
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: October 19, 2010

SUBJECT: Petition No. PLNPCM2009-01423 – Central Community Master Plan amendment related to the Public Safety building project

STAFF REPORT BY: Jennifer Bruno, Deputy Director

AFFECTED COUNCIL DISTRICTS: District 4

**ADMINISTRATIVE DEPT:
AND CONTACT PERSON:** Community and Economic Development
Casey Stewart, Senior Planner

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing.

KEY ELEMENTS:

- A. An ordinance has been prepared at the Mayor’s request for Council consideration to amend the Central Community Master Plan (2005) for the block bounded by 400 South, 500 South, 300 East and 400 East, in the following general ways (detailed changes are listed in item C):
1. Designate the subject block as “Civic/Mixed Use” in the future land use map (*note: this is a new land use designation – see Matters at Issue section*).
 2. Encourage future civic uses to concentrate near existing civic uses, particularly the City and County building, to encourage efficient services and improve access for businesses and residents, designed in such a way as to provide a transition from the Central Business District to the Central City neighborhood;
 3. Create a corridor at approximately 450 South which should be supported and enhanced in the area immediately to the east of the City and County Building with a mix of land uses such as government, public safety, medium to high density residential, ground level interactive uses, cultural facilities, and open space enhancements;
 4. Encourage incorporation of residential uses as a part of redeveloped land in the East Downtown area, specifically the Public Safety Building project.
- B. The ordinance was prepared to amend the master plan to reflect the voter-approved Public Safety Facility, as well as provide a context for the future development of the block.
- C. The following are the specific amendments to the Central Community Master Plan (noted in ***bold italic underlined text***):
1. **Amend the Central Community Master Plan Future Land use Map for the block bordered by 400 South, 500 South, 300 East and 400 East to reflect “Civic/Mixed Use” designation.**
 2. **(Lower Center Column - page 9)** In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. **The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building with mixed land uses such as Salt Lake City government administration, courts, public safety administration, ground level**

interactive uses (small retail, offices, public gatherings), cultural facilities, medium to high density residential, as well as open space enhancements.

3. **(Lower Center Column - page 12)** Government land use: This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries. These facilities may be located generally throughout the central business district, with smaller neighborhood oriented service facilities located in neighborhoods. Concentration of local government administration and office facilities, particularly Salt Lake City administration, courts, public safety and cultural facilities near the City and County Building will help create efficiencies in services which are often interrelated, and help improve access to services for local residents and businesses. Applying sound urban design principles and appropriate architectural character to these uses will also provide a positive transition from the Central Business District to the Central City Neighborhood.
4. **(Top of Center Column - page 13)** Expansion of large-scale medical facilities and services within the Central Community will take place in the Gateway and Downtown areas of the community. Cultural and governmental land uses will also be encouraged to expand within the downtown area, with Salt Lake City administration, courts and cultural facilities concentrated in the vicinity of the City and County Building.
5. **(Middle of Right Column - Table - page 13)** Policy INSLU-4.0 Provide government facilities accessible to the public that meet the needs of the community.

INSLU-1.1 Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs. Encourage incorporation of residential uses as part of or near new or redeveloped Institutional use projects in the East Downtown area, e.g. the Public Safety Building project.

INSLU-4.1 Encourage the concentration of federal, state, and local government office facilities, and courts, and cultural facilities in or near the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

INSLU-4.2 Encourage neighborhood participation in volunteer crime prevention and emergency response programs.

INSLU-4.3 Ensure City and encourage Federal State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community and the landscaping achieves continuity among neighboring government building sites.

INSLU-4.4 Concentrate the development of Salt Lake City administration, courts and cultural facilities near the City and County Building to encourage efficient services, improve access for businesses and residents, facilitate improved work and communication among interrelated departments and divisions, provide opportunities for public gatherings and interaction, and support and enhance the development of a pedestrian corridor along 450 South established by the axis between the Matheson Courthouse, the City and County Building, the Library Square block, and possibly further east toward 400 East.

D. The Administration's transmittal notes the following:

1. The current designations in the Central Community Master Plan future land use map for the subject block are High Density Transit Oriented Development, High Density Mixed Use, General Commercial, and Residential Mixed Use (*see attached map*).
 2. The current zoning designations for the parcels within the subject block are Transit Corridor (TC-75) along 400 South, and Residential Office (RO) in the south east corner of the block, and Residential Mixed Use (RMU) in the remainder of the block.
 3. Current uses on the block are limited to office and retail.
 4. Originally the Administration proposed designating only the western half of the block as "Civic/Mixed Use." However, after the original proposal was presented to the Planning Commission and feedback was received, the Administration decided to pursue designating the entire block as "Civic/Mixed Use." This would allow for greater flexibility in developing the Public Safety building project as well as allow for a softening of edges between government uses, commercial uses, high density residential uses, and the lower density residential uses to the East. The Planning Commission comments and concerns from the first discussion informed the Administration's revised proposal.
 5. Planning notes that the concept of concentrating civic uses has been discussed by past administrations as far back as 1943 (see Master Plan and policy considerations item D).
 6. Planning also notes that the location of the proposed Public Safety Building would maximize access to transit for those that use the building, as well as provide an opportunity to further delineate and enhance the axis along 450 South.
 7. According to the Administration - the "Civic/Mixed Use" designation would allow for all current zoning and uses currently on the block, as well as government facilities, residential, office, retail and cultural uses.
 8. Planning Staff notes that "cultural" uses were included in the potential uses for this block in order to allow flexibility in developing the public open space on the block (potential for concerts, markets or other large public gatherings).
 9. The petition from the Administration notes that they will not necessarily pursue rezoning of the entire block, but rather will pursue rezoning of the Public Safety Building "quadrant" only, to a Public Lands (PL) designation (*staff note: Government facilities are allowed in the RMU zone as a conditional use*).
- E. Currently the City owns property along the western half of the block, generally from 300 East to Blair Street (with the exception of the Salt Lake Roasting Company). The Council will be receiving a detailed briefing from the Administration regarding the latest plans for the Public Safety Facility on November 9th. Generally speaking, the current plan for the City's property is as follows:
1. Develop the south west quadrant of the block into a Public Safety Administration Building.
 2. Develop the axis along 450 South and orient the Public Safety Building towards this axis, creating public spaces complimentary to the public open spaces to the west.
 3. Because the north west quadrant of the block is no longer required for development of the Public Safety Building, decide on the future use of the Barnes Bank building, and potentially issue an RFP for development of that quadrant. Previous presentations by the Administration have indicated that they intend to issue an RFP that would call for a transit-oriented mixed-use development, with a strong housing component. *The Council may wish to ask for an update on the status of the Barnes Bank Building, and any impact that may have on the bond proceeds used to purchase the building.*

4. Because the City is the current property owner for the land in the north western quadrant of the block, it can retain a certain amount of control in what is eventually built on the property.
- F. Public Comments – Planning staff held an open house for this project on January 14, 2010. Eight people attended. Most questions related to the design of the Public Safety Building and surrounding site. Other comments came from surrounding businesses wondering how the extension of Blair Street would potentially impact their businesses. The owners of Freshman’s Jewelers (353 East 500 South) also expressed concern that the project would move them from their location (*staff note: the City has not expressed a desire to expand the Public Safety Building project farther to the east along 500 South, and would therefore the City’s project will not require them to relocate*).
 - G. The Planning Commission held public hearings on this petition on March 24, 2010, and June 23, 2010. As stated earlier, the first time the Planning Commission discussed this issue, only half of the block was proposed to be designated as “Civic/Mixed Use.” The Administration then revised their proposal to include the full block, and presented it to the Planning Commission again on June 23.
 1. The discussion in March revolved around concerns for the development of housing, as well as concerns that the “edge” between the government facilities and development to the east was too harsh. The planning commission voted unanimously (8-0) to forward a positive recommendation for the master plan amendment.
 2. The discussion in June also involved concerns for the development of housing on the block and how specific language in a master plan should be regarding use when a mix of uses is desired.
 - A constituent spoke at the public hearing and asked that language be more specific to include housing, since other uses in the block have failed to produce the amount of housing desired.
 - The owner of the Freshman property (350 East 500 South) stated that they worried that eventually they would need to be relocated, but that overall they thought the Public Safety Building at that location would make the area safer.
 - Commissioners stated that they appreciated the Administration’s change in allowing for flexibility and a softening of the “edge” between government facilities and development to the north and east.
 - The planning commission agreed that language should be added to emphasize the importance of housing in the block and further emphasize the importance of the landscaping continuity between the Public Safety and Library blocks. With those additions, the Planning Commission voted to forward a positive recommendation to the City Council. Those additions have been made in the ordinance that is before the Council.

MATTERS AT ISSUE:

- A. The Downtown neighborhood planning area is defined by the Central Community Master Plan as stretching from South Temple to 900 South, 300 West to 200 East. Currently the plan recommends government uses locating in the Downtown Planning area. Planning has proposed amending the plan to encourage government uses to locate “in the vicinity of” the City and County Building, which could be interpreted to allow the Public Safety Building to be developed on 300 East, technically outside the Boundary. *Because the Downtown Main Library is already outside of the “Downtown Planning Area” the Council may wish to adjust the*

boundary of the downtown planning area between 400 and 500 South, to include the existing and proposed government uses.

- B. The land use designation of “Civic/Mixed Use” will be a new land use designation in the Central Community Master Plan as well as the entire City. *The Council may wish to ask the administration if it will be recommending a combination of existing zones to fall within this new future land use designation, or if a new zoning category will be created.*
- C. The current zoning (Transit Corridor, Residential Office, Residential Mixed Use) does not guarantee that housing will be built as a part of any development, although in some cases housing is encouraged. There is no housing currently on the block, although in developing the Central Community Master Plan, the importance of housing in East Downtown was emphasized. The future land use designation also does not guarantee that housing will be built as a part of any future development. Planning Staff responded to this concern (which was raised by a constituent in the planning commission public hearing) by adding the amendment to INSLU-1.1 (item C.5 above), encouraging residential uses as part of redevelopment of the block. *The Council may wish to consider a legislative intent specifying that housing should be a component of a development of land owned by the City on the corner of 400 South and 300 East.*

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The block east of the Library along 300 South contains Transit Corridor (TC-75) and Residential Mixed Use (RMU) zoning designations, and Residential Office (RO). The Transit Corridor zoning designation fronts 400 South.
 - a. The purpose of the TC-75 Transit Corridor District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.
 - b. The purpose of the R-MU Residential/Mixed Use District is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access. *Government uses and facilities are allowed in this zone as a conditional use. Pedestrian pathways and greenways are allowed as a permitted use.*
 - c. The purpose of the RO Residential/Office district is to provide a suitable environment for existing and future mixed use areas consisting of a combination of residential dwellings and office use. This district should encourage the maintenance and rehabilitation of appropriate existing buildings and neighborhood scale. *Government uses and facilities are allowed in this zone as a permitted use. Pedestrian pathways and greenways are allowed as a permitted use.*
- B. The stated intent of the Central Community Master Plan (2005) is to create a future community based on four fundamental goals:
 - 1. Livable communities and neighborhoods
 - 2. Vital and sustainable commerce
 - 3. Unique and active places
 - 4. Increased pedestrian mobility and accessibility

- C. The following are key points mentioned in the Master Plan that may be relevant to the Administration's proposal:
1. The Master Plan states the following as a goal – encouraging unique and active places, including new places where people can gather, meet, socialize and recreate are created using design excellence and shared resources. Existing destination centers and gathering places are enhanced through urban design recommendations.
 2. The subject property is in the Central City small neighborhood planning area (a 40-block subsection stretching from 200 to 700 East, South Temple to 900 South). The following are relevant goals and issues identified specific to the Central City neighborhood planning area, that the Council may wish to consider:
 - Introduce reduced street width and street park elements in residential neighborhoods.
 - Target at-grade parking lots for mixed-use development projects.
 - Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the East and North;
 - Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.
 - Create more open space and recreational areas in the East Downtown neighborhood;
 - Replace commercial strip development with more diverse and pedestrian oriented activities with a mixture of retail, entertainment and restaurants;
 3. The Central Community Master Plan indicates that there is a neighborhood park deficiency in the Central City neighborhood planning area (4.5 existing park acres, Population 9,327, 11.65 acres desired based on the neighborhood park standard of 1.25 acres per 1000 persons).
 4. The following are stated goals of the Central Community Master Plan relating to institutional land uses:
 - Mitigate the impacts of institutional land uses on surrounding residential neighborhoods;
 - Promote the use of parks and plazas for cultural events and ensure that the size of the event does not exceed the facility's capacity;
 - Provide government facilities accessible to the public that meet the needs of the community;
 - Encourage the concentration of government office facilities and courts in the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people;
 - Ensure City and encourage Federal, State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.
 5. The following are stated goals of the Central Community Master Plan relating to open space:
 - Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas;
 - Protect natural open space areas within the Central Community;
 - Expand open space and recreation areas with development of Library Square;
 - Pursue changing vacant lots to improved open space areas;

- Provide adequate, safe and accessible recreation opportunities by preserving existing parks, ensuring adequate maintenance and repair of parks and open space, promoting multiple use of park and recreation facilities and increasing the amount of parks and usable open space in order to achieve national standards for park space.
6. The following are stated goals of the Central Community Master Plan relating to transit oriented development:
- At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points (TOD 2.2).
 - Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses (TOD-2.3).
- Based on the Future Land Use Map, establish transit oriented districts with a range of land use densities;
 - Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment;
- D. Planning staff located a plan for a proposed Civic Campus dated 1943 (see attached map), showing the block to the east of the library as a government/cultural facility.
- E. In January 2003, the Council adopted the following statements on Downtown (note: this is an excerpt from a larger policy document on Downtown. Council Staff can provide this on request):

7. City's Leadership Role

- i. The City can and should be a vigorous advocate of downtown, encouraging business investment, working to retain as well as attract businesses to downtown, and making it easy to do business in the City. The City's advocacy should include being proactive to make businesses feel welcome in and a part of Salt Lake City.
- ii. The City Council recognizes that many decisions affecting the fate of downtown must be made by the private sector. There is much City government can and should do to encourage a healthy downtown. And yet it must be remembered that the City, through the tools available to it, is a catalyst and coordinator, not a wealth-creator in and of itself.
- iii. City government should provide focus and leadership to encourage and support private efforts leading to downtown investment. It should make sure that its roles – including but not limited to infrastructure, business licensing, regulation, zoning and code enforcement and public safety – are done efficiently, effectively, and in a way that encourages rather than discourages private investment.
- iv. The City should encourage and facilitate communication and cooperation among the various private and public interests who have a stake in downtown, such as the Downtown Alliance, the Salt Lake Chamber of Commerce, the Economic Development Corporation of Utah, the Downtown Merchants Association, the Salt Lake Convention and Visitors Bureau, and County, State and Federal governments.
- v. The City should leverage its resources as much as possible by encouraging, utilizing, and not duplicating, the services of private non-profit organizations including the Downtown Alliance, the Salt Lake Chamber of Commerce, and

the Economic Development Corporation of Utah, in furthering the City's goals for downtown.

8. Build Upon Downtown's Strengths and Uniqueness

- vi. People will come downtown when it provides an experience or opportunity they can't find in their own neighborhoods. Salt Lake City must distinguish itself from the suburbs by building upon what is unique to downtown – things that cannot be experienced anywhere else.
- vii. The City Council supports a greater emphasis on leveraging historic preservation as an economic development tool by working more closely with the Utah Heritage Foundation to find opportunities to use Salt Lake City's historic buildings in new and exciting ways, for office, cultural, retail, and institutional uses.
- viii. Despite numerous efforts to promote downtown, for too long Salt Lake City too often has assumed that downtown will attract people just because it exists. The time is long past when people will come to downtown because it is the only place to shop, eat at a restaurant, or see a movie. The City Council encourages greater efforts to market downtown to people where downtown is geographically the closest retail shopping area. Marketing campaigns should target Salt Lake City residents, the daytime population, particularly office workers, University of Utah employees and students, visitors, and the suburban population, particularly residents of South Davis County.
 - 1. The City Council supports encouraging the Downtown Alliance and Downtown Merchants associations to promote joint marketing opportunities, such as seeing the Utah Symphony and enjoying a dinner or staying the night in downtown hotels. The Council supports marketing campaigns targeting University of Utah employees and students to come downtown for restaurants, entertainment and shopping and to our own residents who shop in suburbs rather than coming downtown.
 - 2. The City Council supports the development of other anchors to Main Street, in addition to retail, that will attract people to the City's core. Anchors could include museums, a Broadway-style theater, Olympic legacy or other similar attractions that would provide unique "draws" to downtown.

9. Take the long view rather than focusing on quick fixes

- ix. While there are some immediate steps that should be taken during the next one to three years, City policy-makers must resist the temptation to think short-term and instead take a long-range view of how decisions now will impact the City five, ten, even twenty years into the future.
- x. The City Council believes that the elements of sound development and marketing strategies for the downtown already exist in available plans and studies. The Council believes that the time for additional plans and studies have past, and the time for implementing a coherent, rational, and achievable program is now.
- xi. The City Council urges the Mayor and his administration to fashion an implementation program based on existing plans and strategies and carry out the implementation.
- xii. To keep the City Council and general public involved and informed of specific program steps taken and tied to long-term priorities with measurable benchmarks, the City Council supports having the Administration provide

updates to the Council and the public on the program's implementation. Regularly, the Administration should share, on a confidential basis as needed, its efforts with a subcommittee of the Council that will include representatives of Council and Redevelopment Agency leadership.

10. Support All facets of Downtown Development

- xiii. Too often the focus on downtown is on just one aspect of downtown – such as nightlife or retail – while failing to recognize that a successful downtown is made of several important elements.
- xiv. Each element is important in its own right, but, like an ecosystem, the success of each is intertwined and interdependent. These elements can be summarized as follows and measured by the criteria listed under each section:

1. **Business center**, providing the premier location for a variety of businesses, in particular, local, regional, and where possible national headquarters.

a. Indicators of success include:

- i. Square footage and type of office space in the downtown inventory
- ii. The vacancy rate
- iii. The number and size of “headquarters” located in the downtown.
- iv. New businesses relocating to the Central Business District.
- v. Existing businesses expanding at their present locations in the Central Business District.
- vi. Existing businesses renewing their leases.

2. **Retail**, supporting the retail needs of daytime population and drawing people to the downtown.

a. Indicators of success include:

- i. Number of jobs generated
- ii. Square footage of retail
- iii. Total retail sales and retail sales per square foot at each of the major retail destinations.
- iv. Sales tax revenue generated.

3. **Institutional Center**

a. Indicators of success include:

- i. Increased presence of county, state and federal offices
- ii. Presence of educational facilities available to the public

4. Local government and related public facilities

a. Indicators of success include:

- i. Well-maintained public infrastructure
- ii. Continued development of efficient public transportation systems with easy access to homes and businesses and connected to a wider area

5. **Arts, culture, entertainment and nightlife, providing unique entertainment and cultural opportunities for residents throughout the region and visitors**

a. Indicators of success include:

- i. Sales generated
- ii. Number of nights of entertainment offerings

- iii. Location of new entertainment and cultural facilities including theater for Broadway productions and museums

6. Tourism including convention visitors

- a. Indicators of success include:
 - i. Convention bookings
 - ii. Hotel occupancy rate

7. Housing – available at all ranges of income levels – will further enhance the livability and vibrancy of downtown

- a. Indicators of success include:
 - i. The number of housing units
 - ii. Vacancy rates
 - iii. Population
 - iv. The mix of market rate, middle income, affordable and low income housing units

F. Existing Council policy supports using zoning to maintain the residential population base within the City and to encourage population expansion. The Council policy notes that residential uses should have residential zoning classifications.

G. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

H. While the proposed project is not located immediately adjacent to the Downtown Zoning districts, the Council may wish to consider the purpose statements outlined for the downtown zoning districts.

- a) The purpose of the D-1 zoning district is to foster an environment consistent with the area's function as the business, retail and cultural center of the community and the region. Inherent in this purpose is the need for careful review of proposed development in order to achieve established objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.
 - In the D-1 Zoning district, when an entire block face is under one ownership (as would likely be the case for the Public Safety Building), no yard can exceed 25 feet, except by conditional use.
 - If the Public Safety Building does not take up an entire block face, no yard can exceed 5 feet except by conditional use, requiring design review by the Planning Commission.
- b) The purpose of the D-2 zoning district is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development within the D-2 Downtown Support District is also less intensive than that of the Central Business District.
 - No building may exceed 65 feet in height except by conditional use. With a conditional use, no building may exceed 120 feet in height.
 - There are no minimum or maximum yard requirements.

CHRONOLOGY:

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed text amendment.

- November 3, 2009 Voters approve Public Safety Facilities bond.
- December 29, 2009 Petition assigned
- January 14, 2010 Planning Open House
- March 24, 2010 Planning Commission Hearing
- June 23, 2010 Planning Commission Hearing of revised proposal
- September 2, 2010 Ordinance received from City Attorney
- September 16, 2010 Transmittal received in City Council Office

cc: David Everitt, DJ Baxter, Rick Graham, Ed Rutan, Lynn Pace, Paul Neilson, Frank Gray, Mary De La Mare-Schaffer, Wilf Sommerkorn, Casey Stewart, Janice Jardine, Nick Tarbet

File Location: Community and Economic Development Dept., Planning Division, Master Plan Amendment, Public Safety Building

Central Community Future Land Use

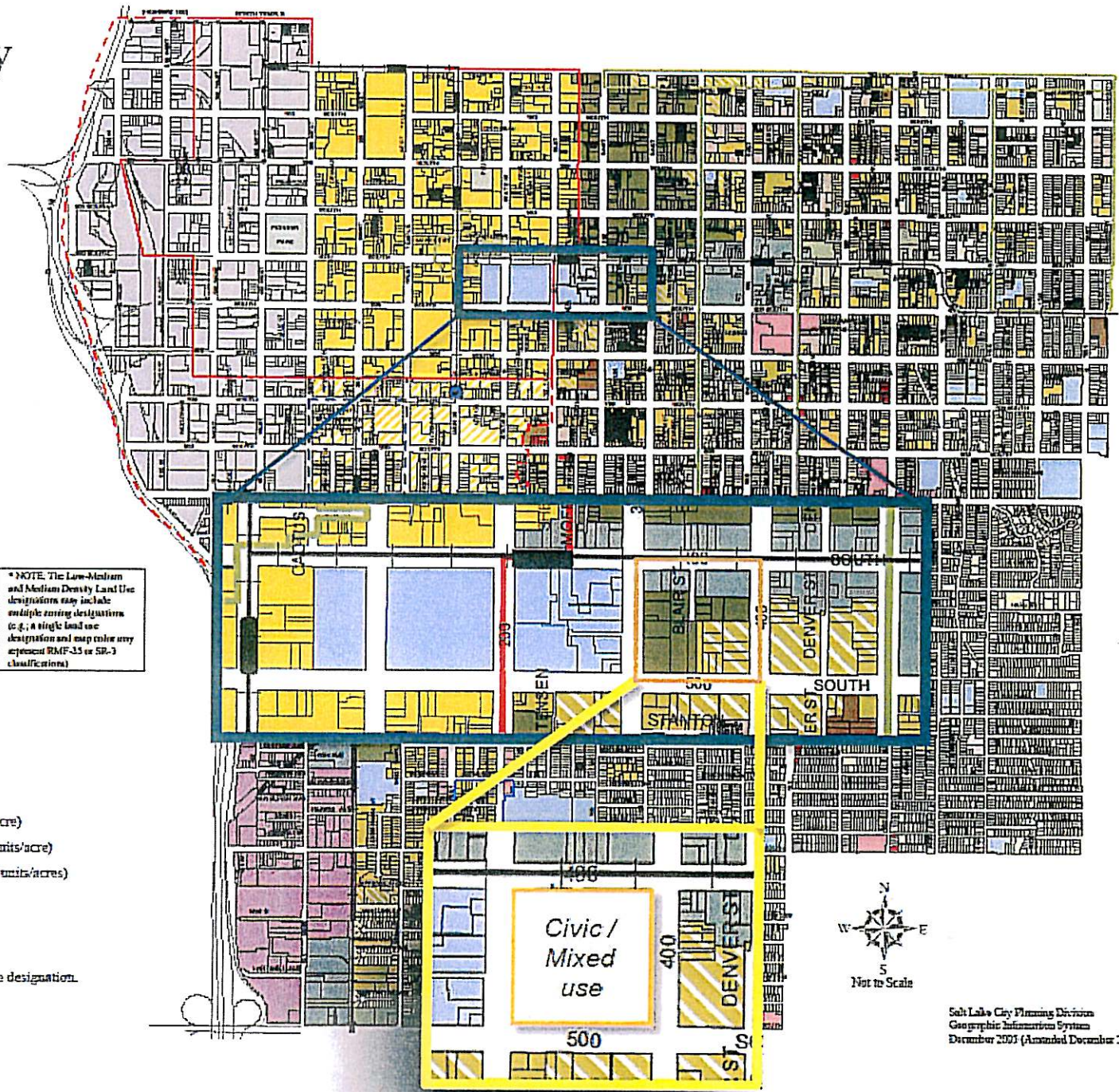
Map Legend

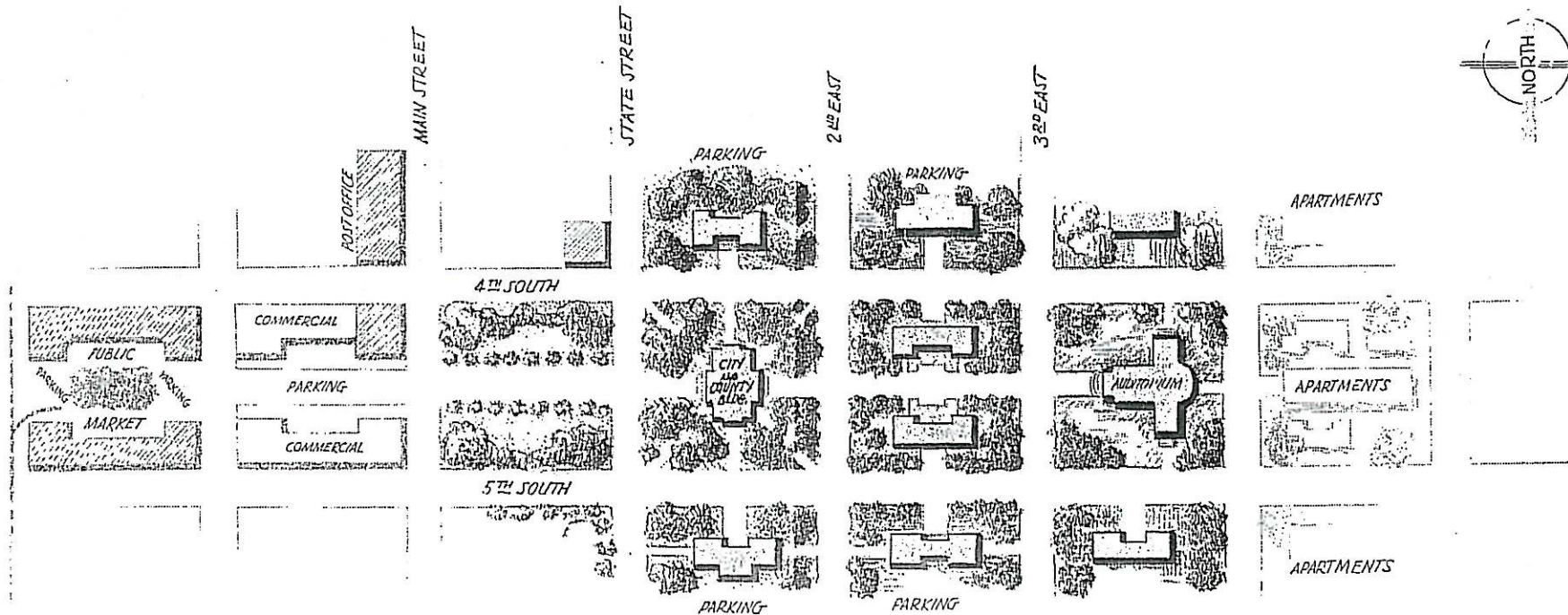
- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- CBD Support Boundary
- Salt Lake Community College Future Expansion Area
- West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g., a high land use designation and map color may represent RMF-35 or SR-3 classifications)





POSSIBLE BUILDINGS
 LIBRARY
 COURT HOUSE
 AUDITORIUM
 POLICE - FIRE - HEALTH HEADQ.
 OTHER MUNICIPAL OFFICE
 FEDERAL OFFICE BUILDING
 MUSEUM

PROPOSED CIVIC CENTER
 ~ SALT LAKE CITY ~

STUDY ON CITY PLAN
 APRIL 1943
 Scale: 1" = 200'

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

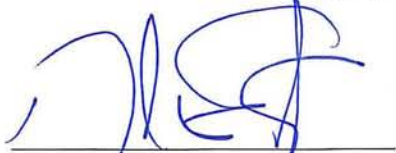
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

SCANNED TO: *mayor*
SCANNED BY: *gray*
DATE: *9/14/2010 2:17 PM*
RALPH BECKER

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: _____

Date sent to Council: *09/15/2010*

TO: Salt Lake City Council
JT Martin, Chair
DATE: September 8, 2010

FROM: Frank Gray, Director
Community and Economic Development Department

RE: Petition PLNPCM2009-01423 Central Community Master Plan amendment related to the Public Safety Building project.

STAFF CONTACT: Casey Stewart, Senior Planner, at 535-6260

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council hold a briefing and schedule a public hearing.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin:

Mayor Ralph Becker initiated a request to amend the Central Community Master Plan in preparation for the new Public Safety Building, Emergency Operations Center, and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 East and 400 East. The proposed master plan amendment would recognize the current, long-standing civic uses, while designating additional area for the new voter-approved public safety and emergency operations center buildings. Additional possibilities for other mixed uses including, but not limited to, office, residential, retail, and cultural are also included.

Analysis:

From as early as 1943 (*City Plan, 1943*), concentrating civic uses in the area around the City & County building has been discussed by various City administrations. The area has typically extended from Main Street to approximately 400 East, staying close to the corridor between 400 South and 500 South. The current city administration determined that a new public safety

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition PLNPCM2009-01423

- | | |
|-------------------|--|
| December 29, 2009 | Petition initiated and assigned to Casey Stewart, principal planner for staff analysis and processing. |
| January 14, 2010 | Planning staff conducted an open house to present project and gather public input. |
| February 26, 2010 | Publication of Planning Commission briefing notice. |
| March 10, 2010 | Planning staff briefed the Planning Commission on the project. |
| March 12, 2010 | Publication of Planning Commission public hearing notice. |
| March 24, 2010 | Planning Commission held public hearing and recommended approval of petition to City Council. |
| April 14, 2010 | Planning Commission ratified minutes for March 24, 2010 meeting. |
| June 10, 2010 | Publication of Planning Commission public hearing notice. |
| June 23, 2010 | Planning Commission held public hearing and recommended approval of revised petition to City Council. |
| July 28, 2010 | Planning Commission ratified minutes for June 23, 2010 meeting. |
| August 17, 2010 | Ordinance requested from City Attorney's office. |
| September 2, 2010 | Ordinance received from City Attorney's office. |

2. ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2010

(Amending the Central Community Master Plan)

An ordinance amending the text and future land use map of the Central Community Master Plan to encourage future civic uses to concentrate near existing civic uses in the east downtown area and change the designation of land located within the block bounded by 300 East, 400 South, 400 East, and 500 South to Civic/Mixed Use, pursuant to Petition No. PLNPCM2009-01423.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held public hearings on March 24 and June 23, 2010 to consider the application of Salt Lake City Mayor Ralph Becker (application no. PLNPCM2009-01423) to amend the text and future land use map of the Central Community Master Plan to change the use designation of the block bounded by 300 East, 400 South, 400 East, and 500 South from High Density Transit Oriented Development; High Density Mixed Use; General Commercial; and, Residential Mixed Use to Civic/Mixed Use in order to encourage civic-related and a mix of other uses including residential and commercial; and

WHEREAS, at its June 23, 2010 public hearing, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) that the City Council approve the proposed master plan amendments; and

WHEREAS, after a public hearing held by the City Council on this matter, the City Council has determined that the following ordinance is in the best interest of the City.

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

SECTION 1. Amending Central Community Master Plan Text. That the text of the following sections of the Central Community Master Plan document shall be amended as indicated:

- a. Amending **page 9, center column, 6th paragraph following the heading**

“Future Residential land use changes” of the Central Community Master Plan to

read as follows:

In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building with mixed land uses such as Salt Lake City government administration, courts, public safety administration, medium to high density residential, ground level interactive uses (small retail, offices, public gatherings), cultural facilities, as well as open space enhancements.

- b. Amending **page 12, center column, paragraph beginning with the header**

“Government land use” of the Central Community Master Plan, and inserting a new

paragraph immediately thereafter to read as follows:

Government land use: This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries. These facilities may be located generally throughout the central business district, with smaller neighborhood oriented service facilities located in neighborhoods.

Concentration of local government administration and office facilities, particularly Salt Lake City administration, courts, public safety and cultural facilities near the City and County Building will help create efficiencies in services which are often interrelated, and help improve access to services for local residents and businesses. Applying sound urban design principles and appropriate architectural character to these uses will also provide a positive transition from the Central Business District to the Central City Neighborhood.

- c. Amending **page 13, center column, 2nd paragraph following the heading**

“Future Institutional land use changes” (which heading first appears in the far

left column) of the Central Community Master Plan to read as follows:

Expansion of large-scale medical facilities and services within the Central Community will take place in the Gateway and Downtown areas of the community. Cultural and governmental land uses will also be encouraged to expand within the downtown area, with Salt Lake City administration, courts and cultural facilities concentrated in the vicinity of the City and County Building.

- d. Amending **page 13, center and far right columns to amend the text of Institutional Land use policies INSLU-1.1, INSLU-4.1, and INSLU-4.3** of the Central Community Master Plan **and adopting a new Institutional land use policy INSLU-4.4 therein** such that only the following policy sections thereof shall be amended, or, in the case of INSLU-4.4, adopted, to read as follows:

INSLU-1.1 Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs. Encourage incorporation of residential uses as part of or near new or redeveloped Institutional use projects in the East Downtown area, e.g. the public safety building project.

INSLU-4.1 Encourage the concentration of federal, state, and local government office facilities, courts, and cultural facilities in or near the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

INSLU-4.3 Ensure City and encourage Federal State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community and the landscaping achieves continuity among neighboring government building sites.

INSLU-4.4 Concentrate the development of Salt Lake City administration, courts and cultural facilities near the City and County Building to encourage efficient services, improve access for businesses and residents, facilitate improved work and communication among interrelated departments and divisions, provide opportunities for public gatherings and interaction, and support and enhance the development of a pedestrian corridor along 450 South established by the axis between the Matheson Courthouse, the City and County Building, the Library Square block, and possibly further east toward 400 East.

SECTION 2. Amending Central Community Master Plan Future Land use Map.

The Central Community Master Plan Future Land Use Map shall be and hereby is

amended to reflect that the block bounded by the public streets of 300 East, 400 South, 400 East, and 500 South and currently designated "High Density Transit Oriented Development", "High Density Mixed Use", "General Commercial", and "Residential Mixed Use" is now designated as "Civic/Mixed Use", as depicted in Exhibit "A" attached hereto.

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 _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

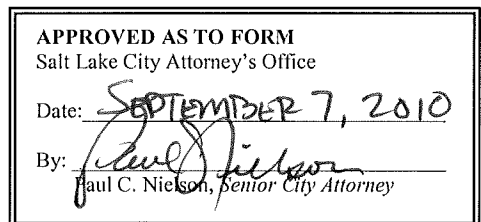
Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

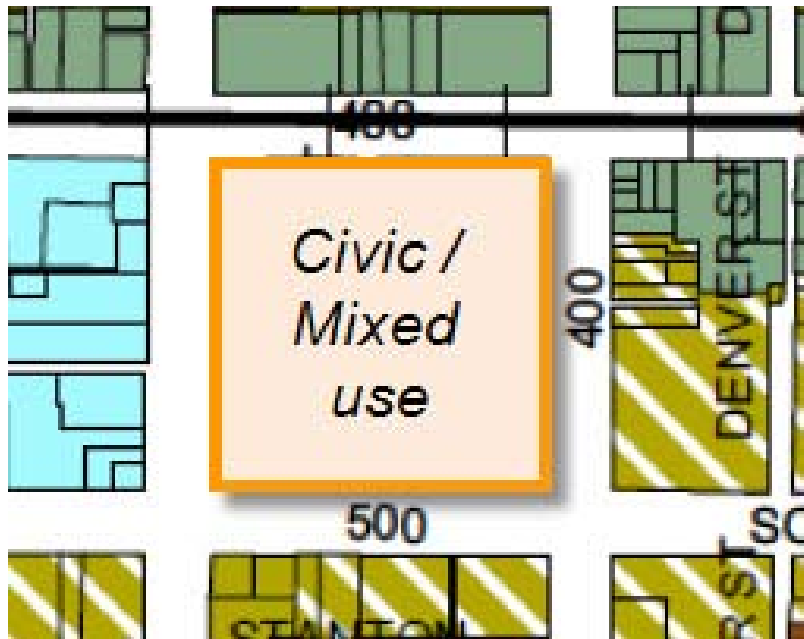


Bill No. _____ of 2010.

Published: _____.

HB_ATTYY-#14230-v2-Ordinance_Amending_CC_Master_Plan_-_Pub_Safety_Bldg.DOC

Exhibit A



SALT LAKE CITY ORDINANCE
No. _____ of 2010

(Amending the Central Community Master Plan)

An ordinance amending the text and future land use map of the Central Community Master Plan to encourage future civic uses to concentrate near existing civic uses in the east downtown area and change the designation of land located within the block bounded by 300 East, 400 South, 400 East, and 500 South to Civic/Mixed Use, pursuant to Petition No. PLNPCM2009-01423.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held public hearings on March 24 and June 23, 2010 to consider the application of Salt Lake City Mayor Ralph Becker (application no. PLNPCM2009-01423) to amend the text and future land use map of the Central Community Master Plan to change the use designation of the block bounded by 300 East, 400 South, 400 East, and 500 South from High Density Transit Oriented Development; High Density Mixed Use; General Commercial; and, Residential Mixed Use to Civic/Mixed Use in order to encourage civic-related and a mix of other uses including residential and commercial; and

WHEREAS, at its June 23, 2010 public hearing, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) that the City Council approve the proposed master plan amendments; and

WHEREAS, after a public hearing held by the City Council on this matter, the City Council has determined that the following ordinance is in the best interest of the City.

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

SECTION 1. Amending Central Community Master Plan Text. That the text of the following sections of the Central Community Master Plan document shall be amended as indicated:

a. Amending **page 9, center column, 6th paragraph following the heading “Future Residential land use changes”** of the Central Community Master Plan to read as follows:

In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building with mixed land uses such as Salt Lake City government administration, courts, public safety administration, medium to high density residential, ground level interactive uses (small retail, offices, public gatherings), cultural facilities, as well as open space enhancements.

b. Amending **page 12, center column, paragraph beginning with the header “Government land use”** of the Central Community Master Plan, and inserting a new paragraph immediately thereafter to read as follows:

Government land use: This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries. These facilities may be located generally throughout the central business district, with smaller neighborhood oriented service facilities located in neighborhoods.

Concentration of local government administration and office facilities, particularly Salt Lake City administration, courts, public safety and cultural facilities near the City and County Building will help create efficiencies in services which are often interrelated, and help improve access to services for local residents and businesses. Applying sound urban design principles and appropriate architectural character to these uses will also provide a positive transition from the Central Business District to the Central City Neighborhood.

c. Amending **page 13, center column, 2nd paragraph following the heading “Future Institutional land use changes” (which heading first appears in the far left column)** of the Central Community Master Plan to read as follows:

Expansion of large-scale medical facilities and services within the Central Community will take place in the Gateway and Downtown areas of the community. Cultural and governmental land uses will also be encouraged to expand within the downtown area, with Salt Lake City administration, courts and cultural facilities concentrated in the vicinity of the City and County Building.

- d. Amending **page 13, center and far right columns to amend the text of Institutional Land use policies INSLU-1.1, INSLU-4.1, and INSLU-4.3** of the Central Community Master Plan **and adopting a new Institutional land use policy INSLU-4.4 therein** such that only the following policy sections thereof shall be amended, or, in the case of INSLU-4.4, adopted, to read as follows:

INSLU-1.1 Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs. Encourage incorporation of residential uses as part of or near new or redeveloped Institutional use projects in the East Downtown area, e.g. the public safety building project.

INSLU-4.1 Encourage the concentration of federal, state, and local government office facilities, courts, and cultural facilities in or near the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

INSLU-4.3 Ensure City and encourage Federal State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community and the landscaping achieves continuity among neighboring government building sites.

INSLU-4.4 Concentrate the development of Salt Lake City administration, courts and cultural facilities near the City and County Building to encourage efficient services, improve access for businesses and residents, facilitate improved work and communication among interrelated departments and divisions, provide opportunities for public gatherings and interaction, and support and enhance the development of a pedestrian corridor along 450 South established by the axis between the Matheson Courthouse, the City and County Building, the Library Square block, and possibly further east toward 400 East.

SECTION 2. Amending Central Community Master Plan Future Land use Map.

The Central Community Master Plan Future Land Use Map shall be and hereby is

amended to reflect that the block bounded by the public streets of 300 East, 400 South, 400 East, and 500 South and currently designated "High Density Transit Oriented Development", "High Density Mixed Use", "General Commercial", and "Residential Mixed Use" is now designated as "Civic/Mixed Use", as depicted in Exhibit "A" attached hereto.

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 _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

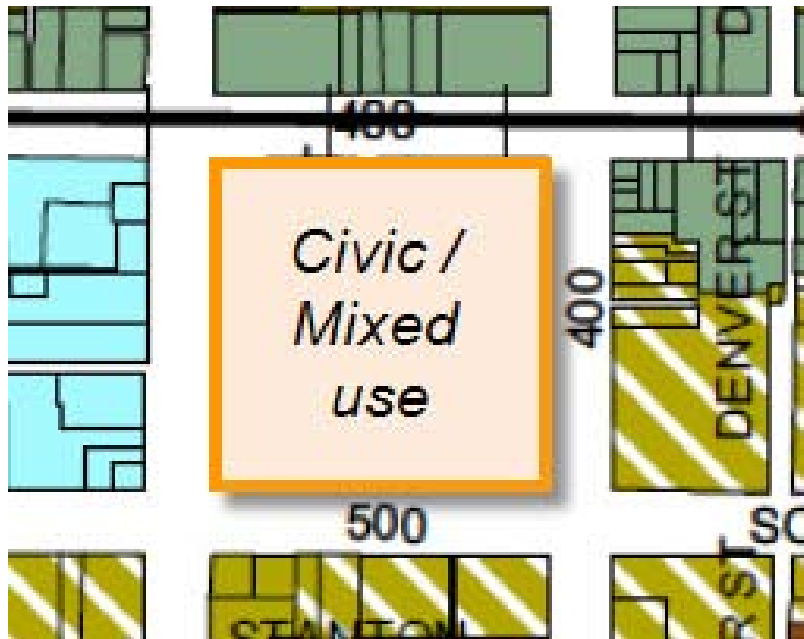
(SEAL)

Bill No. _____ of 2010.
Published: _____.

HB_ATTYY-#14230-v1-Ordinance_Amending_CC_Master_Plan_-_Pub_Safety_Bldg.DOC

LEGISLATIVE VERSION

Exhibit A



3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition PLNPCM2009-01423 to consider a master plan amendment request for property located on the block bounded by 300 East, 400 South, 400 East, and 500 South. The request is to amend the Central Community Master Plan by designating the subject block as Civic/Mixed from High Density Transit Oriented Development; High Density Mixed Use; General Commercial; and, Residential Mixed Use in order to encourage civic related and a mix of other uses including residential and commercial within the block. This is part of the process associated with the voter-approved new Public Safety Building project.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please contact Casey Stewart, Senior Planner, at 535-6260 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at casey.stewart@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021.

4. MAILING LABELS

16-06-329-006-0000 7-ELEVEN STORE #29514A 309 E 400 S SALT LAKE CITY, UT 84111-2901	16-06-454-023-0000 1415 SOUTH MAIN STREET LLC 1415 S MAIN ST SALT LAKE CITY, UT 84115-5313	16-06-405-010-0000 376 EAST 400 SOUTH HOLDINGS LLC 500 LA GONDA WAY #STE 210 DANVILLE, CA 94526-1747
16-06-451-008-0000 ANDERSEN, DARVEL J; TR 333 STANTON AVE SALT LAKE CITY, UT 84111-3519	16-06-329-006-0000 AKASHA SPA AND SALON 331 E 400 S SALT LAKE CITY, UT 84111-2901	16-06-405-011-0000 AMERICAN INSURANCE & INVESTMENT CORP 448 S 400 E SALT LAKE CITY, UT 84111-3357
16-06-330-019-0000 ART AT THE MAIN 210 E 400 S SALT LAKE CITY, UT 84111-2804	16-06-406-020-0000 ARBYS ROAST BEEF #174 420 E 400 S SALT LAKE CITY, UT 84111-3004	16-06-406-016-0000 ARNOLD, R CLARK; TR ET AL 425 S 400 E SALT LAKE CITY, UT 84111-3302
16-06-378-002-0000 BEEHIVE LEGAL 266 E 500 S SALT LAKE CITY, UT 84111-3204	16-06-464-005-0000 BAC HOME LOANS SERVICING 400 NATIONAL WAY SIMI VALLEY, CA 93065-6414	16-06-378-002-0000 BEEHIVE BAIL BONDS 268 E 500 S SALT LAKE CITY, UT 84111-3204
16-06-463-023-0000 BOOHER, ANNELIESE L & TROY L; JT 544 16TH AVE SALT LAKE CITY, UT 84103-3304	16-06-405-019-0000 BLDG CAT, LLC 343 E 500 S SALT LAKE CITY, UT 84111-3315	16-06-331-002-0000 BOLTON, JOHN 320 E 400 S SALT LAKE CITY, UT 84111-2902
16-06-402-008-0000 BYTHEWAY HOLDINGS, LLC 1338 FOOTHILL DR ## 311 SALT LAKE CITY, UT 84108-2321	16-06-406-014-0000 BROADWAY TOWER CONDOMINIUMS LLC 421 S 400 E SALT LAKE CITY, UT 84111-3316	16-06-402-015-0000 BYTHEWAY HOLDINGS, LLC 363 MIDDLE OAK LN SALT LAKE CITY, UT 84108-1649
16-06-379-010-0000 CASHMORE, JAY W & SUSAN P; TRS 312 E 500 S SALT LAKE CITY, UT 84111-3309	16-06-464-040-0000 CAMERON CLAN PARTNERSHIP 9188 E SAN SALVADOR DR SCOTTSDALE, AZ 85258-5562	16-06-401-016-0000 CARMON BLACK MANAGEMENT CO; ET AL 1010 PEAKS CIR SALT LAKE CITY, UT 84117-7227
16-06-406-013-0000 COLUMN ENTERPRISES, INC. 3007 S STATE ST SALT LAKE CITY, UT 84115-3850	16-06-405-008-0000 CELTIC BANK CORPORATION 340 E 400 S SALT LAKE CITY, UT 84111-2937	16-06-328-026-0000 CENTRAL CHRISTIAN CHURCH 370 S 300 E SALT LAKE CITY, UT 84111-2504
16-06-451-009-0000 DILLMAN, DEE 1763 PO BOX SALT LAKE CITY, UT 84110-1763	16-06-331-007-0000 COMMUNICATIONS CREATIONS, INC 435 S 300 E SALT LAKE CITY, UT 84111-3201	16-06-464-047-0000 DI BELLA, CAROLS W & NANCY R; JT 4128 DOVEVILLE LN FAIRFAX, VA 22032-1446
	16-06-451-002-0000 DKL PROPERTIES LLC 5985 HOLLADAY BLVD HOLLADAY, UT 84121-1504	16-06-378-003-0000 EIGHTH CORP OF CH OF JC OF LDS 50 E NORTHTEMPLE #FL 22 SALT LAKE CITY, UT 84150-0001

16-06-463-040-0000 ELLIS, RICHARD R & RUTH G; TRS 3210 SUNNYBROOK LN IDAHO FALLS, ID 83404-7483	16-06-451-006-0000 FAIRBANKS MANAGEMENT SERVICES LLC 321 STANTON AVE SALT LAKE CITY, UT 84111-3519	16-06-451-006-0000 FAIRBANKS, MICHAEL L 83 S 900 E LINDON, UT 84042-2145
16-06-464-041-0000 FITZGERALD, J TERRENCE & BIRCUMSHAW, COLIN F; JT 2119 S 400 E SOUTH SALT LAKE, UT 84115-2872	16-06-463-016-0000 FLETCHER, PATRICIA S; TR (PSF FAM TRUST) 216 W 100 S BRIGHAM CITY, UT 84302-2539	16-06-451-012-0000 FPA SLC ASSOCIATES, LLC 433 LAS COLINAS E BLVD IRVING, TX 75039-5581
16-06-405-016-0000 FRESHMAN ENTERPRISES 353 E 500 S SALT LAKE CITY, UT 84111-3315	16-06-451-014-0000 FRODSHAM REAL ESTATE I, LC 8098 COTTAGE PINES CV COTTONWOOD HEIGHTS, UT 84121-5984	16-06-463-008-0000 FURLONG, MICHAEL T & ANGELA D; JT 325 RICHLER DR CAMPBELL, CA 95008-0713
16-06-330-019-0000 GREAT SALT LAKE BOOK FESTIVAL 210 E 400 S SALT LAKE CITY, UT 84111-2804	16-06-464-046-0000 GRIFFITH, MONTE R & NANCY J; JT 62 BENCHMARK VLG TOOELE, UT 84074-2481	16-06-406-018-0000 HAILES STEPHEN R 435 S 400 E SALT LAKE CITY, UT 84111-3353
16-06-406-018-0000 HAILES, STEPHEN R & CHISTINE S; JT 526184 PO BOX SALT LAKE CITY, UT 84152-6184	16-06-464-011-0000 HANSEN, JEFFREY T 2302 PO BOX SALT LAKE CITY, UT 84110-2302	16-06-330-019-0000 HEMINGWAY CAFE @ ATLANTIC 210 E 400 S SALT LAKE CITY, UT 84111-2804
16-06-464-002-0000 HOLLAND, JACK R JR & JULIA A; JT 220 CHURCHILL DR BURLEY, ID 83318-2702	16-06-463-037-0000 HOWE, FRED J & BONNIE K; TRS 2732 PO BOX ELKO, NV 89803-2732	16-06-406-014-0000 JAMES ETHAN REAL ESTATE CO. 421 S 400 E SALT LAKE CITY, UT 84111-3316
16-06-331-007-0000 JDB PICTURES INC 445 S 300 E SALT LAKE CITY, UT 84111-3201	16-06-463-027-0000 JENSEN, MARK L & SARA; JT 1833 S 1600 E SALT LAKE CITY, UT 84105-3865	16-06-464-024-0000 JENSEN, STEWART A & ARDIS A; JT 214 AERIE LN ELKO, NV 89801-8495
16-06-406-001-0000 KEY BANK OF UTAH 410 E 400 S SALT LAKE CITY, UT 84111-3004	16-06-406-014-0000 LAND FIRST LLC 421 S 400 E SALT LAKE CITY, UT 84111-3316	16-06-463-035-0000 LARSEN, DORA M; TR 1640 SUNSET DR LOGAN, UT 84321-4308
16-06-406-014-0000 LEASE ONE FINANCE LLC 421 S 400 E SALT LAKE CITY, UT 84111-3316	16-06-463-020-0000 LICCARDO, FRANCIS J; TR 307 TYLER ST ROCK SPRINGS, WY 82901-4918	16-06-330-019-0000 LIVE GREEN 210 E 400 S SALT LAKE CITY, UT 84111-2804
16-06-405-012-0000 MAHONEY/AMENT PROPERTIES, LLC 460 S 400 E #UPPR SALT LAKE CITY, UT 84111-3319	16-06-405-014-0000 MANN, WILLARD C. 353 E 500 S SALT LAKE CITY, UT 84111-3315	16-06-464-029-0000 MEREDITH, O ROBERT 1111 BRICKYARD RD #STE 206 SALT LAKE CITY, UT 84106-2597

16-06-331-007-0000
METROPOLIS INTEGRATED MEDIA LL
445 S 300 E
SALT LAKE CITY, UT 84111-3201

16-06-379-009-0000
MK FUNDING, LLC
307 STANTON AVE
SALT LAKE CITY, UT 84111-3519

16-06-405-019-0000
NAI UTAH COMMERCIAL REAL ESTATE
CORPORATE SERVICES
375 E 500 S
SALT LAKE CITY, UT 84111-3315

16-06-406-014-0000
OVERLAND GROUP, INC.
421 S 400 E
SALT LAKE CITY, UT 84111-3316

16-06-454-022-0000
PROTEAN PROPERTIES INC
230 E 3900 S
MURRAY, UT 84107-1531

16-06-402-018-0000
RENT A CENTER INC #02313
409 E 400 S
SALT LAKE CITY, UT 84111-3001

16-06-404-001-0000
Residents
330 E 400 S
SALT LAKE CITY, UT 84111-2902

16-06-406-019-0000
Residents
461 S 400 E
SALT LAKE CITY, UT 84111-3302

16-06-330-019-0000
Residents
209 E 500 S
SALT LAKE CITY, UT 84111-3203

16-06-378-002-0000
ROBIN KENT LJUNGBERG ATTORNEY AT
LAW
266 E 500 S
SALT LAKE CITY, UT 84111-3204

16-06-330-019-0000
MIDNIGHT MUGGLE MADNESS
210 E 400 S
SALT LAKE CITY, UT 84111-2804

16-06-464-025-0000
MORTENSEN, GLEN A & PATRICIA L; TRS
2201 HENRYANNA AVE
IDAHO FALLS, ID 83404-8008

16-06-464-008-0000
NIELSEN, DOUGLAS L; TR (DLN TRUST)
4247 MANILA CREEK DR
CEDAR HILLS, UT 84062-9631

16-06-402-008-0000
PAPA JOHNS PIZZA
369 S 400 E
SALT LAKE CITY, UT 84111-2904

16-06-401-012-0000
RB&K LLC
333 E 400 S
SALT LAKE CITY, UT 84111-2901

16-06-405-019-0000
Residents
490 S 400 E
SALT LAKE CITY, UT 84111-3303

16-06-401-013-0000
Residents
341 E 400 S
SALT LAKE CITY, UT 84111-2901

16-06-451-006-0000
Residents
323 STANTON AVE
SALT LAKE CITY, UT 84111-3519

16-06-454-022-0000
Residents
424 E 500 S
SALT LAKE CITY, UT 84111-3333

16-06-329-006-0000
ROTHMAN, NOEL
311 S WACKER DR #STE 4190
CHICAGO, IL 60606-6621

16-06-402-018-0000
MILLER, MARIAN K; TR
1338 FOOTHILL DR ## 311
SALT LAKE CITY, UT 84108-2321

16-06-379-008-0000
MUTUAL VENTURES CORPORATION
2157 LINCOLN ST
SALT LAKE CITY, UT 84106-2306

16-06-330-019-0000
NIGHT FLIGHT
210 E 400 S
SALT LAKE CITY, UT 84111-2804

16-06-463-007-0000
PETERSON, DOROTHY U; TR
3918 BENEDIX WAY
ELK GROVE, CA 95758-4516

16-06-406-014-0000
REALFACTS, INC.
421 S 400 E
SALT LAKE CITY, UT 84111-3316

16-06-406-018-0000
Residents
437 S 400 E
SALT LAKE CITY, UT 84111-3344

16-06-406-019-0000
Residents
465 S 400 E
SALT LAKE CITY, UT 84111-3314

16-06-451-008-0000
Residents
337 STANTON AVE
SALT LAKE CITY, UT 84111-3519

16-06-464-026-0000
RICHARDS, MARY JO & LARRY G; JT
520625 PO BOX
SALT LAKE CITY, UT 84152-0625

16-06-331-007-0000
RP AUDIO, INC
445 S 300 E
SALT LAKE CITY, UT 84111-3201

16-06-330-019-0000
SALT LAKE CITY LIBRARY
210 E 400 S
SALT LAKE CITY, UT 84111-2804

16-06-464-036-0000
SECRETARY OF VETERANS AFFAIRS
2375 N GLENVILLE DR
RICHARDSON, TX 75082-4315

16-06-401-016-0000
SIZZLER #321
371 E 400 S
SALT LAKE CITY, UT 84111-2901

16-06-402-015-0000
SUBWAY SANDWICHES
421 E 400 S
SALT LAKE CITY, UT 84111-3001

16-06-464-044-0000
TRAWICK, GUY F & CASSANDRA R; JT
2189 PO BOX
SALT LAKE CITY, UT 84110-2189

16-06-406-008-0000
WAGSTAFF, DAVID B
1061 CRESTVIEW CIR
SALT LAKE CITY, UT 84108-2077

Central City Neighborhood Council Chair
Thomas Mutter
228 East 500 South, #100
Salt Lake City, UT 84111

The Downtown Alliance
175 East 400 South #600
Salt Lake City, Utah 84111

Local First Utah
154 East Ford Avenue
Salt Lake City, UT 84115-4935

Sugar House Merchants Association
c/o Duncan Williamson
P.O. Box 520356
Salt Lake City, UT 84152-0356

16-06-331-013-0000
SALT LAKE CORPORATION
145460 PO BOX
SALT LAKE CITY, UT 84114-5460

16-06-463-030-0000
SERRATO-COMBE, ANTONIO &
DESERRATO, ANGELA C R; JT
78 O ST
SALT LAKE CITY, UT 84103-3910

16-06-451-009-0000
STANTON
341 STANTON AVE
SALT LAKE CITY, UT 84111-3577

16-06-330-019-0000
THE ENGLISH GARDEN
210 E 400 S
SALT LAKE CITY, UT 84111-2804

16-06-331-007-0000
TYLER MEASOM
445 S 300 E
SALT LAKE CITY, UT 84111-3201

16-06-405-002-0000
WASHINGTON MUTUAL BANK
376 E 400 S
SALT LAKE CITY, UT 84111-2912

SLC Planning – Casey Stewart
P.O. Box 145480
Salt Lake City, UT 84114-5480

Downtown Merchants Association
10 W Broadway # 430
Salt Lake City, UT 84101-2165

Salt Lake City Chamber of Commerce
175 East 400 South
Salt Lake City, UT 84111-2329

Westside Alliance
622 West 500 North
Salt Lake City, UT 84116

16-06-330-019-0000
SALT LAKE ROASTING CO.
210 E 400 S
SALT LAKE CITY, UT 84111-2804

16-06-463-003-0000
SHUMARD, THOMAS D; ET AL
13832 PO BOX
SAN LUIS OBISPO, CA 93406-3832

16-06-379-009-0000
STOWELL LAW PLLC
307 STANTON AVE
SALT LAKE CITY, UT 84111-3519

16-06-406-020-0000
THE HATCH GROUP, LTC
1155 PERIMETER W CTR
ATLANTA, GA 30338-5463

16-06-454-023-0000
UTAH WOMENS CLINIC
515 S 400 E
SALT LAKE CITY, UT 84111-3501

16-06-405-012-0000
WINKEL GENERAL REMODELING
460 S 400 E
SALT LAKE CITY, UT 84111-3319

Salt Lake City Business Advisory Board
c/o Mike Akerlow
P.O. Box 145484
Salt Lake City, UT 84114-5484

Utah Hispanic Chamber of Commerce
1635 South Redwood Road
Salt Lake City, UT 84104-5108

Vest Pocket Business Coalition
859 East 900 South
Salt Lake City, UT 84105-1362

**5.A PLANNING COMMISSION
HEARING NOTICES (Newspaper and List Serve)**

Stewart, Casey

From: ced@slcgov.com
Sent: Thursday, June 10, 2010 5:11 PM
Subject: Planning Commission 6-23-10

This information was sent with automated software and is not monitored for replies. ced@slcgov.com is the group responsible for this information.

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, June 23, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m., in Room 126. **Work Session**The Planning Commission may discuss Commercial Design Guidelines for properties with local historic designation. This portion of the meeting is open to the public for observation.

Approval of Minutes from April 14, May 26 and June 9

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **PLNSUB2010-00044 Alder-Robinson Subdivision** - a request by Greg Robinson to amend the Amended Plat of the Arcadia Heights Plat A Subdivision. The proposed subdivision is located at approximately 2857 East 2100 South in the FR-3 Foothills Residential zoning district in Council District 7 represented by Council Member Soren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)
2. **PLNPCM2009-01423 Public Safety Complex-Central Community Master Plan Amendment**a request by Salt Lake City Mayor Ralph Becker to amend the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 East and 400 East. The subject property is located in Council District 4, represented by Luke Garrott (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
3. **PLNPCM2009-010337 Amendments to the Use Table Sustainability Regulations** - A petition by Mayor Ralph Becker to create new language in the Salt Lake City Zoning Ordinance to create a series of regulations promoting sustainability throughout the City. Regulations are City wide (staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com). The following issues are being considered:
 - a. Community Gardens: Modify the use table, create a definition and qualifying provisions to allow community gardens in various zones throughout the City
 - b. Urban Agriculture: Modify the use table; create a definition and qualifying provisions to allow urban agriculture in certain zones.
 - c. Seasonal Farm Stand: Modify the use table; create a definition and qualifying provisions to allow seasonal farm stands in limited zones throughout the City.
 - c. Solar Array: Modify the use table; create a definition and qualifying provisions to allow solar arrays in limited zones throughout the City.
 - e. Large Wind Energy System: Modify the use table; create a definition and qualifying provisions to allow large wind energy systems in limited zones throughout the City.

Stewart, Casey

From: NAC Legal [naclegal@mediaoneutah.com]
Sent: Tuesday, June 08, 2010 8:21 AM
To: Stewart, Casey
Subject: RE: SLC Planning - Legal Notice for run on 6/11/10

Categories: Public Safety/EOC

Ad #586009 is scheduled to run June 11th in Salt Lake Tribune, Deseret News and on the website utahlegals.com .
Total charge is \$90.68. Please check the ad in the papers.

Thank you,

Lynn Valdez
MediaOne of Utah,
a Newspaper Agency Company
4770 South 5600 West
West Valley City, Utah 84118
Ph.: 801-204-6245
Email: naclegal@mediaoneutah.com

From: Stewart, Casey [mailto:Casey.Stewart@slcgov.com]
Sent: Monday, June 07, 2010 3:44 PM
To: 'naclegal@mediaoneutah.com'
Subject: SLC Planning - Legal Notice for run on 6/11/10

See attached.

From:
Salt Lake City Corp
Planning Division
Legal Notice/Public hearing notice

Thank you.

Casey Stewart
Principal Planner, SLC Planning Division
(801) 535.6260
casey.stewart@slcgov.com
P.O. Box 145480
Salt Lake City, UT 84114-5480

Salt Lake City Master Plan Amendment On June (06/11/2010 - 06/11/2010)The Salt Lake Tribune

Salt Lake City Master Plan Amendment On June 23, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions: Petition PLNPCM2009-01423: Central Community Master Plan Amendment Mayor Ralph Becker has initiated a request to amend the Central Community Master Plan in preparation for the new public safety building, emergency operations center building, and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 Ea... [READ MORE](#)

Posted: June 11, 2010 11:41 am

Salt Lake City Master Plan Amendment On June (06/11/2010 - 06/11/2010)Deseret News

Salt Lake City Master Plan Amendment On June 23, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions: Petition PLNPCM2009-01423: Central Community Master Plan Amendment Mayor Ralph Becker has initiated a request to amend the Central Community Master Plan in preparation for the new public safety building, emergency operations center building, and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 Ea... [READ MORE](#)

Posted: June 11, 2010 11:41 am

Stewart, Casey

From: ced@slcgov.com
Sent: Thursday, March 11, 2010 2:33 PM
Subject: Planning Commission Agenda: March 24, 2010

*This information was sent with automated software and is not monitored for replies.
ced@slcgov.com is the group responsible for this information.*

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, March 24, 2010 at 5:45 p.m.**

The field trip is scheduled to leave at 4:30 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m., in Room 126. **Work Session**The Planning Commission may discuss project updates and minor administrative matter. The Planning Commission will receive a briefing on the City's Open Space Program from Emy Storheim, Program Manager for the Open Space Lands Program. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, March 10, 2010

Report of the Chair and Vice Chair

Report of the Director

Public Hearing

1. **PLNPCM2009-01048; 1812 South West Temple Street Designation** a request by Bill Nighswonger, Salt Lake City Housing Authority, for designation of the Stanley F. Taylor home located at approximately 1812 South West Temple Street, as a landmark site on the Salt Lake City Register of Cultural Resources. The petition is a request to amend the Salt Lake City Zoning Map and apply the Historic Preservation Overlay zone to the subject property. The site is zoned RMF-45 Moderate/ High Density Multi-Family Residential District and is located in City Council District 5, represented by Council Member Jill Remington-Love (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com)
2. **PLNPCM2009-01423 Civic Campus; Central Community Master Plan Amendment** a request by Salt Lake City Mayor Ralph Becker to adopt a civic campus plan as part of the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 50 East and 350 East (former Barnes Bank building and adjacent lots to the south). The subject property is located in Council District 4, represented by Luke Garrott (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

Stewart, Casey

From: NAC Legal [naclegal@mediaoneutah.com]
Sent: Wednesday, March 10, 2010 3:23 PM
To: Stewart, Casey
Subject: RE: SLC Planning - Legal Notice for 3/12/10

Categories: Other

Thank you, Casey.
My manager has approved your ad to publish on March 12th.
Ad # 556200 is scheduled to run March 12th in Salt Lake Tribune, Deseret News and on the website utahlegals.com.
Total cost is \$82.28.

The deadlines online have been changed. I will send you the current legal deadlines.

Thanks again,

Lynn Valdez
MediaOne of Utah,
a Newspaper Agency Company
4770 South 5600 West
West Valley City, Utah 84118
Ph.: 801-204-6245
Email: naclegal@mediaoneutah.com

From: Stewart, Casey [mailto:Casey.Stewart@slcgov.com]
Sent: Wednesday, March 10, 2010 12:40 PM
To: 'NAC Legal'
Subject: RE: SLC Planning - Legal Notice for 3/12/10

**5.B PLANNING COMMISSION
STAFF REPORTS**

Planning Commission Staff Report



Planning Division
Department of Community
& Economic Development

PUBLIC SAFETY BUILDING PROJECT

PLNPCM2009-01423 – Master Plan Amendment

Area within: 400 South and 500 South; 300 East and 400 East

Re-Hearing date: June 23, 2010

Applicant

SLC Corp., Mayor Ralph Becker

Staff

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID

1606306037, 1606307001, 1606330019,
1606331013, 1606331006, 1606331007,
1606331008, 1606404001, 1606404010

Current zone

PL (Public Lands), TC-75 (Transit
Corridor), R-MU (Res-Mixed Use)

Current master plan designation

Central Community Master Plan:
Institutional, High Density TOD, High
Density Mixed Use

Council District District 4 – Luke Garrott

Community Council

Central City – Thomas Mutter

Current use

City government, public library, state courts,
commercial offices

Applicable land use regulations

- N/A

Notification

- Notice mailed June 11, 2010
- Published in newspaper June 11, 2010
- Posted to Planning Dept and Utah State
Public Meeting websites June 17, 2010.

Attachments

- A. Proposed Future Land Use map
amendment
- B. Current Central Community Future Land
Use Map & East Downtown Map
- C. Written public comment

Request

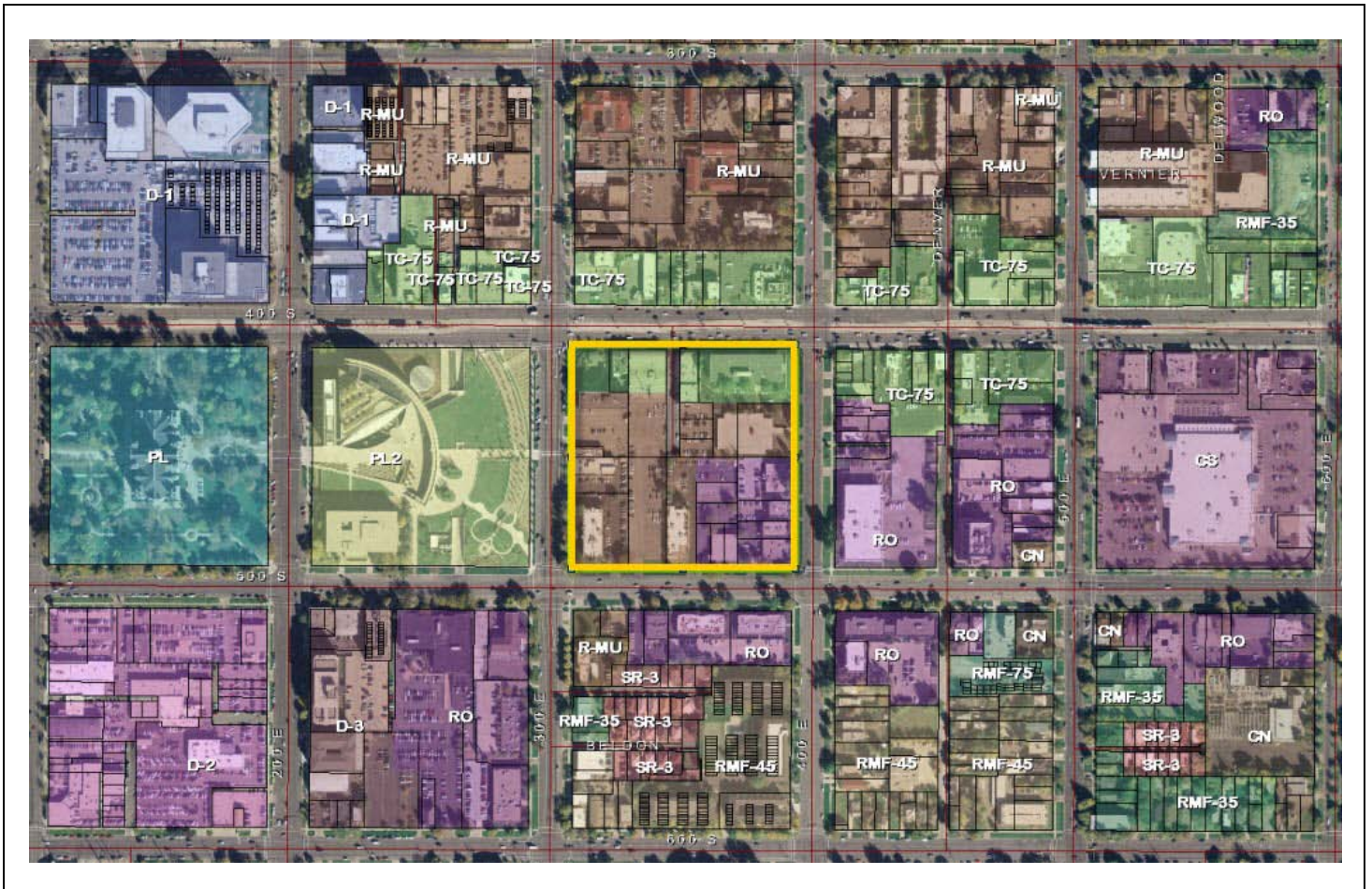
Mayor Ralph Becker has initiated a request to amend the Central Community Master Plan in preparation for the new public safety building, emergency operations center building, and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 East and 400 East. The proposed amendments would recognize the current, long-standing civic uses and designate an additional area for the new voter-approved public safety and emergency operations center buildings with additional possibilities for other mixed uses including residential, retail, office, cultural.

Recommendation

PLNPCM2009-01423 – Public Safety Building master plan amendment

Based on the discussion in the staff report, it is the Planning Staff's opinion that the Planning Commission transmits a favorable recommendation to the City Council to adopt the proposed Future Land Use map amendment and associated text amendments related to the Public Safety Building and that entire block thereby designating it as "Civic/Mixed Use".

Vicinity Map



Background

In March 2010, the Planning Commission recommended approval of master plan changes regarding the proposed Public Safety Building. The proposal at that time included a specific boundary for a civic campus. Shortly after the Planning Commission recommended those changes to the City Council additional property was acquired by the City on that same block and questions arose about the use of the newly acquired property to house City functions. The civic campus' eastern boundary of 350 East (Blair St) was now obsolete.

In order to allow flexibility with the design of the new public safety building, emergency operations center, and other potential mixed uses within this block, the proposed amendment has been revised. The revision is to do away with the hard boundary line that had been proposed and instead designate the block as "Civic/Mixed Use". This new designation is intended to reduce the potential "hard line" design that may occur when dividing the block down the middle. Without the mid block boundary, the uses can integrate more easily while allowing for less intense civic uses to utilize existing office buildings. Civic/Mixed Use is intended to still allow for transit-oriented development along 400 South.

Project Description

From as early as 1943 (*City Plan, 1943*) concentrating civic uses in the area around the City/County building has been discussed off and on. The area has typically extended from Main Street to approximately 400 East staying close to the corridor between 400 South and 500 South. The current city administration determined that a new public safety building and emergency operations center were top priorities and began researching as many as ten possible sites for the new buildings. In November 2009, a majority of voters of Salt Lake City

approved a bond for the two proposed buildings. During the site review process, the administration determined that the western portion of the block between 300 East and 400 East, commonly referred during the process as the Barnes Bank building block, provided the best options for the project. Approximately six weeks after the vote, Mayor Becker, made the final site decision, which was indeed the Barnes Bank building block, bounded by 300 East, 400 South, 400 East, and 500 South.

In preparation for the new buildings, the mayor has requested the City Council amend the applicable master plans (e.g., Central Community Master Plan and East Downtown Neighborhood Plan) with some updated text amendments and a new designation of “Civic/ Mixed Use” for the block. The current designation for the parcels within the subject block area include; High Density Transit Oriented Development; High Density Mixed Use, General Commercial, and Residential Mixed Use.

The consolidation of these types of uses in a central location easily accessible by public and private transportation better serves the public by increasing efficiency. Sound urban and architectural design will help the proposed new public safety building and emergency operations center fit in with the surrounding area and include pedestrian oriented amenities to encourage the public to visit the area.

Considering the revised proposal the proposed text additions/updates are listed below in [blue underlined text](#) and the document location precedes each section:

Central Community Master Plan document

(Lower Center Column - page 9) In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. [The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building with mixed land uses such as Salt Lake City government administration, courts, public safety administration, ground level interactive uses \(small retail, offices, public gatherings\), cultural facilities, medium to high density residential, as well as open space enhancements.](#)

(Lower Center Column - page 12) Government land use: This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries. [These facilities may be located generally throughout the central business district, with smaller neighborhood oriented service facilities located in neighborhoods.](#)

[Concentration of local government administration and office facilities, particularly Salt Lake City administration, courts, public safety and cultural facilities near the City and County Building will help create efficiencies in services which are often interrelated, and help improve access to services for local residents and businesses. Applying sound urban design principles and appropriate architectural character to these uses will also provide a positive transition from the Central Business District to the Central City Neighborhood.](#)

(Top of Center Column - page 13) Expansion of large-scale medical facilities and services within the Central Community will take place in the Gateway and Downtown areas of the community. Cultural and governmental land uses will also be encouraged to expand within the downtown area, [with Salt Lake City administration, courts and cultural facilities concentrated in the vicinity of the City and County Building.](#)

(Middle of Right Column - Table - page 13) Policy INSLU-4.0 Provide government facilities accessible to the public that meet the needs of the community.

INSLU-4.1 Encourage the concentration of [federal, state, and local](#) government office facilities, ~~and~~ courts, [and cultural facilities](#) in [or near](#) the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

INSLU-4.2 Encourage neighborhood participation in volunteer crime prevention and emergency response programs.

INSLU-4.3 Ensure City and encourage Federal State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.

[INSLU-4.4 Concentrate the development of Salt Lake City administration, courts and cultural facilities near the City and County Building to encourage efficient services, improve access for businesses and residents, facilitate improved work and communication among interrelated departments and divisions, provide opportunities for public gatherings and interaction, and support and enhance the development of a pedestrian corridor along 450 South established by the axis between the Matheson Courthouse, the City and County Building, the Library Square block, and possibly further east toward 400 East.](#)

Comments

Public Comments

Staff conducted an open house for this project on January 14, 2010 and approximately eight people attended. Most questions posed by the attendees related to the design of the buildings and the surrounding site, which is unknown at this time. Other questions and concerns consisted of plans for Blair Street and what impact a possible extension of Blair Street might create for surrounding businesses; and, traffic disruptions for surrounding businesses during construction. Written comments were received from the owners of Freshman's Jewelers (353 E. 500 S.) and another citizen. The comments are included with "[Attachment C](#)".

Project Review

Master Plan Amendment

As stated previously, the concept of a concentrating civic uses has been discussed by past city administrations and commissions as a way to centrally locate public services. This same concept is utilized in many jurisdictions around the world. In Salt Lake City's particular situation, the mayor's proposed location ties in well to the existing informal campus and is located along a transit corridor thereby allowing access by numerous forms of transportation. When incorporated into a transit and pedestrian oriented development and combined with a mix of uses and public events, pedestrian presence will likely increase and enliven the area.

Staff is of the opinion that it is appropriate and in the capitol city's best interests to amend the Central Community Future Land Use map and use the proposed text amendments as policy guidance for the future use of the subject block (see vicinity map on page 2). The proposed designation as *civic/mixed use* establishes the City's intent to recognize the subject block as a civic and mixed use area of the city that can efficiently serve its citizens and support the existing civic uses including the Salt Lake City Public Library, The Leonardo Science Center, and city government administration to the west.

Analysis and Findings

Analysis and Findings










Findings

There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published on June 11, 2010. The rationale for amending the Central Community Master Plan and East Downtown Neighborhood Plan is discussed above.






















Attachment A
Central Community Future Land Use Map (*proposed*)

Central Community Future Land Use

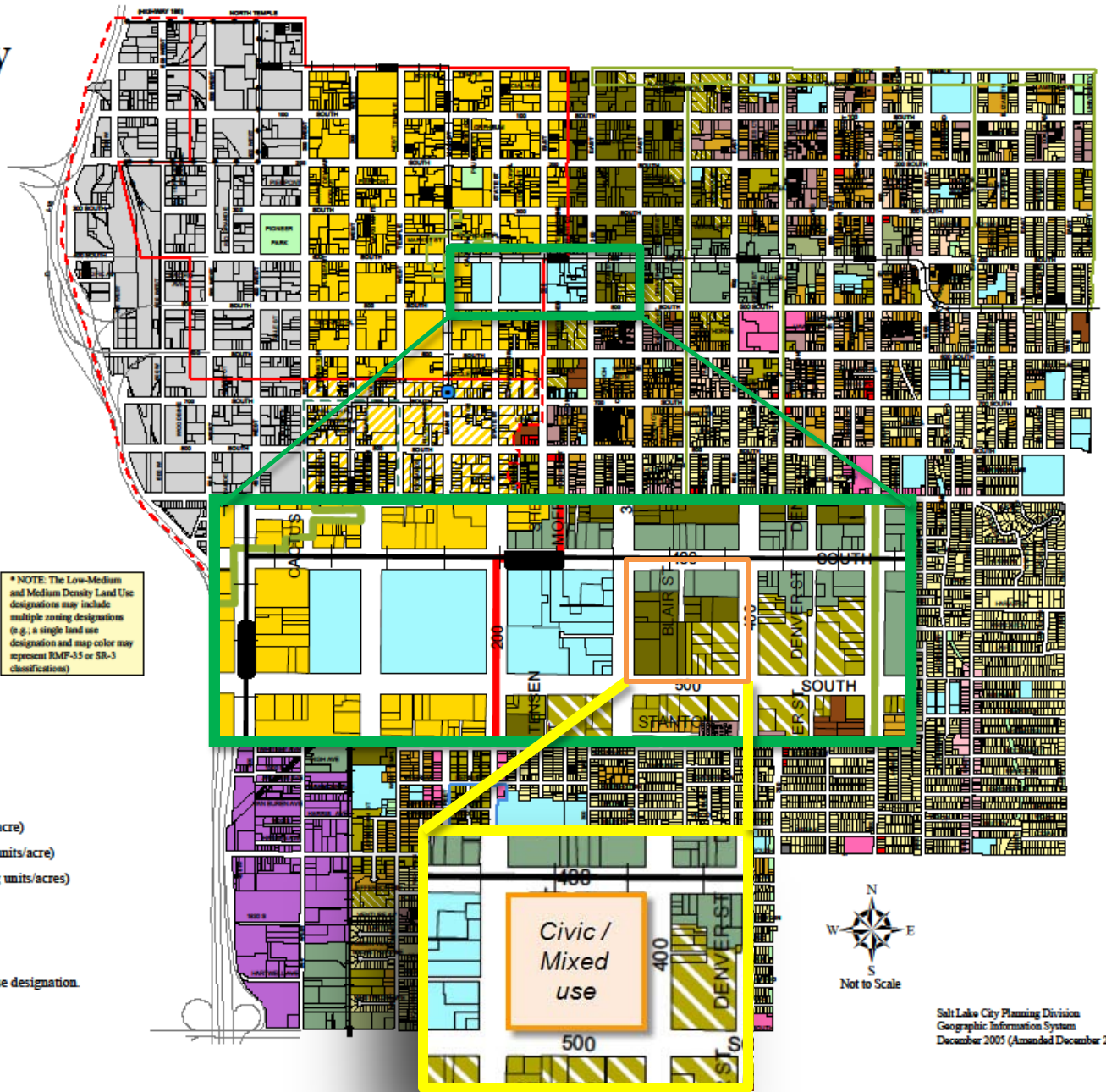
Map Legend

-  Light Rail Stations
-  Proposed Lightrail Stations
-  Historic Preservation
-  Light Rail
-  Later Phase of Light Rail
-  CBD Boundary
-  CBD Support Boundary
-  Salt Lake Community College/Future Expansion Area
-  West Temple Gateway Plan

Future Land Use

-  Low Density Residential (1-15 dwelling units/acre)
-  Low Medium Density Residential (10-20 dwelling units/acre) *
-  Medium Density Residential (15-30 dwelling units/acre) *
-  Medium High Density Residential (30-50 dwelling units/acre)
-  High Density Residential (50 or more dwelling units/acre)
-  Low Residential/Mixed Use (5-10 dwelling units/acre)
-  Medium Residential/Mixed Use (10-50 dwelling units/acre)
-  Residential/Office Mixed Use (10-50 dwelling units/acre)
-  High Mixed Use (50 or more dwelling units/acre)
-  Neighborhood Commercial
-  Community Commercial
-  Central Business District
-  Central Business District Support
-  Regional Commercial/Industrial
-  Low Density Transit Oriented Development (1-20 dwelling units/acre)
-  Medium Density Transit Oriented Development (10-50 dwelling units/acre)
-  High Density Transit Oriented Development (50 or more dwelling units/acs)
-  Open Space
-  Institutional
-  Gateway Master Plan
-  Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g., a single land use designation and map color may represent RMF-35 or SR-3 classifications)



Attachment B

Central Community Future Land Use Map (*Current*)
East Downtown Neighborhood Map (*Current*)

Central Community Future Land Use

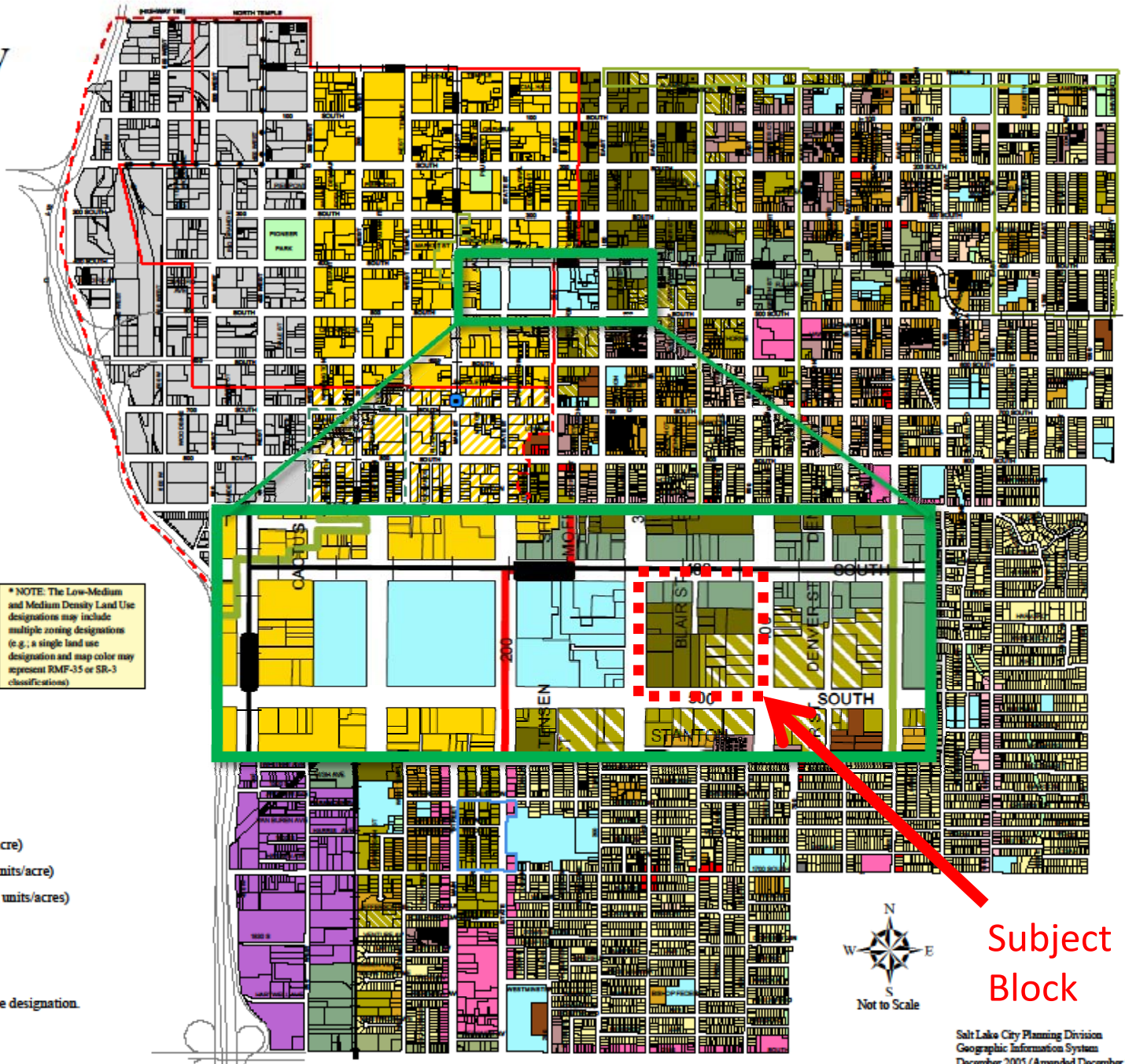
Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acres)
- Open Space
- Institutional
- Gateway Master Plan
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g., a single land use designation and map color may represent RMF-35 or SR-3 classifications)



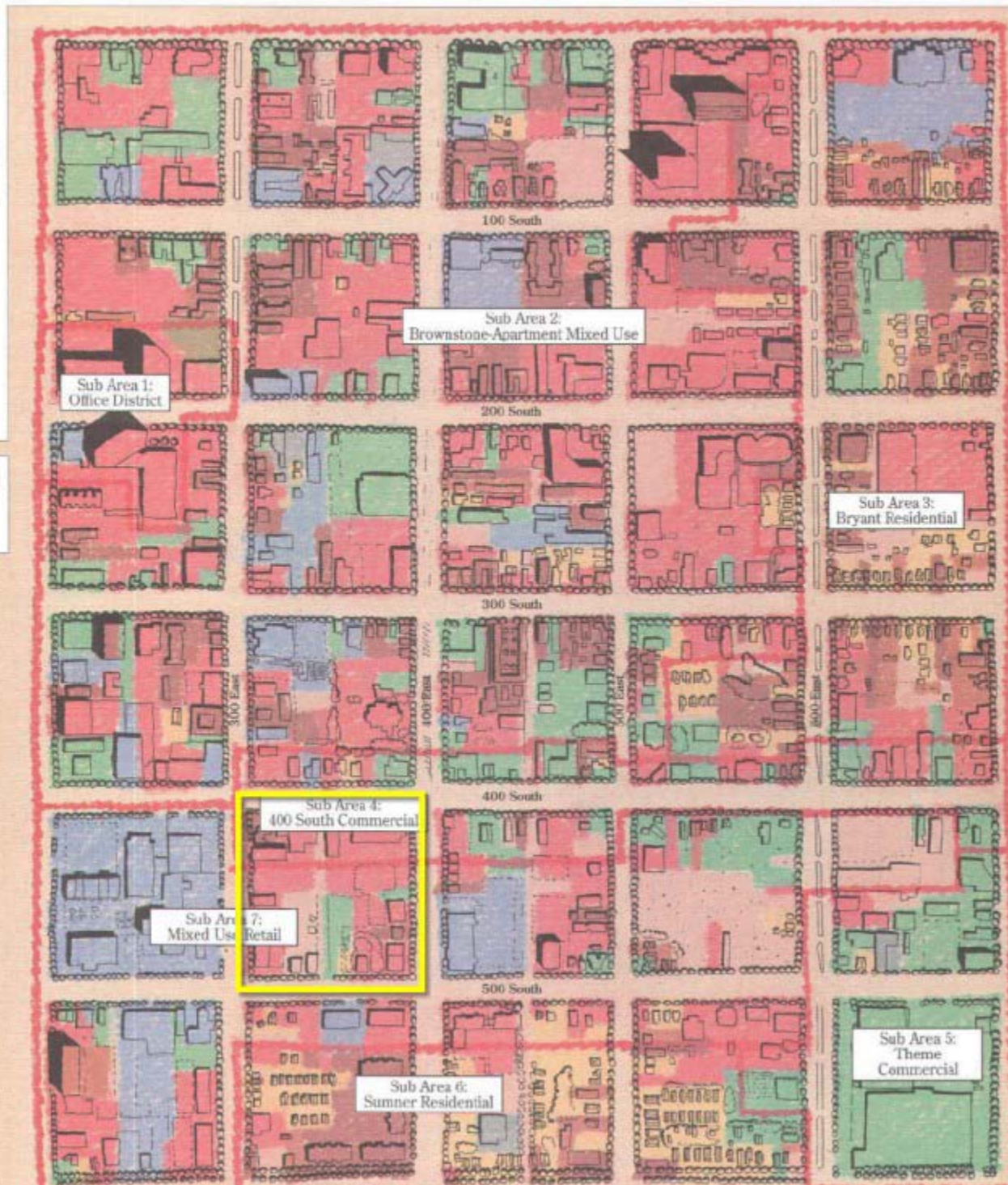
Subject Block

East Downtown Master Plan Land Use

Legend

- General Commercial
- Service Commercial
- High Density Residential
- Med. Density Residential
- Low Density Residential
- Industrial
- Institutional
- Parks & Recreation
- Vacant

East Downtown Sub Areas



Attachment C
Written Public Comment

CIVIC CAMPUS – Central Community Master Plan amendment COMMENT SHEET

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Charles & Claudia Freshman (Freshman Enterprises)

Address) 363 E. 800 S.

Salt Lake City UT 84111

(include zip code)

Phone 801-521-6327

Email Claudia @ freshmans.com
charles @ freshmans.com

Written comments:

Concerned about encroachment on easement that exists just east of the eastern edge of the campus plan on the border with our property, or connection of Blair street through the block.

Concerned about traffic patterns during construction considering 5th South is one way.

From: [Steven B](#)
To: [Stewart, Casey](#)
Subject: RE: Public Safety Bldg
Date: Tuesday, June 15, 2010 11:14:33 AM

Thank you very much. I wasn't sure if using the entire block was still being considered. Thank you for passing my comments on to the planning commission and/or city council.

From: Casey.Stewart@slcgov.com
To: gostevego@hotmail.com
Date: Tue, 15 Jun 2010 10:15:46 -0600
Subject: RE: Public Safety Bldg

Steve,

Thank you for your comments. I feel the need to clarify that the public safety building is not being planned to occupy the entire block, just the western portion of the block. The master plan amendment is to designate the block for civic uses and mixed uses. The intent is to allow the proposed new public safety and emergency operations buildings along with existing and future commercial and residential uses. I will pass on your comments to the planning commission members at the meeting on June 23.

Respectfully,

Casey Stewart
Principal Planner, SLC Planning Division
(801) 535.6260

From: Steven B [mailto:gostevego@hotmail.com]
Sent: Monday, June 14, 2010 2:36 PM
To: Stewart, Casey
Subject: Public Safety Bldg

As a resident of SL City, it is important to me that the new public safety building (set to be located across from the Library) proceed in a responsible manner.

To me, there is no reason for the new building to occupy the entire block; half the block up to Blair St should be more than enough.

Also, I ask the city to limit expenditures on unnecessary 'extras' that have been proposed. For one thing, Library Square and Washington Square already have enough open space for the area (including use for festivals, etc.)

Thanks

Steve

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. [Get busy.](#)

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. [Get busy.](#)

Planning Commission Staff Report



Planning Division
Department of Community
& Economic Development

CIVIC CAMPUS PLAN

PLNPCM2009-01423 – Master Plan Amendment

Area within: 400 South and 500 South; 50 East and 350 East

Hearing date: March 24, 2010

Applicant

SLC Corp., Mayor Ralph Becker

Staff

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID

1606306037, 1606307001, 1606330019,
1606331013, 1606331006, 1606331007,
1606331008, 1606404001, 1606404010

Current zone

PL (Public Lands), TC-75 (Transit
Corridor), R-MU (Res-Mixed Use)

Current master plan designation

Central Community Master Plan:
Institutional, High Density TOD, High
Density Mixed Use

Council District District 4 – Luke Garrott

Community Council

Central City – Thomas Mutter

Current use

City government, public library, state courts,
commercial offices

Applicable land use regulations

- N/A

Notification

- Notice mailed March 12, 2009
- Published in newspaper March 12, 2010
- Posted to Planning Dept and Utah State
Public Meeting websites March 12, 2010.

Attachments

- A. Proposed Civic Campus Plan & 1943
Civic Center Plan
- B. Central Community Future Land Use
Map & East Downtown Map
- C. Written public comment
- D. Map of other Public Safety Building sites
& evaluation criteria used

Request

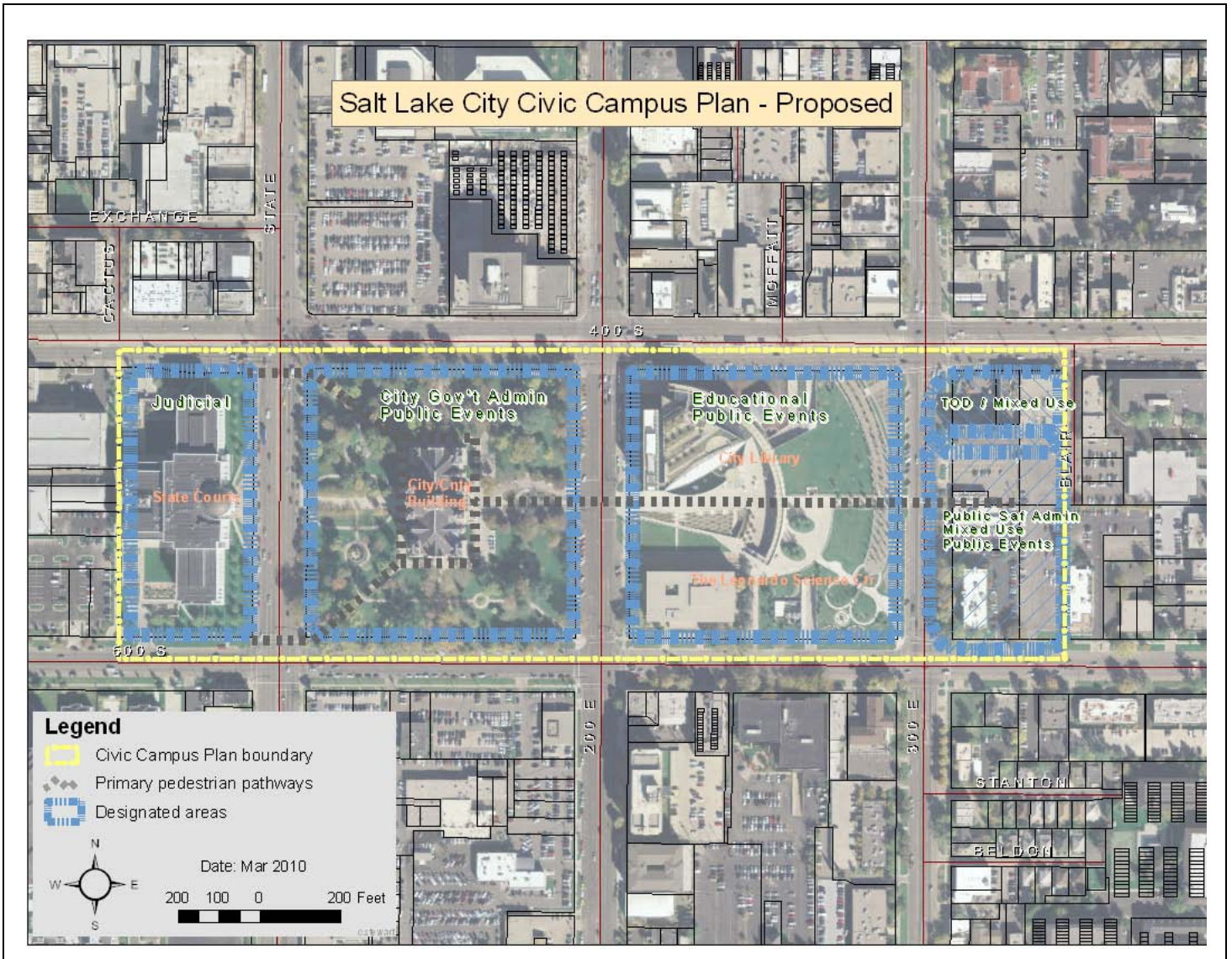
Mayor Ralph Becker has initiated a request to amend the Central Community Master Plan and the East Downtown Neighborhood Plan by adopting a civic campus plan for the area bounded roughly by 50 East and 350 East, between 400 South and 500 South and amending portions of the master plan text. The civic campus plan would recognize the current, long-standing civic uses and designate an additional area for the new voter-approved public safety/emergency operations center buildings.

Recommendation

PLNPCM2009-01423 – Civic Campus Plan

Based on the discussion in the staff report, it is the Planning Staff's opinion that the Planning Commission transmits a favorable recommendation to the City Council to adopt the proposed civic campus plan and associated text amendments as part of the Central Community Master Plan and East Downtown Neighborhood Plan.

PROJECT MAP



Background

Project Description

From as early as 1943 (*City Plan, 1943*) a civic campus idea has been discussed off and on for the area around the Salt Lake City and County building. The area has typically extended from Main Street to approximately 400 East staying close to the corridor between 400 South and 500 South. The current city administration determined that a new public safety building and emergency operations center were top priorities and began researching as many as ten possible sites for the new buildings. In November 2009, a majority of voters of Salt Lake City approved a bond for the two proposed buildings. During the site review process, the administration determined that the western portion of the block between 300 East and 400 East, commonly referred during the process as the Barnes Bank building block, provided the best options for the project. A map of sites considered and a list of the evaluation criteria are included with this report as "*Attachment D*". Approximately six weeks after the vote, Mayor Becker, made the final site decision, which was indeed the Barnes Bank building block, bounded by 300 East, 400 South, Blair Street (350 East), and 500 South.

In preparation for the new buildings, the mayor has requested the City Council adopt a formal civic campus plan and incorporate the plan into the applicable master plans (e.g., Central Community Master Plan and East Downtown Neighborhood Plan) with some updated text amendments. The current designation for the parcels within the civic campus boundary include: Institutional; High Density Transit Oriented Development; High Density Mixed Use, General Commercial.

The proposed civic campus plan designates areas for purposes including: judicial (Matheson Courthouse), city government administration (City/County Building), education (City Library, The Leonardo Science Center), public safety administration, transit-oriented and mixed use developments, and community events. The consolidation of these uses in a central location easily accessible by public and private transportation better serves the public by increasing efficiency. Sound urban and architectural design will help the proposed new public safety building and emergency operations center fit in with the surrounding area and include pedestrian oriented amenities to encourage the public to visit the area.

The proposed text additions/updates are listed below in [blue underlined text](#) and the document location precedes each section:

Central Community Master Plan document

(Lower Center Column - page 9) In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. [The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building through the development of a civic campus plan with Salt Lake City government administration, courts, public safety administration, ground level interactive uses \(small retail, offices, public gatherings\), cultural facilities, medium to high density residential, as well as open space enhancements.](#)

(Lower Center Column - page 12) Government land use: This land use includes facilities operated by Federal, State, County, and City agencies, such as storage yards, recreation centers, jails and courts, fire stations, police stations, professional offices, and libraries. [These facilities may be located generally throughout the central business district, with smaller neighborhood oriented service facilities located in neighborhoods.](#)

[Concentration of local government administration and office facilities, particularly Salt Lake City administration, courts, public safety and cultural facilities near the City and County Building to create a civic campus will help create efficiencies in services which are often interrelated, and help improve access to services for local residents and businesses. Applying sound urban design principles and appropriate architectural character to these uses will also provide a positive transition from the Central Business District to the Central City Neighborhood.](#)

(Top of Center Column - page 13) Expansion of large-scale medical facilities and services within the Central Community will take place in the Gateway and Downtown areas of the community. Cultural and governmental land uses will also be encouraged to expand within the downtown area, [with Salt Lake City administration, courts and cultural facilities concentrated in a civic campus in the vicinity of the City and County Building.](#)

(Middle of Right Column - Table - page 13) Policy INSLU-4.0 Provide government facilities accessible to the public that meet the needs of the community.

INSLU-4.1 Encourage the concentration of federal, state, and local government office facilities, ~~and~~ courts, and cultural facilities in or near the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

INSLU-4.2 Encourage neighborhood participation in volunteer crime prevention and emergency response programs.

INSLU-4.3 Ensure City and encourage Federal State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.

INSLU-4.4 Concentrate the development of Salt Lake City administration, courts and cultural facilities near the City and County Building to create a civic campus that will ensure efficient services, improve access for businesses and residents, facilitate improved work and communication among interrelated departments and divisions, provide opportunities for public gatherings and interaction, and support and enhance the development of a pedestrian corridor along 450 South established by the axis between the Matheson Courthouse, the City and County Building, the Library Square block, and possibly further east toward 400 East.

(Institutional Land Use Table - middle of page 21) Add No. 6 - Salt Lake City Civic Campus: explore the development of a civic campus near the City and County Building that may include a variety of interrelated local government facilities such as administration, courts, public safety administration, medium to high density residential, and cultural facilities, as well as additional open space amenities, and continue development of the 450 South pedestrian corridor. Develop a general civic campus plan to identify preferred uses and incorporate it into the Future Land Use Map. Applicable Areas: Central Business District and Central City. Agencies Involved: planning, fire, police, library, public services, engineering. Time Frame: Ongoing

Comments

Public Comments

Staff conducted an open house for this project on January 14, 2009 and approximately eight people attended. Most questions posed by the attendees related to the design of the buildings and the surrounding site, which is unknown at this time. Other questions and concerns consisted of plans for Blair Street and what impact a possible extension of Blair Street might create for surrounding businesses, and; traffic disruptions for surrounding businesses during construction. Written comments were received from the owners of Freshman's Jewelers (353 E. 500 S.) and are included with "Attachment C".

Project Review

Master Plan Amendment

As stated previously, the concept of a civic campus has been discussed by past city administrations and commissions as a way to centrally locate public services. This same concept is utilized in many jurisdictions around the world. In Salt Lake City's particular situation, the mayor's proposed location ties in well to the existing campus and is located along a transit corridor thereby allowing access by numerous forms of transportation. When incorporated into a transit and pedestrian oriented development and combined with a mix of uses and public events, pedestrian presence will likely increase and enliven the area.

Staff is of the opinion that it is appropriate and in the capitol city's best interests to adopt a civic campus plan for the area proposed and use the proposed text amendments as policy guidance for the future use and general

design of the civic campus. The proposed civic campus plan establishes the City's intent for a recognized and designated civic campus in an area of the city that can efficiently serve its citizens.

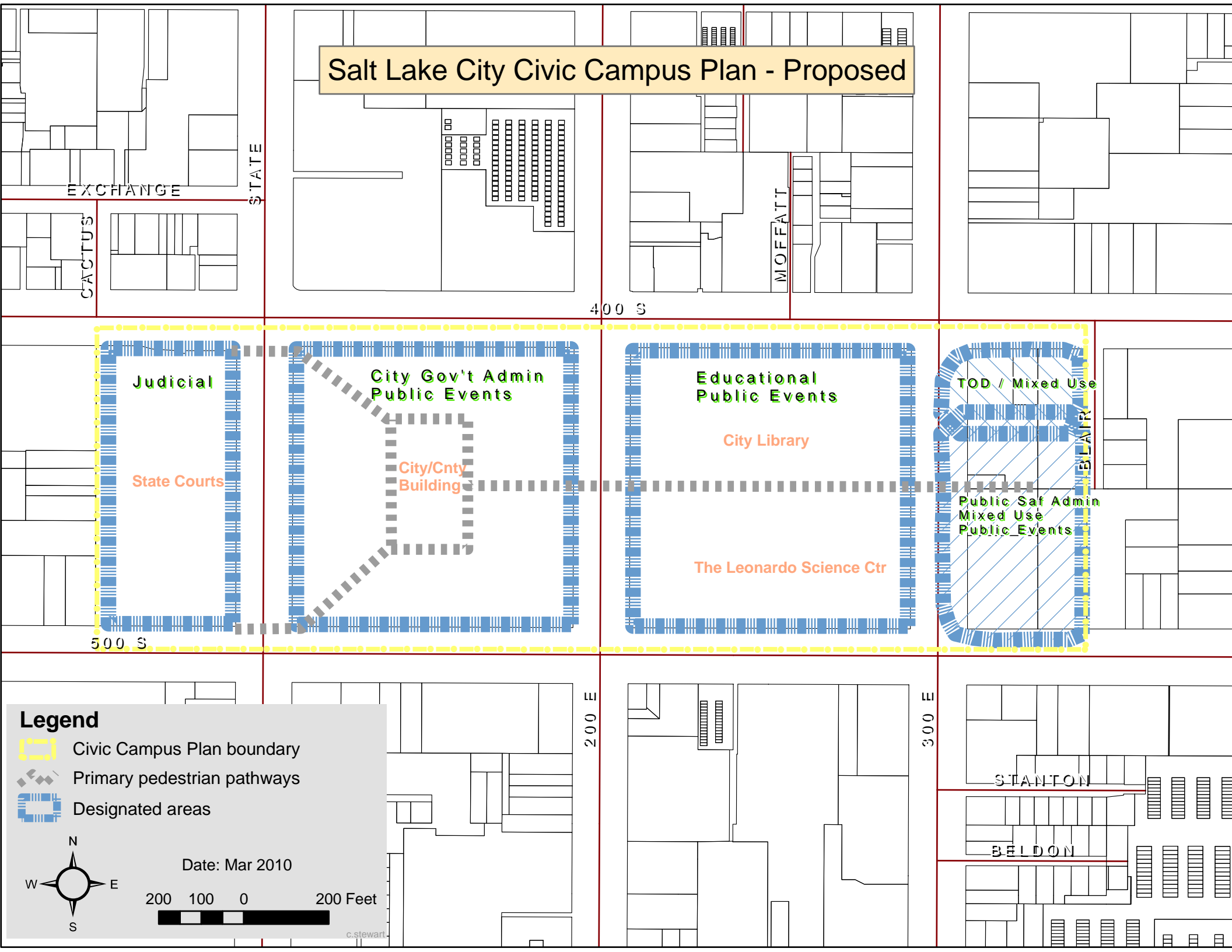
Analysis and Findings

Findings




There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published on March 12, 2010. The rationale for amending the Central Community Master Plan and East Downtown Neighborhood Plan is discussed above.

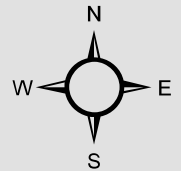
Attachment A
Proposed Civic Campus Plan
1943 Civic Center Plan

Salt Lake City Civic Campus Plan - Proposed

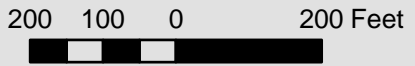


Legend

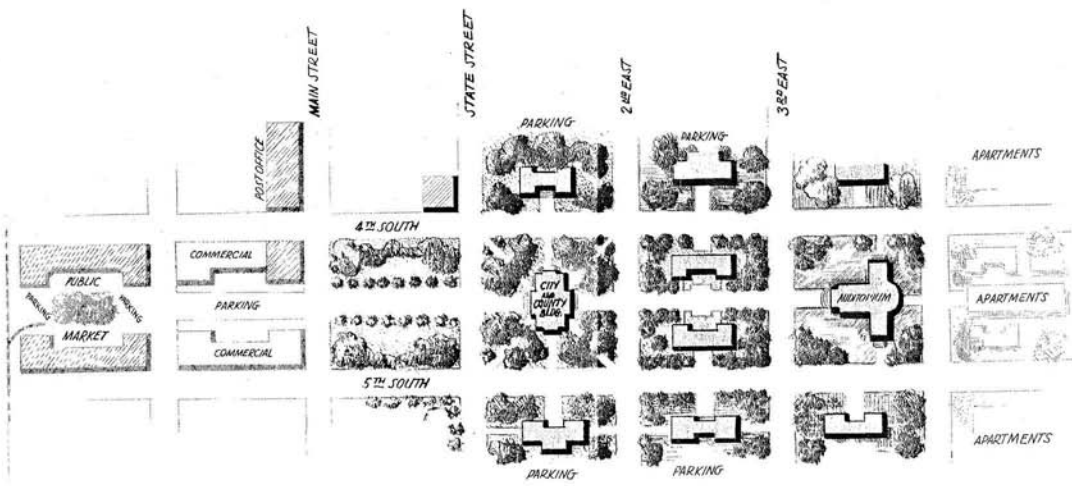
-  Civic Campus Plan boundary
-  Primary pedestrian pathways
-  Designated areas



Date: Mar 2010



c.stewart



POSSIBLE BUILDINGS:

LIBRARY
COUNTY HOUSE
AUDITORIUM
POLICE - FIRE - HEALTH HEADQ.
OTHER MUNICIPAL OFFICES
FEDERAL OFFICE BUILDING
MUSEUM

PROPOSED CIVIC CENTER
~ SALT LAKE CITY ~

STUDY ON CITY PLAN
APRIL 1943
Scale: 1" = 200'

Attachment B
Central Community Future Land Use Map
East Downtown Neighborhood Map

Central Community Future Land Use

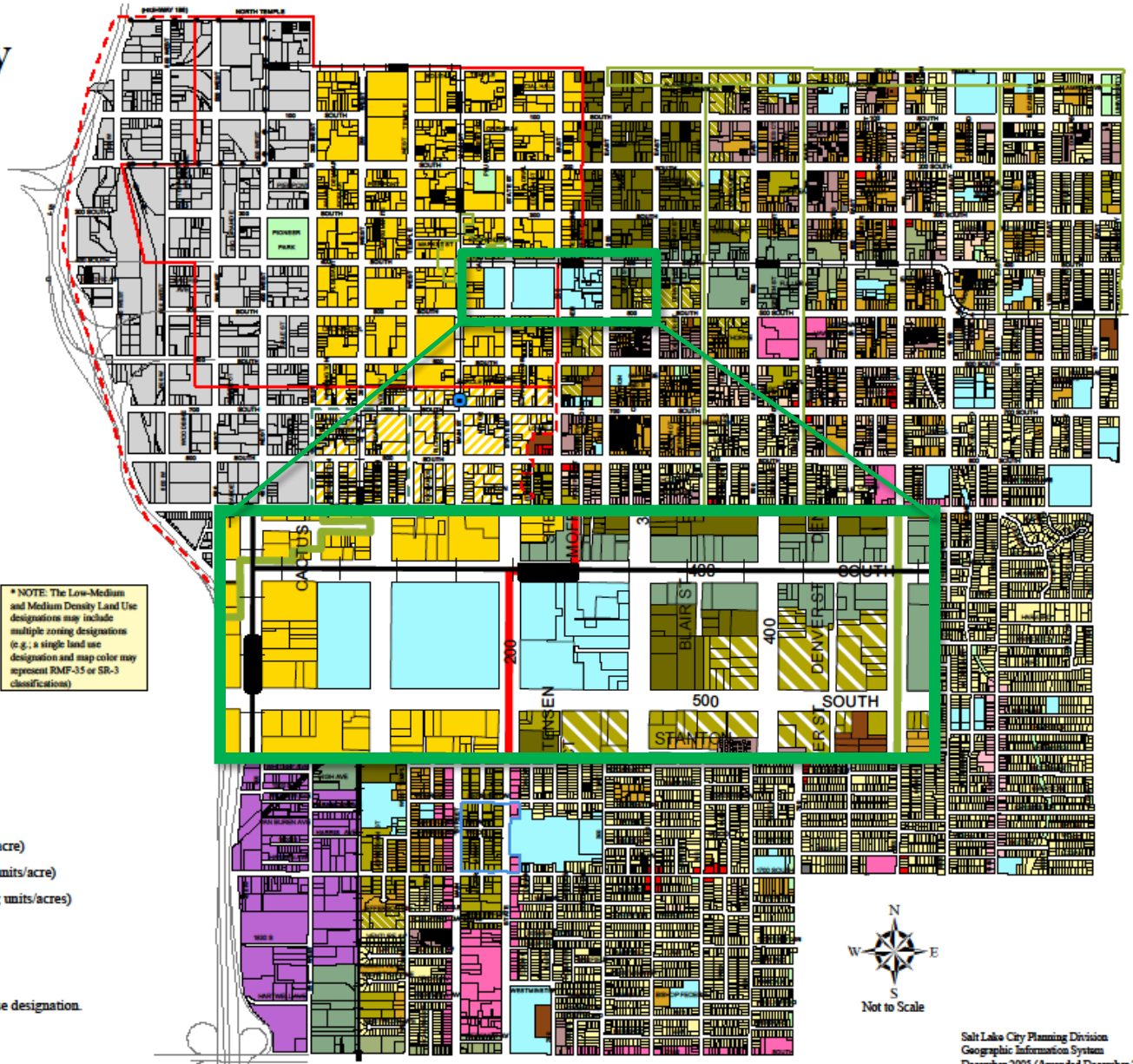
Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acs)
- Open Space
- Institutional
- Gateway Master Plan
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g., a single land use designation and map color may represent RMF-35 or SR-3 classifications)

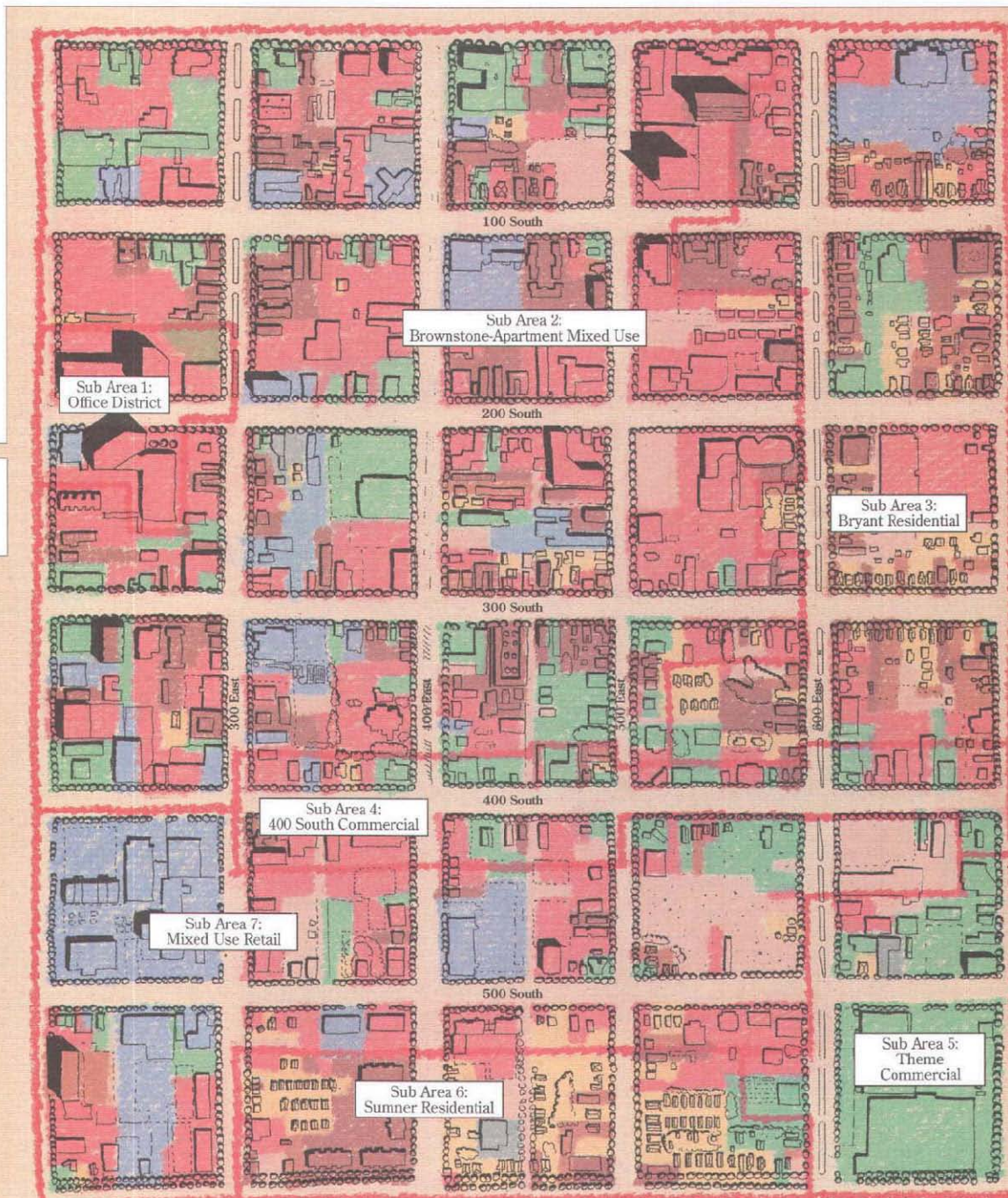


East Downtown Master Plan Land Use

Legend

- General Commercial
- Service Commercial
- High Density Residential
- Med. Density Residential
- Low Density Residential
- Industrial
- Institutional
- Parks & Recreation
- Vacant

East Downtown Sub Areas



Attachment C
Written Public Comment

CIVIC CAMPUS – Central Community Master Plan amendment COMMENT SHEET

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Charles & Claudia Freshman (Freshman Enterprises)

Address) 363 E. 800 S.

Salt Lake City UT 84111

(include zip code)

Phone _____

Email _____

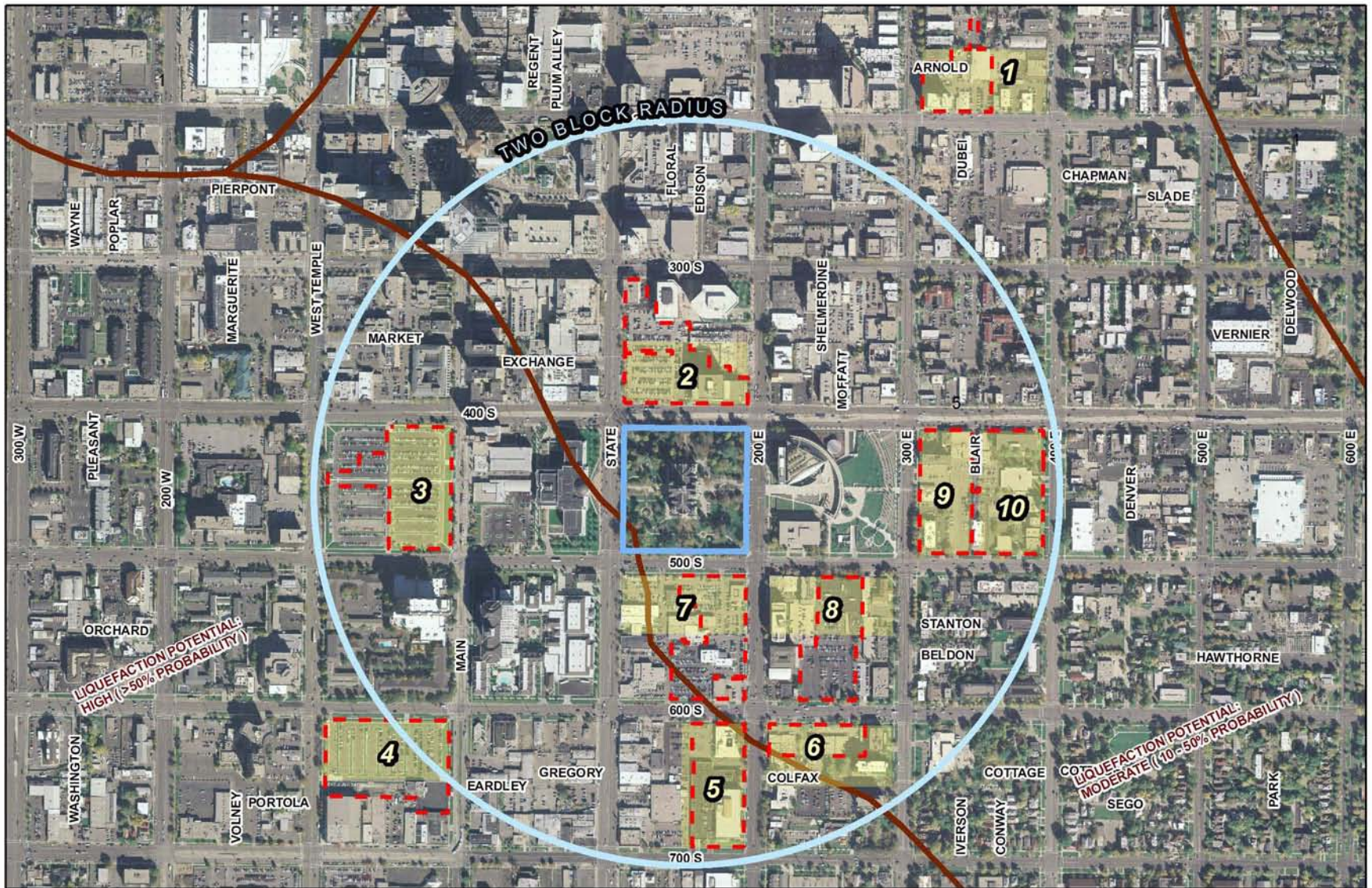
Written comments:

Concerned about encroachment on easement that exists
just east of the eastern edge of the campus plan on the border
with our property, or connection of Blair street through the block.

Concerned about traffic patterns during construction considering
5th South is one way.

Attachment D

Map of Public Safety Building sites & evaluation criteria used



Public Safety Building & Emergency Operations Center Site Location List



0 0.1 0.2 Miles

GENERAL EVALUATION CRITERIA

- Proximity to Critical City Functions
- Accessibility
- Contribution to Residential/Retail Development
- Minimize Automobile Use & Traffic
- Vibrancy of Downtown
- Functional Criteria
- Minimal Cost, Disruption & Time

**5.C PLANNING COMMISSION
AGENDAS AND MINUTES**

Stewart, Casey

From: ced@slcgov.com
Sent: Thursday, June 10, 2010 5:11 PM
Subject: Planning Commission 6-23-10

This information was sent with automated software and is not monitored for replies. ced@slcgov.com is the group responsible for this information.

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, June 23, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m., in Room 126. **Work Session**The Planning Commission may discuss Commercial Design Guidelines for properties with local historic designation. This portion of the meeting is open to the public for observation.

Approval of Minutes from April 14, May 26 and June 9

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **PLNSUB2010-00044 Alder-Robinson Subdivision** - a request by Greg Robinson to amend the Amended Plat of the Arcadia Heights Plat A Subdivision. The proposed subdivision is located at approximately 2857 East 2100 South in the FR-3 Foothills Residential zoning district in Council District 7 represented by Council Member Soren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)
2. **PLNPCM2009-01423 Public Safety Complex-Central Community Master Plan Amendment**a request by Salt Lake City Mayor Ralph Becker to amend the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 East and 400 East. The subject property is located in Council District 4, represented by Luke Garrott (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
3. **PLNPCM2009-010337 Amendments to the Use Table Sustainability Regulations** - A petition by Mayor Ralph Becker to create new language in the Salt Lake City Zoning Ordinance to create a series of regulations promoting sustainability throughout the City. Regulations are City wide (staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com). The following issues are being considered:
 - a. Community Gardens: Modify the use table, create a definition and qualifying provisions to allow community gardens in various zones throughout the City
 - b. Urban Agriculture: Modify the use table; create a definition and qualifying provisions to allow urban agriculture in certain zones.
 - c. Seasonal Farm Stand: Modify the use table; create a definition and qualifying provisions to allow seasonal farm stands in limited zones throughout the City.
 - c. Solar Array: Modify the use table; create a definition and qualifying provisions to allow solar arrays in limited zones throughout the City.
 - e. Large Wind Energy System: Modify the use table; create a definition and qualifying provisions to allow large wind energy systems in limited zones throughout the City.

Public Hearing [6:01:44 PM](#)

PLNPCM2009-01423 Public Safety Complex-Central Community Master Plan

Amendment—a request by Salt Lake City Mayor Ralph Becker to amend the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 300 East and 400 East. The subject property is located in Council District 4, represented by Luke Garrott

Chair De Lay recognized Casey Stewart as staff representative.

Mr. Stewart stated this plan amendment was previously heard in the March PC meeting. The Mayor's administration decided to revise the proposal and it is back again for your review and recommendation for the city council. Mr. Stewart reviewed the process taken to decide where the Public Safety Building would be located. He reviewed the original proposal relating to the civic campus plan and the different use designations within the plan. Instead of a full civic campus plan, the revision is to simply designate the block for the public safety building as Civic/mixed use to allow for civic uses that are being proposed and discussed as well as any number of mixed uses which could include residential and retail uses. Along with the Central City master plan map amendment, changing it from what it currently is to a Civic/Mixed use designation, there were some related text amendments that support the new designation. With that Mr. Stewart left the Commission to discuss the revised proposal and reminded them that staff's recommendation is on the first page of the staff report.

Ms. McHugh asked if it was also a nod to some of the things Commissioner Dean had brought up about a softer line between designated uses for the block and surrounding existing civic uses?.

Mr. Stewart affirmed that was part of the reason. The term softer was used in a number of discussions afterward and the Administration decided that the revised designation would work better with a general plan dealing with general guidelines. The hard civic campus boundary lines seemed to create a stricter separation of designated uses than intended.

Chair De Lay stated the only public present at that hearing were the Freshmans who own a property on 500 South that has been there for a long time. The Freshmans will have an opportunity to speak during the public hearing portion. Chair De Lay asked about other issues when the Commission saw this before?

Mr. Gallegos stated the question was the provision for housing. He recalled the northern piece of the block was designated for housing. This revised proposal could change the location of the housing is there any thought to that or is it still on that northern 400 South.

Mr. Stewart explained that is correct the current zoning along 400 South is TC75 which is a transit-oriented design zoning. Residential is still encouraged there; with the Civic/ Mixed use we are taking a broader brush stroke and designating the entire block as a general category but it would still be intended for residential uses mixed with the civic uses.

Mr. Gallegos stated that at the time residential use was designated along 400 South. Could that possibly change?

Mr. Stewart stated it could, meaning residential uses could be located anywhere on the block

Ms. McHugh asked Mr. Gallegos when he said it could change did he mean go away or that it might be more than originally planned.

Mr. Gallegos stated that at the last presentation the housing was proposed to be on the northwest corner of that block facing 400 South. With the revised designation it is possible the housing could be possible located anywhere on the block. Has there been any discussion on that issue?

Mr. Stewart stated no it is still designed for residential along 400 South based on the current zoning district of TC-75.

Mr. Luke asked if the intent for the flexibility is to locate the building anywhere on that block?

Mr. Stewart stated the Public safety building will be sited on the western portion of the block and away from 400 South. With the City acquiring other properties outside of the previously approved civic campus boundary it began to look like the City was not following the civic campus boundary. By designating the entire block for Civic/Mixed Use purposes more flexibility is achieved but the public safety building is sited for this location that the Mayor has chosen.

Mr. Gallegos stated that it could move.

Mr. Luck asked if the revised designation negatively impacts businesses that are all ready there?

Mr. Stewart stated it will not affect the businesses all ready there. There are zoning districts currently in place that regulate uses and will allow them to still operate in this area.

Ms. De Lay questioned if it would impact a lot of business around the public safety building. Those business owners will have an opportunity to speak during the public hearing.

Public Hearing [6:10:34 PM](#)

Chair De Lay opened the public hearing portion of the petition. She asked Claudia Freshmen to step forward and speak on the issue.

Claudia Freshman part owner of Freshman's Inc., which resides at 353 east 500 South, spoke. She reviewed the history of her building and what she had heard from other sources about buildings being taken down. She feels it may come to her losing her business at its current location. She would like confirmation that her business is not going to be affected by the Public Safety Building. Ms. Freshmen feels it would make the area safer.

Ms. Woodhead asked would this change affect her use.

Mr. Sommerkorn explained that is where the mixed use comes into play. The zoning would not change just the Master Plan designation.

Chair De Lay asked if Cindy Cromer would like to speak on the issue.

Ms. Cindy Cromer gave the Commission a hand out with her opinion for the record. She gave her history in planning and where she stands as far as this proposal stands. Ms. Cromer stated if you put the Public Safety building there you are displacing other uses and the use that I was certainly intent on seeing there was highly desirable housing. Mixed use does not convey the percentage of housing. You can have mixed use and have a small or large amount of housing. She would like a percentage allotted to housing and stated in the Master Plan. Second is the urban landscape or greenscape on other city blocks. Ms. Cromer would like to see it continued on the new block that ties it all together.

Chair De Lay asked if anyone else from the public wished to comment on the matter. She asked Mr. Stewart if he would come forward.

Ms. McHugh stated this kind of goes back to what Mr. Gallegos was saying about the housing. That what is there could stay but we do not know how much will end up being actual housing. Is that what your point was and what Ms. Cromer is speaking to.

Mr. Gallegos stated that is what his point was. He stated it seems like it says in here the purpose of this is because of the Public Safety Building and emergency operations center. But we have all ready approved the land for that so I don't know what this is for.

Ms. Woodhead stated since we are talking about master plan language there is nothing that would prevent there from being language in the master plan reflecting some of what Ms. Cromer talked about which is just to renew the commitment to housing in the Central City core and to also add language that says the master plan values landscape continuity between this block and the library block.

Mr. Stewart stated he feels the first point of language encouraging housing is valid but the landscape continuity is a little more specific and that might be a little too specific for a master plan. The current master plan language does speak to a pedestrian corridor from 450 South with maintaining residents there as much as possible.

Mr. Sommerkorn stated he agrees with Mr. Stewart and if you would like some language to that affect that would certainly be appropriate it would be in character with the plan, still being fairly general but encouraging housing and encouraging landscaping uniformity or something to tie the entire civic area and uses together.

Motion [6:19:18 PM](#)

Commissioner Woodhead motioned, as to PLNPCM2009-01423 the Public Safety Building Master Plan amendment. I moved that we transmit a favorable recommendation to the City Council the recommendation is based on the Staff Report, the hearing in March, the hearing tonight and the input we received. With two amendments one that the Master Plan be amended to included language emphasizing the importance of housing in the Central City core and in the Public Safety Building block and further to emphasize the importance of landscape continuity on those blocks.

Seconded by Commissioner McHugh

Mr. Gallegos stated it still does not provide a commitment.

Chair De Lay stated I don't think you want to be that specific

Ms. Woodhead stated that because it is the Master Plan I think it is important that it be mixed use. Because we don't want to say it has to be housing. I think as the zoning come hopefully the Staff will be able to draft the Zoning to reflect that.

Mr. Gallegos stated he is just going back to Administrative Services Department gave us strong commitment to house. They even designated where that would be places. I don't know if that is here today or not.

Commissioners Luke, McHugh, Woodhead, and Wirthlin voted, "Aye". Commissioners Fife and Gallegos voted nay. The motion passed.

Stewart, Casey

From: ced@slcgov.com
Sent: Thursday, March 11, 2010 2:33 PM
Subject: Planning Commission Agenda: March 24, 2010

*This information was sent with automated software and is not monitored for replies.
ced@slcgov.com is the group responsible for this information.*

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, March 24, 2010 at 5:45 p.m.**

The field trip is scheduled to leave at 4:30 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m., in Room 126. **Work Session**The Planning Commission may discuss project updates and minor administrative matter. The Planning Commission will receive a briefing on the City's Open Space Program from Emy Storheim, Program Manager for the Open Space Lands Program. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, March 10, 2010

Report of the Chair and Vice Chair

Report of the Director

Public Hearing

1. **PLNPCM2009-01048; 1812 South West Temple Street Designation** a request by Bill Nighswonger, Salt Lake City Housing Authority, for designation of the Stanley F. Taylor home located at approximately 1812 South West Temple Street, as a landmark site on the Salt Lake City Register of Cultural Resources. The petition is a request to amend the Salt Lake City Zoning Map and apply the Historic Preservation Overlay zone to the subject property. The site is zoned RMF-45 Moderate/ High Density Multi-Family Residential District and is located in City Council District 5, represented by Council Member Jill Remington-Love (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com)
2. **PLNPCM2009-01423 Civic Campus; Central Community Master Plan Amendment** a request by Salt Lake City Mayor Ralph Becker to adopt a civic campus plan as part of the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 50 East and 350 East (former Barnes Bank building and adjacent lots to the south). The subject property is located in Council District 4, represented by Luke Garrott (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

PLNPCM2009-01423 Civic Campus; Central Community Master Plan Amendment—a request by Salt Lake City Mayor Ralph Becker to adopt a civic campus plan as part of the Central Community Master Plan in preparation for the new public safety building and emergency operations center building and other possible mixed uses. The subject area is located approximately between 400 South and 500 South and 50 East and 350 East (former Barnes Bank building and adjacent lots to the south). The subject property is located in Council District 4, represented by Luke Garrott.

Chair De Lay recognized Casey Stewart as staff representative.

Mr. Stewart stated last year the public majority voted to approve funds for a public safety and emergency operations center. Throughout that process the administration reviewed a few different sites based on criteria to decide where this should be located. Mayor Becker selected site number 9, the Barnes Bank Block. He stated while researching this project he found a map from 1943 for a proposed Civic Center in this location.

Mr. Stewart stated he proposed some text amendments to certain sections of the master plan, which could be found in the staff report. He stated the intent was to essentially speak to the establishment of a civic campus, and allowing government facilities near the central business downtown district. He stated one change he would insert into the proposal which was not in the staff report, was a word change on page 4, under the INSLU-4.1, which stated *Encourage the concentration of federal, state and local government office facilities, courts, and cultural facilities in, **or near**, the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.*

Mr. Stewart stated this site was not in the Central Business District, but it was close to it, as well as a transit station. He stated staff felt this site complied with the intent to concentrate these uses downtown, while allowing the maximum number of citizens to access this site by methods of car, rail, or bus.

Commissioner McHugh stated in the title of the petition it stated, 400 South and 500 South; Main Street and 400 East—yet in the first paragraph it stated *the area bounded roughly by 50 East and 350 East, between 400 South and 500 South.* She inquired which was correct, she thought only half of the block would be included, but the title suggested otherwise.

Mr. Stewart stated the title should be changed to 350 East.

Commissioner Chambless inquired where Mr. Stewart found the 1943 proposed map.

Mr. Stewart stated in was in the Planning Division offices in a library of past plans.

Commissioner Chambless stated there was an open house held regarding this issue and it was not well attended, which usually meant the public was not irate about a proposal.

Mr. Stewart stated two people came to ask questions and offer some input.

Commissioner Dean inquired what Mr. Stewart envisioned as a *cultural facility* in this district.

Mr. Stewart stated the intent was to allow for concerts, farmer's markets, and other types of gatherings of that size to take place in this area in connection to the Library block. He stated cultural facility indicated a use rather than a building type.

Commissioner Dean inquired why the plan was so specific in terms of address, she stated obviously to capture the east block, but it seemed very directional, when in the 1943 plan the core seemed to be the

City & County Building with extensions to the north and south. She inquired if it was wise to create a hard lined edge versus infer that a central district should be created to keep it open to additions in the future when other facilities might be needed therefore creating a necessity to have to revise this boundary again and again.

Mr. Stewart stated currently there were some overlapping areas included in the map to try to help with that flexibility, but as far as the outer boundary he would be open to suggestions on how to soften that up.

Mr. Sommerkorn stated that was a great point and an issue that was discussed amongst staff fairly extensively. He stated the land use plan was very specific, designating portions of blocks for certain types of uses, which came back to the philosophy of how specific or how general this plan should be. He stated this particular plan was a long time in the adoption process, simply because it was getting so specific, following the adoption of this plan by the City Council there was discussion about making plans in the future a little bit more general, and staff agreed with that.

Commissioner Dean stated maybe it was the difference between a zoning district and master plan intent of build out and whether or not there was an overlay of government concentrated facilities as a general larger bubble to try to capture some of the vacant parking lots as potential venues.

Commissioner Chambless inquired if the state would also be utilizing some of this space.

Mr. Stewart stated those discussions were still being had.

Mr. Sommerkorn stated the state adopted some intent language in their budget to continue looking at the possibility of partnering with the City on this emergency operations center.

Commissioner Chambless stated that at the 300 East ingress/egress there was a possibility of restricted access in that area.

Chair De Lay stated that was a Federal and State decision.

Public Hearing

Chair De Lay opened the public hearing portion of the petition.

The following person spoke in *support* of the petition: **Cindy Cromer** (816 East 100 South) handed out the most recent neighborhood plan, adopted in 2005. She stated her comments were in context of what the city had been planning for the East Downtown neighborhood for the last twenty years. She stated when she was on the Planning Commission in the early 1990s, they worked on the East Downtown master plan and decided the depopulation of east downtown was a huge mistake, allowing low rise office buildings and surface parking lots, which drove people out of the city. She stated the Coridini Administration chose to rezone property owned by Hermes, so the City could have a huge traffic-oriented shopping area. The city spent ten years developing the transit corridor zone, which was put in place in late 2005 and despite emphasis on housing in that zone there had not been a single unit of housing as a result to that zone.

Chair De Lay stated there were massive housing units built within a block of this corridor.

Ms. Cromer stated because the land was cheaper and people were willing to develop a block from 400 South. She stated the housing that was promised had not been put into place, including on Library Square.

Chair De Lay inquired if Ms. Cromer was advocating for housing on the civic campus block.

Ms. Cromer stated no, the city kept passing the buck and not doing what it had promised this neighborhood. She stated as someone who had invested in this area it was really debilitating. She inquired where the housing was going to be located.

Chair De Lay stated the city does want to have mixed use on the Barnes Bank block, which would include housing, residential, and the emergency services, but locations were not final right now.

Ms. Cromer stated a mixed use project could be predominately housing with a little bit of retail on the main floor.

Chair De Lay inquired if the Federal Government was going to allow any housing around this civic campus.

Ms. Cromer stated that was why she brought this up, the housing kept being deferred, all the proposed changes to this plan regarded institutional uses, and if the housing component kept being deferred there was not going to be room for it. She stated housing was essential to the downtown area to get people to live and shop downtown so it would thrive.

Commissioner Hill inquired where Ms. Cromer would recommend the housing go.

Ms. Cromer stated the work going on for and around North Temple was fabulous and really had a chance of working. She stated that philosophy was sensitive to the neighborhoods and the types of resources in the area should be applied to the 400 South area as soon as possible. Currently the transit corridor zone appeared to be so ineffective it was its own moratorium.

Commissioner Fife inquired if there were plans to extend the North Temple process to 400 South and State Street.

Mr. Sommerkorn stated the intent was once that zoning designation was put in place; staff would look at it and see if it would work for 400 South. He stated on the north end of the Barnes Bank block it was zoned for mixed use, which implied some residential in this case, but it was a question of whether that would happen or not.

Chair De Lay closed the public hearing.

Motion

Commissioner Fife made a motion regarding Petition PLNPCM2009-01423, a master plan amendment area within 400 South and 500 South Main Street and 350 East; based on the discussion, staff report, and public comment, the Planning Commission transmits a favorable recommendation to the City Council to adopt the proposed Civic Campus Plan and associated text amendments as part of the Central Community Master plan and East Downtown Neighborhood Plan.

Commissioner Chambless seconded the motion.

Commissioners Chambless, Gallegos, Dean, Fife, Hill, McHugh, Wirthlin, and Algarin voted, "Aye". The motion passed unanimously.

**6. PETITION COVER AND
MAYOR'S REQUEST INITIATING PETITION**

Remarks:

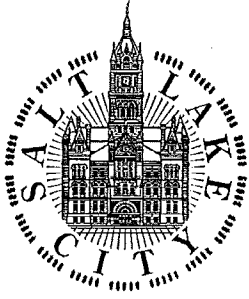
Petition No: **PLNPCM2009-01423**

By: **Mayor Ralph Becker**

Central Community Master Plan Amendment

Date Filed: December 29, 2009

Address: **Block bound by 300 East, 400 South, 400 East and 500 South**



Petition Initiation

Planning Division
Community & Economic Development Department

To: Files – PLNPCM2009-01423 and PLNPCM2009-01424

From: Casey Stewart, Senior Planner

Date: December 29, 2009

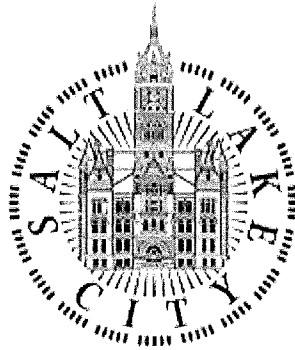
Re: Initiate petition to amend City master plans and zoning ordinance/map affected by the voter-approved Public Safety Building project

An email (copy attached) from the Mayor's office, dated December 4, 2009 outlines the steps for the Public Safety Buildings project. Two of the specific steps are: master plan amendments and zoning amendments. The email is considered to be the Mayor's request to initiate two petitions, one for the master plan amendments and one for the zoning amendments.

Stewart, Casey

From: Harrison-Smith, Lisa
Sent: Friday, December 04, 2009 3:54 PM
Cc: Everitt, David; Hale, Karen; Langan, Helen
Subject: Mayor Becker Details Next Steps in Public Safety Buildings Project

Categories: Other



* see page 3

December 4, 2009
Contact: Lisa Harrison Smith
801-913-9748

Mayor Becker Details Next Steps in Public Safety Buildings Project
Community Involvement Will Continue Throughout Project

SALT LAKE CITY – Mayor Ralph Becker announced today a preliminary schedule for how Salt Lake City’s new Public Safety Building project will unfold in the months to come. This announcement follows the highly successful Public Safety bond campaign in which over 65% of Salt Lake City residents endorsed funding construction of a new Public Safety Building and Emergency Operations Center in Salt Lake City.

“While there are numerous details yet to be determined about the exact timing of the project, we want to give the public a sense of what we know so far. This will be the first of many communications about the project over the coming years as the conceptualization, design and construction of these buildings unfold,” said Mayor Becker.

Becker continued, “For the past eight months, my office has been tracking public input and comments and feeding that information back into the planning process. We will continue to incorporate public input as the project moves forward.”

Immediately following the election on November 3, the City issued a Request for Qualifications for a project manager to oversee the public safety building process. The City received eight responses; a selection committee is currently evaluating those responses before making a recommendation to the Mayor. Once the project manager is in place, that individual will help the City further detail the next steps in the planning process including the selection of the designer/architect, timing of the project and exact budget for the project.

During the past spring and summer the City hosted 11 open houses regarding the location of the proposed public safety complex. At those meetings 10 potential sites were presented to the public for review. Based on the information gathered and evaluated over the spring and summer, the preferred site was determined to be the Barnes Bank Block (the block on the east side of 300 East between 400 and 500 South). Since that time, the City has continued to evaluate new site ideas as they've come forward from the public.

There will be a Public Safety Buildings workshop this Monday, Dec. 7, 2009 from 6 to 8:30 p.m. at the Salt Lake City Library in Conference Rooms A, B, and C. The public is encouraged to attend. The workshop will include a presentation on site evaluations and analysis, as well as a discussion on how to make the civic campus one of the great places in Salt Lake City. The workshop will be facilitated by the Salt Lake City Chapter of the American Institute of Architects.

The City expects the Public Safety Buildings project to follow the preliminary schedule listed below:

December 7	Public Safety Buildings Workshop
December 8	Results of the workshop sent to the Mayor
December 8-18	Additional input, public comment on the workshop and all aspects of the project is gathered by the Mayor's Office via e-mail, phone calls and the website www.slcgov.com/psb
December 18	Mayor makes final PSB/EOC site determination
December 18	PSB/EOC Project Manager RFP Selection Committee makes recommendation to the Mayor
January 5	Mayor announces PSB/EOC project manager
January 10	RFP process for selection of designer/architect is posted on City website and advertised <i>Note: Designer/Architect Selection Committee will include representatives from the Salt Lake City residential, business and architectural communities appointed by the Mayor</i>
January/February TBD	City exercises options on PSB/EOC site properties
Mid-March	PSB/EOC Designer/Architect RFP Selection Committee makes recommendation to the Mayor
Late March	Mayor Announces PSB/EOC designer/architect
Late Spring TBD	RFP for selection of building contractor is posted on City website and advertised
Date TBD	Opportunities for public input throughout the process and will include public comment on: <ul style="list-style-type: none">- Building Design- Public Spaces- Public Art

Note: The City will seek innovative ways to keep the public informed throughout the planning and development of the project. For instance, there will be webcams to watch the construction and an interactive project website to keep the community informed about progress and to help coordinate construction activity.

Date TBD

Mayor's Neighborhood Discussion Group to be established and will include:

- Library Representative
- Leonardo Representative
- The Roasting Company Representative
- Central City Neighborhood Representative
- UDOT Representative
- Library Board Representative
- Area Merchants and Residents

Note: The purpose of this group will be to gather input and feedback from those immediately affected by the project and share developments on the project as it unfolds.

March TBD

City closes on PSB/EOC site properties

1st Quarter 2010



Necessary Master Plan change

- This will go through the normal public process and will include Planning Commission and City Council

2nd Quarter 2010



Zoning Amendments

- Rezone property to public land
- Resolve use of Barnes Bank Building

Note: Zoning amendments will go through the formal Planning Commission and City Council public process.

2010 TBD

First round of bonds issued by City Council

2010 TBD

City Council confirms the sale of the bonds

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building and emergency operations center were top priorities and began researching as many as ten possible sites for the new buildings. In November 2009, a majority of voters of Salt Lake City approved a bond for the two proposed buildings. During the site review process, the Administration determined that the western portion of the block between 300 East and 400 East, commonly referred during the process as the Barnes Bank building block, provided the best options for the project. Approximately six weeks after the vote, Mayor Becker made the decision to select the Barnes Bank building block, bounded by 300 East, 400 South, 400 East, and 500 South.

In preparation for the new buildings, the Mayor has requested that the City Council amend the applicable master plans (e.g., Central Community Master Plan) with some updated text amendments and a new designation of "*Civic/ Mixed Use*" for the block. The current designation for the parcels within the subject block area include; High Density Transit Oriented Development; High Density Mixed Use, General Commercial, and Residential Mixed Use.

The proposed designation as *Civic/Mixed Use* establishes the City's intent to recognize the subject block as a civic and mixed use area of the city that can efficiently serve its citizens and support the existing civic uses including the Salt Lake City Public Library, The Leonardo Science Center, and city government administration to the west.

In Salt Lake City's particular situation, the Mayor's proposed location ties in well to the existing informal campus and is located along a transit corridor, thereby allowing access by various forms of transportation. When incorporated into a transit and pedestrian-oriented development and combined with a mix of uses and public events, pedestrian presence will likely increase and enliven the area.

Master Plan Considerations

The subject block is within an area of the Central Community Master Plan that is surrounded by land use designations of: Institutional, High Density Transit Oriented Development, and Office/Residential Mixed Use. The new *Civic/Mixed Use* designation is intended to continue similar uses in the area while providing opportunities for integrated, campus-style development of civic uses, i.e., the existing uses with the proposed uses of public safety building and emergency operations center. The proposed designation is considered compatible with the surrounding existing designations of the Central Community Master Plan.

PUBLIC PROCESS:

Staff conducted an open house for this project on January 14, 2010 and approximately eight people attended. Most questions posed by the attendees related to the design of the buildings and the surrounding site, which is unknown at this time. Other questions and concerns consisted of plans for Blair Street and what impact a possible extension of Blair Street might create for surrounding businesses, and traffic disruptions for surrounding businesses during construction.

The Planning Commission held two public hearings, one on March 24, 2010 and one on June 23, 2010. The hearing in March was to consider the proposed amendment in the form of a formal civic campus with a perimeter boundary and designated use areas within the civic campus

boundary. The Planning Commission recommended approval of the formal civic campus as proposed. Shortly after the first hearing and during some real estate negotiations between the City and other property owners within the subject block, it became apparent that the precise boundary line drawn through the middle of the block, dividing it into east and west halves, wasn't conducive for easy integration of civic uses into the block. The boundary line through the block was also raised as a concern by Planning Commissioner Angela Dean at the original Planning Commission hearing.

The City Administration determined that better integration of civic uses and increased flexibility would be achieved without a campus boundary through the middle of the block. Therefore, they revised the proposed amendment to designate the block as "Civic/Mixed Use" and present it again to the Planning Commission on June 23, 2010. This more generalized designation was more in keeping with the general character of master plans as a policy document, not a detailed regulatory manual.

At both public hearings, public comment was offered by Cindy Cromer who wanted to see a stronger commitment than in the past for residential uses within this block. Claudia Freshman of Freshman's Jewelers provided comment at the public hearing in June stating that they were concerned about the Public Safety Building project's impact on their business at 353 East 500 South. They don't want to have to move to a new location.

The Planning Commission passed a motion to recommend approval of the proposed Central Community Master Plan amendments, including the designation of *Civic/Mixed Use*, to the City Council. The vote was four in favor; two opposed.

As part of the Planning Commission's recommendation, the Commission wanted additional language for applicable sections in the Central Community Master Plan text as an attempt to: (1) emphasize the importance of residential uses on the subject block and in the Central City core and, (2) encourage landscape continuity with this block and other adjacent civic uses. Planning staff has added the requested language to the proposed amendment as part of the institutional land use policies found on page 13 of the Master Plan document.

RELEVANT ORDINANCES:

There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published both on March 12 and June 11, 2010. The rationale for amending the Central Community Master Plan is discussed above.