

**April 28, 2020**



**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2020-00272**

**REQUEST:**

This is a request for an administrative interpretation regarding whether a proposed use at the property located at approximately 2 N Medical Drive (tax ID#09-33-404-012) would be considered recreation (indoor) in accordance with the Salt Lake City zoning laws. The property is located in the OS Open Space zoning district.

**DECISION:**

The Zoning Administrator finds that the proposed use is considered recreation and therefore permitted in the OS zoning district per the specifications of the Table of Permitted and Conditional Uses for Special Purpose Districts (Zoning Ordinance Section 21A.33.070).

**FINDINGS:**

The applicant is proposing a new building on the property to the rear of the existing Jewish Community Center. The applicant has described the building as *an activity center (...) to primarily serve to house summer camp and after school activities*. Based on the plans submitted for building permit, the structure will contain spaces for arts & crafts, multi-purpose area and lounge rooms.

The multi-purpose area will have an elevated platform for informal discussions and presentations and will accommodate small group activities and games. The applicant described the space as *designed to be flexible for multi-purpose use and can be reconfigured with tables, chairs, bleachers, games, etc.*

The Definitions chapter of the Salt Lake City Zoning Ordinance Chapter 21A.62 defines Recreation (Indoor) as:

*Public or private recreation facilities, tennis or other racquet courts, swimming pools, bowling alleys, skating rinks, ball courts, video arcades, community centers, gymnasiums, health and fitness facilities, or similar uses which are enclosed in buildings primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (indoor)" shall include any accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (indoor)" shall not include theaters, cultural facilities, commercial recreation centers, massage parlors, or any use which is otherwise listed specifically in the table of permitted and conditional uses.*

From the uses characterized as recreation (indoor), the proposed use of the building is more closely related to a community center, which is defined in the Webster dictionary as:

*A building or group of buildings for a community's educational and recreational activities.*

The proposed use, as described by the applicant, meets the definition above.

Table 21A.33.070 lists recreation (indoor) as a permitted use in the OS zoning district and therefore the proposed use is allowed on the subject property as a permitted use.

Any use interpretation is subject to the below standards:

- A. *Any use defined in chapter 21A.62 of this title, shall be interpreted as defined;*

**Finding:** Recreation (indoor) is defined in chapter 21A.62 and Staff finds the proposed use as described meets this definition.

- B. *Any use specifically listed without a "P" or "C" designated in the table of permitted and conditional uses for a district shall not be allowed in that zoning district;*

**Finding:** Recreation (indoor) is a permitted use in the OS zoning district.

- C. *No use interpretation shall allow a proposed use in a district unless evidence is presented demonstrating that the proposed use will comply with the development standards established for that particular district;*

**Finding:** The applicant has provided evidence that the use will comply with the development standards established for the district. A building permit will be required to construct the new building on the property and therefore building plans must be reviewed for compliance with the zoning standards and approved by the Building Services division.

- D. *No use interpretation shall allow any use in a particular district unless such use is substantially similar to the uses allowed in that district and is more similar to such uses than to uses allowed in a less restrictive district;*

**Finding:** As noted above, the use as described is most similar to recreation (indoor), which is a permitted use in the OS zoning district.

- E. *If the proposed use is most similar to a conditional use authorized in the district in which it is proposed to be located, any use interpretation allowing such use shall require that it may be approved only as a conditional use pursuant to chapter 21A.54 of this title; and*

**Finding:** As noted above, the use as described is most similar to recreation (indoor), which is a permitted use in the OS zoning district.

- F. *No use interpretation shall permit the establishment of any use that would be inconsistent with the statement of purpose of that zoning district.*

**Finding:** The OS zoning district has the following purpose statement:

*The purpose of the OS Open Space District is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands,*

*steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the stormwater drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the City where the applicable master plans support this type of land use.*

The proposed use consists of enhancing an improved recreational area.

If you have any questions regarding this interpretation, please contact Mayara Lima at (801) 535-7118 or by email at [mayara.lima@slcgov.com](mailto:mayara.lima@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 <https://www.slc.gov/planning/applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.

**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.



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Mayara Lima  
Principal Planner  
Salt Lake City Planning Division

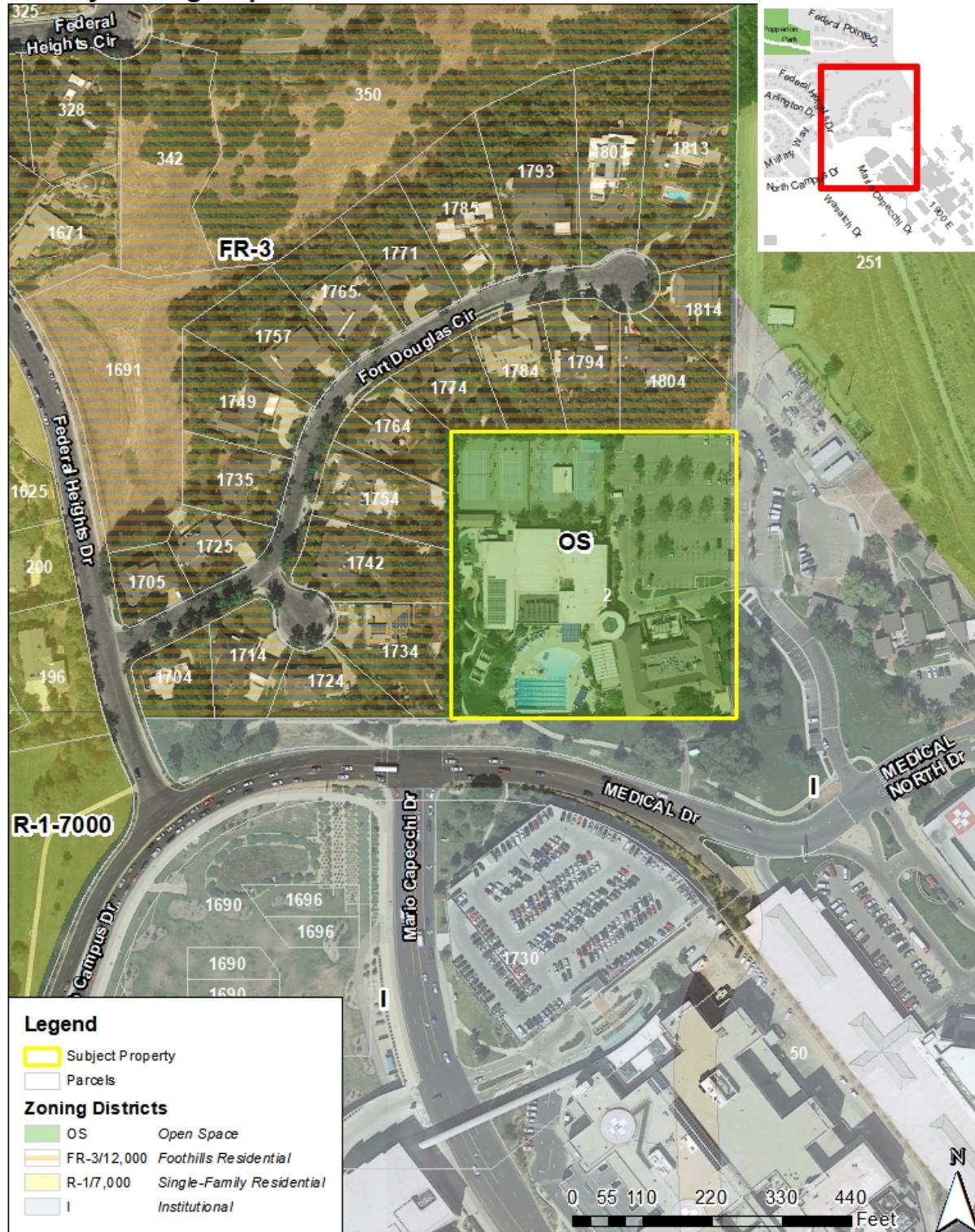
CC: Nick Norris, Planning Director  
Joel Paterson, Zoning Administrator  
Greg Mikolash, Development Review Supervisor  
Applicable Recognized Organization  
Posted to Web

Attachments:

- A. [Vicinity Zoning Map](#)
- B. [Site Plan](#)

# Attachment A

## Vicinity Zoning Map



Salt Lake City Planning Division, 4/28/2020



# Attachment B

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE ARCHITECT TO PROVIDE INFORMATION TO THE PUBLIC IN A TIMELY AND ACCURATE MANNER. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE INFORMATION TO THE PUBLIC IN A TIMELY AND ACCURATE MANNER. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE INFORMATION TO THE PUBLIC IN A TIMELY AND ACCURATE MANNER.



**A1 OVERALL SITE PLAN**  
1" = 40'-0"

## GENERAL NOTES:

SEE SHEET G002 FOR DRAWING INDEX.  
SEE SHEET G003 FOR GENERAL NOTES AND ABBREVIATIONS.  
DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

## PARKING STUDY:

<b>EXISTING</b>	
PARKING WITHIN PROPERTY:	149 (5 ADA)
PARKING WITHIN EASEMENT:	29
PARKING OUTSIDE PROPERTY:	19 (2 ADA)
<b>TOTAL:</b>	<b>197 (7 ADA)</b>

<b>REQUIRED</b>	
BUILDING A:	27,261 SF
BUILDING B:	58,165 SF
ACTIVITY CENTER:	9,272 SF
<b>TOTAL:</b>	<b>94,698 SF</b>
PARKING SPACES (3/1,000 SF):	283
<b>50% REDUCTION:</b>	<b>143</b>

**BICYCLE REQUIRED:**  
PARKING SPACES (5% OF CAR REQ'S) 7

## ZONING ANALYSIS:

### OS OPEN SPACE DISTRICT:

**REQUIREMENTS:**  
LOTS GREATER THAN FOUR (4) ACRES:

BUILDING HEIGHT LIMITATION: 35' - 45'  
FOR EVERY FOOT OVER 35' EACH REQUIRED YARD INCREASED ONE FOOT

<b>SETBACKS:</b>	
FRONT YARD:	10'
CORNER YARD:	10'
INTERIOR SIDE YARD:	15'
REAR YARD:	15'

<b>PROVIDED:</b>	
LOT SIZE:	4.72 ACRES
BUILDING HEIGHT:	34'-6"

<b>SETBACKS:</b>	
FRONT YARD:	339'
INTERIOR SIDE YARD:	139'-11 3/4' & 203'
REAR YARD:	17'-9"

## LEGEND:

	ADA ACCESSIBLE PATH
	FIRE DEPARTMENT CONNECTION
	EXISTING BUILDING
	NEW BUILDING

## KEYED NOTES:

- EXISTING SIDEWALK TO REMAIN
- EXISTING GRASS TO REMAIN
- EXISTING ASPHALT TO REMAIN
- ASPHALT PAVING, SEE CIVIL DRAWINGS.
- EXISTING CONCRETE DRIVE TO REMAIN
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING PARKING LAYOUT TO REMAIN
- PARKING STRIPING
- EXISTING FIRE HYDRANT TO REMAIN, SEE CIVIL DRAWINGS.
- EXISTING RETAINING WALL TO REMAIN
- CONCRETE SIDEWALK, SEE CIVIL DRAWINGS.
- EXISTING CURB CUT & DRIVEWAY TO REMAIN
- EXISTING COURTYARD TO REMAIN
- EXISTING POOL TO REMAIN
- EXISTING PLAY AREA TO REMAIN
- EXISTING STORAGE BUILDING TO REMAIN
- GRASS LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
- BIKE RACKS, SEE LANDSCAPE DRAWINGS.
- 4" CONCRETE PAD
- EXISTING DUMPSTER & RECYCLING CONTAINER TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CHAINLINK FENCE TO REMAIN
- EXISTING CHAINLINK FENCE & GATE TO REMAIN
- CHAINLINK FENCE TO MATCH EXISTING
- EXISTING CMU WALL TO REMAIN
- EXISTING STEEL GATE TO REMAIN
- PAINTED ACCESSIBLE SYMBOL

ajc architects

703 east 1700 south  
salt lake city, ut 84105  
ajcarchitects.com

ARCHITECT / CONSULTANT



AUTHORITY HAVING JURISDICTION

## PROJECT DESCRIPTION

IJ & JEANNÉ WAGNER  
JEWISH COMMUNITY  
CENTER

VOLUMES 1 & 2

2 NORTH MEDICAL DRIVE  
SALT LAKE CITY, UT 84113

SHEET NAME:

OVERALL SITE PLAN

## REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 2019

ISSUE TYPE: PERMIT SET

DRAWN BY: ajc

CHECKED BY: K. RIGBY

PROJECT#: 1906

SHEET NUMBER:

**AS100**