



Planning and Zoning Division
Department of Community
Development

Westminster Science Building
Conditional Use for building height (Petition 410-08-04)
Located at approximately 1840 South 1300 East
Hearing date: April 9, 2008

Applicant:

Westminster College
Curtis Ryan

Staff:

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID:

16-17-426-002

Current Zone:

I (Institutional) special purpose
district

Master Plan Designation:

Sugar House Master Plan -
Institutional

Council District:

District 7 – Søren Simonsen

Lot size: 25.7 acres

Current Use:

Westminster College

Applicable Land Use

Regulations:

- Chapter 21A.32.080
Institutional Zoning District
- Chapter 21A.54 Conditional
Uses

Attachments:

- A. Site and building drawings
- B. Department comments
- C. Sugar House Community
Council comments
- D. Map of conditional & non-
conforming uses with ¼ mile
radius

REQUEST

Westminster College seeks approval of a conditional use for extra building height. The proposed new building would house the college's science program and would be 73 feet tall. The Institutional zoning district height limit is 35 feet, but allows for additional height up to 75 feet if approved by the Planning Commission as a conditional use.

PUBLIC NOTICE

A notice of public hearing was mailed to all property owners within 450 feet of the subject property on March 25, 2008, which meets the 14 day notification requirement. The site was also posted with a notice of public hearing sign. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Division's listserv.

COMMUNITY COUNCIL COMMENTS

The subject property is located within 600 feet of three different community councils, Sugar House, East Central, and Wasatch Hollow. In order to more efficiently gather comments from the public, a public open house was held March 18, 2006. No citizens attended the public house and no comments were received. The applicant also presented the project directly to the Sugar House Community Council prior to submitting the application. Their review comments are attached as ATTACHMENT 'C'.

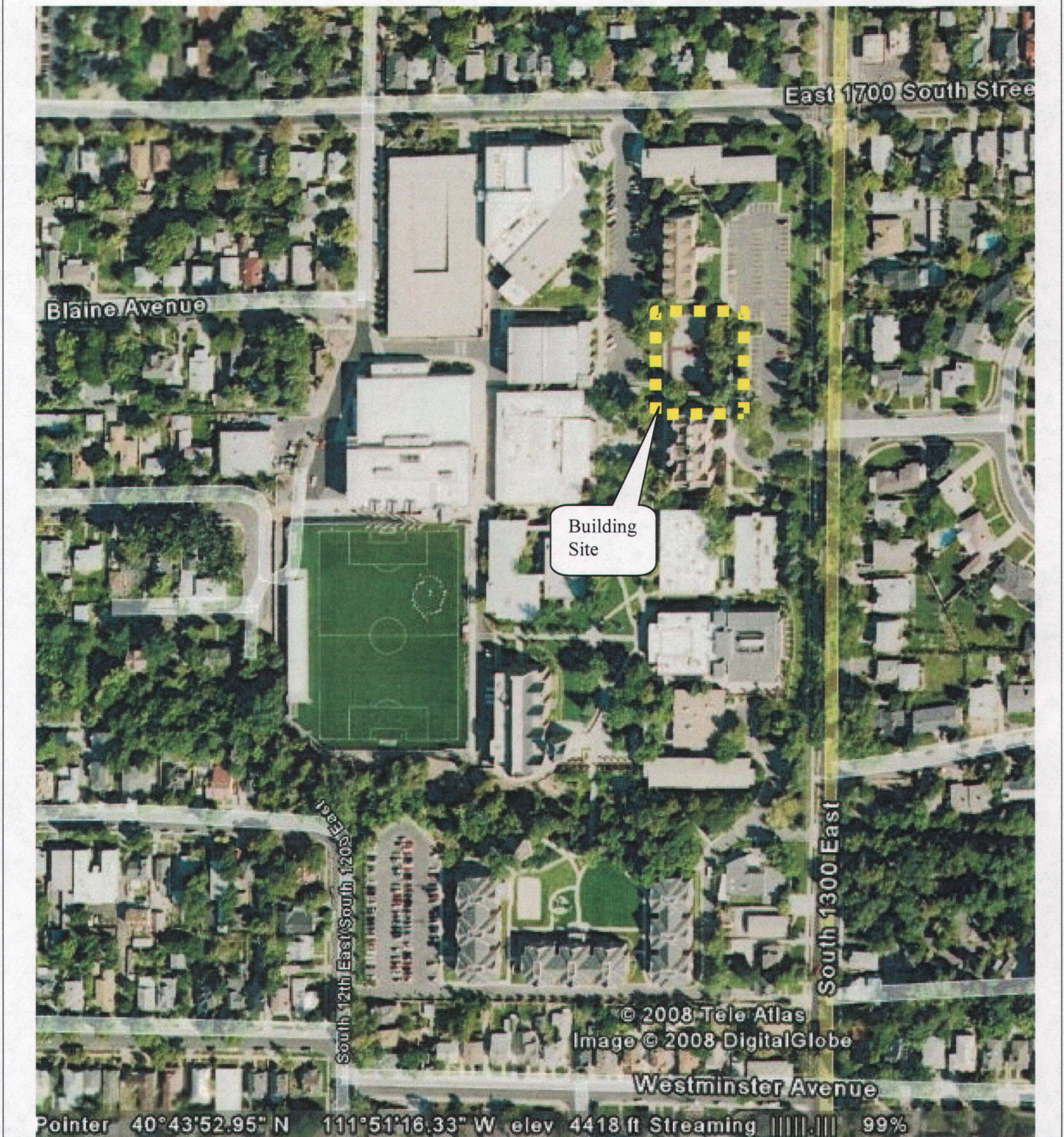
STAFF RECOMMENDATION:

Staff recommends approval of the Westminster Science Building conditional use for additional building height (410-08-04) subject to the following conditions:

1. Approval shall not be valid for a period longer than one year unless a building permit is issued and construction is diligently pursued. However, upon written request of the applicant, the one year period may be extended by the planning commission for such time as it shall determine for good cause shown, without further public hearing.
2. Compliance with the departmental comments as outlined in this staff report.

VICINITY MAP

1840 S. 1300 E.



Overview

The project site is located on the campus of Westminster College at approximately 1840 South 1300 East, on property in the I-Institutional special purpose district. The applicant is seeking approval for building height that exceeds the maximum of 35 feet allowed by right in the district. In the 'I' district building heights from 35 feet up to 75 feet are only allowed as a conditional use if approved by the City Planning Commission.

The proposed building height is 73 feet to midpoint of the gable, which is the reference point for determining height of pitched roofs. The topography of the building site generally slopes down from east to west. Because of the slope, the west side of the building is taller from grade to roof peak than the east side of the building. The west side is the source of this request, which is 73 feet in height. The west side faces toward to interior of the campus and therefore is not as prominent to public view. The building would house the college's science program.

Existing Conditions

The existing site is currently occupied by a tennis court and climbing wall. Converse Hall, the first building constructed on campus, is located directly south of the subject site. Foster Hall is located immediately north.

Comments

Public Comments

No comments have been received from citizens.

Community Council comments

No comments were received at the open house conducted on March 18, 2008. The comments from the Sugar House Community Council amounted to no objections or concerns with the project.

City Department Comments

Fire Department:

Fire code requirements applicable to the proposed building were provided and include a list of 5 items. The requirements address fire hydrants, a fire sprinkler system, alarm systems, venting pipes, and mechanical equipment. No objections were posed by the department. See the attached memorandum from the Fire Department for full details ("Attachment B").

Public Utilities:

The department has no objections or comments pertaining to the building height. Building plans must be reviewed and approved by the department prior to construction. See the attached letter from the Public Utilities Department for full details ("Attachment B").

Building Services and Licensing:

The division initial determined that the proposed building exceeded 75 feet in height, which would not qualify for conditional use review. The applicant met with the department and resolved the concerns. It was agreed that after lowering the skylight to coincide with the gable peak height, the building height was within the parameters for a conditional use. See the attached memorandum from the Building Services Division for details of initial review ("Attachment B").

City Engineering:

Through the course of past development, all public property has been identified and improved. The department had no further comments for this request. See the memorandum from the Engineering Division for more details ("Attachment B").

Transportation:

The department has no objections to the height request. Future building plans submitted for building permit need to show replacement of eight ADA parking stalls impacted by this project, the 5% bike parking requirement (number of bike spots) and associated bike rack locations. Final plan approval is subject to compliance with all parking geometrics and current city design standards. See the attached memorandum from the Transportation Division for full details ("Attachment B").

Staff Analysis

Standards for Conditional Uses (21A.54.080)

- A. General Standards for Approval: 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 affects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

Approval of Conditional Use Application

1. Master Plan and Code Compliance

- A. *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;*
Analysis: The proposed science building will be part of the Westminster College campus, which is an institutional use on property in the Institutional special purpose district. All applicable master plans recognize the existing institutional use and call for the same use into the future.
Finding: The project satisfies this standard.
- B. *The proposed development is one of the conditional uses specifically listed in this title; and*
Analysis: The conditional use request for height is for a proposed science building at Westminster College, which is an existing "educational facility" and is exempted from the prohibition of conditional uses within or abutting to residential districts. Educational facilities continue to be eligible for conditional uses.
Finding: The project satisfies this standard.
- C. *The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.*
Analysis: The purpose of the 'I' Institutional 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. The proposed conditional use involves one building among 21 existing buildings on a college campus. The proposed height is similar in height to existing buildings on either side and thereby does not conflict with surrounding residential uses any more than the existing buildings have since they were constructed in the 1900's.
Finding: The project satisfies this standard.

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;*

Analysis: This standard is not considered applicable in this case. The request is for extra building height for a new science building and does not have any anticipated effect on capacity of adjacent streets.

Finding: This standard is not applicable.

- 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:*

Analysis: The proposed building height is not a "use" in itself and therefore does not create pedestrian or vehicle traffic patterns. There would be no difference between the traffic patterns associated with a building at the proposed height of 73 feet when compared to a building of permitted height of 35 feet.

Finding: The project satisfies this standard. See further considerations that follow.

- 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;*

Analysis: These considerations are not applicable to the building height request.

- ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*

Analysis: This area of the campus already has sufficient on site parking for the proposed building. The proposed building height does not affect required parking. The parking area is interior to campus and does not affect surrounding residential 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*

Analysis: The proposed building height would have no effect on traffic and thereby not impact the ability of surrounding uses to enjoy their properties.

- 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.*

Analysis: The proposed building height has no bearing on hours of operation for the college.

- 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;*

Analysis: The proposed building height has no bearing on the existing internal vehicular or pedestrian traffic circulation system of the college.

Finding: This standard is deemed not applicable to this project.

- 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*

Analysis: Existing utility and public services have been deemed adequate by the City's Public Utilities Department. The utilities and services needed to serve a building at 35 feet tall or 73 feet tall are not much different. The proposed height will have no impact on adjacent land uses.

Finding: The project satisfies this standard.

- E. *Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.*

Analysis: The proposed building is located in the interior of campus, more than 150 feet from any public way. There are existing trees and landscaping that buffer the building. The building is similar in height to adjacent buildings. All of these factors contribute to appropriate buffering.

Finding: The project satisfies this standard.

- 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: Staff conducted an analysis, as required, for this request and found one conditional use and 73 non-conforming uses within a quarter mile radius. The conditional use found was for the existing Westminster College parking structure located at the north end of the campus. No conditional uses for building height were found within the study's radius. No detrimental concentration of similar uses was found. (See attached map and property data ATTACHMENT 'D')

Finding: The project satisfies this standard.

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;*

Analysis: The characteristics listed in this standard are not applicable to building height.

Finding: This standard is deemed not applicable to this project.

- B. *Operating and delivery hours are compatible with adjacent land uses; and*

Analysis: Building height, as proposed, is not related to operating hours or delivery hours.

Finding: This standard is deemed not applicable to this project.

- C. *The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.*

Analysis: The use of the proposed building will be for the college's science program. This type of building would be expected to have multiple classrooms, laboratories, administrative offices, a lecture hall, equipment rooms, and other space associated with a college building. Given the limited space for building area, extra height would be necessary to accommodate all the room. The building design and proposed height are consistent with the type of use. The building would be located between two existing buildings of similar height, and are located a significant distance from the public way.

Finding: The project satisfies this standard.

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;*

Analysis: The extra building height requested has no connection to pollutant emissions.

Finding: The project satisfies this standard.

- B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*

Analysis: The extra building height requested has no connection to river or stream encroachment or run off.

Finding: The project satisfies this standard.

- C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*

Analysis: Given the long distance from the proposed building to surrounding uses, the extra building height requested creates no more potential for damage to neighboring properties than a building of the standard zone height of 35 feet. The proposed building location is buffered by existing landscaping and a large setback from the public way.

Finding: The project satisfies this standard.

- D. *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: The extra height requested would result in a building that is similar in height to existing buildings on campus. The extra height would allow for efficient use of the limited space available for college expansion. The new building will be built to LEED standards and is in itself an upgrade and reinvestment to the college. A well planned and constructed college campus can contribute positively toward the surrounding property values and 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: The proposed building complies with all other applicable codes and ordinances.

Finding: The project satisfies this standard.

6. Imposition of the Conditions of Approval

The Planning Commission may impose conditions on the proposed use which are in addition to any conditions specifically listed within this chapter. All conditions imposed shall meet the following criteria:

- A. *The condition is within the police powers of Salt Lake City.*

Analysis: The proposed conditions of approval shown with the recommendation on page 1 of this report are related to the expiration of approval and project compliance with applicable City Ordinances and City Department requirements. These are within the police powers of the City.

B. *The condition must substantially further a legitimate public purpose.*

Analysis: The proposed conditions of approval assure that the project will comply with all applicable codes and ordinances; and that the project will be completed in a timely manner or otherwise be reviewed again.

C. *The condition must further the same public purpose for which it is imposed.*

Analysis: The public purposes of the proposed conditions are an attempt to assure the project will be completed in an effective manner; and that the project will comply with all applicable codes and ordinances.

Finding: The project satisfies this standard.

D. *The applicant/owner may not be required to carry a disproportionate burden in furthering the public purpose; and.*

Analysis: The applicant will be responsible for compliance with all conditions.

Finding: The project satisfies this standard.

E. *Dedications of land and other contributions as conditions of approval must be reasonably related and roughly proportionate to the use of the property for which the conditional use permit is required.*

Analysis: No dedications of land or other contributions are suggested or needed in this case.

Finding: The project satisfies this standard.

7. Mitigating Conditions

A. *As part of their review, the Planning Commission may impose mitigating conditions on the proposed development.*

Analysis: No adverse impacts are anticipated with additional building height, and therefore not mitigating conditions are suggested.

Finding: The project satisfies this standard.

B. *These conditions may include but are not limited to the following areas: landscaping; access; loading and parking areas; sanitation; drainage and utilities; architecture and signage; fencing and screening; setbacks; natural hazards; public safety; environmental impacts; hours and methods of operation; dust, fumes, smoke and odor; noise, vibrations; chemicals, toxins, pathogens, and gases; and heat, light, and radiation.*

Analysis: None of the aspects of this standard are deemed necessary for the additional height.

Finding: The project satisfies this standard.

C. *The conditions which are imposed on a conditional use permit must be expressly attached to the permit and cannot be implied.*

Analysis: The two conditions proposed for this conditional use require action within one year if approved and compliance with all applicable codes and ordinances. These conditions are expressly attached and not merely implied.

Finding: The project satisfies this standard.

8. Denial of Conditional Use Application

The following findings or others may, in the judgment of the Planning Commission, be cause for denial of a conditional use application:

A. *The proposed use is unlawful.*

Analysis: The proposed additional height is within the parameters of the ordinance that regulates height in the 'I' district. It is not unlawful.

Finding: The project satisfies this standard.

B. *Conditions of approval could not reasonably mitigate the negative impacts of the proposed use.*

Analysis: No adverse impacts are anticipated with the additional height.

Finding: The project satisfies this standard.

C. *The proposed use would create or pose a nuisance, conflict, or hazard relating to noise, vibration, light, electrical or electronic interference, traffic, odor, fumes, dust, explosion, flooding, contaminations, or other negative effects on the neighboring properties or the community in general, without adequate mitigation.*

Analysis: No nuisance, conflict, or hazard relating to noise, vibration, light, electrical or electronic interference, traffic, odor, fumes, dust, explosion, flooding, contaminations, or other negative effects on the neighboring properties or the community in general are anticipated. Any of these aspects that may be perceived as negative already exist as a result of the existing similar buildings on campus.

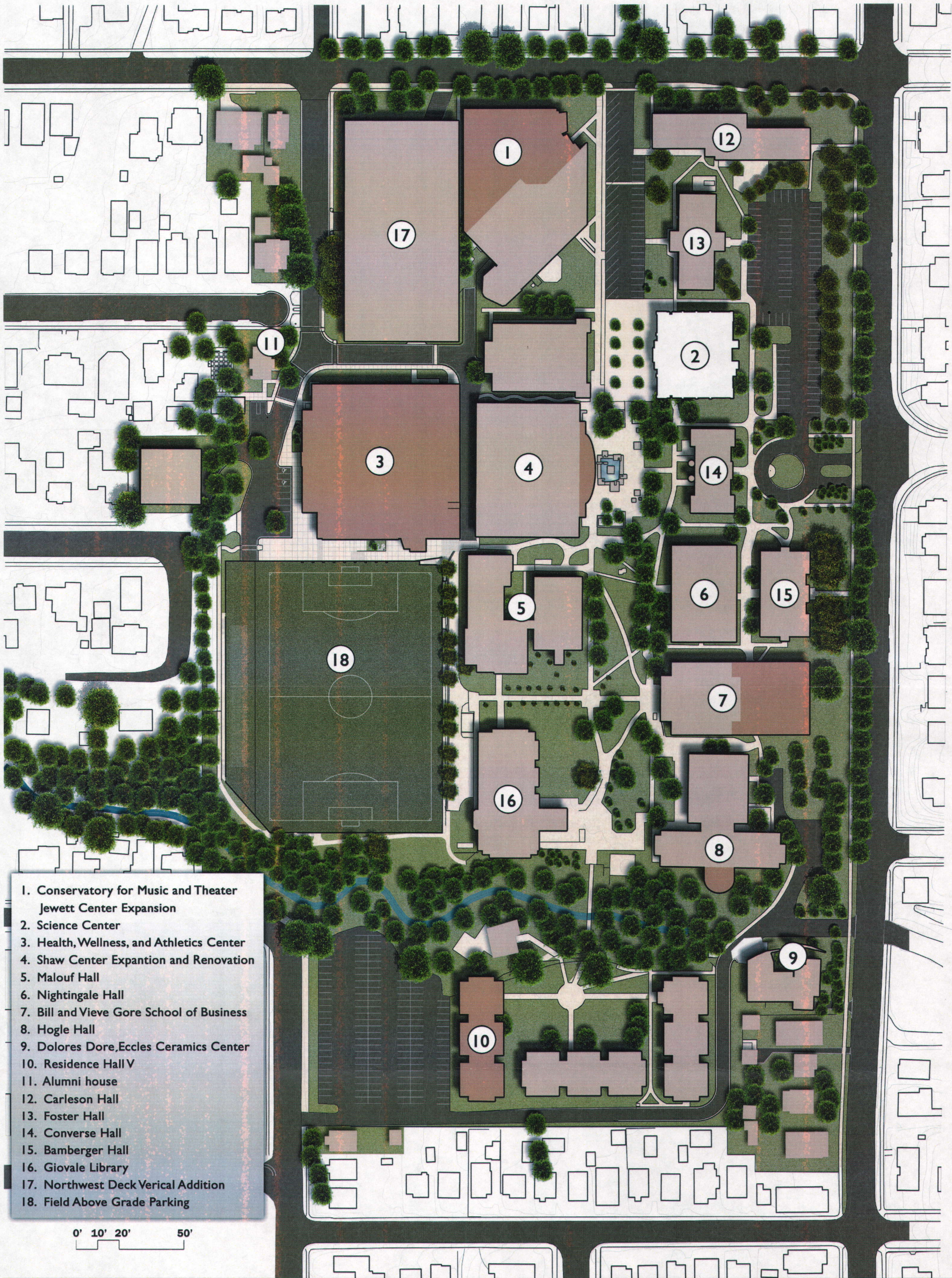
Finding: The project satisfies this standard.

Summary

The applicant of the proposed conditional use related to additional height for the proposed Westminster science building has demonstrated compliance with, or the ability to comply with, all of the standards required of them. Staff has determined that no adverse impacts on the surrounding properties or uses will result from the additional building height and that the conditional use complies with all of the review standards. Planning staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

ATTACHMENT 'A'

SITE AND BUILDING DRAWINGS

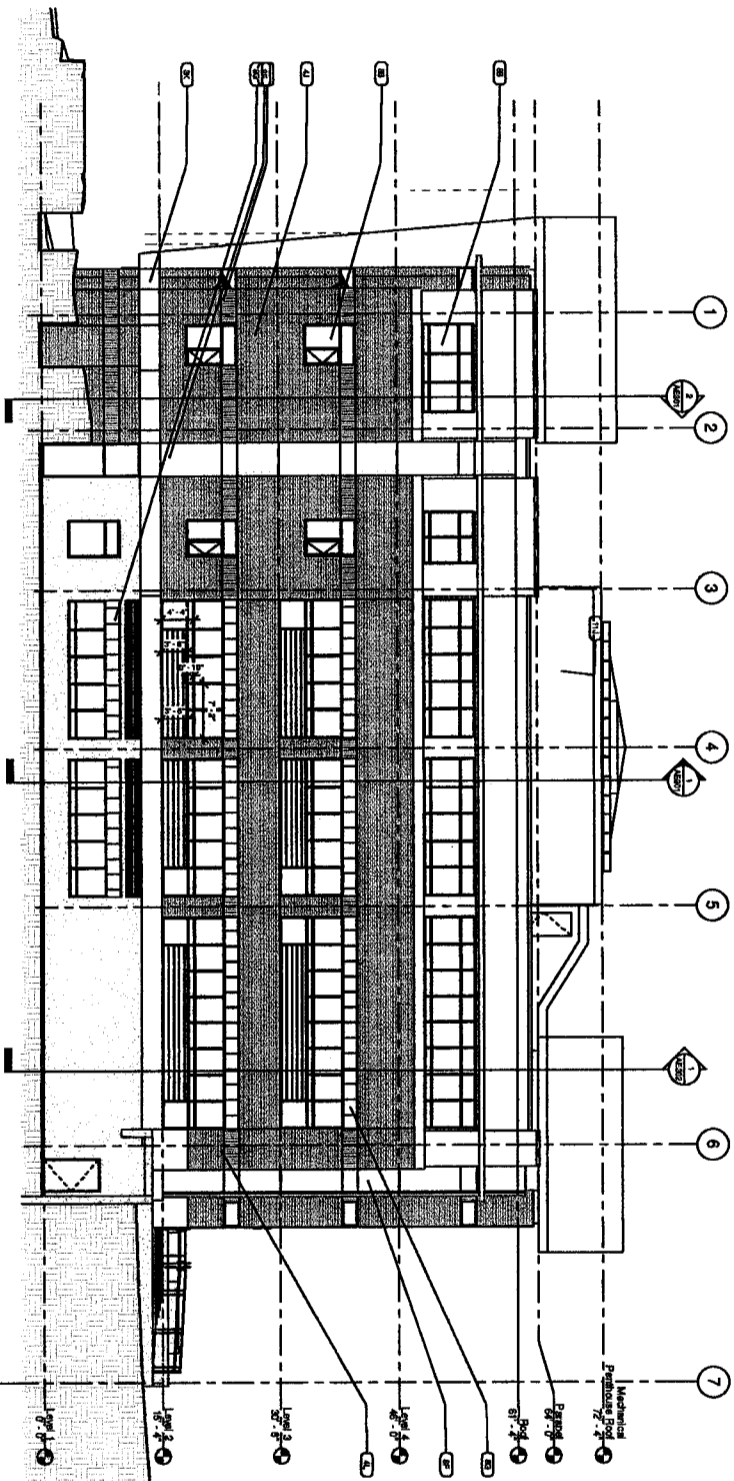


1. Conservatory for Music and Theater Jewett Center Expansion
2. Science Center
3. Health, Wellness, and Athletics Center
4. Shaw Center Expantion and Renovation
5. Malouf Hall
6. Nightingale Hall
7. Bill and Vieve Gore School of Business
8. Hogle Hall
9. Dolores Dore, Eccles Ceramics Center
10. Residence Hall V
11. Alumni house
12. Carleson Hall
13. Foster Hall
14. Converse Hall
15. Bamberger Hall
16. Giovale Library
17. Northwest Deck Verical Addition
18. Field Above Grade Parking

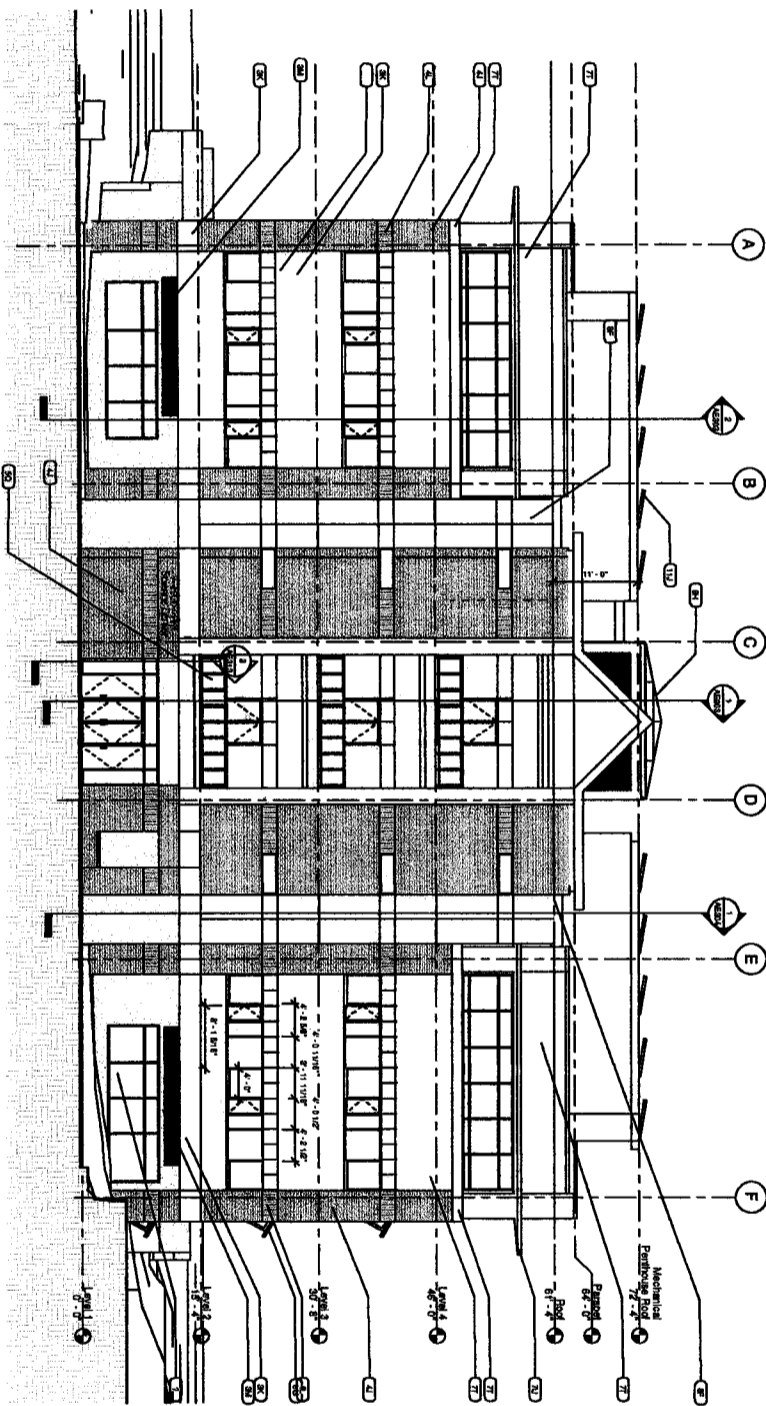
0' 10' 20' 50'



2002 CAMPUS MASTER PLAN
WESTMINSTER COLLEGE



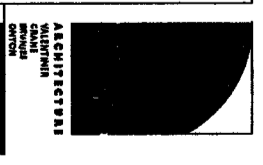
South Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

KEYED NOTES

- 3K PRE-CAST CONCRETE
- 3M CAST-IN-PLACE ANCHOR/STUD
- 4 BRICK VENEER
- 4 COURSE
- 5G STEEL AND GLASS GUARDRAIL
- 7U HORIZONTAL WINDOW SYSTEM
- 8F SCHEDULED CURTAIN WALL SYSTEM
- 8G SCHEDULED WINDOW SYSTEM WITH INTEGRATED METAL SHAWNSIDE
- 8H SLOPED GLAZING SYSTEM
- 1U 48" X 80" SOLAR PANEL



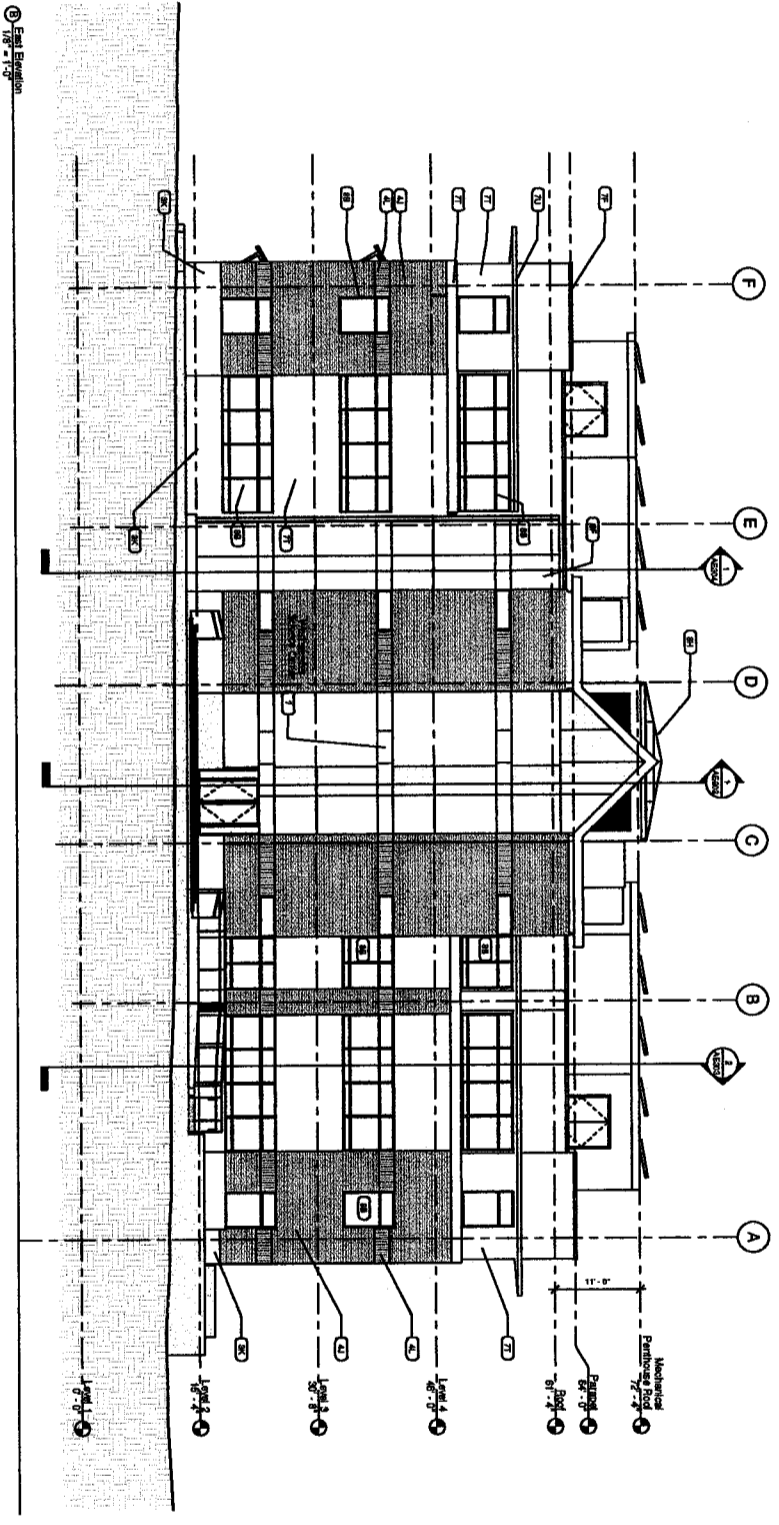
WESTMINSTER COLLEGE SCIENCE CENTER

1840 S 1300 East Salt Lake City, UT
City Submittal

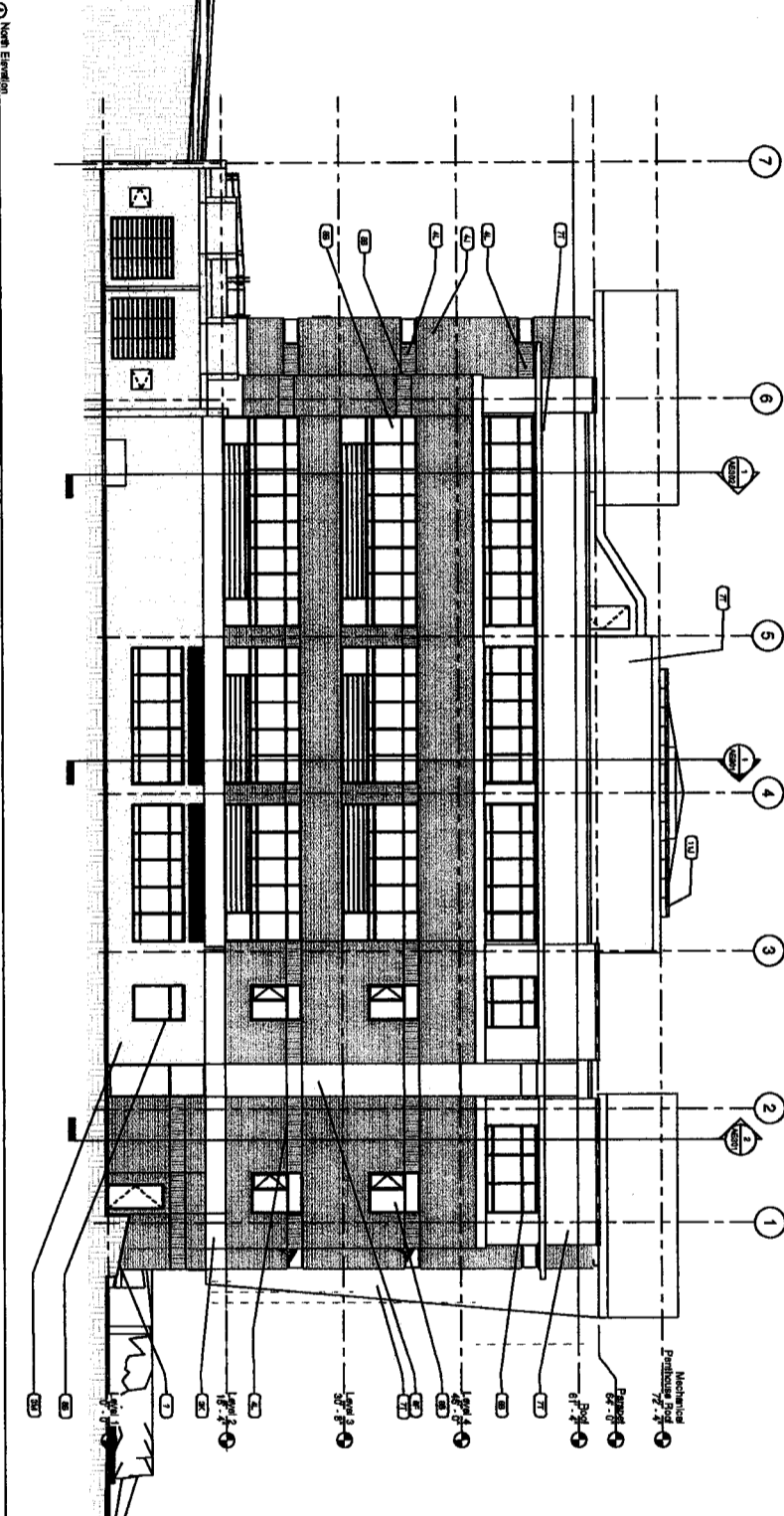
JOB NO. 05540
 DATE: 01-04-2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 WESTMINSTER COLLEGE

AE202

Elevations



③ East Elevation



① North Elevation

- KEYED NOTES**
- 3K PRECAST CONCRETE
 - 3M CAST-IN-PLACE ARCHITECTURAL CONCRETE
 - 4J 4" BRICK VENEER
 - 4L 4" BRICK VENEER 3 TIER SOLDIER COURSE
 - 7F METAL COP & CLEAT OVER (2' X 2')
 - 7T PRECAST CONCRETE METAL PANEL
 - 7U METAL PANEL
 - 8E SCHEDULED WINDOW WALL SYSTEM
 - 8F SCHEDULED CURTAIN WALL SYSTEM
 - 8H SLOPED GLAZING SYSTEM
 - 11U 48" X 87" SOLAR PANEL



WESTMINSTER COLLEGE SCIENCE CENTER

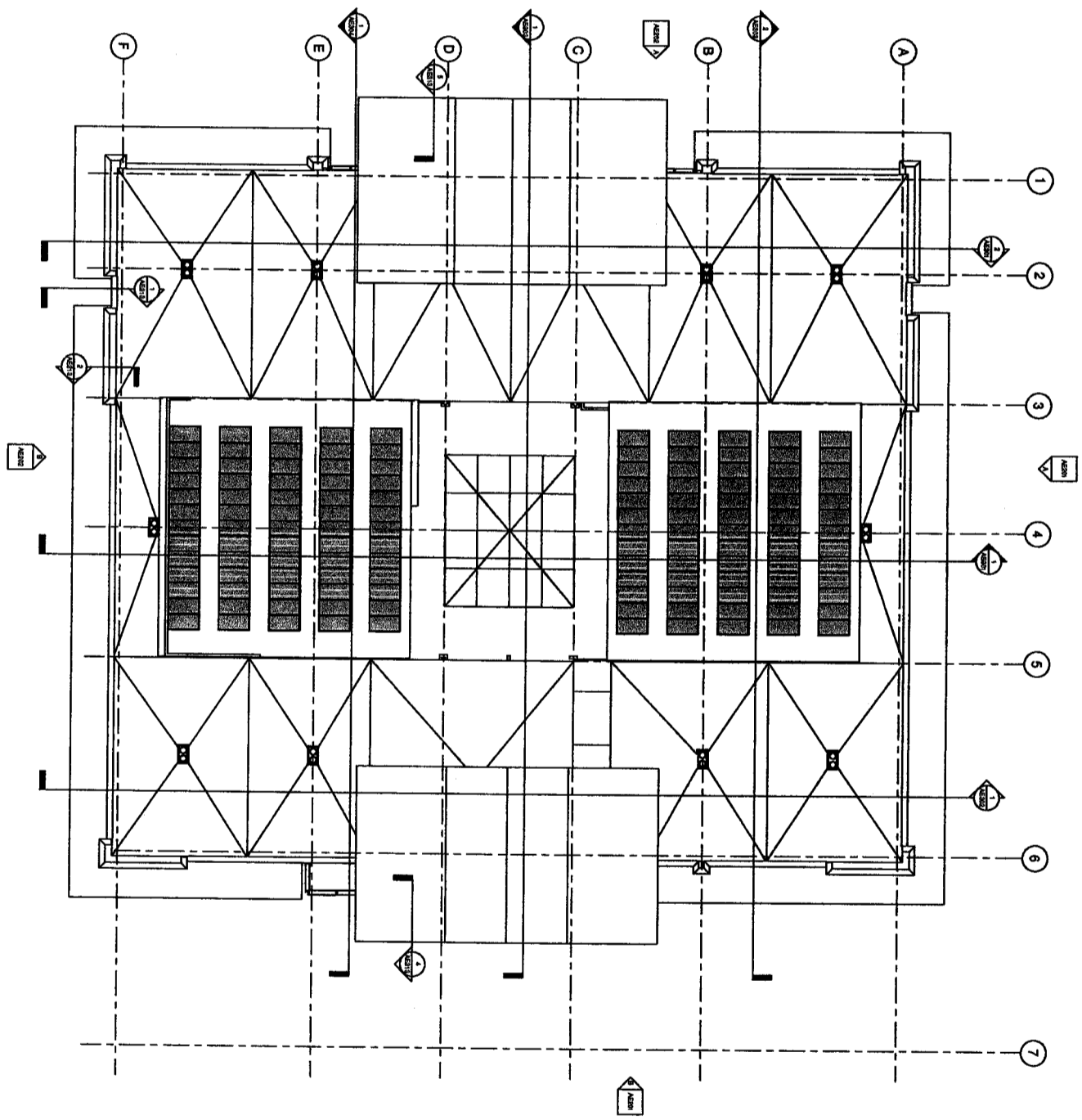
1840 S 1300 East Salt Lake City, UT
City Submittal

2007 028 88840
Date: Author: David Chisholm
Rev: 01-04-2008
Westminster College

AE201
Elevations

1/8" = 1'-0"

Roof Truss Plan
1/8" = 1'-0"



KEYED NOTES



WESTMINSTER COLLEGE SCIENCE CENTER

1840 S 1300 East Salt Lake City, UT
City Submittal

DATE: 03/03/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: Westminister College

AE106
 SHEET 8 OF 10

Roof Plan

ATTACHMENT 'B'

DEPARTMENT COMMENTS

Fire

Stewart, Casey

From: Itchon, Edward
Sent: Tuesday, February 12, 2008 7:42 AM
To: Stewart, Casey
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: 410-08-04 Westminster College Science Building

The following items are issues which need to be addressed:

1. Fire hydrants within 400 feet of the exterior of the building.
2. Fire sprinkler system for atrium.
3. Smoke removal Fire alarm etc. required due to atrium and State Building.
4. Stand pipe in required stairs.
5. Mechanical space shall not be open to the stair.

Public Utilities

Stewart, Casey

From: Brown, Jason
Sent: Friday, February 29, 2008 4:32 PM
To: Stewart, Casey
Cc: Garcia, Peggy
Subject: RE: Petition # 410-08-04 Conditional Use Westminster College Science Building
Categories: Program/Policy

I should say no comments on the building height but plans will need to be submitted for review and approval for the construction of the building.

From: Brown, Jason
Sent: Friday, February 29, 2008 3:05 PM
To: Stewart, Casey
Cc: Garcia, Peggy
Subject: Petition # 410-08-04 Conditional Use Westminster College Science Building

Public Utilities has no comments.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax

2/29/2008

Building Services

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: February 20, 2008

Project Name: Westminster College Science Building

Project Address: 1840 South 1300 East

Contact Person: Casey Stewart
Phone Number: (801) 535-6260

Fax Number: (801) 535-6174
E-mail Address:

Zoning District: I

Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review summarizes the comments from a DRT meeting held on February 19, 2008.

1. Conditional Use Petition #410-08-04 approval required for additional height in an Institutional zone. Building height is defined as the vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the average height (midpoint) of a pitched roof. Certain height exceptions are allowed per Table 21A.36.020C. The west facade of the building is the critical facade in measuring the height of the building. The building appears to meet the 75 foot height limit, except for the square tower in the middle of the building, which exceeds the maximum height allowed. The tower does not appear to meet any of the exceptions as defined in Table 21A.36.020C.
2. Public Utilities approval required.
3. Transportation Division approval required for all parking and traffic-related issues.

Engineering

Stewart, Casey

From: Smith, Craig
Sent: Monday, February 11, 2008 11:17 AM
To: Stewart, Casey
Cc: Walsh, Barry; Weiler, Scott; Ott, George
Subject: WESTMINSTER COLLEGE SCIENCE CENTER

Good morning Casey-

I have received and reviewed the proposed Westminster College Science Center with regards to the request to exceed the standard height limit in the Institutional zoning district. Due to the fact the proposed building is located on the campus of Westminster and is considered private property, Engineering has no real interest in this development. It should be mentioned that through the course of past development, all public property has been identified and improved.

Sincerely,
Craig

Transportation

Stewart, Casey

From: Walsh, Barry
Sent: Wednesday, February 06, 2008 1:34 PM
To: Stewart, Casey
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Garcia, Peggy; Butcher, Larry
Subject: Pet 410-08-04 Westminster Science Bldg
Categories: Program/Policy

February 6, 2008

Casey Stewart, Planning

Re: Conditional Use Petition 410-08-04 : Westminster College Science Building at 1840 South 1300 East.

The division of transportation review comments and recommendations area s follows:

The proposed building is removing a tennis court area and some of the parking areas. (?about 20 stalls removed) Per the 1999 Master Plan, 960 stalls were to be provided. During the 2000 -2001 construction period 834 stall were existing with 240 removed and 134 replaced. During the 2005 construction some parking was removed and 350 stalls replaced. The schedule of shared parking chart submitted for this phase indicates 942 stalls to be provided, and 718 stalls required during the peek period. Sheet A0.1 needs to show the required ADA stalls, the existing parking areas impacted by this phase have 8 ADA stalls, that need to be replaced along with required markings, signs, circulation and ramps. Include the 5% bike parking requirement and show the bike rack locations.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Ted Itchon, Fire
Peggy Garcia, Public Utilities
Larry Butcher, Permits
File

2/6/2008

ATTACHMENT 'C'

SUGAR HOUSE COMMUNITY COUNCIL COMMENTS

COMMUNITY COUNCIL COMMENTS:

The above referenced applicant, met with the Sugar House Community /
Neighborhood Council on January 2nd, 2008. Approximately 35
people attended the meeting. Those in attendance made the following comments relating to the project.

On January 2, 2008 the Sugar House Community Council reviewed the plans for the Westminster College Science Building. Curtis Ryan described the project and showed drawings. As part of the site design review, the college is asking for approval for a bit more height. Mr. Ryan explained that currently the site has tennis courts and a climbing wall, and the building will fit generally within that footprint between the two existing buildings. There will be four levels visible from the west, and three visible from the east. Several trustees asked about light mitigation from the glass on the east side and were told that there were a number of existing trees on site that will remain to screen out most of the light. Mr. Ryan said they were going to try for a LEED gold certification, by using alternative sources for light, with solar panels and water reclamation, they will buy local materials. Height is no longer part of the conditional use process; height variations are now considered during the site design review. The pictures clearly showed that this building is no taller than the buildings on either side, including the air handlers on the roof. One trustee said that was important because the air handlers on the library are at ground level and create quite a bit of noise for the neighborhood. This building fulfills their Master Plan intentions for the main Westminster College campus. Rawlins asked if there would be more expansion into the adjoining neighborhoods, and Mr. Ryan indicated this was the last building they had plans for. Parking will continue in front of Jewett. Comments were made that Westminster is very open to letting the community use the facility often, and they are very good neighbors.

The Council had no objections, just a few questions that were clarified in the discussion.

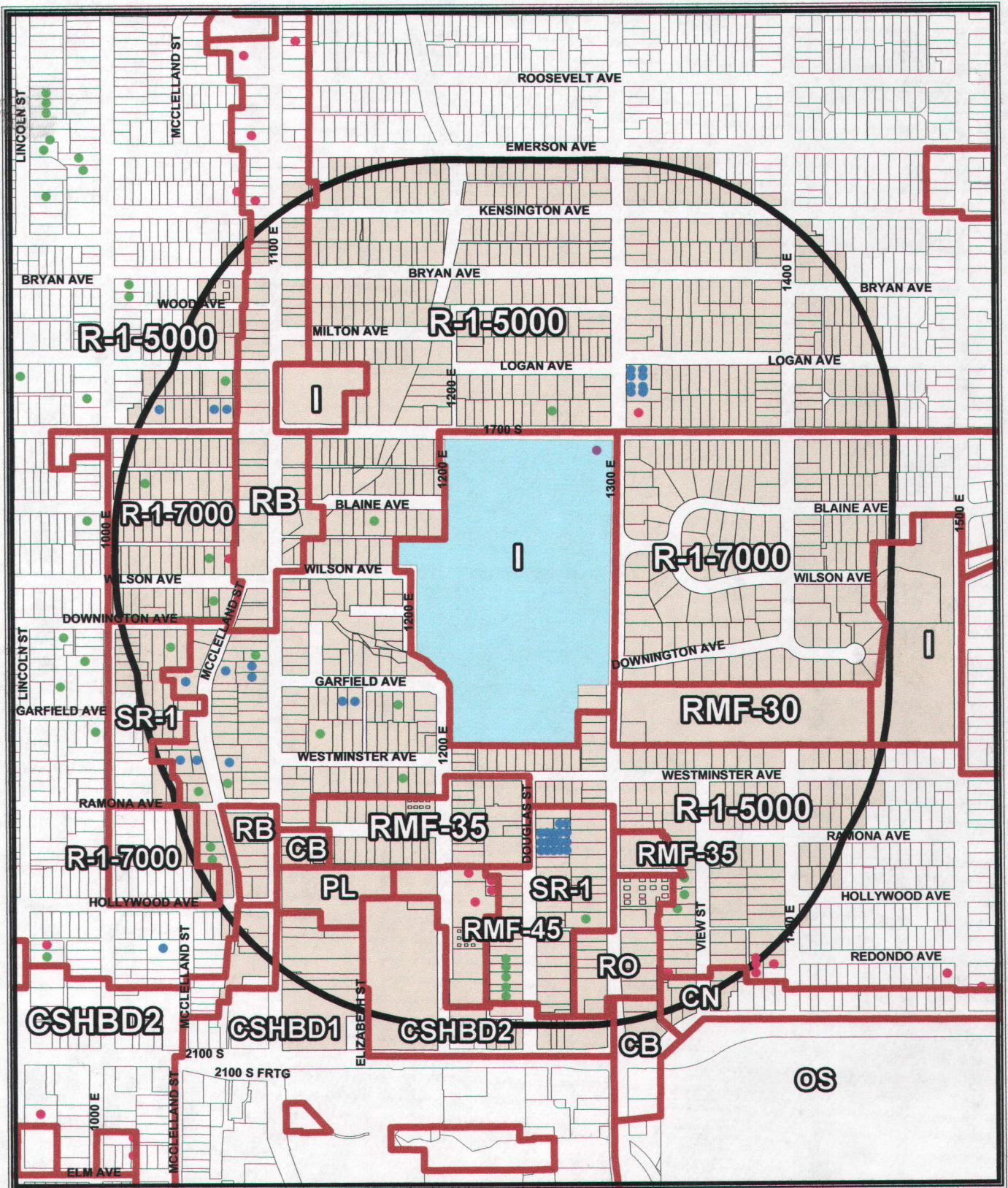
In general, was the group supportive of the project? Yes

Signature of the Chair or Group Representative

Judith P. Shurt, for the Sugar House
Community Council

ATTACHMENT 'D'

MAP OF CONDITIONAL & NON-CONFORMING USES WITH ¼ MILE RADIUS



- Conditional Uses in Residential Districts
- 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- Commercial/Office NonConforming Uses

- Subject Property
- 1320 Foot Buffer around the Subject Property
- Parcels that Intersect the 1320 Foot Buffer around the Subject Property



PARCEL	ADDRESS	LANDUSE	UNIT TYPE	LU	ZONING2	LABELS
1616352011	1960 S VIEW ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1616352012	1964 S VIEW ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1616352013	1968 S VIEW ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1616352022	2012 S VIEW ST	MOTEL	NON-CONFORMING	COM	R-1-5000	Commercial
1616354026	1381 E 2100 S	ASSOCIATED COMM/IND LAND	NON-CONFORMING	COM	R-1-5000	Commercial
1617254011	1064 E LOGAN AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	
1617254015	1019 E 1700 S	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	
1617254021	1063 E 1700 S	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	
1617254022	1067 E 1700 S	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	
1617279020	1255 E 1700 S	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	
1617282003	1689 S 1300 E		NON-CONFORMING	COM		Commercial
1617284001	1625 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284002	1308 E LOGAN AVE		NON-CONFORMING	5_9		5-9 Units
1617284003	1312 E LOGAN AVE		NON-CONFORMING	5_9		5-9 Units
1617284004	1625 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284005	1625 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284006	1627 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284007	1627 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284008	1633 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617284009	1633 S 1300 E		NON-CONFORMING	5_9		5-9 Units
1617401004	1019 E BLAINE AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-7000	3-4 Units
1617402024	1055 E WILSON AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-7000	3-4 Units
1617402026	1067 E WILSON AVE	ASSOCIATED COMM/IND LAND	NON-CONFORMING	COM	R-1-7000	Commercial
1617403014	1056 E WILSON AVE	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	R-1-7000	3-4 Units
1617404012	1032 E DOWNINGTON AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	SR-1	3-4 Units
1617404032	1836 S MCCLELLAND ST	NONE	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617405008	1825 S MCCLELLAND ST	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617405017	1885 S MCCLELLAND ST	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617405018	1895 S MCCLELLAND ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617405020	1824 S 1100 E	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617405021	1826 S 1100 E	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617405022	1828 S 1100 E	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617407011	1156 E BLAINE AVE	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617411011	1134 E GARFIELD AVE	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617411012	1150 E GARFIELD AVE	10-19 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617411016	1166 E GARFIELD AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units

74 items total; with 1/4 mile buffer

1617411018	1119 E WESTMINSTER AVE	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617451018	1876 S MCCLELLAND ST	5-9 UNIT APARTMENT	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617451019	1878 S MCCLELLAND ST	ASSOCIATED MULTI-HOUSING LAND	NON-CONFORMING	5_9	R-1-5000	5-9 Units
1617451024	1051 E RAMONA AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617452013	1932 S MCCLELLAND ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617452014	1940 S MCCLELLAND ST	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617454015	1005 E HOLLYWOOD AVE	3-4 UNIT APARTMENT	NON-CONFORMING	3_4	R-1-5000	3-4 Units
1617476009	1961 S 1200 E	ASSOCIATED MULTI-HOUSING LAND	NON-CONFORMING	COM	RMF-45	Office
1617476010	1963 S 1200 E	RETAIL MIXED	NON-CONFORMING	COM	RMF-45	Office
1617476023	1963 S 1200 E	ASSOCIATED MULTI-HOUSING LAND	NON-CONFORMING	COM	RMF-45	Office
1617476032	2002 S DOUGLAS ST	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	SR-1	3-4 Units
1617476033	2004 S DOUGLAS ST	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	SR-1	3-4 Units
1617476034	2006 S DOUGLAS ST	SINGLE FAMILY RESIDENCE	NON-CONFORMING	3_4	SR-1	3-4 Units
1617476035	2010 S DOUGLAS ST	RELATED PARCEL	NON-CONFORMING	3_4	SR-1	3-4 Units
1617476036	2018 S DOUGLAS ST	DUPLEX	NON-CONFORMING	3_4	SR-1	3-4 Units
1617476040	1961 S 1200 E	ASSOCIATED MULTI-HOUSING LAND	NON-CONFORMING	COM	RMF-45	Office
1617478001	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478002	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478003	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478004	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478005	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478006	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478007	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478008	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478009	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478010	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478011	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478012	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478013	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478014	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478015	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478016	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478017	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478018	1935 S DOUGLAS ST	CONDOMINIUM UNIT	NON-CONFORMING	10_19	SR-1	10-19 Units
1617478019	1935 S DOUGLAS ST	COMMON AREA	NON-CONFORMING	10_19	SR-1	10-19 Units
1617479037	1970 S 1300 E	APARTMENT CONVERSION	NON-CONFORMING	3_4	SR-1	3-4 Units
1617426002	1700 S 1300 E	PARKING STRUCTURE	CONDITIONAL USE			