

October 31, 2018

ADMINISTRATIVE INTERPRETATION

DECISION AND FINDINGS

PLNZAD2018-00829



REQUEST:

A request for an administrative interpretation regarding a proposed use of the subject property (734 East 200 South) that includes business offices and small meetings/workshops in the current building. The building in question is currently recognized as an office building and is in an RMF-45 Moderate/High Density Residential Multi-family Residential zoning district.

INTERPRETATION/DECISION:

The proposed office use is similar in activity, intensity and impact compared to past office uses on the property that were authorized under a previous interpretation for this location (Feb. 17, 2007 by Janice Lew) and associated zoning certificate; therefore, the proposed office use would be allowed as proposed. The proposed workshop/meeting use, although mentioned separately in the application, is also considered part of the office use, merely an extension of hours. The small number of workshop participants (15-20) stated in the application materials factored into this determination and should not increase. If the number increases, it may longer be deemed office use and thus not allowed.

FINDINGS:

The decision is based primarily on anticipated impacts associated with the proposed use because it would be considered non-conforming in replacement of an existing nonconforming use. The RMF-45 zoning district does not permit office use; however, the city has recognized the principal use of the property to be office since 2007 (last zoning certificate issued) based on its similar or less impact compared to a prior use as a reception center (approved via conditional use in 1998).

- In 2002 a change in land use was approved from a 4plex to a reception center through a conditional use process.
- In 2007 a change in land use was approved from a reception center to an office through an administrative interpretation.
- Parking impact remains the same. Currently there are 19 marked parking stalls on site with area for more.
- The proposed office use would create no nuisances.
- The property is a locally-designated historic landmark site.
- The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

If you have any questions regarding this interpretation please contact me (801) 535-6260 or by email at casey.stewart@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slc.gov/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person or by mail at:

In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	US Mail: Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

Dated this 31st day of October, 2018 in Salt Lake City, Utah.



Casey Stewart
Senior Planner

cc: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organizations



October 10th 2018
Attn: Salt Lake City Planning
Administrative Interpretation
451 South State Street, Room 215
Salt Lake City, Utah 84102

To whom it may concern:

The House is a non-profit organization that researches social neuroscience and applies it to small gatherings hosted in their offices to benefit the social health of the community and combat the health risks of loneliness and isolation. They educate individuals, families, organizations, and neighbors on how to create more human connection in a digital age that is causing a loneliness epidemic—this generation's biggest health crisis. The House holds normal business hours, typically 8:00 a.m. - 5:00 p.m., to conduct their research and meet with community members. Workshops and gatherings are usually held in the evenings from 6:00 p.m. - 10:00 p.m. for 10 - 25 people. For example, The House invited self-compassion expert and UCLA Educator, Becca Peters, to join with the founder of Inter Polarity Practice, John Kesler, to teach a group of 15 community members how to connect to themselves in tangible ways that would help them contribute in a more positive way within their families, workplaces, and neighborhoods.

We are currently in the process of purchasing the property located at 734 E. 200 S. SLC UT 84102. The property is Historic and has had many uses over the years. We are requesting an Administrative Interpretation to ensure that our proposed use as stated above is acceptable to Salt Lake City planning.

Thank you for your consideration.

Please let me know if you have any questions,

Best regards,

Phillip Hansen.
Founder
The House Gatherings
801-550-3024