



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

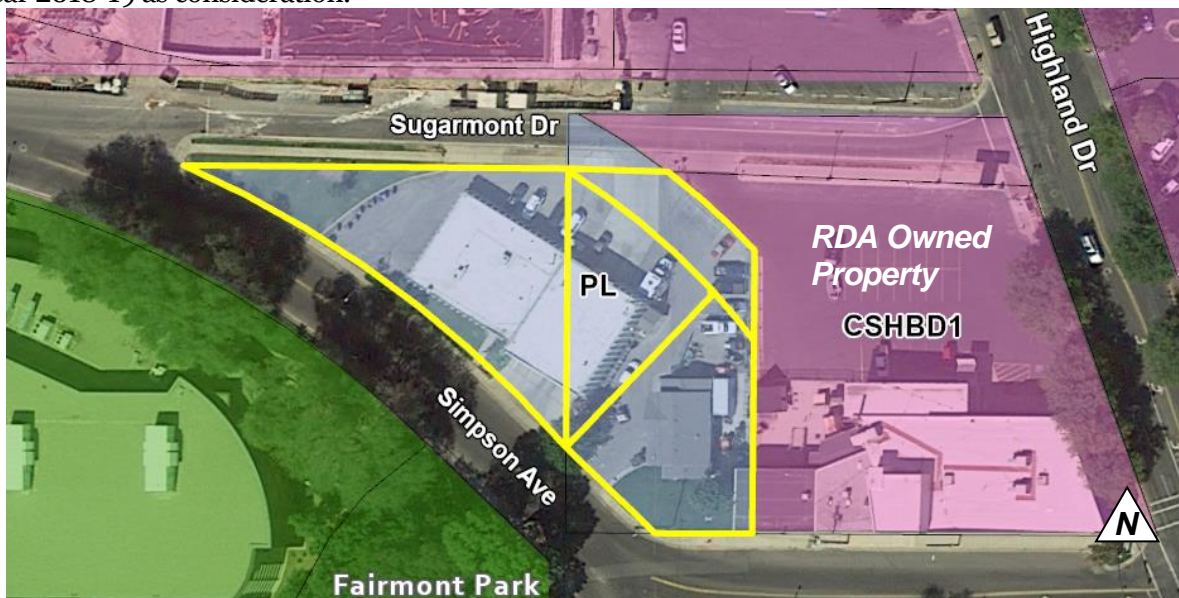
To: Salt Lake City Planning Commission
From: Daniel Echeverria, Senior Planner (daniel.echeverria@slcgov.com or 801-535-7165)
Date: January 17, 2019 (publication)
Re: PLNPCM2019-01107 1085 E Simpson Ave City Property Disposition

ACTION REQUIRED: Hold a public hearing to obtain formal public comment on the proposed property disposition. Public comments will be sent to the Mayor for her consideration prior to the Mayor's disposition of the property.

RECOMMENDATION: No other action (decision or recommendation) is required by the Planning Commission for property disposition items. The Planning Commission is only required to hold a public hearing as per City Code 2.58.

BACKGROUND/DISCUSSION:

The City Administration is proposing to sell City properties located at approximately 1085 E Simpson Ave, 1095 E Simpson Ave, and 1104 E Sugarmont Drive to the Salt Lake City Redevelopment Agency (RDA). The properties total approximately 0.73 acres. The RDA owns the former Deseret Industries property adjacent to the site on the east. The properties are intended to be assembled together with the adjacent RDA owned property and used for a future development. There are no immediate or specific development plans at this time. The City intends to sell the land to the RDA for a value exchange, utilizing the RDA's contribution to the City's homeless services programs in the RDA's fiscal year 2018-19 as consideration.



Map showing the location of the subject properties, highlighted in yellow

Disposition of Significant City Property Process

City code 2.58 requires that a special process with a public hearing be followed prior to the sale of certain City property. For undeveloped City owned properties, property sales can generally occur without a special process. However, sales of streets and alleys, parks, golf courses, and City buildings are required to follow a special disposition process with a public hearing for what the code defines as “significant” properties. In this case, the property includes City buildings and the intended redevelopment of the property would differ from the City’s Master Plan for the area, which is another factor considered “significant” in that City code.

The disposition process for these “significant” properties requires that a City board hold a public hearing regarding the proposed sale. The City boards that can hold this public hearing include the Planning Commission, Airport Board, Public Utilities Advisory Committee, Golf Enterprise Fund Advisory Board, or Parks, Natural Lands, Trails, and Urban Forestry Advisory Board. As the property isn’t directly related to any other of the City’s specialized boards, the Planning Commission was chosen as the entity to hold the public hearing. The purpose of the public hearing is to obtain formal public comment regarding the proposed sale and to provide those to the Mayor. Any comments or concerns from the Planning Commission itself will also be provided to the Mayor.

Following the public hearing, staff will formally transmit the public comments to the Mayor’s office for the Mayor’s consideration prior to the Mayor finalizing the sale. The information will also be sent on to the City Council who can also request an additional public hearing prior to the Mayor finalizing the sale.

Future Zoning and Master Plan Amendment

The property is currently zoned Public Lands (PL) which generally limits the property to institutional and City facility uses. The property would need to be rezoned prior to any residential or commercial development. A rezoning would be subject to Planning Commission review and recommendation, and a City Council decision. If rezoned, staff anticipates that it would be rezoned to the same zone as the adjacent property - Sugar House Business District-1 (CSHBD-1). That zone allows for mixed-use development, allowing for a variety of commercial and residential uses, and requires active uses on the ground floor. If the property is rezoned to the CSHBD-1 zone, any development over 50' in height or over 20,000 square feet in size would be subject to Design Review and approval by the Planning Commission.

To rezone the property to that designation, a master plan amendment would also be required as the property is noted as being intended for “Institutional and Public Lands” in the 2005 *Sugar House Master Plan’s* Future Land Use map. The master plan designation matches the current Public Lands zoning of the property. The *Sugar House Master Plan* discusses the former fire station by noting that “If total relocation of the station was ever to take place, the community strongly supports retaining the station within the Business District.” The plan includes the following policy related to the fire station, “Retain the fire station within the Sugar House Business District if the facility is ever relocated.” It isn’t clear if the intent of this policy was to reiterate that the community did not support moving the fire station or if this language was intended to support keeping and finding new uses for the building even if the fire station use was relocated. It does not elaborate on any future potential uses of the property.

Current Property Uses

The former Sugar House fire station is located on the property. That building is currently used by Sprague Library as a temporary library location while the Sprague Library is being renovated due to flooding. The renovations are estimated to be completed this year. Another building on the property is the City’s Sugarhouse Business District maintenance facility. This facility houses maintenance equipment to maintain the public improvements, including sidewalks and landscaping, throughout the Sugar House Business District. Special paving and landscaping are required for development in the Sugar House Business District and this facility is necessary to maintain those improvements. Prior

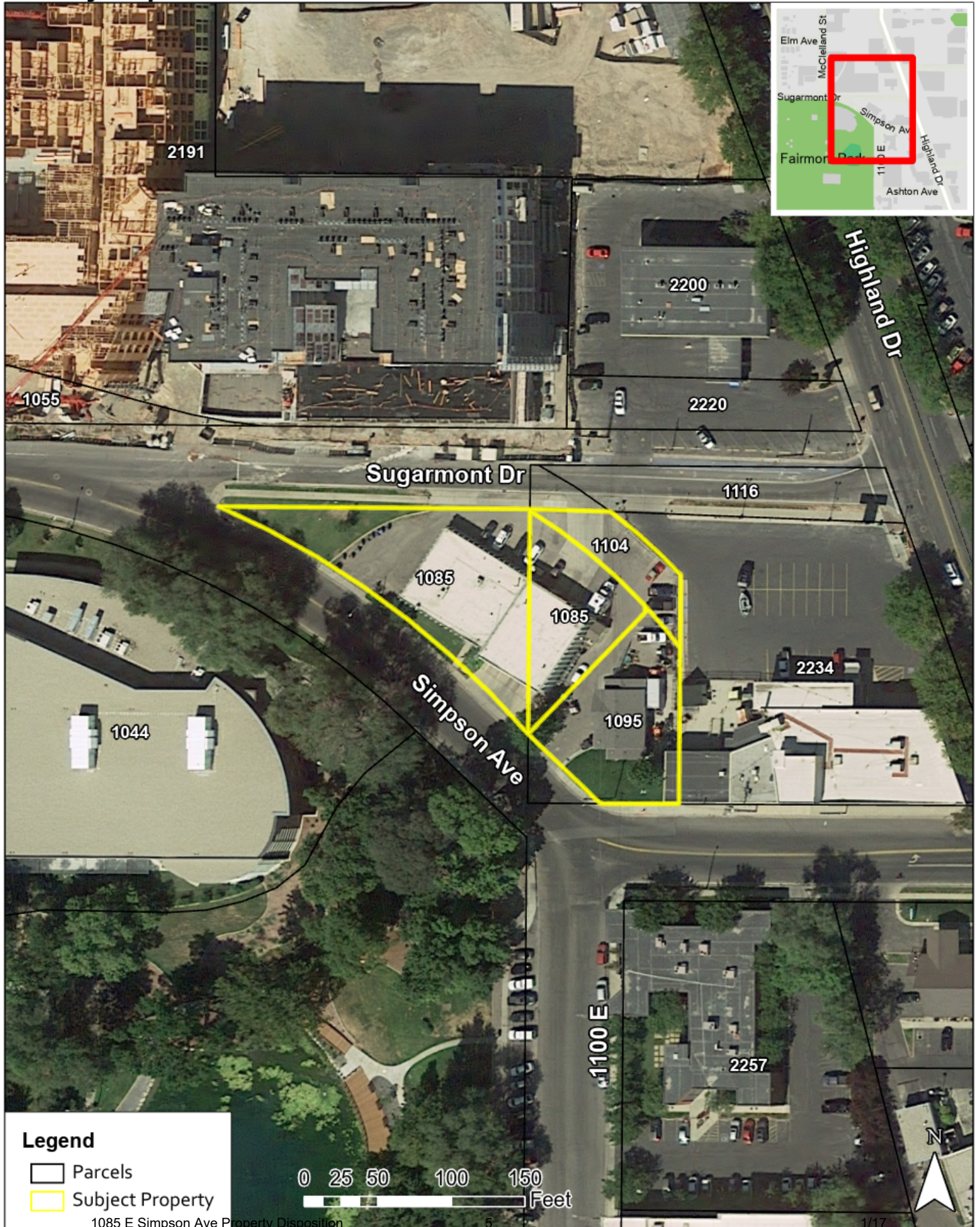
to redevelopment of the property, the City will need to determine a new location for this facility, or the facility may be integrated into the future development of the site.

Attachments

- A. [Aerial Map](#)
- B. [Zoning Map](#)
- C. [Future Land Use Map – Sugar House Master Plan](#)
- D. [Photos of the Site](#)
- E. [Disposition Initiation Letter from Capital Asset and Real Estate Services Division](#)

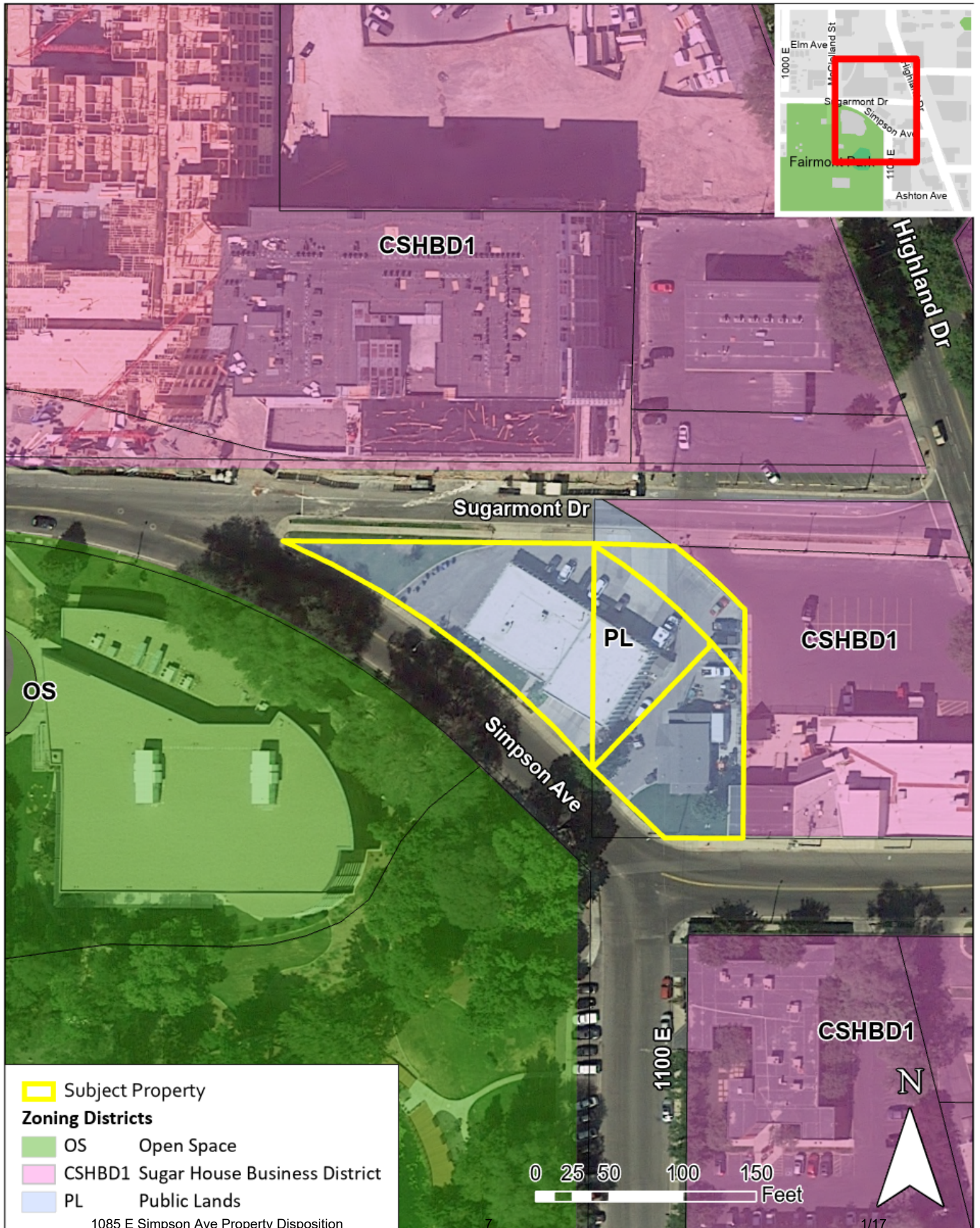
Attachment A: Aerial Map

Vicinity Map



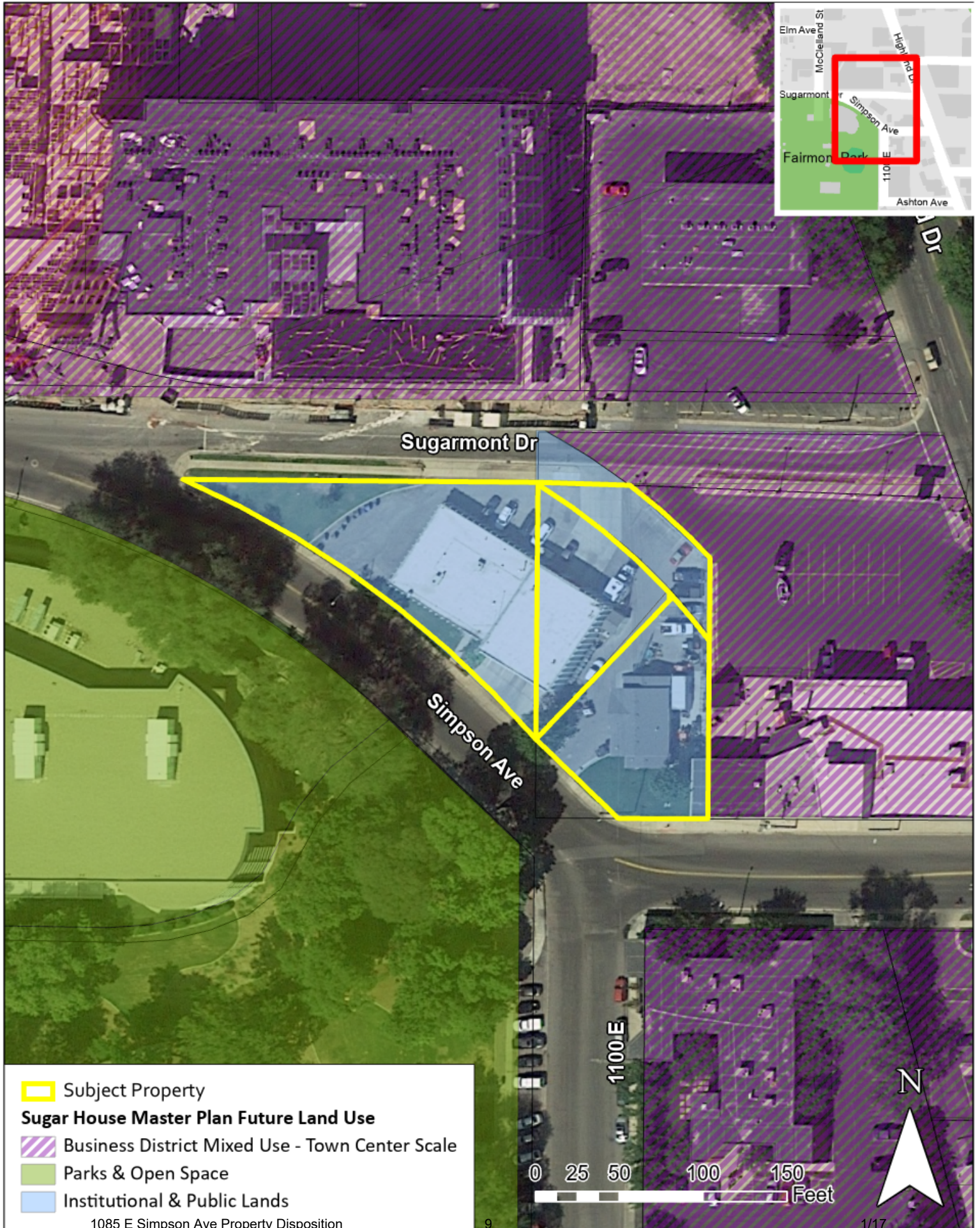
Attachment B: Zoning Map

Vicinity Zoning Map



Attachment C: Future Land Use Map - Sugar House Master Plan

Future Land Use Map



Attachment D: Photos of the Site



View of the buildings on the site from Simpson Ave, looking north-east (Credit: Google Street View, 2019)



Additional view of the buildings on the site from Simpson Ave, looking north-east (Credit: Google Street View, 2019)



View of the west corner of the site from Simpson Ave, looking east (Credit: Google Street View, 2019)



View of the north side of the site looking south from Sugarmont Drive, showing the back of the former Fire Station Building



View of the site and the adjacent east RDA property (former DI) from Sugarmont Drive (Credit: Google Street View, 2018)

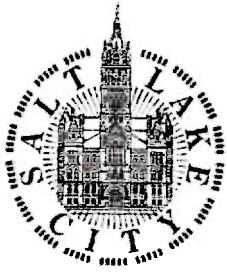


View of the south side of the site and the adjacent RDA property (former DI) from Simpson Ave, looking north (Credit: Google Street View, 2019)



Birds-eye view of the site looking east. Approximate property boundary is in yellow. (Credit: Salt Lake County, Pictometry 2019)

Attachment E: Disposition Initiation Letter from Capital Asset and Real Estate Services Division



MEMORANDUM

To: Planning Division

From: Baylee White, Real Property Agent

Date: November 20, 2019

Cc: Shellie Finan, Real Property Manager

Re: Initiate petition to dispose of City owned public property designated as surplus located at approximately 1085 East Simpson Avenue

The purpose of this memo is to request that you initiate a petition to dispose of City-owned public property designated as surplus, located at 1085 East Simpson Avenue. The surplus property identified in this request is approximately 0.76 acres and should be disposed of in order to complete an assemblage with adjacent property to accommodate a mixed-use development. The City is to sell the land to the RDA for a value exchange, utilizing the RDA's contribution to the City's homeless services programs in the RDA's fiscal year 2018-19 as consideration.

This property is considered a Significant Parcel of Real Property per City Code §2.58.035 and is subject to public notice and hearing requirements set forth in §2.58.040.

Please contact me if you have questions.

Thank you,

A handwritten signature in purple ink, appearing to read "Baylee White".

Baylee White
Real Property Agent
801-535-6150