



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner
amanda.roman@slcgov.com or 801-535-7660

Date: April 27, 2022

Re: PLNPCM2020-00152 – Rose Park Small Area Plan Amendment
PLNPCM2020-00153 – Rose Park Lane Zoning Map Amendment

Master Plan & Zoning Map Amendments

PROPERTY ADDRESS: 1902, 1932, 1944, and 1954 North Rose Park Lane

PARCEL ID: 08-22-100-017-0000, 08-22-100-016-0000,
08-22-100-015-0000, 08-22-100-014-0000

MASTER PLAN: Northwest and Rose Park Small Area Plan

ZONING DISTRICTS: R-1/7,000 (Single-Family Residential District)

REQUEST:

The Salt Lake City Public Lands Division is requesting Master Plan and Zoning Map Amendments for approximately 3.6 acres of property located at 1902, 1932, 1944, and 1954 North Rose Park Lane. The applicant is requesting a Master Plan amendment to change the Rose Park Small Area Plan Future Land Use Map designation from Low Density Residential to Open Space. The applicant is also requesting a Zoning Map amendment to change the zoning of each parcel from R-1/7,000 (Single-Family Residential) to OS (Open Space). While no site specific proposal has been submitted, the requested master plan amendment and rezone to the OS (Open Space) zoning district is intended to facilitate the consolidation of the four lots and eventually permit the construction of an indoor recreation facility, which is not an allowed use in the R-1/7,000 zone. The future indoor recreation facility would be an extension of the existing Regional Athletic Center to the north.

RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Master Plan and Zoning Map Amendments.

ATTACHMENTS

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Applicant Information](#)
- D. [Housing Loss Mitigation Report](#)
- E. [Existing Conditions & Development Standards](#)
- F. [Analysis of Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION

The subject properties are approximately 3.6 acres and are zoned R-1/7,000 (Single-Family Residential). The properties were annexed in 2008. The City included the intent to annex the area in the Master Annexation Policy Declaration of 1979. The applicant is requesting a zoning map amendment to change the zoning designation from R-1/7,000 (Single-Family Residential) to OS (Open Space). To facilitate the proposed rezone, the Rose Park Small Area Plan land use map must be amended from Low Density Residential to Open Space. The Open Space designation is consistent with the zoning and land use to the north.

The subject properties are owned by Salt Lake City Corporation. The purpose behind the amendments is to consolidate the parcels and incorporate them into the Regional Athletic Center to the north. The Regional Athletic Center intends to build an indoor recreation facility on the land. Due to the existing single-family residence on 1932 N Rose Park Lane, a housing loss mitigation plan is required. The applicant has submitted a housing loss mitigation plan to justify the removal of the housing unit, as required in Chapter 18.97. Detailed information on the housing loss mitigation plan can be found in the Consideration 4 section of the staff report.



KEY CONSIDERATIONS

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

1. Compatibility with Adopted Planning Documents
2. Compatibility with Adjacent Properties
3. Existing Zoning and Proposed Use
4. Housing Loss Mitigation Plan

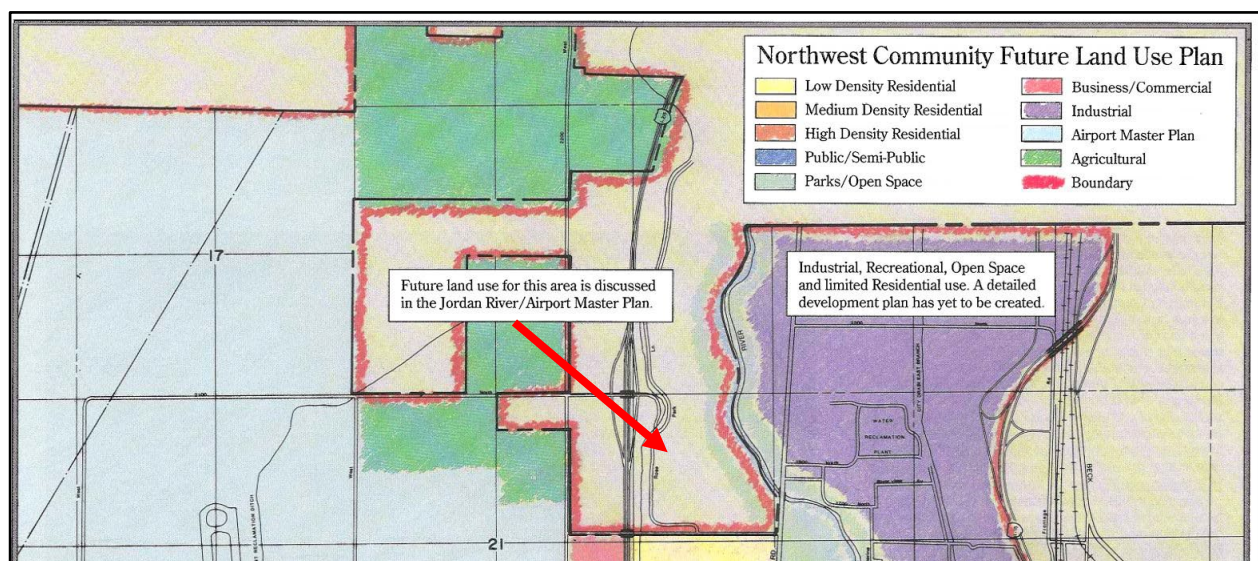
Consideration 1: Compatibility with Adopted Planning Documents

The proposed master plan amendment and rezone is compatible with *Plan Salt Lake* and *Growing SLC*. The proposed master plan amendment from Low Density Residential to Open Space is necessary to facilitate the zoning map amendment. While the *Rose Park Small Area Plan* does not comprehensively address the future land use for the subject properties, the proposal is appropriate given the policies in citywide plans and existing development trends in the neighborhood.

Jordan River/Airport Master Plan (1992)

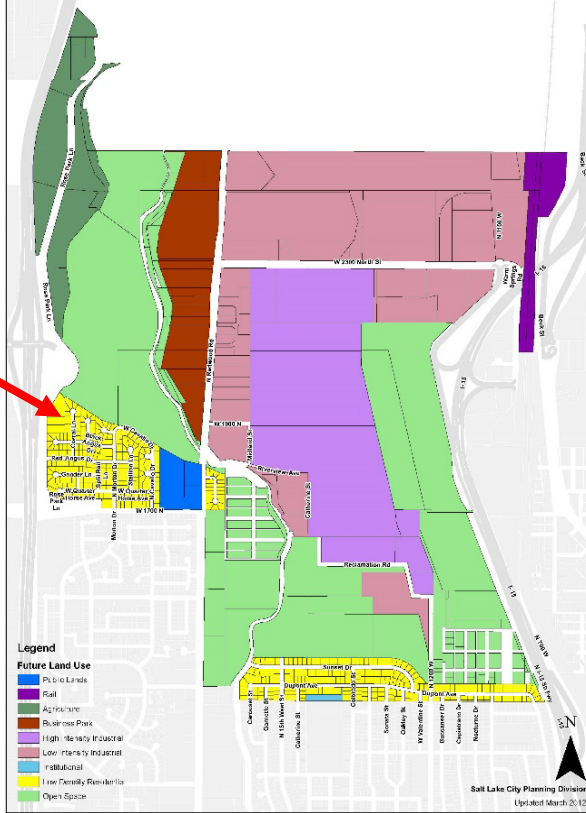
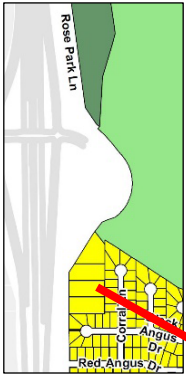
The *Jordan River/Airport Master Plan* was adopted in 1992 and is included in the Northwest Master Planning document. The plan expands on the 1980 Northwest Community Plan and reflects the change in neighborhood boundaries. The plan encompasses the airport, which amounts to 50 percent of the study area. At the time of adoption and not including the airport area, the existing land uses were 25 percent vacant land, 18 percent residential land, and 15 percent commercial/industrial land.

The subject properties lie within the proposed annexation area identified by the City's 1979 Master Annexation Policy Declaration. The majority of the unincorporated area consisted of vacant land with some agricultural and residential land uses. The future land use map designated the to-be annexed land as low density residential. The land to the north, which the subject properties would be incorporated into if the master plan and zoning map amendments are approved, was also designated as residential but are now zoned as open space.



Future land use map designates the unincorporated properties as low density residential

Rose Park/Northern Sub Area Small Area Plan Future Land Use Map



The Rose Park Small Area Plan (2001)

The Rose Park Small Area Plan is an update to the Airport/Jordan River Master Plan. The future land use map in this plan must be amended prior to rezoning the property.

When the Rose Park Small Area Plan was adopted in 2001, approximately 5 percent of the land in the “Northern Study Area” was developed as low density residential, which was intended to be an accessory to agricultural uses along Rose Park Lane. The majority of the residential development was located in the Westpointe Farms Subdivision directly east of the subject properties. The plan has a policy to limit new residential development to the area between Redwood Road and Rose Park Lane and between 1700 N and the levee (which is now an I-15 off-ramp).

While the plan does support residential uses, the subject properties are the only residentially zoned properties to be excluded from the Westpointe Farms Subdivision. If developed under the current R-1/7,000 zoning, they would remain isolated from the larger subdivision.

Plan Salt Lake (2015)

Plan Salt Lake supports parks and public spaces that are safe, accessible, and well connected. Rose Park Lane is a local street with direct access to Interstate-215. If the property is rezoned, it would provide additional recreation space less than a quarter mile from the adjacent neighborhood.

Plan Salt Lake recommends directing growth to areas with existing infrastructure, services, and transportation options that have the potential to be people-oriented. Rose Park Lane is not a pedestrian oriented street. The nearest bus stop is a half mile to the south and the public sidewalk does not currently link the existing subdivision to the Regional Athletic Center. If the site is redeveloped, adequate public infrastructure will need to be provided to the property.



Much of Rose Park Lane lacks adequate sidewalks



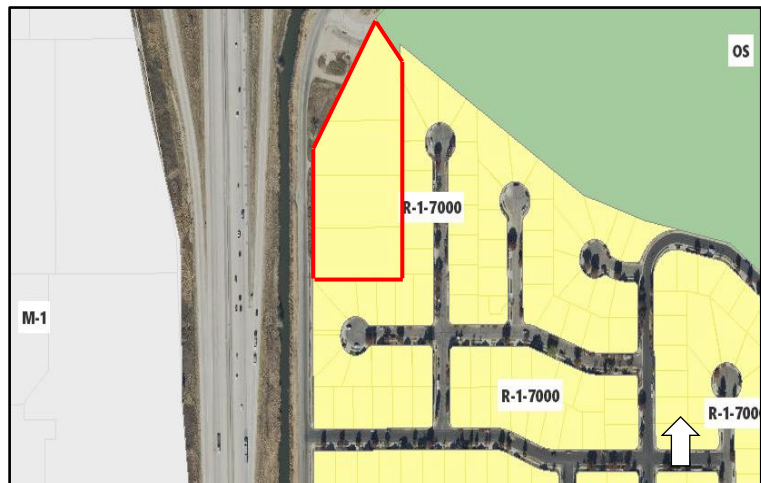
Rose Park Lane, Interstate-215, and the commercial development to the west

Through Staff's analysis of the plan and the existing conditions of the site, Staff believes rezoning the properties to Open Space would provide a buffer space between the existing housing and the manufacturing and airport uses to the west and the Regional Athletic Center to the north.

Consideration 2: Compatibility with Adjacent Properties

Three of the four subject properties (1902, 1944 and 1954 N Rose Park Lane) are undeveloped. These three parcels are the only remaining residentially zoned parcels abutting Interstate-215 and within the Northwest Master Plan area that are undeveloped. 1932 N Rose Park Lane has an existing, but vacant, residential unit on it that fronts Rose Park Lane. Additionally, the four parcels are the only residentially zoned parcels on the western border of the Northwest Master Plan area to face Interstate-215 to the west. The rest of the residential land faces east, north or south and outside of one access point south of Rose Park Lane, the majority of properties are accessed from 1700 North.

Although the subject properties are zoned R-1/7,000, they are substantially larger than surrounding parcels. Each property is approximately .89 acres (38,768 square feet) in size. If the entirety of the property was subdivided into lots 7,000 square feet in size, the current zoning would allow approximately 22 individual parcels, not accounting for public infrastructure. The properties do not reflect the existing development pattern, and if developed with residential units, they would not be incorporated into the larger neighborhood since they front Rose Park Lane while the rest of the properties face towards the interior of the Westpointe Farms Subdivision.



Map showing the area proposed for rezoning outlined in red with existing adjacent zoning identified

As detailed above, the properties to east and south are zoned R-1/7,000 and are developed with single-family homes. The property to the north is the Regional Athletic Center, which is zoned Open Space, and Interstate-215 and manufacturing zones are to the west.

Consideration 3: Existing Zoning Limitations and Proposed Zone

The Open Space designation for both the master plan future land use map and zoning map is appropriate given the location of the properties next to the interstate and directly south of the Regional Athletic Center, which is zoned Open Space. The designation would permit different land uses compared to the low density residential. However, the OS zone would likely act as a buffer between the residential neighborhood to the east and the interstate, manufacturing zone, and airport to the west. The Open Space zone has a 10 foot landscape buffer yard requirement when abutting a single-family residential district. The maximum building height on lots 4 acres or less, such as the subject property, is 35 feet, provided that for each foot of height above 20 feet, the required landscape buffer shall also increase by one foot. The landscape buffer must include shade trees that are planted at the rate of one tree per 30 linear feet of landscape buffer. The subject parcels also fall within the Airport Flight Path Protection Overlay, Zone C. Zone C is an area that is exposed to moderate levels of airport noise and has specific height restrictions. A full analysis of the Open Space and R-1/7,000 Single Family Residential Districts is located in [Attachment E](#).

Consideration 4: Housing Loss Mitigation Plan

Per Chapter 18.97 of the Zoning Ordinance, residentially zoned properties with an existing unit on them may not be rezoned until a housing loss mitigation plan is approved by the Director of the Department of Community and Neighborhoods and the Housing Advisory and Appeals Board. The plan is required to justify the loss of one or more residential units located in a residential zone and must include the factual basis upon which it is premised and a factually based justification of the recommendation.



Existing dwelling unit at 1932 N Rose Park Lane

Options for mitigating residential housing loss include, providing replacement housing, paying a fee to the City's housing trust fund based on the difference between the housing value and replacement cost of building new units, and where deteriorated housing exists and is not caused by deliberate indifference of the landowner, the petitioner may pay a flat fee to the City's housing trust fund.

The applicant submitted a housing loss mitigation plan for the existing single-family home on 1932 N Rose Park Lane that satisfied this requirement by paying a fee based on difference between housing value and replacement costs. Replacement costs exceed the market value of the existing single-family home; therefore, no mitigation fee is required. The final plan was evaluated and approved by the Community and Neighborhoods Director, Blake Thomas, prior to the petition being heard by the Planning Commission. The full report can be found in [Attachment D](#).

DISCUSSION

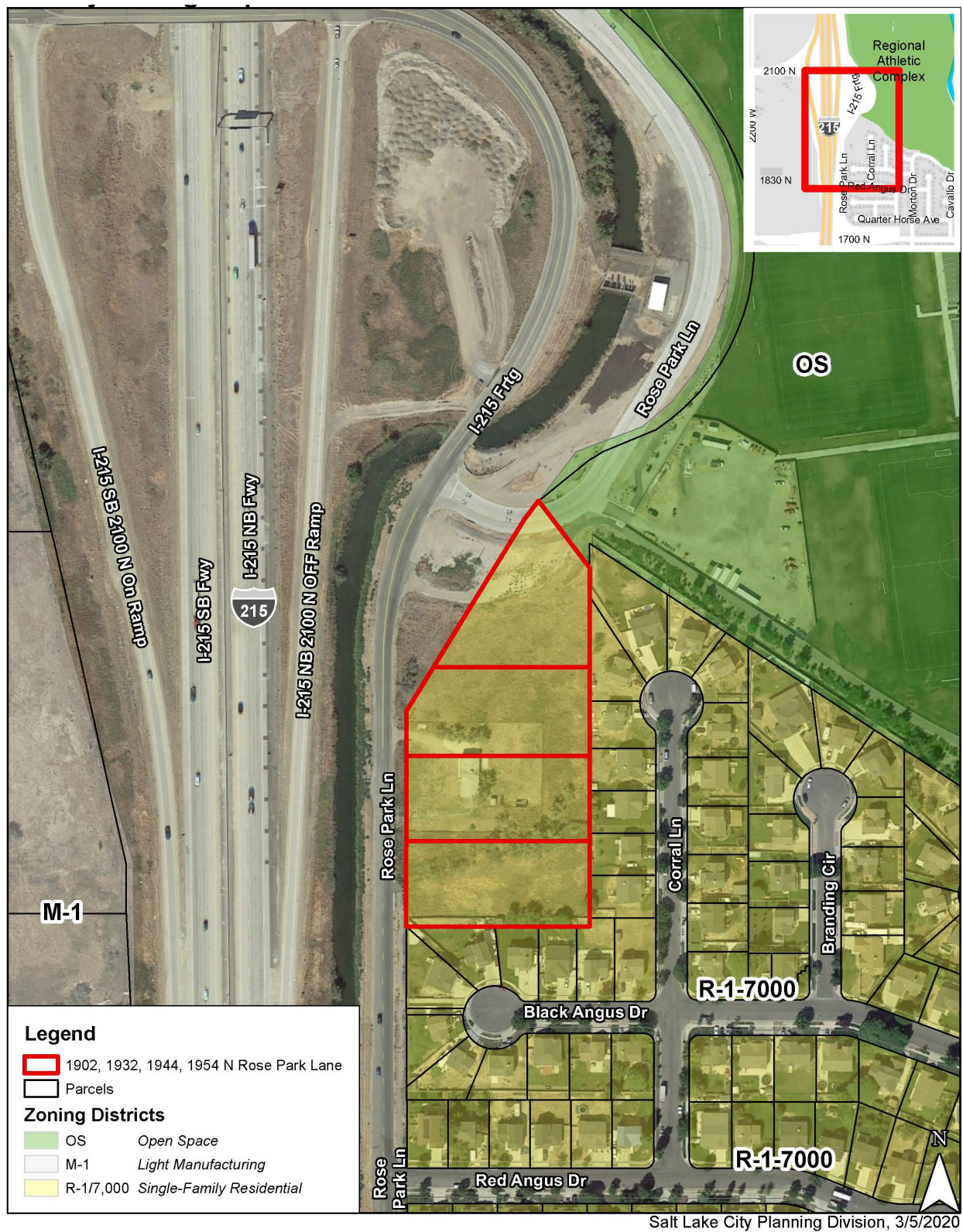
The proposed master plan and zoning map amendments from R-1/7,000 and Low Density Single-Family Residential to Open Space would allow the site to be developed with recreational uses. While the properties are the last remaining residentially zoned properties along Interstate-215 and within the Rose Park Small Area Plan area, the proposed amendments are consistent with city-wide plans and compatible with the surrounding development pattern.

NEXT STEPS

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on the petitions. If approved by the City Council, the changes would be incorporated into the City's Zoning Map and the applicant could proceed with the submission of plans to redevelop the site.

If denied, the four properties would remain zoned R-1/7,000 and could not be used for recreational or commercial purposes. The applicant would be able maintain or replace the existing single-family unit at 1932 N Rose Park Lane and develop the other three parcels with single-family homes.

Attachment A: Vicinity Map



Attachment B: Site Photos

View of the four subject properties from north to south





Looking north on Rose Park Lane



Looking south on Rose Park Lane



Looking southwest from the RAC



Looking southeast from the RAC

Attachment C: Applicant Information



SALT LAKE CITY PLANNING

Master Plan Amendment

☐ Amend the text of the Master Plan

☒ Amend the Land Use Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

PLN/PCM/2020-00152

2/24/20

R. Riker

Name of Master Plan Amendment:

North West Master Plan Amendment

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1902 to 1954 N Rose Park Ln., SLC

Name of Applicant:

Olga Crump

Phone:

801-535-7184

Address of Applicant:

451 S State St., Room 425, Salt Lake City

E-mail of Applicant:

olga.crump@slcgov.com

Cell/Fax:

801-690-6122

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Salt Lake City Corp.

E-mail of Property Owner:

kristin.riker@slcgov.com

Phone:

801-535-7804

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

REQUIRED FEE

Filing fee of \$970 plus \$121 per acre in excess of one acre.

\$100 for newspaper notice.

Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

2/24/20

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

☐☐

Describe the proposed master plan amendment.

☐☐

A statement declaring the purpose for the amendment.

☐☐

Declare why the present master plan requires amending.

☐☐

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

☐☐

Is the request amending the text of the master plan?
If so, please include exact language 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.



SALT LAKE CITY PLANNING

Zoning Amendment

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By: PINPCM 2020-00153 Date Received: 2/24/20 Project #: Rezone

Name or Section/s of Zoning Amendment: Rezone to open space

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 1902 to 1954 N Rose Park Ln.

Name of Applicant: Olga Crump Phone: 801-535-7184

Address of Applicant: 451 S State St., Room 425, Salt Lake City

E-mail of Applicant: olga.crump@slcgov.com Phone: 801-690-6122

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant): Salt Lake City Corp.

E-mail of Property Owner: kristin.riker@slcgov.com Phone: 801-535-7805

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of \$1,034, plus \$121 per acre in excess of one acre
Text Amendment: filing fee of \$1,035, plus \$100 for newspaper notice.
Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [Signature] Date: 2/24/20

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

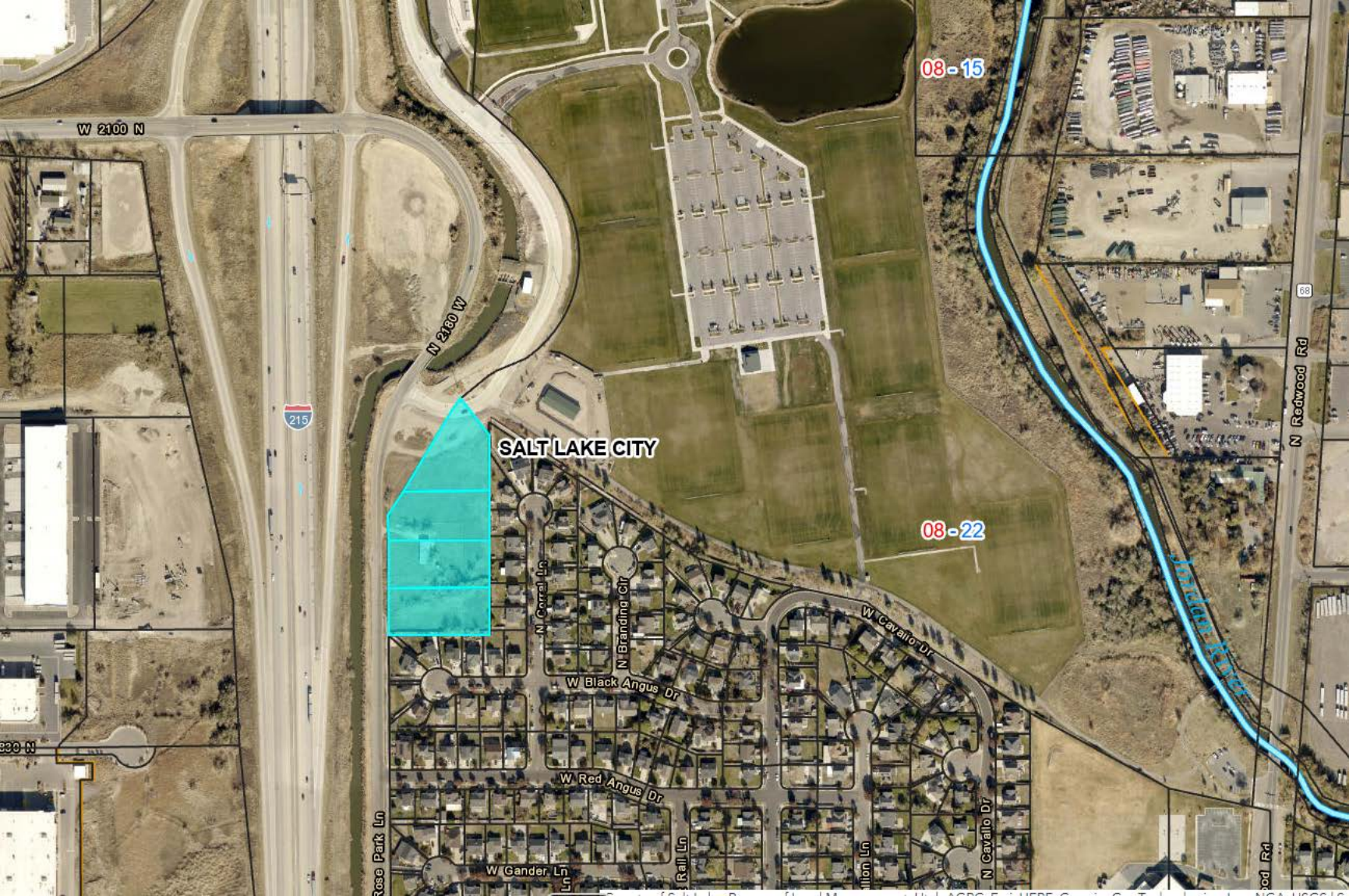
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ 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.

Master Plan and Zoning Map Amendment

- Declare why the present master plan requires amending. The Rose Park Small Area Plan designates these properties as Low Density Residential. These parcels must be rezoned to Open Space for the Public Lands department to design and build a park asset on that property.
- A statement declaring the purpose for the zoning and master plan amendment. The Purpose for the zoning and master plan amendment is to rezone and consolidate all four of the parcels into Open Space and build an indoor soccer facility. In previous years, outside parties have shown interest in constructing an indoor soccer facility on the RAC property, but the Land and Water Conservation Act prevents structures from being built there. The rezoning and consolidation of these four properties offers the city an opportunity to either partner with an outside organization or build a city-owned facility to meet this demand.
- A description of the proposed use of the property being rezoned. The proposed use for the property is to build an indoor soccer facility and provide year-round indoor fields for athletic reservations, practices, training, league games, and meeting space. Indoor athletic field space is limited, especially during November through March.
- List the reasons why the present zoning may not be appropriate for the area. Three parcels are currently undeveloped, and the existing dwelling unit hasn't been lived in since approximately 2014. The parcels face the I-215 freeway and are not connected to the adjacent neighborhood. Building an indoor complex on this land would enhance the neighboring residential area.
- Parcel numbers to be changed (N to S)
 - 08-22-100-014-0000
 - 08-22-100-015-0000
 - 08-22-100-016-0000
 - 08-22-100-017-0000



W 2100 N



N 2100 W

SALT LAKE CITY

N Corral Ln

N Branding Cir

W Black Angus Dr

W Red Angus Dr

W Gander Ln

Rail Ln

W Cavallo Dr

N Cavallo Dr

08-15

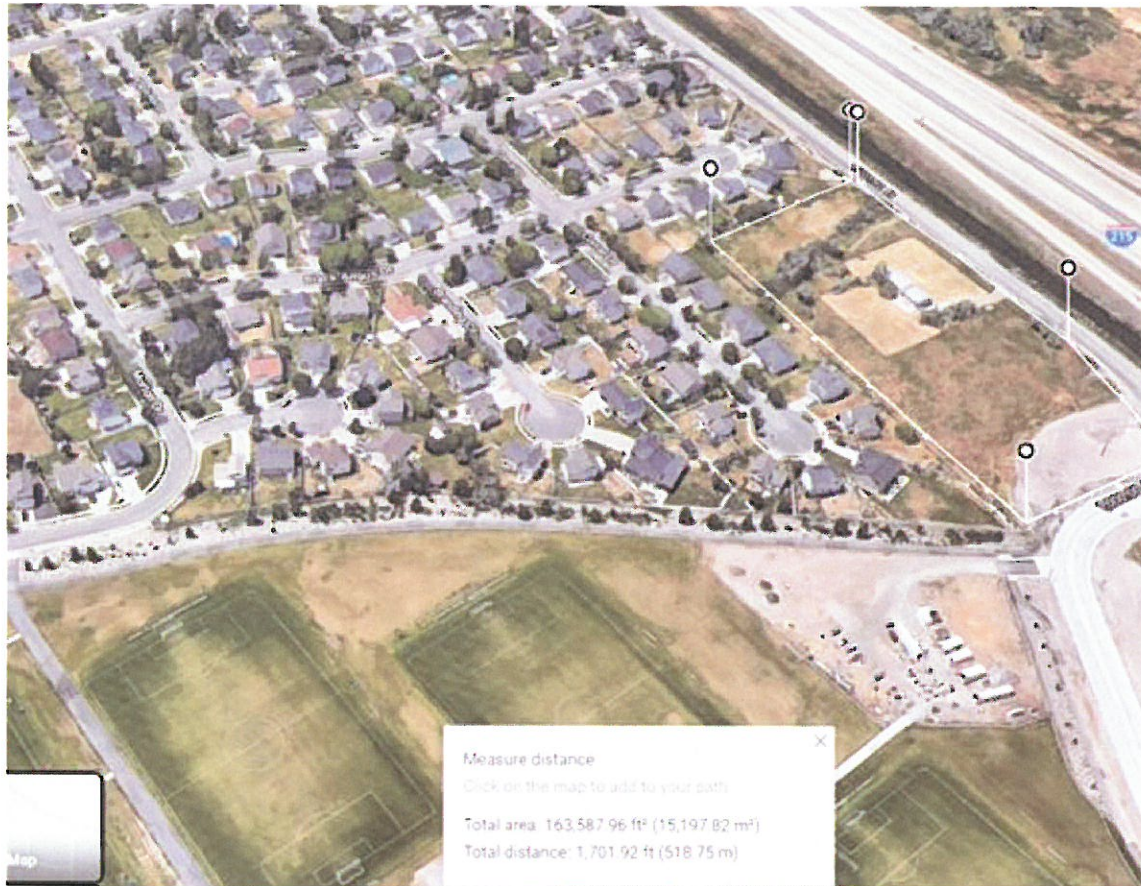
08-22

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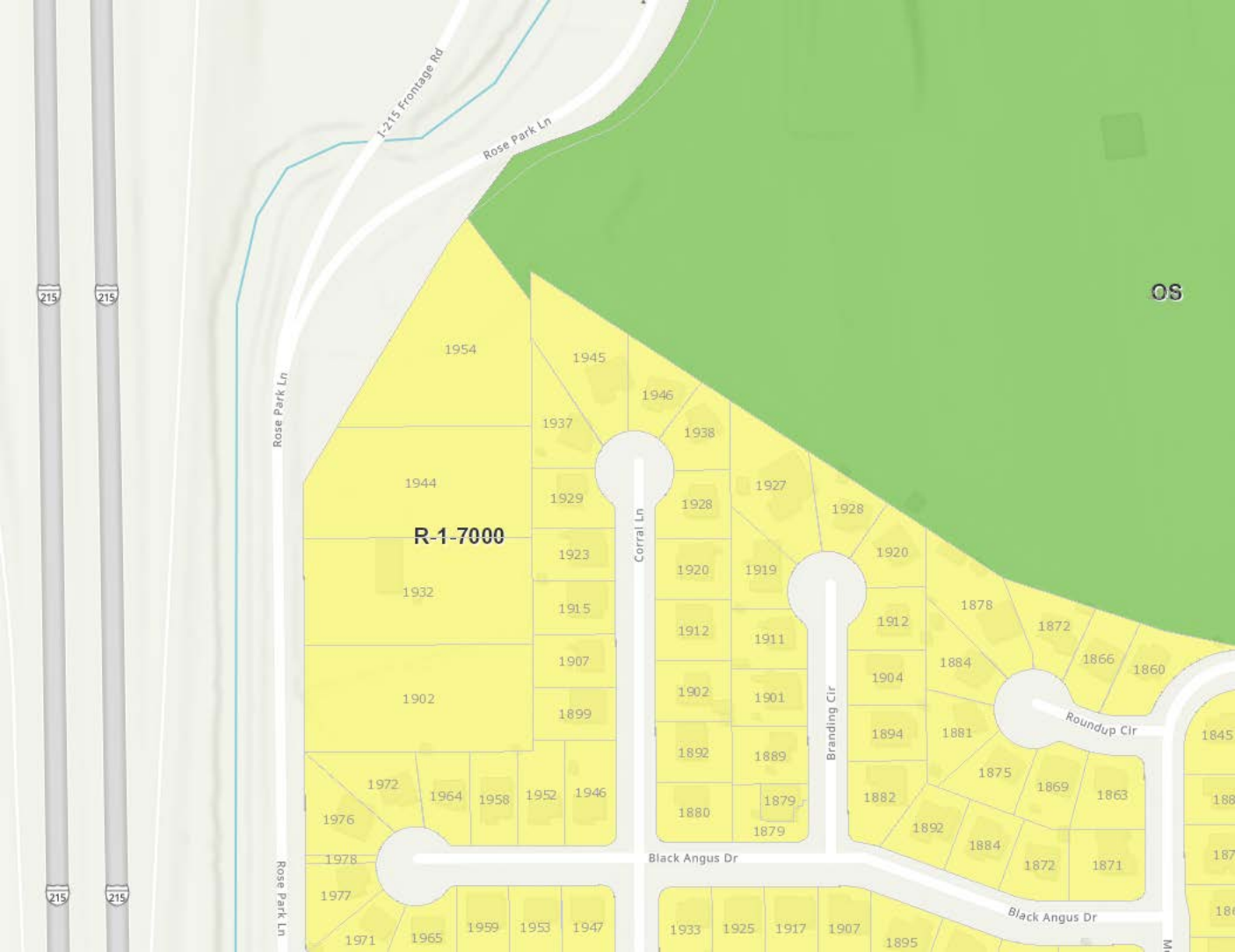
N Redwood Rd

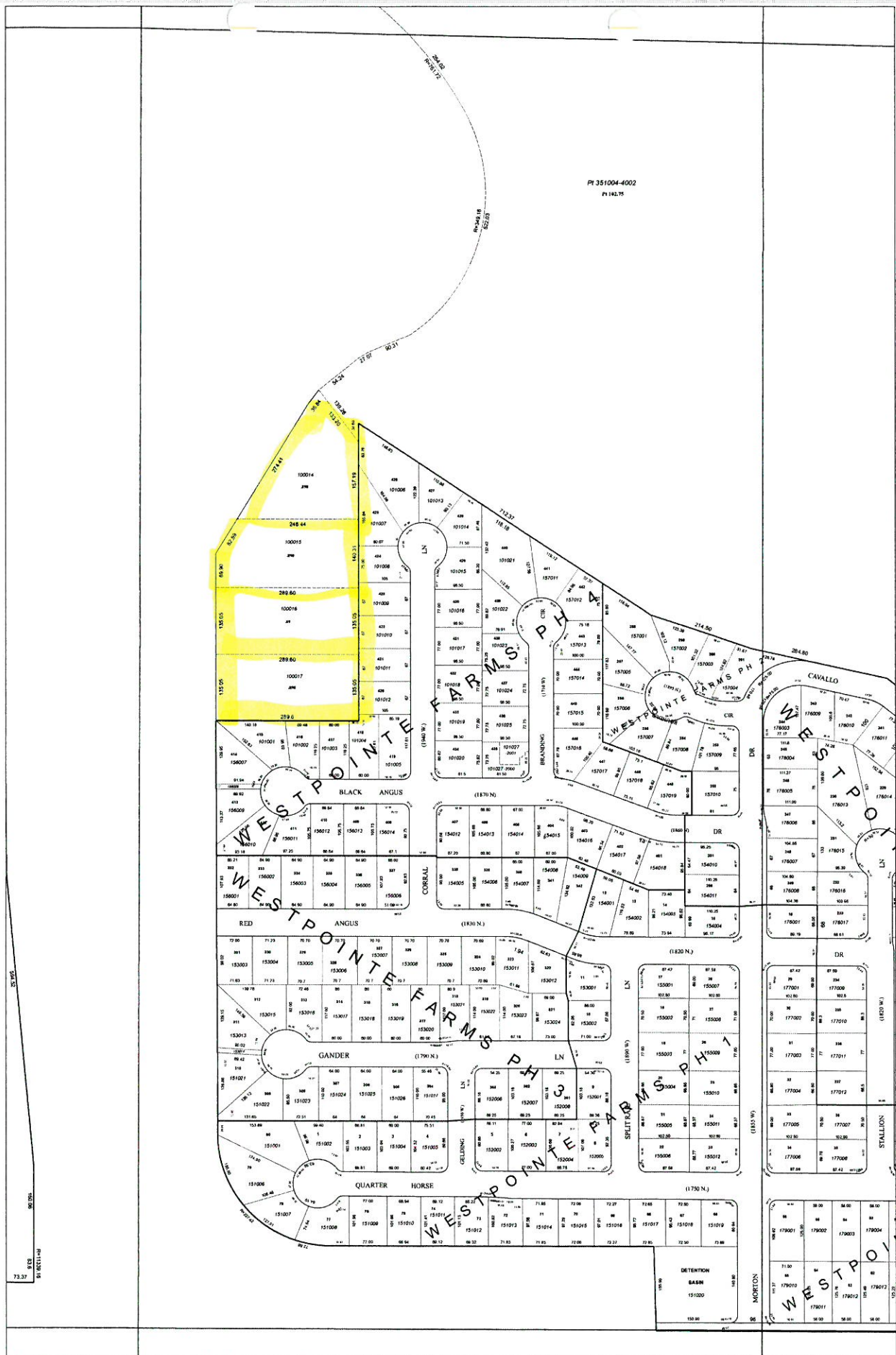
God Rd

Zoning and Master Plan Amendment for 1902 and 1932 N Rose Park Lane



Parcel: 08-22-100-014 1954 N Rose Park Ln.
Parcel: 08-22-100-015 1944 N Rose Park Ln.
Parcel: 08-22-100-016 1932 N Rose Park Ln
Parcel: 08-22-100-017 1902 N Rose Park Ln





PI 351004-4002
PI 182.75

This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



Prepared and published by
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Adam Gardner
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
355-468-3145
recorder@slco.org



W 1/2 NW 1/4 Sec 22 T1N R1W
SALT LAKE COUNTY, UTAH

10/24/2018

Scale 1"=100'

0 100' 200'
Feet

08-22-11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Attachment D: Housing Loss Mitigation Report



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

Rose Park Lane Zoning Map Amendment 1902 N, 1932 N, 1944 N, and 1954 N Rose Park Lane

PROJECT DESCRIPTION

Salt Lake City Public Lands is petitioning to rezone four parcels located at 1902 N, 1932 N, 1944 N, and 1954 N Rose Park Lane to Open Space for development. The city acquired the land with the intent of adding an asset to augment the Regional Athletic Complex (RAC) located to the northeast. The parcels are currently zoned R-1/7,000; however, they do not connect to the adjacent residential development to the east. Currently, one dwelling unit occupies one parcel (1932 N), and the remaining parcels are undeveloped. It is estimated that the existing unit has not been legally occupied since 2014, and the city currently faces challenges related to the illegal occupation of the building.



Map showing the area proposed for rezoning outlined in red with existing adjacent zoning identified

Plans for developing the property are undecided; however, there is some interest in an indoor facility to expand the year-round usability of the RAC. In previous years, outside parties have shown interest in constructing an indoor soccer facility on the RAC property, but the Land and Water Conservation Act prevents structures from being built there. The rezoning and consolidation of these four properties offers the city an opportunity to either partner with an outside organization or build a city-owned facility to meet this demand. An indoor facility would provide year-round indoor fields for athletic reservations, practices, training, league games, and meeting space. Indoor athletic field space in the city is limited, especially during November through March. Following a successful rezoning, Public Lands aims to conduct community engagement to assess need and desires for the area and develop a full plan for the area.

Proposed Zoning Map Amendment

The purpose for the zoning and master plan amendment is to rezone and consolidate all four of the parcels into Open Space and build an indoor soccer facility. In previous years, outside parties have shown interest in constructing an indoor soccer facility on the RAC property, but the Land and Water Conservation Act prevents structures from being built there. The rezoning and consolidation of these four properties offers the city an opportunity to either partner with an outside organization or build a city-owned facility to meet this demand.

The Housing Loss Mitigation Plan is reviewed by the city's Planning Director and the Director of Community and Neighborhoods. The plan includes a housing impact statement and a plan for mitigating residential loss. To address section 18.97 of the Zoning Ordinance, the applicant intends to pay a *fee based on difference between housing value and replacement costs* as their mitigation plan for rezoning the property.

Attachments

A. Application

B. Site Photos

HOUSING IMPACT STATEMENT (Applicant narrative)

Housing Mitigation Ordinance Compliance

The Housing Mitigation Ordinance requires a housing impact statement which includes the following:

1. **Identify the essential adverse impacts on the residential character of the area subject of the petition;**

The parcels are closed off to the adjacent residential neighborhood and would have no adverse impacts to the residential character if rezoned. The construction of an indoor facility would enhance the neighboring residential area.

2. **Identify by address any dwelling units targeted for demolition, following the granting of the petition;**

1932 N Rose Park Lane has 1 unit that will be targeted for demolition.

3. **Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;**



Existing dwelling unit at 1932 N Rose Park Lane

The existing dwelling unit at 1932 N Rose Park Ln is in a state of disrepair and does not meet current building, fire, and health codes. The building is estimated to not have had a tenant since 2014, and it has further had issues with illegal occupation. The property was purchased in 2019 for approximately \$209,000. Salt Lake County Assessor data places the value of the building at \$65,000.

4. **State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and**

The parcel at 1902 is 0.90 acres. The remaining three parcels are 0.89 acres each. This totals 3.57 acres or approximately 155,509.2 square feet.

5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character.

Section 18.97.130 outlines three options for mitigation of housing loss. These options are:

A. Replacement housing,

B. Fee based on difference between housing value and replacement costs,

C. Flat mitigation fee.

The petitioner chose Option B – Fee Based on Difference between Housing Value and Replacement Cost

The Salt Lake County Assessor's Office places the value of the dwelling located at 1932 N Rose Park Ln at \$65,000. The replacement cost was calculated using February 2021 Building Valuation Data from the International Code Council. This document indicates square foot construction costs for R-3 Residential, one- and two- family homes Type VB is \$130.58. Type VB is the typical construction type for residential buildings due to the use of the building and the buildings occupant load.

Calculation of the Difference between Housing Value and Replacement Cost for 1932 N Rose Park Lane:

Market value (based on County assessment) = \$65,000.00

Replacement cost 1,742 sq. ft. x (\$130.58 per sq. ft.) = -\$227,470.36

Difference = -\$162,470.36

Replacement costs exceed the market value of the existing single-family home; therefore, no mitigation fee is required.

FINDINGS

The proposed demolition would result in a net loss of one dwelling unit. The proposed re-use of the four properties is to construct a new indoor recreation facility under the Open Space zoning designation. The proposed housing mitigation option considered was Option B – Fee Based on Difference between Housing Value and Replacement Cost. The calculation resulted in a difference that is less than zero (- \$162,470.36); therefore, the applicant is not required to make a contribution to the City's Housing Trust Fund. The proposed demolition must be considered by the Housing Advisory and Appeals Board.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant will have complied in satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97. The applicant would not be responsible for mitigating the loss of the single-family dwelling unit located at 1932 N Rose Park Lane.



Blake Thomas
Director of Community and Neighborhoods

Date: April 11, 2022



Mitigation of Residential Housing Loss

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Pre-demolition #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property:

Name of Applicant:	Phone:
--------------------	--------

Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
---------------------------	--------

Existing Property Use:

Proposed Property Use:

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
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Makaylah Respicio

SUBMITTAL REQUIREMENTS



Subject Property – looking northeast



Subject Property – looking southwest



Rose Park Lane – looking north



Rose Park Lane – looking south

Attachment E: Existing Conditions & Development Standards

CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

Abutting property to the north:

The property to the north is zoned Open Space. The 103-acre property is owned by Salt Lake City Corporation and houses the Regional Athletic Center. If the amendments are approved, the subject properties will be incorporated into the Regional Athletic Center and potentially be developed with an indoor recreation facility.

Abutting property to the south:

The abutting properties to the south are zoned R-1/7,000 (Low Density Residential District). Each property contains a single-family residence.

Abutting property to the east:

The abutting properties to the east are zoned R-1/7,000 (Low Density Residential District). Each property contains a single-family residence.

Abutting property to the west:

The subject properties abut Rose Park Lane to the west. Interstate-215 is between the properties and the next zone to the west, which is M-1 (Light Manufacturing District). The Salt Lake City International Airport is approximately a half mile west of the properties.

CURRENT AND PROPOSED ZONING STANDARDS (21A.24.060 and 21A.32.100)

The subject properties are currently zoned R-1/7,000 (Low Density Residential). The proposal is for the properties to be zoned Open Space. The following table provides the general yard and bulk requirements for development within each of the zoning districts.

ZONING COMPARISON				
	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage	Maximum Building Height
R-1/7,000	7,000 sq. ft.	50 ft.	40%	28 ft. (pitched roof) 20 ft. (flat roof)
Open Space	None	None	None	35 ft. (lots four acres or less), provided that for each foot of height in excess of 20 feet, each required yard and landscaped yard shall be increased one foot. 45 ft. (lots greater than four acres)
SETBACKS				
	Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards
R-1/7,000	Average of the block face. If there are no existing buildings on the block face the minimum setback is 20 ft.	Average of the block face. If there are no existing buildings on the block face the minimum setback is 20 ft.	25 ft.	Corner lots: 6 ft. Interior lots: 6 ft on one side and 10 ft. on the other.
Open Space – Lots Four Acres or Less	10 ft.	10 ft.	10 ft.	10 ft.
Open Space – Lots Greater than Four Acres	10 ft.	10 ft.	15 ft.	15 ft.
Open Space – Landscape Buffer	10 ft when abutting a single-family zoning district. Shade trees must be planted at a rate of one tree per 30 linear feet of landscape buffer. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have a mature height of not less than 4 feet.			

COMPARISON OF ALLOWED USES PER ZONE

Land use tables for each zone are below for reference.

Permitted and Conditional Uses by District		
Use	R-1/7,000	Open Space
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P ²⁶
Adaptive reuse of a landmark site	C ⁸	C ²
Community garden	C	P
Agricultural Use		P
Amphitheater, formal		P
Amphitheater, informal		P
Animal: Pet cemetery		P
Antenna, communication tower		P ²⁷
Antenna, communication tower exceeding the maximum building height in the zone		P ²⁷
Art Gallery		P
Botanical Garden		P
Cemetery		P
Community Garden	C	P
Daycare center, adult		P
Daycare center, child	C ²²	P
Daycare, nonregistered home daycare	P ²²	P ²²
Daycare, registered home daycare or preschool	P ²²	P ²²
Dwelling, accessory unit	C	
Dwelling, assisted living facility (limited capacity)	C	
Dwelling, group home (small) ¹⁵	P	
Dwelling, manufactured home	P	
Dwelling, single-family (detached)	P	
Eleemosynary facility	C	
Farm stand, seasonal		P
Golf Course		P
Governmental facility	C	C ²⁶
Governmental facility requiring special design features for security purposes		C
Home occupation	P ²⁴	P ²³
Municipal service use, including City utility use and police and fire station	C	
Museum		P
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use	P	
Parking: off site (to support uses in an OS or NOS Zoning District)		P
Place of worship on lots less than 4 acres in size	C	
Reception Center		C ²⁸
Recreation (indoor)		P
Recreation (outdoor)		P
Retail, sales and service accessory use when located within a principal building		P ²⁶

Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees		P ²⁶
School, seminary and religious institute	C	
Storage, accessory (outdoor)		P
Temporary use of closed schools and churches	C ²³	
Urban farm	P	P
Utility, building or structure	P ⁵	P ¹
Utility, transmission wire, line, pipe or pole	P ⁵	P ¹
Vending cart, public property		P
Zoological Park		P

Qualifying Provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
shall be located above the ground floor.
22. Subject to section [21A.36.130](#) of this title.
23. Subject to section [21A.36.170](#) of this title.
24. Subject to section [21A.36.030](#) of this title.
26. When customarily provided with the principal use and is accessory to the principal use.
27. New antennae and communication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
28. Reception centers may be allowed in parks of 100 acres or more where the reception center is a subordinate use to the principal use of the property as a park. Reception centers are allowed in existing buildings, are limited to 1 reception center per park, and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone reception center use, including areas to accommodate parking for the reception center use, is not permitted.

Attachment F: Analysis of Standards

MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

The master plan is being amended in order to provide consistency between the *Rose Park Small Area Plan* and the proposed Open Space zoning designation of the subject property. This request facilitates a rezoning of the property to a district that will allow for more indoor and outdoor recreational uses but would not permit residential uses. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission for a master plan amendment. Should the Planning Commission make a positive recommendation for the master plan amendment, an amendment to the zoning map is also appropriate.

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
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;	Complies	<p>As discussed in Consideration 1, the proposed zoning amendment is consistent with the <i>Rose Park Small Area Plan</i> and <i>Plan Salt Lake</i>. Recreational and Open Space land uses make up the largest portion of land in the Northern study area. While residential uses are called for, they are considered accessory to agricultural land uses.</p> <p><i>Plan Salt Lake</i> states that community amenities should be located within a ¼ mile walking distance of every household. The plan also states that new growth should be directed towards areas that have the potential to be people-oriented. While the subject properties are adjacent to an established residential neighborhood, they are also abutting the interstate,</p>

		<p>which does not contribute to a walkable environment.</p> <p>Finally, <i>Plan Salt Lake</i> calls for enhancing existing parks and recreational facilities, allowing for modifications to enhance usability and promote activity. Rezoning the subject properties would meet the initiatives and policies in <i>Plan Salt Lake</i> and would not detract from the overall character of the residential neighborhood to the east.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, “promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. <p>The proposed master plan and zoning map amendments and the future development of additional recreation facilities meets the purpose of the OS Open Space District which is to “preserve and enhance public and private open space, natural areas, and improved park and recreational areas.” The proposed rezone is not expected to have an adverse impact on the surrounding single-family neighborhood and would provide more recreational space for surrounding residents.</p>

3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>As discussed in Consideration 2 and Attachment E, the proposed map amendment will have an effect on the single-family residential properties to the east because the allowable land uses would change.</p> <p>The proposed zone is consistent with the development to the north and would provide a transition from the residential uses to the east and the interstate and manufacturing zones to the west.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	<p>The site is located within the Airport Flight Path Protection Zone C overlay. New development would be required to comply with any of its provisions.</p>
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.	City services can be provided to the site.	<p>The subject property is located within a built environment where most public facilities and services already exist.</p> <p>If redeveloped, a new sewer connection would be required. Redevelopment of this property may also require upgrading the drainage systems and stormwater may need to be retained on site.</p> <p>No concerns were received from other City departments regarding the master plan or zoning map amendment.</p>

Attachment F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings and other public input opportunities related to the proposed project:

Notice of Application to Recognized Community Organization:

A notice of application was sent to the Westpointe Community Council on March 3, 2020. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

The community council requested a formal meeting as part of the zoning amendment process. Staff accompanied the applicant to the meeting to discuss the proposal on March 11, 2020. The project was then put on hold due to COVID-19 pandemic. Staff informed the council that the applicant was moving forward with the project on October 14, 2021. Formal comments were not submitted.

Open House:

An open house was not required.

Notice of the public hearing for the proposal included:

Early notification sent to property owners within 300' on January 30, 2020. A second notice was mailed October 27, 2021.

Public hearing notice posted on April 15, 2022.

Public notice posted on City and State website and Planning Division list serve on April 15, 2022.

Public hearing notice sent to property owners within 300' on April 15, 2022.

Public Input:

Staff mailed a project notification in 2020 and 2021. One resident reached out call with general questions. Any public comments submitted after the publication of the staff report will be forwarded to the Planning Commission for their review.

Attachment G: Department Review Comments

Zoning/Building/Fire – Greg Mikolash

Building Services finds no zoning/building/fire related issues associated with this Master Plan Amendment proposal.

Engineering – Scott Weiler

No objections.

Transportation – Michael Barry

No issues from Transportation.

Public Utilities – Jason Draper

The waterline is an 8" waterline and has limited fire flow. Depending on the size and construction type of the building this could be a problem. There is not sewer in this stretch of Rose Park Lane. New sewer connection will need to be worked out. Drainage is a little bit difficult on the site, the property may have to retain all stormwater on site. The city drain across the street is at capacity and won't allow new connections.

Police

No comments received.