



MEMORANDUM

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Nick Britton, Senior Planner
Date: March 12, 2014
Re: West Salt Lake Master Plan

During the Planning Commission's public hearing for the *West Salt Lake Master Plan* on February 12, a few changes or additions were requested from members of the commission. A summary of those changes is listed below with page numbers where the changes can be found. A new copy of the master plan has been uploaded as well.

1. A few minor layout and text changes were made.
2. Additional language was added to emphasize the need for incentives for residential development in the "Neighborhoods" chapter (p. 33).
3. Additional language regarding the relationship between transit and residential development was added to the "Nodes" chapter (p. 46).
4. New language was added to the both the "Jordan River" and the "Industrial Districts" chapters to better reflect the ongoing importance of the Riparian Corridor Overlay (RCO) District (pp. 60, 64, 73). There was discussion from the public regarding updating the master plan's zoning map to show the RCO district but there is no zoning map in the master plan and the RCO is an adopted district.
5. New language was added to the "Jordan River" chapter to strengthen the discussion of boating on the river (pp. 61, 65).

Moving forward, over the course of the next month, Planning Division staff will be working with representatives of other divisions to finish the "Implementation" chapter. This will include developing language for the strategies found in the implementation and assigning "scores" to the dimensions for each of the strategies. When this is completed, the Planning Division will bring the implementation chapter back to the Planning Commission for their review before it is transmitted to the City Council.

Attached is the list of zoning analysis areas referenced in recommendation #2 below.

Recommendations

Based on the findings of this staff report, staff recommends the following:

1. The Planning Commission forward a positive recommendation to the City Council to adopt the drafted West Salt Lake Master Plan;
2. That the Planning Commission initiate a petition to begin analysis of the areas identified in the staff report with the goal of potentially rezoning those areas to implement the recommended land use changes of this plan; and
3. That the Planning Commission initiate a petition to begin analysis of existing zoning designations within the city to determine potential ordinance changes to help implement the recommended zoning changes in this plan.

This recommendation is made based on the following:

1. The proposed *West Salt Lake Master Plan* is consistent with citywide policies found in the documents discussed in this staff report.
2. The proposed master plan is an update of the existing *West Salt Lake Community Master Plan* of 1995;
3. The proposed master plan is consistent with the feedback received during the public process from residents, property owners, business owners and other stakeholders of the West Salt Lake community;
4. The proposed master plan includes best practices to guide development and policy decisions with regard to land use, urban design and transportation; and
5. The proposed master plan furthers the purposes of Title 21A of City Code.

Recommended Motion

Based on the findings from the February 12, 2014 staff report, I move that the Planning Commission:

- a) Transmit a favorable recommendation to the City Council relating to Petition PLNPCM2010-00656, a request by Mayor Ralph Becker to update the West Salt Lake Master Plan;
- b) Initiate petitions as outlined in the attached map for staff to begin analysis of the areas identified in this report with the goal of potentially rezoning those areas to implement the recommended land use changes of this plan; and
- c) Initiate a petition to begin analysis of existing zoning designations within the city to determine potential ordinance changes to help implement the recommended zoning changes in this plan.

1. Industrial districts: West of Redwood Road and South of 1700 South
2. Redwood Road between 300 South and Surplus Canal
3. Redwood Road between Surplus Canal and Highway 201
4. 700 West corridor
5. California Avenue/900 West node
6. California Avenue/Glendale Drive node
7. Glendale Plaza node
8. 800 South/900 West & 900 South/900 West nodes
9. 700 South/900 West node
10. Indiana Avenue/Navajo Street/etc. node
11. 400 South/Concord Street node
12. 400 South/900 West node

