



## CITY COUNCIL MEETING – 9 NOVEMBER 2016

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**Z-16-002**

**A recommendation to the City Council to amend the South Salt Lake Zoning Map for Fitts Park and additional property the City owns from Single Family Residential to Open Space.**

**3010 South 500 East  
325-295 East 3045 South  
3049 South 300 East**

### **SYNOPSIS:**

South Salt Lake City is petitioning the City Council for a recommendation to the City Council to amend the future land use map to designate Fitts Park and adjoining city-owned property totaling approximately 10.5 acres from Single-Family Residential to Open Space. A rezone of this property will allow the city to utilize Community Development Block Funds to expand and improve Fitts Park, and will preserve the park as open space.

### **Z-16-002**

**A recommendation to the City Council to amend the South Salt Lake Zoning Map for Fitts Park and additional property the City owns from Single Family Residential to Open Space.**

### **SUMMARY:**

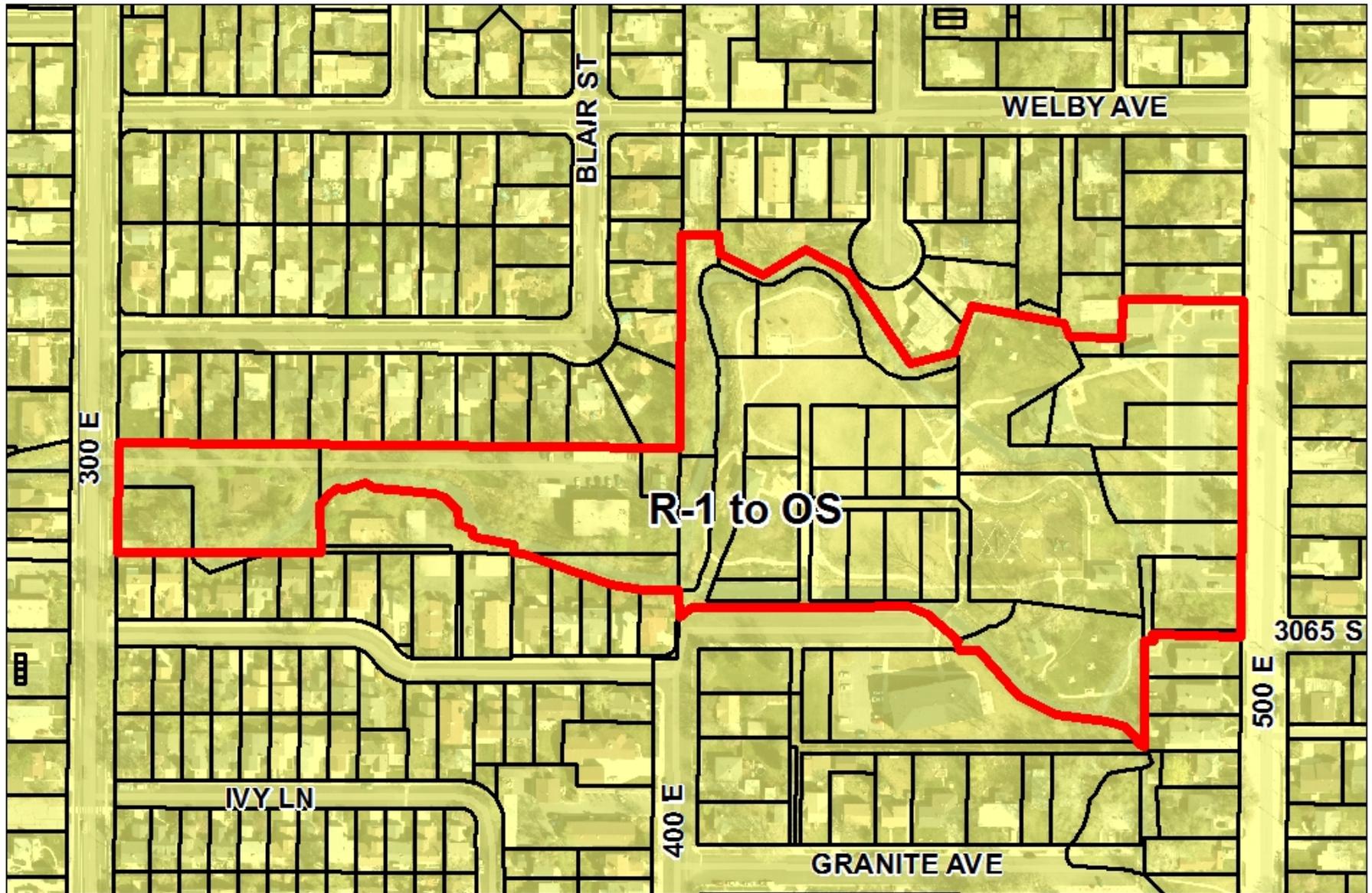
- Currently, Fitts Park extends to Millcreek on the west side. On the west side of the creek, the City owns property that includes a water well, two apartment buildings totaling 16 units, and a single-family home that fronts 300 East.
- In 2004, the City purchased the apartment buildings using Community Development Block Grant (CDBG) funds.
- In 2010, the City adopted a general plan that showed an expanded Fitts Park, to include a trail connection from Millcreek west to 300 East, replacing the apartments with new open space. The future land use designation for Fitts Park and the apartment property is Parks and Open Land.
- In 2014, the city-owned 12-plex was destroyed in a fire.

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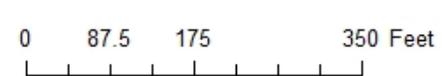
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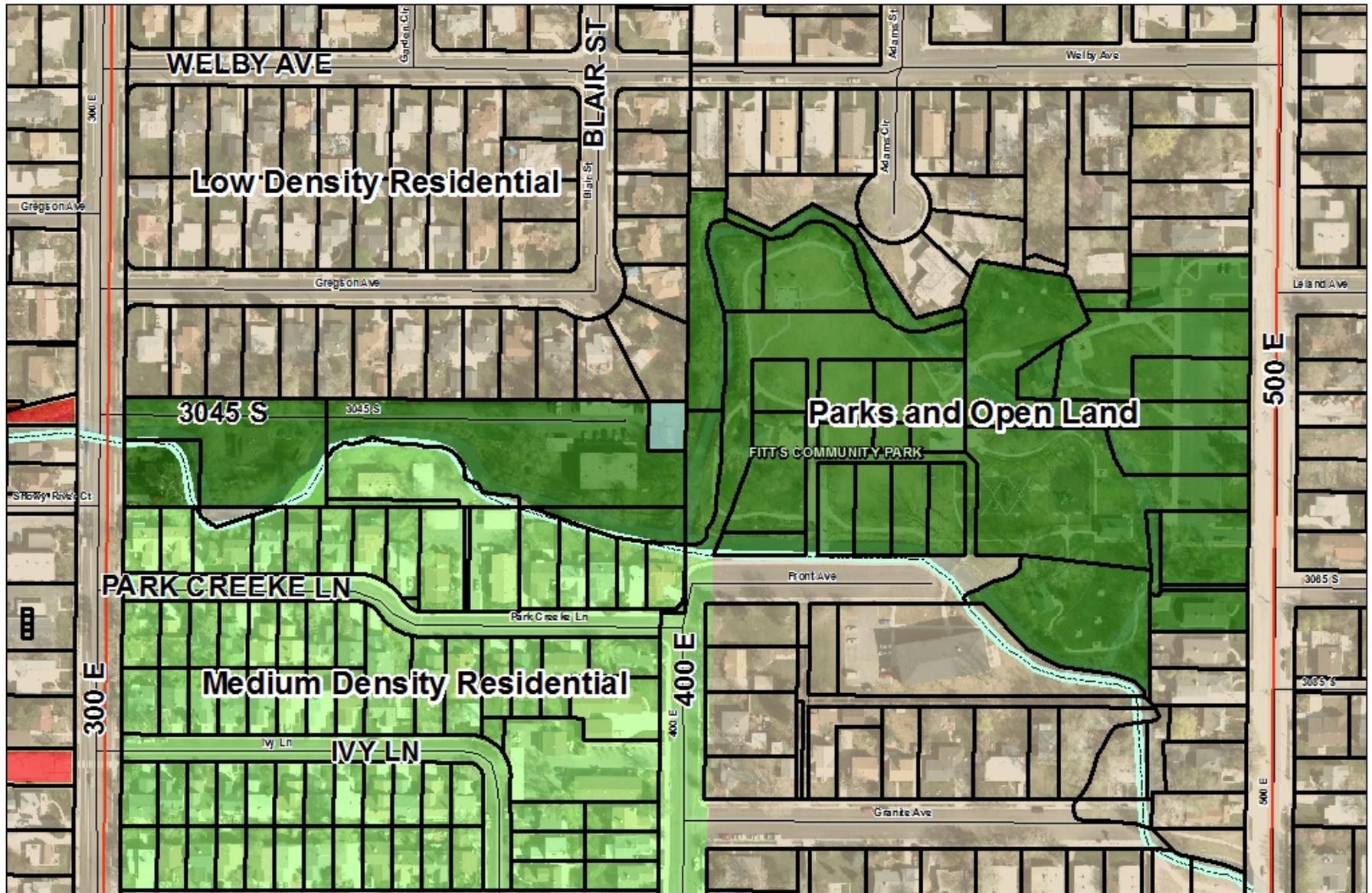
### **SUMMARY:**

- In 2015, the city adopted a Parks, Open Space, Trails, and Community Centers Master Plan that called for an additional 40 acres of park space, increased amenities at Fitts Park, better access to the park, and an expansion of the park to the west.
- In 2016, the City developed a master plan for the park and conducted two open house meetings at Fitts Park, and one meeting at City Hall. Participants at the open houses supported the proposed expansion of the park.
- Rezoning the property as open space will allow the City to approach the Department of Housing and Urban Development for a reallocation of CDBG funds to facilitate improvements on the park.
- Rezoning the property as open space will protect the corridor for the future Millcreek Trail segment to be built from 500 East to 300 East.

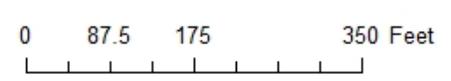


**Z-16-002**  
**Fitts Park Rezone**  
**Single-Family Residential (R-1) to Open Space (OS)**





**Z-16-002**  
**Fitts Park Rezone**  
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### General Information:

**Location:** 3010 South 500 East, 325-295 East 3045 South, 3049 South 300 East

**Property Size:** 10.5 acres

### **Surrounding General Plan Designation and Land Uses**

North: Single-Family Residential – SF Residence  
South: Single-Family Residential– SF Residence  
East: Single-Family Residential – SF Residences  
West: Single-Family Residential – SF Residence

### **General Plan Considerations:**

Goal PR-1. Preserve existing open space, and create new parks, open space and recreation and cultural sites.

Goal PR-2. Enhance existing recreation and cultural sites and create new sites when possible.

Goal PR-3. Provide a system of connected trails.

Future Land Use Map indicates open space, and an improved Millcreek Trail west of 500 East.

### **Parks, Open Space, Trails, and Community Facilities Master Plan Considerations:**

Goal 3. Expand the overall quantity of parks to reach a higher level of service per capita.

### Land Use Considerations:

#### **17.13.170 – Open Space (OS) District**

**A. Purpose.** The Open Space District is specifically intended to encourage the preservation of publicly owned open space in an otherwise urban setting. The district is established to provide areas in the City for passive and active recreation uses. Development of a comprehensive network of permanent, multi-functional, and publically owned open spaces shall be encouraged.

**B. Uses.** In the Open Space district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title.

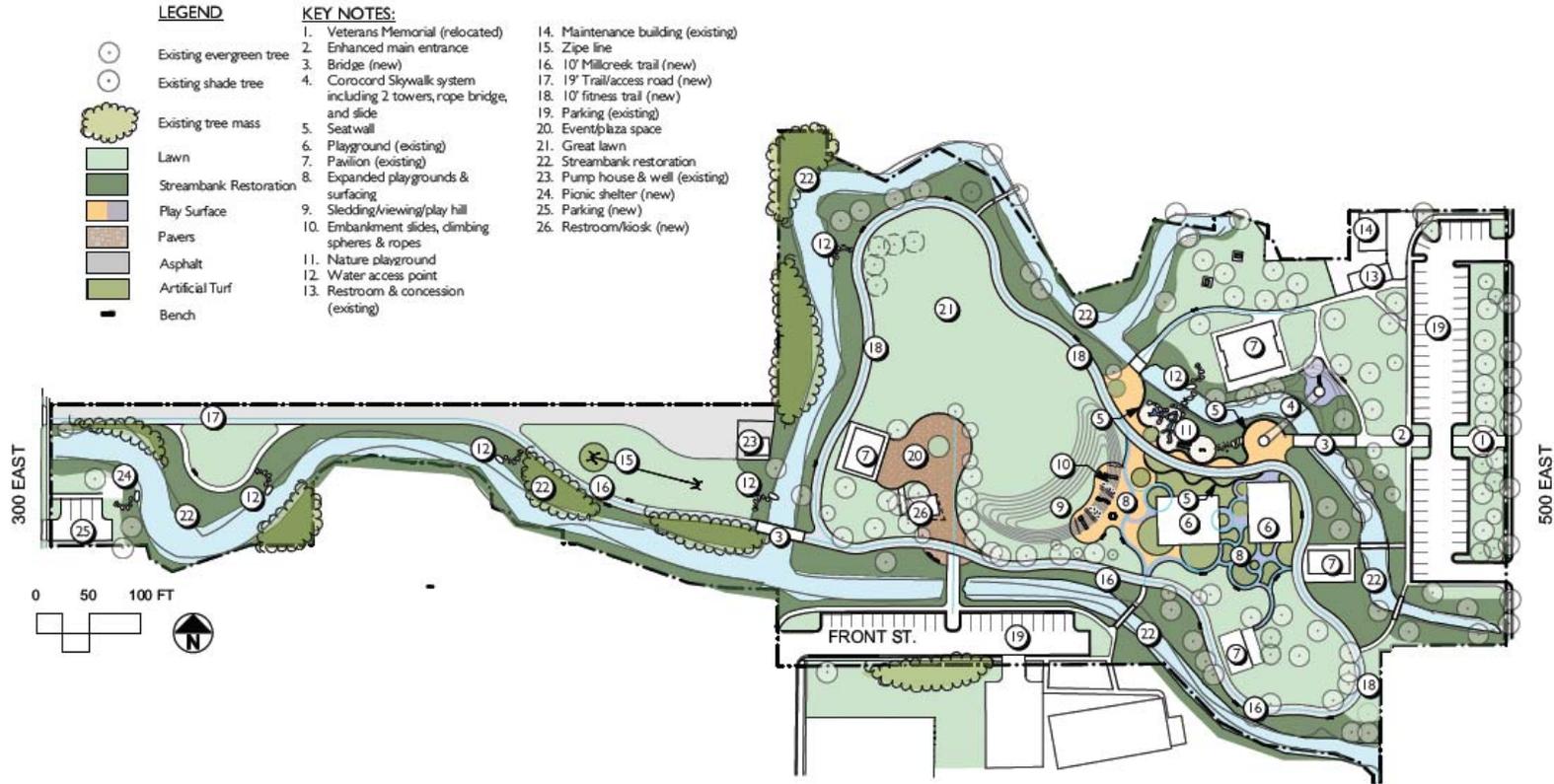
**C. Regulations.** Regulations for the Open Space district are as follows

- 1. Buildings and Site Development.** Buildings, sites and structures shall comply with the requirements for design review found in Chapter 23 of this title.
- 2. Development Review.** All development within the Open Space District shall be reviewed and approved by the Planning Commission. The Planning Commission shall review requests for public facilities including pavilions, public gathering areas, trails and changes to areas of a park where re-purposing of the area will occur within this district. During the review process, the Planning Commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as according to standards in Chapter 25.

### Fitts Park Master Plan

As the City's largest park, Fitts Park draws from a wide region, with its natural appeal, numerous pavilions, and focus on passive recreation. The master plan aims to make the City's legacy park a destination and appealing for a wider range of patrons and also improve the park's natural assets. Central to this goal is an expansion of the park, which would create an access to the park from 300 East, would preserve the Millcreek stream bank, and would allow for the development of the Millcreek Trail from 300 to 500 East. Other goals include

- Make a welcoming gateway at each of the park's two entries
- Establish Millcreek Trail
- Create a fitness trail and logical pathways
- Expand the playground and offer modern, unique play features
- Expand the park to the west to connect to 300 East
- Add restrooms closer to the west end of the park
- Encourage nature play, fishing, wildlife watching, and nature-based recreation
- Enhance and restore the waterways to improve water quality, habitat, and enjoyment.
- Provide places to get "close up" with the water
- Move the Veterans' Memorial to a more visible location
- Expand the large lawn area for events and pick-up recreation
- Maintain access to the City's wellhead on the west end for future use





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