

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Jan 14, 2022 11:29 MST)

Lisa Shaffer, Chief Administrative Officer

Date Received: 01/14/2022

Date sent to Council: 01/14/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: January 14, 2021

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2021-01007 Sugar House Community Plan Future Land Use Map and
PLNPCM2021-00914 Zoning Map Amendment for the former Fire Station #3
property

STAFF CONTACT: Nick Norris Planning Director, nick.norris@slcgov.com or 801-535-6173

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council adopt the proposed amendments as recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: This proposal would change the future land use map found in the Sugar House Community Master Plan from “Public Lands and Institutional” to Business District Mixed Use Town Center Scale” and change the zoning map from PL Public Lands to CSHBD1 Sugar House Central Business District 1. The purpose for the proposal is to consolidate the subject properties with the property to the east for future development. Both properties are owned by the Redevelopment Agency of Salt Lake City. There is no development proposal associated with this request.

The subject properties include four parcels of land. All four parcels are included in the proposal. The total land area included in this proposal is approximately 0.75 acres.

The property currently contains two buildings: one was the former fire station for the Sugar House neighborhood, and one contains a maintenance building for the business improvement district that maintains public spaces in the area.

The subject properties are in an area that the Sugar House Community Plan identifies as an expansion of the Sugar House central business district. Updating the future land use map and the zoning map are consistent with the goals and policies recommended in the Sugar House Community Plan.

PUBLIC PROCESS: The Sugar House Community Council was notified of the proposal on September 27, 2021, starting the 45-day public comment period. The Sugar House Community Council Land Use Committee discussed the item at their October 11, 2021 meeting. Property owners and tenants within 300 feet of the subject property were also notified of the 45-day public comment period. Information was posted on the Planning Division website and the notices provided a link to the online information.

The Planning Commission held a public hearing on December 8, 2022. The public hearing was noticed by a direct mailing to all property owners and tenants within 300 feet of the subject properties, posted on the City and State of Utah Public Notice website, emailed to the Planning Division list serve, and signs were posted on the property advertising the meeting.

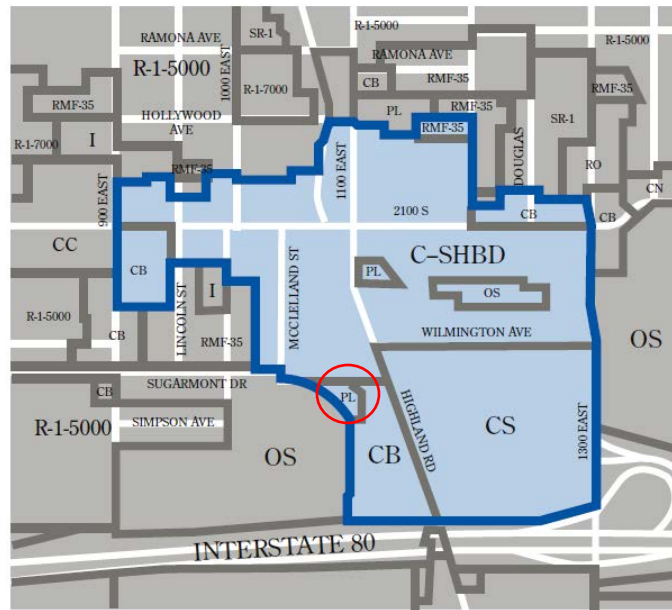
After the public hearing, the Planning Commission adopted a motion recommending that the City Council adopt the proposal. More detailed information on public input can be found in the Planning Commission staff report.

Planning Commission (PC) Records

- a) [PC Agenda of December 8, 2021](#) (Click to Access)
- b) [PC Minutes of December 8, 2021](#) (Click to Access)
- c) [Planning Commission Staff Report of December 8, 2021](#) (Click to Access Report)

EXHIBITS:

Sugar House Business District Proposed Boundary Map



Existing Sugar House Business District
 Proposed Expansion of C-SHBD
 (Sugar House Master Plan Recommendation)



- 1) Project Chronology
- 2) Notice of City Council Public Hearing
- 3) Original Petition
- 4) Mailing List

SALT LAKE CITY ORDINANCE
No. _____ of 2021

(Amending the zoning map pertaining to properties located at 1085 East Simpson Avenue, 1095 East Simpson Avenue, 1097 East Simpson Avenue, and 1104 East Sugarmont Drive to rezone those properties from PL Public Lands District to CSHBD1 Sugar House Business District) and amending the Sugar House Community Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to properties located at 1085 East Simpson Avenue, 1095 East Simpson Avenue, 1097 East Simpson Avenue and 1104 East Sugarmont Drive to rezone those properties from PL Public Lands District to CSHBD 1 Sugar House Business District pursuant to petition number PLNPCM2021-00914 and amending the Sugar House Community Future Land Use Map pursuant to petition number PLNPCM2021-01007.

WHEREAS, Mayor Erin Mendenhall initiated a petition to rezone properties located at 1085 East Simpson Avenue, 1095 East Simpson Avenue, 1097 East Simpson Avenue and 1104 East Sugarmont Drive to rezone those properties from PL Public Lands District to CSHBD1 Sugar House Business District pursuant to petition number PLNPCM2021-00914 and amending the Sugar House Community Future Land Use Map with respect to the property from Public Lands and Institutional to Business District Mixed Use Town Center Scale pursuant to petition number PLNPCM2021-01007; and

WHEREAS, at its December 8, 2021 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications; and

WHEREAS, after holding a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the properties located at 1085 East Simpson Avenue, 1095 East Simpson Avenue, 1097 East Simpson Avenue and 1104 East Sugarmont Drive (Tax ID Nos. 16-20-252-001; 16-20-252-002; 21-20-252-003 and 16-20-252-005), which are more particularly described on Exhibit “A” attached hereto, are rezoned from PL Public Lands District to CSHBD1 Sugar House Business District.

SECTION 2. Amending the Sugar House Community Master Plan. The Future Land Use Map of the Sugar House Community Master Plan shall be and hereby is amended to change the future land use designation of the properties identified in Exhibit “A” from Public Lands and Institutional to Business District Mixed Use Town Center Scale.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this ___ day of _____, 2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022
Published: _____.

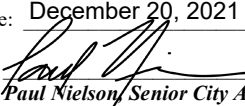
<p>APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>December 20, 2021</u> By: <u></u> <i>Paul Nielson, Senior City Attorney</i></p>
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Exhibit “A”

Legal descriptions of the properties to be rezoned:

Parcel 16-20-252-001

COM AT NW COR LOT 4 BLK 3 GRANITE SUB PLAT A S $0^{\circ}14'48''$ W 151.61 FT N $46^{\circ}19'51''$ W 60.28 FT NW'LY ALG CURVE TO LEFT 202.5 FT S $89^{\circ}45'15''$ E 211.65 FT S $0^{\circ}14'48''$ W 1.31 FT TO BEG. 0.32 AC BEING IN LOT 11 BLK 45 10 AC A.

Parcel 16-20-252-002

COM NW COR LOT 4, BLK 3, GRANITE SUB PLAT “A”, SE'LY ALG CURVE TO RIGHT 105.05 FT; S $43^{\circ}40'09''$ W 119.64 FT; N $0^{\circ}14'48''$ E 151.61 FT TO BEG.

Parcel 16-20-252-003

COM N $0^{\circ}14'48''$ E 47 FT FR SW COR LOT 4, BLK 3, GRANITE SUB PLAT A; S $46^{\circ}19'51''$ E 68.15 FT; S $89^{\circ}56'$ E 53.396 FT; N $0^{\circ}14'48''$ E 109.306 FT; NW'LY ALG CURVE TO L 31.88 FT; S $43^{\circ}40'09''$ W 119.641 FT TO BEG.

Parcel 16-20-252-005

COM AT NW COR LOT 4, BLK 3, GRANITE SUB PLAT A, SE'LY ALG CURVE TO R 136.933 FT; N $0^{\circ}14'48''$ E 46.093 FT; NW'LY ALG CURVE TO L 64.526 FT; N $89^{\circ}45'15''$ W 54.792 FT TO BEG.



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1. PROJECT CHRONOLOGY

Petition: PLNPCM2021-00914 and PLNPCM20221-01007

- August 23, 2021 The mayor initiated a petition to update the community master plan and zoning of the property where the former Sugar House Fire Station was located.
- September 27, 2021 Petition assigned to Nick Norris, Planning Director, for staff analysis and processing.
- September 28, 2021 Petition routed to each City Department and Division for review and comment.
- September 28, 2021 Early engagement period started by sending an email containing preliminary information sent to all Community Council Chairs informing them of the proposed text amendments, and that Planning Commission and City Council meetings would be scheduled in the future. Notice also sent to all property owners and tenants within 300 feet of the proposal.
- September 28, 2021 Public information posted to the Planning Division website explaining the proposal and containing proposed text of code changes.
- September 28, 2021 Email notice of the digital open house sent to the Planning Division list-serve. This email is sent every two weeks with each item that is in the public engagement phase.
- October 11, 2021 Presentation to the Sugar House Land Use Committee.
- November 24, 2021 Public notice for December 20, 2021 Planning Commission public hearing sent to Division list serve, posted on city website, and posted on Utah Public Meeting website. Property posted with sign advertising public hearing.
- December 8, 2021 Planning Commission reviewed the proposal and conducted a public hearing. The Planning Commission adopted a motion recommending that the City Council adopt the proposal.

2. NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **P:NPCM2021-00914 and PLNPCM2021-01007** – A petition initiated by Mayor Erin Mendenhall to amend the Sugar House Community Master Plan and the Salt Lake City Zoning Map for properties located at approximately 1085 Simpson (2 parcels with the same address), 1095 Simpson, 1097 Simpson and 1104 Sugarmont Drive. The proposal would modify the future land use designation in the Sugar House Community Plan from "Public Lands and Institutional" to " Business District Mixed Use Town Center Scale" and the zoning map from PL Public Lands to CSHBD-1 Central Sugar House Business District 1. The purpose of the proposal is to facilitate the future development of the site. No development proposals are being considered at this time. The City Council may consider other future land use designations or zoning districts as part of this proposal.

DATE: Date #1 and Date #2

TIME: 7:00 p.m.

All persons interested and present will be given an opportunity to be heard in this matter. This meeting will be held via electronic means, while potentially also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. If you are interested in participating during the Public Hearing portion of the meeting, please visit the website www.sl.gov/council/virtual-meetings/ or call 801-535-7654 to obtain connection information.

Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to council.comments@sl.gov. All comments received through any source are shared with the Council and added to the public record.

If you have any questions relating to this proposal or would like to review the file, please call Nick Norris at 801-535-6173 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at nick.norris@sl.gov

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@sl.gov , 801-535-7600, or relay service 711.

3. ORIGINAL PETITION



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Danny Walz, Redevelopment Agency of Salt Lake City Director; Michaela Oktay, Deputy Planning Director

From: Nick Norris, Planning Director

Date: August 23, 2021

Re: Initiating a master plan and zoning amendment of the site of the former Sugar House Fire Station

The Redevelopment Agency has requested that the Planning Division start the process of rezoning the property where the Sugar House Fire Station was formerly located. The proposal includes four parcels that are currently zoned PL Public Lands: 1085 Simpson (2 parcels with the same address), 1095 Simpson, and 1104 Sugararmont Drive. The proposal would rezone the parcels to CSHBD1 Sugar House Business District 1 to match the zoning of the adjacent parcel. The Sugar House Master Plan identifies the parcels as "Institutional and Public Lands." The future land use map of the Sugar House Master Plan would be modified to match the adjacent parcels that are designated as "Business District Mixed Use-Town Center Scale".

Public engagement for this process would be coordinated with the Sugar House Community Council and is subject to the early engagement requirements in city code. Nearby property owners would be notified of the early engagement process and future public hearings related to the proposal.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the master plan and zoning map amendment petition as noted above.

Erin Mendenhall, Mayor

09/02/2021

Date

4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
UTAH TRANSIT AUTHORITY	669 WEST 200 SOUTH	SALT LAKE CITY	UT	84101
SUGARHOUSE VETERINARY HOSPITAL BUILDING PTRN	2206 S MCCLELLAND ST	SALT LAKE CITY	UT	84106
ZIONS FIRST NATIONAL BANK	PO BOX 54288	LEXINGTON	KY	40555
SUGARMONT LLC	2121 S MCCLELLAND ST #303	SALT LAKE CITY	UT	84106
SALT LAKE CITY CORPORATION	451 S STATE ST # 425	SALT LAKE CITY	UT	84111
SUGARHOUSE DIXON, LLC	11 SPANISH BAY DR	NEWPORT BEACH	CA	92660
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	UT	84114
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
REDEVELOPMENT AGENCY OF SALT LAKE CITY	451 S STATE ST	SALT LAKE CITY	UT	84111
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY	UT	84114
SALT LAKE CITY CORP.	PO BOX 145460	SALT LAKE CITY	UT	84114
Unknown	PO BOX 145518	SALT LAKE CITY UT	UT	84114
YORK FAMILY 2257, LLC	2257 S 1100 E	SALT LAKE CITY	UT	84106
FIRST FEDERAL SAVINGS BANK OF SALT LAKE CITY UTAH	425 PIKE ST # BRO79	SEATTLE	WA	98101
CMRK LLC; RLR INVESTMENTS #1 LLC	2280 S HIGHLAND DR	SALT LAKE CITY	UT	84106
DEE'S SUGARHOUSE INVESTMENTS LLC	777 E 2100 S	SALT LAKE CITY	UT	84106
Current Occupant	975 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	2200 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2220 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2191 S MCCLELLAND ST	Salt Lake City	UT	84106
Current Occupant	1055 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	1044 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	1040 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	1085 E SIMPSON AVE	Salt Lake City	UT	84106
Current Occupant	1095 E SIMPSON AVE	Salt Lake City	UT	84106
Current Occupant	1097 E SIMPSON AVE	Salt Lake City	UT	84106
Current Occupant	1104 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	1116 E SUGARMONT DR	Salt Lake City	UT	84106
Current Occupant	2234 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2262 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2274 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2227 S HIGHLAND DR	Salt Lake City	UT	84106
Current Occupant	2201 S HIGHLAND DR	Salt Lake City	UT	84106
Nick Norris c/o Planning Division	PO BOX 145480	Salt Lake City	UT	84111