

PLANNING COMMISSION STAFF REPORT



Planning and Zoning
Division
Department of Community &
Economic Development

**Our Lady of Guadalupe Church
Minor Subdivision #PLNSUB2008-00698
Planned Development #PLNSUB2008-00869
Conditional Use #PLNPCM2008-00697
715 West 300 North
May 27, 2009**

Applicant: John Sparano

Staff: Ana Valdemoros 535-7236
ana.valdemoros@slcgov.com

Tax ID:
08-35-428-017
08-35-428-018
08-35-428-22
08-35-428-023

Current Zone:
R-1/5000 (Single Family Residential)

Master Plan Designation:
Single Family Residential

Council District:
District 2– Van Turner

Lot size:
1.18 acres or 51,400 sq ft

Current Use:
Place of worship and related uses

Applicable Land Use Regulations:

- 21A.54.080 Standards for Conditional Use
- 21A. 24.190 Table of Permitted and Conditional Uses for Residential Districts
- 21A.24.070 R-1/5000 Zoning District
- 21A.59.060 Conditional Building and Site Design Review
- 20.20.20 Minor Subdivision Standards

Attachments:
A. Site Drawings and Site Plan
B. Department Comments
C. Agent Authorization Letter

REQUEST

The Catholic Diocese of Salt Lake City, represented by John Sparano, is requesting:

1. A minor subdivision approval to combine four lots into one,
2. Approval of a conditional use planned development to accommodate more than one principal structure on one lot and;
3. Approval of a conditional use to accommodate the existing place of worship and expand the parking lot on a lot smaller than 4 acres in the R-1/5000 Zoning District.

STAFF RECOMMENDATION

Based on the findings of fact listed in the staff report, staff finds that the proposal generally meets the criteria for minor subdivisions, planned developments and conditional uses. Therefore, staff recommends the Planning Commission approve the following petitions with the following conditions:

1. **Minor Subdivision #PLNSUB2008-00698**
2. **Planned Development #PLNSUB2008-00869**
3. **Conditional Use #PLNPCM2008-00697**

Conditions of Approval

1. A deed needs to be recorded at the Salt Lake County Recorders to consolidate the existing parcels into a new lot.
2. A landscape plan shall be provided as part of the building permit review with final approval delegated to the Planning Director.
3. A light obscuring fence should be placed on the west side of the new parking lot.
4. Compliance with all departmental comments.

Vicinity Map



BACKGROUND

On October 25, 2006 the Planning Commission approved a conditional use request by the Our Lady of Guadalupe Church to allow the demolition of the church rectory building (725 West 300 North) on a residential parcel and replace it with landscaping. With the following conditions:

1. The applicant provides additional sight-obscuring landscaping or fencing to buffer the house located at 733 West 300 North from the existing parking lot and noise from the proposed landscaped area.
2. The applicant shall remove the approach and driveway serving the Rectory Building.
3. The applicant will provide an irrigation system to adequately service the proposed landscaping.
4. Limit hours of use of the newly landscaped area from 7:00 a.m. to 10:00 p.m.

The former rectory has been demolished but no landscaping improvements have been installed.

In addition, the Planning Commission also approved a minor subdivision allowing the combination of three lots into one (715, 723, 725 West 300 North) with the following conditions:

1. Approval is conditioned upon compliance with City Department and Division comments as outlined in the staff report.

A deed to consolidate the lots consistent with the approved minor subdivision has not been recorded with the Salt Lake County Records Office.

Proposal

The applicant is now proposing to combine four lots into one through the minor subdivision process. This request would add the lot at 257 North 700 West to the previously approved minor subdivision. The applicant is also requesting a conditional use planned development to accommodate more than one principal structure on one lot (the place of worship and the rectory) and a conditional use to accommodate the existing place of worship on a lot smaller than 4 acres and expand the parking lot in the R-1/5000 Zoning District.

The existing church is located at the intersection of 300 North and 700 West. It is located within a typical single family residential neighborhood. The property adjacent to the west and south are zoned R-1/5000 (Single Family Residential). However, abutting properties to the southwest are zoned PL (Public Lands), housing the Jackson Elementary School.

The proposal will not demolish or build any new structure on the lot, but will expand the number of parking stalls. The required parking spaces for places of worship are 1 space for each 5 seats in the main auditorium or assembly hall. The church is currently non compliant for the required parking. The additional 7 parking stalls proposed will bring the use parking requirement closer to compliance.

The proposal does not request modifications, any new demolitions, or additional structures therefore the proposal does not create additional impact to surrounding uses.

Comments

Public Comments

The proposal was presented to the Fairpark Community Council on December 4, 2008. The applicant and City staff attended the meeting where the project was open for public questions and comments. The Fairpark Community Council Chair expressed satisfaction about the Our Lady of Guadalupe church proposal and did not

have any objections. No other verbal or written comments have been received at the time of writing this staff report.

City Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements as outlined in those comments.

ANALYSIS

Standards

Pursuant to the standards in Section 20.20.020 of the Subdivision Ordinance of the Salt Lake City Code, the planning director, or designee, may, at the administrative hearing, approve the proposed subdivision amendment if it is found that:

- A. The general character of the surrounding area shall be well defined and the minor subdivision shall conform to this general character.**

Analysis: The subdivision is located in the Northwest Community Planning and is zoned R-1/5000 (Single Family Residential). The proposed amendment will combine four lots into one and will have an area of 51,400 sq ft exceeding the maximum lot size requirements of the zone. However, the adjacent properties are zoned R-1/5000 (Single Family Residential) and PL (Public Land) that accommodates a school on a lot of approximately 214,750 square feet on the same block. The proposed subdivision currently functions as a single campus.

Finding: Staff finds that the proposed minor subdivision is consistent with the general character of the surrounding area. Even though, the character of the neighborhood is single family residential, churches and schools are generally found in these neighborhoods, therefore conforming to the overall general character of the area.

- B. Lots created shall conform to the applicable requirements of the zoning ordinances of the City.**

Analysis: The new lot does not comply with the R-1/5000 (Single Family) Zoning District standards however; the Planning Commission may approve a new lot exceeding the maximum 7,500 square feet subject to the standards found in 21A.24.070.G:

- 1. The size of the new lot is compatible with other lots on the same block face;**

Finding: the block faces on 300 North and 700 West include single family lots, frontage for Jackson Elementary School and the Guadalupe Church campus. Although the church campus (the proposed new lot) is much larger than the single family lots, it functions as a unified campus for an institutional use (place of worship) that typically is found in single family neighborhoods on larger lots.

2. **The configuration of the lot is compatible with other lots on the same block face; and**
Finding: the frontage of the new lot on 300 North and 700 West is greater than that of the single family homes. However, Jackson Elementary School fronts both streets and contributes to a varied pattern along both street frontages.

3. **The relationship of the lot width to the lot depth is compatible with other lots on the same block face.**

Finding: the relationship of the lot width to the lot depth is significantly different than those of the single family homes on the block faces of 300 North and 700 West. However, it is customary to have places of worship on much larger lots with a different configuration than the surrounding development in single family neighborhoods. Places of worship, it could be argued, contribute to the character of the neighborhood.

Finding: The new lot does not comply with all applicable requirements of the zoning district, however, lots similar in size are found within the block and neighborhood uses such as schools and churches are usually located on lots of this size or larger.

- C. **Utility easements shall be offered for dedication as necessary.**

Analysis: No utility easements for dedication are required.

Finding: This criterion is not applicable.

- D. **Water supply and sewage disposal shall be satisfactory to the City Engineer.**

Analysis: No new sewer and water lines are necessary for the property since the existing structures already have these services. One of the existing water meters needs to be shut down.

Finding: The water and supply sewage disposal are satisfactory to the City Engineer and the additional meter shut down shall be arranged with the Public Utilities division.

- E. **Public improvements shall be satisfactory to the Planning Director and City Engineer.**

Analysis: This application was reviewed by the Planning Director, City Engineer and other related City Departments and Divisions. Comments from this review are included in this report.

Finding: Staff finds that this application is satisfactory to the Planning Director and conditions have been imposed by the City Engineer for related improvements on site. The requirements are listed in the Department Comment section of this staff report.

Planned Development Standards

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned development meets the following standards:

Standard 1: Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.54);

Analysis: The proposed planned development is located in a typical location for this type of use. There will be no impact on adjacent properties since no new structures will be built. Seven new parking stalls will be located in the vacant lot and access points will remain the same.

Finding: Staff finds that the proposed development meets the minimum requirements of the Zoning Ordinance.

Standard 2: Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the Planning Commission or the City Council.

Analysis: The proposed planned development is consistent with the goals and objectives of the Zoning Ordinance and achieves the purposes for which planned development regulations were instituted and does not detract from the general purposes of the Zoning Ordinance or any plans, master plans or otherwise, adopted by the Planning Commission or City Council.

Finding: Staff finds that the proposed use meets the purpose of the planned development process.

Section 21A.54.150.D provides additional standards of review for a planned development and states, “Planned developments may be approved subject to consideration of the following *“general conceptual guidelines”*” (italics added for emphasis, as a positive finding for each standard is not required):

Standard 1: Minimum Area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.

Analysis: The R-1/5000 (Single Family Residential) Zoning District minimum lot area requirement for a planned development is 20,000 square feet. The subject property will be approximately 51,400 square feet in size, which meets the minimum lot area required.

Finding: The proposed development complies with this standard.

Standard 2: Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.

Analysis: The proposed density of this project is consistent with the density allowed in the R-1/500 zoning district.

Finding: This standard is met by the proposal.

Standard 3: Consideration of Reduced Width Public Street Dedication:

Analysis: The project does not involve a reduced width of a public street or a public street dedication.

Finding: This standard is not applicable.

Conditional Building and Site Plan Review

In approving any planned development, the Planning Commission shall approve design criteria upon consideration of comments received from city departments and determining whether modification of specific design regulations meets the intent of the individual zoning district. The Planning Commission shall find that the proposed planned development meets the following standards of Section 21A.59.060:

Standard A: The development shall be primarily oriented to the street, not an interior courtyard or parking lot.

Analysis: The proposed planned development does not include any new construction and the existing church and rectory's orientation will remain facing towards 300 North and 700 West Streets.

Finding: The orientation of the existing buildings will remain the same, oriented to the both streets.

Standard B: The primary access shall be oriented to the pedestrian and mass transit.

Analysis: The church is located adjacently to the 300 North and the rectory is located adjacently to 700 West rights of way, where the sidewalks are improved and mass transit is readily available.

Finding: The primary access to the planned development will be from 700 West and 300 North. Both streets have existing sidewalks.

Standard C: The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

Analysis: There are no new structures proposed with this planned development.

Finding: Since there are no new structures proposed, this criterion does not apply.

Standard D: Architectural detailing shall emphasize the pedestrian level of the building.

Analysis: The proposal does not include any new construction in the site.

Finding: This criterion does not apply.

Standard E: Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.

Analysis: The proposal has legal noncomplying status with parking requirements, however, the proposed parking stalls will be located adjacent to the existing parking lot, and the residential lot to the west will be buffered with additional landscape and the existing chain link fence.

Finding: The proposal will extend the existing parking lot and add 7 new parking stalls in the vacant western lot. The proposal provides additional buffering and landscaping therefore not generating any additional impacts to the neighborhood.

Standard F: Parking lot lightning shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Analysis: The proposed expansion of the parking lot does not include any new lighting.

Finding: The proposal will not generate additional glare or light into adjacent neighborhoods.

Standard G: Dumpsters and loading docks shall be appropriately screened or located within the structure, and

Analysis: There are two existing dumpsters already servicing the church and the rectory on the southern end of the lot where the church and the existing parking lot are located.

Finding: This standard is met.

Standard H: Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: No new signage is proposed.

Finding: This standard is satisfied.

Standard I: Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

Analysis: The proposed new development complies with the purposes of the R-1/5000 (Single Family Residential) Zoning District which is “to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size”.

Finding: Staff finds that the proposed use is generally found in single- family neighborhoods and is consistent with the purpose statement of the R-1/5000 (Single Family Residential) Zoning District.

Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings (staff analysis is in italics):

Standard 1: Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Analysis: The parcel where the Our Lady of Guadalupe church is located in an area covered by the *Northwest Community Master Plan* and is designated as medium density residential on the Future Land Use Map. The Future Land Use Map was last updated in 1990, and the property was zoned R-1/5000 (Single Family Residential) at the time of current Zoning Ordinance adoption in 1995. Places of worship located on lots less than 4 acres in size, and its related use such as parking are conditional uses in the R-1/5000 (Single Family Residential) Zoning District. Any new parking addition in this zone requires that the Planning Commission review this type of proposals as a Conditional Use. The additional parking stalls will be located in a lot adjacently to the existing church's parking lot. The proposal will add seven new parking stalls bringing the number of parking stalls closer to compliance.

Finding: Staff finds that the proposed conditional use is consistent with the *Northwest Community Master Plan* and the Future Land Use map that designates this area as a medium density neighborhood. Places of worship and related uses are customarily located in such areas.

Standard 2: Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/ operation of other nearby uses and whether the use during hours of operation will be likely to create noise, light or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
- c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Analysis: The proposal will expand the existing number of parking stalls to the Our Lady of Guadalupe Church. The proposal will add seven new parking stalls to accommodate the congregation's parking needs. The parking lot is currently accessed by 300 North Street. Comments from the Transportation Division indicate that revisions need to be made to the ADA access area and 5% bicycle parking requirements. These issues can be resolved as part of the building permit process. All necessary utilities are on site and available. No increase in utility service will be necessary as part of this application. The proposal will not create additional impact to surrounding uses because it will provide a landscaped buffer around the new parking stalls.

The hours of operation of the church will remain the same on Sundays from 8 am to 5 pm and occasional meetings during the day and evenings throughout the week.

Finding: Staff finds that the proposed development is compatible with the surrounding development as it relates to the single family residential character of the site, parking, buffering and hours of operation.

Standard 3: Design Compatibility The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Analysis: The church is located at the corner of 700 West and 300 North. The proposed additional parking stalls will be built on a vacant lot to the west to the existing parking lot. The additional parking extension will bring the church's parking requirements closer to compliance. The new parking stalls will be buffered with landscaping and accessed by 300 North. No new construction of buildings is proposed.

Finding: Staff finds that the proposed design represents a significant improvement on the existing site, as it replaces a vacant lot with landscaping and seven new stalls. The parking lot expansion is part of the church's related uses and is compatible with the overall character of the surrounding area in terms of mass, scale, setback, and there is adequate access and circulation on site to this new parking lot.

Standard 4. Detriment to Persons or Property The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: The proposed use will not introduce any known pollutant to the ground or air that is not commonly associated with a relative small addition to the existing parking lot. The use will be consistent with the existing church and its related uses and indicates reinvestment and embellishment into the area.

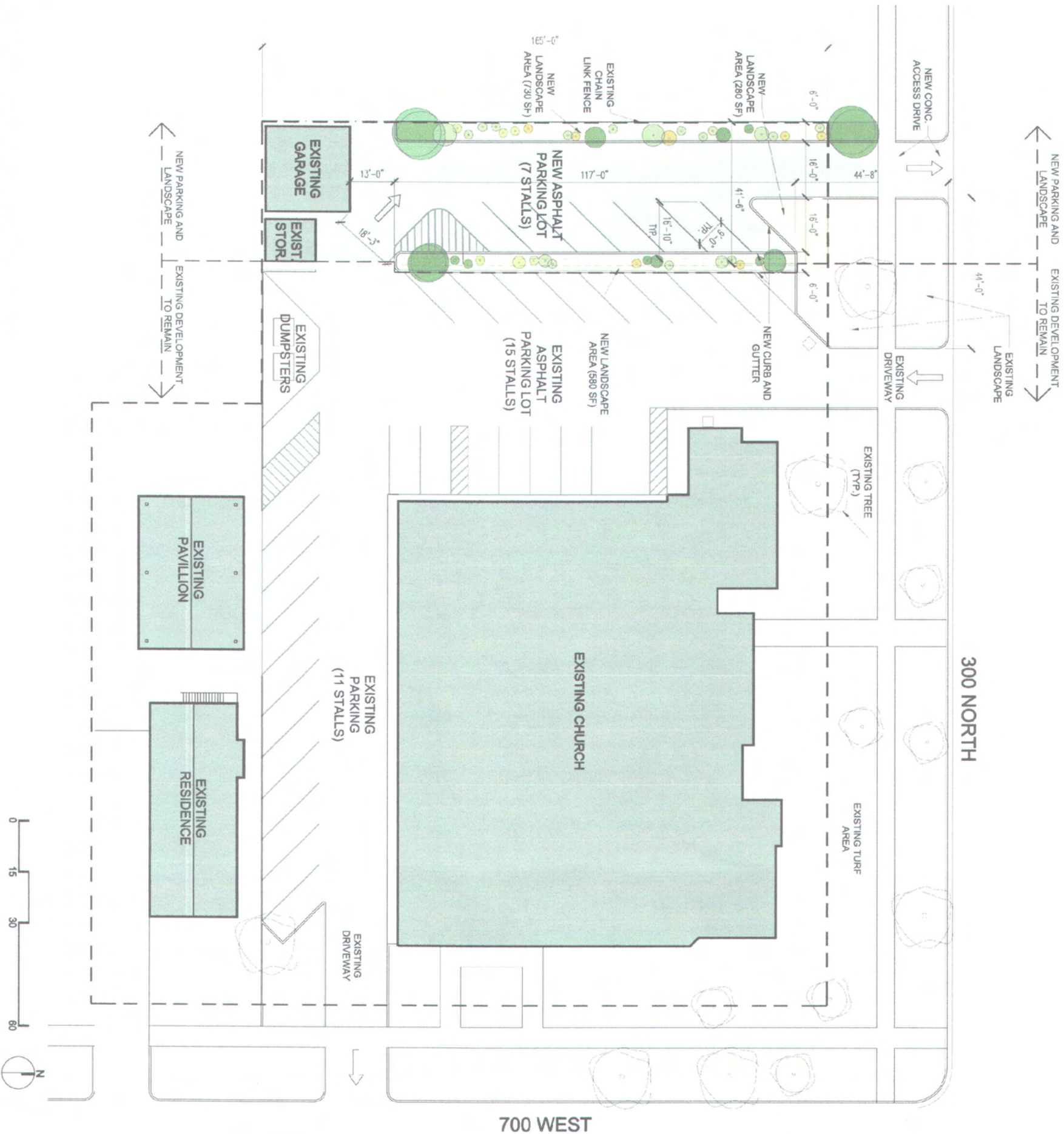
Finding: Staff finds that the proposed landscaped parking lot will not be a detriment to neighboring persons or property because of its pollutants, and hazards, and that it will be consistent with the character and type of development in the area.

Standard 5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Analysis: The proposal has legal non-complying status with the parking requirements and is complaint with all other Zoning Ordinance requirements, including lot size. The property is located within the Northwest Historic District; however no building modification or addition is proposed and therefore no historic design guideline review is necessary.

Finding: Staff finds that the proposed development complies with all Zoning Ordinance related criterion.

**Attachment A:
Proposed Site Plan and Elevations**



SPARANO + MOONEY

PROPOSED SITE PLAN

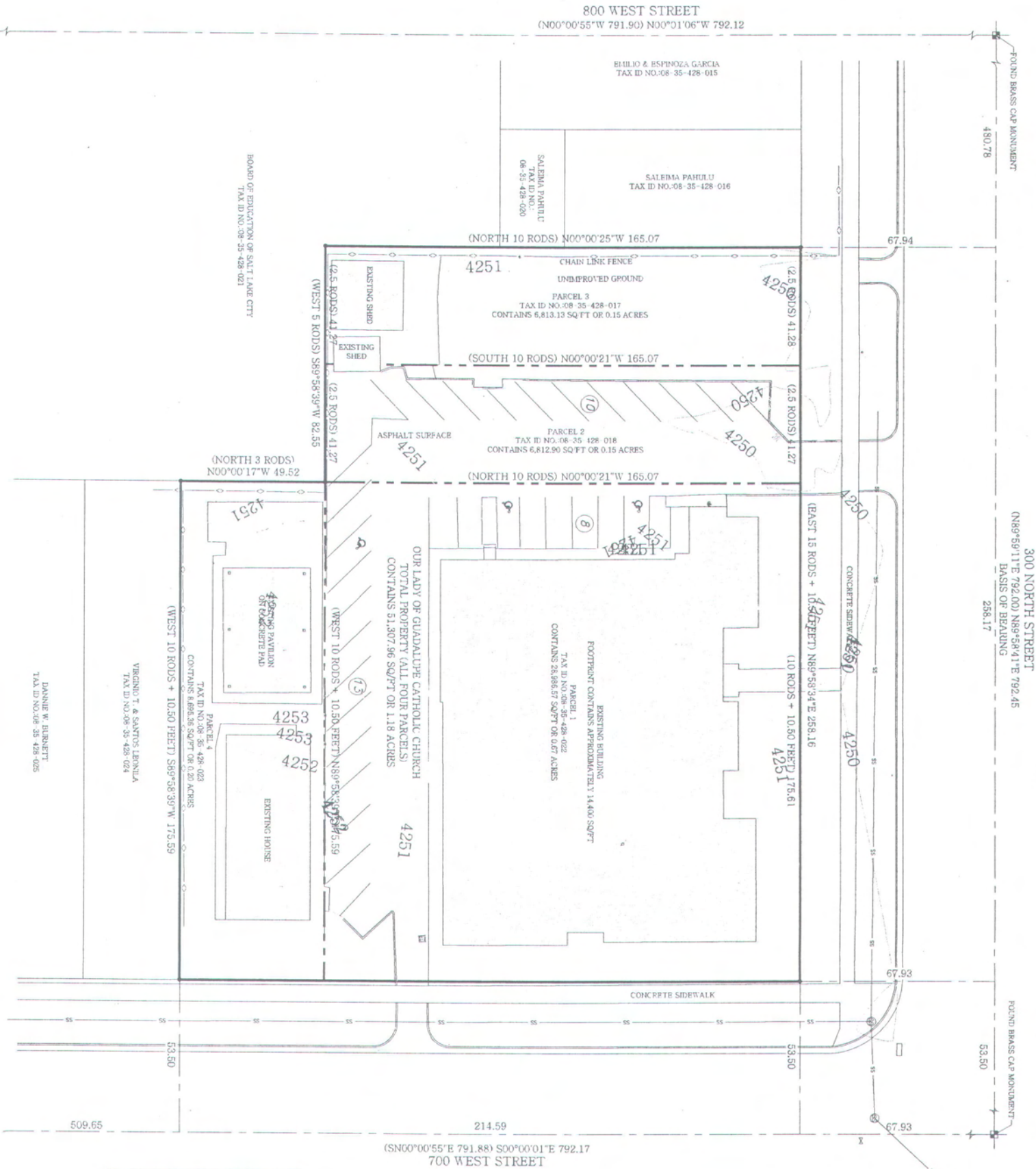
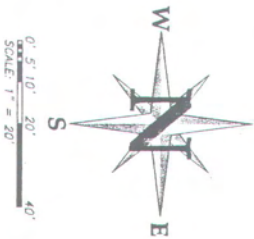
OUR LADY OF GUADALUPE

CATHOLIC DIOCESE OF SALT LAKE CITY



DECEMBER 04, 2008

OUR LADY OF GUADALUPE SUBDIVISION
A SUBDIVISION LOCATED IN LOTS 7&8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY
OCTOBER 2008



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGMANN, STATE OF UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 643156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE NORTH HALF OF LOT 8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY, TOGETHER WITH THE WEST 10 RODS OF THE VACATED STREET ADJACENT ON THE EAST.

PARCEL 2: COMENSING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 25 RODS THENCE SOUTH 10 RODS THENCE EAST 25 RODS THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.

PARCEL 3: COMENSING 5 RODS EAST OF THE NORTHEAST CORNER OF LOT 7, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 25 RODS THENCE SOUTH 10 RODS THENCE WEST 25 RODS THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.

PARCEL 4: COMENSING AT A POINT 15 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 3 RODS THENCE WEST 10 RODS THENCE NORTH 3 RODS THENCE EAST 10 RODS TO THE PLACE OF BEGINNING. TOGETHER WITH THAT PORTION OF THE VACATED STREET ADJACENT ON THE EAST.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS PERTAINING TO THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE PARCELS OR LOTS OF ADJACENT PROPERTIES INFRINGE UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR DEFICIENCIES IN THE SURVEY, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

MICHAEL L. WANGMANN, JTS #643156 DATE

LEGAL DESCRIPTION FOR NEW SUBDIVISION

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 00°00'01" EAST 67.93 FEET AND SOUTH 89°58'41" WEST 53.50 FEET FROM THE SALT LAKE CITY BRASS CAP MONUMENT AT THE INTERSECTION OF 300 NORTH STREET AND 700 WEST STREET; AND RUNNING THENCE SOUTH 00°00'01" EAST ALONG THE WEST BOUNDARY OF SAID LOT 8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY, 67.93 FEET; THENCE NORTH 00°00'01" WEST 165.07 FEET; THENCE NORTH 00°00'01" WEST 165.07 FEET; THENCE SOUTH 10 RODS THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINS 4 PARCELS BEING COMBINED INTO ONE PARCEL.

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND, BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 800 WEST STREET AND 700 WEST STREET WITH 300 NORTH STREET AS SHOWN ON THIS SURVEY PLAT.
2. ALL CONGRES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OTHER PUBLIC RECORDS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE CORRECT, EXIST, OR THAT NO OTHER UTILITIES ARE LOCATED ON OR UNDER THE LAND. EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE AT THE OWNER'S RISK.



SYMBOL LEGEND

Section Monument	Spot Monument	Reference/Reference Monument
Property Corner	Spot Monument	Light Pole
Fire Hydrant	Spot Monument	Light Pole
Storm Drain Manhole	Spot Monument	Light Pole
Water Manhole	Spot Monument	Light Pole
Sanitary Sewer Manhole	Spot Monument	Light Pole
Power Manhole	Spot Monument	Light Pole
Communication Manhole	Spot Monument	Light Pole
Break Line	Spot Monument	Light Pole
Color Band 7' x 7'	Spot Monument	Light Pole

LINE TYPE LEGEND

Property Line	Color Communication Line
Section Line	Fire Order Line w/ Manhole
Center Line	Gas Line w/ Valve
Fastener Line	Impervious Line w/ Valve
Face Line (dotted)	Openwater Power Line w/ Pole
Vault Fence	Underground Power Line w/ Pole
Chain Link Fence	Storm Drain Line w/ Catch Basin
Wood Fence	Sanitary Sewer Line w/ Manhole
Wire Fence	Trunkline Line w/ Pole

JOB NO: 0274-08
DATE: 10/21/2008
SCALE: 1" = 20'
DRAWN: MLW

PRELIMINARY SUBDIVISION
OUR LADY OF GUADALUPE SUBDIVISION
PREPARED FOR: MICHAEL LEE
SALT LAKE CITY, UT
LOCATION: PART OF LOTS 7 & 8, BLOCK 71, PLAT 'C', SALT LAKE CITY SURVEY

REV	DATE	DESCRIPTION



UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

**Attachment B:
City Departmental Comments**

TO: ANA VALDEMOROS, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: FEB. 5, 2009

SUBJECT: **# PLNSUB2008-00698, PLNSUB2008-00869, and
PLNPCM2008-00699
Our Lady of Guadalupe Subdivision/Conditional Use/Planned
Development
715 West 300 North
Preliminary Minor Subdivision Plat Review**

Engineering review comments are as follows:

1. This submission consists of 4 existing parcels with a church and existing dwelling unit proposed to be combined in a Planned Development on one lot. The parcels are located at the southwest corner of 700 West and 300 North. Both streets are fully improved, and have all the required right-of-way. On 300 North, there is 1 panel of sidewalk that is severely cracked, 4 panels of sidewalk that have a raised joint that presents a trip hazard, 4 sections of curb and gutter that are cracked and sunken, and both drive approaches are severely cracked. On 700 South, there are 6 panels of sidewalk with a trip hazard, 2 panels of sidewalk that are severely cracked, 2 sections of curb and gutter that are spalled, one drive approach that is spalled, and one drive approach that is severely cracked. All of the above mentioned items meet the criteria for replacement as per APWA Std. Dwg. #291. The sidewalk panels shall be replaced as per APWA Std. Plan #231. The defective curb and gutter does not meet the cross-section of any existing standard plan, and shall be replaced 'in-kind' by the contractor as per APWA Std. Plan 252. The drive approaches shall be replaced as per APWA Std. Plan 225. All of the above listed repairs and replacements on both 300 North and 700 West must be completed by the applicant's contractor via a Public Way Permit that can be obtained from our office. All said work must be completed prior to the subdivision plat being signed by our office representatives. The bond provided by the contractor at the time of Public Way Permit issuance shall be commensurate with the value of work to be performed.
2. A subdivision plat is required for this project. I have included a copy of the subdivision checklist for use by the applicant's surveyor in preparing the plat.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Craig Smith
George Ott
Vault

Address: 715 West 300 North
Project Name: Guadalupe Church-Conditional Use P.U.D.
Contact: Alan Michelsen/Ana Valdemoros
Date Reviewed: February 3, 2009
Zone: R-1-5000

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

New parking lot to verify adequate setback by documenting average setback for the block and to be landscaped per 21A.48.

Barry Walsh/Transportation:

Minor sub to combine (4) lots. (715 W., 723 W., 725 W., and 257 S.)
Need site parking calculations to document required & proposed parking along with ADA & 5% bike. 725 West for new parking addition. (Ex driveway to remain).
Relocation and revision of driveway and parking for 257 S.

Ted Itchon/Fire:

No issues.

Brad Stewart/Public Utilities:

Abandon surplus water & sewer services. Drainage plan for new hard surfaced area.

Randy Drummond/Engineering:

Subdivision plat required-minor subdivision. Site plan required. Clarify drive approach issue on 700 West. Site plan is incorrect. At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.

TRANSPORTATION

Valdemoros, Ana

From: Walsh, Barry
Sent: Monday, February 09, 2009 8:49 AM
To: Valdemoros, Ana
Cc: Young, Kevin; Drummond, Randy; Itchon, Edward; Butcher, Larry; Garcia, Peggy
Subject: Our lady of Guadalupe
Categories: Program/Policy

February 9, 2009

Ana Valdemoros, Planning

Re: Our Lady of Guadalupe Petitions:
PLNPCM2008-00699 Conditional Use
PLNSUB2008-00698 Minor Subdivision
PLNSUB2008-00869 Planned Development

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

Per our DRT review the following items are needed.

Perking calculations for all four lots combined. Calculations are to include the required ADA parking stalls and access routes, the required 5% bike parking with current city design standards and locations.

The Demo application and review for the 725 West location, for the new parking lot proposal with existing driveway revisions.

The revisions shown on the site plan for 257 South, to relocate the existing driveway & front yard parking and landscaping.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Ted Itchon, Fire
Larry Butcher, permits
Peggy Garcia, Public Utilities
File

5/18/2009

MEMORANDUM

DATE: FEBRUARY 5, 2009
TO: Ana Valdemoros, Planning Division
FROM: Alan R. Michelsen, Building Services Division
SUBJECT: Petition PLNPCM2008-00697—Conditional Use, PLNSUB2008-00698 Minor Subdivision, PLNSUB2008-00869 Planned Development

On February 3, 2009, the DRT reviewed this proposal to consolidate four parcels into one PUD which requires conditional use approval for churches in the R-1/5000 zone. Department records show that two of the four parcels are under current enforcement. At 725 West 300 North a single-family dwelling (rectory) has been demolished without a demolition permit. City records confirm that owner of the property did not receive all of the required demolition clearances and a demolition permit has not been issued. The site is currently being used for off-site parking and lacks the required landscaping and hard-surfacing.

For the property located at 257 North 700 West, City records show that a building permit was not obtained to construct a vinyl fence, a large metal canopy (not shown on plans) and a large pavilion in the rear yard. An on-site inspection of 257 North 700 West revealed that this property was constructed as a side entry dwelling but has become non-complying after the front and side yard landscaping was removed and replaced with concrete. City records also indicate that permits have not been issued to replace the required landscaping with concrete. Bollards have been installed to restrict vehicles from entering the side yard but damage to parkway landscaping suggests possible front yard parking. The Building Services Division supports this proposal to remedy the conditions mentioned above and has the following comments.

1. For the property located at 725 West 300 North, the applicant will need to complete a pre-demolition application by obtaining all required clearances and obtain a demolition permit. The required front yard setback dimension for the new parking lot will need to be determined by averaging the block face or established by the Planning Commission. Where parking is located closer than 20 feet to a property line perimeter parking lot landscaping is required to be 7 feet wide as measured from property line to the back of curb. Interior parking lot landscaping is required at 5% of the parking lot area. Parking calculations for the entire site are required including the number of ADA stalls and 5% bicycle parking.
2. For the side entry dwelling located at 257 North 700 West, as-built plans for the pavilion will need to be submitted for review, a building permit will need to be issued and the pavilion will need to be inspected. It is recommended that the concrete that was installed without permits be removed from the front yard and side yard and replaced with landscaping as required for side entry dwellings. The site plan also needs to be corrected to show the true location for the driveway which leads directly into the attached garage at the front of the house rather than into the side yard. If side yard parking is being proposed the Planning Commission will need to address the perimeter parking lot landscaping requirement at this location. If the metal canopy is to remain structural engineering will be required to ensure that the metal canopy is adequately fastened to the ground and capable of withstanding local wind and snow loads. Plans will need to be reviewed, a building permit issued and the structure will need to be inspected. The fence also requires a building permit and the issue of height will need to be addressed where the front yard portion of the fence exceeds the maximum four feet in height.
3. Any assessment of penalties for work performed without permits will need to be determined by the Building Official and payable at the time permits are issued.

Alan R. Michelsen
Development Review Planner
Building Services & Licensing
(801) 535-7142
Alan.michelsen@slcgov.com

AIRPORT

Valdemoros, Ana

From: Miller, David
Sent: Monday, February 02, 2009 9:27 AM
To: Valdemoros, Ana
Cc: McCandless, Allen
Subject: PLNPCM2008-00699, PLNSUB2008-00698, PLNSUB2008-00869
Categories: Program/Policy

Ana,

Thank you for the notice regarding request from Catholic Diocese of Salt Lake City located at approximately 715 West 300 North. This address is in the Salt Lake City's Airport Influence Zone "H" this area having specific height restrictions. This project area has a height restriction of 4,577.4' MSL approximately 350' AGL. Salt Lake City does not require an avigation easement for new development in this zone. This project creates no observed impacts to airport operations.

David Miller
Airport Principal Planner
Salt Lake City Department of Airports
P.O. Box 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

5/18/2009

**Attachment C:
Agents' Authorization**

NOTARIZED STATEMENT OF CONSENT AUTHORIZING APPLICANT TO ACT AS
AN AGENT

John Sparano is hereby duly authorized to act as an agent on behalf of the Roman Catholic Diocese of Salt Lake City, a Utah corporation sole, in regard to the application process for Our Lady of Guadalupe Catholic Church and surrounding real property parcels thereto.

DATED this 28th day of August, 2008.

ROMAN CATHOLIC BISHOP OF SALT LAKE
CITY, A UTAH CORPORATION SOLE


Reverend Monsignor J. Terrence Fitzgerald
Vicar General

STATE OF UTAH)
 :SS
SALT LAKE COUNTY)

On the 28th day of August, 2008 personally appeared before me Reverend Monsignor J. Terrence Fitzgerald, who being by me duly sworn, says that he is the Vicar General of the Roman Catholic Bishop of Salt Lake City, a corporation sole, and that the foregoing instrument was signed with proper and legal authority and said Monsignor Fitzgerald acknowledged to me that said corporation sole executed the same.


Notary Public

