

ADMINISTRATIVE HEARING STAFF REPORT

YWCA Campus of Salt Lake City Conditional Use Petition PLNPCM2008-00806 322 East 300 South December 18, 2008



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

YWCA of Salt Lake City

Staff:

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Tax ID:

16-06-254-007
16-06-329-001
16-06-401-020
16-06-401-002, 003, 004, 005

Current Zone:

R-MU (Residential/Mixed Use
District)

Master Plan Designation:

Central Community Master Plan –
High Density Mixed Use (50 or
more dwelling units per acre)

Council District:

District 4 – Luke Garrott

Lot size:

Approximately 3.25 acres

Current Use:

YWCA of SLC

Notification

Mailed: Dec. 4, 2008
Sign posted: Dec. 4, 2008
Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites Dec.
12, 2008.

Applicable Land Use

Regulations:

- Chapter 21A.24.170 R-MU
(Residential/Mixed Use District)
- Chapter 21A.54 Conditional Uses

Exhibits:

- A. Site Plan
- B. Photos of similar structures

REQUEST

The applicant, YWCA of Salt Lake City is requesting approval of a conditional use for four public utility structures located at 322 East 300 South. The purpose of the structures is to provide electrical power to the expanded YWCA facility.

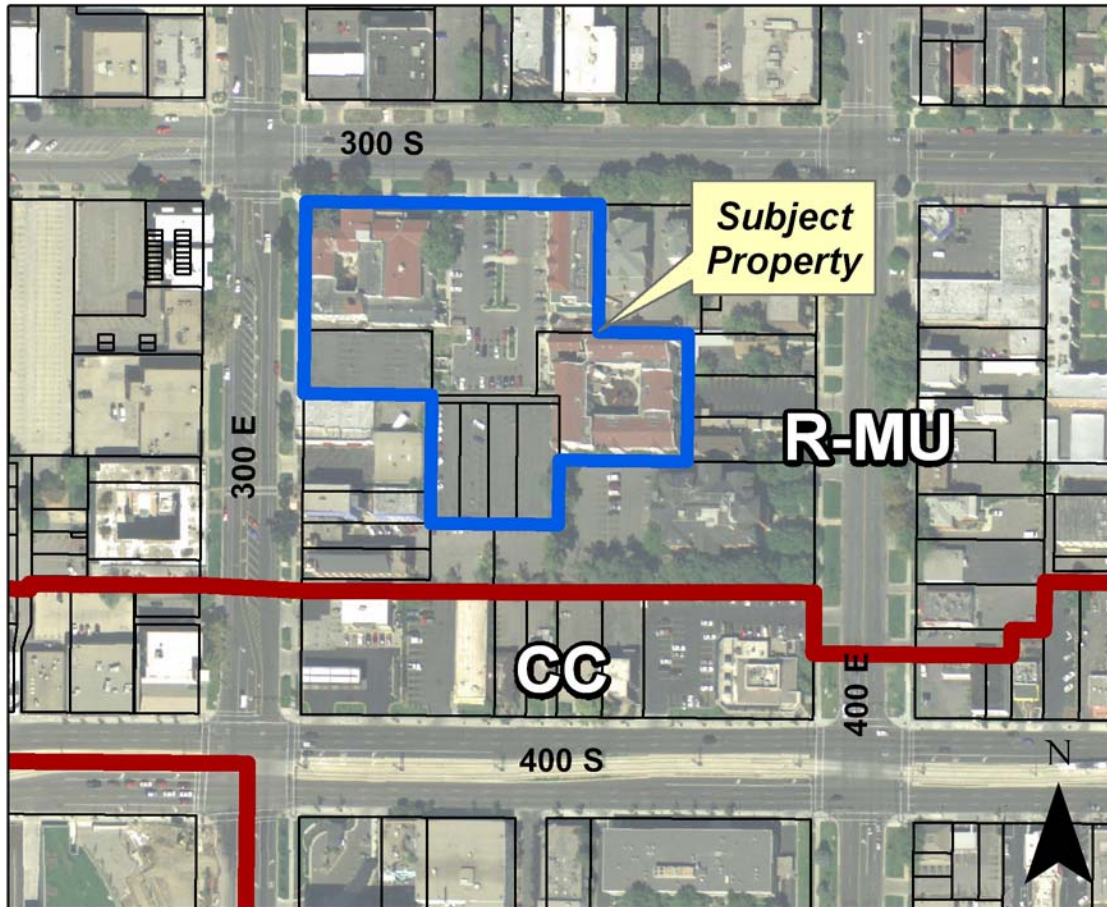
STAFF RECOMMENDATION

Staff recommends that the Administrative Hearing Officer review the proposed utility boxes, conduct a public hearing and consider approving the application per the findings analysis and conditions of approval in this report.

Conditions of Approval

1. All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures.
2. All conditions of approval from the July 2008 Planned Development shall remain in effect.

Vicinity Map



BACKGROUND

On July 9, 2008 the Planning Commission approved a planned development application to redevelop and expand the YWCA campus and facility at 322 East 300 South. The project includes the construction of two new buildings, a women's crisis shelter and residences and the refurbishing of other existing buildings. The expansion will increase the capacity of the housing from 75 beds to 160 beds. In order to provide electrical services to the new buildings, the applicant is requesting approval of a conditional use permit for four public utility structures located near the open park/playground area on site. Each utility structure will be approximately 60" high, and 72" wide, and will house the electrical transformer necessary for each building.

Comments

Public Comments

No written or verbal comments were received from the public.

Community Council Comments

A public open house was held for this project on December 2, 2008. No comments were received.

City Department Comments:

Notice of the application was routed to each affected City department on November 23, 2008 requesting comments and input. All divisions responded that they have no concerns with the project.

Staff Analysis

If the hearing officer chooses to approve the proposal, the applicant will then be able to move forward with the proposed electrical plans for the YWCA property. If the officer chooses to deny the application, the applicant may request that the matter be reviewed by the Planning Commission, or find alternative means of providing electrical service to the site.

Findings

Standards for Conditional Uses (21A.54.080)

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Administrative Hearing Officer shall review and consider the following:

1. **Master Plan and Code Compliance:** The proposed development is supported by the general policies of the City Wide, Community, and Small Area Master plan text and the future land use map policies governing the site;
 - a. The proposed development is one of the conditional uses specifically listed in this title; and
 - b. The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.

Analysis: On July 9, 2008 the Planning Commission reviewed the proposed development and found that the overall development proposal is consistent with the general policies of the various master plans governing the site. The proposed structures are secondary to the overall project, and will have little impact on the surrounding area in general.

Private/Public utility buildings and structures are listed as a conditional use in the R-MU zone in section 21A.24.190 of the Salt Lake City Zoning Ordinance Table of Permitted and Conditional Uses.

The purpose of the R-MU (Residential/Mixed Use Zone) is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Finding: Staff finds no evidence that the proposed utility structures will change July 9, 2008 Planning Commission finding that the project is compatible with the associated master plans and Salt Lake Zoning Ordinance.

2. **Use Compatibility:** The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:
 - a. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;

- b. The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:
 - i) The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;
 - ii) Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;
 - iii) Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and
 - iv) The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise, height, or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.
- c. The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;
- d. Existing or proposed utility and public services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources; and
- e. Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.
- f. Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.

Analysis: This project compliments the goals set forth in the in the East Downtown Master Plan by enhancing compatible infill development and redevelopment in the immediate area. The structure will provide necessary improvements to the electrical service provided. Because of the relative small size of the structures (60” tall x 72” wide) and their location in the rear of the site, they will have little visual effect on the surrounding uses. They will be located in an area that does not impede traffic, or pedestrian circulation, and will be painted in a muted earth tone, so as to limit the visual effect when viewed from the street and sidewalk.

3.Design Compatibility: The proposed conditional use is compatible with:

- a. The character of the area with respect to: site design and location of parking lots, access ways, and delivery areas; impact on adjacent uses through loss of privacy, objectionable views of large parking or storage areas; or views and sounds of loading and unloading areas;
- b. Operating and delivery hours are compatible with adjacent land uses; and
- c. The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.

Analysis: The structures will be centrally located on the property away from traffic and pedestrian right-of-ways. The boxes will not eliminate any required parking. Access to the utility site is from the 300 South right-of-way, and is adequate. Once the structure is installed, the only traffic generated will be from maintenance vehicles that visit the site for routine maintenance.

Finding: The proposed design is compatible with the intensity, size and scale for the type of use and with surrounding uses.

4. **Detriment to Persons or Property:** The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The applicant shall demonstrate that the proposed use:
- A. Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;
 - B. Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and
 - C. Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: No deterioration of the environment will occur as a result of this application. The electrical transformer and structure do not emit any harmful or hazardous pollutants into the ground or air that will not be mitigated through the building permit process. An upgrade and redevelopment of the YWCA Campus should have a positive impact on the surrounding area. The YWCA is an existing use and provides an essential service in the community.

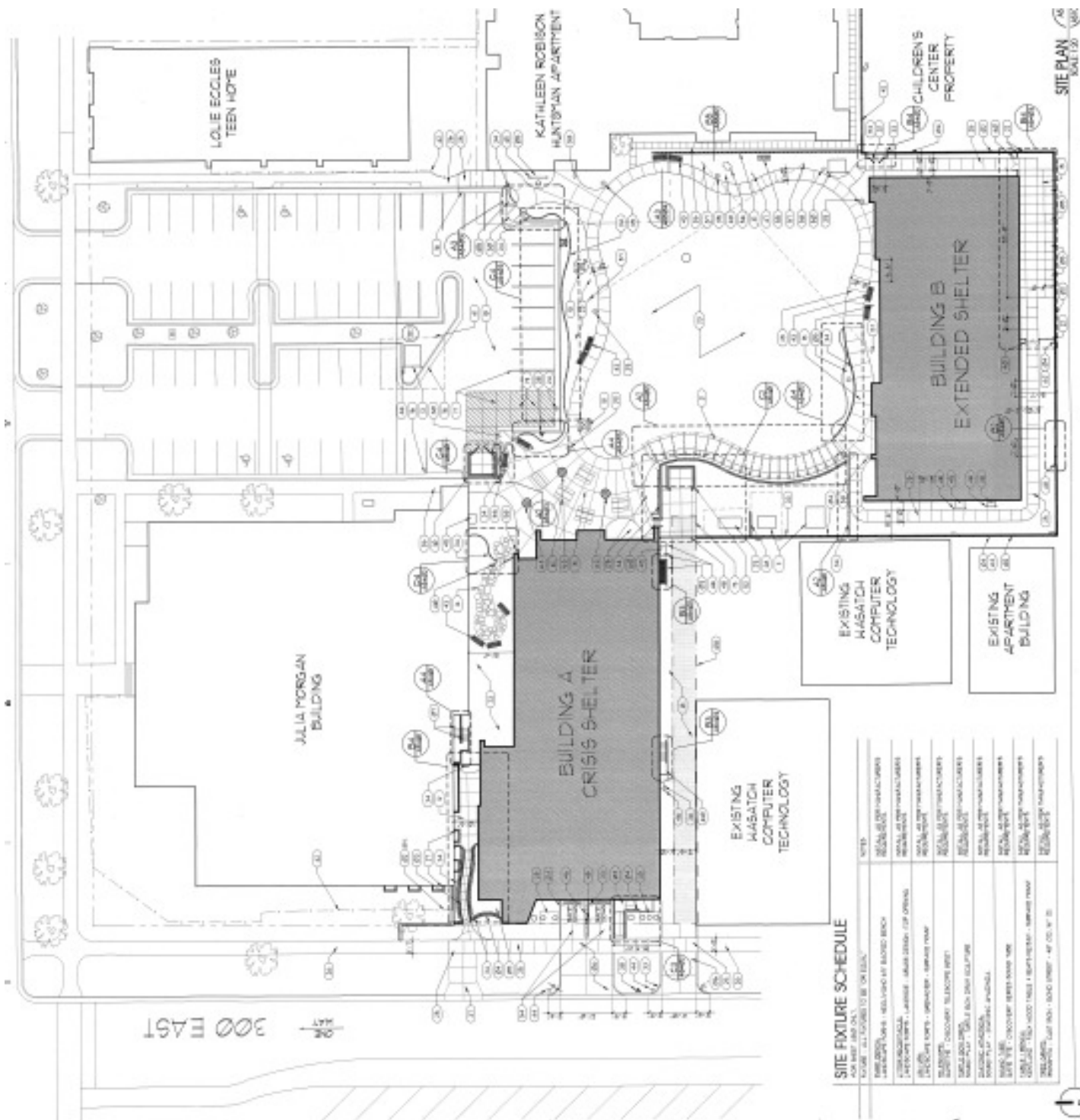
Finding: The project satisfies this standard.

5. **Compliance with Other Applicable Regulations:** The proposed development complies with all other applicable codes and ordinances.

Analysis: Approval of this application is based on compliance with all applicable City building permits and codes prior to installation.

Finding: Staff finds the proposed conditional use complies with all other applicable codes and ordinances.

Exhibit A: Site Plan



SITE FIXTURE SCHEDULE

ALL NEW - ALL TO BE INSTALLED

ITEM	NOTES
1.000	REGULATED MANHOLE
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Exhibit B: Photo of Similar Structure

Three Phase Pad Mount Transformer 15Kv

**Lg 73"H X 68"W X 46"D
Sm 60"H X 72"W X 46"D**



This equipment reduces high voltage to low voltage

3713708

