

# SALT LAKE CITY CORPORATION

FRANK B. GRAY  
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

RALPH BECKER  
MAYOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR

## CITY COUNCIL TRANSMITTAL



  
\_\_\_\_\_  
David Everitt, Chief of Staff

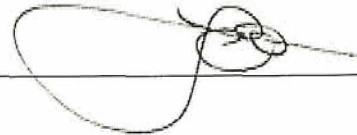
Date Received:

Date Sent to City Council: APRIL 15, 2009

**TO:** Salt Lake City Council  
Carlton Christensen, Chair

**DATE:** April 10, 2009

**FROM:** Frank Gray, Community & Economic  
Development Department Director

  
\_\_\_\_\_

**RE:** Petition PLNPCM2009-00074: Zoning Map Amendment by Church of Jesus Christ of Latter-Day Saints, 1933 South 2000 East, requesting a zoning map amendment changing the existing property from R-1-7000 (Single Family Residential) to Institutional.

**STAFF CONTACTS:** Kevin LoPiccolo, Planning Program Supervisor, at 535-6003 or kevin.lopiccolo@slcgov.com

**RECOMMENDATION:** That the City Council hold a briefing and schedule a Public Hearing

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

### DISCUSSION:

**Issue Origin:** The current site consists of three parcels. As part of the proposed redevelopment, the applicant has been required to combine these three parcels into one lot of record to comply with the applicable building code requirements. The resulting parcel will be approximately 4.84 acres, which is larger than allowed for the maximum lot size (10,500) in the R-1-7000 zoning district. In order to redevelop the site in accordance with the zoning ordinance, it was recommended by the Planning Division that the site be rezoned Institutional to match the appropriate use and be consistent with the Sugar House Master Plan.

***Analysis:*** The proposed project is the redevelopment of the existing site owned and occupied by the Church of Later-Day Saints. There are currently two buildings existing on the site. The red brick meetinghouse at the north side of the property was originally built in 1947. The stake offices located on the west side of the property were constructed in 1976. Due to the structural condition of the existing meetinghouse building as well as other considerations, the Church is interested in redeveloping the site by removing the existing meetinghouse and adding on to the stake offices. This will result in a single new meetinghouse building on the site. Additional work as part of the development includes reconfiguration of the parking lot, landscaping, a pavilion structure and an outside storage building on a 4.84 acre site.

The redevelopment of the site proposes to continue the same use of the site with revisions to layout only. It is not anticipated to intensify the use of this site through this project.

There is currently street access from both the east and west side of the site. The east side has access on 2100 East. The west side is accessed from 2000 East with a total of two drive approaches. The proposed development would eliminate vehicular access from 2000 East.

The proposal was reviewed by all applicable City departments and divisions. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements.

***Master Plan Considerations:*** The Sugar House Master Plan was adopted in December 2005, replacing the previous plan adopted in 2001. The plan serves as the land use policy document for the Sugar House area providing goals, policies and direction for future land use issues throughout the area. The Sugar House Future Land Use Map designates the subject property as Institutional and would allow the subject property to be consistent with the Master Plan.

## **PUBLIC PROCESS:**

The Sugar House Community Council Land Use Committee heard this request at their January 2009 meeting and made a motion to approve the design of the proposed addition to the existing stake center by a vote of 12 in favor to 11 opposed. The Planning Division Staff received numerous letters in support of the proposal. The Community Council was concerned that a rezone from residential to institutional could potentially affect the overall compatibility in the future if the church ever relocated, and were concerned that other uses that would be allowed in the institutional zoning district may distract from the overall neighborhood.

The Planning Commission held a Public Hearing on March 25, 2009. There were no new issues raised during the public hearing. The Planning Commission passed a motion to transmit a favorable recommendation to the City Council. The vote was 7 in favor; 0 opposed.

**RELEVANT ORDINANCES:**

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 6 of the Planning Commission Staff Report (Attachment 6).

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8. Original Petition

## 1. Chronology

## **PROJECT CHRONOLGY**

- January 28, 2009      Petition delivered to Planning
- January 30, 2009      Petition assigned
- February 13, 2009      Request Department Comments
- January 20, 2009      Sugar House Community Council
- March 11, 2009      Notice for March 25, 2009 Planning  
Commission
- March 25, 2009      Planning Commission Hearing
- March 25, 2009      Ordinance requested from City Attorney
- April 6, 2009      Ordinance received from City Attorney
- April 8, 2009      City Council Transmittal completed by  
Project Planner

## 2. Ordinance

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2009

(Amending the Zoning Map Concerning Property Located at 1933 South 2000 East)

An ordinance amending the zoning map to change the zoning designation of property located at 1933 South, 2000 East from R-1/7,000 (Single-Family Residential) to I (Institutional), pursuant to Petition No. PLNPCM2009-00074.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 25, 2009 on an application made by the Church of Jesus Christ of Latter-Day Saints (“Applicant”) to amend the Salt Lake City zoning map pertaining to property located at 1933 South, 2000 East (Sidwell Tax ID Nos. 16-15-356-013, 16-15-356-014 and 16-15-356-015) (the “Property”) to change the zoning district designation of the Property from R-1/7,000 (Single Family Residential) to I (Industrial); and

WHEREAS, at its March 25, 2009 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said application; and

WHEREAS, after a hearing before the City Council, 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 the City’s Zoning Map to re-zone the Property. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to re-classify the zoning district designation of the Property located at 1933 South, 2000 East, and which is more particularly described on Exhibit “A” attached hereto, from the R-1/7,000 (Single-Family Residential) zoning district to the I (Industrial) zoning district.



SECTION 2. 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2009.

Published: \_\_\_\_\_.

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date APRIL 9, 2009  
*Paul C. Nielson*  
PAUL C. NIELSON, SR. CITY ATTORNEY

HB\_ATTY-#7948-v1-Ordinance\_-\_Rezoning\_Foothill\_LDS\_Stake\_Center\_Parcel

# Exhibit “A”

AS-SURVEYED OVERALL CONSOLIDATION LEGAL DESCRIPTION (FOOTHILL 1,2,3)

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, BLOCK 7, 5 ACRE PLAT C, BIG FILED SURVEY, AND RUNNING THENCE SOUTH  $89^{\circ}49'10''$  EAST ALONG THE NORTHLEY LINE OF SAID LOT 18, 726.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH  $00^{\circ}11'30''$  WEST ALONG THE EASTERLY LINE OF SAID LOT 18, 299.292 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH  $89^{\circ}50'26''$  WEST ALONG THE SOUTHERLY LINE OF SAID LOT 18, 726.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH  $00^{\circ}11'24''$  EAST ALONG WESTERLY LINE OF SAID LOT 18, 289.56 FEET TO THE POINT OF BEGINNING.

### 3. Notice of City Council Hearing

## NOTICE OF PUBLIC HEARING

On \_\_\_\_\_, the Salt Lake City Council will hold a public hearing to consider petition number PLNPCM2009-00074, a request by the Salt Lake Planning Commission for a map amendment changing the existing property from R-1-7000 (Single Family Residential) to Institutional for property located at 1933 South 2000 East. The proposed map amendment will allow the subject property to be consistent the Sugar House Master Plan Future Land Use Map.

The City Council is holding an advertised public hearing to receive comments regarding the petition request. 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 and County Building  
451 South State Street  
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Kevin LoPiccolo at 801 535-6003 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [kevin.lopiccolo@slcgov.com](mailto:kevin.lopiccolo@slcgov.com)

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at (801) 535-7971; TDD (801) 535-6021.

#### 4. Mailing Labels

1615305003  
RESIDENT  
1979 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307036  
RESIDENT  
1882 S YUMA ST  
SALT LAKE CITY UT 84108

1615308014  
RESIDENT  
1863 S YUMA ST  
SALT LAKE CITY UT 84108

1616433022  
RESIDENT  
1971 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307035  
RESIDENT  
2029 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305002  
RESIDENT  
8886 PINE HOLLOW DR  
CEDAR HILLS UT 84062

1616433021  
RESIDENT  
1965 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307034  
RESIDENT  
2023 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307029  
RESIDENT  
1864 S YUMA ST  
SALT LAKE CITY UT 84108

1616433020  
RESIDENT  
1957 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307033  
RESIDENT  
2017 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305001  
RESIDENT  
1978 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1616433019  
RESIDENT  
1951 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307032  
RESIDENT  
1607 CARMEL DR  
SAN JOSE CA 95125

1616433013  
RESIDENT  
1972 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1616433018  
RESIDENT  
1945 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307031  
RESIDENT  
1883 S 2000 E  
SALT LAKE CITY UT 84108

1616433012  
RESIDENT  
1966 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1615308032  
RESIDENT  
2063 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615308015  
RESIDENT  
1869 S YUMA ST  
SALT LAKE CITY UT 84108

1615307015  
RESIDENT  
1863 S 2000 E  
SALT LAKE CITY UT 84108

1615308031  
RESIDENT  
2057 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307030  
RESIDENT  
1870 S YUMA ST  
SALT LAKE CITY UT 84108

1616433011  
RESIDENT  
1958 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1615308030  
RESIDENT  
1879 S YUMA ST  
SALT LAKE CITY UT 84108

1615307016  
RESIDENT  
1869 S 2000 E  
SALT LAKE CITY UT 84108

1616433010  
RESIDENT  
1952 E GARFIELD AVE  
SALT LAKE CITY UT 84108

This list of ownership was compiled by the Salt Lake County Recorder's Office, with a copy being sent to the city it pertains to.  
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1615357006 RESIDENT 2040 E REDONDO PL SALT LAKE CITY UT 84108	1615358036 RESIDENT 3624 S CHOKE CHERRY DR SALT LAKE CITY UT 84109	1615358015 RESIDENT 2001 E REDONDO PL SALT LAKE CITY UT 84108
1615357005 RESIDENT 2034 E REDONDO PL SALT LAKE CITY UT 84108	1615358022 RESIDENT 2218 S 2200 E SALT LAKE CITY UT 84109	1616482021 RESIDENT 1961 E REDONDO AVE SALT LAKE CITY UT 84108
1615357004 RESIDENT 2028 E REDONDO PL SALT LAKE CITY UT 84108	1615358021 RESIDENT 5455 S WOODCREST DR HOLLADAY UT 84117	1615353003 RESIDENT 1983 E REDONDO AVE SALT LAKE CITY UT 84108
1615357003 RESIDENT 2018 E REDONDO PL SALT LAKE CITY UT 84108	1615358020 RESIDENT 2039 E REDONDO PL SALT LAKE CITY UT 84108	1616482023 RESIDENT 1977 E REDONDO AVE SALT LAKE CITY UT 84108
1615357002 RESIDENT 2010 E REDONDO PL SALT LAKE CITY UT 84108	1615358019 RESIDENT 2033 E REDONDO PL SALT LAKE CITY UT 84108	1616482020 RESIDENT 1955 E REDONDO AVE SALT LAKE CITY UT 84108
1615354001 RESIDENT 1984 E REDONDO AVE SALT LAKE CITY UT 84108	1615358018 RESIDENT 2027 E REDONDO PL SALT LAKE CITY UT 84108	1615358014 RESIDENT 1625 MOLLY DR CARSON CITY NV 89706
1615357001 RESIDENT 2002 E REDONDO PL SALT LAKE CITY UT 84108	1615358017 RESIDENT 3995 S KEWANEE DR WEST VALLEY UT 84120	1615358013 RESIDENT 2080 E HOLLYWOOD AVE SALT LAKE CITY UT 84108
1615358037 RESIDENT 2137 S DALLIN ST SALT LAKE CITY UT 84109	1616482022 RESIDENT 1969 E REDONDO AVE SALT LAKE CITY UT 84108	1615358012 RESIDENT 2068 E HOLLYWOOD AVE SALT LAKE CITY UT 84108
1615358023 RESIDENT 2047 E REDONDO PL SALT LAKE CITY UT 84108	1615358016 RESIDENT 2011 E REDONDO PL SALT LAKE CITY UT 84108	1615358011 RESIDENT 2066 E HOLLYWOOD AVE SALT LAKE CITY UT 84108

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1615358010  
RESIDENT  
2060 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358001  
RESIDENT  
2004 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356028  
RESIDENT  
2079 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358009  
RESIDENT  
2054 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615353002  
RESIDENT  
1986 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356027  
RESIDENT  
2067 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358008  
RESIDENT  
2048 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615353001  
RESIDENT  
1980 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356026  
RESIDENT  
2065 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358007  
RESIDENT  
2495 S SCENIC DR  
SALT LAKE CITY UT 84109

1616482012  
RESIDENT  
1974 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356025  
RESIDENT  
2059 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358006  
RESIDENT  
2036 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482011  
RESIDENT  
PO BOX 58033  
SALT LAKE CITY UT 84158

1615356024  
RESIDENT  
2053 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358005  
RESIDENT  
2028 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482010  
RESIDENT  
1962 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481025  
RESIDENT  
1975 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358004  
RESIDENT  
2022 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482009  
RESIDENT  
1956 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356023  
RESIDENT  
2047 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358003  
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2016 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482008  
RESIDENT  
1950 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481024  
RESIDENT  
1969 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358002  
RESIDENT  
5411 AVENIDA ENCINAS #250  
CARLSBAD CA 92008

1615356029  
RESIDENT  
2085 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356022  
RESIDENT  
2276 W 11625 S  
RIVERTON UT 84095

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1616481023  
RESIDENT  
1963 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356018  
RESIDENT  
2015 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481008  
RESIDENT  
1946 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356021  
RESIDENT  
PO BOX 1418  
JUPITER FL 33468

1615356017  
RESIDENT  
2009 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481007  
RESIDENT  
1942 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616481022  
RESIDENT  
1955 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356016  
RESIDENT  
2003 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356015  
RESIDENT  
50 E NORTHTEMPLE ST  
SALT LAKE CITY UT 84150

1615356020  
RESIDENT  
PO BOX 1418  
JUPITER FL 33468

1615352001  
RESIDENT  
221 N 'N' ST # A  
SALT LAKE CITY UT 84103

1615356014  
RESIDENT  
50 E NORTHTEMPLE ST  
SALT LAKE CITY UT 84150

1615352003  
RESIDENT  
1987 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481013  
RESIDENT  
1978 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616480023  
RESIDENT  
1971 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616481021  
RESIDENT  
1949 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481012  
RESIDENT  
1972 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616480022  
RESIDENT  
1965 E RAMONA AVE  
SALT LAKE CITY UT 84108

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RESIDENT  
2021 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481011  
RESIDENT  
1966 E RAMONA AVE  
SALT LAKE CITY UT 84108

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RESIDENT  
50 E NORTHTEMPLE ST  
SALT LAKE CITY UT 84150

1615352002  
RESIDENT  
1981 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481010  
RESIDENT  
1960 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616480021  
RESIDENT  
1959 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616481020  
RESIDENT  
2783 CANYON RIDGE DR  
SAINT GEORGE UT 84770

1616481009  
RESIDENT  
1945 E RAMONA AVE  
SALT LAKE CITY UT 84108

1616480020  
RESIDENT  
1953 E RAMONA AVE  
SALT LAKE CITY UT 84108

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1616480019  
RESIDENT  
1947 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356007  
RESIDENT  
2050 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480011  
RESIDENT  
2636 E NOTTINGHAM WY  
SALT LAKE CITY UT 84108

1616480018  
RESIDENT  
1941 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356006  
RESIDENT  
2042 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480010  
RESIDENT  
1966 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351003  
RESIDENT  
PO BOX 521927  
SALT LAKE CITY UT 84152

1615356005  
RESIDENT  
2030 E WESTMINSTER AVE #1  
SALT LAKE CITY UT 84108

1616480009  
RESIDENT  
1958 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480024  
RESIDENT  
1977 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356004  
RESIDENT  
240 N 300 E  
NEPHI UT 84648

1616480008  
RESIDENT  
1952 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356012  
RESIDENT  
1900 S 2100 E  
SALT LAKE CITY UT 84108

1615356003  
RESIDENT  
2020 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480007  
RESIDENT  
1138 S WESTTEMPLE ST  
SALT LAKE CITY UT 84101

1615356011  
RESIDENT  
2078 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356002  
RESIDENT  
PO BOX 522088  
SALT LAKE CITY UT 84152

1615308035  
RESIDENT  
1880 S 2100 E  
SALT LAKE CITY UT 84108

1615356010  
RESIDENT  
2072 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356001  
RESIDENT  
1992 E SUN MEADOW CIR  
SALT LAKE CITY UT 84106

1615308034  
RESIDENT  
2077 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356009  
RESIDENT  
2064 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351002  
RESIDENT  
1986 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615308037  
RESIDENT  
2071 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356008  
RESIDENT  
2058 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351001  
RESIDENT  
1978 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305004  
RESIDENT  
1434 E HARRISON AVE  
SALT LAKE CITY UT 84105

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1615307028  
RESIDENT  
1986 E HUBBARD AVE  
SALT LAKE CITY UT 84108

1615307014  
RESIDENT  
1853 S 2000 E  
SALT LAKE CITY UT 84108

MAGGIE SHAW  
1150 WILSON AVE  
SLC, UT 84105

BRADLEY GYGI ARCHITECT  
& ASSOCIATES, PLLC  
202 EAST 5900 SOUTH  
MURRAY, UT 84107

KEVIN LOPICCOLO  
451 S. State Street  
P.O. BOX 145480  
SLC, UT 84114

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1615305003  
RESIDENT  
1979 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307036  
RESIDENT  
1882 S YUMA ST  
SALT LAKE CITY UT 84108

1615308014  
RESIDENT  
1863 S YUMA ST  
SALT LAKE CITY UT 84108

1616433022  
RESIDENT  
1971 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307035  
RESIDENT  
2029 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305002  
RESIDENT  
8886 PINE HOLLOW DR  
CEDAR HILLS UT 84062

1616433021  
RESIDENT  
1965 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307034  
RESIDENT  
2023 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307029  
RESIDENT  
1864 S YUMA ST  
SALT LAKE CITY UT 84108

1616433020  
RESIDENT  
1957 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307033  
RESIDENT  
2017 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305001  
RESIDENT  
1978 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1616433019  
RESIDENT  
1951 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307032  
RESIDENT  
1607 CARMEL DR  
SAN JOSE CA 95125

1616433013  
RESIDENT  
1972 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1616433018  
RESIDENT  
1945 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307031  
RESIDENT  
1883 S 2000 E  
SALT LAKE CITY UT 84108

1616433012  
RESIDENT  
1966 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1615308032  
RESIDENT  
2063 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615308015  
RESIDENT  
1869 S YUMA ST  
SALT LAKE CITY UT 84108

1615307015  
RESIDENT  
1863 S 2000 E  
SALT LAKE CITY UT 84108

1615308031  
RESIDENT  
2057 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615307030  
RESIDENT  
1870 S YUMA ST  
SALT LAKE CITY UT 84108

1616433011  
RESIDENT  
1958 E GARFIELD AVE  
SALT LAKE CITY UT 84108

1615308030  
RESIDENT  
1879 S YUMA ST  
SALT LAKE CITY UT 84108

1615307016  
RESIDENT  
1869 S 2000 E  
SALT LAKE CITY UT 84108

1616433010  
RESIDENT  
1952 E GARFIELD AVE  
SALT LAKE CITY UT 84108

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1615357006 RESIDENT 2040 E REDONDO PL SALT LAKE CITY UT 84108	1615358036 RESIDENT 3624 S CHOKE CHERRY DR SALT LAKE CITY UT 84109	1615358015 RESIDENT 2001 E REDONDO PL SALT LAKE CITY UT 84108
1615357005 RESIDENT 2034 E REDONDO PL SALT LAKE CITY UT 84108	1615358022 RESIDENT 2218 S 2200 E SALT LAKE CITY UT 84109	1616482021 RESIDENT 1961 E REDONDO AVE SALT LAKE CITY UT 84108
1615357004 RESIDENT 2028 E REDONDO PL SALT LAKE CITY UT 84108	1615358021 RESIDENT 5455 S WOODCREST DR HOLLADAY UT 84117	1615353003 RESIDENT 1983 E REDONDO AVE SALT LAKE CITY UT 84108
1615357003 RESIDENT 2018 E REDONDO PL SALT LAKE CITY UT 84108	1615358020 RESIDENT 2039 E REDONDO PL SALT LAKE CITY UT 84108	1616482023 RESIDENT 1977 E REDONDO AVE SALT LAKE CITY UT 84108
1615357002 RESIDENT 2010 E REDONDO PL SALT LAKE CITY UT 84108	1615358019 RESIDENT 2033 E REDONDO PL SALT LAKE CITY UT 84108	1616482020 RESIDENT 1955 E REDONDO AVE SALT LAKE CITY UT 84108
1615354001 RESIDENT 1984 E REDONDO AVE SALT LAKE CITY UT 84108	1615358018 RESIDENT 2027 E REDONDO PL SALT LAKE CITY UT 84108	1615358014 RESIDENT 1625 MOLLY DR CARSON CITY NV 89706
1615357001 RESIDENT 2002 E REDONDO PL SALT LAKE CITY UT 84108	1615358017 RESIDENT 3995 S KEWANEE DR WEST VALLEY UT 84120	1615358013 RESIDENT 2080 E HOLLYWOOD AVE SALT LAKE CITY UT 84108
1615358037 RESIDENT 2137 S DALLIN ST SALT LAKE CITY UT 84109	1616482022 RESIDENT 1969 E REDONDO AVE SALT LAKE CITY UT 84108	1615358012 RESIDENT 2068 E HOLLYWOOD AVE SALT LAKE CITY UT 84108
1615358023 RESIDENT 2047 E REDONDO PL SALT LAKE CITY UT 84108	1615358016 RESIDENT 2011 E REDONDO PL SALT LAKE CITY UT 84108	1615358011 RESIDENT 2066 E HOLLYWOOD AVE SALT LAKE CITY UT 84108

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1615358010  
RESIDENT  
2060 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358001  
RESIDENT  
2004 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356028  
RESIDENT  
2079 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358009  
RESIDENT  
2054 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615353002  
RESIDENT  
1986 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356027  
RESIDENT  
2067 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358008  
RESIDENT  
2048 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615353001  
RESIDENT  
1980 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356026  
RESIDENT  
2065 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358007  
RESIDENT  
2495 S SCENIC DR  
SALT LAKE CITY UT 84109

1616482012  
RESIDENT  
1974 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356025  
RESIDENT  
2059 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358006  
RESIDENT  
2036 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482011  
RESIDENT  
PO BOX 58033  
SALT LAKE CITY UT 84158

1615356024  
RESIDENT  
2053 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358005  
RESIDENT  
2028 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482010  
RESIDENT  
1962 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481025  
RESIDENT  
1975 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358004  
RESIDENT  
2022 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482009  
RESIDENT  
1956 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356023  
RESIDENT  
2047 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358003  
RESIDENT  
2016 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616482008  
RESIDENT  
1950 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1616481024  
RESIDENT  
1969 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615358002  
RESIDENT  
5411 AVENIDA ENCINAS #250  
CARLSBAD CA 92008

1615356029  
RESIDENT  
2085 E HOLLYWOOD AVE  
SALT LAKE CITY UT 84108

1615356022  
RESIDENT  
2276 W 11625 S  
RIVERTON UT 84095

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1616481023 RESIDENT 1963 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1615356018 RESIDENT 2015 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481008 RESIDENT 1946 E RAMONA AVE SALT LAKE CITY UT 84108
1615356021 RESIDENT PO BOX 1418 JUPITER FL 33468	1615356017 RESIDENT 2009 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481007 RESIDENT 1942 E RAMONA AVE SALT LAKE CITY UT 84108
1616481022 RESIDENT 1955 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1615356016 RESIDENT 2003 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1615356015 RESIDENT 50 E NORTHTEMPLE ST SALT LAKE CITY UT 84150
1615356020 RESIDENT PO BOX 1418 JUPITER FL 33468	1615352001 RESIDENT 221 N 'N' ST # A SALT LAKE CITY UT 84103	1615356014 RESIDENT 50 E NORTHTEMPLE ST SALT LAKE CITY UT 84150
1615352003 RESIDENT 1987 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481013 RESIDENT 1978 E RAMONA AVE SALT LAKE CITY UT 84108	1616480023 RESIDENT 1971 E RAMONA AVE SALT LAKE CITY UT 84108
1616481021 RESIDENT 1949 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481012 RESIDENT 1972 E RAMONA AVE SALT LAKE CITY UT 84108	1616480022 RESIDENT 1965 E RAMONA AVE SALT LAKE CITY UT 84108
1615356019 RESIDENT 2021 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481011 RESIDENT 1966 E RAMONA AVE SALT LAKE CITY UT 84108	1615356013 RESIDENT 50 E NORTHTEMPLE ST SALT LAKE CITY UT 84150
1615352002 RESIDENT 1981 E HOLLYWOOD AVE SALT LAKE CITY UT 84108	1616481010 RESIDENT 1960 E RAMONA AVE SALT LAKE CITY UT 84108	1616480021 RESIDENT 1959 E RAMONA AVE SALT LAKE CITY UT 84108
1616481020 RESIDENT 2783 CANYON RIDGE DR SAINT GEORGE UT 84770	1616481009 RESIDENT 1945 E RAMONA AVE SALT LAKE CITY UT 84108	1616480020 RESIDENT 1953 E RAMONA AVE SALT LAKE CITY UT 84108

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1616480019  
RESIDENT  
1947 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356007  
RESIDENT  
2050 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480011  
RESIDENT  
2636 E NOTTINGHAM WY  
SALT LAKE CITY UT 84108

1616480018  
RESIDENT  
1941 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356006  
RESIDENT  
2042 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480010  
RESIDENT  
1966 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351003  
RESIDENT  
PO BOX 521927  
SALT LAKE CITY UT 84152

1615356005  
RESIDENT  
2030 E WESTMINSTER AVE #1  
SALT LAKE CITY UT 84108

1616480009  
RESIDENT  
1958 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480024  
RESIDENT  
1977 E RAMONA AVE  
SALT LAKE CITY UT 84108

1615356004  
RESIDENT  
240 N 300 E  
NEPHI UT 84648

1616480008  
RESIDENT  
1952 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356012  
RESIDENT  
1900 S 2100 E  
SALT LAKE CITY UT 84108

1615356003  
RESIDENT  
2020 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1616480007  
RESIDENT  
1138 S WESTTEMPLE ST  
SALT LAKE CITY UT 84101

1615356011  
RESIDENT  
2078 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356002  
RESIDENT  
PO BOX 522088  
SALT LAKE CITY UT 84152

1615308035  
RESIDENT  
1880 S 2100 E  
SALT LAKE CITY UT 84108

1615356010  
RESIDENT  
2072 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356001  
RESIDENT  
1992 E SUN MEADOW CIR  
SALT LAKE CITY UT 84106

1615308034  
RESIDENT  
2077 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356009  
RESIDENT  
2064 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351002  
RESIDENT  
1986 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615308037  
RESIDENT  
2071 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615356008  
RESIDENT  
2058 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615351001  
RESIDENT  
1978 E WESTMINSTER AVE  
SALT LAKE CITY UT 84108

1615305004  
RESIDENT  
1434 E HARRISON AVE  
SALT LAKE CITY UT 84105

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1615307028  
RESIDENT  
1986 E HUBBARD AVE  
SALT LAKE CITY UT 84108

1615307014  
RESIDENT  
1853 S 2000 E  
SALT LAKE CITY UT 84108

MAGGIE SHAW  
1150 WILSON AVE  
SLC, UT 84105

BRADLEY GYGI ARCHITECT  
& ASSOCIATES, PLLC  
202 EAST 5900 SOUTH  
MURRAY, UT 84107

KEVIN LOPICCOLO  
451 S. State Street  
P.O. BOX 145480  
SLC, UT 84114

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5. Planning Commission Agenda for March 25, 2009

**AMENDED AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING**  
**In Room 326 of the City & County Building at 451 South State Street**  
**Wednesday, March 25, 2009 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 5:00 p.m., in Room 126. **Work Session**—the Planning Commission may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

**Approval of Minutes from Wednesday, March 11, 2009**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearing**

1. **PLNPCM2008-00918; Zoning Map Amendment**—a request by Paul L. Willie to amend the Zoning Map for property located at approximately 230 West North Temple from PL Public Lands to RMU Residential Mixed Use. This property is located in City Council District 3, represented by Council Member Eric Jergensen (Staff contact: Nole Walkingshaw at 801- 535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
2. **PLNPCM2008-00917; Preliminary Minor Subdivision**—a request by Paul L. Willie for property located at approximately 230 West North Temple to combine three parcels. This property is located in City Council District 3, represented by Council Member Eric Jergensen (Staff contact: Nole Walkingshaw at 801-535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
3. **PLNPCM2009-00003; Red Moose Roasting and Coffee Conditional Use**—a request by Red Moose Roasting and Coffee, represented by Rob Karas and Teresa Nelson, for a drive thru window for a coffee shop located at approximately 1693 South 900 East. A coffee shop is a permitted use in the CN Neighborhood Commercial Zoning District; however, a drive thru window requires a conditional use. The property is located in City Council District 5 represented by Council Member Jill Remington-Love (Staff contact: Nick Norris at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).
4. **PLNPCM2009-00106; Zoning Ordinance Text Amendment**—a petition initiated by the Planning Commission to amend Sections 21A.10.010 and 21A.10.020, and other related Sections of the Salt Lake City Zoning Ordinance, pertaining to Public Hearing and Notice Requirements. The proposed amendments are not site specific (Staff contact: Bill Peperone at 535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com))
5. **PLNPCM2009-00105; Zoning Ordinance Text Amendment**—a petition initiated by the City Council to amend Section 21A.50.050 of the Salt Lake City Zoning Ordinance, *Standards for General Amendments*. The proposed amendment is not site specific (Staff contact: Bill Peperone at 801-535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com)).
6. **Foothill Stake Planned Development/Conditional Use and Zoning Map Amendment**—a request by the Church of Latter Day Saints, represented by Bradley Gygi, architect, for an approval to allow for the redevelopment of the existing site by removing the existing meeting house building and constructing an addition to the existing stake office at property located at approximately 1933 South 2000 East. The property is located in City Council District Six represented by J.T. Martin (Staff contact: Kevin LoPiccolo at 535-6003 or [kevin.lopiccolo@slcgov.com](mailto:kevin.lopiccolo@slcgov.com)).
  - a. **Petition PLNPCM2008-00795 Planned Development/Conditional Use**—a request approval to allow the LDS Foothill Stake to replace an existing chapel with an addition to the building along 2000 East. The new chapel/stake center would be approximately 27,000 square feet. As part of the Planned Development, the applicant is requesting a reduction of required landscaping for the parking lot.
  - b. **Petition PLNPCM2009-00074 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from R-1-7000 (Single Family Residential) to Institutional.

Walt Walkingshaw

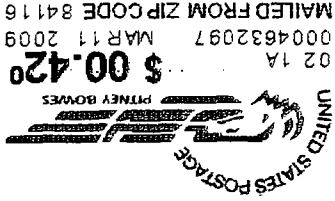
# PUBLIC HEARING NOTICE

Salt Lake City UT 84114

PO Box 145480

451 South State Street, Room 406

Salt Lake City Planning Division



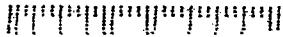
FIRST CLASS

STATE MAIL SVCS 02/12/2009 04:33

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.  
Written comments should be sent to:

Salt Lake City Planning Commission  
 451 South State Street, Room 406  
 Salt Lake City UT 84111

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.



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6. Staff Report for March 25, 2009 Commission Meeting

## PLANNING COMMISSION STAFF REPORT

**Foothill Stake Center  
PLNPCM2009-00074 Zone Map Amendment  
1933 South 2000 East  
March 25, 2009**



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:**

Church of Jesus Christ of Later-Day  
Saints

**Staff:**

Kevin LoPiccolo  
kevin.lopiccolo@slcgov.com  
(801)535-6003

**Tax ID:**

16-15-356-013  
16-15-356-014  
16-15-356-015

**Current Zone:**

R-1-7000

**Master Plan Designation:**

Institutional & Public Lands

**Council District:**

J.T. Martin

**Lot Size:**

4.84 acres

**Current Use:**

Church

**Applicable Land Use Regulations:**

21A.32.080 I District  
21A.50 Amendments

**Notice**

Mailed: March 10, 2009

Posted: March 13, 2009

**Attachments:**

- A. Letter from Applicant
- B. Sugar House Future Land Use Map
- C. Existing Zoning Map

### **REQUEST**

The Church of Jesus Christ of Later-Day Saints, represented by Brad Gygi is requesting the following:

1. A zoning map amendment changing the existing property from R-1-7000 to Institutional.

Petitions to amend the zoning map of the City require review by the Salt Lake City Planning Commission in a public hearing. Upon review, the Planning Commission will forward a recommendation to the Salt Lake City Council. The City Council is the final decision making authority for amendments to the Zoning Map.

### **STAFF RECOMMENDATION**

Based on the findings listed in the staff report, it is the Planning staff's opinion that the proposal adequately meets the applicable standards and therefore recommends the Planning Commission transmit a positive recommendation to the City Council.

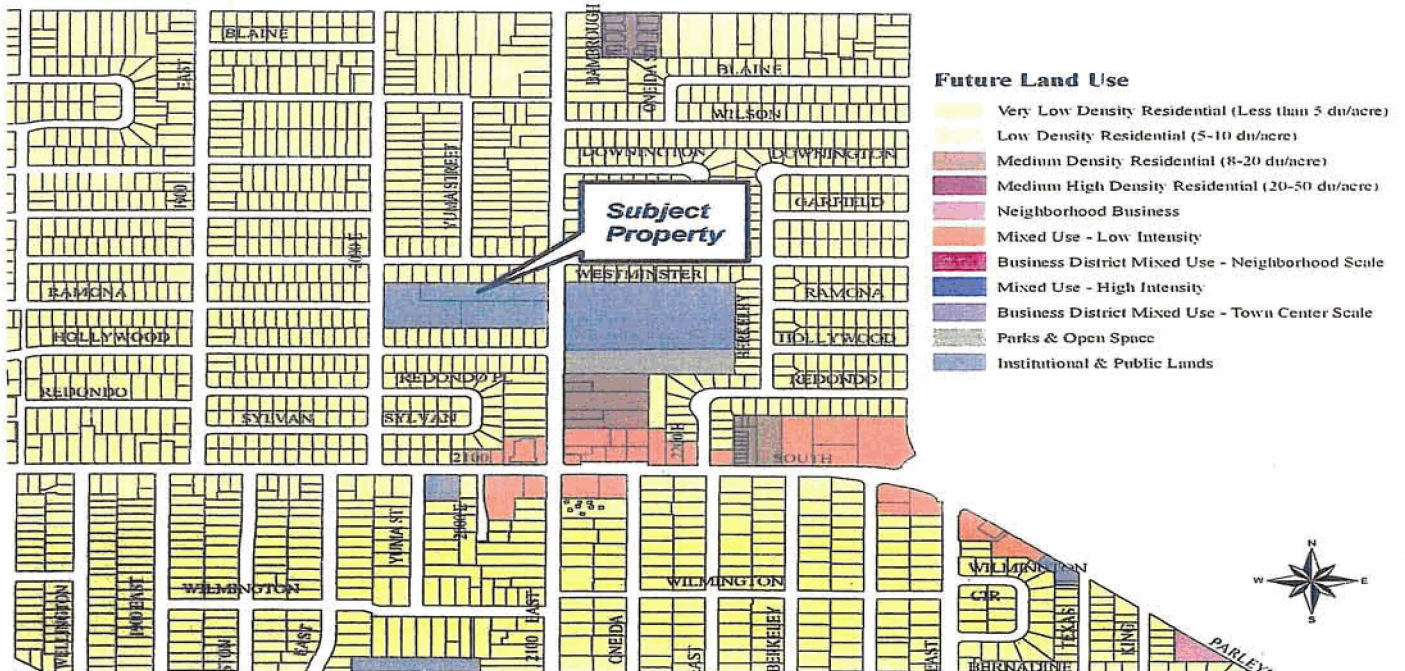
D. Existing Demolition Site Plan E. New Site Plan F. Landscape Plan G. Colored Landscape Plan H. Existing Exterior Elevations I. New Exterior Elevations J. Sugar House Community Council Letter K. Letters from Public L. City Department Comments	
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Vicinity Map



**Sugar House Future Land Use Map: The underlying zone is currently R-1-7000. The Sugar House Master Plan has the site designated as Institutional.**



## **BACKGROUND**

The current site consists of three parcels. As part of the proposed redevelopment, the applicant has been required to combine these three parcels into one lot of record to comply with the applicable building code requirements. The resulting parcel will be approximately 4.84 acres, which is larger than allowed for the maximum lot size (10,500) in the R-1-7000 zoning district. In order to redevelop the site in accordance with the zoning ordinance, it was recommended by the Planning Division that the site be rezoned Institutional to match the appropriate use and be consistent with the Sugar House Master Plan.

The LDS Salt Lake Stake is proposing to build a new chapel/stake center to replace the chapel located at 1930 South 2100 East by building around the existing stake gymnasium at 1933 South 2000 East (Attachment E).

The LDS Salt Lake Stake is requesting that the Planning Commission forward a positive recommendation to the City Council on the 4.84 acre site of land that is currently zoned R-1-7000 to Institutional. This application would:

1. Rezone the property from R-1-7000 to Institutional. The Sugar House Future Land Use Map designates the subject property as Institutional and would allow the subject property to be consistent with the Master Plan.

Standard "A" of Section 21A.50.050 of the Zoning Ordinance requires the City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the general plan. In this case, the proposed zone change is consistent with the master plan.

The Sugar House Master Plan was adopted in December 2005, replacing the previous plan adopted in 2001. The plan serves as the land use policy document for the Sugar House area providing goals, policies and direction for future land use issues throughout the area.

## **Proposal**

The proposed project is the redevelopment of the existing site owned and occupied by the Church of Later-Day Saints. There are currently two buildings existing on the site. The red brick meeting house at the north side of the property was originally built in 1947. The stake offices located on the west side of the property was constructed in 1976. Due to the structural condition of the existing meetinghouse building as well as other considerations, the Church has decided to redevelop the site by removing the existing meetinghouse and adding on to the stake offices. This will result in a single new meetinghouse building on the site. Additional work as part of the development includes reconfiguration of the parking lot, landscaping, a pavilion structure and an outside storage building on a 4.84 acre site.

The redevelopment of the site proposes to continue the same use of the site with revisions to layout only. It is not anticipated to intensify the use of this site through this project.

There are currently street accesses from both the east and west side of the site. The east side accesses from 2100 East with a total of three drive approaches. The west side is accessed from 2000 East with a total of two drive approaches. The proposed development would eliminate vehicular access from 2000 East.

The surrounding land uses include the following:

North	Single Family Residential
South	Single Family Residential

East	Dilworth Elementary School
West	Single Family Residential

The site will have one screened dumpster located along the north property line that fronts the storage structure.

Lighting for the parking area will be provided and will be shielded to limit the light to the parking area. Proposed lighting will meet the city ordinance and will avoid creating unnecessary light pollution.

The table below are the general zoning requirements for the Institutional zone.

	<b>Institutional Zone Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	Places of worship require a minimum 2 acres	4.84 acres
<b>Lot Width</b>	Minimum 100 feet of frontage	Approximately 580 feet of frontage
<b>Building Height</b>	Maximum 35 feet. Height may increase subject to conditional use	Proposed height of church is 32 feet. Not including the spire which does not have a height limit per ordinance
<b>Yard Requirements</b>	Front = 20 feet Side = 20 feet	Front = 70 feet along 2000 East and approximately 30 feet along 2100 East to the parking lot. Side yards = 50 feet and 39 feet.
<b>Open Space</b>	40% of lot area	41% of lot area
<b>Parking</b>	226 parking spaces	250 parking spaces

### Public Comments

This application was reviewed by the Sugar House Community Council on January 20, 2009. Comments regarding the project ended favorable and a positive recommendation was forwarded to the Planning Commission and City Council (Attachment J).

Staff has received public comments from the public and has included all correspondence (Attachment K).

### City Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report (Attachment L). There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements.

- **Public Utilities:** No comments.
- **Engineering:** Provide ADA ramp details for all new ADA ramps within public way.
- **Transportation** No comments
- **Fire:** No comments.
- **Building Services** No comments at the time of preparing staff report.

## ***Analysis and Findings***

### **Standards for General Amendments; Section 21A.50.050**

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

- A. *Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.*

**Analysis:** The subject property is located within the Sugar House Master Plan area, and therein depicted as “Institutional” for the entire parcel. Amending the R-1-7000 property to Institution would be consistent with the Future Land Use Map for the Sugar House Master.

**Finding:** The proposal satisfies this standard.

- B. *Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.*

**Analysis:** The proposed amendment will comply with the Sugar House Master Plan. The subject property is currently zone R-1-7000 and the proposed amendment would reflect an “Institutional” designation as identified within the Master Plan. The properties that are contiguous to the church are single family residential and the property to the east is the Dilworth Elementary School.

**Finding:** The proposed amendment is compatible with existing development in the immediate vicinity since a place of worship is traditionally found in a neighborhood setting.

- C. *The extent to which the proposed amendment will adversely affect adjacent properties.*

**Analysis:** No adverse effects to adjacent properties are likely to occur with this amendment since the property has been operating with the same use since 1947. Staff has not received any claims from area property owners that the proposed amendment will adversely affect adjacent properties. Staff finds that the proposed Institutional zone creates greater setbacks, additional landscape buffers and a minimum open space requirement of 40% that should help minimize potential impacts that a church use may have on abutting properties.

**Finding:** The proposal amendment is compliant with this standard.

- D. *Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

**Analysis:** The subject property is not subject to any overlay zoning districts, and thus not contrary to any overlay district provisions.

**Finding:** The proposal satisfies this standard.

- E. *The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

**Analysis:** The current use of the property has existed since 1947. The public facilities that serve the site are adequate as deemed by the review of various City departments who maintain those public services.

**Finding:** The proposal satisfies this standard.

**A. Letter from Applicant**

*A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.*

This application requests that the zoning district for the parcel described below (located at 1933 South 2000 East) be changed from R-1-7000 to Institutional and the zoning and master plan maps be amended accordingly.

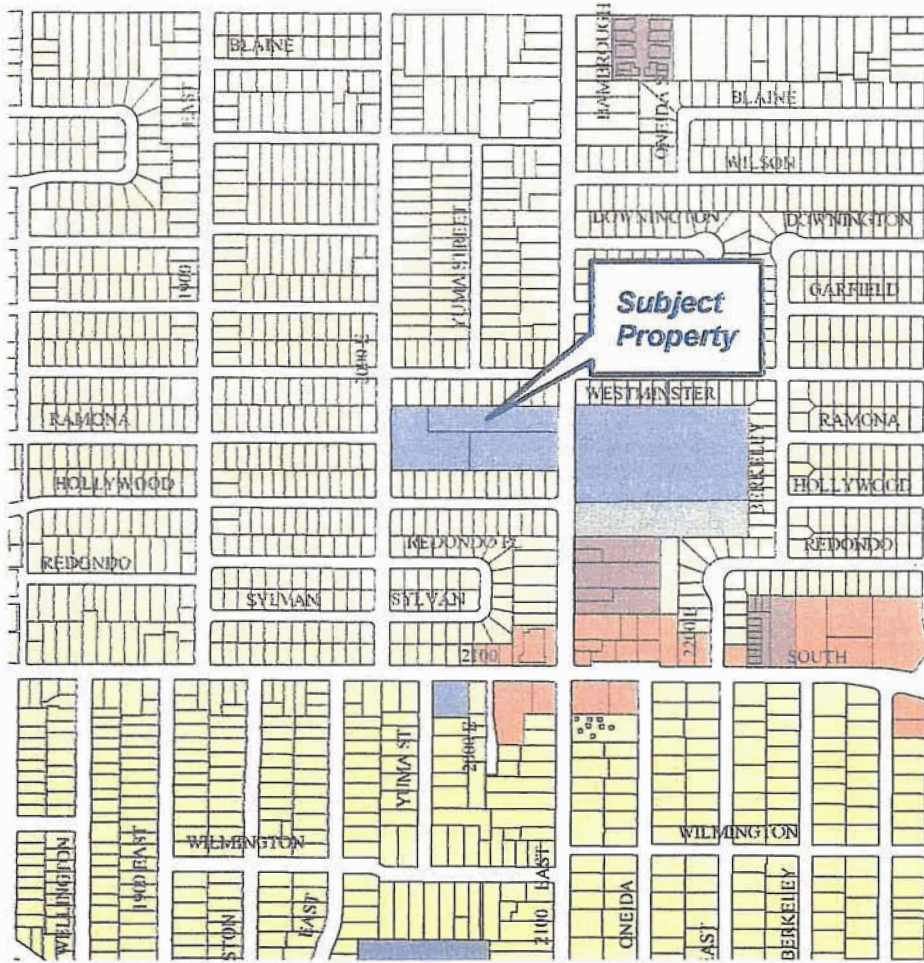
BEGINNING AT THE NORTHWEST CORNER OF LOT 18, BLOCK 7, 5 ACRE PLAT C, BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 89°49'10" EAST ALONG THE NORTHERLY LINE OF SAID LOT 18, 726.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00°11'30" WEST ALONG THE EASTERLY LINE OF SAID LOT 18, 289.292 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 89°50'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 18, 726.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°11'24" EAST ALONG WESTERLY LINE OF SAID LOT 18, 289.56 FEET TO THE POINT OF BEGINNING.

*A complete description of the proposed use of the property where appropriate:*

Currently, this site is used as a place of worship as an allowed conditional use in the residential zone. This redevelopment of the site proposes to continue the same use of the site with revisions to layout only. It is not anticipated to "intensify" the use of this site through this project. The same congregations and users currently using this site will use it at completion of this project.

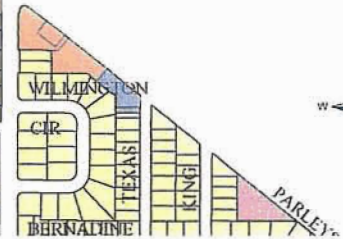
*Reasons why the present zoning may not be appropriate for the area:*

The current site consists of three parcels. As part of the proposed redevelopment, the Owner has been required to combine these into one parcel. The resulting parcel is approximately 4.7 acres, which is larger than allowed for a place of worship as a conditional use in the current zone. In order to redevelop the site in accordance with the zoning ordinance, it has been recommended by planning staff that the Owner request that the site be rezoned Institutional to match the appropriate use. Rezoning the site to Institutional would allow the site to be redeveloped in a zone more appropriate to the intended use as well as more sensitive to the surrounding neighborhood. For example, changing to the Institutional zone creates increased side yard setbacks and requires landscape buffers at the north and south property lines, which are residential lots in the R-1-7000 zone. This zone also has a minimum open space requirement of 40%, where the residential zone has none. There are an elementary school and public park located directly east of this site on 2100 East.



**Future Land Use**

- Very Low Density Residential (Less than 5 du/acre)
- Low Density Residential (5-10 du/acre)
- Medium Density Residential (8-20 du/acre)
- Medium High Density Residential (20-50 du/acre)
- Neighborhood Business
- Mixed Use - Low Intensity
- Business District Mixed Use - Neighborhood Scale
- Mixed Use - High Intensity
- Business District Mixed Use - Town Center Scale
- Parks & Open Space
- Institutional & Public Lands



**B. Sugar House Future Land Use Map**

**C. Existing Zoning Map**





GARFIELD AVE

GARFIELD AVE

R-1-7000

WESTMINSTER AVE

WESTMINSTER AVE

SITE

PL

OS

RMF-35

RAMONA AVE

2000 E

2000 E

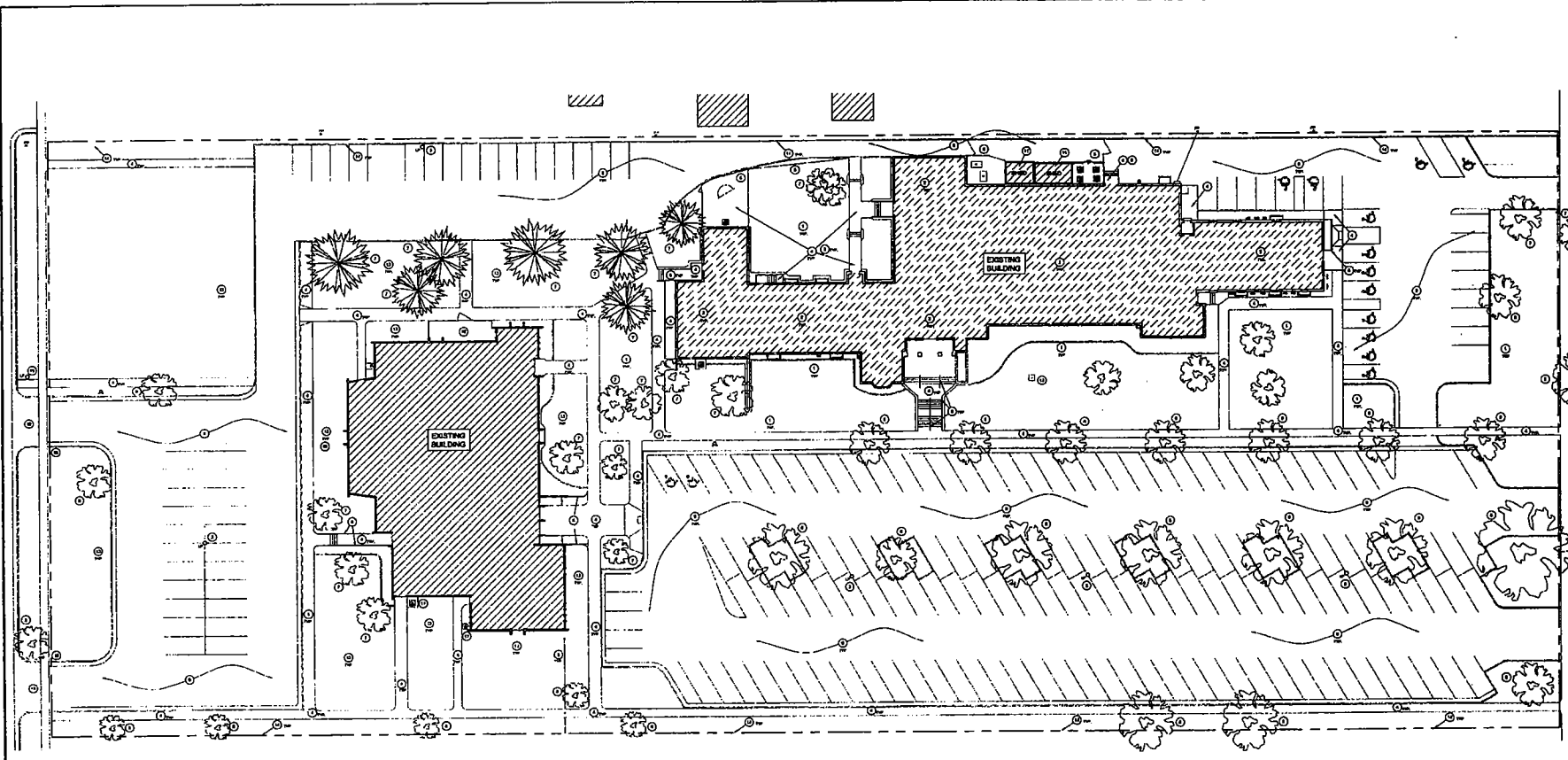
2100 E

HOLLYWOOD AVE

REDONDO PL



**D. Existing Demolition  
Site Plan**



EXISTING / DEMOLITION SITE PLAN  
SCALE: 1" = 80'



**NOTE:**  
SEE SITE SURVEY (SHEET 681.1) FOR ADJACENT PROPERTIES, DRIVE APPROACHES AND OTHER EXISTING WORK.

KEYED SITE DEMOLITION NOTES	GENERAL SITE NOTES
<ul style="list-style-type: none"> <li>① REMOVE EXISTING LANDSCAPE, PLANTING, SPRAWLS, SOIL, CONCRETE, AND ALL OTHER EXISTING WORK WHERE NOT SHOWN TO REMAIN AND AS REQUIRED FOR NEW WORK.</li> <li>② DEMOLISH AND REMOVE EXISTING BUILDING AND ALL ASSOCIATED UTILITIES, STRUCTURE, CONTENTS, EQUIPMENT, FURNISHINGS AND OTHER WORK. OWNER WILL REMOVE HAZARDOUS MATERIALS AND SALVAGE OR OBTAIN A DEWITT ANY ITEMS OBTAINED FOR REUSE IN THE PROJECT OR BY OTHERS.</li> <li>③ REMOVE EXISTING LIGHT FIXTURES, POLES AND WIRE AND ASSOCIATED WORKING.</li> <li>④ REMOVE EXISTING CONCRETE WALLS, CURBS, GUTTERS, RAILS, STOPS AND OTHER CONCRETE WORK.</li> <li>⑤ REMOVE EXISTING FENCING.</li> <li>⑥ REMOVE EXISTING WALKING.</li> <li>⑦ REMOVE EXISTING TREES.</li> <li>⑧ EXISTING TREES TO REMAIN. PROTECT DURING CONSTRUCTION.</li> <li>⑨ REMOVE EXISTING PAVING, BASE AND ASSOCIATED WORK.</li> <li>⑩ REMOVE EXISTING DRIVE APPROACH AND ASSOCIATED WORK.</li> <li>⑪ REMOVE EXISTING ACCESSORY BUILDING AND ALL ASSOCIATED WORK.</li> <li>⑫ REMOVE EXISTING FLAG POLE AND BASE.</li> <li>⑬ REMOVE EXISTING LANDSCAPE, PLANTING, SPRAWLS, SOIL, CONCRETE, AND ALL OTHER EXISTING WORK AS REQUIRED TO ACCOMMODATE NEW HOISTWAY AND RELATED WORK. COORDINATE WITH NEW WORK DRAWINGS.</li> <li>⑭ EXISTING FENCE AND SLATS TO REMAIN.</li> <li>⑮ REMOVE EXISTING SIGN.</li> <li>⑯ SALVAGE EXISTING SIGN EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS.</li> <li>⑰ REMOVE EXISTING SIGN EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS.</li> </ul>	<ul style="list-style-type: none"> <li>1. OWNER HAS FIRST RIGHTS TO SALVAGE.</li> <li>2. REMOVE EXISTING STRUCTURAL, FINISH, CONCRETE WALLS, CURBS, FENCES AND OTHER WORK AS ALL ASSES WHERE NEW CONSTRUCTION WILL OCCUR OR WHERE NOT TO REMAIN AS PART OF CONCRETE WORK.</li> <li>3. UTILITIES IDENTIFY ALL UTILITY LINES AND PROTECT FROM COLLISION. SEE EXISTING SURVEY, SHEET 681.1 AND SITE UTILITY PLAN. IN BEST CASE, SANDBLAST UTILITY OR OTHER LINES OF WORK ARE EXPOSED DURING CONSTRUCTION OR NEW WORK BEING PERFORMED. PROTECT AND SALVAGE. UTILITIES SHALL BE IDENTIFIED TO THE WORK CONTRACTOR BEFORE WORK BEGINS. SECURITY, FLAG POLE OR OTHER CALL NEW AS REQUIRED TO MAINTAIN CONTINUITY OF SERVICE AND PROTECTION.</li> <li>4. REMOVE, COORDINATE WITH NEW EXISTING SITE SURVEY, SHEET 681.1 AND BRUSHES AND DRAINAGE PLAN, SHEET 681.1. REMOVE EXISTING FENCING.</li> <li>5. COORDINATE ALL SITE WORK, LANDSCAPE AND PROTECTION WITH NEW EXISTING WORK.</li> <li>6. PROTECT ALL EXISTING WORK, TREES, FENCES, POLES, UTILITY LINES AND OTHER EXISTING WORK TO REMAIN. CONTRACTOR TO OBTAIN WRIT FROM THE SUBMITTING BID AND COORDINATE TO OBTAIN WRIT OF OCCUPANCY FROM THE BIDDER.</li> <li>7. LANDSCAPE AND PROTECTION REMOVE EXISTING PLANTING IS BEING TO REMAIN. MAINTAIN AND PROTECT EXISTING PLANTING. REMOVE EXISTING TREES TO MAINTAIN EXISTING OR OTHERS BY THIS NEW WORK. REMOVE ALL EXISTING PLANTING AND PROTECTION WORK NOT SHOWN TO REMAIN. COORDINATE WITH LANDSCAPE AND IRRIGATION DRAWINGS.</li> <li>8. EXISTING SIGN EQUIPMENT, STRUCTURE AND RELATED WORK TO REMAIN. CONTRACTOR TO OBTAIN WRIT FROM THE SUBMITTING BID AND COORDINATE TO OBTAIN WRIT OF OCCUPANCY FROM THE BIDDER. CONTRACTOR TO OBTAIN WRIT FROM THE SUBMITTING BID AND COORDINATE TO OBTAIN WRIT OF OCCUPANCY FROM THE BIDDER. CONTRACTOR TO OBTAIN WRIT FROM THE SUBMITTING BID AND COORDINATE TO OBTAIN WRIT OF OCCUPANCY FROM THE BIDDER.</li> </ul>

**Bradley Gyi Architect & Associates, PLLC**  
 1000 SOUTH 2000 EAST  
 SALT LAKE CITY, UTAH 84119  
 (801) 487-1000

GYI

BRADLEY GYI, P.E.

FOOTHILL 1,2 &  
 SL FOOTHILL STAKE  
 1000 SOUTH 2000 EAST  
 SALT LAKE CITY, UTAH 84119

THE CHOICE OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

DATE	BY	CHECKED	APPROVED

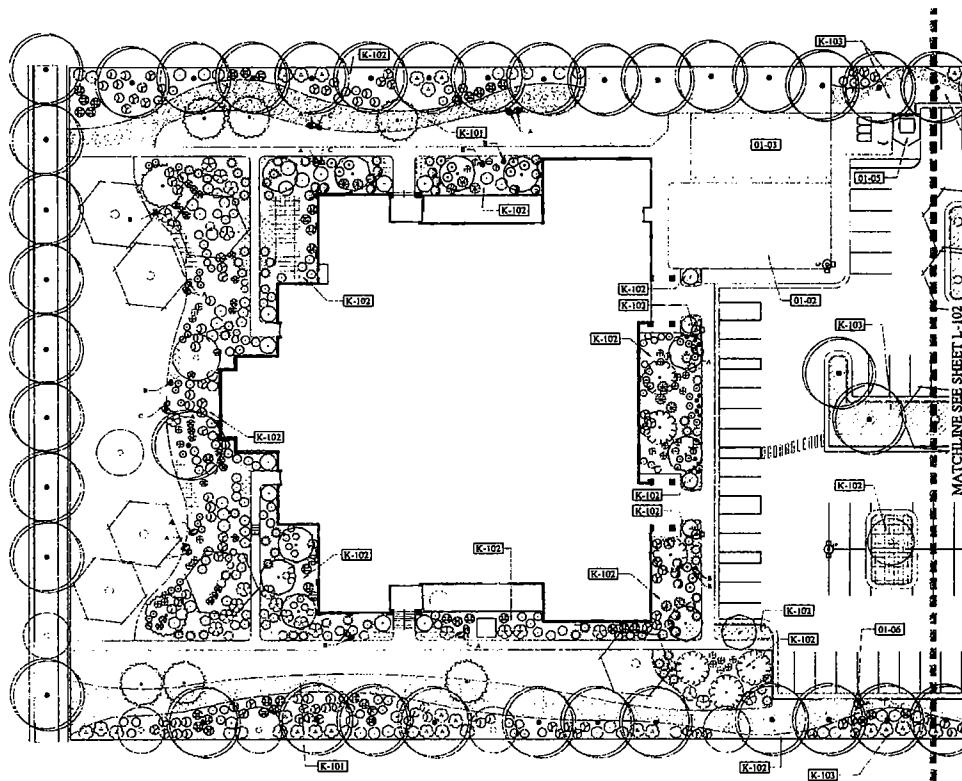
EXISTING / DEMOLITION SITE PLAN

SD1.1

**E. New Site Plan**



**F. Landscape Plan**



**PLANT SCHEDULE**

TYPE	BOTANICAL	COMMON	QTY	SIZE	STK
TREES	ACER PLATANIFORM 'BARBADID QUERC'	EMERALD GREEN MAPLE	8 8 B	1' CAL	72
	QUERCUS TRICE	WHITE OAK	8 8 B	VAR.	36
	QUERCUS TRICOLOR 'SILVERLEAF'	SILVERLEAF OAK	8 8 B	1' CAL	18
	PIREA PUMILANS 'GLAUCO 'HERITAGE'	ROBIN BLUE SPURGE	8 8 B	1' MOK	8
	PIREA PUMILANS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	8 8 B	1' MOK	8
	PIREA PUMILANS 'SILVERLEAF'	SILVERLEAF PINE	8 8 B	1' MOK	12
	PIREA PUMILANS 'SILVERLEAF'	CHARITABLE PINE	8 8 B	1' CAL	14
	PIREA PUMILANS 'SILVERLEAF'	CHARITABLE PINE	8 8 B	1' CAL	14
	PIREA PUMILANS 'SILVERLEAF'	CHARITABLE PINE	8 8 B	1' CAL	14
	PIREA PUMILANS 'SILVERLEAF'	CHARITABLE PINE	8 8 B	1' CAL	14
SHRUBS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
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	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
GROUND COVERS	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS
	BOTANICAL	STYLOSANCTI	COENOCYCLUS	COENOCYCLUS	COENOCYCLUS

**REFERENCE NOTES SCHEDULE**

- GENERAL REFERENCE NOTES**
- K-101: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-102: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-103: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-104: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-105: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-106: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-107: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-108: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-109: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.
  - K-110: 1/2" X 1/2" X 1/2" TRUSS JOIST ARCHITECTS PLAN FOR MORE INFORMATION AND DETAILS.

**PLANTING NOTES**

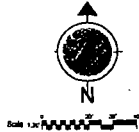
1. ADVISE NOT TO BE EXCEEDED BY TREE PLANTING. PLANTING SHALL BE DONE WITHIN THE PLANTING AREA. A TREE PLANTING AREA SHALL BE PERMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL TO BE PLANTED WITHIN THE PLANTING AREA. ALL TO BE PLANTED WITHIN THE PLANTING AREA. ALL TO BE PLANTED WITHIN THE PLANTING AREA.
3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY WRITING BY THE OWNER REPRESENTATIVE.
4. BASIS UPON A SOIL ANALYSIS PROVIDED BY THE OWNER. SOILS TO BE PLANTED SHALL BE AMENDED AND USED WITHIN THE PLANTING AREA. ALL TO BE PLANTED WITHIN THE PLANTING AREA.
5. IF ON SITE TOPSOIL IS INSUFFICIENT TO BE PLANTED WITHIN THE PLANTING AREA, THE CONTRACTOR SHALL OBTAIN AND FURNISH A SOIL TEST BY AN AUTHORIZED PERSON, REPORTING THAT IT MEETS THE SPECIFICATIONS IN THE SOIL ANALYSIS.
6. THE REMOVAL OF TREES WITHIN THE PLANTING AREA IS PROHIBITED WITHOUT THE APPROVAL OF THE JORDAN ADMINISTRATION. DISSENT FROM WITH THE JORDAN ADMINISTRATION AS SET FORTH IN SECTION 11.01 OF THE JORDAN ADMINISTRATION AND THE JORDAN ADMINISTRATION PART A OF THE SALT LAKE CITY CODE.
7. REFER TO THE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

**SITE SUMMARY DATA**

1. TOTAL AREA OF SITE IS 100,000 SQ. FT.
2. TOTAL LANDSCAPE AREA IS 10,000 SQ. FT., OR 10% OF THE TOTAL SITE.
3. TOTAL AREA IN ONE-FIFTY SCALE PLANT MATERIAL ISLANDS IS 10,000 SQ. FT. OR 10% OF THE TOTAL SITE.
4. TOTAL TREE AREA IS 10,000 SQ. FT. OR 10% OF TOTAL SITE. THIS TREE WILL BE PLANTED WITHIN THE PLANTING AREA.
5. PLANTING AREAS TO BE DELIMITED. SOIL AREAS TO BE DELIMITED WITH PLANTING AREAS.



Stantec Consulting Inc.  
 Suite 200, 1050 East 10th Street  
 Salt Lake City, UT 84143  
 Tel: 801.581.0200  
 Fax: 801.746.1871  
 www.stantec.com



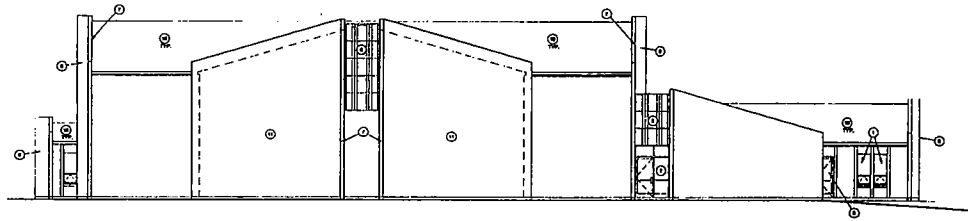




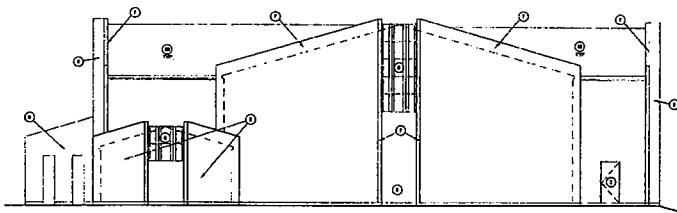
**G. Colored Landscape  
Plan**



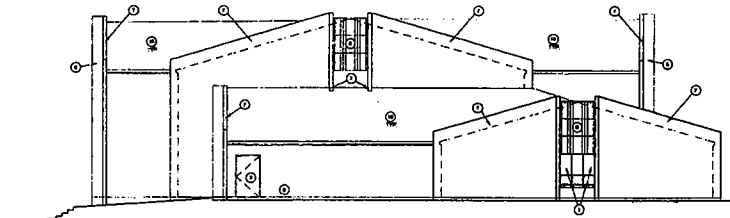
**H. Existing Exterior  
Elevations**



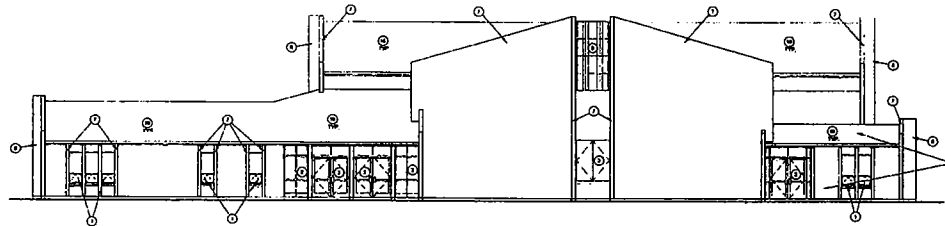
EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

GENERAL DEMOLITION NOTES  
1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.  
2. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.  
3. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.

KEYED DEMOLITION NOTES

- 1. REMOVE EXISTING METAL ROOF, COMPLETE.
- 2. REMOVE EXISTING EYEBROW FRAME, DOOR, INSULATION AND TRANSPARENT GLAZING.
- 3. REMOVE EXISTING DOOR FRAME AND FINISHING.
- 4. EXISTING LOUVER TO REMAIN.
- 5. REMOVE EXISTING LOUVER.
- 6. REMOVE EXISTING COOLING LINES AND COVER, SEE MECHANICAL AND ELECTRICAL DIVISIONS, TYPICAL.
- 7. BAY CUT AND REMOVE EXISTING BRICK, SEE NEW FOUNDATIONS. BALANCE EXISTING BRICK FOR REUSE.
- 8. REMOVE EXISTING BRICK AND FINISH.
- 9. REMOVE EXISTING AREA OF BUILDING, COORDINATE WITH OTHER DRAWINGS.
- 10. REMOVE EXISTING ROOFING MATERIALS.
- 11. REMOVE EXISTING WALL, SEE OTHER DRAWINGS.

**Frasley Gyi Architects & Associates, PLLC**  
1000 South Park Avenue, Suite 100, Baltimore, MD 21202  
Tel: 410.527.7200 Fax: 410.527.7201

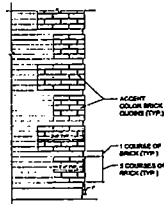
**GYI**

**FOOTHILL 1, 2 & 3  
FOOTHILL STAKE**  
1000 SOUTH PARK AVENUE EAST  
BALTIMORE CITY, MARYLAND 21202

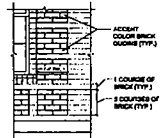
PRODUCTION  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Project Number: 100-0000-000000	Revision: Rev. 0, 0000
Date: 00-00-00	Scale: 00-00-00
SHEET TITLE: <b>EXISTING EXTERIOR ELEVATIONS</b>	
SHEET NUMBER: <b>A2.1</b>	

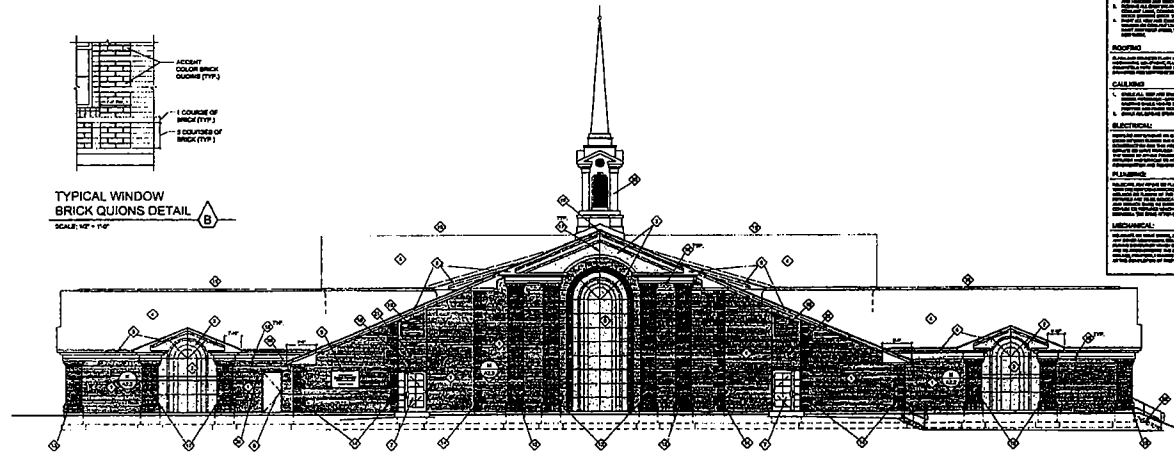
**I. New Exterior  
Elevations**



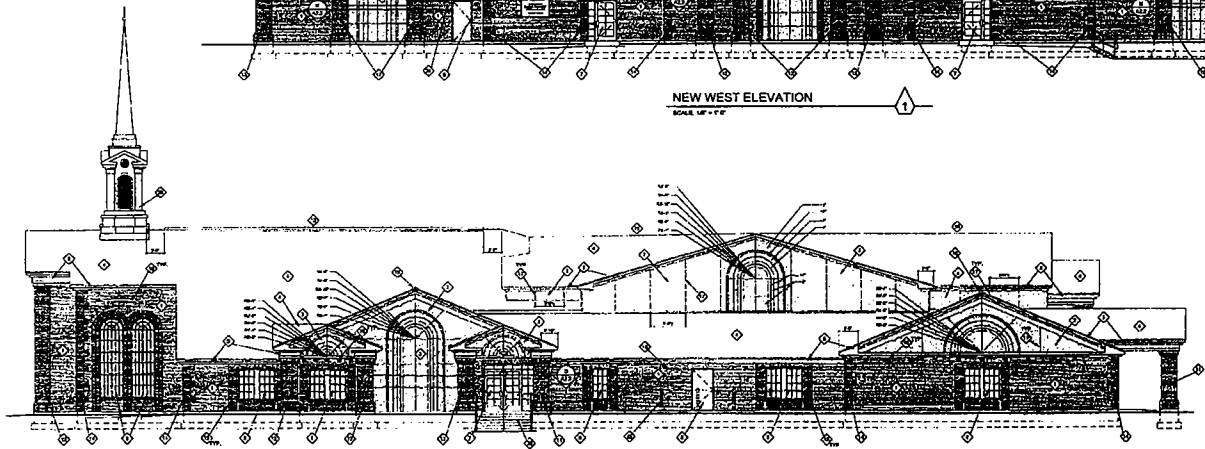
TYPICAL OUTSIDE CORNER  
BRICK QUIONS DETAIL  
SCALE: 1/2" = 1'-0"



TYPICAL WINDOW  
BRICK QUIONS DETAIL  
SCALE: 1/2" = 1'-0"



NEW WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NEW SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

**EXTERIOR FINISHES**

1. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
4. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.

**ROOFING**

SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING.

**CALL OUTS**

1. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
4. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.

**ELECTRICAL**

SEE ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL.

**MECHANICAL**

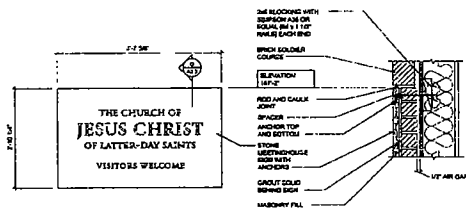
SEE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL.

**PLUMBING**

SEE ARCHITECTURAL SPECIFICATIONS FOR PLUMBING.

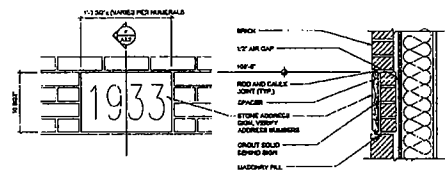
**KEYED ELEVATION NOTES**

- ◇ BRICK
- ◇ SFS
- ◇ SFS FEATURE - SEE DETAILS ON SHEETS A-27 AND A-28 FOR ARCHITECTURAL DIMENSIONS.
- ◇ ROOFING MATERIALS
- ◇ METAL FLASH AND BOVFT
- ◇ NEW WINDOW IN NEW OR EXISTING WINDOW OPENING. SEE SHEETS A-15 AND A-16.
- ◇ NEW STONEWORK FRAME, DOOR, BELLTOWER AND TRANSCOMS. SEE SHEET A-11.
- ◇ NEW HOLLOW METAL DOOR AND FRAME. FINISH. SEE SHEET A-11.
- ◇ STONE ADDRESS SIGN. SEE C & F-2.
- ◇ BRICK COURSE. SEE WALL.
- ◇ BRICK FEATURE. SEE WALL DETAIL.
- ◇ BRICK CORNER FEATURE. SEE WALL DETAIL.
- ◇ BRICK COURSE AT CORNER. SEE WALL DETAIL.
- ◇ BRICK COURSE AT WINDOW. SEE BRICK.
- ◇ PRIORITY BRICK CUT LIP AND IN BOND BRICK. TYPICAL.
- ◇ SFS JOINT LINE. SEE G-2.
- ◇ METAL LEAD. SEE MECHANICAL DRAWINGS.
- ◇ ROOF VENT. SEE A-11.
- ◇ STRAPLE. SEE SHEET A-11.
- ◇ LIGHT FIXTURE
- ◇ EMERGENCY LIGHTS
- ◇ HOT LINE
- ◇ FIRE BRICK/CLAY BRICK AND STONE
- ◇ WALL FINISH (SHOW CHANGES). SEE C & F-2.
- ◇ CONCRETE START WITH METAL REINFORCE. SEE SHEETS B-1 & B-2.



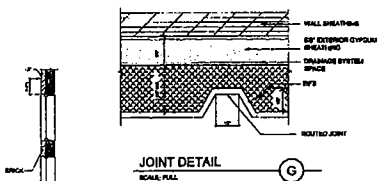
ELEVATION  
SCALE: 3/4" = 1'-0"

STONE MEETINGHOUSE SIGN

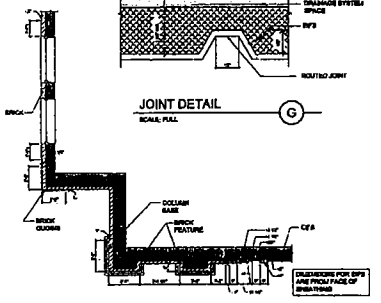


ELEVATION  
SCALE: NONE

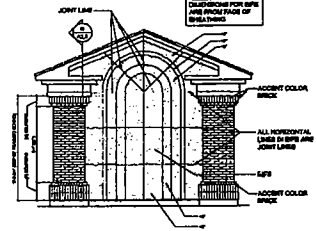
STONE ADDRESS SIGN



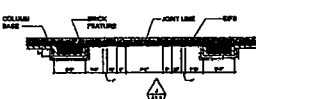
JOINT DETAIL  
SCALE: FULL



ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"

Bradley Cyril Architects & Associates, PLLC



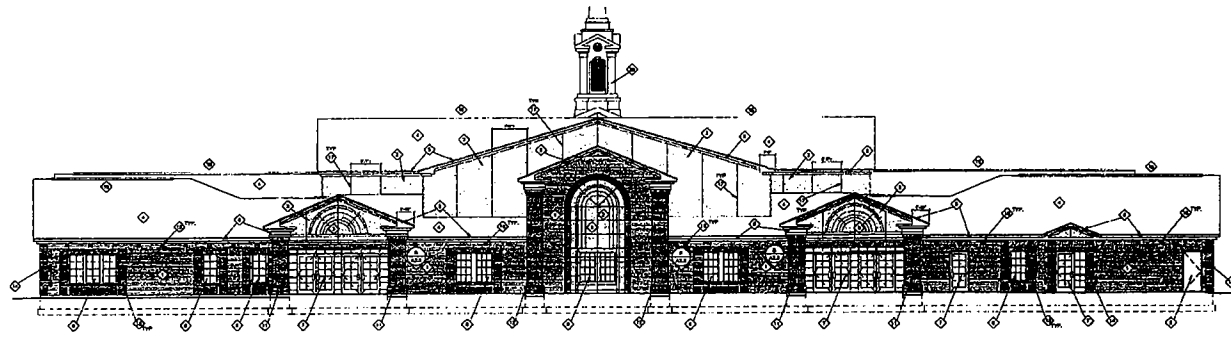
FOOTHILL 1.2 & SL FOOTHILL STAKE  
1825 SOUTH 2020 EAST  
SALT LAKE CITY, UTAH 84143

PROJECT FOR  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

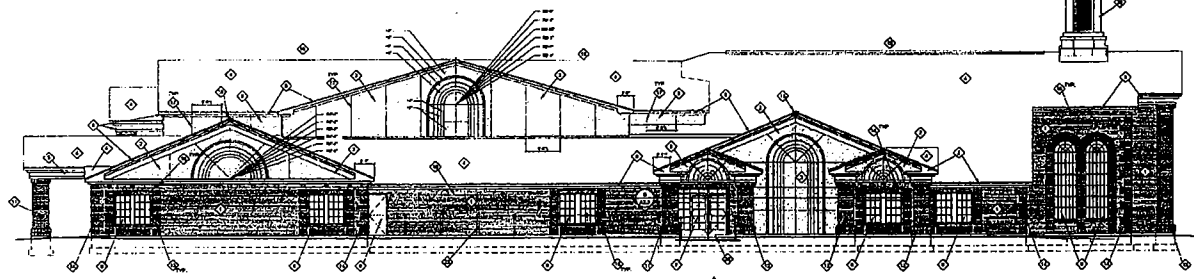
DATE	10-24-2023
REV. 1	10-24-2023
REV. 2	10-24-2023
DATE	10-24-2023

NEW EXTERIOR ELEVATIONS

A2.2



NEW EAST ELEVATION  
SCALE: 1/4" = 1'-0"



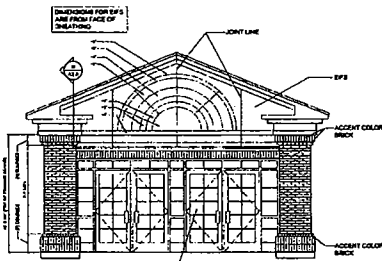
NEW NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

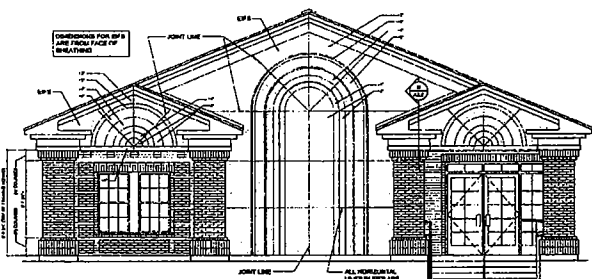
1. EXISTING CONDITIONS
2. NEW FINISHES, SEE DETAIL ON SHEETS A-2.2 AND A-2.3 FOR ADDITIONAL DIMENSIONS.
3. ROOFING
4. WALLS
5. FLOORING
6. MECHANICAL
7. ELECTRICAL
8. PAINTS
9. GLASS
10. METALS
11. MASONRY
12. ROOFING
13. WALLS
14. FLOORING
15. MECHANICAL
16. ELECTRICAL
17. PAINTS
18. GLASS
19. METALS
20. MASONRY

**KEYED ELEVATION NOTES**

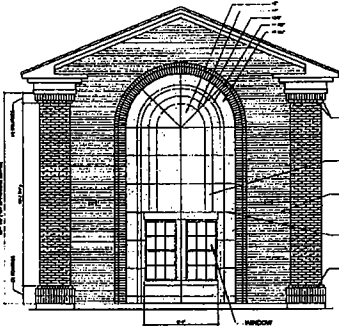
- ◆ BRICK
- ◆ NEW FINISH, SEE DETAIL ON SHEETS A-2.2 AND A-2.3 FOR ADDITIONAL DIMENSIONS.
- ◆ ROOFING MATERIALS
- ◆ METAL FLASHING AND SCOFF
- ◆ NEW WINDOW IN AREA OF EXISTING WINDOW OPENING, SEE SHEETS A-2.2 AND A-2.3.
- ◆ NEW STITCHPOINT FRAME, DOOR, SILL/HEAD AND TRANSOMING, SEE SHEET A-2.2.
- ◆ NEW HOLD UP THE DOOR AND FRAME PARTY, SEE SHEET A-2.2.
- ◆ STONE MASONRY/STONE, SEE C & D-2.2.
- ◆ STONE ACCENT BRICK, SEE E & F-2.2.
- ◆ BRICK COLLARS, SEE WALLS.
- ◆ BRICK FRUITS, SEE WALLS DETAIL.
- ◆ BRICK CORNER FRUITS, SEE WALLS DETAIL.
- ◆ BRICK COURSE AT CORNER, SEE WALLS.
- ◆ BRICK COURSE AT WINDOW, SEE WALLS.
- ◆ PRODUCT BRIDGE CUT OUT AND BEAD SHOWING, TYPICAL.
- ◆ NEW JOINT LINE, SEE WALLS.
- ◆ METAL FLASHING, SEE MECHANICAL DRAWINGS.
- ◆ FINISH PARTY, SEE WALLS.
- ◆ STITCHPOINT, SEE SHEET A-2.2.
- ◆ LIGHT FIXTURE
- ◆ MASONRY LIGHTS
- ◆ HOT LERO
- ◆ FINE SPRINKLER ALARM HORN AND STROBE
- ◆ VINYL FENCE (SHOW DASHES), SEE C & D-2.2.
- ◆ CONCRETE (FOR METAL HANGERS), SEE SHEETS S-2.2 AND S-2.3.



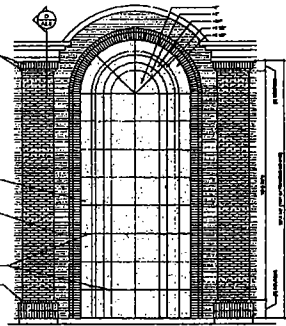
ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



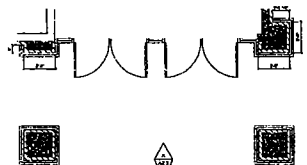
ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



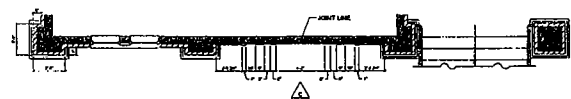
ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



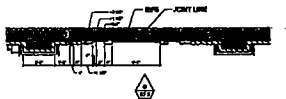
ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"



ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"



ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"



ENLARGED PLAN DETAIL  
SCALE: 1/4" = 1'-0"

**Bradley Cyril Architects  
& Associates, PLLC**  
1000 SOUTH LAMAR EAST  
SALT LAKE CITY, UTAH 84108  
TEL: 325.1747 FAX: 325.1747



**FOOTHILL 1, 2 &  
SL FOOTHILL STAKE**  
1803 SOUTH LAMAR EAST  
SALT LAKE CITY, UTAH 84108

PROVIDOR  
**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

NEW  
EXTERIOR  
ELEVATIONS

**J. Sugar House  
Community Council  
Letter**





**Sugar House  
Community Council**

January 20, 2009

TO: Salt Lake City Planning Commission

From: Judi Short, Land Use Chair, Sugar House Community Council

RE: Foothill Stake Center, currently Dilworth Ward

Our Land Use Subcommittee met with Brad Gygi from McNeil Group in December to review the plans to tear down a building and add on to the existing ward building to build one larger building to form the Foothill Stake Center. We were told that this required a Planned Unit Development, because the property was three separate parcels. Subsequently, Mr. Gygi and Steve Warner, Stake President, and others came to the Sugar House Community Council meeting in January. At this point, Mr. Gygi informed us that this now had to be a rezone, from residential to institutional, because the parcel was over 4 acres in size, which is the limit for places of worship in a residential zone. They also need a variance to allow parking in the front yard. Because there are two fronts on the site, it is difficult to address.

The LDS Church has demolished the building by Hillside Junior High and now are consolidating youth groups. They wish to retain the existing gym and Stake offices on the Dilworth site, and tear down the sanctuary building. To make the building work, the addition needs to be on the West side. Our community council did not like the huge setback this will create, it is a very long way from the street. We asked them to look at putting the addition on the east side, but apparently that is not to be. We were also concerned that some of the very large trees in the existing parking lot would be removed as shown in the original drawings that we reviewed.

The community council made a motion to approve the design as it stands, and the motion passed 12 in favor to 11 opposed. I believe most of those who voted against this motion did not like the idea of permanently rezoning this land from Residential R1/7000 to Institutional. The concern was that down the road, if the church stopped using the property, the institutional uses that could come in might not fit the neighborhood. However, we are aware that by changing the zoning to institutional, the neighborhood gets additional protections. The adjoining residential property owners get greater landscape buffers, and the community at large also benefits. An institutional property has a requirement for 40% open space. This will allow the property owners to save the mature trees in the middle of the site, which is something the Land Use Committee was very concerned about. This is a great benefit to the surrounding community. They have also reduced their parking from 290 stalls to 249 stalls, and added a sidewalk down the middle of the parcel from east to west. The project is designed to allow the storm water to percolate, and will accommodate a 100 year storm.

**K. Letters from Public**

March 16, 2009,

Kevin LoPiccolo  
Salt Lake City Planning Commission

Mr. LoPiccolo and Planning Commission,

I was pleased to meet with Mr. Buhler a few weeks ago about the proposed construction that is needed to the church building across the street from our school on 2100 East. He explained to me the need for the construction, as well as the possible effects it would have on our school.

I recognize that it will affect our students and their families in at least two ways for at least the duration of the construction. First, the parking lot at the church site will be unavailable. The church has been very kind to allow school patrons to park there as they visit the school to volunteer or attend performances. Second, the students who have been used to using the church lot as an access from the neighborhood to school will have to use another route, at least temporarily.

I recognize that these two inconveniences will be temporary and we will be able to adjust to them. I believe that the construction will be a benefit to the community. Keeping these two things in mind, as well as my opinion that the church leaders and members have been wonderful, cooperative neighbors to our school community, I would like to endorse the construction starting as soon as possible. The sooner the construction is started, the sooner the benefits of the construction can be enjoyed by all.

Sincerely,

Kenneth Limb  
Principal  
Dilworth Elementary  
Salt Lake City School District

The Foothill Stake Center is a positive presence in the Dilworth Neighborhood for both LDS church members and non-members throughout the neighborhood. Certainly it meets religious, social, sports and administrative needs for its membership. However, as a non-member, I can personally vouch for the Stake Center's other contributions to the neighborhood that include:

- A reciprocal overflow parking arrangement between the Stake Center and the Dilworth Elementary School so that the school can make use of the Stake Center parking during the week, and the Stake Center, in turn, can use the Dilworth parking lot on Sundays. As a parent whose children attended Dilworth, I have taken advantage of that arrangement on numerous occasions.
- Public access between 2100 East and 2000 East to facilitate children going to and from school as well as others in the neighborhood who just want to take advantage of an opportunity for a leisurely stroll, which many neighborhood residents including my husband and I frequently do. This is always enjoyable since the Stake Center grounds are beautifully landscaped and consistently well maintained. The landscape aspects of the proposed planned development appear to be even better.

The existing chapel, slated for demolition under the planned development, is quite charming. However, like many public buildings of its era, it is neither energy efficient nor ADA compliant. Remodeling to bring it up to today's standards would be quite costly and still would not meet the current space needs of the Foothill Stake Center, which have increased due to the closing and demolition of a ward on Wilson Avenue and Texas Street (behind Hillside Junior High School) last year. The plans for the newly designed structure, which incorporate the existing gymnasium and meeting center and include a new chapel and meeting rooms, will result in an energy efficient, ADA compliant, environmentally friendly, and esthetically pleasing structure from any directional view. And, it will meet the current needs of the Foothill Stake Center.

Thank you for the opportunity to express my support for the Foothill Stake Center's petitions and requests for rezoning, and planned development including the demolition of the existing chapel at 1933 South 2100 East. I hope you will give serious consideration to their plans that will, in my opinion, be of benefit to the Dilworth Neighborhood and the greater Sugar House Community, who strongly back those plans.

Sincerely,

*Elaine J. Brown*

**Elaine J. Brown, MPA  
Dilworth Neighborhood Trustee  
Sugar House Community Council**

**C: Kevin LoPiccolo  
Dave Buhler**

**LoPiccolo, Kevin**

---

**From:** Sheila O'Driscoll [skb195@hotmail.com]

**Sent:** Tuesday, March 10, 2009 12:28 PM

**To:** LoPiccolo, Kevin

Mr. Lopiccolo,

This letter is to indicate my support for the plans submitted by the Foothill Stake to demolish and rebuild the meeting house located at 1933 South 2100 East in Sugar House. I would prefer that a zone change would not be required by the city to accommodate this request for a new church building on this site. However, I believe that the plans submitted will serve the needs of the congregations that use this building and that it will not compromise the quality of living or cause a property value devaluation for the residential home owners that are in the surrounding neighborhood.

I have been a resident of this neighborhood for over 20 years. I sent all 5 of my children to Dilworth Elementary School located across the street. In the past the church has been very willing to accommodate the overflow of parking needs by Dilworth parents and visitors by letting them use the parking lot for school events. We were also able to use this site to vote in the last election. The church facilities have been good neighbors in the past and my expectation is that relationship will continue with the improvements requested for this site by Foothill Stake.

Please pass this letter on to the members of the Planning Commission.

Sincerely,

Sheila O'Driscoll

---

Hotmail® is up to 70% faster. Now good news travels really fast. [Find out more.](#)

Elaine J. Brown  
1781 Blaine Avenue  
SLC, UT 84108  
March 2, 2009

Salt Lake City Planning Commission  
451 South State Street  
PO Box 145480  
Salt Lake City, UT 84114-5480

Re: Foothill Stake Center (1933 South 2100 East) petitions requesting rezoning, new construction/remodeling of existing building and demolition of an existing chapel

Dear Commission Members,

I am writing in support of the Foothill Stake Center's petitions to: 1) rezone its property from its present R1-7000 residential to institutional status and 2) redevelop the property including construction/remodeling of an existing gymnasium and stake center following the demolition of an existing chapel.

I am one of three trustees representing the Dilworth Neighborhood on the Sugar House Community Council (SHCC); the Foothill Stake Center resides within the Dilworth Neighborhood. I voted with the majority of the SHCC to support the Foothill Stake Center's rezoning and planned development requests after their representatives, including architect Brad Gygi, made a presentation at SHCC's January 4, 2009 meeting.

Although SHCC's vote took place prior to my having a chance to seek input from the Dilworth residents, I now feel quite confident that those residents share in my support of the rezoning and new construction request. In response to an email I sent Dilworth residents to notify them of the project and open house and to elicit feedback, one stated:

----- Original Message -----

**From:** Emily Aikins

**To:** E SCHELL

**Sent:** Wednesday, February 18, 2009 7:58 PM

**Subject:** Re: Foothill LDS Stake Open House

Hi Elaine. Thank you for keeping us informed. As a non-LDS neighbor, I may not have otherwise known of the plans. You may remember hearing from me on earthquake readiness concerns. For these reasons alone I would fully support their plan with a new church as it's sure to be more earthquake friendly than an existing structure (based on building code and construction improvements). In the end this could be a benefit to the community. So, I hope you will share my support for these reasons. Thanks so much for all you do, Emily

At the open house sponsored by the Foothill Stake Center on February 26, 2009, I spoke with other residents who expressed equally enthusiastic support and demonstrated that support by signing the petitions for the rezoning and planned development. No resident has expressed any objection to me regarding the proposed plans.

**L. City Department  
Comments**

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING SERVICES AND LICENSING

ORION GOFF  
BUILDING OFFICIAL

RALPH BECKER  
MAYOR

## ZONING REVIEW CORRECTION SHEET

March 17, 2009

Project Name: LDS Foothill Stake/Wards 1 & 2  
Project Address: 1933 South 2000 East  
Contact Person: Bradley Gygi  
Telephone: (801) 747-2251  
E-Mail: [brad@gygiarch.com](mailto:brad@gygiarch.com)  
Fax: (801) 747-2453

Log Number: 09-01395  
Zoning District: Institutional  
Reviewer: Alan R. Michelsen  
Telephone: (801) 535-7142  
E-mail: [alan.michelsen@slcgov.com](mailto:alan.michelsen@slcgov.com)  
Fax: (801) 535-7750

### COMMENTS

Please respond in writing to each of the items below. Revise plans where appropriate. For follow-up review attach written responses to the revised plans and resubmit to this office. During the review process you will be responsible for insuring that all sets of plans submitted for review are maintained in complete and accurate condition. Please call me directly if you have questions or concerns.

- 1) A demolition permit is required for the one existing structure that is being removed.
- 2) An impact fee worksheet shall be completed prior to permit issuance to calculate if additional impact fees are required.
- 3) Site plan dimensions do not match the County plat map and legal description. Please clarify.
- 4) The three existing lots are required to be combined into one parcel. Please provide documentation.
- 5) Ground mounted utility boxes shall be approved as a Routine and Uncontested Matter (Special Exception) as per 21A.40.160.
- 6) Grade changes exceeding 2 feet in required setbacks shall be approved as a Routine and Uncontested Matter (Special Exception). Applications are available on-line at [www.slcgov.com](http://www.slcgov.com) or may be picked up at this office.
- 7) Public way improvements such as existing curb, gutter, sidewalk, and drive approaches require inspection to determine replacement requirements of defective concrete. Phone (801) 535-7995 to set up this inspection prior to permit issuance.
- 8) The landscape plan does not comply with the provisions of title 21A. in the following areas:
  1. The landscape buffer requires a solid 6 feet high fence along the entire buffer as per 21A.48.080.D.3. Chain link with slats does not comply with the City's definition solid fencing: See "fence, opaque or solid" in chapter 21A.62.
    - a) In addition, fences, walls and hedges extending into the front yard setbacks shall not exceed 4 feet in height, and
    - b) solid fences, walls and hedges located within the 10 feet sight distance triangle adjacent to neighboring driveways shall not exceed 30 inches in height.
    - c) Also, on sheet SD1.2 please show the site distance triangles for the abutting driveways as you have done for the on-site driveways.



2. As per section 21A.48.080.3.b, shrub masses are required to be alternately spaced at least two rows deep along the entire length of landscape buffer.
  - a) Also, please comply with the front yard 4 feet maximum hedge height and line of site requirements as stated above in items 1.a and 1.b.
  - b) Landscape buffers extending into the front yard setbacks may be landscaped as required for front yard landscapes under section 21A.48.090.
3. Page SD1 indicates 40 interior parking lot trees are required with 30 trees provided—14 existing and 16 new. Your plans show 35 trees which we could credit towards interior parking lot landscaping. 5 additional interior parking lot trees are required.
4. The landscape plan requires additional landscape summary data in the following classifications:
  - a) Total area of parking lot.
  - b) Interior parking lot landscaping required/provided based on 5% of the parking lot.
  - c) The number of interior parking lot trees required/provided based on one tree per 120 sq. ft.
  - d) Dimension of buffer and the number of landscape buffer trees (required and provided) based on 1 tree for every 25 feet of yard length as per 21A.48.080.D.3 along the entire length of the landscape buffer as per 21A.48.080.D.3.
  - e) Dimension of street frontage and the number of parkway trees required/provided based on one tree per 30 ft. of lot width.
  - f) Total percentage of drought-tolerant trees and shrubs (80% minimum required).
  - g) Please include a note on the plans that: *Tree removal or tree planting in the public way requires approval from Bill Rutherford, SLC Urban Forestry (972-7818) or submit plans containing an Urban Forester approval signature.*
- 9) Public Utilities **approval** of the site drainage and water/sewer connection plans to be submitted to **this office** for permit issuance. For information on obtaining this approval, submit two sets of plans to Peggy Garcia at 1530 South West Temple or phone (801) 483-6727.

**NOTE:** After the building permit is issued, a public way permit will be required from the Engineering Department prior to commencing any work in the public way.

SALT LAKE CITY ENGINEERING DIVISION  
DRT CHECKLIST

PROJECT/Applicant NAME: LDS Church / Alan M & Kefin LoPiccolo DATE: 3/16/09

PROJECT ADDRESS: 1933 S 2000 E

The items which are checked and/or underlined must be submitted to the City Engineering Division, or approved by the City Engineering Division prior to approval of the project.

\_\_\_\_\_ Subdivision plat required.

\_\_\_\_\_ Condominium plat required.

X \_\_\_\_\_ At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. The condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. *(See attached plans for details) (see notes)*

X \_\_\_\_\_ Certified address required. See Alice Montoya at 535-7248.

\_\_\_\_\_ Subdivision Improvement Construction agreement required. Said agreement will require a guarantee (bond), insurance certificate(s), and payment of fees. See Joel Harrison (535-6234) for details on insurance and guarantee provisions.

\_\_\_\_\_ UDOT Approval of certain roadway improvements and/or driveway locations.

X \_\_\_\_\_ Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.

\_\_\_\_\_ Applicant/Owner required to sign Waiver of Protest of creation of Special Improvement District for subject frontage. Said waiver will be required in-lieu of installation of otherwise required street improvements.

\_\_\_\_\_ Soils Report required for subject property.

\_\_\_\_\_ Subdivision Improvement plans required.

~~X \_\_\_\_\_ Site plan required. *(As shown in plans)*~~

\_\_\_\_\_ Right-of-way dedication required. (see Public Transportation Division for details)

X \_\_\_\_\_ Owner to have contractor contact Permits Office to ascertain bonding, insurance and License approval prior to obtaining Permit. Log In Approval contingent on the issuance of Public Way Permit. (801-535-6396 – George Ott)

X \_\_\_\_\_ *Provide ADA ramp detail (1"=10' max. scale) for all*

\_\_\_\_\_ *new ADA ramps within public way.*

**LoPiccolo, Kevin**

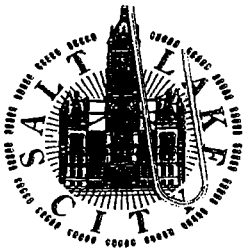
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**From:** Smith, Craig  
**Sent:** Tuesday, February 17, 2009 11:44 AM  
**To:** LoPiccolo, Kevin  
**Subject:** pob145506  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Morning Kevin-

I recently received a request for both a zoning map amendment, as well as a zoning text amendment. Engineering usually doesn't get involved with either. Therefore, our department has no issues with these items.

Sincerely,  
Craig



FOR OFFICE USE ONLY

# Preliminary Development Review Team

Flag Number:

Date Reviewed: March 16, 2009

Zone: R-1-7000

The Development Review Team (DRT) is designed to provide **PRELIMINARY** review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Project Address: **1933 South 2000 East**

Certified Address: Yes  No

Project Name: **LDS Foothill Stake**

Contact Person **Alan Michelsen/Kevin LoPiccolo**

Telephone:

Attendees:

Reviewed by: *Ken B...*

Dept.: *Building Services*

Date: *3-16-09*

Project Description: **Log-in.**

Comments:

*Proposing zoning map amendment to I zone.  
Interior parking lot landscaping appears to be deficient  
Need to verify a solid fence and the buffer areas.*

SALT LAKE CITY CORPORATION

7. Planning Commission Minutes from March 25, 2009

He stated that this simply would make it easier for the City Council and Planning Commission to use when evaluating a text amendment versus a map amendment.

**7:08:39 PM Public Hearing:**

Chair Woodhead open the public hearing portion of this petition, there were no members of the public present to speak to the petition. Chair Woodhead closed the public hearing.

**7:09:04 PM Motion:**

**Commissioner De Lay made a motion regarding Petition PLNPCM2009-00105, based on the staff report, that the Planning Commission forwards a positive recommendation to the City Council, to adopt the proposed text amendments for Standards for General Amendments.**

**Commissioner Dean seconded the motion.**

**Commissioners De Lay, Dean, Fife, Chambless, Muir, and McHugh voted, "Aye". The motion passed unanimously.**

*Chair Woodhead announced a break at 7:09 p.m.*

*Chair Woodhead reconvened the meeting 7:18 p.m.*

**7:22:10 PM Foothill Stake Planned Development/Conditional Use and Zoning Map Amendment**—a request by the Church of Latter Day Saints, represented by Bradley Gygi, architect, for an approval to allow for the redevelopment of the existing site by removing the existing meeting house building and constructing an addition to the existing stake office at property located at approximately 1933 South 2000 East. The property is located in City Council District Six represented by J.T. Martin. View: [Staff Report](#) View: [Public Comments](#)

- a. **Petition PLNPCM2008-00795 Planned Development/Conditional Use**—a request approval to allow the LDS Foothill Stake to replace an existing chapel with an addition to the building along 2000 East. The new chapel/stake center would be approximately 27,000 square feet. As part of the Planned Development, the applicant is requesting a reduction of required landscaping for the parking lot.
- b. **Petition PLNPCM2009-00074 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from R-1-7000 (Single Family Residential) to Institutional.

Chair Woodhead recognized Kevin LoPiccolo as staff representative.

Mr. LoPiccolo stated that the Commission was scheduled to review a planned development and a zone change regarding this petition; however, the applicant was able to comply with all of the zoning standards and therefore had withdrawn the request for a planned development and was now only requesting a zone change.

Mr. LoPiccolo stated that there were two existing buildings that sat on the property, the building to the north would be demolished to build around the existing stake center, and the new church would be approximately

21,000 square feet. He stated that the underlying zone was R-1/7,000 Single Family Residential, and when the city adopted this infill ordinance several years ago they capped properties maximum lot sizes at 10,500 square feet in this particular zoning district, although it does not apply to Institutional uses, which is what the applicant is requesting, and then forwarded to the City Council to comply with the Sugar House Master Plan.

He stated that some of the benefits of going from the Single-Family zoning to an Institutional Zone would be increased landscaping, and forty (40) percent open space.

7:25:48 PM Applicant Presentation

7:55:51 PM **Public Hearing**

Chair Woodhead opened up the public hearing portion of the petition.

The following people spoke or submitted a hearing card in *support* of the proposed petition: **Judy Short** (Sugar House Community Council) stated that this was an example where the petitioner had worked very closely with the community council as the project had progressed and changed. She stated that the community council did not want to see the big trees on the property taken out, so they were glad that the applicant had asked for an Institutional zone, which had a higher landscaping requirement; however; a few years from now this property could change into an Institutional use that would not be as compatible with the neighborhood. **Steve Warner** (2017 East Browning Avenue) Stake President stated that they were looking to consolidate the wards in the area, and the building would allow larger wards and would also aid the aging community in helping them to get around the building easier. **Dave Buhler** (1436 South Yuma Street) stated that this was a win/win project for the community and there would be over seventy (70) new trees planted in the area. **Elaine Brown** (1781 Blaine Avenue) stated she was supportive of this project, it was a positive presence in the neighborhood and the informal parking arrangement between the church and the Dilworth School was a great asset. She stated that this project was also aesthetically pleasing, energy efficient, and ADA compliant which were all plusses for the neighborhood. **Lance Olson** (1986 Hollywood Avenue) stated he liked the new plan because it would eliminate the old parking lot in the back.

Chair Woodhead closed the public hearing.

8:07:04 PM **Motion:**

**Commissioner De Lay made a motion regarding Petition PLNPCM2009-00074, Zoning Map amendment, based on the findings in the staff report and testimony heard, the Planning Commission forwards a positive recommendation to the City Council.**

**Commissioner Chambless seconded the motion.**

**Commissioners De Lay, Dean, Fife, Chambless, Muir, and McHugh voted, "Aye". The motion passed unanimously.**

Commissioner De Lay suggested that the applicant try to make the shingles of the roof light colored, the use of native trees, xeriscaping, and low water grasses.

Commissioner Fife stated that the applicant had done a great job working with the community and should be looked to as an example.

8. Original Petition



**Remarks:**

Petition No: **PLNPCM2009-00074**

By: **Bradley Gygi Architect & Associates, PLLC**

Zoning Amendment

Date Filed: 01/26/2009

Address: **1933 South 2000 East**



# Zoning Amendment

OFFICE USE ONLY  
 Application No. *PLN PCM 2009-00074*  
 Date Received: *1/26/09*  
 Reviewed By: *Thomas Irwin*

- Amend the text of the Zoning Ordinance by amending Section:
- Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

SALT LAKE CITY PLANNING

Address of Subject Property: 1933 South 2000 East

Name of Applicant: Bradley Gygi Architect & Associates, PLLC Phone: (801) 747-2451

Address of Applicant: 202 East 5900 South, Murray, Utah 84107

E-mail Address of Applicant: brad@gygiarch.com Cell/Fax: (801) 558-1307 / (801) 747-2453

Applicant's Interest in Subject Property: Architect for Owner

Name of Property Owner: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints [Lester Goforth] Phone: (801) 240-4344

E-mail Address of Property Owner: goforthle@ldschurch.org Cell/Fax: (801) 240-1476

County Tax ("Sidwell #"): 16-15-356-013 (-014 & -015) Zoning: current R-1-7000, proposed Institutional

Legal Description (if different than tax parcel number): see attached

	Existing Property Use Place of Worship	Proposed Property Use Palce of Worship
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**Please include with the application:**

- A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
- A complete description of the proposed use of the property where appropriate.
- Reasons why the present zoning may not be appropriate for the area.
- Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
- Legal description of the property.
- Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
- If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
- 8. **Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

**RECEIVED**  
 JAN 26 2009  
 BY: *[Signature]*

**Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.**

**Notice:** Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.