
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: April 24, 2009

SUBJECT: Petition PLNPCM 2009-00074400-07-35 – The Church of Jesus Christ of Latter-Day Saints – request to rezone property located at 1933 South 2000 East from Single-Family Residential R-1/7000 to Intuitional I

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance text amendment would affect Council District 6

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Kevin LoPiccolo, Planning Program Supervisor

- Please note, on May 5, 2009, the City Council will hold a public hearing to receive public comments regarding this application.

ATTACHMENTS

The following attachments are included for additional background purposes.

- A. Vicinity map
- B. Site and elevation plans
- C. Letter from the Sugar House Community Council, dated January 20, 2009, regarding the proposed development and rezoning request.
- D. Letter from the LDS Church Corporation of the Presiding Bishop, dated March 25, 2009, to the Planning Director regarding and option to address the Sugar House Community Council concerns.
- E. Table of Permitted and Conditional Uses and Table of Yard and Bulk Requirements for Special Purpose Zoning Districts.

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to rezone property located at 1933 South 2000 East from Single-Family Residential R-1/7000 to Institutional I. The total size of the land area dedicated to this use will remain the same. There is no proposal to expand beyond the current property boundaries. (Please see Attachment A - Vicinity Map for details.) The ordinance will become effective on the date of its first publication.
- B. This action would facilitate demolition of the existing church meetinghouse and construction of a new structure that would include new church meeting facilities incorporating the existing stake center and gymnasium. (Please see Attachment B - site and elevation plans for details.) The Administration's paperwork notes:
 1. Currently, there are two primary structures on the property, a church meetinghouse and stake center offices - gymnasium.

2. The proposed development is necessary due to the structural condition of the existing church meetinghouse building as well as other considerations.
 3. Additional development on the property will include reconfiguration of the parking lot, landscaping, a pavilion structure and an outside storage building on a 4.84 acre site.
 4. The current site consists of three separate parcels. As part of the proposed redevelopment, the three properties will be consolidated into one lot of record to comply with applicable building code requirements. The resulting lot size will be approximately 4.84 acres, which is larger than the maximum lot size (10,500) allowed in the R-1-7000 zoning district.
- C. Surrounding land uses include the Dilworth Elementary school to the east and single-family residential uses to the west, north and south.
- D. Key points from the Administration’s transmittal and Planning staff report include:
1. In order to redevelop the site consistent with the zoning requirements, it was recommended by the Planning Division that the site be rezoned Institutional to match the current use of the property and maintain consistency with the Sugar House Master Plan.
 2. The Institutional zoning district regulations require larger yard area setbacks, open space and landscape buffering to mitigate potential impacts to adjoining properties and the surrounding area.
 3. Currently, there are 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.
 4. The LDS Foothill Stake Center and Dilworth Elementary School have in place a shared parking and pedestrian access arrangement that allow reciprocal use of the existing parking lots for overflow parking and access needs. This reduces parking and traffic impacts on the surrounding residential neighborhoods. This parking and access arrangement will remain in place for future needs.
 5. 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.
 - a. The red brick meetinghouse at the north side of the property was originally built in 1947.
 - b. The stake offices located on the west side of the property was constructed in 1976.
 6. Staff has not received any claims from area property owners that the proposed amendment will adversely affect adjacent properties.
- E. The purpose of the Single-Family Residential R-1/7,000 District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size.
- F. The purpose of the Institutional I District is to regulate the development of larger public and semipublic uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like site. (A copy of the Special Purpose Zoning Districts Table of Permitted and Conditional Uses and Table of Yard and Bulk Requirements is provided at the end of this staff report. See Attachment E)
- G. The Planning staff report provides the following comparison of the Institutional zoning district area regulations and the dimensions of the proposed new development.

	Institutional Zone area requirements	Proposed development area dimensions
Lot Area	Places of worship require a minimum 2 acres	4.84 acres
Lot Width	Minimum 100 feet of frontage	Approximately 580 feet of

		frontage
Building Height	Maximum 35 feet. Height may increase subject to conditional use	Proposed height of the church = 32 feet, not including the spire which does not have a height limit per ordinance
Yard Requirements	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.
Open Space	40% of lot area	41% of lot area
Parking	226 parking spaces	250 parking spaces

- H. The public process included a presentation to the Sugar House Community Council, a neighborhood open house sponsored by the applicant and written notification of the Planning Commission hearing to Community Council Chairs and the Planning Division electronic list serve. Notice was also posted on the City’s website. The Planning staff report notes 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. (Please see the Planning staff report Attachments J and K, pages 16-18, for the letter from the Sugar House Community Council and other public comments for details)
- I. The City’s Fire and Public Utilities Departments and Building Services, Transportation and Engineering Divisions have reviewed the request. Any new development proposal will be required to comply with applicable City standards and demonstrate that there are adequate services to meet the needs of the project.
- J. Analysis and findings were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion, analysis and findings are found on pages 4-6 of the Planning staff report.)
- K. On March 25, 2009, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council to rezone the property as requested.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. The Council may wish to discuss with the Administration issues and concerns identified by the Sugar House Community Council regarding the Intuitional zoning classification as it relates to neighborhood compatibility and the types and intensity of uses allowed in that zoning district, preservation of as many of the large, mature trees on the site as possible and the large setback that will be created from 2100 East by the parking lot. (Please see the letter from the LDS Church provided at the end of this staff report for details. Attachment C)
- B. The Council may wish to discuss with the Administration the option outlined in the letter from the LDS Church to the Planning Director regarding the Sugar House Community Council concerns. The letter notes “The Corporation of the Presiding Bishop CPB is willing to agree that in the event the property is rezoned to the I (Institutional) zone district, the zone designation would automatically revert back to the R-1-7000 zone district (or the then equivalent zoning designation) in the event the property is used for a use other than a place of worship and affiliated uses”. (Please see the letter from the LDS Church provided at the end of this staff report for details. Attachment D)

- It is Council staff's understanding that the City Attorney's office indicated that this option may not be legally feasible because it would require a future Council to rezone the property with a residential zoning classification.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's paperwork notes:
1. The Sugar House Community Master Plan was adopted in December 2005, replacing the previous plan adopted in 2001.
 2. 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.
 3. Rezoning the property from Single-Family R-1-7000 to Institutional would be consistent with the Sugar House Community Master Plan Future Land Use Map.
- B. The Sugar House Community Master Plan also includes policies and goals that place a high priority on concepts such as supporting development of the Sugar House Community as a sustainable, attractive, harmonious and pedestrian oriented community and strengthening existing neighborhoods with appropriate adjacent land uses and design guidelines that would preserve the character of the area. The Plan emphasizes developing a high-quality environment with well integrated land uses that encourages walking, creates and reinforces community identity, supports and promotes compatible land uses while maintaining the integrity of the Sugar House Community.
- Additional citywide Master Plan and Policy considerations are provided below:
- C. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- D. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.
 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 5. Treat building height, scale and character as significant features of a district's image.
 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

- F. The City’s Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, architectural designs compatible with neighborhoods, public and neighborhood participation and interaction, accommodating different types and intensities of residential developments, transit-oriented development, encouraging mixed-income and mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.

- G. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation.

CHRONOLOGY:

The Administration’s transmittal provides a chronology of events relating to the proposed rezoning. Key dates are listed below. Please refer to the Administration’s chronology for details.

- January 20, 2009 Sugar House Community Council meeting
- January 28, 2009 Petition submitted to Planning Division
- January 30, 2009 Petition assigned to planner (Kevin LoPiccolo)
- February 26, 2009 Neighborhood Open House
- March 25, 2009 Planning Commission hearing
- March 25, 2009 Ordinance requested from City Attorney’s office
- April 8, 2009 Ordinance received from City Attorney’s office
- April 15, 2009 Transmittal paperwork received in Council office

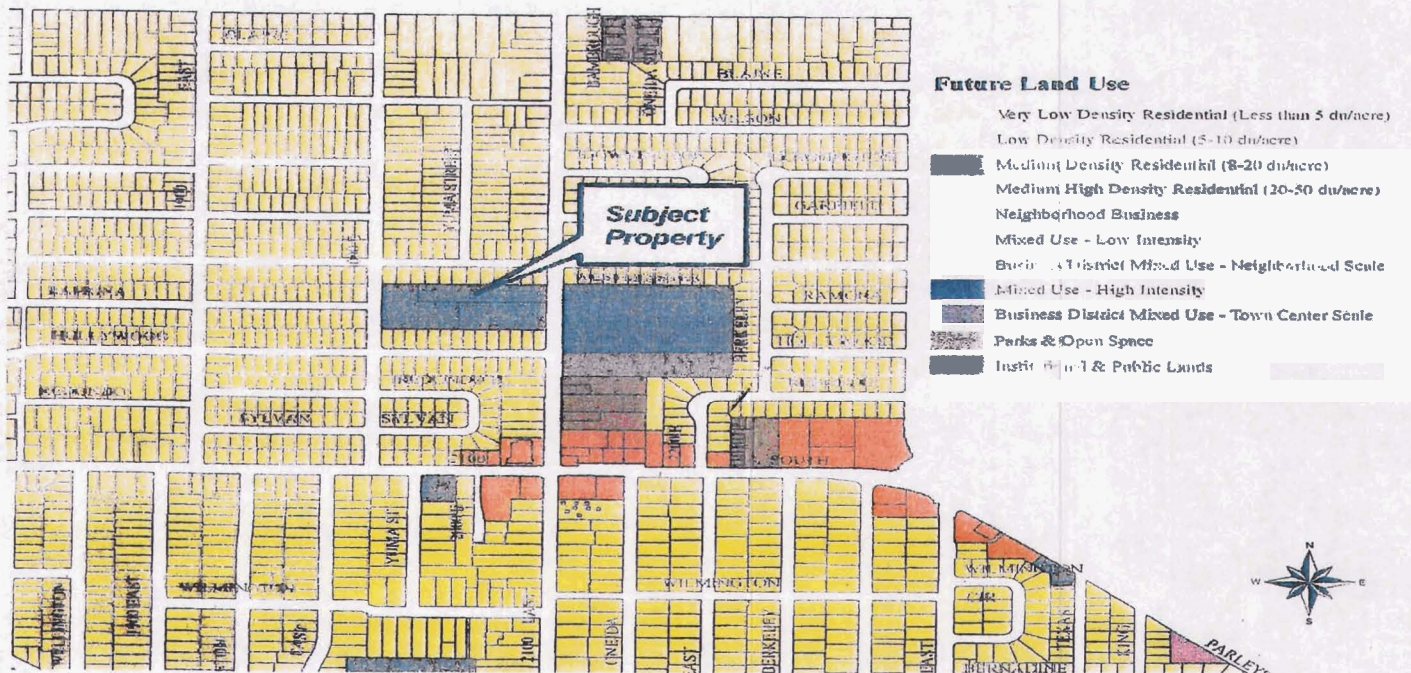
cc: David Everitt, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare-Schafer, Wilf Sommerkorn, Pat Comarell, Cheri Coffey, Joel Paterson, Kevin LoPiccolo, Rick Graham, Max Peterson, Jeff Niermeyer, Tom Ward, Tim Harpst, Kevin Young, Orion Goff, Les Koch, City Council Liaisons, Mayors Liaisons

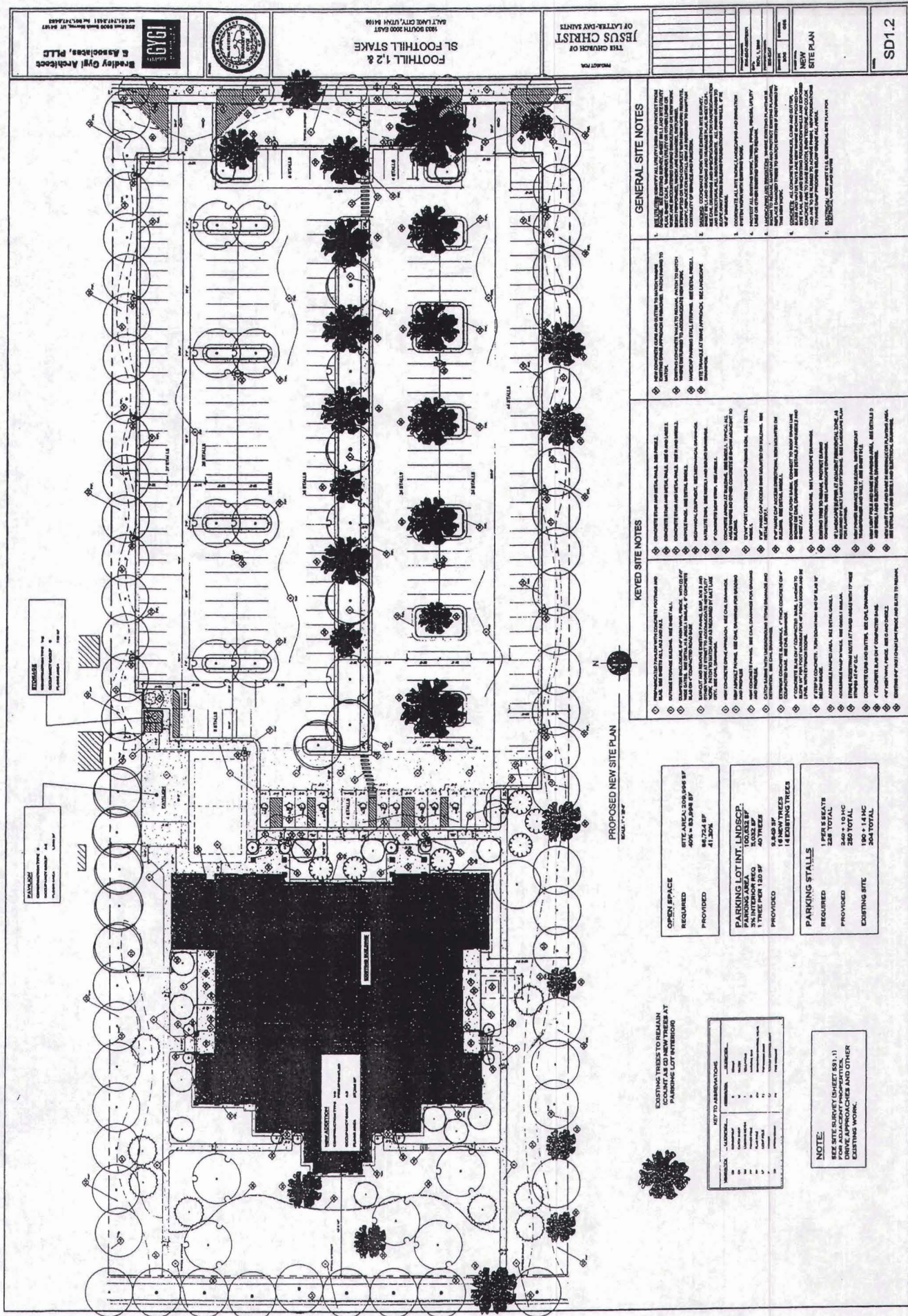
File Location: Community and Economic Development Dept., Planning Division, Rezoning, LDS Foothill Stake Center, 1933 South 2000 East

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.





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 801.487.2621 • FAX 801.487.2643

1919
 DESIGN & CONSTRUCTION



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 PROJECT NO. []
 Foothill Stake
 128 SOUTH 2005 EAST
 SALT LAKE CITY, UTAH 84119

NEW SITE PLAN
 SHEET NO. []
 DATE: []

GENERAL SITE NOTES

KEYED SITE NOTES

1. ALL CONCRETE SHALL BE 3000 PSI COMPACTED TO 4" TOLERANCE. ALL CONCOURSE SHALL BE 3" MINIMUM. ALL DRIVEWAYS SHALL BE 4" MINIMUM. ALL DRIVEWAYS SHALL BE 4" MINIMUM. ALL DRIVEWAYS SHALL BE 4" MINIMUM. ALL DRIVEWAYS SHALL BE 4" MINIMUM.
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PROPOSED NEW SITE PLAN
 SCALE: 1" = 32'

OPEN SPACE	REQUIRED	PROVIDED
SITE AREA	238,848 SF	238,848 SF
PARKING LOT INT. LANDSCAP	100,433 SF	100,433 SF
PARKING AREA	100,433 SF	100,433 SF
3" TYPING PAVEMENT	1,258 SF	1,258 SF
TOTAL	102,691 SF	102,691 SF
PARKING STALLS	1 PER 6 STALLS	258 TOTAL
COUNTING SITE	258 TOTAL	258 TOTAL

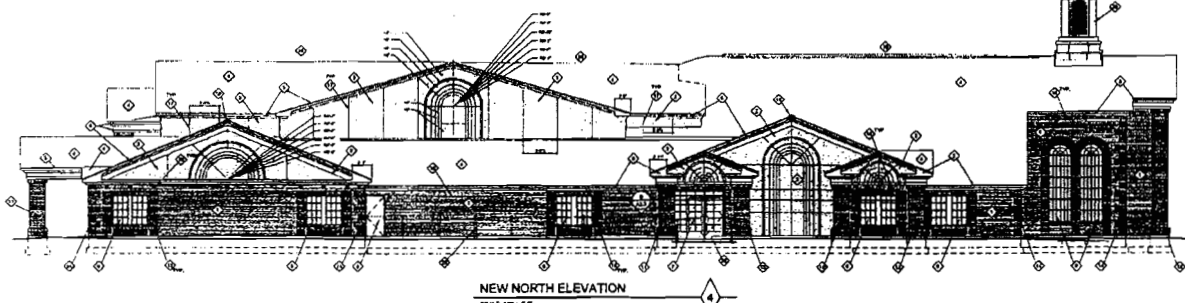
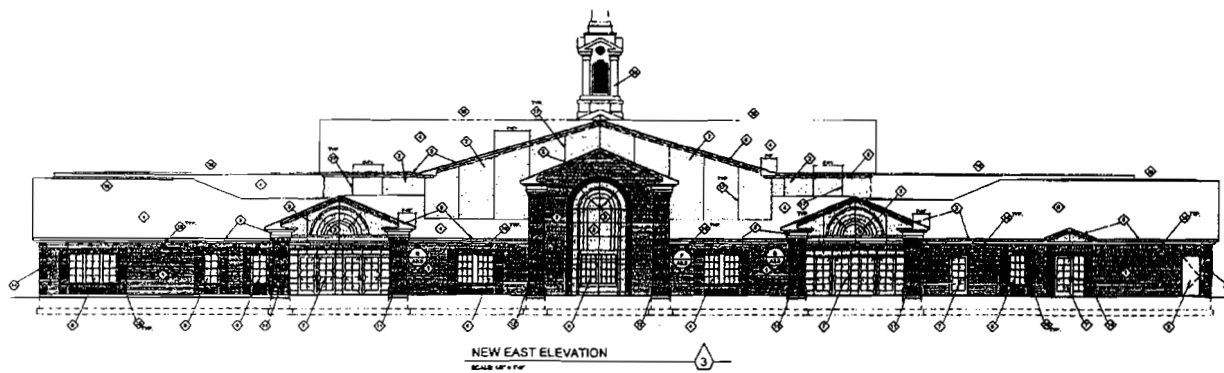
EXISTING TREES TO REMAIN
 COUNT AS 03 NEW TREES AT
 PARKING LOT ENTRANCE

KEY TO ABBREVIATIONS

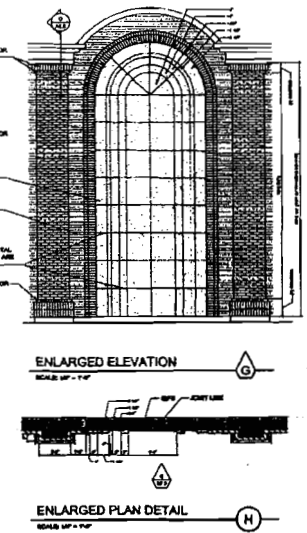
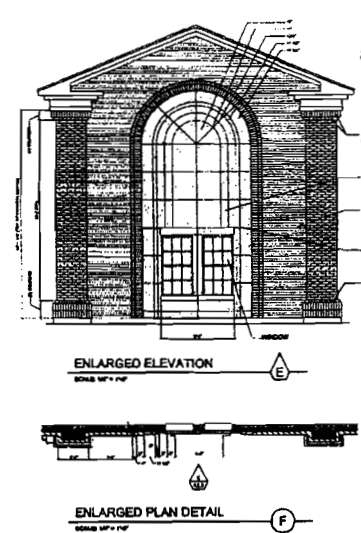
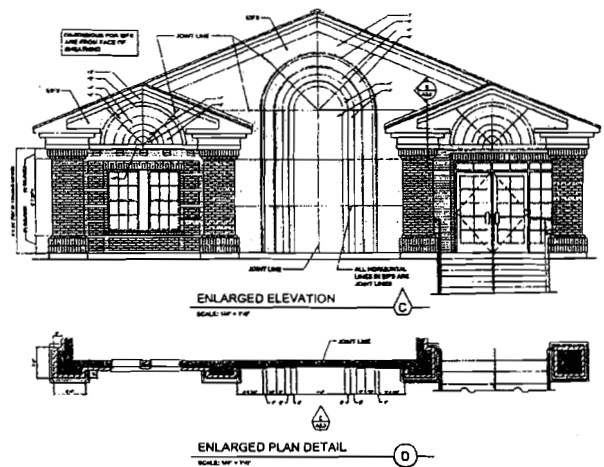
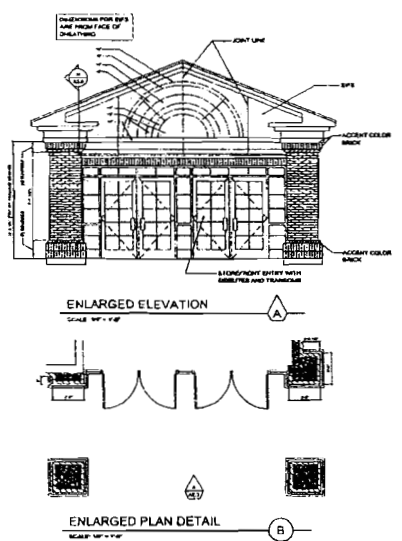
(Symbol)	Existing Tree
(Symbol)	New Tree
(Symbol)	Shrub
(Symbol)	Plant
(Symbol)	Grass
(Symbol)	Other

NOTE:
 SEE SITE SURVEY (SHEET 69.1)
 DRIVE APPROACHES AND OTHER
 EXISTING WORK.

SD1.2



GENERAL ELEVATION NOTES	KEYED ELEVATION NOTES
<p>GENERAL NOTES:</p> <p>1. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.</p> <p>2. SEE SPECIFICATIONS FOR CONSTRUCTION METHODS.</p> <p>3. SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>4. SEE SPECIFICATIONS FOR ROOFING AND CEILING.</p> <p>5. SEE SPECIFICATIONS FOR LIGHTING.</p> <p>6. SEE SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL.</p> <p>7. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.</p> <p>8. SEE SPECIFICATIONS FOR SIGNAGE.</p> <p>9. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES.</p> <p>10. SEE SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.</p> <p>11. SEE SPECIFICATIONS FOR SPECIALTIES.</p> <p>12. SEE SPECIFICATIONS FOR ACCESSIBILITY.</p> <p>13. SEE SPECIFICATIONS FOR SAFETY.</p> <p>14. SEE SPECIFICATIONS FOR SECURITY.</p> <p>15. SEE SPECIFICATIONS FOR SUSTAINABILITY.</p> <p>16. SEE SPECIFICATIONS FOR HISTORIC PRESERVATION.</p> <p>17. SEE SPECIFICATIONS FOR ARCHITECTURAL QUALITY.</p> <p>18. SEE SPECIFICATIONS FOR CONSTRUCTION SEQUENCE.</p> <p>19. SEE SPECIFICATIONS FOR RISK MANAGEMENT.</p> <p>20. SEE SPECIFICATIONS FOR COMMUNITY ENGAGEMENT.</p>	<p>1. BRICK</p> <p>2. SPK</p> <p>3. SPK FINISH: SEE DETAILS ON SHEET A-11 AND A-12 FOR ARCHITECTURAL QUALITY.</p> <p>4. METAL PANELS AND JOINTS</p> <p>5. METAL PANELS AND JOINTS</p> <p>6. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>7. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>8. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>9. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>10. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>11. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>12. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>13. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>14. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>15. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>16. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>17. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>18. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>19. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p> <p>20. NEW WINDOW AND DOOR SCHEDULES: SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.</p>



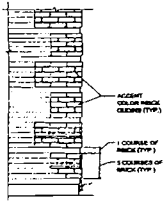
Bredley Coyt Architects & Architects, PLLC
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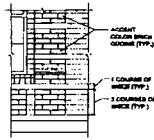
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 1000 West 10th Street, Suite 1000
 Fort Collins, CO 80521
 Phone: 970.221.1111
 Fax: 970.221.1112
 Email: info@jehovahs.com

FOOTHILL 1,2 & SL FOOTHILL STAKE
 1000 West 10th Street, Suite 1000
 Fort Collins, CO 80521
 Phone: 970.221.1111
 Fax: 970.221.1112
 Email: info@foothill.com

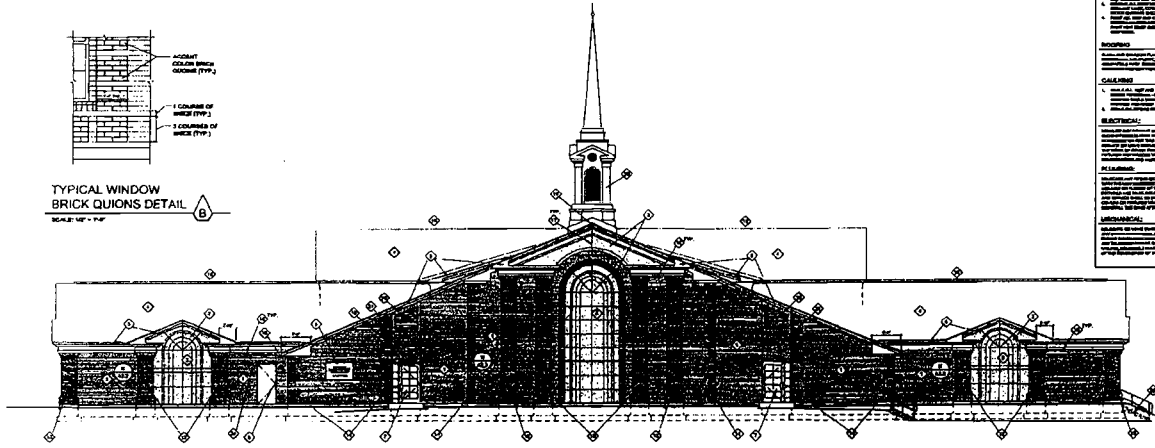
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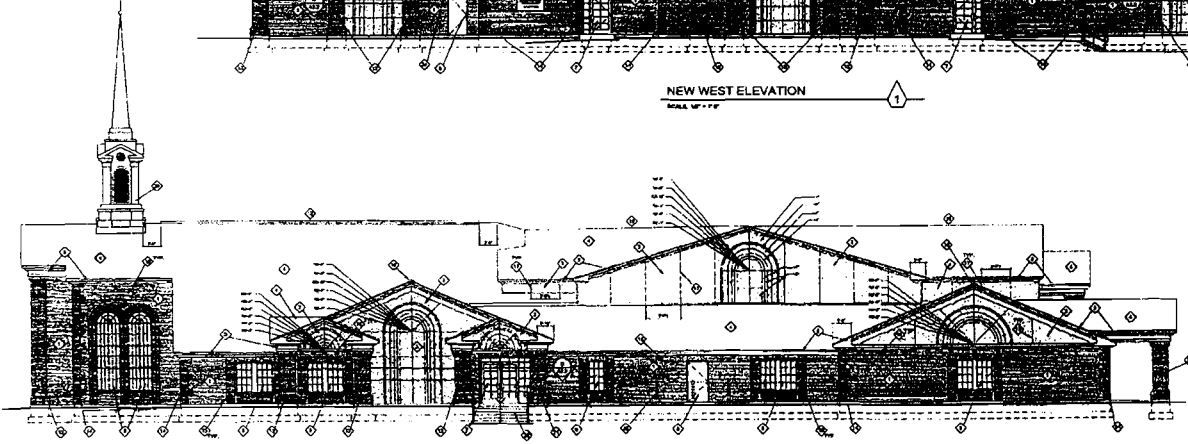
TYPICAL OUTSIDE CORNER BRICK QUIONS DETAIL
SCALE: 1/4" = 1'-0"



TYPICAL WINDOW BRICK QUIONS DETAIL
SCALE: 1/4" = 1'-0"

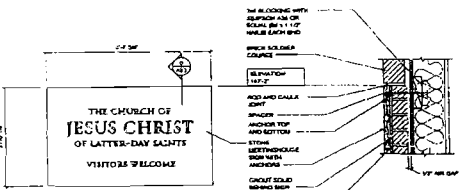


NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



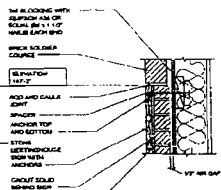
NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES	KEYED ELEVATION NOTES
GENERAL NOTES:	<ul style="list-style-type: none"> 1. BRICK 2. SPICE 3. SPICE FEATURE. SEE DETAILS ON SHEETS A-11 AND A-12 FOR ADDITIONAL DIMENSIONS. 4. ROOMING MATERIALS 5. METAL HANDRAIL AND SUPPORT 6. NEW CONCREMENT FRAME, DOOR, WINDOW AND TRANSOM. SEE SHEET A-11 AND A-12. 7. NEW HOLLOW METAL DOOR AND FRAME. PART. SEE SHEET A-11. 8. SPICE INTERPOLATED BRICK. SEE S-D BRICK. 9. SPICE COURSE BRICK. SEE S-F BRICK. 10. BRICK COURSE. SEE S-G BRICK. 11. BRICK COURSE. SEE S-H BRICK. 12. BRICK COURSE. SEE S-I BRICK. 13. BRICK COURSE. SEE S-J BRICK. 14. BRICK COURSE. SEE S-K BRICK. 15. BRICK COURSE. SEE S-L BRICK. 16. BRICK COURSE. SEE S-M BRICK. 17. BRICK COURSE. SEE S-N BRICK. 18. BRICK COURSE. SEE S-O BRICK. 19. BRICK COURSE. SEE S-P BRICK. 20. BRICK COURSE. SEE S-Q BRICK. 21. BRICK COURSE. SEE S-R BRICK. 22. BRICK COURSE. SEE S-S BRICK. 23. BRICK COURSE. SEE S-T BRICK. 24. BRICK COURSE. SEE S-U BRICK. 25. BRICK COURSE. SEE S-V BRICK. 26. BRICK COURSE. SEE S-W BRICK. 27. BRICK COURSE. SEE S-X BRICK. 28. BRICK COURSE. SEE S-Y BRICK. 29. BRICK COURSE. SEE S-Z BRICK. 30. BRICK COURSE. SEE S-AA BRICK. 31. BRICK COURSE. SEE S-AB BRICK. 32. BRICK COURSE. SEE S-AC BRICK. 33. BRICK COURSE. SEE S-AD BRICK. 34. BRICK COURSE. SEE S-AE BRICK. 35. BRICK COURSE. SEE S-AF BRICK. 36. BRICK COURSE. SEE S-AG BRICK. 37. BRICK COURSE. SEE S-AH BRICK. 38. BRICK COURSE. SEE S-AI BRICK. 39. BRICK COURSE. SEE S-AJ BRICK. 40. BRICK COURSE. SEE S-AM BRICK. 41. BRICK COURSE. SEE S-AN BRICK. 42. BRICK COURSE. SEE S-AO BRICK. 43. BRICK COURSE. SEE S-AP BRICK. 44. BRICK COURSE. SEE S-AQ BRICK. 45. BRICK COURSE. SEE S-AR BRICK. 46. BRICK COURSE. SEE S-AS BRICK. 47. BRICK COURSE. SEE S-AT BRICK. 48. BRICK COURSE. SEE S-AU BRICK. 49. BRICK COURSE. SEE S-AV BRICK. 50. BRICK COURSE. SEE S-AW BRICK. 51. BRICK COURSE. SEE S-AX BRICK. 52. BRICK COURSE. SEE S-AY BRICK. 53. BRICK COURSE. SEE S-AZ BRICK. 54. BRICK COURSE. SEE S-BA BRICK. 55. BRICK COURSE. SEE S-BB BRICK. 56. BRICK COURSE. SEE S-BB BRICK. 57. BRICK COURSE. SEE S-BB BRICK. 58. BRICK COURSE. SEE S-BB BRICK. 59. BRICK COURSE. SEE S-BB BRICK. 60. BRICK COURSE. SEE S-BB BRICK. 61. BRICK COURSE. SEE S-BB BRICK. 62. BRICK COURSE. SEE S-BB BRICK. 63. BRICK COURSE. SEE S-BB BRICK. 64. BRICK COURSE. SEE S-BB BRICK. 65. BRICK COURSE. SEE S-BB BRICK. 66. BRICK COURSE. SEE S-BB BRICK. 67. BRICK COURSE. SEE S-BB BRICK. 68. BRICK COURSE. SEE S-BB BRICK. 69. BRICK COURSE. SEE S-BB BRICK. 70. BRICK COURSE. SEE S-BB BRICK. 71. BRICK COURSE. SEE S-BB BRICK. 72. BRICK COURSE. SEE S-BB BRICK. 73. BRICK COURSE. SEE S-BB BRICK. 74. BRICK COURSE. SEE S-BB BRICK. 75. BRICK COURSE. SEE S-BB BRICK. 76. BRICK COURSE. SEE S-BB BRICK. 77. BRICK COURSE. SEE S-BB BRICK. 78. BRICK COURSE. SEE S-BB BRICK. 79. BRICK COURSE. SEE S-BB BRICK. 80. BRICK COURSE. SEE S-BB BRICK. 81. BRICK COURSE. SEE S-BB BRICK. 82. BRICK COURSE. SEE S-BB BRICK. 83. BRICK COURSE. SEE S-BB BRICK. 84. BRICK COURSE. SEE S-BB BRICK. 85. BRICK COURSE. SEE S-BB BRICK. 86. BRICK COURSE. SEE S-BB BRICK. 87. BRICK COURSE. SEE S-BB BRICK. 88. BRICK COURSE. SEE S-BB BRICK. 89. BRICK COURSE. SEE S-BB BRICK. 90. BRICK COURSE. SEE S-BB BRICK. 91. BRICK COURSE. SEE S-BB BRICK. 92. BRICK COURSE. SEE S-BB BRICK. 93. BRICK COURSE. SEE S-BB BRICK. 94. BRICK COURSE. SEE S-BB BRICK. 95. BRICK COURSE. SEE S-BB BRICK. 96. BRICK COURSE. SEE S-BB BRICK. 97. BRICK COURSE. SEE S-BB BRICK. 98. BRICK COURSE. SEE S-BB BRICK. 99. BRICK COURSE. SEE S-BB BRICK. 100. BRICK COURSE. SEE S-BB BRICK.

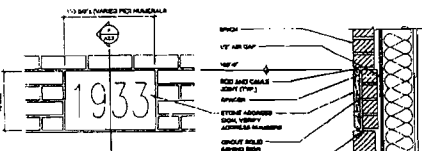


ELEVATION C
SCALE: 1/4" = 1'-0"

STONE MEETINGHOUSE SIGN

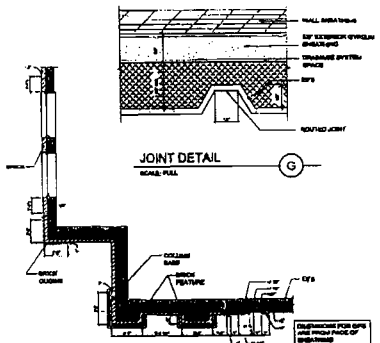


ELEVATION D
SCALE: 1/4" = 1'-0"



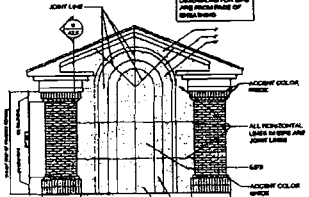
ELEVATION E
SCALE: NONE

STONE ADDRESS SIGN



JOINT DETAIL
SCALE: 1/4" = 1'-0"

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



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



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

Bradley Civil Architect
& Associates, PLLC
1000 S. 10th St., Suite 100
Salt Lake City, UT 84143
TEL: 313.444.1111 FAX: 313.444.1112



PROJECT NO.
FOOTHILL 1, 2 &
SL FOOTHILL STAKE
SL JESUS CHRIST
OF LATTER-DAY SAINTS
SALT LAKE CITY, UTAH 84143

PROJECT NO.
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

NO. OF SHEETS
1 OF 2
DATE
NOV 2011
BY
JLW
CHECKED
JLW
SCALE
AS SHOWN

WORKING
NEW
EXTERIOR
ELEVATIONS

A2.2

ATTACHMENT C



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.

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

DIRECTOR FOR TEMPORAL AFFAIRS
50 E. North Temple St. Rm. 426W
Salt Lake City, Utah 84150-6912
Phone: 1-801-240-6266

March 25, 2009

Mr. Wilf Sommerkorn
Planning Director
Salt Lake City Corporation

**RE: Rezoning Application
Corporation of the Presiding Bishop of
The Church of Jesus Christ of Latter-day Saints
1930 South 2100 East
Salt Lake City, Utah
CPB Property No. 506-8374**

Dear Mr. Sommerkorn:

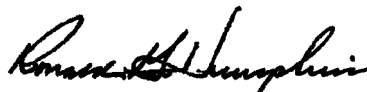
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints ("CPB") desires to demolish an existing church meetinghouse located at the above-referenced property and renovate an existing secondary structure into a new church meetinghouse and redesign the existing property by constructing a new parking lot and landscaped areas.

The property is located in the R-1-7000 zone district and is composed of approximately 4.8 acres of land. CPB understands that places of worship on lots greater than four acres in size are currently not permitted within the R-1-7000 zone district. As a result, CPB understands that it will be required to rezone the property to I (Institutional) zone district. CPB has submitted an application to change the zoning of the property to I (Institutional) zone district.

In its discussions with the Sugar House Community Council, some citizens expressed concern that the zone designation would survive the possible use of the property as a church and would permit another use of the property. To the extent permitted by applicable laws and ordinances, CPB is willing to agree that in the event the property is rezoned to the I (Institutional) zone district, the zone designation would automatically revert back to the R-1-7000 zone district (or the then equivalent zoning designation) in the event the property is used for a use other than a place of worship and affiliated uses. Nothing herein should be interpreted to require the property to be used for a place of worship and the property may be used for no use without any affect on the zoning designation on the property.

CPB believes that this condition will satisfactorily address the concern of the Sugar House Community Council and nearby residents.

Sincerely,



Ronald G. Humphries
Utah Salt Lake Area

21A.32.140 Table Of Permitted And Conditional Uses For Special Purpose Districts:

Legend	Permitted And Conditional Uses Special Purpose Districts																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional use P = Permitted use																	
Use																	
Residential:																	
Assisted living facility (see section 21A.36.050 of this title)																	P
Congregate care facility													P	P			P
Group home, large (see section 21A.36.070 of this title)																	C
Group home, small (see section 21A.36.070 of this title)				P	P	P											P
Living quarters for caretakers and security guards	P	P									P		P	P			P
Manufactured home				P	P	P											P
Mixed use developments, including residential and other uses allowed in the zoning district																	P
Mobile homes															P		
Multi-family (no maximum density limitation)														P			
Multiple-family dwellings																	P
Nursing care facility													P	P			P
Resident healthcare facility (see section 21A.36.040 of this title)																	P
Rooming (boarding) house																	C

ATTACHMENT E

Legend	Permitted And Conditional Uses Special Purpose Districts																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional use P = Permitted use																	
Use																	
Single-family attached dwellings																	P
Single-family detached dwellings			P	P	P	P											P
Twin home and two-family dwellings																	P
Office and related uses:																	
Accessory offices supporting an institutional use												P		P			
Financial institutions with drive-through facilities	P	P															P ³
Financial institutions without drive-through facilities	P	P															P
Government offices	P	P								P	P	P	P	P			P
Medical and dental offices	P	P											P	P			P
Municipal service uses, including city utility uses and police and fire stations																	C
Offices		P								P		P					C
Offices, research related	P	P										P					P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P															P
Retail sales and services:																	
Accessory retail sales and services uses when located within a principal building												P					

Legend		Permitted And Conditional Uses Special Purpose Districts																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional use																		
P = Permitted use																		
Accessory retail sales and services uses, when located within the principal building and operated primarily for the convenience of employees	P	P																
Commercial service establishments																		
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title			C															
Health and fitness centers																		
Restaurants with drive-through facilities			C															
Restaurants without drive-through facilities			C															
Retail goods establishments			C															
Retail service establishments																		
Institutional:																		
Adult daycare centers																		
Cemeteries and accessory crematoriums																		
Child daycare centers	P	P																
Colleges and universities																		
Community and recreation centers																		
Conference center	P																	
Convention center, with or without hotels																		
Convents and monasteries																		

Legend		Permitted And Conditional Uses Special Purpose Districts															
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Dental laboratories/research facilities	P	P											C				P
Emergency response and medical service facilities including fire stations and living quarters	C					P							P				
Exhibition hall											C	P	C	P			
Government uses and facilities (excluding those of an industrial nature and prisons)																	C
Hospitals, including accessory lodging facilities	C												P	P			
Libraries											P	P	P	P			C
Medical and dental clinics	P	P											P	P			P
Medical/nursing schools													P				
Medical research facilities	P												P	UI			P
Meeting halls of membership organizations		P											P	P			P
Nursing care facility; sanitariums													P	P			
Pet cemetery				P ⁴	P ⁴	P ⁴											
Philanthropic uses												P	P	P			
Places of worship	P	P											P	P			P
Prison or jail											C						
Religious assembly with exhibit hall																	
Research, commercial, scientific, educational	P	P									P	P					C
Reuse of schools and churches											C		C	C			P

Legend		Permitted And Conditional Uses Special Purpose Districts																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional use																		
P = Permitted use																		
Schools, K-12 private																		
Schools, K-12 public																		
Schools, professional and vocational		C	P															
Seminaries and religious institutes																		
Recreation, cultural and entertainment:																		
Amphitheaters																		
Arenas, stadiums, fairgrounds																		
Art galleries																		
Art studio																		
Botanical gardens		C																
Commercial indoor recreation			C															
Community gardens as defined in chapter 21A.62 of this title																		
Country clubs																		
Dance studio																		
Golf courses																		
Movie theaters/live performance theaters																		
Museums		C																
Music conservatory																		

Legend	Permitted And Conditional Uses Special Purpose Districts																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional use P = Permitted use				P	P	P	P	P	P ⁹								P
Natural open space and conservation areas				P	P	P	P	P	P ⁹								P
Nature preserves/conservation areas, public and private			P	P	P	P	P	P	P ⁹								P
Park (public)	C							P				P		P			P
Pedestrian pathways, trails and greenways														P			P
Performing arts production facility																	P
Private recreational facilities	P							P					P	P			P
Tavern/lounge/brewpub; 2,500 square feet or less in floor area																	C
Zoological park								P									
Airport and related uses:																	
Air cargo terminals and package delivery facilities		P								P							
Airline service and maintenance operations										P							
Airline ticketing and baggage processing										P							
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)										P							
Alcoholic beverage consumption establishments (on premises) (within terminal complex only)										P							
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	P	P															

Legend		Permitted And Conditional Uses Special Purpose Districts															
C = Conditional use P = Permitted use																	
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	P ¹⁰	P ¹⁰															
Automobile rental agencies		P								P							
Commercial recreation center (within terminal complex only)										P							
Financial institutions (within terminal complex only)										P							
Fuel storage for on site distribution										P							
General aviation facilities										P							
Heliport	C	C								P			C	C			
Light manufacturing		C								P							
Meeting rooms (within terminal complex only)										P							
Offices										P							
Restaurants; other food services										P							
Retail goods establishments—specialty, primarily for airport customers (within terminal complex only)										P							
Retail services establishments—primarily for airport customers (within terminal complex only)										P							
Miscellaneous:																	
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Legend		Permitted And Conditional Uses Special Purpose Districts															
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Agricultural uses		C		P	P	P	P			P							
Bed and breakfast													C ²	P			P
Bed and breakfast inn													C ²	P			P
Bed and breakfast manor														P			P
Commercial parking garage or lot		C															
Communication towers	P	P	C							P	P	C	P	P		P	
Communication towers, exceeding the maximum building height	C	C								P	C		C	C		C	
Concrete or asphalt manufacturing																P	
Farm stands, seasonal				P	P	P	P										
Hotels and motels	C	C								P							P
House museum in landmark sites (see subsection 21A.24.010T of this title)																	C
Industrial assembly		P								P							
Jewelry fabrication and associated processing		P															
Kennels, public or private, on lots of 5 acres or larger ⁸		C		P ⁸	P ⁸	P ⁸	P ⁸										
Local government facilities	P	P	P							P	P	P	P	P		P	
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale																	P

Legend		Permitted And Conditional Uses Special Purpose Districts																	
C = Conditional use	P = Permitted use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
Off site parking											P	C	C	C	C				C
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)																			C ¹¹
Outdoor storage, accessory			P								P							P	
Park and ride lots											P	C							
Park and ride parking, shared with existing use		P	P								P	P		P	P			P	P
Parking structure		P	P	P							P	P	P	C	C			P	P
Production related to on site research		P																	C
Public/private utility buildings and structures ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹
Public/private utility transmission wires, lines, pipes and poles ¹		P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	P
Radio station			P ⁶										P						
Stable, private					P	P	P	P											
Stable, public							C	C											
Storage of extracted material																		P	
Transportation terminals, including bus, rail and trucking											P			C					
Trucking, repair, storage, etc., associated with extractive industries																		P	
Vending carts on private property as per title 5, chapter 5.65 of this code		P	P																

Legend	Permitted And Conditional Uses Special Purpose Districts																
	C = Conditional use P = Permitted use																
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																	C
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Warehouse, including ministorage warehouses		P								P							
Wholesale distribution		P								P							C

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of section 21A.54.150 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.

(Ord. 61-08 § 4 (Exh. C), 2008: Ord. 21-08 § 6 (Exh. E), 2008: Ord. 2-08 § 2, 2008: Ord. 61-06 § 2 (Exh. B), 2006: Ord. 13-06 § 5 (Exh. D), 2006: Ord. 10-06 § 1 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 71-05 § 1 (Exh. A), 2005: Ord. 18-04 § 4, 2004: Ord. 13-04 § 12 (Exh. F), 2004: Ord.

21A.32.140

73-02 § 4 (Exh. A), 2002: Ord. 23-02 § 7 (Exh. E), 2002: Ord. 64-01 § 2, 2001: Ord. 68-00 § 1, 2000: Ord. 14-00 § 4, 2000: Ord. 9-00 § 3, 2000: Ord. 35-99 § 41, 1999: Ord. 12-98 § 4, 1998: amended during 5/96 supplement: Ord. 85-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(16-12), 1995)

960-112e

(Salt Lake City November 2008)

21A.32.150 Summary Table Of Yard And Bulk Requirements—Special Purpose Districts:

YARD AND BULK REGULATIONS											
District Name	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum FAR	Minimum Open Space	Minimum Front Yard	Minimum Corner Yard	Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards ¹
RP Research park	40,000 sf	150'	45' Conditional: 75'	0.35	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
BP Business park	20,000 sf	100'	4 stories/60'	0.40	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
FP Foothills protection	16 acres	140'	See subsection 21A.24.010P of this title			20'	20'	75'	75'		
AG Agricultural	Residential: 10,000 sf Agricultural: 5 acres Conditional: 5,000 sf	100' Conditional: 50'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'			30'	30'	20'	30'	Front and corner side yards	
AG-2	2 acres	150'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	80% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	
AG-5	5 acres	220'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	50% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	

YARD AND BULK REGULATIONS											
District Name	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum FAR	Minimum Open Space	Minimum Front Yard	Minimum Corner Yard	Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards'
AG-20	20 acres	500'	Agricultural: 45' Conditional: 45'			50'	50'	None	None	None	
A Airport			See subsections 21A.34.040(6) and (18) of this part								
PL Public lands	Schools: 5 acres Others: 20,000 sf	Schools: 150' Others: 75'	Local government facilities, prison or jail, government offices, arenas, stadiums, fair-ground and exhibition hall: 75' Others: 35'			Schools: 30' Others: 30'	Schools: 30' Others: 30'	Schools: 50' Others: 20'	Schools: 100' Others: 30'	Front and corner side yards	10'
PL-2 Public lands	None	None	Local government facilities, government offices, arenas, stadiums, fair-ground and exhibition hall: 75' Others: 35'			20'	20'	None	None	Front and corner side yards	10'
I Institutional	Worship places: 2 acres Others: 20,000 sf	100'	35' permitted 75' conditional (see subsection 21A.32.080D of this chapter)	1.0	40%	20'	20'	20'	25'	Front and corner side: 20' Interior side and rear: 8'	15' or equal to building height

District Name	YARD AND BULK REGULATIONS										
	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum FAR	Minimum Open Space	Minimum Front Yard	Minimum Corner Yard	Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards ¹
UI Urban institutional	Places of worship: 20,000 sf Others: 1 acre	Places of worship: 100' Others: 150'	75' Conditional: up to 120'		20'	15' Hospitals: 30'	15' Hospitals: 30'	None Hospitals: 15'	25' Hospitals: 35'	Front and corner side: 15' Interior: none Rear: 10' Hospitals: see subsection 21A.32.090I of this chapter	15'
OS Open space	10,000 sf	50'	Exceptions, see subsection 21A.32.100D of this chapter			30'	30'	20'	30'	Front and corner side: 30' Interior side and rear: 10'	10'
MH Mobile home park	No minimum	No minimum	30' (clubhouse) or 2½ stories 15 dwelling units		Common open space 250 sf per dwelling unit	20'	20'	10'	10'	Front and corner side: 20' Interior side and rear: 3'	20'
EI Extractive industries	10 acres	300'	75'			50'	50'	30'	30'	The first 30' of all required yards	30'
MU Mixed use	See subsection 21A.32.130D of this chapter	See subsection 21A.32.130D of this chapter	See subsection 21A.32.130F of this chapter		20%	10'	10'	See subsection 21A.32.130E of this chapter	See subsection 21A.32.130E of this chapter	Front and corner side: 10'	10'

Additional Regulations:

FP district: Maximum disturbed area: 2 acres.

Slope restriction: 30 percent slope.

MH district: Minimum district size: 10 acres.

Maximum density: 10 dwelling units per acre.

EI district: Setback from residential districts shall be 1,000 feet.

Notes:

1. See chapter 21A.48 of this title.

(Ord. 73-02 § 5 (Exh. B), 2002; Ord. 14-00 § 5, 2000; Ord. 12-98 § 5, 1998; Ord. 26-95 § 2(16-13), 1995)

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

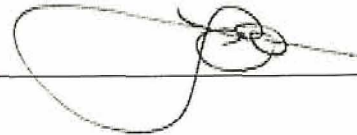
Date Received:

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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1. Chronology
2. Ordinance
3. Notice of City Council Hearing
4. Mailing Labels
5. Planning Commission Agenda for March 25, 2009
6. Staff Report for the March 25, 2009 Commission meeting
7. Planning Commission minutes from March 25, 2009
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 (Institutional); 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 (Institutional) 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: _____.

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: <u>April 23, 2009</u></p> <p>By: <u>Paul C. Nielson</u> Paul C. Nielson, Senior City Attorney</p>

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

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

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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

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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

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RESIDENT
1978 E RAMONA AVE
SALT LAKE CITY UT 84108

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RESIDENT
1971 E RAMONA AVE
SALT LAKE CITY UT 84108

1616481021
RESIDENT
1949 E HOLLYWOOD AVE
SALT LAKE CITY UT 84108

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RESIDENT
1972 E RAMONA AVE
SALT LAKE CITY UT 84108

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RESIDENT
1965 E RAMONA AVE
SALT LAKE CITY UT 84108

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RESIDENT
2021 E HOLLYWOOD AVE
SALT LAKE CITY UT 84108

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RESIDENT
1966 E RAMONA AVE
SALT LAKE CITY UT 84108

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RESIDENT
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

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RESIDENT
1981 E HOLLYWOOD AVE
SALT LAKE CITY UT 84108

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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
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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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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
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1966 E GARFIELD AVE
SALT LAKE CITY UT 84108

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RESIDENT
2063 E WESTMINSTER AVE
SALT LAKE CITY UT 84108

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1869 S YUMA ST
SALT LAKE CITY UT 84108

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2057 E WESTMINSTER AVE
SALT LAKE CITY UT 84108

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SALT LAKE CITY UT 84108

1616433011
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1958 E GARFIELD AVE
SALT LAKE CITY UT 84108

1615308030
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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

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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

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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

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RESIDENT
1965 E RAMONA AVE
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2021 E HOLLYWOOD AVE
SALT LAKE CITY UT 84108

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RESIDENT
1966 E RAMONA AVE
SALT LAKE CITY UT 84108

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RESIDENT
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

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RESIDENT
1981 E HOLLYWOOD AVE
SALT LAKE CITY UT 84108

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RESIDENT
1960 E RAMONA AVE
SALT LAKE CITY UT 84108

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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).
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).
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).
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)
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).
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).
 - 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

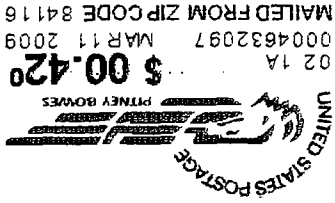
PUBLIC HEARING NOTICE

Salt Lake City UT 84114

PO Box 145480

451 South State Street, Room 406

Salt Lake City Planning Division



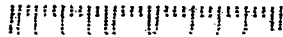
FIRST CLASS

STATE MAIL SVCS 02/12/2009 04:11

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.



08

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

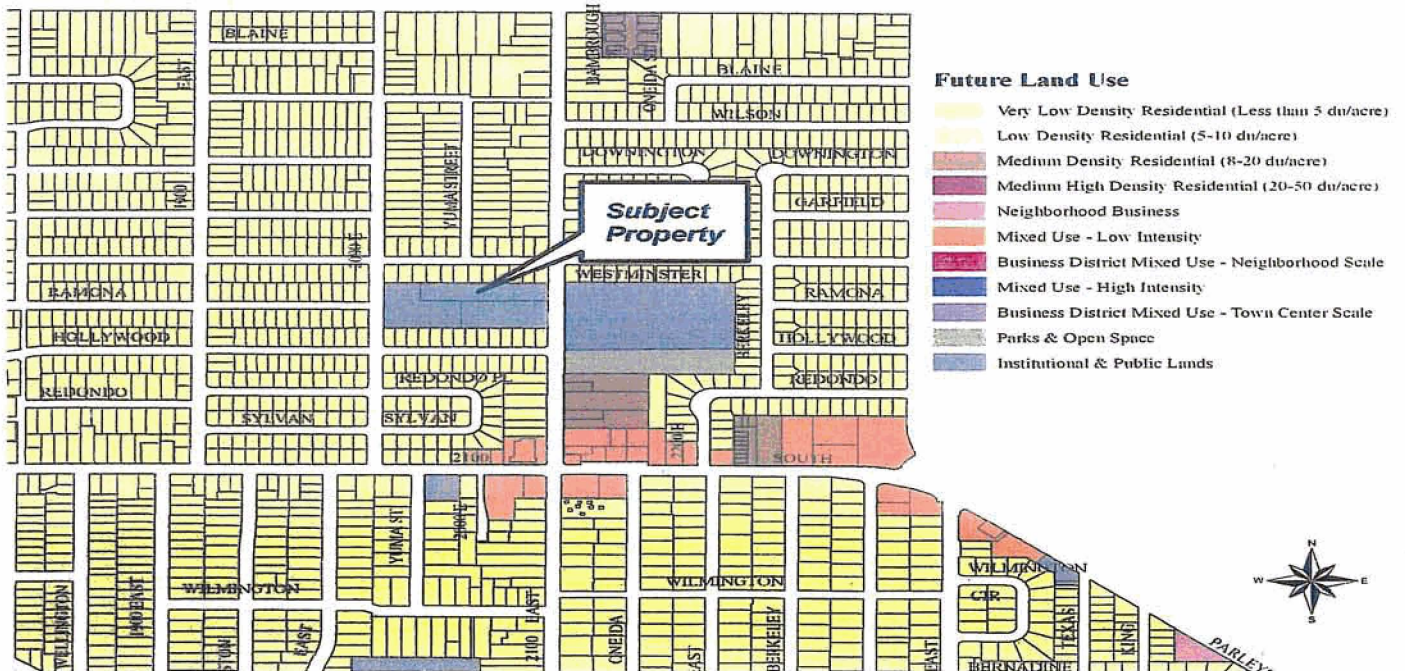
Based on the findings listed in the staff report, it is the Planning staff's opinion that the proposal adequately meets the applicable standards and therefore recommends the Planning Commission transmit a positive recommendation to the City Council.

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.

	Institutional Zone Requirement	Proposed
Lot Area	Places of worship require a minimum 2 acres	4.84 acres
Lot Width	Minimum 100 feet of frontage	Approximately 580 feet of frontage
Building Height	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
Yard Requirements	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.
Open Space	40% of lot area	41% of lot area
Parking	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.

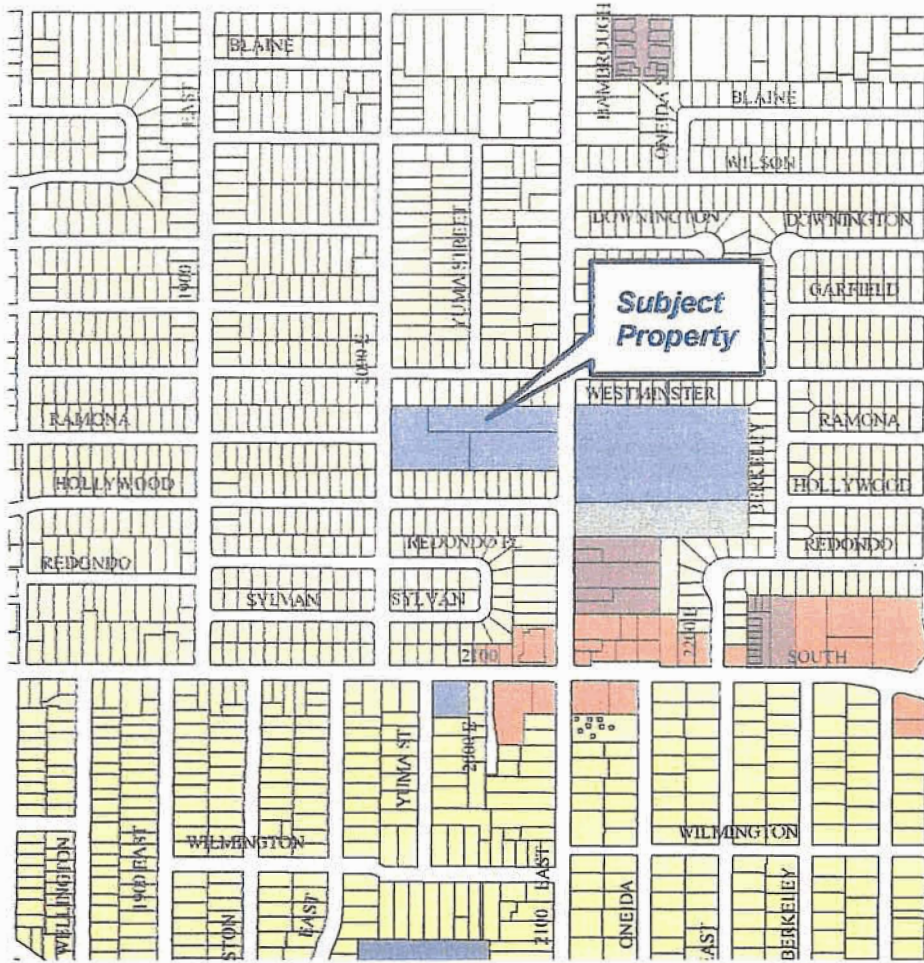
BEGINNING AT THE NORTHWEST CORNER OF LOT 18, BLOCK 7, 5 ACRE PLAT C, BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 89°49'10" EAST ALONG THE NORTHERLY LINE OF SAID LOT 18, 726.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00°11'30" WEST ALONG THE EASTERLY LINE OF SAID LOT 18, 289.292 FEET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

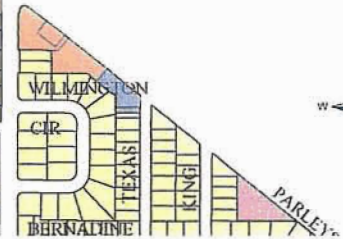
Reasons why the present zoning may not be appropriate for the area:

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

SITE

PL

OS

RMF-35

RAMONA AVE

WESTMINSTER AVE

WESTMINSTER AVE

HOLLYWOOD AVE

REDONDO PL

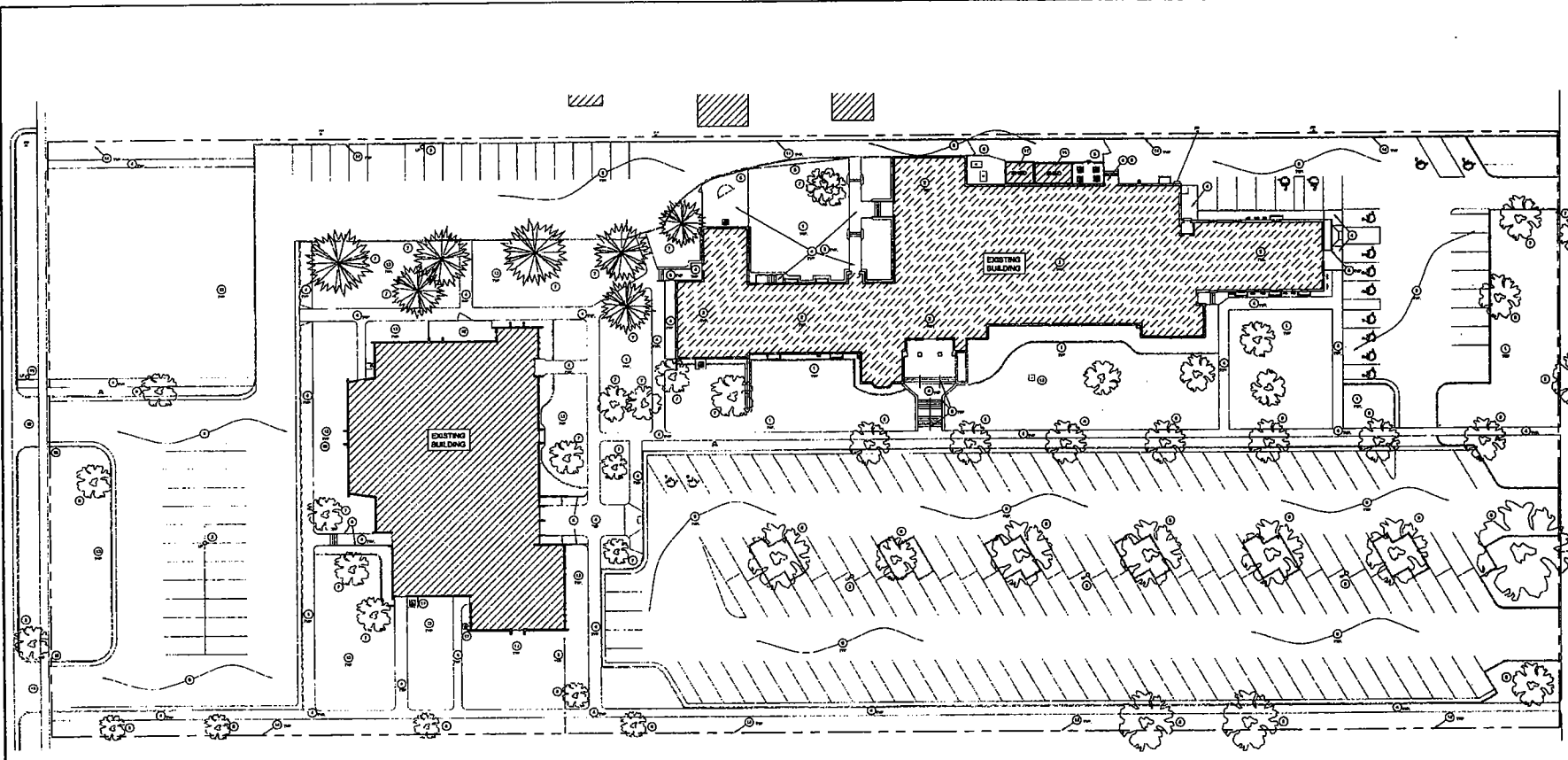
2000 E

2000 E

2100 E



**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"> ① REMOVE EXISTING LANDSCAPE, PLANTING, SPRAWLING, SOIL, CONCRETE, AND ALL OTHER EXISTING WORK WHERE NOT SHOWN TO REMAIN AND AS REQUIRED FOR NEW WORK. 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. ③ REMOVE EXISTING LIGHT FIXTURES, POLES AND WIRE AND ASSOCIATED WORKING. ④ REMOVE EXISTING CONCRETE WALLS, CURBS, GUTTERS, RAILS, STOPS AND OTHER CONCRETE WORK. ⑤ REMOVE EXISTING FENCING. ⑥ REMOVE EXISTING WALKING. ⑦ REMOVE EXISTING TREES. ⑧ EXISTING TREES TO REMAIN. PROTECT DURING CONSTRUCTION. ⑨ REMOVE EXISTING PAVING, BASE AND ASSOCIATED WORK. ⑩ REMOVE EXISTING DRIVE APPROACH AND ASSOCIATED WORK. ⑪ REMOVE EXISTING ACCESSORY BUILDING AND ALL ASSOCIATED WORK. ⑫ REMOVE EXISTING FLAG POLE AND BASE. ⑬ REMOVE EXISTING LANDSCAPE, PLANTING, SPRAWLING, SOIL, CONCRETE, AND ALL OTHER EXISTING WORK AS REQUIRED TO ACCOMMODATE NEW HOISTWAY AND RELATED WORK. COORDINATE WITH NEW WORK DRAWINGS. ⑭ EXISTING FENCE AND SLATS TO REMAIN. ⑮ REMOVE EXISTING SIGN. ⑯ SALVAGE EXISTING SIGN EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS. ⑰ REMOVE EXISTING SIGN EQUIPMENT. COORDINATE WITH MECHANICAL DRAWINGS. 	<ul style="list-style-type: none"> 1. OWNER HAS FIRST RIGHTS TO SALVAGE. 2. REMOVE EXISTING STRUCTURAL, FINISH, CONCRETE WALLS, CURBS, FENCES AND OTHER WORK AS ALL ITEMS WHERE NEW CONSTRUCTION WILL OCCUR OR WHERE NOT TO REMAIN AS PART OF COMPLETED WORK. 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. NOTIFY ALL UTILITIES TO OBTAIN LOCATION AND DEPTH INFORMATION AS REQUIRED TO MAINTAIN CONTINUITY OF SERVICE AND PROTECTION. 4. REMOVE, COORDINATE WITH NEW EXISTING SITE SURVEY, SHEET 681.1 AND BRUSHES AND DRAINAGE PLAN, SHEET 681.1. REMOVE EXISTING WORK. 5. COORDINATE ALL SITE WORK, LANDSCAPE AND PROTECTION WITH NEW EXISTING WORK. 6. PROTECT ALL EXISTING WORK, TREES, FENCES, POLES, UTILITY LINES AND OTHER EXISTING WORK TO REMAIN. CONTRACTORS TO OBTAIN SITE FROM TO SUBMITTING BID AND COORDINATE TO OBTAIN EXISTING OF LOCAL AND STATE RECORDS. 7. LANDSCAPE AND PROTECTION REMOVE EXISTING PLANTING IS BEING TO REMAIN. MAINTAIN AND PROTECT EXISTING PLANTING. REMOVE EXISTING TREES TO MAINTAIN EXISTING BY OTHERS BY THIS NEW WORK. REMOVE ALL EXISTING PLANTING AND PROTECTION WORK NOT SHOWN TO REMAIN. COORDINATE WITH LANDSCAPE AND IRRIGATION DRAWINGS. 8. EXISTING SIGN EQUIPMENT, STRUCTURE AND RELATED WORK TO REMAIN. CONTRACTORS TO OBTAIN SITE FROM TO SUBMITTING BID AND COORDINATE TO OBTAIN EXISTING OF LOCAL AND STATE RECORDS. 9. EXISTING SIGN EQUIPMENT, STRUCTURE AND RELATED WORK TO REMAIN. CONTRACTORS TO OBTAIN SITE FROM TO SUBMITTING BID AND COORDINATE TO OBTAIN EXISTING OF LOCAL AND STATE RECORDS.

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GYI

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 SL FOOTHILL STAKE
 1000 SOUTH 2000 EAST
 SALT LAKE CITY, UTAH 84115

THE CHOICE OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

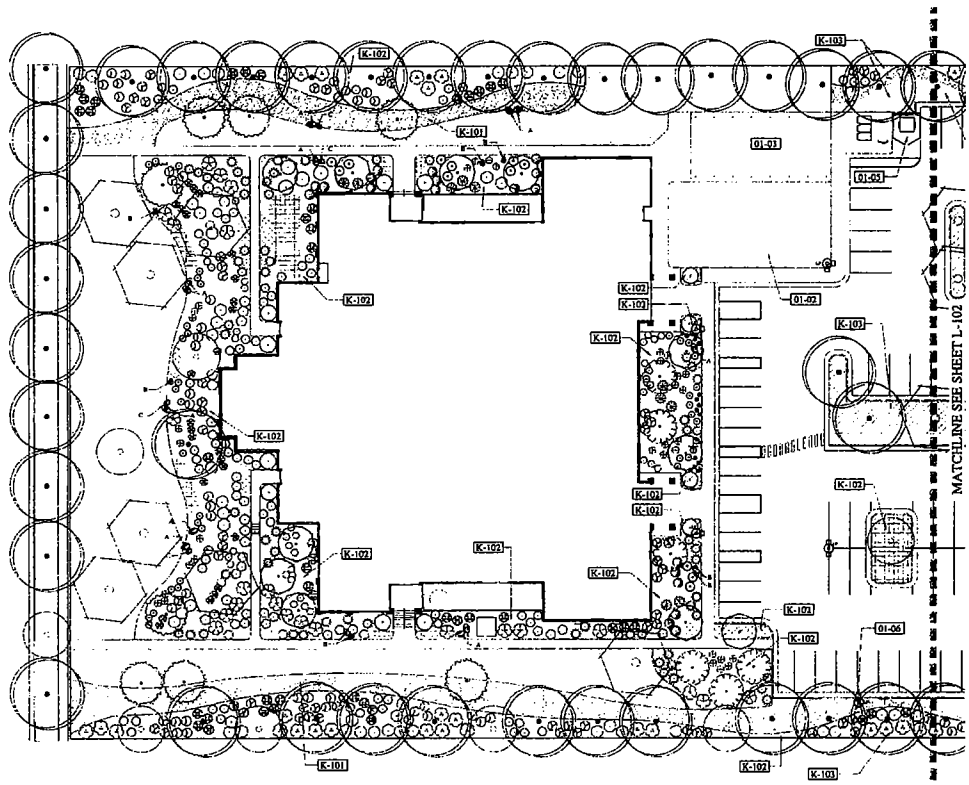
DATE	BY	CHECKED	APPROVED

EXISTING / DEMOLITION SITE PLAN

SD1.1

E. New Site Plan

F. Landscape Plan



PLANT SCHEDULE

TYPE	BOTANICAL	COMMON	QTY	SIZE	STK
TREES	ACER PLATANUS 'BARBADID QUERC'	EMERALD GREEN MAPLE	8 8 B	7 CAL	72
	QUERCUS PRINCEPS	WHITE OAK	8 8 B	VAR.	36
	QUERCUS PRINCEPS 'SILVERLEAF'	SILVERLEAF OAK	8 8 B	7 CAL	18
	FRAXINUS EUROPAEA 'DWARF'	SMALL LEAF BEECH	8 8 B	7 MOK	8
	FRAXINUS EUROPAEA 'PYRAMID'	PYRAMIDAL BEECH	8 8 B	7 MOK	6
	FRAXINUS EUROPAEA 'SILVERLEAF'	SILVERLEAF BEECH	8 8 B	7 MOK	13
	FRAXINUS EUROPAEA 'DWARF'	SMALL LEAF BEECH	8 8 B	7 CAL	14
	FRAXINUS EUROPAEA 'SILVERLEAF'	SILVERLEAF BEECH	8 8 B	7 CAL	14
	FRAXINUS EUROPAEA 'SILVERLEAF'	SILVERLEAF BEECH	8 8 B	7 CAL	14
	FRAXINUS EUROPAEA 'SILVERLEAF'	SILVERLEAF BEECH	8 8 B	7 CAL	14
SHRUBS	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
GROUND COVERS	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50
	ROSEMOYNE	ROSEMOYNE	50 FT		50

REFERENCE NOTES SCHEDULE

- GENERAL REFERENCE NOTES**
- 01-01 CHECK ALL ARCHITECTURAL PLANS FOR MORE INFORMATION AND DETAILS.
 - 01-02 CONSULT ALL ARCHITECTURAL PLANS FOR MORE INFORMATION AND DETAILS.
 - 01-03 30" X 30" SIGN TOLERANCE. EXCEPT FOR STREET TRUCKS NO PLANTS, SIGNAGE, OR OTHER OBJECTS OVER 10' SHALL BE PLANTED OR LOCATED BY STREET TOLERANCE.
 - 01-04 TRASH ENCLOSURE BY OTHERS. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
 - 01-05 EXISTING LIGHT POLES TO REMAIN UNLESS OTHERWISE NOTED.
 - 01-06 EXISTING TREES TO REMAIN AND BE PROTECTED.
 - 01-07 EXISTING POWER POLES.
 - ROCK
 - K-101 24" SIVER CORAL. COLOR TO BE DETERMINED.
 - K-102 18" X 18" ROCK MOUNTAIN. COLOR TO BE DETERMINED.
 - K-103 12" ROCK MOUNTAIN. COLOR TO BE DETERMINED.

PLANTING NOTES

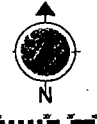
1. ADVISE NOT OTHERS COVERED BY THESE PLANTING NOTES SHALL BE PLANTED OR LOCATED BY STREET TOLERANCE. A ROCK MOUNTAIN SHALL BE PERMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL TO BE PLANTED ROCK MOUNTAIN SHALL BE COVERED WITH WOOD MULCH AS PER THE SPECIFICATIONS. ALL OTHER ROCK MOUNTAIN SHALL BE COVERED WITH A CONTRACTOR'S CHOICE OF WOOD MULCH. CONTRACTOR SHALL ADVISE THE ARCHITECT OF ANY MULCH TO BE USED.
3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY WRITING BY THE OWNER'S REPRESENTATIVE.
4. BASIS UPON A SOIL ANALYSIS PROVIDED BY THE OWNER. EXISTING TOPSOIL SHALL BE AMENDED AND USED THROUGHOUT THE SITE. TOPSOIL SHALL BE AMENDED TO DEPTH OF ALL TURF AREAS AND 12" IN ALL PLANTING AREAS.
5. IF ON SITE TOPSOIL IS DEEMED UNACCEPTABLE, IT WILL BE REQUIRED TO MEET THE SPECIFICATIONS OF THIS SOIL ANALYSIS AND IS TO BE REPLACED IF DEEPER AREAS AND 12" IN ALL PLANTING AREAS. THE CONTRACTOR SHALL OBTAIN AND FURNISH A SOIL TEST BY AN AUTHORIZED PERSON, REPORTING THAT IT MEETS THE SPECIFICATIONS OF THIS SOIL ANALYSIS.
6. THE REMOVAL OF TREES WITHIN THE STREET RIGHT OF WAY IS PROHIBITED WITHOUT THE APPROVAL OF THE ZONING ADMINISTRATOR IN CONSULTATION WITH THE URBAN FORESTRY AS SET FORTH IN SECTION 21.1.1.1 OF THE URBAN AND FORESTRY PART 4 OF THE SALT LAKE CITY CODE.
7. REFER TO THE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

SITE SUMMARY DATA

1. TOTAL AREA OF SITE IS 20,000 SQ FT.
2. TOTAL LANDSCAPE AREA IS 10,000 SQ FT, OR 50% OF THE TOTAL SITE.
3. TOTAL AREA IN ONE-FIFTY TOLERANCE PLANT MATERIAL ISLANDS IS 10,000 SQ FT OF THE TOTAL SITE.
4. TOTAL TURF AREA IS 10,000 SQ FT, OR 50% OF TOTAL SITE. THIS TURF WILL BE MAINTAINED TO A 1/4" DEPTH OF MULCH.
5. PLANTING AREAS TO BE DEEP DRAINAGE. SOI AREAS TO BE DRAINAGE WITH 1/4" DEPTH.



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

DATE: 08-20-2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

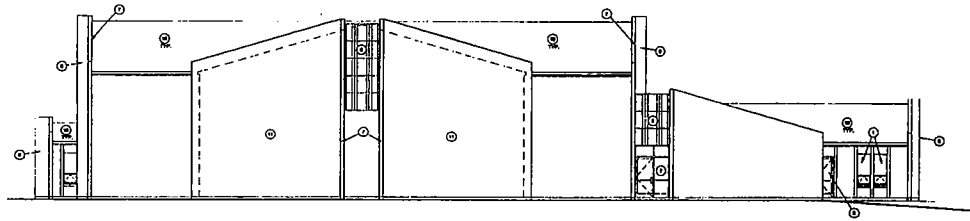
LANDSCAPE PLANTING PLAN

L-101

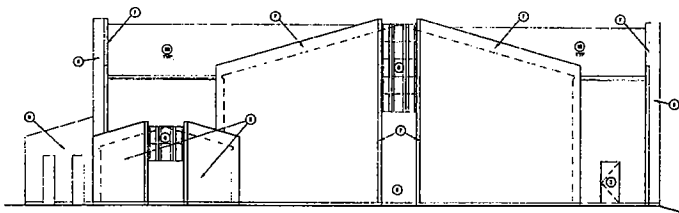
**G. Colored Landscape
Plan**



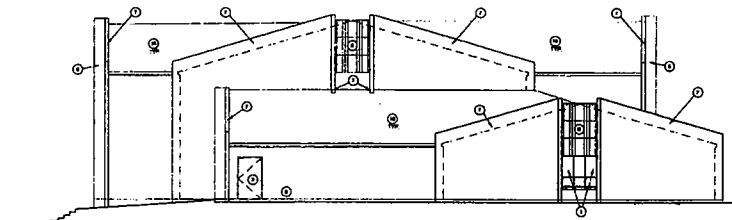
**H. Existing Exterior
Elevations**



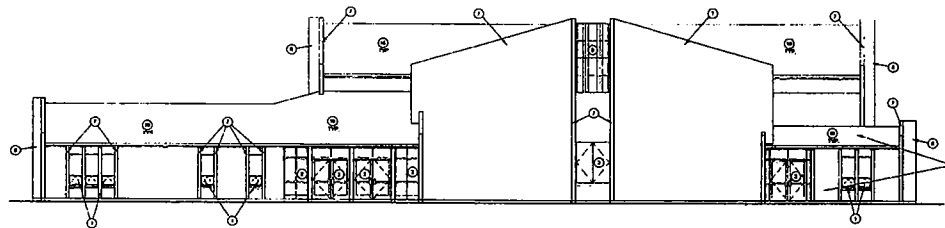
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



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. REMOVE EXISTING METAL ROOF, COMPLETE.
 2. REMOVE EXISTING STYROFOAM FRAME, DOOR, INSULATION AND TRANSPARENT GLAZING.
 3. REMOVE EXISTING DOOR, FRAME AND FINISHING.
 4. EXISTING LOWER TO REMAIN.
 5. REMOVE EXISTING LOUVER.
 6. REMOVE EXISTING COOLANT LINES AND COVER. SEE MECHANICAL AND ELECTRICAL DIVISIONS, TYPICAL.
 7. SAW CUT AND REMOVE EXISTING BRICK. USE NEW BRICKLAYS. 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.

KEYED DEMOLITION NOTES

- KEYED DEMOLITION NOTES**
- ① REMOVE EXISTING METAL ROOF, COMPLETE.
 - ② REMOVE EXISTING STYROFOAM FRAME, DOOR, INSULATION AND TRANSPARENT GLAZING.
 - ③ REMOVE EXISTING DOOR, FRAME AND FINISHING.
 - ④ EXISTING LOWER TO REMAIN.
 - ⑤ REMOVE EXISTING LOUVER.
 - ⑥ REMOVE EXISTING COOLANT LINES AND COVER. SEE MECHANICAL AND ELECTRICAL DIVISIONS, TYPICAL.
 - ⑦ SAW CUT AND REMOVE EXISTING BRICK. USE NEW BRICKLAYS. 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.

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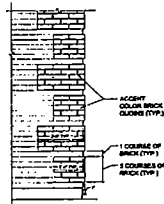
PRODUCTION
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Project No.	200-2017-00000001
Rev.	0, 000
Project Name	
Sheet No.	200-2017

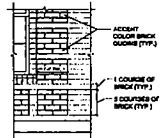
EXISTING EXTERIOR ELEVATIONS

A2.1

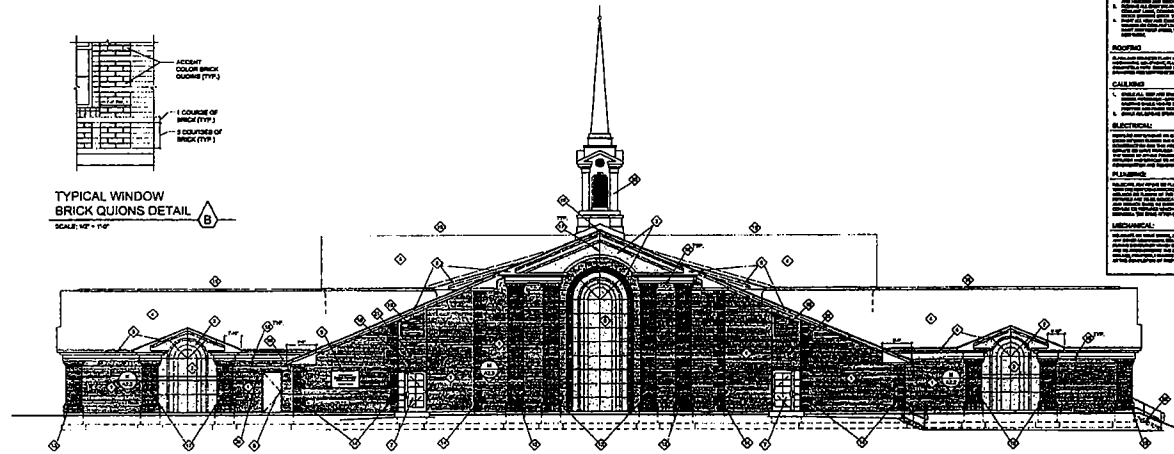
**I. New Exterior
Elevations**



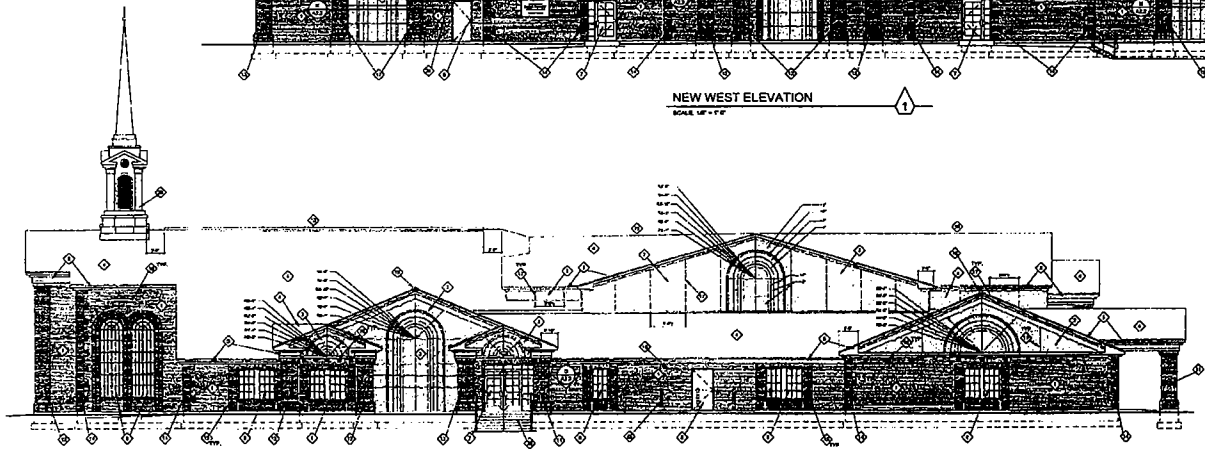
TYPICAL OUTSIDE CORNER
BRICK QUIONS DETAIL
SCALE: 1/2" = 1'-0"



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 ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
2. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
3. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
4. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.

ROOFING

SEE ARCHITECT'S SPECIFICATIONS FOR ROOFING TO BE USED.

CALL OUTS

1. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
2. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
3. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.
4. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES TO BE USED.

ELECTRICAL

SEE ARCHITECT'S SPECIFICATIONS FOR ELECTRICAL TO BE USED.

MECHANICAL

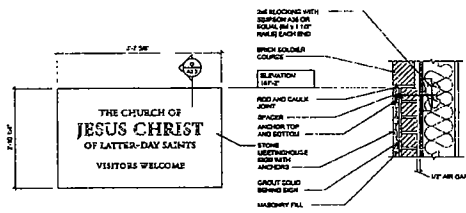
SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL TO BE USED.

PLUMBING

SEE ARCHITECT'S SPECIFICATIONS FOR PLUMBING TO BE USED.

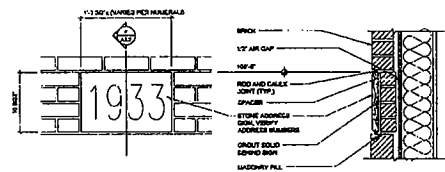
KEYED ELEVATION NOTES

- ◇ BRICK
- ◇ SFS
- ◇ EPS 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-1 AND A-2.
- ◇ NEW STONEWORK FRAME, DOOR, BELLTOWER AND FRAMING. SEE SHEET A-1.
- ◇ NEW HOLLOW METAL DOOR AND FRAME. FINISH. SEE SHEET A-1.
- ◇ 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.
- ◇ FINISH BRICKS OUT LIP AND IN BOND BRICKS. TYPICAL.
- ◇ EPS JOINT LINE. SEE G-2.
- ◇ METAL FLASH. SEE MECHANICAL DRAWINGS.
- ◇ ROOF VENT. SEE A-1.
- ◇ STRAPLE. SEE SHEET A-1.
- ◇ LIGHT FIXTURE
- ◇ EMERGENCY LIGHTS
- ◇ HOT LINE
- ◇ FIRE BRICKS/CLAY BRICKS AND STRIPS
- ◇ WALL FINISH BRICK COURSE. SEE C & F-2.
- ◇ CONCRETE START WITH METAL REINFORCE. SEE SHEETS B-1 AND B-2.



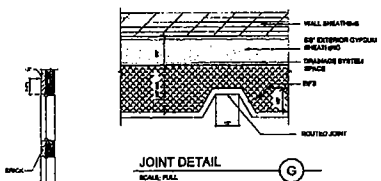
ELEVATION
SCALE: 3/4" = 1'-0"

STONE MEETINGHOUSE SIGN

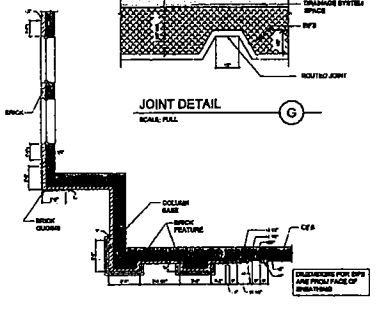


ELEVATION
SCALE: NONE

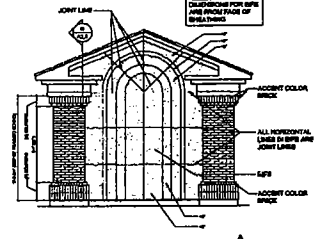
STONE ADDRESS SIGN



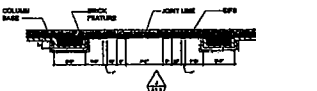
JOINT DETAIL
SCALE: FULL



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



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



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

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DENVER, CO 80202
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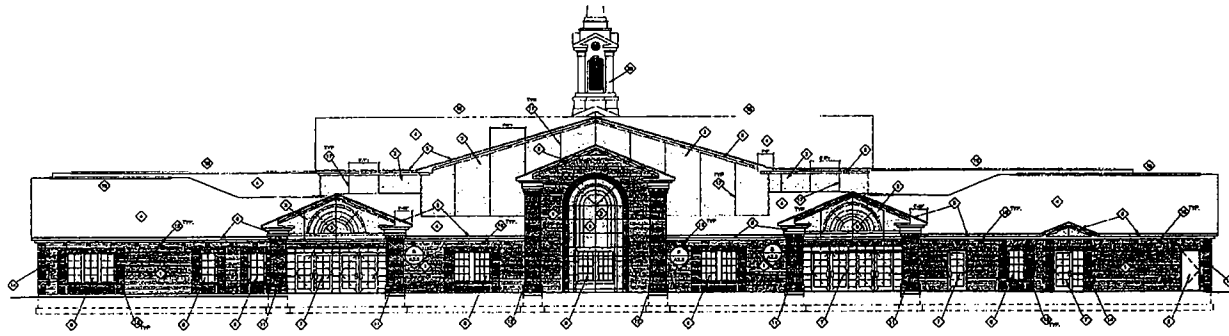


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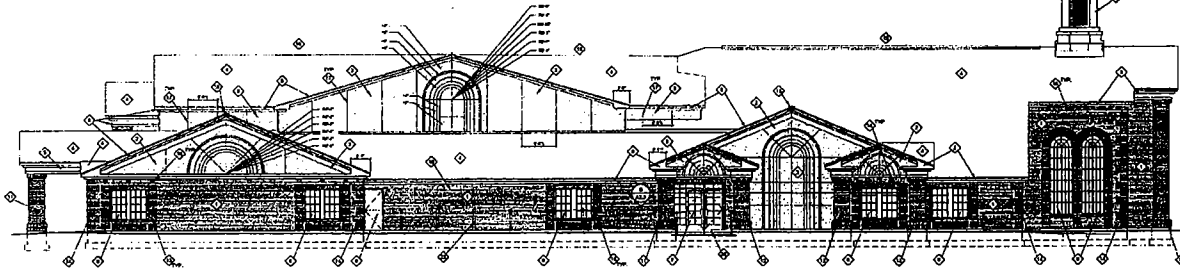
PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

DATE: 08-14-2018
REV: 1.0
BY: JCB

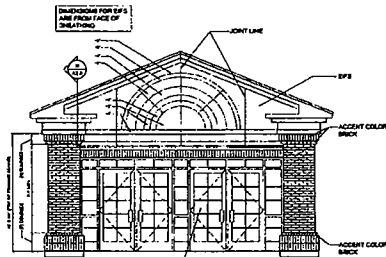
A2.2



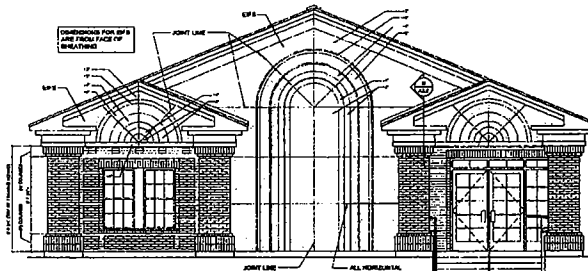
NEW EAST ELEVATION
SCALE 1/4" = 1'-0"



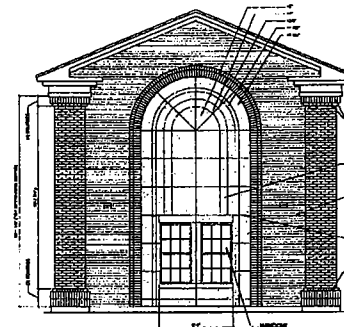
NEW NORTH ELEVATION
SCALE 1/4" = 1'-0"



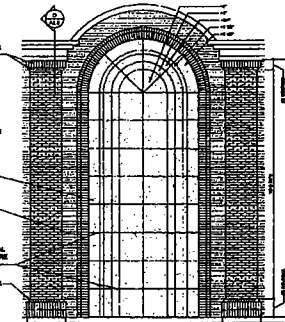
ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



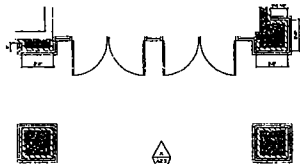
ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



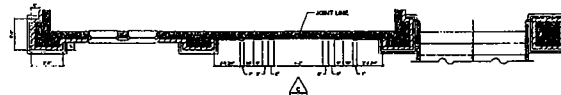
ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



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



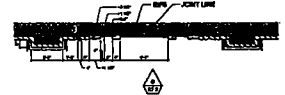
ENLARGED PLAN DETAIL
SCALE 1/4" = 1'-0"



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



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



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

GENERAL ELEVATION NOTES	
EXTERIOR FINISHES:	
1.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
2.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
3.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
4.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
5.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
6.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
7.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
8.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
9.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
10.	SEE FINISH SCHEDULE FOR MATERIALS AND METHODS.
ROOFING:	
1.	SEE ROOFING SCHEDULE FOR MATERIALS AND METHODS.
2.	SEE ROOFING SCHEDULE FOR MATERIALS AND METHODS.
3.	SEE ROOFING SCHEDULE FOR MATERIALS AND METHODS.
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9.	SEE ROOFING SCHEDULE FOR MATERIALS AND METHODS.
10.	SEE ROOFING SCHEDULE FOR MATERIALS AND METHODS.
GLAZING:	
1.	SEE GLAZING SCHEDULE FOR MATERIALS AND METHODS.
2.	SEE GLAZING SCHEDULE FOR MATERIALS AND METHODS.
3.	SEE GLAZING SCHEDULE FOR MATERIALS AND METHODS.
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9.	SEE GLAZING SCHEDULE FOR MATERIALS AND METHODS.
10.	SEE GLAZING SCHEDULE FOR MATERIALS AND METHODS.
ELECTRICAL:	
1.	SEE ELECTRICAL SCHEDULE FOR MATERIALS AND METHODS.
2.	SEE ELECTRICAL SCHEDULE FOR MATERIALS AND METHODS.
3.	SEE ELECTRICAL SCHEDULE FOR MATERIALS AND METHODS.
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9.	SEE ELECTRICAL SCHEDULE FOR MATERIALS AND METHODS.
10.	SEE ELECTRICAL SCHEDULE FOR MATERIALS AND METHODS.
MECHANICAL:	
1.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.
2.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.
3.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.
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8.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.
9.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.
10.	SEE MECHANICAL SCHEDULE FOR MATERIALS AND METHODS.

KEYED ELEVATION NOTES	
◇	BRICK
◇	NEW FINISH. SEE DETAIL ON SHEET A.2.2 AND A.2.3 FOR ADDITIONAL DIMENSIONS.
◇	NEW FINISH. SEE DETAIL ON SHEET 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 SHEET A.2.2 AND A.2.3.
◇	NEW WINDOW FRAME, DOOR, SILL/HEAD AND THRESHOLD. SEE SHEET A.2.2.
◇	NEW HOLD UP THE DOOR AND FRAME PARTY. SEE SHEET A.2.2.
◇	STONE ARCHITECTURE BRICK. SEE C & D.2.2.
◇	STONE ARCHITECTURE BRICK. SEE C & D.2.2.
◇	BRICK COLLARS. SEE WALLS.
◇	BRICK FINISHES. SEE WALLS.
◇	BRICK CORNER FINISHES. SEE WALLS & PILEUPS.
◇	BRICK CORNER AT CORNER. SEE WALLS.
◇	BRICK CORNER AT WINDOW. SEE WALLS.
◇	PRODUCT BRIDGE CUT OFF AND BEAD SHOWING TYPICAL.
◇	NEW JOINT LINE. SEE WALLS.
◇	METAL FLASHING. SEE MECHANICAL DRAWINGS.
◇	FRIDGE PARTY. SEE SHEET A.2.2.
◇	STEPPLE. SEE SHEET A.2.2.
◇	LOWY FINISHES.
◇	TRANSOM LIGHTS
◇	NOT LISTED
◇	FINISH BRICKS ALONG HORN AND STORM
◇	VINYL FINISH BRICKS (ARCHES). SEE C & D.2.2.
◇	CONCRETE STAIR WITH METAL HANDRAILS SEE SHEET A.2.2 AND A.2.3.

**Bradley Cyril Architects
S. Associates, PLLC**

GYGI

**FOOTHILL 1,2 &
SL FOOTHILL STAKE**

1833 SOUTH LAMB EAST
SALT LAKE CITY, UTAH 84118

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

NEW
EXTERIOR
ELEVATIONS

A2.3

**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 ODriscoll [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.](#)

3/10/2009

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
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
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 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.

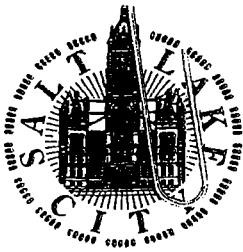
LoPiccolo, Kevin

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.*

Multiple horizontal lines for additional comments.

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.