



ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY

2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO

1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.5911

Samoan Independent Seventh Day Adventist Church

The original Samoan Independent Seventh Day Adventist Church (SISDAC) was located on the site referenced in this proposal at 1624 South 1000 West, Salt Lake City, UT 84104. The original building was not designed for the needs of this congregation and had outlived its useful life. Therefore, SISDAC was allowed under the previous building permit to demo the building with expectation that it would be replaced with new construction and a similar program. The demolition work was authorized by the city and completed prior to the project going on hold and the building permit expiration. Places of worship are accommodated in an RMF-35 Moderate Density Multi-Family Residential District as conditional uses, which is the purpose of this application.

The proposed project is a single story church building. It includes, a post- function/gym space which will double as a chapel/sanctuary space. The project will also include two classrooms, a small kitchen and support spaces. It is the intention of SISDAC to also construct a dedicated sanctuary space to the east as some undetermined time, under a separate building permit. The sanctuary work was originally proposed under the previous building permit and later removed. The sanctuary will remain outside the scope of the current project and all city applications.

The service and operation of the building will be the same as the original building.

The site to the north is occupied by another church, the Serbian Orthodox Church. The site to the west is occupied by a multi-family residential building. The sites to the south and east (across the street) are occupied by single /two family residential buildings.

There will not be any shift workers in the new building, and there will likely be 3-4 employees in the building at any one time.

The calculated occupancy load of the post-function / sanctuary space is 323 occupants with a total building occupancy of 342 occupants.

All the required setbacks and landscape buffers required are being met.

Site plans, building plans and elevations are attached

Zoning Map:

Site location



Existing Conditions: (Original building demolished under building permit: BLD2018-08342)





SAMOAN INDEPENDENT
SEVENTH-DAY ADVENTIST
CHURCH

Please see Architectural Nexus' comments below in blue which address how the project, The Samoan Independent Seventh Day Adventist Church (SISDAC) meets each of the required Conditional Use Standards, the City Wide Master Plan, and the Neighborhood Master Plan (The Westside Master Plan) of the area where the project is located.

21A.54.080: STANDARDS FOR CONDITIONAL USES:

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 set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal of the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. **Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
Architectural Nexus 21.3.18: Places of worship fall under the conditional use category for the RMF-35 zone in which the proposed building is located. See response to question #3 and provided figures for additional information.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
Architectural Nexus 21.3.18: The proposed SISDAC project will be constructed on an existing church site in place of a recently demolished church building. The previous building was removed with city approval per building permit BLD 2018-08342. The adjacent site to the north also has a church of similar sq. ft., height, and foot print. These two churches of different denominations serve the surrounding residents and provide a place for religious gatherings. The neighborhood is accustomed to having a church on the site and it is our intention to continue using the site for the same use.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans;
Architectural Nexus 21.3.18: The proposed site (1612 and 1624 below) is in the RMF-35 zone which allows church buildings within the zone as a conditional use. The proposed SISDAC building is a single level building that's max height is under the maximum height limit of 35'.

RMF-35

Moderate Density Multifamily Residential. The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35').



Use	Permitted And Conditional Uses By District												
	FR-1/ 43,860	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	
Place of worship on lots less than 4 acres in size		C	C	C	C	C	C	C			C	C	C

- The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions;

Architectural Nexus 21.3.18: We do not anticipate any detrimental effects linked to the proposed SISDAC project. The project is replacing an existing place of worship and will have typical hours of operation and use associated with a building of this nature. The project is also adjacent to another church building.

- B. Detrimental effects determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

- This title specifically authorizes the use where it is located;

Architectural Nexus 21.3.18: The proposed site (1612 and 1624) is in the RMF-35 zone which allows church buildings within the zone as a conditional use. See response to question #3 and provided figures for additional information.

- The use is consistent with applicable policies set forth in adopted city wide, community and small area master plans and future land use maps.

Architectural Nexus 21.3.18: The following summarizes how the SISDAC project meets and supports the SLC City Wide Master Plan.

The addition of the proposed SISDAC project to the community fabric will provide for a diverse mix of uses in the area, which is an underlying principle of the SLC City Wide masterplan. The proposed building will continue the site’s legacy of being a place of worship for those in the community. The project supports the stated vision of the master plan in that it introduces and allows for a new religious denomination with an emphasis on a minority community. A quote from the SLC City Wide Master Plan states, “We expect to have true choices about how we live our

lives, from what kinds of home we live in, to how we travel to work, shop, worship, or recreate.” The master plan lists several initiatives which we have integrated into the design of the proposed SISDAC project:

Compatibility – We have endeavored to provide the community with a project that will integrate into the surrounding context in terms of scale and character. The proposed building is of a similar foot print and height to the surrounding buildings. The rectilinear forms used integrate into the surrounding context. The material pallet of CMU and painted cement siding are visually compatible with the neighborhood. See question four for additional information and rendering.

Neighborhoods – It is our belief that places of worship can help build strong neighborhoods. The project will seek to create stability, provide a conveniently located place of worship, build diversity and encourage social interaction. This project will be the first Seventh Day Adventist Church in the area and the only church focused on the Samoan community. The project supports The Westside Master Plan in providing diverse places of worship distributed throughout the neighborhoods.

Growth – The SISDAC project will support the mixed use goal, infill a now otherwise empty lot, and contribute to the healthy lifestyles of those in the community.

Transportation and mobility – As previously stated, SISDAC is the only denomination of its type in the area and the only church focused on the Samoan community. This project will reduce travel out of the community to find a Seventh Day Adventist Church while possibly bringing new people and families into the area. Bringing new people into the area could help support the proposed nearby Westside Master Plan regional node at 900 west and 1700 south.

Beautiful City - Places of worship are naturally people focused. The proposed SISDAC project has been designed to be people oriented. The design is conscious of the surrounding environment and as such the design does not drastically alter the site. Parking and entrances have been kept in the same locations to mitigate disturbances. The building has been pulled back from the road to provide a larger landscaped buffer zone. The building is designed using high building standards, which call for the use of long lasting materials that are complementary to the surrounding building stock.

Arts and Culture – The SISDAC denomination associated with the proposed project will provide a place for the Samoan minority community. The introduction of this proposed project into the community will bring with it opportunities for diversity and the appreciation for new cultures.

This project supports the 3rd largest minority population in the Westside according to The Westside Master Plan.

Equity – As stated previously, the new project will allow the community to welcome a new denomination to the area and provide equal access to a more diverse choice of forms of worship.

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

Architectural Nexus 21.3.18: The proposed site is adjacent to another church building to the North (Right) and a residence to the south (Left) as shown below. The project is well suited to the character of the site and relative to the intensity, size, and scale of the use compared to the existing surrounding uses. The building steps down in size as it approaches the street in order to create a better transition to the surrounding neighborhood and human scale.

See the illustration below which shows the proposed building on the site in relation to the surrounding buildings.



4. The mass, scale, style, design and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

Architectural Nexus 21.3.18: The mass and scale have been considered relative to the surrounding building. The materials used on the main taller portion of the building is CMU with the lower portion of the building being painted fiber cement board paneling and fiber cement board. The style design and architectural detailing are intended to create a distinct building identity while still blending in with the surrounding structures.



5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets and not impede traffic flows;
Architectural Nexus 21.3.18: Existing driveways are utilized for vehicular access to the new project. The parking area for the most part has been maintained in the same location. There should be minimal regrading associated with the new project. Vehicular traffic and parking will remain in the same configuration as the previous church building and parking. The existing driveways and access points will be used and will not impede traffic flow. The existing driveways and access points will continue to direct traffic onto major streets.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
Architectural Nexus 21.3.18: The proposed project design has maintained many of the past site element locations such as parking and drive isles. We do not expect to see any adverse impacts regarding parking or pedestrian and vehicular traffic flow.
7. The site is designed to enable access and circulation for pedestrian and bicycles;
Architectural Nexus 21.3.18: The proposed SISDAC project facilitates pedestrian and bicycle access with a separate access point protecting them from vehicular obstacles. Bicycle racks have also been provided on site and adjacent to the building.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
Architectural Nexus 21.3.18: The site's layout and use have remained largely unchanged and will not impact the service level of any abutting or adjacent street.

9. The location and design of off street parking complies with applicable standards of this code;

Architectural Nexus 21.3.18: Off street parking has been provided in accordance with applicable requirements. See the excerpt for sheet AS101 from the provided drawings. See the provided drawings for additional information.

PARKING DATA:	
REQUIRED PARKING CALCULATIONS	
• GYM (3 stalls / 1,000 sf @ 2,542 sf):	8
• ALL OTHER AREAS (3 stalls / 1000 sf @ 2,324 sf):	7
• REQUIRED ADA STALLS (1 ada / 25 stalls):	1
TOTAL REQUIRED STALLS	16
PROPOSED PARKING	
• EXISTING STALLS	0
• NEW STANDARD STALLS	21
• NEW ADA STALLS	2
TOTAL PROVIDED PARKING	23

10. Utility capacity is sufficient to support the use at normal service levels;
Architectural Nexus 21.3.18: The uses and size of the building are similar to what it was previously and the utility capacity is sufficient to support the use at normal service levels.

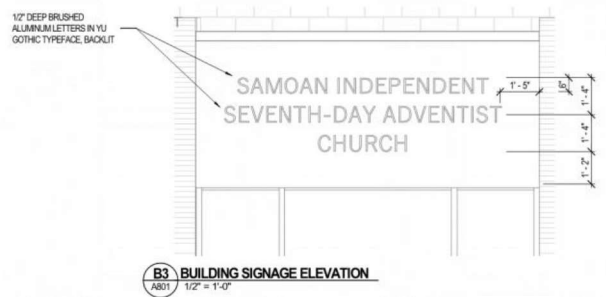
11. The use is appropriately screened, buffered, or separated for adjoining dissimilar uses to mitigate potential use conflicts;
Architectural Nexus 21.3.18: The proposed project building respects the required building setbacks. The project also includes a decorative security fencing as well a dumpster enclosure to secure and screen the dumpsters. See the included drawings for additional information.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
Architectural Nexus 21.3.18: The project will not significantly impact the air, water or encroach into a river or stream. Likewise the project will not introduce any hazardous environmental damage to any adjacent properties. The project provide value to the community and its residents.

13. The hours of operation and delivery of the use are compatible with surrounding uses;
Architectural Nexus 21.3.18: The proposed project will not have hours of operation outside of that which is typical for a place of worship. There will be no shift work associated with the project.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
Architectural Nexus 21.3.18: The lighting and signage are minimal. Most signage is kept to the building and at a reasonable size, with no monument signs. The majority of signage is code related. Lighting is mostly kept to the

parking lot and building entrances to provide safety and security for those accessing the site. See the included drawings for additional information.



15. The proposed use does not undermine preservation of historic resources and structures.

Architectural Nexus 21.3.18: The proposed building does not undermine preservation of historic resources or structures and will be built on an empty site. The original building was recently demolished with the consent of the governing body per the listed building permit, BLD 2018-08342.

- C. **Conditions Imposed:** The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:
1. Conditions on the scope of the use: its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitization, drainage and utility, fencing and screening, and setbacks; and
 2. Conditions needed to mitigate any natural hazard; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise vibrations; chemicals, toxins, pathogens, gases, heat, light and radiation.
- D. **Denial of Conditional Use:** A proposed conditional use shall be denied if:
1. The proposed use is unlawful; or
 2. The reasonably anticipation detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.
- E. **Notice of Decision:** The planning commission, or in the case of administrative conditional use, the planning director or designee, shall provide written notice of the decision, including all conditions imposed to the applicant and local community council within (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)