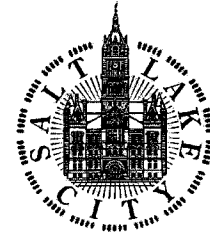


# PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division  
Department of Community &  
Economic Development

Christus St. Joseph Villa  
Petition 400-07-35, Master Plan Amendments for Properties  
Located at 1952, 1962, 1966, South 500 East and  
455, 459, 465, 475 E. Hollywood Avenue

September 10, 2008

**Applicant:** Christus Health Utah  
represented by Galen Ewer,  
CEO/Administrator for Christus St.  
Joseph Villa

**Staff:** Lex Traughber at  
(801) 535-6184 or email  
lex.traughber@slcgov.com

**Tax ID:**  
16-18-458-030, 031 & 032  
16-18-458-023, 024, 025 & 026

**Council District:**  
Council District 5, represented by  
Jill Remington Love

**Master Plan Designation:**  
The Central Community Master  
Plan designates the subject  
property as Low Density  
Residential

**Current Zone:**  
R-1/5,000 (Single-family  
Residential District)

**Current Use:**  
Single-family residential

**Acreage:** Total acreage of seven  
parcels is approximately 0.85 acres

**Applicable Land Use  
Regulations:**  
State Law, Section 10-9a-204,  
Notice of Public Hearings and  
Public Meetings to Consider  
General Plan or Modifications

**Exhibits:**  
A. City Comments  
B. Community Council Letter  
C. Open House Comments  
D. Public Comments  
E. Small Area Plan

## **REQUEST**

Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, requests amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The subject properties are located at the above referenced addresses and adjacent to the Christus St. Joseph Villa campus located at 451 E. Bishop Federal Lane.

## **PUBLIC NOTICE**

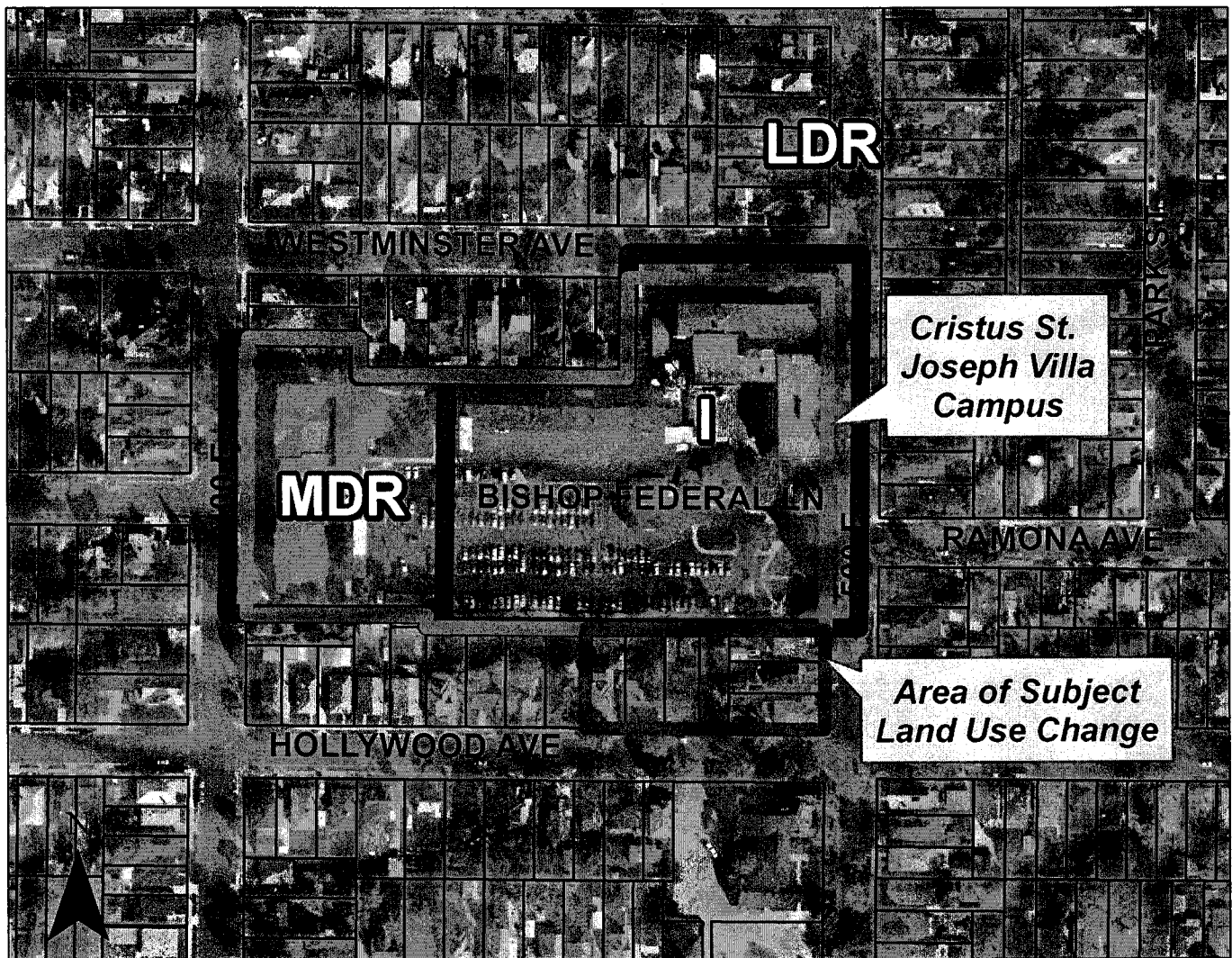
A notice of public hearing was mailed to all property owners, and those that requested to be placed on the mailing list, within 450 feet of the subject property on August 27, 2008, meeting the 14 day notification requirement. The site was also posted with "Notice of Public Hearing" signs on the same day, meeting the minimum ten day posting requirement. Community Council Chairs, Business Groups and other interested parties were also notified through the Planning Division's listserv, and the agenda was posted on the Planning Division's website.

State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to the noticing requirements. A notice for the Master Plan amendment was published in the Deseret News on August 27, 2008.

## **STAFF RECOMMENDATION**

Based on the discussion, analysis, and findings in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation for denial to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

## VICINITY MAP



**LDR - Low Density Residential    MDR - Medium Density Residential    I - Institutional**

## PROJECT DESCRIPTION

The applicant/owner proposes to change the land use designation in the Central Community Master Plan Future Land Use Map for seven (7) parcels located adjacent to the Christus St. Joseph Villa campus. The addresses of the subject parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use on these parcels from "Low Density Residential" to "Institutional". The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of the Christus St. Joseph Villa campus.

Pending the outcome of the proposed master plan amendments, the applicant would potentially pursue a rezone of the subject parcels and possibly a conditional use/planned development to allow for the expansion of the

Christus St. Joseph Villa campus. Specific building development plans are not being entertained as part of the master plan amendment process at this time. Specific building development plans would be reviewed in conjunction with any rezone request and conditional use request the applicant would chose to pursue in the future.

### **DESCRIPTION OF CHRISTUS ST. JOSEPH VILLA ORGANIZATION AND SERVICES**

Christus St. Joseph Villa was founded in 1947 to serve the elderly population of Salt Lake City. The current site consists of four buildings; the oldest opened in 1959 and located on the corner of 500 East and Westminster Avenue. The second building opened in 1984 and parallels 500 East between Westminster Avenue and the entrance to the campus. Two additional buildings opened in 1995, one inside the campus and the other along 400 East between Westminster Avenue and Hollywood Avenue.

The services provided by Christus St. Joseph Villa include fifty eight (58) senior apartments, thirty seven (37) rooms for assisted living, a nursing facility that consists of forty eight (48) beds for post acute rehabilitation, eighteen (18) beds for Alzheimer care, one hundred fifty five (155) beds for long term care, and twelve (12) beds for geriatric psychiatry care. In total, the Christus St. Joseph Villa organization provides three hundred twenty eight (328) beds for elderly services and care.

Presently, the 1959 building is constructed of unreinforced masonry and subject to substantial damage in the event of an earthquake. In addition, it has substantial shortfalls in terms of compliance with Adults with Disabilities (ADA) Codes for nursing care facilities. In short, the building is obsolete and renovation has been determined to be unfeasible.

The purpose of the request for the master plan amendments is to provide the opportunity to replace the 1959 building in three phases. The first phase would be to construct a new building for assisted living residents and an area for enhanced Alzheimer care. The second phase would consist of the renovation of the assisted living floor in the 1959 building to accommodate the nursing facility residents. The third phase would be the demolition of the majority of the 1959 building.

The net result of the proposed project would be a physical expansion of the Christus St. Joseph Villa campus into the seven (7) residential properties located at the corner of 500 East and Hollywood Avenue (hence the master plan amendment requests), and a net increase in patient beds from three hundred twenty eight (328) to three hundred fifty (350).

### **HISTORY**

On October 24, 2007, the applicant submitted master plan and zoning amendment applications to the Planning Division for processing. The master plan amendment consisted of a change to the Future Land Use Map in the Central Community Master Plan for the subject parcels from "Low Density Residential" to "Institutional", as well as the proposal to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

After these applications had been submitted, at the request of Planning Division management at that time, the applicant was also instructed to submit a Conditional Use/Planned Development application. Further discussion of the proposal with the applicant indicated that they wanted to pursue a relaxation of the maximum building height standard in the Institutional Zone which is thirty-five feet (35'). The applicant indicated that they wanted to request a building height of forty-two feet (42') through the Conditional Use/Planned Development process.

The Conditional Use/Planned Development application requires that building elevations be submitted for review, and the applicant did not have building elevations prepared at that time.

On April 7, 2008, the applicant submitted a Conditional Use/Planned Development application with the required building elevations. Over the course of the next several months, the applicant met with Planning Staff, as well as Community Development Staff, to further discuss the proposal, focusing primarily on the proposed building plans. In a meeting on May 28, 2008, Planning and Community Development Staff met with the applicant and indicated that the project as presented at that time was not a proposal that could be supported. Planning and Community Development Staff requested that the applicant reconsider the proposed structures and perhaps redesign in order to minimize the impact on the surrounding neighborhood; a design that would be more sensitive to the character of the surrounding single-family neighborhood.

On June 26, 2008, a meeting was held with the applicant, members of Planning Staff, and the new Community and Economic Development (CED) Director. At that meeting, the CED Director initiated a change in the course of direction for the processing of the applications. The CED Director's approach to the request was to consider the master plan amendments separate from the rezone and planned development proposals. The applicant was in agreement with this new approach and direction.

### **DEPARTMENT/DIVISION COMMENTS**

Because the direction on this project was originally to entertain the master plan amendments, rezone, and planned development simultaneously, Planning Staff requested comment from City Departments/Divisions on all three of these processes together. None of the Departments/Divisions contacted, Engineering, Public Utilities, Permits and Zoning, Transportation, Property Management, and Fire had any comments or concerns for the proposed master plan amendments. The Police Department was contacted but did not respond. The comments are attached for review (Exhibit A)

### **PUBLIC COMMENTS**

The applicant presented the proposal to the Liberty Wells Community Council on May 14, 2008. Planning Staff attended this meeting, and noted that only two people in attendance lived on the same block as the Christus St. Joseph Villa campus or on one of the streets that face the block where Christus St. Joseph Villa is located. A letter of support for the proposal was received from the Liberty Wells Community Council dated May, 27, 2008 (Exhibit B).

Due to the fact that adjacent property owner or nearby neighbor input at the Community Council was limited, and knowing that the proposal had/has significant impacts on the surrounding neighborhood, Planning Staff suggested that an open house be held in order to gather additional public input. An open house was held on August 12, 2008, at the City & County Building. Notification of the open house was sent to all property owners who's property is located within 450' of the properties owned by Christus Health Utah. Approximately 50 people attended the open house presentation and discussion. A list of the major issues discussed at the open house included:

- Changing the character of the neighborhood by removing single-family residences and replacing them with a multi-family like structure;
- Changing the character of the neighborhood with a building that will be taller than the adjacent single-family residences; transformation of the character of the neighborhood; general concern for proposed building height;

- Neighborhood vibrancy will be diminished with the loss of the single-family residences;
- Concern, in general, for the impact the proposal will have on the neighborhood;
- Issue with clients/employees/visitors of Christus St Joseph Villa parking on adjacent residential streets and not fully utilizing on-site parking
- Architectural features on the proposed building should promote interactivity with the neighborhood; ie. the use of balconies, porches, multiple entrances, etc.;
- Building materials should be selected to be compatible with the building materials used in the surrounding neighborhood;
- Driveway access on to 500 East;
- Suggestion for further internalization of the proposed development. Build new building(s) on the existing internal surface parking lot and relocated parking lot underground;
- Plans for further expansion – will the entire block eventually become part of the Christus St. Joseph Campus;
- Minimal green or open space is proposed;
- Concern for loading dock access/trash collection on the corner of 500 East and Westminster Avenue.

In addition, several questionnaires and other written comments were submitted in response to the information presented at the open house. These written comments are attached for review (Exhibit C).

Planning Staff has received many letters in response to the overall proposal which includes the proposed master plan amendments, rezone, and planned development. Many of the letters received appear to be from residents of Christus St. Joseph Villa and are generally in support of the proposed development. There are also letters expressing concern, raising issues, and voicing opposition to the proposed development which generally appear to be from residents in the surrounding neighborhood. All correspondence received from the public as of the writing and final production of this staff report are included for review (Exhibit D).

## **ANALYSIS AND FINDINGS**

The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan amendments. Further, Utah State Law only provides a specific noticing requirement relative to master plan amendment requests. Therefore, an analysis of relevant City adopted master plans and the policies contained therein are used to evaluate proposed master plan changes. Essentially, it is incumbent upon Planning Staff to provide a recommendation regarding whether a proposed land use change is appropriate or not based on policies in any pertinent adopted master plan. The following Master Plans are used in Planning Staff's analysis:

- The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
- Salt Lake City Community Housing Plan
- Central Community Master Plan
- Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

### **The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)**

This report provides Citywide guidelines in an effort to establish long-term visions and recommendations. The Futures Commission created a vision of a typical neighborhood for Salt Lake City by establishing that the ideal neighborhood will be (among other items) individual, family, elderly and youth oriented, and diverse. This report goes on to say that, "*neighborhoods will encourage persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders.*"

This general policy is applicable in terms of the subject proposal, as Christus St. Joseph Villa does provide a service that promotes diversity in the surrounding neighborhood. Christus St. Joseph Villa provides residential and health care services for the elderly, most likely of varying incomes, ages, cultures, races, genders, and lifestyles.

This policy is reflected in the status and configuration of the Christus St. Joseph Villa institution as it currently exists. Planning Staff asserts that these policy statements support the existence of the Christus St. Joseph Villa institution in its current state, however it does not necessarily mean that an expansion at the current location is warranted or appropriate.

Further, many of the adopted Community Master Plans also contain land use policies that support diversity in neighborhoods. The Future Land Use Map in any given Community Master Plan is a reference point for creating diversity in our City's neighborhood by allowing a variety of housing types and densities based on geographic location and factors such as circulation, access to transit, and access to necessary services. These policies are implemented by zoning standards that are created to ensure that established policy is realized.

Finding: Christus St. Joseph Villa is a integral part of the fabric of the Liberty Wells Community and contributes to the concept adopted for an "ideal" neighborhood; one that encourages persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders as defined in the Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998).

#### Salt Lake City Community Housing Plan

This Plan contains general policies regarding housing across the City. This plan states that, "*The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types and intensities of residential development.*"

This general policy appears to also support the Christus St. Joseph Villa institution in the same manner as the Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998) noted above. This policy is very general and does not address specific location for various housing types or intensities, nor does it address expansion opportunities for existing housing configurations such as Christus St. Joseph Villa.

Finding: The Salt Lake City Community Housing Plan contains policy that supports Christus St. Joseph Villa in its current configuration at its current location.

#### Central Community Master Plan

Policies in the Central Community Master Plan address the subject master plan amendment request, most specifically in terms of the expansion of institutional land uses into residential land use areas. The Plan also contains policy relevant to residential land use and historic preservation.

##### • Residential Land Use:

The Central Community Master Plan discusses residential land use in the planning district and contains community input on residential land uses. One of the issues identified specifically addresses higher density housing replacing characteristic lower-density structures. This section reads, "*The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre (page 9).*" Further, adopted policy in this

Plan reads, *"Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9)."*

- **Historic Preservation:**

This section of the Plan is important and relevant to the master plan amendments because ultimately Christus St. Joseph Villa would like to demolish seven (7) single-family residences for the purpose of expanding their services. The Liberty Wells Neighborhood has been surveyed and is eligible for listing in the National Register of Historic Places. Planning Staff is currently in the process of writing the nomination. While the nomination has yet to occur, the importance of eligibility is key. Of the subject seven (7) single-family residences owned by Christus Health Utah, five (5) of the residences are deemed "eligible and contributing" to the district. This is an indication that the majority of these residences contribute to the historic fabric and integrity of the area.

The Plan contains community input on historic preservation and identifies the desire to, *"create more historic district designations"*, recognizing that there are other non-designated area of the Central Community worthy of preservation. Goals outlined in the Plan read, *"Preserve the community's architectural heritage, historically significant sites and historic neighborhoods"*, and *"Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts (page 18)."*

The Plan also goes on to outline specific historic preservation policies and states that, *"The Central Community gives high priority to the preservation of historic structures and development patterns."* This policy is implemented by, *"Ensuring that zoning is conducive to preservation of significant and contributing structures or properties"*, and *"Encouraging new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks."* A second policy in the Plan reads, *"Identify new historic sites and expand National Register historic districts as funding is available."* The Liberty Wells neighborhood is specifically identified in the Plan as one of the neighborhoods for National Register consideration. As mentioned previously, the Liberty Wells Neighborhood has been surveyed and is eligible for listing on the National Register of Historic Places.

In conclusion, should the proposed master plan amendments receive approval and the properties are subsequently rezoned and the single-family homes demolished, the above referenced policies of the Central Community Master Plan relating to historic preservation would essentially be violated.

- **Institutional Land Use:**

The Central Community Master Plan designates and discusses neighborhood planning areas. Christus St. Joseph Villa lies in the Liberty Wells Neighborhood Planning Area. One of the issues identified in the Liberty Wells Area is the "interface of institutional and residential land uses (page 7)."

Most significantly, the Central Community Master Plan discusses institutional land use and contains community input on this type of use by identifying several issues. The first issue identified reads, *"Institutional land uses provide necessary services to the community. However, the location of institutional land uses within or adjacent to residential zones causes problems for the neighborhoods. These impacts include traffic congestion, parking, incompatible architectural appearance, and undesirable activities by some the clientele attracted to the use (page 12)."* This section goes on to read, *"Institutional land uses should be architecturally compatible with the neighborhood in which they are located (page 12)."* The second issue identified addresses traffic and parking impacts. This issue reads, *"A majority of institutional land uses attract populations from outside the neighborhood and community, creating traffic and parking impacts. Some of these impacts are caused from poor site and vehicle circulation design. In other cases, the institution outgrows its physical capacity. The owners of these properties or their property managers must address the traffic and parking impacts (page 12)."*

This section goes on to read, *"Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood (page 12)."* A third issue identified addresses expansion of institutional land uses onto residential properties and reads, *"When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion (page 13)."*

In summary, the Central Community Master Plan expressly states as an institutional land use goal to, *"Minimize the expansion of institutional uses in residential neighborhoods (page 13)."* Additionally, the following policy is cited, *"Mitigate the impacts of institutional land uses on surrounding residential neighborhoods (Page 13)."*

Findings: The Central Community Master Plan specifically addresses the issue of institutional land use expansion into residential land use areas. Community input outlined in the Plan, in addition to goals and policies addressing this issue, do not provide support for the proposal put forth by Christus St. Joseph Villa to amend the Central Community Future Land Use Map, for the subject property, from Low Density Residential use to Institutional use.

#### Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

This Plan was adopted by the City Council in 1992 to address expansion of the Christus St. Joseph Villa at that time. This plan is included in its entirety for reference with this staff report (Exhibit E). It is important to note that the section of Ramona Avenue located between 400 and 500 East was closed in order to facilitate the redevelopment of the Christus St. Joseph Villa complex at that time. There are references to this closed section of Ramona Avenue throughout the text of this small area plan.

On page 5 of this plan, the section entitled "Future Character" states, *"The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting with a landscape buffer; and (2) limiting building heights."*

Further, on Page 7 under the sections entitled "Use of Land" and "Neighborhood Context", the Plan states, *"The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and two family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intense special use residential development along with commercial uses that support this development being internalized along Ramona Avenue."*

*"All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential need on the neighborhood should be mitigated through the use of landscape buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area."*

*"The maximum height allowed along the periphery of these blocks should be three stories with a maximum of four stories internally along Ramona Avenue. The intensity of the development around the perimeter of these*



*blocks should remain one and two family along Westminster and Hollywood Avenues with higher density development allowed along 400 and 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in façade design, roof forms and choice of building materials. New development should acknowledge scale, form, and façade composition in order to reinforce the neighborhood character."*

These sections of this Plan make it clear that the single and two family residences along Westminster and Hollywood Avenues should be maintained, and new development should be compatible with the surrounding neighborhood. A change in the Central Community Master Plan future land use designation and any subsequent rezone would be in direct conflict with the provisions of this Small Area Plan. Additionally, this Plan says that more intense special use residential development should be internalized on the Block (along the closed portion of Ramona). This is the primary reason that the City agreed to close this section of public right-of-way.

Findings: The Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan contains specific policies to prevent further encroachment of special use residential (Christus St. Joseph Villa) development into the adjacent single and two family areas along Westminster and Hollywood Avenues. The applicant's proposal to change the future land use on the properties that border Hollywood Avenue are in direct conflict with the provisions set forth in this Plan. The institutional land use expansion as proposed is inappropriate at the subject location given the provisions outlined in the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

#### **FURTHER MASTER PLAN AMENDMENT CONSIDERATION**

The City has maintained and implemented the above referenced policies noted in the Central Community Master Plan and the Blocks 4 & 5 – East Waterloo Subdivision Small Area Plan for the subject parcels through the designated zoning on the properties. The subject lots are all zoned R-1/5,000 (Single-family Residential District).

It is also important to note the potential ramifications of any master plan amendment in general terms. While the proposed master plan amendment is very specific in nature, amending the Future Land Use Map in the Central Community Master Plan for the subject parcels from "Low Density Residential" to "Institutional", the development possibilities once a master plan change would occur are quite broad. In this case, should the subject property receive an approval for the proposed amendment, and while the intentions of the applicant are somewhat certain should the change occur, the fact of the matter is that any number of possibilities could take place. If the land use designation of the subject property is changed to Institutional use and subsequently rezoned accordingly, the subject property could be used for any of the uses permitted in the Zoning Ordinance in the Institutional Zone. These uses include but are not limited to government offices, medical and dental offices, adult and child daycare centers, community and recreation centers, emergency response and medical service facilities including fire stations and living quarters, hospitals, libraries, medical/nursing schools, places of worship, private schools, professional/vocational schools, museums, and communication towers.

#### **SUMMARY**

While the City recognizes the value of Christus St. Joseph Villa and the services they provide for a section of the City's population, the requested master plan amendments to allow for the redevelopment and the expansion of the institution are not warranted nor appropriate at the subject location. This rationale is based on an analysis of pertinent master plan policies in relation to the proposed changes, and the absence of consistency with said policies as outlined in this report.

**Exhibit A –**  
City Comments

# BUILDING SERVICES

**Traughber, Lex**

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**From:** Traughber, Lex  
**Sent:** Thursday, May 15, 2008 10:58 AM  
**To:** Traughber, Lex  
**Subject:** Christus St. Joseph Villa Petition 400-07-34, 400-07-35, and 410-08-18

**From:** Walkingshaw, Nole  
**Sent:** Thursday, May 15, 2008 9:50 AM  
**To:** Traughber, Lex  
**Subject:** RE: Christus St. Joseph Villa Petition 400-07-34, 400-07-35, and 410-08-18

Lex,

Building Services has the following comments:

400-07-34 (Zoning Amendment)

- Building services has no comments

400-07-35 (Master Plan Amendment)

- Building Services Has no comments

410-08-19 (Planned Development)

- Review based on assumption of approval of Master plan And Zone Amendments, change of zoning from R1/5,000 to I, Institutional
- Maximum Building height for the zone is 35'; conditional use approval for additional height may be approved up to 75' when the yard area is increased foot for foot. The required yard areas for the front and corner side in the I zone is 20 feet the proposed set backs of 27' for each of these yard areas reflects the requested 7' increase in height to 42'.
- While not specifically required in the Institutional Zone other special purpose districts require the screening of building equipment and service areas that are readily visible from the public way shall be screened from the public view. These elements shall be sited to minimize their visibility and impact or enclosed as to appear to be an integral part of the architectural design of the building. Currently the refuse and delivery services are conducted within the interior of the campus; Building Services strongly recommends continuing these services within the interior and minimizing the effects along the public way and pedestrian corridor.
- An amendment to the East Waterloo Subdivision Plat is required.

Thanks,

Nole

5/15/2008

# PUBLIC UTILITIES

**Traughber, Lex**

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**From:** Brown, Jason  
**Sent:** Monday, April 28, 2008 11:38 AM  
**To:** Traughber, Lex  
**Cc:** Garcia, Peggy  
**Subject:** Petitions 400-07-34, 400-074-35 and 410-08-18 451 E Bishop Federal Lane  
**Categories:** Program/Policy

Lex,

Public Utilities has reviewed the above mention petitions and have no comments on 400-07-34 or 400-07-35 but would like to offer the following comments on petition 410-08-18;

## *General Requirements*

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

A Water and Sewer Utility Plan must be submitted for this development. The plan must show all proposed and existing pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meter, hydrants and catch basin must be located outside of drive approaches. Any water or sewer service that is not going to be reused must be killed per SLC Public Utilities standards. New connections to the main for culinary water service will not be allowed. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering activities required during construction. All water and sewer mains must be a minimum of 8-inch diameter and located within public road section as determined by Public Utilities. Expected sewer discharge and water usage rates must be supplied to Public Utilities. With this information we will determine if the existing sewer and water systems have the capacity to provide service to the project.

A Grading and Drainage Plan must be submitted for review and approval for this development. This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Calculations must be provided and approved by Public Utilities showing this detention requirement is met and the detention will function as required for this site. If habitable floors are proposed below ground level then a stamped signed geotechnical report must be submitted to Public Utilities identifying the highest expected groundwater elevation for this area. This evaluation must include groundwater levels based upon historical well records. All habitable finished floor elevations must be at or above the highest expected groundwater elevation. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be

4/30/2008

followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. If a sewer lateral or water service crosses through an adjacent property, an easement for that utility must be provided. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, islands, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

*Agreements and Fees:*

Mainline extension and service connection agreements must be entered into between the developer and Public Utilities for all water, sewer and storm drain mains and services. The agreement will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these mains and services. Based on an approved engineer's estimate, work for all the above-mentioned improvements must be bonded by the property owner. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all utility fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities will approve this project if all the above-mentioned issues are addressed.  
If you should need further assistance with this matter, please contact me.

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

# ENGINEERING

Traughber, Lex

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**From:** Smith, Craig  
**Sent:** Monday, April 21, 2008 1:36 PM  
**To:** Traughber, Lex  
**Subject:** RE: petition 410-08-18  
**Categories:** Program/Policy

Sorry Lex, I missed the new proposed approach. My only concern with regards to the new approach is using 500 e as a staging area to either back in or back out thereby disrupting traffic.

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**From:** Traughber, Lex  
**Sent:** Monday, April 21, 2008 12:30 PM  
**To:** Smith, Craig  
**Cc:** Walsh, Barry; Weiler, Scott  
**Subject:** RE: petition 410-08-18

Craig,

Do you have any issues with the curb cut at the northeast corner of the property on 500 East? They are proposing an entrance to serve a loading/compactor area.

Lex Traughber  
Principal Planner  
Salt Lake City Planning Division

[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or (801) 535-6184

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**From:** Smith, Craig  
**Sent:** Monday, April 21, 2008 12:20 PM  
**To:** Traughber, Lex  
**Cc:** Walsh, Barry; Ott, George; Weiler, Scott  
**Subject:** petition 410-08-18

Good afternoon Lex-

I have reviewed petition # 410-08-18, a request from St. Joseph Villa to increase the height of a new building that exceeds the current height in this zone. Due to the fact the request involves a building proposed on private property, the Engineering division has no concerns with the request.

Sincerely,  
Craig w. Smith  
SLC Engineering

4/23/2008

# PROPERTY MGMT.

Traughber, Lex

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**From:** Lucas, Duran  
**Sent:** Friday, April 11, 2008 10:12 AM  
**To:** Traughber, Lex  
**Subject:** Christus St. Joseph Villa Redevelopment

April 11, 2008

**Re:** Christus St. Joseph Villa Redevelopment  
Petition 400-07-34  
Petition 400-07-35  
Petition 410-08-18

Property Management has reviewed the referenced petition. The petitioner's plan does not seem to be encroaching on any city property or public right-of-way, however, if at any time the planned development changes and an encroachment results, the petitioner will be required to sign a lease agreement for the encroachment. With that being said, we have no objection to the petitioner's request and will defer to the other City departments' comments.

Duran Lucas  
Property Management

4/11/2008



# TRANSPORTATION

**Traughber, Lex**

---

**From:** Walsh, Barry  
**Sent:** Thursday, April 10, 2008 5:11 PM  
**To:** Traughber, Lex  
**Cc:** Young, Kevin; Smith, Craig; Itchon, Edward; Garcia, Peggy; Butcher, Larry; Spencer, John  
**Subject:** Joseph Villa  
**Categories:** Program/Policy

April 10, 2008

Lex Traughber, Planning

**Re:** Christus St. Joseph Villa Redevelopment Petition 400-07-34 (Zoning Amendment)  
Petition 400-07-35 (Master Plan Amendment) and Petition 410-08-18 Planned Development/  
Conditional Use) At 451 E. Bishop Federal Lane.

The Division of transportation review comments and recommendations are as follows:

The architectural concept plan does not match the Engineering plan sheet ES-101.

The separate parcels will need to be combined into one lot per a subdivision process which will require all public way frontages to be upgrades as required to current city standards.

The Parking calculations indicate that there will be only a 12 stall parking requirement increase from 171 to 183 stalls and an on going parking surplus of 27 stalls for a total of 210 stalls on site. Which should present no significant change to traffic generation issues. The traffic change should come from the elimination of the seven residential units as a reduction for the area. The new site plan will need to indicate all required parking, ADA stalls, bike parking, and service areas.

The new service drive proposed for 500 East needs to function with no backing from the public way. The current facility has accommodated all large deliveries on site in the parking lot area. Please indicate if any changes are expected.

Sincerely,

Barry Walsh

**Cc** Kevin Young, P.E.  
Craig Smith, Engineering  
Ted Itchon, Fire  
Peggy Garcia, Public Utilities  
Larry Butcher, Permits  
John Spencer, Property Management

4/11/2008

# FIRE DEPT

Traughber, Lex

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**From:** Itchon, Edward

**Sent:** Wednesday, April 09, 2008 10:51 AM

**To:** Traughber, Lex

**Cc:** Butcher, Larry; McCarty, Gary; Montanez, Karleen

**Subject:** Christus St Joseph Villa #'s 400-07-34, 400-07-35 & 410-08-18

This project shall have the following items.

- Fire hydrant placed so all parts of the structure with in 400'. Automatic fire sprinkler system
- Automatic fire detection system.
- Interconnection with an approved remote station.
- If the measurement from the lowest access of the fire department to the highest floor level is 30' or higher shall be equipped with a wet stand pipe system.

**Exhibit B –**  
**Community Council Letter**

**Liberty Wells Community Council**

**P.O. Box 522318 • Salt Lake City, UT 84152**

**Tel: 801-485-8780 Email: libertywells@msn.com**

May 27, 2008

Mr. Lex Traughber  
Principle Planner  
Salt Lake City Planning Division  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

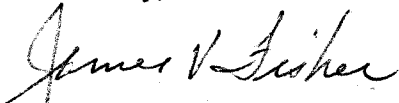
Dear Mr. Traughber,

This letter is to inform you that Liberty Wells Community Council voted unanimously in favor of the future building plans for Christus St. Joseph Villa located at 451 Bishop Federal Lane, Salt Lake City, Utah as presented at our regular April meeting.

If you have any questions, please call or email me at the numbers listed above.

Thank you for your help in this matter.

Sincerely,



James V. Fisher  
Chairman  
Liberty Wells Community Council

cc: Mr. Galen Ewer, Administrator/CEO Christus St. Joseph Villa  
Councilwoman Jill Love

**Exhibit C –**  
**Open House Comments**

## Traughber, Lex

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**From:** holly christmas [holly.christmas@gmail.com]  
**Sent:** Tuesday, August 26, 2008 4:07 PM  
**To:** Traughber, Lex  
**Subject:** Central Community Master Plan amendment

Dear Mr Traughber,

In the time that has passed since the open house at the City and County building, more concerns about Christus St Joseph's Villa proposed amendment to the Central Community Master Plan have occurred to me than I was able to express in the initial turn-around period. I realize these comments are past the deadline, and therefore may not be considered in your review, so I will plan on bringing them up in the public meeting as well.

The proposed amendment to the Central Community Master Plan radically expands the area of land zoned Institutional. The blocks in our area typically have 28 residences per block. Currently, the block bordered on the North side by Westminster Avenue, has 10 residences left; the block bordered on the South by Hollywood Avenue has 17 residences left. In other words 29 out of 56 possible residences, just over one of the two blocks, has been replaced by property zoned Institutional.

The rezoning would increase that to 36 of 56, or 64%, of the two blocks. Further, this leaves just two strips of 10 houses on each side of the property in question and places 2 of the 4 corners (although really this is 6 of the 8 true block corners) facing the community as Institutional.

The loss of these seven residences represents a loss of approximately 25% of the current residences for the two blocks in question and 41% for the block bordered by Hollywood. To increase the Institutionally zoned property this much and in this way seems like a disservice to the community.

Thank you, once again, for your time.

Sincerely,

Holly Christmas  
456 East Westminster Avenue



201 S. Main Street, Suite 1100  
Salt Lake City, Utah 84111  
main 801.328.3131  
fax 801.578.6999  
www.stoel.com

August 18, 2008

THOMAS A. ELLISON  
Direct (801) 578-6957  
taellison@stoel.com

**HAND-DELIVERED AND VIA EMAIL**

Lex Traugher  
Salt Lake City Planning Dept.  
City & County Building Room 404  
451 South State Street.  
Salt Lake City, UT 84111

**Re: CHRISTUS St. Joseph's Villa - Comments on Salt Lake City's General Plan Policies**

Dear Lex:

These comments are made on behalf of CHRISTUS St. Joseph's Villa (the "Villa") in relation to the pending application to amend the Future Land Use Map for Salt Lake City to allow the expansion of the Villa's existing Institutional Zone to cover the southeast corner of Hollywood Avenue and 500 East. We believe that the General Plan supports the expansion of the St. Joseph's Villa campus for the reasons described below. We will also comment on potential concerns that might arise in connection with the approval of a General Plan Land Use Map change and a rezoning of the property to the Institutional district.

1. The Modernization and Modest Growth of CHRISTUS St. Joseph's Villa Is Important to Salt Lake City. CHRISTUS St. Joseph's Villa is a critical community resource. CHRISTUS St. Joseph's Villa is the only religious based, not-for-profit facility of its type in Salt Lake City and in Utah. Noted for the high quality of its care, the Villa is one of only three assisted living Type 2 facilities located in Salt Lake City. The other two are located in the northern portion of the City. CHRISTUS is the only institution of its type in Salt Lake City that accepts residents of all incomes regardless of the source of payment. Only one of the other two assisted living facilities will accept residents that are obtaining assistance from the State of Utah Medicaid Waiver Program.

The principal purposes of the General Plan amendment proposal is to facilitate the demolition of old and increasingly inadequate medical facilities and to facilitate the relocation and expansion of residential units regulated as "assisted living" facilities. The modernization of increasingly obsolete facilities is essential to the mission of the Villa to provide quality care and is essential to



Lex Traugher  
Salt Lake City Planning Dept.  
August 18, 2008  
Page 2

the residents of greater Salt Lake City that the Villa serves. The Villa should have the opportunity to make changes to its physical facilities without displacing the many patients that so completely depend on its services without other viable options. The service principally being expanded relates to the establishment of secured assisted living for those suffering from early Alzheimer's disease and other forms of dementia. In Utah, approximately 30,000 people have Alzheimer's disease or a related form of dementia. Neither of the two existing assisted living facilities in Salt Lake City accepts residents requiring a secure living environment that are receiving assistance from the Utah Medicaid program. Therefore, the expansion of the Villa to provide assisted living facilities for patients suffering from dementia meets a critical and unmet need in Salt Lake City.

From a more general perspective, the General Plan should also consider the demographic trends which are involved in the need for medical related institutional uses. The primary audience served by CHRISTUS St. Joseph's Villa are seniors 75 years of age and older with moderate to low incomes of \$50,000 per year or less. By 2011, the population of people age 75 and older is projected to grow from 2.7% to 11.9% in the three zip codes that include CHRISTUS St. Joseph's Villa and those immediately east of the campus. These statistics demonstrate the compelling need for improved medical services in Salt Lake City's southeast corridor.

2. The Central Community General Plan Future Vision Contemplates a Mix of Housing and Supports Institutional Uses Such as the Villa. As noted above, the current proposal would result in the relocation of assisted living housing facilities in the area that would be newly rezoned for institutional uses. Assisted living housing is not only an allowed use in institutional zones, but is also allowed in residential districts, recognizing the fundamental residential nature of this use. The Future Vision for the Central Community (page 3 of the General Plan) contemplates the creation of a livable, vital and sustainable community. These policies support "a variety of residential land use" and supports "all types of housing." Policies on page 3 of the General Plan further recognize that "the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community."

These same Future Vision policies recognize that "institutional land uses provide support services . . . that bring balance and variety to the community." Institutional land uses such as the Villa also "generate employment opportunities and attract community and regional populations." While these policies recognize that design guidelines and review processes are necessary to "ensure that new construction is compatible with the surrounding areas and established land use patterns," the policies reflected in the Future Vision of the Central Community do not preclude





Lex Traugbber  
Salt Lake City Planning Dept.  
August 18, 2008  
Page 3

the expansion of either multi-family housing or housing based institutional uses such as assisted living.

3. Liberty Neighborhood Planning Area Policies are Consistent with a Limited Expansion of the Villa. The Liberty Neighborhood description expressly and favorably acknowledges the three significant institutional uses in the neighborhood, the Villa, Salt Lake Community College and Salt Lake County. Importantly, these neighborhood policies reflect a prohibition of expansion of Salt Lake Community College but do not reflect a similar prohibition relating to the Villa. The neighborhood policies reflect that the institutional interface with the neighborhood is an issue (as it always is). These policies therefore do not limit expansion, but would fairly be read to require an evaluation of the residential interface. That interface is enhanced considering use by the location of housing and not more intense medical uses in this transitional location. The interface is further enhanced considering design by the existence of the larger-scale chapel due south of the expansion area. In any event, the issue of interface is largely a question of design parameters that should be considered at the time of conditional use permitting and not the subject of a General Plan amendment.

4. The General Plans Residential and Institutional Land Use Policies Support the Expansion of Medical Uses at the Current St. Joseph's Villa Site. While the residential policies of the Central Community General Plan (and every other SLC Community General Plan) calls for the preservation of housing, the Central Community Plan also "recognizes that the City is a living organism, subject to growth, decay and renewal," and that change should occur "in response to the needs of, and in the best interests of the residents of the Central Community as well as the City as a whole." (Page 9) The importance of the Villa to the Salt Lake City community as a whole and the need for its services is outlined above. While a balance between narrow neighborhood interests and community interests is sometimes difficult to achieve, as a general rule the City should consider limited expansions of institutional uses where such uses already exist rather than the two other alternatives—encouraging development in new areas where the impact of the change in use is likely to be greater, or discouraging new investment in necessary facilities within Salt Lake City, forcing new investment to occur outside of the City limits and risking leaving its residents underserved. These considerations weigh strongly in favor of establishing the point of balance in favor of allowing the modernization and limited expansion of the Villa in the location proposed.

The Institutional land use policies provide further strong support of this conclusion. Page 12 of the General Plan indicates that one of the intentions of the General Plan is to provide "goals, policies and implementation measures to promote compatible institutional expansion . . .". Page



Lex Traughber  
Salt Lake City Planning Dept.  
August 18, 2008  
Page 4

12 further favorably lists medical land uses as important institutional land uses in the Community. Policy INSLU 1.3 specifically "encourage[s] new medical facilities in underserved areas of the community where appropriate and supported by residents." In contrast, and with apparent reference to Salt Lake Community College and the University of Utah (both restricted as to expansion), Page 13 indicates that "certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion." The expansion of the Villa onto new land has not been expressly prohibited and the Liberty Community Council has unanimously indicated its approval of the project. Therefore the expansion of the Villa's Institutional Zone is not only not prohibited, but is more accurately within the expansion of institutional uses viewed favorably by the General Plan.

5. Assisted Living Housing in an Expanded Institutional Zone Can Be Compatible with Existing Residential Development. Of course, we acknowledge that the General Plan also refers to the need to attain compatible development in those provisions referred to above and in other provisions of the General Plan we have not quoted. Compatibility is promoted in the first instance by proposing an essentially residential use, by matching the height of the structure to the height of the adjacent Church Building, by adopting a limited expansion of an existing Institutional site rather than proposing a new site with the risk of different impacts and by designing the new facilities to discourage traffic and parking access on residential streets. Further, the particular use will not bring with it the substantial traffic, parking or other uses that accompany most educational uses and many more intensive medical uses. Therefore, we believe that the impacts of the proposal can be identified and reasonably addressed in a conditional use process. But more importantly, we believe this General Plan and even the rezoning process should not be bogged down by the details of site specific project review where the General Plan policies themselves support the approval of the limited General Plan Land Use Map change authorizing the Institutional use of the southeast corner of Hollywood and 500 East.

6. CHRISTUS St. Joseph's Villa Will Consider Special Conditions. Although not common, CHRISTUS St. Joseph's Villa will consider special restrictions on the use of the newly designated Institutional Use area to be certain it remains used for assisted living or other residential uses and to otherwise promote compatibility with the neighborhood. These restrictions could also include a requirement that Hollywood not be used for traffic and parking and potentially other restrictions to limit the range of institutional uses and impacts that might otherwise accompany a rezoning. These limitations could be imposed by covenant, zoning restriction or conditional use restriction to assure compatibility of the new development with the immediate neighborhood.



Lex Traughber  
Salt Lake City Planning Dept.  
August 18, 2008  
Page 5

We look forward to continuing this process and working with you and the community on these issues of importance.

Very truly yours,

Thomas A. Ellison

cc: Galen Ewer  
John Pace  
Liza Hart

Dear Mr Traugher,

I would like to thank you for holding the open house with St Joseph's Villa and the community of August 12.

I am writing today to express my opposition to Christus St Joseph's proposal to amend the Central Community Master Plan Future Land Use Map. The proposal to change the zoning of the seven parcels on the corner of Hollywood Avenue and 500 East from Residential to Institutional would have a negative impact on the residential character of this neighborhood, harming our community as a whole.

Since Institutional zoning allows for taller buildings than Residential, there is a great danger that this could extend the feeling of a commercial area as one turns onto 500 East from 2100 South. Institutional zoning also, by nature of the services provided, increases the traffic in an area, making the area less walkable and neighborhood-like.

Currently, the houses along the perimeter of the Christus St Joseph complex allow us to retain the single-family character of the area, while accommodating the valuable services provided by Christus St Joseph's Villa. Removing these houses would dramatically change the character of this neighborhood for the worse.

I ask that the planning committee reject the amendment proposal in the interest of protecting and encouraging a vibrant, active neighborhood in Salt Lake City.

Sincerely,

Holly Christmas  
456 E Westminster Ave  
Salt Lake City, Utah

# QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Mary Jane Lyons  
Address 451 East Basque Federal Lane Salt Lake City (Assisted living)  
Phone \_\_\_\_\_

Do you have specific comments regarding the proposed plans?

The proposed plan with the elderly population growing we do need additional facilities to care for them. People are getting older and their children will not be able to take care of them. The elderly population need a place to stay. The new build will be a great opportunity for the senior to attend church across the street, also it is a good addition to the neighborhood. We are a society of high technology, the new build would have the modern technology equipments that would be beneficial to the elderly population that would be moving to the new build. we the residents would like to see the city approve the new build building.

Do you support or oppose this proposal? Please state why.

I support the proposal to build the new Senior facilities for the elderly. It would be a great addition to the neighborhood. The elderly needs a place.

Thanks for the opportunity to make my comment.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traugher  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)  
Fax: (801)535-6174

# QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Jeane Bacigalupo

Address 451 Bishop Fed LN Apt 4208 - 84115-2295

Phone 801-385 931-5710

Do you have specific comments regarding the proposed plans?

I like the plan very much <sup>feel</sup> that  
it will actually improve the neighborhood  
I hope the dumpster can be placed  
in an area where it will not disturb  
neighbors + that something can be done to  
prevent the workers from parking on neighbors' areas.

Do you support or oppose this proposal? Please state why.

I support the proposal + feel it is necessary.  
I have a friend in the care area; the new  
plan would make things so much better for  
her.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traughber  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
Fax: (801)535-6174

## QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Reiko Inada  
Address Christus St. Joseph Villa  
Phone 801-493-8874

451 Bishop Fed Ln. Rm  
SLC, UT 84115-2295  
3232

Do you have specific comments regarding the proposed plans?

The reason why we went to the meeting  
was so we could discuss the zoning laws  
I have resided at Christus St. Joseph Villa for 3  
years. The zoning Commission and its  
members disagreed building it because  
they didn't consider the zoning problem.

Do you support or oppose this proposal? Please state why.

I support the zoning and the building  
of the new building it will be beneficial  
to everyone concerned.  
Thank you  
Reiko Inada

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traughber  
431 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
Fax: (801)535-6174

# QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Helen E. Struble  
Address 451 Bishop Federal Lane Apt. 4216 S.L.C. UT. 84115-2276  
Phone (unlisted) 484-1573

Do you have specific comments regarding the proposed plans?

There has been a great amount of concern as to the need of the plan, such as the dynamics of the growth of population, the increased number of the aging members, the area of the location, etc.

The reputation of our facility for quality of care for an open acceptance of clients of all denominations, for its special needs of clients are well known.

Do you support or oppose this proposal? Please state why.

I support this proposal for the above reasons

I appreciate your willingness to hear all concerns about the proposed plans and trust in final decisions based upon fairness and the future community needs.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traugher  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)  
Fax: (801)535-6174



Mr. Traugher,

An adoption of Petition 400-07-35 - Christus St. Joseph Villas Master Plan Amendments would not be conducive of the Central community Development Plan of 1974 in that the petition fails to "present a desirable future character for the neighborhood of 500 E. and Hollywood Ave. Incidentally, approval of this amendment would.

1. Not protect, enhance or encourage rehabilitation of existing neighborhoods in that the presence of an expanded institutional zone would degrade the neighborhood feel and quality many of the professional families currently residing in the area find appealing.
2. Impede neighborhood revitalization by removing residences (seven single family dwellings) from the area.
3. Create the feeling of expansion from the 2100 S. commercial corridor.
4. Adversely affect property values through the increased possibility of neighborhood decline as the result of professional family residents moving to locations not adjacent to an institutionally zoned area.

Additionally, an amendment to the Salt Lake City Master Plan would not support the goals of the 1990 Salt Lake City Housing Policy. Older family neighborhoods may see a resurgence of de-stabilization through the loss of population as a result of the proposed amendment. Professional families and individuals that have recently taken residence in the area have and are currently re-vitalizing neighborhoods they know as quaint and or contain a feeling of community. Allowing this amendment to the Salt Lake City Master Plan would further degrade the quality of life in our neighborhood by expanding the look and feel of an institutional presence in what is now a vibrant friendly neighborhood.

Shawn Porter  
456 E. Westminster Ave.  
Salt Lake City  
Utah 84115

## Traugher, Lex

---

**From:** Julia Lyon [julialyon@hotmail.com]  
**Sent:** Sunday, August 17, 2008 10:25 PM  
**To:** Traugher, Lex  
**Subject:** RE: St. Joseph/master plan question

Lex,  
I am submitting these comments to be considered for your staff report and with the expectation that they will be added to the public record regarding this proposed land use change.

As a neighbor at 450 Redondo Avenue, I strongly oppose this proposed land use change and feel that it is in direct conflict with the language within the St. Joseph Villa - Block 4-5 East Waterloo Subdivision Master Plan.

From page 5:  
"The small scale residential character of the perimeter of blocks 4 and 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue."

From page 7:  
"The primary use of land on blocks 4 and 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained...More intense residential activity should be located along 400 and 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue."

The intensity of the development around the perimeter of these blocks should remain 1 and 2 family along Westminster and Hollywood Avenues with higher density development allowed along 400 and 500 East. Special use residential and accompanying support development should occur along Ramona Avenue."

It appears that a dramatic change in the master plan would need to take place for this proposed land use change to go forward.

The primary argument that Christus presented in last week's community meeting was that it would be "inconvenient" to displace its residents during the approximately year-long process of tearing down the present building and replacing it. Is "inconvenience" a justification for a land use change? In the process of building seismically safe new schools, the Salt Lake City School District has regularly moved thousands of children to another school for a year. This has allowed the district to tear down and replace its buildings without having to raze homes and build in new locations. It is an apt parallel to consider.

Also, it became apparent during last week's public hearing that Christus had not fully explored the possibility of building internally - as the master plan calls for. Its large ground-level parking lot has so many extra spaces, St. Christus officials said, that it would not need to add parking spaces despite planning an expansion in residents in its new building on Hollywood. Shouldn't internal building proposals be considered before a land use change is permitted?

Officials said building new parking underground could be "expensive" -- is that an acceptable reason to allow a land use change in direct conflict with the neighborhood's master plan?

Christus owns green space on 400 E and on a section of property adjoining 500 E. Have either of these parcels been considered for its expansion?

You emailed me that the criteria for a land use change would come from a review of the city's master plans. That seems very vague. Certainly, the applicant wouldn't have gotten

this far in the development process without knowing these exact criteria. The neighborhood should be informed in writing of these criteria before the planning commission takes any action.

Thank you for your time and consideration.

Julia Lyon  
450 E Redondo Avenue

-----  
> Subject: RE: St. Joseph/master plan question  
> Date: Wed, 13 Aug 2008 12:06:21 -0600  
> From: Lex.Traughber@slcgov.com  
> To: julialyon@hotmail.com  
>  
> Yes, please see:  
>  
> <http://www.slcgov.com/ced/planning/pages/masterplans.htm>  
>  
>  
> Lex Traughber  
> Principal Planner  
> Salt Lake City Planning Division  
>  
> lex.traughber@slcgov.com or (801) 535-6184  
>  
> -----Original Message-----  
> From: Julia Lyon [mailto:julialyon@hotmail.com]  
> Sent: Wednesday, August 13, 2008 11:33 AM  
> To: Traughber, Lex  
> Subject: RE: St. Joseph/master plan question  
>  
>  
> And I'm assuming I can look up master plan policy online? At the city's  
> site?  
> -----  
>> Subject: RE: St. Joseph/master plan question  
>> Date: Wed, 13 Aug 2008 10:53:23 -0600  
>> From: Lex.Traughber@slcgov.com  
>> To: julialyon@hotmail.com  
>>  
>> Based on consistency with master plan policies.  
>>  
>> Lex Traughber  
>> Principal Planner  
>> Salt Lake City Planning Division  
>>  
>> lex.traughber@slcgov.com or (801) 535-6184  
>>  
>> -----Original Message-----  
>> From: Julia Lyon [mailto:julialyon@hotmail.com]  
>> Sent: Wednesday, August 13, 2008 10:52 AM  
>> To: Traughber, Lex  
>> Subject: RE: St. Joseph/master plan question  
>>  
>>  
>> But if there are no criteria, how does the planning commission decide  
>> whether to approve a zone change?  
>> Julia Lyon  
>> -----  
>>> Subject: RE: St. Joseph/master plan question  
>>> Date: Wed, 13 Aug 2008 10:05:55 -0600  
>>> From: Lex.Traughber@slcgov.com  
>>> To: julialyon@hotmail.com  
>>>

>>> Good question.  
>>>  
>>> The answer is that there are no City adopted criteria that must be  
> met  
>>> in order to change a master plan. Master plan changes are based on  
>>> policies in the master plan(s) themselves. We will be examining all  
>> the  
>>> applicable City adopted master plans and the policies contained  
>> therein  
>>> to make a recommendation to the Planning Commission.  
>>>  
>>> Sincerely,  
>>>  
>>> Lex Traughber  
>>> Principal Planner  
>>> Salt Lake City Planning Division  
>>>  
>>> lex.traughber@slcgov.com or (801) 535-6184  
>>> -----Original Message-----  
>>> From: Julia Lyon [mailto:juliaalyon@hotmail.com]  
>>> Sent: Tuesday, August 12, 2008 11:12 PM  
>>> To: Traughber, Lex  
>>> Subject: St. Joseph/master plan question  
>>>  
>>>  
>>> Lex,  
>>> What are the criteria that must be met to change a master plan?  
>>>  
>>> What are the criteria that must be met to justify a land use change  
>> from  
>>> "low density residential" to "institutional"? (Or maybe that's the  
>> same  
>>> thing.)  
>>>  
>>> Thanks! I'm a neighbor.  
>>> Julia Lyon  
>>>  
>>> Get more from your digital life. Find out how.  
>>>  
> [http://www.windowsslive.com/default.html?ocid=TXT\\_TAGLM\\_WL\\_Home2\\_082008](http://www.windowsslive.com/default.html?ocid=TXT_TAGLM_WL_Home2_082008)  
>>  
>>  
>> Your PC, mobile phone, and online services work together like never  
>> before.  
>> <http://clk.atdmt.com/MRT/go/108587394/direct/01/>  
>  
>  
> Got Game? Win Prizes in the Windows Live Hotmail Mobile Summer Games  
> Trivia Contest  
> [http://www.gowindowsslive.com/summergames?ocid=TXT\\_TAGHM](http://www.gowindowsslive.com/summergames?ocid=TXT_TAGHM)  
>>>  
Talk to your Yahoo! Friends via Windows Live Messenger. Find out how.  
[http://www.windowsslive.com/explore/messenger?ocid=TXT\\_TAGLM\\_WL\\_messenger\\_yahoo\\_082008](http://www.windowsslive.com/explore/messenger?ocid=TXT_TAGLM_WL_messenger_yahoo_082008)

# QUESTIONNAIRE

## Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Norman L. Kautz  
Address 442 Westminister Ave  
Phone 462-1358

Do you have specific comments regarding the proposed plans?

For better than 16 years, there has been  
a verbal proposal of a complete take over of the  
properties adjacent to St. Joseph's Villa plus some.  
Why are you denying in every meeting?

Do you support or oppose this proposal? Please state why.

Yes I'm opposed to it. see my comment!

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traughber  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
Fax: (801)535-6174

# QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name JERRARD ROBERTS  
Address 442 WESTMINISTER  
Phone 487-7231

Do you have specific comments regarding the proposed plans?

OUR CONCERN IS THAT (NO) FURTHER PROPERTY  
IS PURCHASED AND ADDED TO THE PROJECT.

Do you support or oppose this proposal? Please state why.

ONLY AS PROPOSED & NOTHING MORE

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Fax: (801)535-6174

# QUESTIONNAIRE

**Christus St. Joseph Villa**

**Date: August 12, 2008**

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Linda Roberts  
Address 922 Hollywood Ave own 1142 Westminster Ave.  
Phone 487-7231

Do you have specific comments regarding the proposed plans?

We do not support the rezone  
because it allows for another building  
to be built.

We do not want parking from St. Joseph's  
on Westminster Ave.

We do not want more noise from generators  
+ trash compactors.

The traffic on 5<sup>th</sup> East is too much now  
and this will increase the traffic.

Do you support or oppose this proposal? Please state why.

oppose - see above comments

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Fax: (801)535-6174

## QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Benita Ann Elmore  
Address 451 Bishop Federal Lane  
Phone 801-493-8883

Do you have specific comments regarding the proposed plans?

*I think the proposed plan would be most beneficial to the area as well as the residents. It will give many elderly people a place to call home. For a person like myself living on limited living it would give me a little bit more and it would give me long term care residents more room as well.*

Do you support or oppose this proposal? Please state why.

*I am for the proposal. It will help the community a great deal and help the people who currently live here.*

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traugbber  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traugbber@slcgov.com](mailto:lex.traugbber@slcgov.com)  
Fax: (801)335-6174



# QUESTIONNAIRE

## Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Matt Fields

Address 459 E Westminster Ave

Phone 801 230-8821

Do you have specific comments regarding the proposed plans?

I don't feel I know enough about this to make specific comments.

I do not understand why St. Joseph's needs to expand and  
I especially don't understand why residential streets need  
to be zoned "Institutional"

*These  
were  
addressed  
sufficiently*

More information, especially from St. Joseph's, would have been nice.

I do worry that this is already a fast accomplish. Is the planning  
commission only looking at how to make this happen? Is it possible  
for the commission to "plan" to keep the neighborhood as is?

I also worry that "de-residentializing" the neighborhood will draw crime  
further East.

Do you support or oppose this proposal? Please state why.

I hesitate to endorse any proposal that removes the residential  
feel of this area.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division  
Attention: Lex Traughber  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, Utah 84114-5480

Or email: [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)  
Fax: (801)535-6174

**Exhibit D –  
Public Comments**

8/8/08

My name is Catherine McVey and I am unable to attend the open house due to a prearranged appointment.

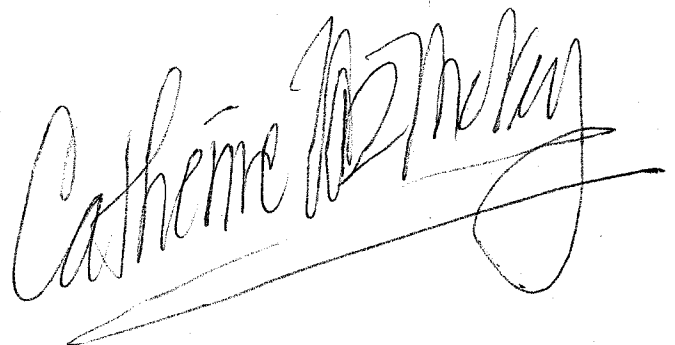
I am vehemently opposed to my residential neighborhood becoming "industrial". This is not an industrial neighborhood, with the exception of the Villa. The Villa purchased my home about 3 years ago....not because I wanted to sell it, but because they purchased the homes on either side of me and I was told by Galen that "I'd be living in the middle of a parking lot".

I purchased a home across the street as I like the neighborhood and with increasing prices, decided to stay in "sugarhood".

I am an occupational therapist and believe that St Joe's is an "average" place for patients (the care has gone downhill in the last 3 years as I have many social worker and physician friends).

I really do not want to stare at the "proposed" 3 story building across the street from me. This is a neighborhood and "industrial" is a far cry from here.

Catherine Vaz McVey, OTR/L, CVT  
452 Hollywood Avenue  
SLC Utah 84115  
801.463.9514

A handwritten signature in cursive script, reading "Catherine McVey", with a long horizontal flourish extending from the end of the name.

Planning Commission  
City and County Building  
451 South State Street  
Salt Lake City UT 84111

August 11, 2008

Dear; Planning Commission

This letter is in regards to the Saint Josephs Villa master plan amendments, petition 400-07-35.

I believe the zoning should not be changed and should remain "Low Density Residential". Saint Joseph Villa should expand in an area that is all ready zoned "Institutional", this way they will not impact people's lives and real property values.  
I am strongly against any zoning changes.

Sincerely



Garo Topdjian  
447 Hollywood Avenue  
Salt Lake City UT 84115  
Cell 801-232-9256

Theodore H. Noehren, M.D.  
451 Bishop Federal Ln. Apt. 4221  
Salt Lake City, UT 84115

July 9, 2008

Dear *Mr. Lex Trougher*

My wife and I have been residents in St. Joe's Villa Apartments for almost 6 years and are very familiar with the status and fine quality of this institution. I wish to address your present concerns re the extension of the facilities in our mutual neighborhood.

I sympathize completely with your concept of the imminent changes but it is very short-sighted not to view this problem in the current changes in our aging population. Estimates predict that the number of senior citizens will increase from the current 31+ million all the way to 71+ million citizens. within the next decades. That makes expansion of St. Joe's mandatory. If they are prohibited from doing so on these grounds there is no alternative but to move elsewhere, probably most inconveniently to the suburbs. The present facilities will have to be sold, most likely to a commercial chain whose usual absentee ownership is not neighborhood friendly.

St. Jose is a known quantity of excellent management and neighborhood friendly. This does much to maintain the quality and value of your property for now and the future. If for no more than an investment I would urge you to think carefully on these matters.

Theodore H. Noehren, M.D.

19 June 2008

The Todd family have been neighbors of the Christus St Joseph Villa for many years. We have known and seen the much good that has been done. We have friends who have lived there for long periods of time.

Both of us attend services at the Villa once a month. We teach and help with the music.

We feel that the planned improvement and renovation will benefit all who live there and will open the door to more.

We also feel that it will add to the quality and the beauty of the neighborhood.

Regards

Mabel Todd

Janette Todd

**John R. Bucher**

---

**From:** "John R. Bucher" <jrbhop@hotmail.com>  
**To:** <lex.raughber@slcgov.com>  
**Sent:** Thursday, June 26, 2008 10:19 AM  
**Subject:** St Joseph Villaw

My wife Beulah Sowards was placed in St Josephs Care Center two years ago, during that time I sold my home to live in the Senior Apmt. Three children also live in Salt Lake city. This facility established sixty years ago has grown and expanded to care for aged. And as an institution as licensed and accepted to fulfil a means of caring for the population of a growing city to fullfill the demands required. Economicaly and culturalty it has proven an ideal manner for this society. I have talked to some of the residents near here, who have had no real concern of the expansion required but indeed construction has to be overlooked to achieve the ideal.

John R. Bucher 801 583 4244 bd 8\15\15



6/26/2008

June 21, 2008

To Whom It May Concern:

I have been a resident of the Sugarhouse Community for nearly 50 years. During that time I have seen many changes develop as the needs, shopping habits and lifestyles evolve.

One of the bright spots in our neighborhood is the development of Christes St. Joseph Villa. The high quality of care there, without prejudice against any faith or persuasion, is widely known.

This renowned care facility is now faced with the need to expand and update its accommodations and is asking for the cooperation of all who might feel impacted by this worthwhile effort.

I have seen the model of the proposed razing and construction and believe <sup>it will be</sup> a nice addition to the neighborhood. I have every confidence in the contractor St Joseph will select will be sensitive to the local residents and urge all to support this much needed project.

Most sincerely,

Earl B. Jones  
2222 South Lake St  
SLC, Utah 84106



17 June 2008

St. Joseph's Clinic

How the most theme-  
like atmosphere of any  
of the late Centos I have  
visited. This would  
be further enhanced  
with the building  
of the proposed  
facility. It would  
better accommodate  
the patients needs  
and make them  
live more com-  
fortable. Don't this  
one of the many  
modern clinics?  
Outfits Compact

and convenience are  
principle concerns,  
and to my thinking  
would surely be  
not much the  
proposed at parson  
It is my hope that  
this will take place

Best wishes  
Laurie Johnson

June 21, 2008

Dear Planning Committee for  
St. Joseph Villa,

I have helped with church  
services at St. Joseph Villa for  
many years. I have always found  
a loving and cooperative spirit there.

It has been so kind of them  
to allow us to hold Latter day Saint  
services there.

I have had friends who have  
been under the care, of St. Joseph  
Villa, who have received the finest  
service. St. Joseph has been  
kind to the people in this area.

I wish them success in their  
endeavors.

Sincerely,  
Jeanne Tate

Mr. Lex Traugher  
Senior Planner

Mrs. Jill Remington-Love  
Mayor's Office Community Liaison

Ms. Mary De La Mare-Schaefer  
Interim Director

Mr. Hank Welch  
Mayor's Office Community Liaison

I am writing this letter concerning Cristus St. Joseph Villa's New Building Project.

My mother is 92 years young and had been living on Lake Street in Salt Lake City for the past 65 years, the last 21 years she has been living there alone after my fathers passing.

On the morning of February 5, 2007 she fell in her home breaking her wrist and fracturing her tibia. Being the independent person that she is she finished her day which consisted of going to the Post Office with her good neighbor and doing a little shopping, insisting that nothing was wrong.

By the time they reached home mom was having great difficulty walking and her wrist had swollen twice its size. By then she gave her permission for her neighbor to call me at work. It took a great deal of convincing to finally get her to St. Marks emergency room, where they finally admitted her for observation – which was no easy task. Upon running countless tests they found that she also had a large blood clot in the left quadrant of her heart and was severely malnourished they admitted her to the ICU for a few days.

I have been taking care of my mom and the house, since the passing of my father. Mom has always been very sharp able to rattle off names of distant relatives down to second and third cousins, remembering birthdays and anniversary's of everyone. In the last 2 or so years I had noticed a little "forgetfulness" like forgetting names of grandkids, or how old she was which I attributed to her age, after all she is 92. But upon St. Marks discovering that she was malnourished she was forgetting more than names and dates – she was forgetting to eat.

After being in the hospital for a couple of weeks she was stable and well enough for rehabilitation for her wrist and tibia - we were given a couple of names of rehab centers St. Joes being one of them. Not knowing what to do or where to turn for the best care for mom the coordinator suggested I choose St. Joes, and by the grace of God they had an open bed.

She spent three months on the 3<sup>rd</sup> floor which is the Quinney unit; they took her to therapy everyday so she could learn how to walk again because of her fractured tibia- and regain the use of her left hand after the cast came off because of her broken wrist. The therapy center is located very conveniently on the 1<sup>st</sup> floor.

They coordinated her meds between the Dr. at St. Joes and the Dr.'s at St. Marks. They coordinated and provided wheelchair transportation to and from St. Marks Hospital for

the heart Dr. and Orthopedist. And most importantly they make sure she is eating! Because now we believe that is why she fell, being weak and malnourished.

Through everyone's coordinated efforts mom has become well enough that she is now on the Second Assisted Living floor, where she has her own Studio Apt. She is using a walker to get around (thanks to the therapy department) and doing very well – and she is very proud to be 92 years young and still fearsly independent. There is a nurse and nurses assistances on the floor 24 – 7 making sure that she can be fearsly independent. And for me as her son – I know that she is in a safe place, where everyone is treated as “family” and yes we are treated as family by all the staff and the sisters. There are numerous resources available to the residents and their families at St. Joes, because they understand when a loved one is in need of special care – so is the family of that loved one.

I am relaying all of this to you because you need to see how important St. Joes is to all of our elderly loved ones. I didn't foresee my mom ever needing the help that she is receiving now; she has been a strong independent woman never even having to take an tylenol – it all happened in the space of one day, one fall to have her loose her independence and her life as she new it – one day.

I have heard horror stories from other people who have had to, for some reason or another put their elderly loved ones in an assisted living center, from putting them to bed at noon so they didn't have to take care of them, stealing their belongings to abuse. Even some people who have come into St. Joes from other assisted living residences have had stories to tell.

We are very fortunate to have facility such as Cristus St. Joseph Villa, full of individuals willing to care for the elderly. I can't believe that such a small number of neighbors of St. Joes have asked that improvements to an ALREADY EXSISTING structure not be made for such a large population of elderly – who by the way are very quiet and law abiding neighbors.

There are always those people who don't want anything in their neighborhoods, oh, they would like what ever it is going up but just not in their neighborhood – put it in someone else's. But what is hard to understand is that this facility is ALREADY in their neighborhood and has been for a good number of years. With no negative instances, no loud music, no racing cars up and down the streets, or no gang fights. I don't think they could ask for a better neighbor! All St. Joes wants to do is make it better for the residents that already live there – and for those who will need them in the future building one building and removing another.

The following is what Cristus St. Joseph villa is proposing to take place:

The new building is planned to be three stories and will replace a here story building at the opposite end of the block.

Allowing the construction of the new building rather than simply replacing or doing a major renovations of the building at 500 East and Westminster will prevent residents from being displaced and needing to leave St. Joseph Villa.

More social space and amenities will be included and systems such as the nurse call/emergency call communications system will be updated to take advantage of today's electronics capabilities. The modernizations of services is needed to support the expectations of future residents

The building will be no taller than the LDS chapel also at the corner of 500 East and Hollywood

A pitched roof is planned which will make the proposed building taller than the East and North building which have flat roofs, to blend with the residential feel of the neighborhood and the chapel across the street.

The new building at the corner of 500 east and Hollywood will be assisted living apartments with a residential flavor. More acute and intense health care services will be internal to the campus.

This overall plan is multi phased because they also want to offer a variety of assisted living apartments rather than the studios they currently have. To accommodate all the changes the new building would house the Special Care Unit (Alzheimer and Dementia) and a new service for people in the early stages of dementia.

My prayer for each of you is that your elderly loved one will stay well and be able to be self sufficient and fearsly independent and that nothing will happen to them within the course of just one day, just one day – that will make you need to face a reality of finding a place for them to be able to continue the rest of their life safe and unharmed.

Please join the staff, residents and families of St. Joseph's in making this project go forth and by not letting such a small number of individuals dictate the quality of life for a population that has difficulty speaking out for themselves.

Sincerely,



Mr. David John Colbert Sr.

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111

Dear Mr. Traughber,

My brother, Robert Hafey, is a resident in the assisted living units at St. Joseph Villa. It has come to my attention that St. Joseph is planning to remove one building on the corner of Westminster Ave. and 500 E Street, and asking for a change of zoning along 500 E and westerly along Hollywood Ave to construct some assisted living units along 500 East and Hollywood Avenue.

St. Joseph has a real need to remodel some existing units on the north side of the complex, and the need for new assisted living units along Hollywood Avenue.

I have reviewed the plan for this development and the proposed structure on Hollywood Ave. It will be no higher than the LDS Ward Building on Hollywood. The new structure will be in keeping with the design of the existing structures, and the landscaping, and setbacks along Hollywood will be in keeping with the existing street scape. The buffer between the west end of the building and the single family dwelling will consist of one lot and will be used as the buffer, and the lot will be heavily landscaped to create the needed open space.

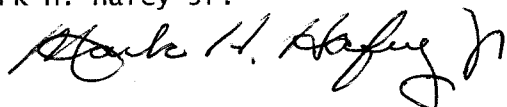
There is a definite need for a facility such as St. Joseph in Salt Lake City. As you are aware the complex exists, and the complex needs to be brought up to code. The new structure will house existing residents while remodeling is being done.

As the caretaker of my brother I am excited about this proposed design which would make living conditions better for him and the residents of the complex.

Please give a favorable review of this complex to the Planning Commission so that they can make a recommendation to City Council.

Thank you for your efforts,

Mark H. Hafey Jr.



Mark H. Hafey Jr.  
1030 Hollywood Ave.  
Salt Lake City, Utah 84105

To whom it may concern:

We have felt that the St. Joseph Villa has been an asset to the community for some length of time. It has many services that are available to the local senior community. The Villa is easily accessible from major bus routes in the area. At this time the Villa would like to update the campus. We as members of the community support this action. The Villa has always been a "good neighbor". The new additions to the Villa allow for increased social space for the Villa patients and residents to support each other in their senior years. With these additions there will be an opportunity to update some of the emergency systems to enable staff to better react to emergencies that may arise. We implore you to approve the current plans for the new additions, so a greater number of patients may have the opportunity for the care provided.

Thank you for your consideration in this request,

Ruth D. Peters

Ruth and Andrew Peters  
771 East Ramona Ave  
Salt Lake City, Utah  
84105

July 2, 2008

To Whom It May Concern,

I heard recently that Christus St. Joseph Villa's new building project is in danger of being rejected by the Salt Lake City Planning Office because of negative feedback from some of the neighborhood members. I would like to say that as a long-time resident of Salt Lake City, I can see nothing but good in this project, especially since Christus St. Joseph Villa owns the property to begin with. The Villa serves the needs of many people, not only Catholics, but numerous other religions too.

Our city would benefit greatly from the kind of facility that is being planned by Christus St. Joseph Villa. It seems as if they are being careful in their planning so as to make the new addition blend in well with the area. I hope you will endorse the plan.

Sincerely,

A handwritten signature in cursive script that reads "Betty Ornelas". The signature is written in dark ink and is positioned above the printed name.

Betty Ornelas

1122 Sherman Avenue

Salt Lake City, UT 84105



Herman Oliekan  
St. Joseph Villa, Apt. 3218  
451 East Bishop Federal Lane  
Salt Lake City, Utah 84115  
June 21, 2008

Mr. Lex Traugher  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Ste. 406  
Salt Lake City, Utah 84111

Dear Mr. Traugher,

I am a 91 year old voting resident of Christus St. Joseph's Villa Assisted Living Unit, and have lived here since 2005, as well as been a resident of Salt Lake City since 1925. My daughter and I chose the villa because of its' excellent reputation for care of its' residents, and because of the convenient location in Salt Lake City.

The staff at Christus St. Joseph is very caring and friendly to the residents, and families. Since, this is now "my home" "away from my home" I would appreciate a more "homey atmosphere" and the proposed upgrades that are in the planning stages would be much better for all of us residents. We are like one big family here and we care about each others needs and well being. The Assisted Living Unit needs upgrades for social and activities space, and updated amenities utilizing modern technologies to serve the residents better. It is my understanding that in order to make changes the organization has plans to build a new pitched roof building on the corner of 500 East and Hollywood Avenue that will be 3 stories high, no higher than the LDS Church on the opposite corner, and house the AL Unit on the top two floors, doing this would eliminate displacing other elderly residents for the 18 months of planned construction. The new building will house more residents and be updated with much needed modern amenities, and have a more residential look and atmosphere.

I appreciate your kindness in supporting the proposed plans so that Christus St. Joseph's Villa can continue to serve us, the future elderly residents, and needy population. Who knows you may be a resident here some day!

Sincerely,

A handwritten signature in black ink that reads "Herman Oliekan". The signature is written in a cursive, flowing style with a large, prominent "H" and "O".

Herman Oliekan

Irene Oliekan  
1822 South 1000 East  
Salt Lake City, Utah 84105  
June 21, 2008

Mr. Lex Traugher  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Ste. 406  
Salt Lake City, Utah 84111

Greetings Mr. Traugher,

My 91 year old father is a Salt Lake City voting resident at Christus St. Joseph Villa in the Assisted Living Unit and has lived there since 2005, as well as a resident of Salt Lake City since 1925. He and I chose the villa because of its' excellent reputation for care of its' residents, and because of the convenient location in Salt Lake City.

The staff at Christus St. Joseph's is very caring and friendly to the residents, and families. They try to provide a residential atmosphere as much as possible, but the facility needs updating. The Assisted Living Unit needs upgrades for social and activities space, and updated amenities utilizing modern technologies to serve the residents better. It is my understanding that in order to make changes the organization has plans to build a new pitched roof building on the corner of 500 East and Hollywood Avenue that will be 3 stories high, no higher than the LDS Church on the opposite corner, and house the AL Unit on the top two floors, doing this would eliminate displacing the elderly residents for the 18 months of planned construction. The new building will house more residents and be updated with much needed modern amenities, and have a more residential look and atmosphere.

Please be aware and consider supporting the proposed plans so that the Christus St. Joseph Villa can continue to serve our elderly and needy population now and in the future, you or I may reside there, who knows!

Gratefully,



Irene Oliekan

June 12, 2008

To: Mary De La Mare-Schaefer

Planning Division  
City & County Building #406  
451 South State Street  
SLC, UT 84114

Re: St. Joseph Villa New Building

I understand that St. Joseph Villa is planning to build a new building to house those elderly in our community that need care and those who may have dementia. I wanted to let you know that my grandmother lived there back in the 1990's and my grandfather passed away there, in loving care.

My grandmother had dementia and could not live alone or with family members. St. Joseph Villa made sure that she was safe and well cared for. It was her home. She has since passed away, but we remember her home fondly.

I am asking that you please consider making changes to the "master plan" which would allow them to build their project to serve those elderly and infirm. I know a three story building is a concern, but what we get in exchange is housing for people like my grandparents and maybe one of your family members, in the future.

Thank you so much for your consideration.

Edward M. Grose  
2619 South 600 East  
SLC, UT 84106

June 22, 2008

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, UT 84111  
Email: lex.traughber@slcgov.com

Re: Christus St. Joseph Villa

Dear Mr. Traughber:

I am writing this letter with great concern about the potential change of plan on the building and remodel of the North Building of St. Joseph Villa due to a few complaints from some of the neighbors in that area.

Our Mother is a resident of Christus St. Joseph, Assisted Living 2<sup>nd</sup> Floor, North Building, who will be directly effected by the decision at hand.

The facility has been in the neighborhood for fifty (50) years and has benefited the sick, elderly and family members of numerous individuals for a long, long time. The layout is well thought out and does benefit these people in all stages of their individual lives and circumstances in which there is a huge need in our society for more of these facilities for the elderly with excellent staff such as St. Joseph Villa provides to their residents.

Christus St. Joseph was highly recommended by the Japanese Community and others to our Mother because of the many, many people that this facility has benefited in the past. Our Mother even waited on a waiting list to become a future resident of St. Joseph Villa due to the excellent medical services they provide and the various living situations St. Joseph Villa offers, also the central location.

Two (2) years ago we lost my husband's Father, leaving his Mother to live alone in the home they had owned for over twenty (20) years. She was unable to take care of herself and needed to remain in Salt Lake to remain close to her Doctors and Financial Advisors along with relatives she had lived so close to for many years. My husband and I live in Ogden which is just too far away from the necessary appointments she needs to make on a regular basis. We have been very impressed with Christus St. Joseph Villa as it is well taken care of, clean, well run, centrally located in SLC, close to hospitals, shopping areas, etc. which has been very accommodating to our Mother and all of our family members who frequent the facility to visit her.

Our Mother has been so very excited about the new building and has spoken of the plans for it on numerous occasions during the past two years of her residency. She has waiting patiently for the construction to begin and the plans have been discussed with her during her entire stay at St. Joseph Villa.

The amount of people this facility will benefit, including residents now, future residents and family members of these individuals in the future with the rebuild, remodel, improvements and even more living choices added in the plans for the construction of this facility should far surpass any complaints of present. We urge you to recognize the importance of this facility, the length of time it has been in the community, the help it has given to so very many families of SLC as well as St. Joseph's recorded ownership of real property in this area intended to provide a facility to help the elderly in which there is no greater cause than that.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon and Robynn Imada", written in dark ink. The signature is fluid and connected, with a large loop at the end.

Jon and Robynn Imada

June 23, 2008

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111

Dear Mr. Traughber,

My name is Sister Stephen Guiry and I live and work on the campus of St. Joseph Villa. On behalf of CHRISTUS Health, St. Joseph Villa and the Sisters of Charity of the Incarnate Word, I am writing to ask you to support our efforts to construct a new building at the corner of 500 East and Hollywood Avenue.

Enclosed is our 60<sup>th</sup> Anniversary Calendar, the first two pages describe a brief history of St. Joseph Villa since its beginning in May 1945. The calendar details our efforts to provide geriatric health care for the past sixty years for the seniors in Salt Lake. The North building which opened in 1959 is the oldest building on the campus; it is very outdated and lacks some of the amenities we need to provide adequately for our residents.

We would like to build a new three story building with added space for social gatherings and a more home like environment. We plan to take advantage of new technologies such as a Nurse Call/Emergency Call Communication system. The modernization of services is needed to support the expectations of future residents and the influx of baby boomers.

We would like to move forward with this project as planned and ask for your support and approval. It is our hope that St. Joseph Villa can continue to be the best comprehensive continuum of care facility for seniors in Salt Lake. May God bless you.

Sincerely,

*Sister Stephen Guiry*

Sister Stephen Guiry, CCVI  
451 Bishop Federal Lane  
Salt Lake City, UT 84115

## Traughber, Lex

---

**From:** Jane Pasimeni Willie [jpwillie@xmission.com]  
**Sent:** Wednesday, June 25, 2008 1:52 PM  
**To:** Traughber, Lex  
**Subject:** new building at St. Joseph Villa

Dear Mr. Traughber,

Since my Mother has become a resident of St. Joseph Villa's Assisted Living facility, I am involved with their activities, programs and projects. It is a wonderful facility, and my husband and I are pleased with the assistance my Mom receives as she struggles with Parkinsons Disease and can no longer live independently. She was on the waiting list for over a year as St. Joseph's has a very good reputation of caregiving.

As I help my Mom on a daily basis, I am grateful for this facility and realize that more affordable assisted living facilities are needed to provide families the help and peace of mind they need when their loved ones can no longer live alone in the sunset of their lives.

Last week, I attended an information meeting about the new building that St. Joseph's is planning to build. We were updated on its progress and the overwhelming positive feedback from the neighborhood and the local community council.

We are excited for this new facility as are the other families of assisted living residents. It will be a very beautiful building and its design will compliment the neighborhood. The new building will provide enhanced care and assistance with more resident friendly living and recreation areas. It will also have a floor with new, special services for the elderly who struggle with dementia. This is important to me because my Mom is beginning to experience the dementia as a result of the progression of Parkinsons.

I understand you will be meeting with St. Joseph Villa soon to discuss the plans of this new building. I hope you will be able to give it a "thumbs up" so that this much needed project can move forward and provide the enhanced services to the many elderly people and their families who are anxiously awaiting it.

Very truly yours,  
Jane Willie

Jane  
Jane Pasimeni Willie  
"Be kinder than necessary,  
for everyone you meet  
is fighting some kind of battle."

6-16-08

City Representative:

Christus St. Joseph Villa has been my home for seven years.

I am grateful for the care and environment provided. The grounds are beautifully maintained.

I am asking for the proposal recommended to be approved.

It would certainly benefit the community.

Thank you.

Sincerely,

Barbara H. Nelson

cc: Mr. Les Traugher, Sr. Planner  
Mrs. Mary De La Mare-Schaefer, Int. Dir.  
Mr. Hank Welch, Mayor's Off.  
Mrs. Jill Remington Love, City Council  
Mr. Helen Ewer



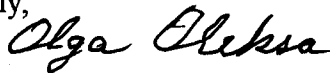
June 16<sup>th</sup>. 2008

Dear City Representatives,

My name is Olega Oleksa and I live a CHRISTUS St. Joseph Senior apartments and I am very happy here, I a glad that my daughter found this place for me that is an independent apartment. I moved here from Ohio to Salt Lake because I only have one daughter and 2 sons both attorneys, but do not live in Salt Lake City. I love living here because it is convenient for me my daughter takes me do dr. apts. I do not have any problem with transportation. I will be very happy if the new proposed bldg. is built because If I ever need the services of the Assisted Living or Special Care Unit I would love to move here so I am not a burden to my family. And know that I will be taken care of.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,



Olga Oleksa  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traughber  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love  
Mr. Galen Ewer

451 Bishop Federal Lane  
Apt 4304  
SLC, UT 84115

Dear Ms. De La Mare-Schaefer,

At present I am a 5 year resident of Christus St. Joseph Villa, and plan to spend the rest of my days here. I am a long time voter and love this area.

The need for a new building, especially in the area of assisted living, is necessary and I urge the planning board to approve the proposed plans. Without this new building, it would be difficult to provide for the ever-growing needs of future people who would love to come here.

Thank you for taking the time to read this letter.

Sincerely,  
Mrs. Anne La Russo

6-19-08  
TO: MEMBERS OF THE PLANNING BOARD OF SALT LAKE CITY;

MY WIFE AND I ARE ACTIVE VOTERS IN SALT LAKE CITY PRECINCT  
2466 AND WE WANT TO RECORD OUR FULL SUPPORT FOR  
THE PROPOSED BUILDING AT 500 E. AND HOLLYWOOD BY  
CHRISTUS ST. JOSEPH VILLA.

THIS BUILDING WILL PROVIDE IMPROVED CARE  
FOR A SPECIAL-NEEDS GROUP - A NEEDED  
COMMUNITY SERVICE - IN OUR COMMUNITY -  
WHERE ACCESS FOR FAMILY AND OTHER  
SUPPORT GROUPS WOULD PROMOTE GOOD CARE.

THE BUILDING REPLACES A CURRENT  
STRUCTURE - SO DOES NOT DISTORT THE  
NEIGHBORHOOD BALANCE. IT DOES NOT  
ADD A BURDEN ON NEIGHBORHOOD AESTHETICS.

CHRISTUS ST. JOSEPH VILLA HAS LONG  
BEEN A CHERISHED CONTRIBUTOR TO  
THE NEIGHBORHOOD.

THIS PROPOSED 3-STORY BUILDING DOES  
NOT VIOLATE CURRENT HEIGHT PRACTICE.  
I.E. BLDG BEING REPLACED - LDS CHURCH  
IN SAME AREA.

PLEASE SHARE THIS LETTER AMONG  
ALL PLANNING BOARD MEMBERS.

Sincerely,  
Charles R. Elliott Mary Elliott

**June 16, 2008**

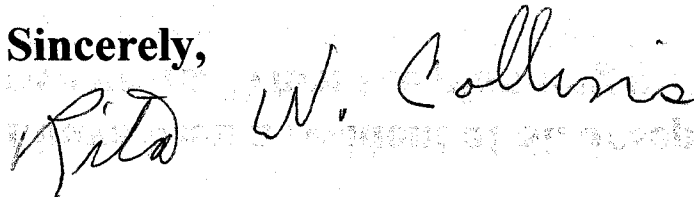
**Mrs. Rita W. Collins  
451 Bishop Federal Lane #4113  
Salt Lake City, Utah 84115-2264**

**Ms. Mary De La Mare-Schaefer  
Interim Director  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111**

**Dear Ms. Mary De La Mare-Schaefer;**

**I have been a resident at St. Joseph Villa for the past five years. When the planning office considers the Villa's request for permission to expand, I would like you to realize what an asset the Villa is to Salt Lake City. The Villa is always clean and comfortable unlike so many health care centers and senior housing facilities. My vision is extremely limited and I wouldn't be able to live independently without the existence of the Villa. With this expansion the Villa will be able to do an even better job of serving the community and its residents.**

**Sincerely,**

A handwritten signature in cursive script that reads "Rita W. Collins". The signature is written in dark ink and is positioned below the word "Sincerely,".

**Rita W. Collins**

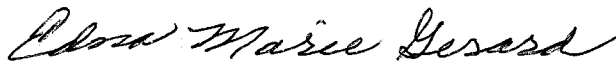
June 16<sup>th</sup>. 2008

Dear City Representatives,

My name Edna Marie Gerard and I am a registered voter, and live at CHRISTUS St. Joseph Villa Senior Apartments for the last 13 years. We need the new bldg. Because the old bldg. is not adequate to meet the needs of our residents here. There may come a time when I need the service of the new bldg which will have assisted living, and special care for Alzheimer's. and it will not be any taller than the ward that is on the corner of 500 East and Hollywood Ave.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

A handwritten signature in cursive script that reads "Edna Marie Gerard".

Edna Marie Gerard  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traughber  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love  
Mr. Galen Ewer

Mrs. Jill Remington - Love  
Salt Lake City Council  
P. O. Box 145426  
Salt Lake City, Utah 84114-5426

As a resident at St. Joseph Villa  
Senior Apartments, an 82 year old  
sister in the Assistant  
Living Area, we believe the  
proposed new building will  
provide the many amenities  
needed for those who reside here.  
It will enhance the surround-  
ing community and for all  
future residents.

"A house away from home"  
We definitely approve the  
new building!

Carolyn Bryant  
Josephine Archer

We are both registered voters

Special Service not previously  
available.

Those in assisted living  
and long term care need  
exactly that - assistance  
and care to be able to sustain  
their lives. They will have the  
opportunity to be moved  
from their currently occupied  
suites into new apartments.

As, to paraphrase a  
memorable presidential  
speech - not that those  
who disapprove try to prevent,  
not that they would try,  
for, as my son, or pray for  
if anyone of their loved ones or  
friends in circumstances might  
desperately need some day,  
Very truly yours  
Aronne H. Hunter

Dear Mr. Traugott,  
I am a registered voter and  
a current resident at Christus  
St. Joseph Villa

As one of the many elderly  
living here I am responding  
to a critical necessity for the  
proposed Special Care Unit in  
the proposed new building.  
Unlike those who not only  
are Alzheimer and dementia  
patients but their suffering  
families, relatives and friends  
deserve a humanitarian  
response from their community.  
The Villa is trying to  
expand its care by providing  
for people in the early  
stages of dementia - a new

Mr. Lex Traugher  
Senior Planner  
Salt Lake City Planning Division  
451 So State St, Suite 406  
Salt Lake City, Utah 84111

Dear Mr. Traugher,

As a registered voter and a resident at the Senior Apartments at Christen Saint Joseph Villa, I am writing to urge you to vote for the building and expansion project.

I have lived in Salt Lake City most of my adult life and I vote regularly. I had a large home with a beautiful yard on the east bench of the city, just below Foothill Boulevard, when I suffered a stroke that took my strength and mobility. After a week of tests in the hospital, I was told that I could no longer live alone or drive a car. It was a traumatic experience. I sold both home and car to come to St. Joseph Villa for therapy.

For about a year I was in long-term care receiving daily therapy. As I improved, I moved to Assisted Living and finally to the Senior Apartments. Although I still need to use a walker, I now have the independence that I crave. I have a two-bedroom apartment with two



big windows and a kitchenette. I cook my own meals, do my own laundry and housework. Privacy means a lot to me.

I have found some very special friends among the residents, and I appreciate the kind and patient concern of the staff. I enjoy a quiet peaceful life knowing that, should I have another health crisis, someone will be here to call for immediate help.

There are other people out there (and maybe even you) who could suffer the same trauma that I experienced. I want them to receive the expert care that I have been given. Please vote for the building and expansion project.

Respectfully,  
Loren R. Blaine Ph.D.

C.C.

Mrs. Mary DeLaWare-Schaefer  
Mr. Hank Welch  
Mrs. Jill Remington-Love

June 16<sup>th</sup>. 2008

I Gertrude Smith have lived in the CHRISTUS St. Joseph Senior apartments for 13 years and I am a voter.

I'm 95 years old and will be needing more assistance in the future. I look forward to the new Building and all it will have to offer. It is not going to be any taller then what we have at the current time. The new faculty will have so much to offer the seniors in need. I think all will be quit due to all the parking being on the inside of the building it will not interfere with the neighbors.

Please approve the proposed building project for Christus St. Joseph Villa.

Respectfully,

*Gertrude M. Smith*

Gertrude Smith  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love

June 18, 2008

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111

Dear Mr. Traughber,

I am writing to you today concerning the new building project proposed by CHRISTUS St. Joseph Villa. I am a registered voter and have been a resident of Salt Lake County for all of my life. I never miss an opportunity to vote in every election.

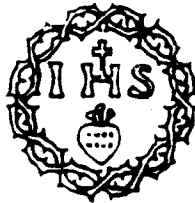
St. Joseph Villa is my home and I fully support the plans for the new building. I currently live on the Assisted Living floor and the space is not really adequate for all my needs. I would welcome the opportunity to be able to have a larger apartment in the new building and more open space for social activities and group gatherings.

Please support the efforts by CHRISTUS St. Joseph Villa to improve the environment and amenities for the seniors in Salt Lake.

Sincerely,



Ann Groves  
CHRISTUS St. Joseph Villa  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115



## Sisters of Charity of the Incarnate Word

June 20, 2008

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111

Dear Mr. Traughber:

I have been a Sister of Charity of the Incarnate Word for over 42 years. During my service as a Sister, our Congregation has always strived to serve those in need in many communities. In Salt Lake, that service is focused on the elderly and infirm. I, myself, have served at CHRISTUS St. Joseph Villa for more than nine years. I have a dear place in my heart for Salt Lake City and for the many people that I have had the privilege of serving.

In my time here, I have worked directly with seniors who are in need of care, and I can tell you that the need continues to grow. CHRISTUS St. Joseph Villa has developed a plan to address the growing needs that includes replacing our out-dated, three-story 1959 building with a new three-story building that will offer Assisted Living Apartments that will be more residential in nature and be a wonderful addition to the neighborhood. Seniors from the Assisted Living will be able to walk across the street to the Wells Ward (another three-story building) to attend worship services, or services in our own chapel. And, of course, we will be able to continue to serve those elderly residents of our community and their families, in an updated, home-like setting.

It is my hope that you will support the changes to the Master Plan necessary to make the CHRISTUS St. Joseph Villa project a reality. It will mean so much not only for our current residents, but also for those we serve in the future.

I thank you for your consideration. May God bless you in your service to our city.

Sincerely,

*Sister Margaret C. Collins*  
Sister Margaret C. Collins  
Sisters of Charity of the Incarnate Word

HS A Resident of the Villa Since EARLY  
1999 —

I find a Wonderful home Here WITH  
EVERYTHING I Need —

BROKEN ARM — Wonderful NURSING CARE

AND KNOWING NOW THAT THE VILLA IS  
HIGHLY RATED IN THE BEST OF UTAH.

I hope That The PLANNING Continues  
for The EXPECTED EXPANSION Here  
I Give it My Blessing!!

Catherine Goodwin  
APT. 4301

I EXPECT TO be here until the Bell Rings  
up yonder

AND WANT TO See ALL of THIS before I go

I WILL Be 93 soon

FUTURE RESIDENTS WILL APPRECIATE YOU.

Catherine E. Goodwin

OSBAHS

451 Bishop Federal Lane, #4313

Salt Lake City, Utah 84115

(801) 493-8888

oldiebutgoodiecg1@msn.com

"All for the glory of God"



CHRISTUS.  
ST. JOSEPH VILLA

Mr. Lee Traugott  
Senior Planner  
S.L.C. Planning Division

Sir:

As a current resident of St. Joseph Villa Senior Apartments, I am dismayed to learn that the proposed expansion of the facility, which offers a continuum of care, is being opposed by local city residents.

St. Joseph Villa, a non-profit institution offers a full spectrum of services to elderly residents, from independent living to assisted living, to long term care. Special units are provided for mentally ill and for Alzheimer's and other types of dementia. St. Joseph Villa is fully accredited for Medicare and Medicaid.

The present facility has waiting lists in all departments, and one of

451 Bishop Federal Lane | Salt Lake City | UT 84115  
Tel 801.487.7557 | Fax 801.487.1112 | [www.stjosephvilla.com](http://www.stjosephvilla.com)



## CHRISTUS. ST. JOSEPH VILLA

*the early building is not suitable for expansion.*

*The facility does not impact upon neighborhood parking, as it has its own parking lot for employees, residents and visitors.*

*The plans for expansion will have no adverse effect on the character of the neighborhood, as the proposed building will be no bigger than the L.D.S. ward church on the opposite corner of 5th East and Hollywood Ave, and attractive landscaping will be provided and maintained.*

*In each of the care units residents are given loving attention with emphasis on special needs: physical, emotional, mental and spiritual.*

*Without a new building, as many as 15 residents will have to*



CHRISTUS.  
ST. JOSEPH VILLA

be relocated, which could be very traumatic emotionally and financially to all concerned.

Your active consideration of the proposed expansion, and its completion will increase the dimension of elderly care provided in Salt Lake City.

Respectfully,  
Leonore M. Bonacci

CC

(1) Mrs. Mary DeLa Mare Schaefer  
Interim Director  
S.L.C. Planning Division  
451 So. State Street, Suite 406  
S.L.C. Utah 84111

(2) Mr. Hank Stetch  
Mayor's Office Community Liaison  
P.O. Box 145474  
S.L.C. Utah 84114-5474

(3) Ms. Jill Remington Rose  
S.L.C. Council  
P.O. Box 145476  
S.L.C. UT 84114-5476

451 Bishop Federal Lane | Salt Lake City | UT 84115  
Tel 801.487.7557 | Fax 801.487.1112 | [www.stjosephvilla.com](http://www.stjosephvilla.com)



June 20, 2008

Mr. Lex Traughber  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111

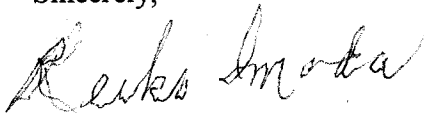
Dear Mr. Traughber,

I am writing to you today concerning the new building project proposed by CHRISTUS St. Joseph Villa. When my husband died he worried about where I would live, since I was not able to live by myself in my home in South Salt Lake. He left me two trusts to financially provide for myself; St. Joseph Villa has been my home for the past three years

I currently live on the Assisted Living floor and the space is not really adequate for all my needs. I would welcome the opportunity to be able to have a larger apartment in the new building and more open space for social activities and group gatherings. I am very happy here and fully support the plans for the new building.

Please support the efforts by CHRISTUS St. Joseph Villa to improve the environment and amenities for the seniors in Salt Lake.

Sincerely,



Reiko Imada  
CHRISTUS St. Joseph Villa  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

## Traughber, Lex

---

**From:** Jacob E Lyons [jelyons@cfaith.com]  
**Sent:** Friday, June 20, 2008 11:22 AM  
**To:** Traughber, Lex; Welch, Henry  
**Subject:** St. Joseph Villa

Dear sirs,

As a resident of Salt Lake City and living in the Heber Wells district, I ask you to approve the proposed expansion of St Joseph Villa. It will add beauty to our neighborhood and the work they are doing with the elderly is a mission of compassion. Please consider a favorable vote.

Thankyou, Jake &

Betty Lyons

360 coatsville av.

June 12, 2008

Dear City Representatives,

My name is Irma Sine and I am a registered voter and resident of the Salt Lake City as well as an associate of CHRISTUS St. Joseph Villa for the last 19 years. I am writing in the behalf of CHRISTUS St. Joseph Villa asking that you consider their proposal for a new three story building that will replace an older building on the campus. This new building will house residents that require Assisted Living and also residents who have special needs because of Alzheimer's disease. It will also give more social space which is greatly needed to allow residents to spend time in a homelike group environment instead of spending time in small confined areas or spending all their time alone in their rooms. It will have updated nurse call and emergency call systems bringing the building up to today's electronic capabilities. It will also allow our residents to feel like they are home and not institutionalized. I have heard that there is some concern about the size of the building, but it is my understanding that the new building will not be any taller than the LDS Church on the corner of 500 East and Hollywood Avenue, which is directly across from the proposed building site.

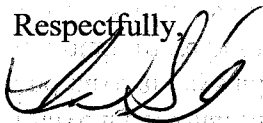
CHRISTUS St. Joseph Villa has been serving the elderly in the Salt Lake Valley for 61 years. They are a non-profit organization and they give so much to the residents that live here and also to the surrounding community. It is the CHRISTUS Mission to care for the poor and underserved elderly which is being done daily. Having the new updated facility with a more home like environment will allow the Villa to continue the services so needed by the elderly in the Salt Lake Valley. The need for this building is crucial to our elderly now and to the baby boomers that are coming up that will need care in the future.

I have a personal interest in this project, as well I have parents that are getting into their late 70's and have always talked about coming to CHRISTUS St. Joseph Villa when they are unable to maintain there home. I want to have the Villa there when my parents need care and services, which is what is in the plans of the new building being proposed for approval.

In my role as manager of the Independent Senior Apartments, I see medical and physical changes all the time in the residents that live independently. They do require more help than they can receive living alone in their own homes, and have no choice but to move to a more appropriate service area that can meet their needs. Without this new building, the possibilities will be limited for those residents that want to stay in Salt Lake City, near their families, friends and neighbors. Without this project, they may possibly have to move to other facilities, away from all there friends and what has been familiar to them for years.

This project is very necessary, not only for current residents, but the elderly people living in the Salt Lake area. I ask that you consider the proposal for this new building for CHRISTUS St. Joseph Villa.

Respectfully,



Irma Sine  
1425 Navajo Street  
Salt Lake City, Utah 84104  
(801) 973-9708

CC: Mr. Lex Traugher  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love  
Mr. Galen Ewer

451 Bishop Federal Lane  
Apt 4304  
SLC, UT 84115

Dear Mr. Traugher,

Currently I am a resident of Christus St. Joseph Villa, and have been for the past 5 years. I am very happy to reside here and have voted at election time.

I understand the need for a new building, especially in the area of assisted living, and hope the planning board approve the proposed plans.

Without this new building, it would be difficult to provide for the ever-growing needs of people who would love to live here.

Thank you for reading this letter, and I hope you approve the plans.

Sincerely,

Mrs. Anne La Russo

June 16<sup>th</sup>. 2008

Dear City Representatives,

My name is Olega Oleksa and I live a CHRISTUS St. Joseph Senior apartments and I am very happy here, I a glad that my daughter found this place for me that is an independent apartment. I moved here from Ohio to Salt Lake because I only have one daughter and 2 sons both attorneys, but do not live in Salt Lake City. I love living here because it is convenient for me my daughter takes me do dr. apts. I do not have any problem with transportation. I will be very happy if the new proposed bldg. is built because If I ever need the services of the Assisted Living or Special Care Unit I would love to move here so I am not a burden to my family. And know that I will be taken care of.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

*Olga Oleksa*

Olga Oleksa  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love  
Mr. Galen Ewer

6-16-08

City Representative:

Christus St. Joseph Villa has been my home for seven years.

I am grateful for the care and environment provided. The grounds are beautifully maintained.

I am asking for the proposal recommended to be approved.

It would certainly benefit the community.

Thank you.

Sincerely,

Barbara H. Kelton

cc: Mr. Les Traugher, Sr. Planner  
Ms. Mary De La Mare-Schaefer, Int. Dir.  
Mr. Hank Welch, Mayor's off.  
Mrs. Jill Remington Love, City Council  
Mr. Galen Ever

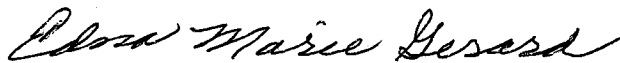
June 16<sup>th</sup>. 2008

Dear City Representatives,

My name Edna Marie Gerard and I am a registered voter, and live at CHRISTUS St. Joseph Villa Senior Apartments for the last 13 years. We need the new bldg. Because the old bldg. is not adequate to meet the needs of our residents here. There may come a time when I need the service of the new bldg which will have assisted living, and special care for Alzheimer's. and it will not be any taller than the ward that is on the corner of 500 East and Hollywood Ave.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

A handwritten signature in cursive script that reads "Edna Marie Gerard".

Edna Marie Gerard  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love  
Mr. Galen Ewer

June 16<sup>th</sup>. 2008

I Gertrude Smith have lived in the CHRISTUS St. Joseph Senior apartments for 13 years and I am a voter.

I'm 95 years old and will be needing more assistance in the future. I look forward to the new Building and all it will have to offer. It is not going to be any taller then what we have at the current time. The new faculty will have so much to offer the seniors in need. I think all will be quit due to all the parking being on the inside of the building it will not interfere with the neighbors.

Please approve the proposed building project for Christus St. Joseph Villa.

Respectfully,

*Gertrude M. Smith*

Gertrude Smith  
451 Bishop Federal Lane  
Salt Lake City, Utah 84115

Cc: Mr. Lex Traughber  
Mr. Hank Welch  
Ms. Mary De La Mare-Schaefer  
Mrs. Jill Remington-Love



**June 16, 2008**

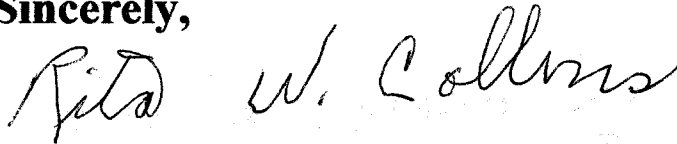
**Mrs. Rita W. Collins  
451 Bishop Federal Lane #4113  
Salt Lake City, Utah 84115-2264**

**Mr. Lex Traugher  
Senior Planner  
Salt Lake City Planning Division  
451 South State Street, Suite 406  
Salt Lake City, Utah 84111**

**Dear Mr. Traugher;**

**I have been a resident at St. Joseph Villa for the past five years. When the planning office considers the Villa's request for permission to expand, I would like you to realize what an asset the Villa is to Salt Lake City. The Villa is always clean and comfortable unlike so many health care centers and senior housing facilities. My vision is extremely limited and I wouldn't be able to live independently without the existence of the Villa. With this expansion the Villa will be able to do an even better job of serving the community and its residents.**

**Sincerely,**

A handwritten signature in cursive script that reads "Rita W. Collins". The signature is written in dark ink and is positioned below the word "Sincerely,".

**Rita W. Collins**

June 12, 2008

Mr. Lee Traugotter  
Senior Planner  
Salt Lake City, Utah

Dear Mr. Traugotter:

I and my wife, Esther, are concerned about the proposed building of the new modern medical facility. We live in a senior apartment at St. Josephville. We think this is a very worthwhile project for the following reasons:

1. We have lived in the Salt Lake area all of my working life. We ~~have~~<sup>have</sup> looked at three level care facilities in many states. St. Joseph is the best most affordable one we have found. We like living in Salt Lake.

2. We decided to live at St. Joseph because it provides three levels of care. We may need these levels some day. It is important to us to have the most modern care available.

3. This project would create local jobs

4. The building would be pleasing to look at.

We urge you to help get this project approved.

cc: Mrs. Mary DeLa Mare-Schaffer  
Mr. Hank Welch  
Mrs. Gill Remington-Love  
Mr. Lalon Ewer

Sincerely  
Fred S. Bennett  
451 Bishop Kenedy Ln.,  
#4207  
Salt Lake City, Utah 84115

## Traughber, Lex

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**From:** Jim Maire [prplmesa@xmission.com]  
**Sent:** Monday, June 16, 2008 6:36 PM  
**To:** Traughber, Lex; Welch, Henry; Valdez, Joyce; Love, Jill  
**Subject:** St. Joseph Villa

Dear Lex et al..

I have a number of concerns about the proposed expansion plans for Christus St Joseph Villa along 500 East between Westminster and Hollywood Avenues. As you can see above, I have included others on this email.

My first area of concern is the expansion along 500 East and Hollywood Avenue. These plans are at odds with the Salt Lake City Central Community master plan.

One of the primary goals listed in the master plan is to preserve historic structures and residential neighborhoods. Most of the homes slated to be torn down for this expansion are prime examples of the historic architectural styles of the neighborhood. Although they have become somewhat dilapidated since Christus purchased them, a stucco façade is no substitute for the 1920s brick bungalows or Arts and Crafts cottages. Should we have to lose these homes, not only would rezoning the area to Institutional allow the building to have a height seven feet above the maximum height for the current Residential zoning, but the proposed exemption to the Institutional zoning's height restrictions would allow the new construction to tower over the adjacent LDS Wells Chapel as well as the nearby homes. I know St. Joseph's says they don't plan on building any higher than the Wells Chapel but they could at any time without any input from anyone if the zoning is approved the way they want it.

The large stucco structures built in 1994-95 were built on the site of many beautiful houses that they purchased and tore down. The villa didn't apply for a zoning change until all of the property they needed was purchased. The only people left to complain were those of us living on the north side along Westminster Avenue. Most of those living here at the time were in rental units and could have cared less about the new zoning, those of us that actually owned homes along the Villa's newly purchased property were few and when we went to the city council to contest the zoning change we were steamrolled under and told by everyone (city council and St. Joseph's) that it was a done deal. Those of us living along Westminster were told many lies and endured the construction mess, increase traffic, noise and light pollution. For the last 13

years I felt as if my next door neighbor was an 800 pound gorilla that I dare not say anything to for fear of what it will do next.

The position and design of the currently proposed expansion would dramatically affect the character of the neighborhood for the worse, making it appear commercial, not residential, in nature and as in the past plans would be changed and lies would be told to see that they get what they want.

My second area of concern is the demolition of part of the building on 500 East and Westminster Avenue to place a trash compactor with weekly service access. This proposal seems to go against the master plan and its goals for livable communities as well as pedestrian mobility and accessibility. I know Mr. Ewer doesn't share my opinion about its usage, but once again we would be stuck with the noise, smell and flies it generates along with the truck that tries to pull it out on a narrow residential street. A good example of changing plans is that when we were first made aware of the Villa's new plans we were told that the corner would be a park or maybe more parking. The small park would be great, the parking lot just means more traffic on our street.

A commercial trash compactor is not appropriate on a residential corner. Again, this would lend a commercial atmosphere to this neighborhood, something it is not currently and something we do not wish it to become. The residents along 500 East have a difficult time getting in and out of their properties, and adding a commercial driveway across from their homes will diminish the livability for them and others in the area. St Joseph Villa already has a problem with the upkeep of the property not directly visible from their main entrances. Trash and broken limbs line their property along the corners on 500 East and Westminster and Hollywood Avenues for the entire winter, only to be cleaned up when the snow melts and their grounds people start work. The height of the building on the corner of Westminster and 500 East is such that in the winter it casts a shadow across Westminster and ice forms in front of the stop sign and remains for most of the winter and neither the city nor St. Joseph's does anything to remedy this dangerous situation. Adding more trash to this equation increases the work we, as neighbors, already have to do to keep those corners looking presentable and the sidewalks clear for pedestrians.

A third area of concern for me has to do with the plans in general. Many of the homes on Westminster suffered structural damage when Christus St Joseph Villa expanded in the 1990s, mine being one of them. If these plans go forward, neighbors need an agreement from Christus that 1) adequate measures will be taken to ensure that structural damage does not occur to neighboring buildings and, 2) should damage occur, residents will be compensated at a rate to allow full repairs in a timely manner.

At the open house held by Christus St Joseph Villa for a few neighbors, some residents mentioned that they might not be as opposed to the structure if it were two stories, or less, and built of materials that would integrate with the community. The St Joseph CEO and architect dismissed these ideas as even being options, but perhaps it should be revisited now with the planning commission. The trash compactor and driveway were not part of the proposal at the time of the open house, and so no possible compromises from neighbors were presented.

I recognize that Christus St Joseph Villa provides a great service for its customers. I feel that the community has been very supportive of the St Joseph Villa and would like to continue to be supportive of its services. However, part of the value for the residents and clients of Christus St Joseph Villa comes from the fact that it is placed within a single-family, residential area. Not only does it do our neighborhood a disservice when Christus St Joseph Villa disregards the value of the residents and community, in the end it hurts the value of the St Joseph Villa institution as well. If the St Joseph Villa wishes to reap the benefits from being in a residential community, it must help preserve that community. The preservation of community and neighborhood character is strongly advocated in the Salt Lake City Central Community Master Plan and needs to be a central part of any expansion or alteration plans undertaken by Christus St Joseph Villa.

I believe I am the only one left on the south side of Westminster Avenue that was here when they began construction on the 1994-95 addition (I have lived here since 1978). I have tried to be a good neighbor and have not brought up a lot of complaints because I felt like I would be batting my head against the wall (I learned my lesson in 1993-94 when I protested their additions) but here comes another round and I don't plan on laying down for this one. I would be glad to talk to any of you about this and other issues with the Villa. I am close neighbors with Devin Howells and Holly Christmas (part of this letter may look familiar) and luckily we share a common goal. Please feel free to contact me as I would be glad to talk to anyone about my viewpoint and the situation with St. Joseph Villa.

Sincerely,

Jim Maire

[prplmesa@xmission.com](mailto:prplmesa@xmission.com)

801.971.4823

## Traughber, Lex

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**From:** Devin [devin\_howells@yahoo.com]  
**Sent:** Friday, May 30, 2008 4:32 PM  
**To:** Traughber, Lex  
**Cc:** Welch, Henry; Love, Jill  
**Subject:** St Joseph Villa Expansion Proposal

Lex,

I am writing to express my displeasure with the proposed expansion of St Joseph Villa and its deviation from the Salt Lake City Master plan.

The proposed project site expands the senior citizen complex to include the corner of 500 East and Hollywood Avenue. This expansion would add to the current large complex of 3 story buildings that were allowed to be erected in the past. The villa is surrounded on all sides by small bungalow type houses, the type of housing that gives SLC and the Liberty Wells community, history and character. One of the unique aspects of our community is that most homes are single family housing. Two of the 8 goals outlined in the Salt Lake City Master Plan; to "Preserve historic structures and residential neighborhoods" and "Prevent inappropriate growth in specific parts of the community" would be dismissed by this expansion. In addition, the Master Plan, under the Liberty Wells Section "Prohibits the expansion of the Community College onto surrounding residential properties". I would hope that this would apply to the St. Joseph Villa expansion. The Plan

also states that institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion." My close neighbors and my family are not in support of this expansion.

Thank you, Devin Howells

Mobile // 435.640.4595  
devin.howells@gmail.com  
devin\_howells@yahoo.com

## Traugher, Lex

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**From:** holly christmas [holly.christmas@gmail.com]  
**Sent:** Wednesday, May 28, 2008 1:56 PM  
**To:** Traugher, Lex  
**Cc:** Valdez, Joyce; Love, Jill; Welch, Henry  
**Subject:** St Joseph Villa Expansion Proposal

Dear Lex,

I have a number of concerns about the proposed expansion plans for Christus St Joseph Villa along 500 East between Westminster and Hollywood Avenues. I am including Joyce Valdez and Hank Welch from the Mayor's office, as well as Jill Remington Love, our City Council representative, on this email.

My first area of concern is the expansion along 500 East and Hollywood Avenue. These plans are at odds with the Salt Lake City Central Community master plan.

One of the primary goals listed in the master plan is to preserve historic structures and residential neighborhoods. Most of the homes slated to be torn down for this expansion are prime examples of the historic architectural styles of the neighborhood. Although they have become somewhat dilapidated since Christus purchased them, a stucco façade is no substitute for the 1920s brick bungalows or Arts and Crafts cottages. Should we have to lose these homes, not only would rezoning the area to Institutional allow the building to have a height seven feet above the maximum height for the current Residential zoning, but the proposed exemption to the Institutional zoning's height restrictions would allow the new construction to tower over the adjacent LDS Wells Chapel as well as the nearby homes.

As I understand it, the large stucco structures built by Christus St Joseph Villa in the 1990s were only permitted because they were internal to the St Joseph Villa's expanded property and therefore would not affect the character of the neighborhood as greatly as they might have otherwise. The position and design of the currently proposed expansion would dramatically affect the character of the neighborhood for the worse, making it appear commercial, not residential, in nature.

My second area of concern is the demolition of part of the building on 500 East and Westminster Avenue to place a trash compactor with weekly service access. This proposal seems to go against the master plan and its goals for livable communities as well as pedestrian mobility and accessibility.

A commercial trash compactor is not appropriate on a residential corner. Again, this would lend a commercial atmosphere to this neighborhood, something it is not currently and something we do not wish it to become. The residents along 500 East have a difficult time getting in and out of their properties, and adding a commercial driveway across from their homes will diminish the livability for them and others in the area. St Joseph Villa already has a problem with the upkeep of the property not directly visible from their main entrances. Trash and broken limbs line their property along the corners on 500 East and Westminster and Hollywood Avenues for the entire winter, only to be cleaned up when the snow melts and their grounds people start work. Adding more trash to this equation increases the work we, as neighbors, already have to do to keep those corners looking presentable and the sidewalks clear for pedestrians.

A third area of concern for me has to do with the plans in general. Many of the homes on Westminster suffered structural damage when Christus St Joseph Villa expanded in the 1990s. If these plans go

forward, neighbors need an agreement from Christus that 1) adequate measures will be taken to ensure that structural damage does not occur to neighboring buildings and, 2) should damage occur, residents will be compensated at a rate to allow full repairs in a timely manner.

At the open house held by Christus St Joseph Villa for a few neighbors, some residents mentioned that they might not be as opposed to the structure if it were two stories, or less, and built of materials that would integrate with the community. The St Joseph CEO and architect dismissed these ideas as even being options, but perhaps it should be revisited now with the planning commission. The trash compactor and driveway were not part of the proposal at the time of the open house, and so no possible compromises from neighbors were presented.

I recognize that Christus St Joseph Villa provides a great service for its customers. I feel that the community has been very supportive of the St Joseph Villa and would like to continue to be supportive of its services. However, part of the value for the residents and clients of Christus St Joseph Villa comes from the fact that it is placed within a single-family, residential area. Not only does it do our neighborhood a disservice when Christus St Joseph Villa disregards the value of the residents and community, in the end it hurts the value of the St Joseph Villa institution as well. If the St Joseph Villa wishes to reap the benefits from being in a residential community, it must help preserve that community. The preservation of community and neighborhood character is strongly advocated in the Salt Lake City Central Community Master Plan and needs to be a central part of any expansion or alteration plans undertaken by Christus St Joseph Villa.

Sincerely,

Holly Christmas  
456 E Westminster Ave  
Salt Lake City, UT 84115



## Traughber, Lex

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**From:** Brent Schneider [Brent.Schneider@m.cc.utah.edu]  
**Sent:** Wednesday, May 28, 2008 11:11 AM  
**To:** Traughber, Lex  
**Subject:** St. Joseph's Proposed expansion

Dear Mr. Traughber,

I am writing to express my concerns vis-à-vis the St. Joseph's Villa expansion. As a neighbor to the Villa on Hollywood Ave, I am concerned with the increased traffic and noise that the expansion will bring to our quiet neighborhood. I have lived there for 20 years and enjoy, as do my neighbors, the friendly individual families and homes that make up our area.

I am troubled that the St. Joseph folks have, I have been told, presented the notion that all of the nearby residents are fine with the proposed expansion. This could not be further from the truth. When an already large complex becomes even larger the associated noise and traffic often drive longtime residents away, frequently turning owner occupied homes into rental properties that inevitably negatively impact the current quiet family feel of the neighborhood. I would hate to see this happen in the neighborhood I have grown to love.

I also share many of the concerns brought up by one of my neighbors:

1. This structure has the look and feel of a modern apartment building rather than the historic look and feel of the adjacent structures.
2. Building materials such as stucco and standing seam metal roofing were not commonly used during development of the Liberty Wells area. More tree plantings, brick and three dimensional façade details would be necessary to accommodate the City Master Plan relative to the aesthetics of neighboring residences.
3. Allowing a height variance to the City Master Plan for this new structure would assist in visually damaging the quaint neighborhood in that such a massive structure would generate the feeling of a commercial zone expanding into what is now residential.

Additional concerns regarding the St. Josephs expansion regarding the proposed "new weekly service access" located at the corner of 500 East Westminster Ave.

1. Commercial/industrial equipment such as compactors do not conform to the Salt Lake City Master Plan in that they do not contribute to the surrounding residential neighborhood.
2. A trash compactor at this location would present the neighboring residences with problems resulting from trash contamination as well as hazards associated with medical equipment such as "sharps".
3. Hazards regarding vehicle and pedestrian traffic would result from trash and delivery service trucks backing onto 500 East and will result in more large truck traffic on several of the surrounding residential streets.

I encourage you to help the residents of this great community to preserve the quality of life that brought us here in the first place.

Sincerely,  
Brent Schneider  
601 E Hollywood Ave  
Salt Lake City

## Traughber, Lex

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**From:** Curtis, Andrea  
**Sent:** Tuesday, May 27, 2008 2:36 PM  
**To:** Traughber, Lex  
**Cc:** Paterson, Joel; CED Citizens Requests; City Council Liaisons; Mayors Liaisons; Hunter, Esther; De La Mare-Schaefer, Mary  
**Subject:** FW: St Josephs Villa renovation/construction D5  
**Categories:** Program/Policy

Lex,

Could you please provide some insight into this?

Thank you,

Andrea Curtis  
801-535-7105

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**From:** Goff, Orion  
**Sent:** Tuesday, May 27, 2008 2:30 PM  
**To:** Curtis, Andrea  
**Subject:** FW: St Josephs Villa renovation/construction D5

We have no new permits here, thus no plans to review to ascertain these issues.

Planning will need to answer the balance of the questions. I see on the computer an application for a Conditional Use on April 7, 2008.

*Orion Goff, CBO*

*Building Official, Director, Building Services & Business Licensing  
Salt Lake City Corporation  
P.O. Box 145490  
451 S. State Room 218  
Salt Lake City, Utah 84114-5490  
Office: 535-6681*

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**From:** CED Citizens Requests  
**Sent:** Tuesday, May 27, 2008 11:46 AM  
**To:** Goff, Orion  
**Cc:** City Council Liaisons; Mayors Liaisons; Hunter, Esther; CED Citizens Requests  
**Subject:** RE: St Josephs Villa renovation/construction D5

Orion- Has this been addressed?

*Teri Hartman  
Senior Secretary  
Department of Community Development  
Salt Lake City Corporation  
P.O. Box 145486  
SLC, UT 84114*

5/28/2008

(801) 535-6230  
(801) 535-6005 fax

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**From:** CED Citizens Requests  
**Sent:** Tuesday, May 20, 2008 10:41 AM  
**To:** Goff, Orion  
**Cc:** CED Citizens Requests; City Council Liaisons; Mayors Liaisons; Hunter, Esther  
**Subject:** FW: St Josephs Villa renovation/construction D5

Orion,

Would you please address this? (I know there's a meeting next week, so if we have to delay until after that meeting, just let us know when we can expect a response.)

Thanks,

Andrea Curtis  
801-535-7105

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**From:** Tarbet, Nick  
**Sent:** Tuesday, May 20, 2008 10:29 AM  
**To:** CED Citizens Requests  
**Cc:** City Council Liaisons; Mayors Liaisons  
**Subject:** St Josephs Villa renovation/construction D5

Andrea/Teri-

A constituent called today to ask about construction at St Josephs Villa (451 East Bishop Federal Lane). She claimed that:

- The height of the building will be increased 40 feet during the reconstruction/renovation.
- A trash compactor will be placed in an area which was supposed to be designated "green-space".
- The neighbors were never notified of the change

Is there a permit for construction at this address, and does the zoning allow for the building to be increased 40 feet in height, and a trash compactor to be installed?

Finally, should the neighbors have been notified of the change, if so were notices sent out?

Thanks for the help.

Nick Tarbet  
Constituent Liaison  
(801) 535-7603  
nick.tarbet@slcgov.com

*To assure proper attention to your email, please choose 'Reply to All' or include 'City Council Liaisons' ([CityCouncilLiaisons@slcgov.com](mailto:CityCouncilLiaisons@slcgov.com)) on the address line of this email.*

5/28/2008

## Traughber, Lex

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**From:** Shawn Porter [sop1@utah.edu]  
**Sent:** Tuesday, May 27, 2008 1:40 PM  
**To:** Traughber, Lex  
**Subject:** St. Josephs Villa Expansion

Hello Lex,

I have several concerns regarding the St. Josephs Villa Expansion.

This expansion does not conform to the Salt Lake City Master Plan in that the proposed expansion on 500 East Hollywood Ave. does not blend in with the surrounding structures in regard to proposed height, design and building materials.

1. This structure has the look and feel of a modern apartment building rather than the historic look and feel of the adjacent structures.
2. Building materials such as stucco and standing seam metal roofing were not commonly used during development of the Liberty Wells area. More tree plantings, brick and three dimensional façade details would be necessary to accommodate the City Master Plan relative to the aesthetics of neighboring residences.
3. Allowing a height variance to the City Master Plan for this new structure would assist in visually damaging the quaint neighborhood in that such a massive structure would generate the feeling of a commercial zone expanding into what is now residential.
4. Would abutting residences be compensated for any structural damage resulting from construction of this facility expansion or would the contractor be able to provide affective "isolation" practices protecting residences from structural damage if the project were approved?

Additional concerns regarding the St. Josephs expansion regarding the proposed "new weekly service access" located at the corner of 500 East Westminster Ave.

1. Commercial/industrial equipment such as compactors do not conform to the Salt Lake City Master Plan in that they do not contribute to the surrounding residential neighborhood.
2. A trash compactor at this location would present the neighboring residences with problems resulting from trash contamination as well as hazards associated with medical equipment such as "sharps".
3. Hazards regarding vehicle and pedestrian traffic would result from trash and delivery service trucks backing onto 500 East and will result in more large truck traffic on Westminster Ave.
4. Noise resulting from an industrial trash compactor and large truck traffic at this location would have a negative impact on the quality of life for persons living on Westminster Ave. as well as citizens residing on 500 East between Westminster and Hollywood Avenues.
5. Green space would be beneficial to the surrounding neighborhood if partial demolition of the building at 500 East Westminster Ave. is necessary.

These questions and concerns regarding this expansion are only a few of which I have discussed with neighbors residing on the streets of 500 East, Westminster, Ramona and Hollywood Avenues.

I fully understand the importance of services provided by St. Josephs Villa and how these services support the community, however these services should not come at a greater cost to those living in the surrounding neighborhood residences.

Thank you for your consideration,

Shawn Porter  
456 E. Westminster Ave.  
Salt Lake City  
Utah 84115  
801.414.1025

5/28/2008

## Traughber, Lex

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**From:** Wheelwright, Doug  
**Sent:** Tuesday, January 15, 2008 10:56 AM  
**To:** CD Citizens Requests  
**Cc:** Hartman, Teresa; De La Mare-Schaefer, Mary; Curtis, Andrea; Shoop, Chris; Wheelwright, Doug; Shaw, George; Martin, Deborah; Traughber, Lex  
**Subject:** FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5  
**Categories:** Program/Policy

Andrea: Please forward Lex's response to the Council Office as Planning's response.  
Thanks. Doug W.

-----Original Message-----

**From:** Traughber, Lex  
**Sent:** Tuesday, January 15, 2008 10:51 AM  
**To:** Wheelwright, Doug  
**Subject:** RE: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

Doug,

We are waiting on elevation drawings from the applicant. The project was submitted as a rezone and master plan amendment, and has morphed into a rezone, two master plan amendments (Central Community and a small area plan for the block), a text amendment (to allow assisted living facility in the I Zone), and a subdivision. In short, their submittal is incomplete at this time.

No meetings with the Community Council have been scheduled, nor any public hearings.

The concerns noted in Holly's email below are interesting given the fact that the developer has said that they have met with the Community Council on numerous occasions and there haven't been any concerns. I will be forwarding this email to the developer to let him know that there are indeed concerns.

Lex

-----Original Message-----

**From:** Wheelwright, Doug  
**Sent:** Tuesday, January 15, 2008 8:43 AM  
**To:** Traughber, Lex  
**Cc:** Wheelwright, Doug; Shaw, George; Paterson, Joel; Martin, Deborah; Coffey, Cheri  
**Subject:** FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5  
**Importance:** High

Lex: Andrea is asking us to respond only to her questions. The questions and comments contained in the initiating e-mail from Holly Christmas were generated from the Liberty Wells Community Council meeting, and provide some issues to be covered in your future staff report. Please prepare a brief response on the project scope and status, and forward to me. If you have questions, please see me. Thanks. Doug W.

-----Original Message-----

**From:** CD Citizens Requests  
**Sent:** Monday, January 14, 2008 5:12 PM  
**To:** Wheelwright, Doug  
**Cc:** Shaw, George; De La Mare-Schaefer, Mary; Shoop, Chris; CD Citizens Requests; Hale, Karen; Gust-Jenson, Cindy; City Council Liaisons; Valdez, Josie  
**Subject:** FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

Doug,

I know we've talked about this development off and on over the past couple years. Could you please let us know where we're at with plans? Has anything been formalized yet, and if so, who is assigned to the project? If not, what is the latest information?

Thanks,

Andrea Curtis  
801-535-7105

-----Original Message-----

From: Valdez, Joyce  
Sent: Monday, January 14, 2008 4:43 PM  
To: CD Citizens Requests  
Cc: Hale, Karen; Gust-Jenson, Cindy; City Council Liaisons  
Subject: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

CD Citizens requests,

At the Liberty Wells Community Council meeting there was some discussion about plans to expand St. Joseph's Villa at 451 East Bishop Federal Ln. (1940 South). The below constituent would like to provide some input on the development. Have any plans been submitted to the city yet?

Joyce P. Valdez  
Community Liaison  
SLC Mayor's Office  
535-7238

-----Original Message-----

From: holly christmas [mailto:holly.christmas@gmail.com]  
Sent: Friday, January 11, 2008 5:05 PM  
To: Valdez, Joyce  
Subject: Re: Community Council Meeting

Hello Joyce,

Glad to hear your email is up and working. I was dreading the thought of you having to read this long email on a blackberry.

St Joseph's Villa is planning to tear down 7 homes that they have purchased on the corner of Hollywood and 500 East. In their place they will be building a 45,000 square foot facility and moving the 18 residents of their 1959 Building (I am not sure if this refers to the year it was built or its location on 500 East - the building is on the corner of 500 East and Westminster) to the new building along with approximately 35 additional people.

The new building is planned to be 3 stories tall. While this fits in with their addition from the 90s, it does not really fit in with other architecture from the neighborhood, so that is something a number of people seemed concerned about.

They say at this time they are not planning on putting a parking lot in on Westminster Ave, although it is something they have considered in the past and the building in that location (the 1959 building) on their model was not even glued down so you could easily see the parking stalls underneath it by picking it up.

Here are some of the major concerns expressed at the meeting. Their development person wrote down people's concerns and thoughts for their reference (I think) as well.

1. How far will the building be from the sidewalk and properties?

This question seemed to be answered well by code, but their neighbor-to-be (once his current neighbors' houses are torn down) seemed worried.

Another reason people are worried about this is that the building they added in the 1990s does not seem to meet the regulations of how far a building should be from neighbors who fall in a different zone. The architects indicated that the zoning would have been the same in that time period and so why were the ordinances not followed? We would need to actually measure to make sure that this is in fact the case, however.

2. What would be the increase in population and traffic?

They say that it will increase the population by 35 people, or 10%.

Even though these are people who would not be driving to and from the center, what about visitors? Also, what if they decide to expand more drive-in services in the then empty 1959 building?

### 3. Parking.

This issue seems to have two factions. The people who live across the street on 500 East are worried that they will have to wait even longer to get out of their driveways and Ramona Ave and feel there needs to be another entrance or something. The people who live on Westminster and Hollywood do not want parking access from their streets as this will increase the traffic and noise.

One of the problems mentioned with their current parking is that 500 East is high-centered. This means that cars have to slow down quite a bit to get in and out of the driveway. It also means that, as people leave at night, their headlights shine right into the windows of the houses on 500 East.

They are also talking about tearing down part of the 1959 building once the move is complete and replacing that with a parking lot (at the 500 East side). Green space was also mentioned as a possibility, but the CEO didn't look like it was really on his mind (my opinion only).

The architect said that even with the 10% increase in residents, the current parking is enough by city standards. But what if they add some drive-in services?

### 4. Water Table

This area is known as the Waterloo because of its many underground aquifers. With the expansion in 1995, some residents reported that the de-watering of the building site caused their houses to shift and crack. Additionally, they have to continually de-water their property with French drains (passive) and pump the water to 2100 South because 500 East and 400 East have no storm drains.

How would a general drying of the area (as the facilities manager says would happen) affect local mature trees that possibly (we do not know this) rely on the aquifers in part for their health? Can we find out?

### ----- Future Meetings

-----  
In February, residents who fall within 600ft (?) of the new facility (so likely not people on Westminster) are supposed to receive letters about the plans. The Sugarhouse and Liberty Wells Community Councils are also supposed to be invited to an open house at the City and County Building.

### ----- Some additional ideas

-----  
Many members expressed that they would be less opposed to a one story building than a three-story one. What about a two-story building that might fit in better with the community and be less of an increase in traffic and population?

The nature of 500 East being high-centered is a problem all along 500 East. As there are no storm drains, 500 East along Westminster and the St Joseph's Villa is a mosquito breeding ground and you cannot stop there without being bitten in the summer. Maybe raising the kerbs on 500 East so that water could flow to 2100 S would help with the headlights in neighbors' windows problem and the mosquito issue? It may also help smooth the traffic flow coming in and out of the Villa.

That is what I have for now. If I think of anything else I will let you know.

Thanks,

holly

On Jan 11, 2008 4:02 PM, Valdez, Joyce <Joyce.Valdez@slcgov.com> wrote:

> Holly,  
> I am up and running now. Can you share with me what happened last  
> evening?

>

>

> -----Original Message-----

> From: holly christmas [mailto:holly.christmas@gmail.com]

> Sent: Thursday, January 10, 2008 8:57 AM

> To: Valdez, Joyce

> Subject: Community Council Meeting

>

> Hello Joyce,

>

> It was a pleasure to meet and talk to you last night at the Liberty  
> Wells Community Council meeting. It is so nice to know that the  
> Mayor's office is interested in the ideas and concerns within the  
> community.

>

> Since we talked I have learned some additional details about some  
> plans for our neighborhood that could greatly affect the traffic,  
> walk-ability and safety of our area and would like to talk with you  
> briefly today if you have time. I know you are still getting settled  
> in, but could you give me a call at 897.9627?

>

> Thank you,

>

> holly christmas

>

>

> --

> Injustice anywhere is a threat to justice everywhere. - Martin Luther  
> King, Jr

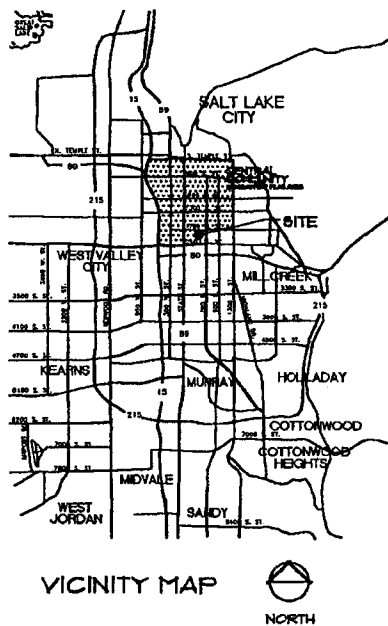
>

--  
Injustice anywhere is a threat to justice everywhere. - Martin Luther King, Jr



**Exhibit E –  
Small Area Plan**

**BLOCKS 4 & 5**  
**EAST WATERLOO SUBDIVISION**  
**MASTER PLAN**



Salt Lake City Planning Commission 1992

**BLOCKS 4 & 5**  
**EAST WATERLOO SUBDIVISION**  
**ST. JOSEPH VILLA**  
**MASTER PLAN**

**Mayor**

Deedee Corradini

**City Council**

Ronald J. Whitehead  
Paul Hutchison  
Nancy K. Pace  
Alan G. Hardman  
Tom Godfrey  
Roselyn N. Kirk  
Don C. Hale

**Planning Commission**

Lynn Beckstead  
Ralph Becker  
Cindy Cromer  
Richard J. Howa  
Diana Kirk  
Jim McRea  
Ralph Neilson  
Kimball Young

Approved by the Planning Commission  
September 3, 1992

Adopted by the City Council  
November 3, 1992

# **BLOCKS 4 & 5 MASTER PLAN EAST WATERLOO SUBDIVISION**

## **Contents**

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Introduction

### **Existing Policy**

Central Community Development Plan - 1974 Intent	2
Central Community Development Plan - 1974 Reality	3
Salt Lake City Housing Policy - 1990	4
Comprehensive Housing Affordability Strategy - 1991	4

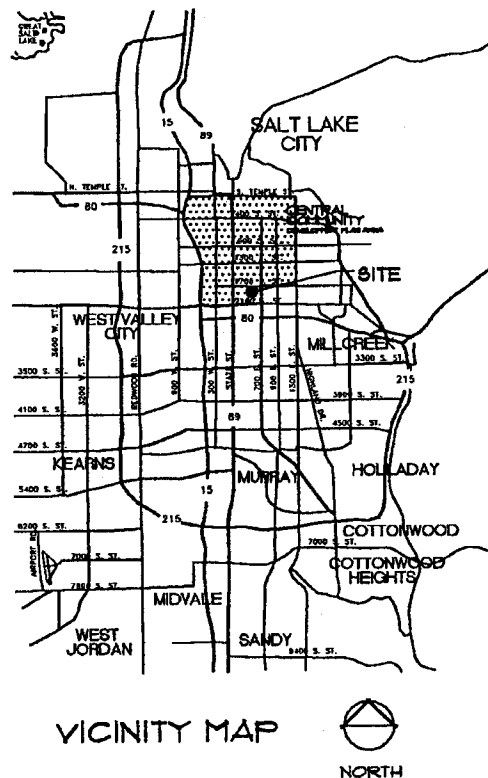
### **Development Plan**

Present Character	5
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Access	7
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**A MASTER PLAN FOR SALT LAKE CITY  
EAST WATERLOO SUBDIVISION - BLOCKS 4 & 5  
RAMONA AVENUE, 400 EAST - 500 EAST**

**INTRODUCTION:**

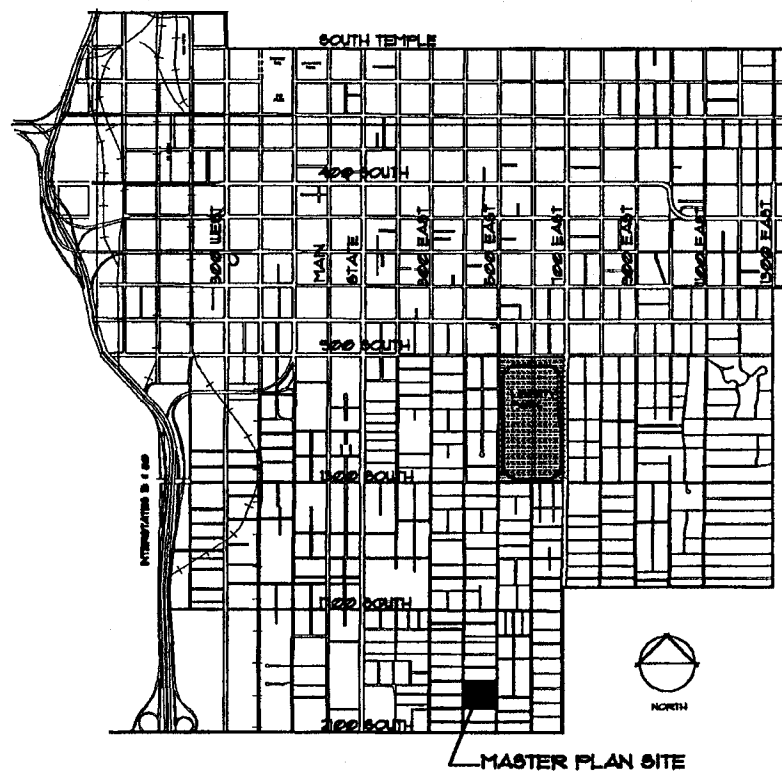
It is the intent of the **Master Plan for Salt Lake City East Waterloo Subdivision Blocks 4 & 5** to refine and strengthen the direction of the **Central Community Development Plan - 1974 (CCDP)** for these blocks. This plan presents a desirable future character for blocks 4 & 5 of the East Waterloo subdivision and addresses the issues of land use, land use transitions, traffic circulation, and design amenity. Therefore, this Master Plan should be considered a supplement to, and companion document for the **CCDP**. This Master Plan addresses developments proposed by St. Joseph Villa for Blocks 4 & 5 and evaluates them within the context of both the **Central Community Development Plan**, the **Salt Lake City Housing Policy - 1990** and the **Salt Lake City Comprehensive Housing Affordability Strategy (CHAS) - 1991**.



## CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 (CCDP) INTENT:

The Central Community Development Plan - 1974 strives to protect and enhance existing residential neighborhoods and encourage rehabilitation. The community faces strong pressures for conversion of residential land uses to other activities. The plan seeks to stabilize and protect residential use and opportunities in the Central Community area, while allowing some limited, appropriate, and compatible office and commercial uses. In interpreting the Plan it should be remembered that it emphasizes the following principles:

1. The need to revitalize and stabilize inner-city neighborhoods.
2. Greater recognition of mixed use areas and their relative permanence.
3. Action programs for housing.
4. Neighborhood revitalization as a remedy for obsolescence and decline.

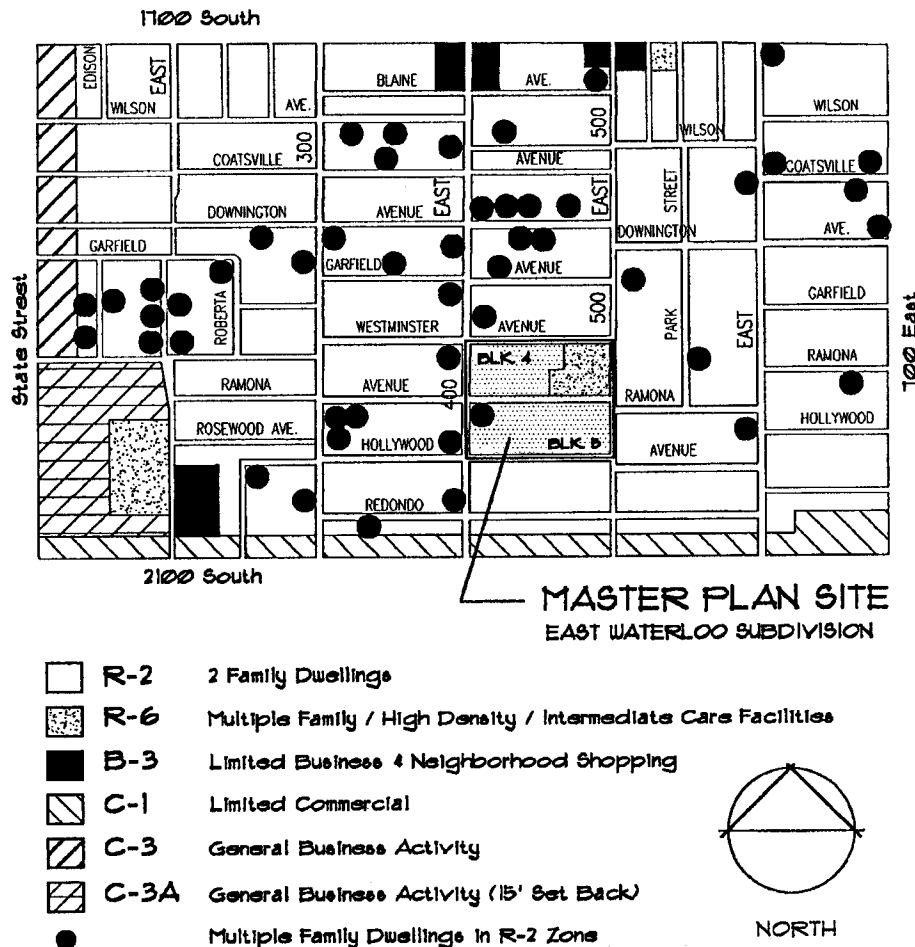


CENTRAL COMMUNITY  
DEVELOPMENT PLAN AREA

## CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 REALITY:

The CCDP indicates the area immediately surrounding Blocks 4 & 5 of the East Waterloo Subdivision as being of "Low Density" (5.5 dwelling units per gross acre). A recent survey indicated that this might not be the case as there is an average structure density of 35 units per block or 8.75 residences per gross acre (1 dwelling unit / residence). This area is zoned R-2 which allows for 2 dwelling units / residence. The actual density could be much higher putting the immediate area into a low-medium density category. This survey also revealed that in a 17 block area immediately surrounding Blocks 4 & 5 there were 23 residences that contained 4 or more dwelling units. This plan also does not recognize existing land uses in the immediate area other than low density residential. There are pockets of existing high density housing and special use housing that are not addressed in the CCDP. None the less, it is the direction of the Development Plan to "Stabilize" these older family neighborhoods which need protection and revitalization.

## EXISTING WELLS NEIGHBORHOOD ZONING



## **SALT LAKE CITY HOUSING POLICY - 1990**

This policy serves as a plan to address citywide housing issues. Salt Lake City is continuing to lose population and a priority of the policy is to arrest this decline by increasing the appeal of housing for persons from every economic station. It is a goal of **Salt Lake City** to provide available and affordable housing of sufficient variety to meet the needs of people who want to live in the city. This loss of population erodes the tax base and depletes the neighborhoods of people needed to sustain commercial governmental, and social services. It is a goal of this policy to attract and retain enough families and individuals to stabilize the population and repopulate neighborhoods. This policy also recognizes that action steps need to be taken which strengthen and promotes the quality of life in the neighborhoods.

## **COMPREHENSIVE HOUSING AFFORD STRATEGY (CHAS) - 1991**

**CHAS** had its beginnings in the Housing Conference held in January of 1989 and its resultant Salt Lake City Housing Policy discussed above. It is a five year strategy for City efforts to provide housing to segments of the population that would otherwise not have it. This strategy has determined that the most urgent priorities should be with the homeless. The direction for other types of housing, such as the elderly, will have to be met by private needs. This strategy recognizes a need for special housing needs for the disabled, AIDS patients, respite care and continuum care for the elderly. **CHAS** proposes that the city adopt local zoning ordinances which support development of housing between own home and nursing home.

The Master Plan for Blocks 4 & 5 of the East Waterloo Subdivision was developed within the framework of the **Central Community Development Plan - 1974**, **The Salt Lake City Housing Policy**, & the **Comprehensive Housing Affordability Strategy**. The Master Plan seeks to further define the principles of the Development Plan using the SLC Housing Policy and **CHAS** as a guideline.



## **A MASTER PLAN FOR BLOCKS 4 & 5 OF THE EAST WATERLOO SUBDIVISION**

### **PRESENT CHARACTER:**

Blocks 4 & 5 are basically residential. 1 & 2 family residences presently exist along Westminster and Hollywood Avenues, higher density housing exists along 400 East, with a Special Needs residential (Nursing Home) located along 500 East. St. Joseph Villa is a principal land use of these blocks. The major streets adjoining these blocks are 500 East and 400 East each important to the movement of traffic in Salt Lake City. The character of these blocks is inconsistent. Single story "bungalow" type housing comprises a majority of the site perimeter. The nursing home (3 story masonry) and some 2 story apartments make up the remainder of these blocks.

### **FUTURE CHARACTER:**

This Master Plan recognizes the need for the additional special use residential needs of the community as identified in the **SLC Housing Policy** and the **CHAS** by allowing St. Joseph Villa to meet these objectives. It provides a framework for development consistent with the intent of the **Central Community Development Plan**.

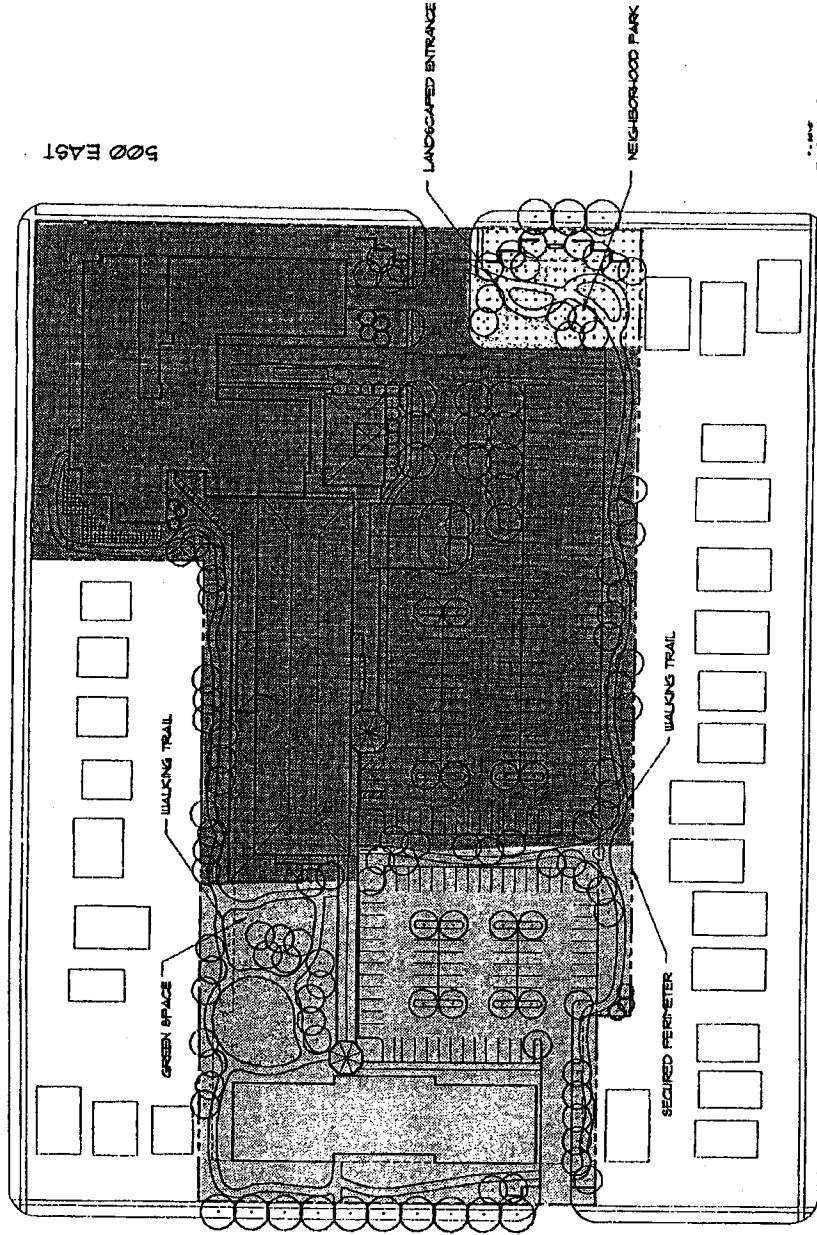
The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting properties with a landscaped buffer; and (2) limiting building heights. (See attached graphic illustration of block face elevations).



WESTMINSTER AVENUE Looking SOUTH

400 EAST

WESTMINSTER



500 EAST



# East Waterloo Subdivision Blocks 4 and 5

## Development Plan

- Low Density Residential
- High Density Residential - Elderly
- Specialized Residential Life Care Facilities
- Open Space

## **USE OF LAND:**

The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue.

## **NEIGHBORHOOD CONTEXT:**

All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential needs on the neighborhood should be mitigated through the use of landscaped buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area.

The maximum height allowed along the periphery of these blocks should be 3 stories with a maximum of 4 stories being allowed internally along Ramona Avenue. The intensity of the development around the perimeter of these blocks should remain 1 & 2 family along Westminster & Hollywood Avenues with higher density development allowed along 400 & 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in facade design, roof forms and choice of building materials. New development should acknowledge scale, form, and facade composition in order to reinforce the neighborhood character.

## **ACCESS:**

A high level of pedestrian safety, access and amenity must be maintained. Well maintained sidewalks, appropriately sited driveways, and well landscaped streetscapes will encourage the desired pedestrian amenity.

The capacity of 500 East (A major arterial) and 400 East (A minor arterial) to move traffic must be maintained. These streets should provide principle access to the block. Westminster and Hollywood Avenues should provide local access to properties. Through traffic on Ramona Avenue should be eliminated by closure of the street, freeing up additional space to provide landscaped buffers between adjacent 1 & 2 family residential and special use residential developments. Primary access to this special use residential development should be maintained by private driveways primarily accessed off of 500 East. Parking lots should be sited behind main buildings and designed as an integral part of site design.

**SIGNAGE:**

All signs should be compatible with the overall residential character sought for this block. Careful attention should be given in terms of size, color, illumination to minimize the impact on the neighborhood while conveying the desired message.

**LANDSCAPE OPEN SPACE:**

Onsite landscaping and screening walls are required to enhance the residential setting for the block. Landscaping and buffer treatments should be utilized to soften the transition from special use residential to low density residential uses with-in the neighborhood fabric.

**CONCLUSION:**

Blocks 4 & 5 of the East Waterloo subdivision should continue as a viable residential environment. Special use residential uses are appropriate provided they blend with the residential fabric of the neighborhood. The **Master Plan** amendment to accomodate special use residential at this location is consistent with city policy of providing housing opportunities for all segments of the population. Site planning, building scale and design, and transitioning treatments are all important elements of land use compatibility for these blocks.

**MASTER PLAN IMPLEMENTATION:**

The more intense specialized residential and life care facility supported in this block master plan should be permitted through a conditional use process. This process would allow specific site design issues to be addressed and resolved to best protect the surrounding neighborhood from development impacts.