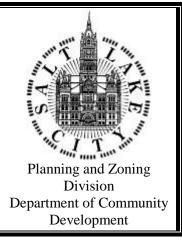
#### PLANNING COMMISSION STAFF REPORT

## Foothill Stake Center PLNPCM2009-00074 Zone Map Amendment 1933 South 2000 East March 25, 2009



#### Applicant:

Church of Jesus Christ of Later-Day Saints

#### Staff:

Kevin LoPiccolo kevin.lopiccolo@slcgov.com (801)535-6003

#### Tax ID:

16-15-356-013 16-15-356-014 16-15-356-015

#### **Current Zone:**

R-1-7000

#### **Master Plan Designation:**

Institutional & Public Lands

#### **Council District:**

J.T. Martin

#### **Lot Size:**

4.84 acres

#### **Current Use:**

Church

#### Applicable Land Use Regulations:

21A.32.080 I District 21A.50 Amendments

#### **Notice**

Mailed: March 10, 2009 Posted: March 13, 2009

#### **Attachments:**

- A. Letter from Applicant
- B. Sugar House Future Land Use Map
- C. Existing Zoning Map

#### REQUEST

The Church of Jesus Christ of Later-Day Saints, represented by Brad Gygi is requesting the following:

1. A zoning map amendment changing the existing property from R-1-7000 to Institutional.

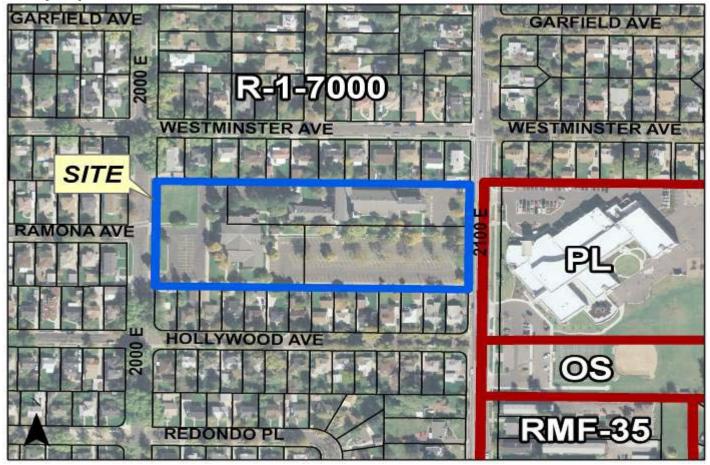
Petitions to amend the zoning map of the City require review by the Salt Lake City Planning Commission in a public hearing. Upon review, the Planning Commission will forward a recommendation to the Salt Lake City Council. The City Council is the final decision making authority for amendments to the Zoning Map.

#### STAFF RECOMMENDATION

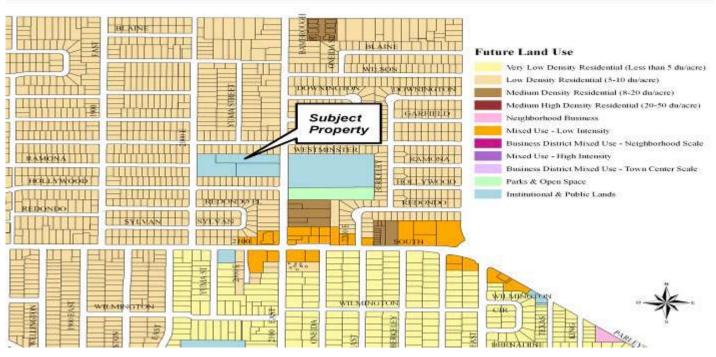
Based on the findings listed in the staff report, it is the Planning staff's opinion that the proposal adequately meets the applicable standards and therefore recommends the Planning Commission transmit a positive recommendation to the City Council.

D.	Existing Demolition Site Plan
E.	New Site Plan
F.	Landscape Plan
G.	Colored Landscape Plan
H.	Existing Exterior Elevations
I.	New Exterior Elevations
J.	Sugar House Community Council
	Letter
K.	Letters from Public
L.	City Department Comments

#### Vicinity Map



Sugar House Future Land Use Map: The underlying zone is currently R-1-7000. The Sugar House Master Plan has the site designated as Institutional.



#### **BACKGROUND**

The current site consists of three parcels. As part of the proposed redevelopment, the applicant has been required to combine these three parcels into one lot of record to comply with the applicable building code requirements. The resulting parcel will be approximately 4.84 acres, which is larger than allowed for the maximum lot size (10,500) in the R-1-7000 zoning district. In order to redevelop the site in accordance with the zoning ordinance, it was recommended by the Planning Division that the site be rezoned Institutional to match the appropriate use and be consistent with the Sugar House Master Plan.

The LDS Salt Lake Stake is proposing to build a new chapel/stake center to replace the chapel located at 1930 South 2100 East by building around the existing stake gymnasium at 1933 South 2000 East (Attachment E).

The LDS Salt Lake Stake is requesting that the Planning Commission forward a positive recommendation to the City Council on the 4.84 acre site of land that is currently zoned R-1-7000 to Institutional. This application would:

1. Rezone the property from R-1-7000 to Institutional. The Sugar House Future Land Use Map designates the subject property as Institutional and would allow the subject property to be consistent with the Master Plan.

Standard "A" of Section 21A.50.050 of the Zoning Ordinance requires the City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the general plan. In this case, the proposed zone change is consistent with the master plan.

The Sugar House Master Plan was adopted in December 2005, replacing the previous plan adopted in 2001. The plan serves as the land use policy document for the Sugar House area providing goals, policies and direction for future land use issues throughout the area.

#### **Proposal**

The proposed project is the redevelopment of the existing site owned and occupied by the Church of Later-Day Saints. There are currently two buildings existing on the site. The red brick meeting house at the north side of the property was originally built in 1947. The stake offices located on the west side of the property was constructed in 1976. Due to the structural condition of the existing meetinghouse building as well as other considerations, the Church has decided to redevelop the site by removing the existing meetinghouse and adding on to the stake offices. This will result in a single new meetinghouse building on the site. Additional work as part of the development includes reconfiguration of the parking lot, landscaping, a pavilion structure and an outside storage building on a 4.84 acre site.

The redevelopment of the site proposes to continue the same use of the site with revisions to layout only. It is not anticipated to intensify the use of this site through this project.

There are currently street accesses from both the east and west side of the site. The east side accesses from 2100 East with a total of three drive approaches. The west side is accessed from 2000 East with a total of two drive approaches. The proposed development would eliminate vehicular access from 2000 East.

The surrounding land uses include the following:

North	Single Family Residential
South	Single Family Residential

East	Dilworth Elementary School
West	Single Family Residential

The site will have one screened dumpster located along the north property line that fronts the storage structure.

Lighting for the parking area will be provided and will be shielded to limit the light to the parking area. Proposed lighting will meet the city ordinance and will avoid creating unnecessary light pollution.

The table below are the general zoning requirements for the Institutional zone.

	Institutional Zone	Proposed
	Requirement	•
Lot Area	Places of worship require	4.84 acres
	a minimum 2 acres	
Lot Width	Minimum 100 feet of	Approximately 580 feet of
	frontage	frontage
<b>Building Height</b>	Maximum 35 feet.	Proposed height of church is
	Height may increase	32 feet. Not including the
	subject to conditional use	spire which does not have a
		height limit per ordinance
Yard Requirements	Front = $20$ feet	Front = $70$ feet along $2000$
	Side = 20 feet	East and approximately 30
		feet along 2100 East to the
		parking lot.
		Side yards $= 50$ feet and 39
		feet.
Open Space	40% of lot area	41% of lot area
Parking	226 parking spaces	250 parking spaces

#### **Public Comments**

This application was reviewed by the Sugar House Community Council on January 20, 2009. Comments regarding the project ended favorable and a positive recommendation was forwarded to the Planning Commission and City Council (Attachment J).

Staff has received public comments from the public and has included all correspondence (Attachment K).

#### **City Department Comments**

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report (Attachment L). There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements.

- **Public Utilities**: No comments.
- **Engineering**: Provide ADA ramp details for all new ADA ramps within public way.
- **Transportation** No comments
- **Fire**: No comments.
- **Building Services** No comments at the time of preparing staff report.

#### Analysis and Findings

#### Standards for General Amendments; Section 21A.50.050

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

**Analysis:** The subject property is located within the Sugar House Master Plan area, and therein depicted as "Institutional" for the entire parcel. Amending the R-1-7000 property to Institution would be consistent with the Future Land Use Map for the Sugar House Master.

**Finding:** The proposal satisfies this standard.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

**Analysis:** The proposed amendment will comply with the Sugar House Master Plan. The subject property is currently zone R-1-7000 and the proposed amendment would reflect an "Institutional" designation as identified within the Master Plan. The properties that are contiguous to the church are single family residential and the property to the east is the Dilworth Elementary School.

**Finding:** The proposed amendment is compatible with existing development in the immediate vicinity since a place of worship is traditionally found in a neighborhood setting.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

**Analysis:** No adverse effects to adjacent properties are likely to occur with this amendment since the property has been operating with the same use since 1947. Staff has not received any claims from area property owners that the proposed amendment will adversely affect adjacent properties. Staff finds that the proposed Institutional zone creates greater setbacks, additional landscape buffers and a minimum open space requirement of 40% that should help minimize potential impacts that a church use may have on abutting properties.

**Finding:** The proposal amendment is compliant with this standard.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

**Analysis:** The subject property is not subject to any overlay zoning districts, and thus not contrary to any overlay district provisions.

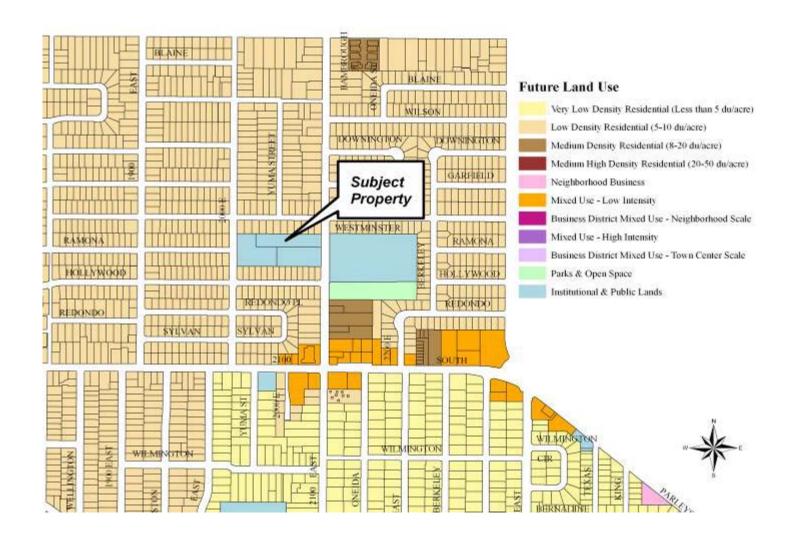
**Finding:** The proposal satisfies this standard.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

**Analysis:** The current use of the property has existed since 1947. The public facilities that serve the site are adequate as deemed by the review of various City departments who maintain those public services.

**Finding:** The proposal satisfies this standard.

A. Letter from Applicant



#### B. Sugar House Future Land Use Map

C. Existing Zoning Map

D. Existing Demolition Site Plan

E. New Site Plan

F. Landscape Plan

G. Colored Landscape Plan

H. Existing Exterior Elevations

I. New Exterior Elevations

J. Sugar House Community Council Letter

K. Letters from Public

L. City Department Comments



## Salt Lake City School District

#### **Dilworth Elementary**

Kenneth Limb Principal 1953 South 2100 East Salt Lake City, Utah 84108 Telephone: 801-481-4806

Fax: 801-481-4924

March 16, 2009,

Kevin LoPiccolo Salt Lake City Planning Commission

Mr. LoPiccolo and Planning Commission,

I was pleased to meet with Mr. Buhler a few weeks ago about the proposed construction that is needed to the church building across the street from our school on 2100 East. He explained to me the need for the construction, as well as the possible effects it would have on our school.

I recognize that it will affect our students and their families in at least two ways for at least the duration of the construction. First, the parking lot at the church site will be unavailable. The church has been very kind to allow school patrons to park there as they visit the school to volunteer or attend performances. Second, the students who have been used to using the church lot as an access from the neighborhood to school will have to use another route, at least temporarily.

I recognize that these two inconveniences will be temporary and we will be able to adjust to them. I believe that the construction will be a benefit to the community. Keeping these two things in mind, as well as my opinion that the church leaders and members have been wonderful, cooperative neighbors to our school community, I would like to endorse the construction starting as soon as possible. The sooner the construction is started, the sooner the benefits of the construction can be enjoyed by all.

Sincerely

Principal

Dilworth Elementary

Salt Lake City School District

### THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SALT LAKE FOOTHILL STAKE

March 19, 2009

Mr. Wilf Sommerkorn Planning Director Salt Lake City Corporation

Dear Mr. Sommerkorn,

Re: Petitions 2008-00795, 2009-00074, by the Church of Jesus Christ of Latter Day Saints

As president of the Salt Lake Foothill Stake of the Church of Jesus Christ of Latter Day Saints, I am writing to provide my perspective regarding the plans to replace the existing chapel located at 1930 South 2100 East with a new chapel and stake center built around the existing gymnasium building at 1933 South 2000 East. The existing chapel has served the members of our church for many years; in fact, the property has been owned by the LDS Church for over 60 years. Like many other buildings in the area with institutional-type use and built at essentially the same time (Dilworth and Bonneville Elementary Schools, and Clayton and Hillside Intermediate Schools), the chapel has been found to have significant seismic and functional issues and it makes sense to replace it. These issues have become more apparent as our stake consolidated the number of congregations/wards from seven to five, and closed a chapel formerly on Texas Street and 2500 East. (This property is up for sale and, based on the zoning, will be used for several single family homes, adding to the city's housing stock.) Thus we were very pleased when we received word from church headquarters that a new building has been approved to accommodate our members. We are anxious to see this project move forward.

The proposed plan has advantages for our neighbors as well as for members of our stake. For instance, fifteen foot landscaped buffers will be provided on the north and south boundaries, over seventy trees will be planted and 27 mature trees will be kept, and traffic will no longer enter or exit the property from 2000 East. Parking will be increased by 46 spaces to help avoid parking on neighborhood streets. (After hearing comments at the Sugar House Community Council, parking was reduced by approximately 50 spaces from the original plan.) The entire plan is within our existing property boundaries and does not involve any other structures besides our two buildings.

In preparation for your consideration of these petitions, we have reached out to the neighborhood to inform, answer questions, and hear their comments. In addition to meeting with the Sugar House Community Council, our stake hosted a neighborhood open-house on February 26. Flyers were distributed to the homes in the area, and we were pleased that over 100 neighbors attended. In addition, we have met with the principal and school community council of Dilworth Elementary to share with them details of the proposed project. We have also attempted to speak personally with every abutting property owner. We have been pleased with the level of support from the neighborhood. Attached is a petition of support signed by over 100 residents (mostly gathered at the neighborhood open-house) and a copy of the flyer we distributed to invite people to the open-house.

We appreciate your consideration of these petitions. I will be at the Planning Commission meeting on March 25, and will be happy to answer any questions based on my perspective.

Sincerely,

Stephen R. Warner

# You're Invited to a Neighborhood Open-house

To learn about plans to build a new Chapel and Stake Center in place of the LDS Chapel at 1930 S. 2100 East See the plans.

Have questions answered.

Become informed.

Thursday, February 26, 2009

Between 7:00 and 8:30 p.m.
Foothill Stake Center Gymnasium
1933 South 2000 East

Sponsored by the LDS Salt Lake Foothill Stake
Light Refreshments

NAME	ADDRESS
Cal Ben Roberison	2085 8. 1700 50.
ROGET - M. Conses	2150 E 1700 DO TIL W 84/18
I Bent Brewerten	1763 S 1900 E SLC 84108
Carul Jones	2442 Blune ave
Robert a Lunkin	2042 SYLVANAUE. SLC 84168
Bus Follower	2034 STEVAN AV SEC 84108
Carel A. Guynn	18701/2 Laurelhust Dr. SIC 84108
Cethy Muson	1922 Xemenengton au Sec 84108
Doly Huderson	7013E.21005-\$2 SLC, 84109
	2010 E Redonlo Que SLC 84108
JOHN + ANNINOM SHIRLOW	19855- ZIONE. HINSLE 84108
JOHN + AMUNDOM SHIRLEY	1960 RAMOLIA AV SLC 84108
Stephen B. Harrison	1972 RAMERA AUCELE SYIES
Chkey Stephanie Victor	2145 Browning Arc SLC 84108
Twilin Powell	2980 8 1000 B. 3 LC, UT 84106
Kenneth Limb	959 South Killarmay Drive, Syracre, UT 24075
Stilden Ban	1912 washington Ave 510 2/84100
Richard & Mailene Skola	
MIKE DELAMAKE	2029 E WILSON AVE, SLC 84108
Ed Thatchen	2002 Browning Ave. SLC 84108

NAME		ADDRESS
Q.	1Bhan	1436 S. Yund St.
	Bully	1436 So. Vama Street
Jul	Anderson	1833 Su 2000 Enst
Gavi	n Anderson	1833 South 2000 East
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	Berly a Triches	2122 Drowning ave
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1168 SO FOOTHILL DERVE SECUT 4568 Right SUSJUT 89108
2062 Endam 183. 54,111 84/08
1489 yuma st SLC UT 84108
1997 Downwyton Ave Ste UT 89108
2016 Wy vaning St SLC 84108
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1940 Turtan Au SC 84108
1968 South Lyening St. Sec. 89168
1893 Se. 2500 E. SLC 84108
1893 SO. 2500E. SLC 84108
2117 Wilson AVE
2284 cravitud Ave Sie ut 84108
2238 Redones the 84108
2238 Redonio tre 84108
1874 Lamelhent Dr 84108
2341 Logan Circle 84108
1888 S. 1800 E 841 D8
1974 St. May 84108

NAME	ADDRESS
Sott fless	2021 Hollyword AVE

NAME	ADDRESS
David Keddington	2066 EAST Hoffmord AND SEC, UT FYTUS
Ryan C. Om	2005 E. Hollywood Ave Sec, UT84108
Willma mouses	2060 = Hellywood & StE. 84108
D.B.,	2066 EAST HOLLYWOOD AVE SILVE FY/US 2005 E. Hollywood Ave Sec, UT84108 2060 E Hollywood & SLE. 84108 2054 Hollywood Ave Su 84108



NAME	ADDRESS
Latheralloway	2085 E Hollywood Aug
1	3080 E HI WOOD AVE
	2018 F. Hollyment Are
	2074 F Hollywood Max
Jeff Walerok	1 11 3007 E Hollywood Ave
Down Sonnenbe	Ca 2068 E. Hollywood Au
My volu	
15- While	2079 5 HOHWOOD THE.

NAME	ADDRESS
- Frank PES	y = Hollegwood Are
	ener Harmond Ave
Levis & Course	20098 Hilyerallac
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NAME	ADDRESS
Inote Spelfield	1579 Wild Ave
RON PICKS	1216 LAKE ST.
Melissa Romney	2345 STRINGHOMANE
Kally Borker	2199 So. 1800 E.
Lindy Nordstrox	1838 Berkeley 84.
Larelalum	185   5   900 E.
Fatu Esses	2268 Country Club DR.
Sugar Ryner	2304 S. Berkeley

NAME	ADDRESS
Julie DPrice	2452 Black are SLC 84108
Muriha & Booked	2255 Ramona ave 520 04
Julie Ceurs	2033 Sylvan Ave. SLC 84108
Asm Durino DPgo	1965 DO SHINES AVE SEC 84103
mary Herton	1810 Kaurechurst Dr. 84108
Alle Agen Branchshut	1845 Jans Cherry To
Robert 1/ Cooper	2025 Lagan an 84105
Spian Steffenson	2194 W.15- Av. 84108
May Nego	1958 Garfield Ave. 84108
Marly ben	1844 Bercheley 84108
1) yelle	1607 5 22000 84108
annette E Powell	1888 S. 2500E 84108
Roger T. Russell	
Mile Warne	1956 Bertzeley 84108 2017 Browning 84108
Marsha Matcher	2002 Browning Ave. 84108
Olen anderson	1838 Garfuld Ane 34108
Tast Endagen	1838 Sarfield 84108
Sharon Jorgensen	1953 Ramona Ave SLC 84108

NAME	ADDRESS
Rodney (Rayola Collard	2064 Westminster ave
Kodney (Rayold Collard Elliott & Angela Jones	1879 Yuma Street
atily Great	7271 1257/145TAR AV
	2077 Watumster AUS
Maria Liga Davies	7070 Wastminger 942
Kolands + Jane Hypis	2063 Westminster He.
Josephin Coleman	2050 & Woodmenter auc
Benjamin & Dani Jackson	2057 Westminster Ave.
74 & Sharry Chen	2058 Westmaster Are.
Louise Bezaly	1900 Go. 2400 E
0.11	

NAME	ADDRESS
Becky Muchen Dudyin Carter	2128 € 1700 5 8400
Developin Cartie	20+3 E 1700 S= 84100

NAME	ADDRESS
Jason Apking	2003 Hollywood Ave.
Jusen Apking Katic Kreychi	2041 Hollywood Ave.

NAME	ADDRESS
BRADT & BROCKBAILL	ROGER BYGRESON AUF. S.LC
Virginia - Boogut	2255 Ramora Ca SLC
Laty Macy	1981 Lagan Ave SLC 84108
July Willy	1940 E Tarton Den SC 8418
- Fay m Brown	1939 Hollywood Ave SLC 84108
Jona Beth Ou	2267 Willow Aug Sec 84108
Jan B Black	2275 Jamora Oue
Al Walne	2117 Wilson Ave. SLC 84108
Amanda C. Kerr	1821 S. 2 Juma St. SLC 84108
1911 Johnson	20728 170050-56C. 89108
Rolle	LR21 Your St "" ""
Tamoin A. Evans	2341 Logan Cu SLC 84108
natalie Connolix	2044 E. 1700 SO SIC UT 84108
Ray Kane	2261 E 1700 SO, SLCPT 87
Butt - Selver	1844 Bertzeley St. SCC, UT 8411
Mary Louise Hughes	1974 St. Mary'S Dr. SIC, W754KR
Fage Harm	2361 E LECAN WY SLC UT 84108
All Norm	4 71 11 11 11
Jeanie Mcallister	2184 & Rosewelt Sic 84108
O Karpy Jenter	2060 011.6500 59108