No further comments were received.

ATTACHMENT E: DEPARTMENT REVIEW COMMENTS

Utilities – Jason Draper

No objection to the proposed zoning text amendment.

Development of this property (especially a community recreation center) will require sewer and water main extensions in 800 West or 800 North and possible additional offsite improvements in 700 North and 700 West.

Engineering – Scott Weiler

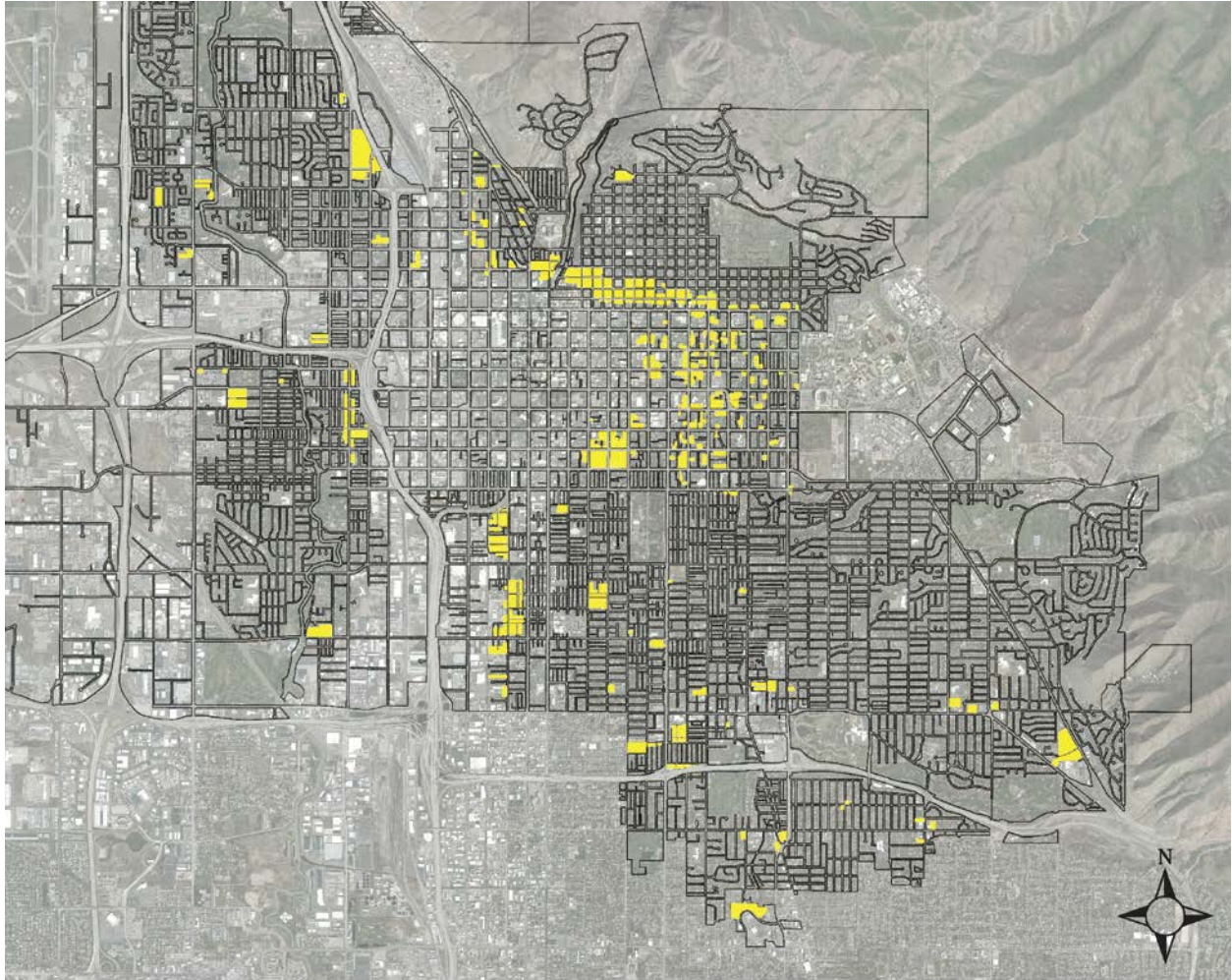
No objections to proposal.

Zoning - Gregory Mikolash

No zoning related issues per the proposed text amendment.

Input was requested from all pertinent city divisions and departments. The above comments represent those that were received with regard to these proposed amendments.

ATTACHMENT F: MAP OF RMF-35 ZONING DISTRICTS



RMF-35 ZONING

ATTACHMENT G: MOTIONS

Potential Motions

Consistent with Staff Recommendation:

Based on my analysis of the staff report and public comments presented, I move that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2015-00775, text changes to amend section 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts, to allow for Community Recreation Centers as a conditional use in the RMF-35 (Residential Multi-Family, Low Density) zoning district.

Not consistent with Staff Recommendations:

Based on my analysis of the staff report and public comments presented, I move that the Planning Commission forward a negative recommendation to the City Council regarding petition PLNPCM2015-00775, text changes to amend section 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts, to allow for Community Recreation Centers as a conditional use in the RMF-35 (Residential Multi-Family, Low Density) zoning district.

The Planning Commission shall make findings on the Zoning Text Amendment standards as listed below:

1. Whether a proposed text 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 text 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 text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.