

PLANNING COMMISSION STAFF REPORT

QUEST ASSISTED LIVING CONDITIONAL USE PLNPCM2009-00971

1820 West 800 North
Hearing date: October 14, 2009



Planning Division
Department of Community &
Economic Development

Applicant:

Pasa Tukuafu

Staff:

Wayne Mills – 801-535-7282
wayne.mills@slcgov.com

Tax ID:

08-27-376-002

Current Zone:

R-1-5000, Single-Family Residential

Master Plan Designation:

Northwest Master Plan:
Low Density Residential

Council District:

District 1 – Carlton Christensen

Lot size: .14 acres (6,098.4 square feet)

Current Use:

Single-family dwelling

Applicable Land Use Regulations:

- Chapter 21A.36.050 Assisted Living Facilities
- Chapter 21A.24.070 R-1/5,000 Single-Family Residential District
- Chapter 21A.54 Conditional Uses

Notification:

- Notice mailed September 29, 2009
- Sign posted September 29, 2009
- Posted to Planning Dept and Utah State Public Meeting websites September 29, 2009.

Attachments:

- A. Application Submittal
- B. Public Comments
- C. City Department Comments
- D. Map of Existing Conditional and Nonconforming Uses

Request

This is a request for conditional use approval to convert a single-family dwelling to an assisted living facility. The proposed assisted living facility would provide care in a residential setting for up to three people 55 years of age or older. The property is located at 1820 West 800 North in the Northwest Community.

Staff recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards and therefore recommends the Planning Commission approve the application subject to the following conditions:

1. Compliance with City Department/Division requirements as addressed in this Staff Report. If additional requirements are stipulated by the City Departments/Divisions for improvements to the structure or home, the applicant shall satisfy said requirements.
2. The applicant shall obtain all necessary permits for improvements to the property. All improvements must meet current building code and zoning code requirements.

VICINITY MAP



Background

Project Description

Quest Services is requesting approval to convert an existing single-family dwelling, located at 1820 West 800 North, into a Small Assisted Living Facility. The existing home would be utilized for the facility and only minor improvements would be made, such as construction of an accessible ramp.

The applicant provided the following information related to the operation of the facility:

- It is our quest to provide the highest quality care of assisted living. Quest Services homes provide stability, safety, and genuine care for each residence. Quest Services mission is to:
 - Provide personal care and support to residents who, due to physical or cognitive conditions, are unable to manage independently.
 - Assist semi-independent residents to function at their highest possible level of independence.
 - Support residents on developing a healthy lifestyle that enables them to live socially and reach their goals.
- Quest Services will provide care for clients who are 55 years of age and older. Up to three residents may live at the facility.
- Up to two caretakers will be on-site 24 hours a day.
- The duration of the clients stay depends on their personal needs.
- Clients are referred from existing assisted living facilities, hospitals or private care.

- There will not be any added traffic to the area other than what you would experience in a normal neighborhood. There will be a registered nurse who visits clients once or twice a week and during the day for about an hour on each visit. Client's family members may also visit clients in the home during visiting hours from 10:00 a.m. to 8:00 p.m. These visits are coordinated so that one family visits the home at a time. Family members may take clients out of the home for visits and return them at a designated time.

Project Details

Regulation	Zone Regulation	Current	Requested	Complies?
Density/Lot Coverage	40%	N/A	N/A	N/A-no change to existing structure
Building Height (<i>limit</i>)	28 feet or the average height of other principal buildings on the block face	N/A	N/A	N/A-no change to existing structure
Lot Size	5,000 square feet	6,098.4 square feet	N/A	N/A-no change to existing structure
Lot Width	50 feet	72 feet	N/A	N/A-no change to existing structure
Front yard setback	Average of front yards on block face	N/A	N/A	N/A-no change to existing structure
Side yard setbacks	10 feet on one side and 4 feet on the other	N/A	N/A	N/A-no change to existing structure
Rear yard setback	25% of the lot depth of 20 feet, whichever is less	N/A	N/A	N/A-no change to existing structure
Parking spaces	1 parking space for each 4 employees 1 parking space for each 4 rooming units	2 parking spaces located in attached garage	2 parking spaces located in attached garage	Yes
Landscaping	N/A	N/A	N/A	N/A-no change to existing structure

Comments

Public Comments

The Westpointe Community Council discussed the project on September 16, 2009. Approximately 15 people were in attendance and voted unanimously to support the project. A copy of their comments is attached as “Attachment C”.

City Department Comments

Comments were received from the following City departments and are attached as “Attachment D”: Public Utilities, Engineering, Transportation, and Building Services. In general, the departments had no objections to the proposed development but provided specific improvements or modifications required according to their respective area of development oversight.

Project Review

Internal Project Review

The requested use is considered a “Small Assisted Living Facility” and is defined in Section 21A.62 of the Zoning Ordinance. The definition states:

“Assisted living facility (small)” means a facility licensed by the state of Utah that provides a combination of housing and personalized healthcare designed to respond to the individual needs of up to six (6) individuals who require help with the activities of daily living, such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity for each resident.

The subject property is located in the R-1/5000 zoning district. According to the Table of Permitted and Conditional Uses for Residential Districts (Section 21A.24.190, SLC Zoning Ordinance) a Small Assisted Living Facility may be allowed in the R-1/5000 district as a Conditional Use.

The subject property is located on a local street (800 North), but is only one block north from 700 North, which is a City arterial street. The Transportation Division has reviewed the request and determined that the proposed use would not have a detrimental impact on the adjacent streets.

The parking requirement for a Small Assisted Living Facility is as follows:

- 1 parking space for each 4 employees, plus
- 1 parking space for 6 infirmary or nursing home beds, plus
- 1 parking space for each 4 rooming units, plus
- 1 parking space for each 3 dwelling units

In the case of the proposed facility, the applicant has stated that up to two caretakers will be on-site 24 hours a day and up to three clients will be served (one in each bedroom). Planning Staff has calculated that the required parking is two parking stalls; one parking stall for the two employees, and one parking stall for three rooming units. The required two parking stalls would be located in the attached two-car garage. The applicant states in the application that there are two additional parking stalls located on the driveway in front of the garage; however, parking is not permitted between the front lot line and front of the principal structure in the R-1/5000 zoning district. There is sufficient room along the street in front of the subject property for visitor parking.

There are no improvements to the home that are being reviewed as part of this proposal. Any future improvements to the subject property would require building permits (where applicable) and would be required to meet current City building and zoning requirements.

Analysis and Findings

Standards for Conditional Uses; Section 21A.54.080

- A. **General Standard for Approval:** A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.
- B. **Specific Standards:** A conditional use permit shall be approved unless the evidence presented shows that one or more of the standards set forth in this subsection cannot be met. The Planning Commission, or in the case of administrative conditional uses, the Planning Director or the Director’s designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

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.*

Analysis: The subject property is within the Northwest Community Master Plan area. The Future Land Use Map in the master plan identifies the subject property as “Low Density Residential”. The current R-1/5000 zoning designation is consistent with the “Low Density Residential” land use category and Small Assisted Living Facilities may be approved as a Conditional Use in the R-1/5000 district.

Finding: The proposal satisfies this standard with the recommended conditions for approval.

- B. *Allowed by the zone where the conditional use will be located or by another applicable provision of this title.*

Analysis: Small Assisted Living Facilities may be allowed as a Conditional Use in the R-1/5000 zoning district as shown on the Table of Permitted and Conditional Uses for Residential Districts in the Salt Lake City Zoning Ordinance (Section 21A.24.190).

Finding: The project satisfies this 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 the following:

- 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;*

Analysis: The subject property is located on a local street (800 North) The City’s Transportation Division has reviewed the proposal and determined the streets have the carrying capacity to serve this type of use without becoming degraded.

Finding: The project satisfies this standard.

- 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 use, 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;*

Analysis: The proposed use would be located in an existing single-family dwelling. Parking is located in an attached garage and the attached garage is accessed by way of a driveway from the 800 North, a local street. The orientation of the parking and driveway access is

similar to that found on adjacent properties and would not impact the safety, purpose, and character of the street.

There may be a need to utilize on-street parking for visitor parking; however, the applicant has stated in the Conditional Use application that the visits will be coordinated so that one family visits the home at a time. Staff is of the opinion that this is common in residential neighborhoods and would not adversely impact the reasonable use of adjacent property.

The applicant stated in the submitted application that a registered nurse will visit the residents in the facility approximately twice a week, during the day for about an hour on each visit. The residents' family members may also visit residents in the home during visiting hours from 10:00 a.m. to 8:00 p.m. Staff is of the opinion that the hours of peak traffic generated from the proposed use would not unreasonably impair the use and enjoyment of adjacent property.

The proposed use is a residential facility. The hours of operation are 24 hours a day, seven days a week, the same as adjacent residential uses. It is not anticipated that the proposed use would create noise, light, or other nuisances that would unreasonably impair the use and enjoyment of the adjacent residential properties.

Finding: The project satisfies this standard.

- 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;*

Analysis: The proposed Conditional Use will utilize an existing single-family dwelling. There is no internal circulation system other than a driveway that would be used to access the parking stalls in an attached garage. This is the same circulation configuration that is found on adjacent properties and would not impact those properties.

Finding: The project satisfies this standard.

- 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;*

Analysis: Existing utility and public services have been deemed adequate by the City's Public Utilities Department.

Finding: The project satisfies this standard.

- 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*

Analysis: The proposed Conditional Use would utilize an existing single-family dwelling and the function of caring for three elderly individuals would occur inside the structure. Staff is of the opinion that additional mitigation measures would not be required to protect adjacent land uses from the operations of the use.

Finding: The project satisfies this standard.

- 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: A map showing the subject property with existing non-conforming and conditional uses is attached as Exhibit D. There are no existing non-conforming or conditional uses substantially similar to the proposed use within ¼ mile of the proposed use.

Finding: The project satisfies this standard.

3. Design Compatibility

The proposed conditional use shall be 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;

Analysis: The proposed use would utilize an existing single-family dwelling. The location of parking lots and access ways would not change from what currently exists on-site and is typical characteristic of the surrounding residential properties.

Finding: The project satisfies this standard.

b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and

Analysis: There would be no loss of privacy, objectionable views of large parking or storage areas, or views or sounds of loading and unloading areas.

Finding: The project satisfies this standard.

c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.

Analysis: The proposed use is located in a single-family residential area; particularly it is located in the R-1/5000 zoning district. The R-1/5000 zoning district allows, as permitted uses, single-family dwellings. The definition of a family, as stated in the Zoning Ordinance (Section 21A.62), is:

- A) One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
- B) A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
- C) Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home, a lodge or a fraternity/sorority house.

As seen by the definition of a family, a group of three unrelated persons may live in a single-family dwelling and are considered a family. The proposed Small Assisted Living Facility would care for up to three individuals, which is consistent with the definition of a single-family; therefore, the intensity, size, and scale of the use compatible with surrounding uses. There will be additional individuals on-site, such as the caretakers, and client's visitors; however, Staff does not find that the presence of these individuals would be out of character with the surrounding neighborhood.

Finding: The project satisfies this standard.

- 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 proposed Conditional Use would not result in new construction or substantial remodeling of a commercial or mixed-use development.

Finding: The standard is not applicable.

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;*

Analysis: It is not anticipated that the proposed would emit any known pollutant into the ground or air.

Finding: The project satisfies this standard.

- b. *Not encroach on any river or stream, or direct runoff into a river or stream;*

Analysis: The project is not located next to a river or stream.

Finding: The project satisfies this standard.

- c. *Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;*

Analysis: Staff is not aware of any hazards or potential for damage to adjacent properties.

Finding: The project satisfies this standard.

- d. *Be consistent with the type of existing uses surrounding the subject property; and*

Analysis: The proposed use is situated in a residential neighborhood. The proposed use is a residential use that is also intended to provide care for the residents. Staff finds that this is consistent with the surrounding residential uses.

Finding: The project satisfies this standard.

- e. *Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.*

Analysis: Staff can find no evidence that the proposed use would improve the character of the area by encouraging reinvestment and upgrading of surrounding properties; however, the use would provide a community service by providing care for the elderly in a residential setting. Staff is also of the opinion that the use would not negatively impact surrounding properties.

Finding: The project satisfies this 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: All buildings and required improvements to the site must be reviewed and receive proper permits from the City. Through these permitting reviews compliance with all applicable code and ordinance requirements will be confirmed.

Finding: The project satisfies this standard.

Attachment A
Application Submittal



Conditional Use

OFFICE USE ONLY

Petition No.:

Date Received:

Reviewed By:

SALT LAKE CITY PLANNING

Address of Subject Property: 1820 W. 800 N. , SLC , UT 84116
Project Name: Quest Services - Assisted Living
Name of Applicant: PASA TUKUAFU Phone: 801-828-7953
Address of Applicant: 320 W. 200 S. Suite 100-B, SLC, UT 84101
E-mail Address of Applicant: tukuafu@aol.com Cell/Fax: 801-828-7953
Name of Property Owner: B. LaMont Smith, trustee Phone: 801-971-4703
E-mail Address of Property Owner: tukuafu@aol.com Cell/Fax: 801-971-4703
County Tax ("Sidwell #"): 08-27-376-002 Zoning:
Parcel Area: Lot 787, Martin Meadows Plat X, sub Division
Type of Modification Requested: None

Existing Property Use:

Proposed Property Use

Please include with the application:

1. The name, address, and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. The cost of first class postage for each address within four-hundred fifty feet (450')—exclusive of streets and alleys in any direction—from the border of the subject street is due at time of application. Please do not provide postage stamps or metered labels.
2. A legal description of the subject property.
3. Ten (10) copies of a preliminary site development plan, floor plans, elevation drawings, and sign plans prepared according to the attached guidelines.
4. Answers to questions on the back of this form.
5. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent
6. Filing fee of \$664.44 plus \$110.74 per acre in excess of one acre.

Filing fee is required at the time of application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:

Salt Lake City Buzz Center
PO Box 145471
451 South State Street, Room 215
Salt Lake City, UT 84111
Telephone: (801) 535-7700

County tax parcel ("Sidwell") maps and names of property owners are available at:
Salt Lake County Recorder
2001 South State Street, Room N 1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

8/2008

Signature of Property Owner
Or authorized agent

B. LaMont Smith, trustee

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project:

Were using a residential home for assisted living placement.

List the primary street accesses to this property:

800 North

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

8 to 5 pm

What are the land uses adjacent to the property (abutting and across-the-street properties)?

Residential Home in a residential area

Have you discussed the project with nearby property owners? If so, what responses have you received?

yes, Mr. Aseaki and he stated that "he does not mind having elderly neighbor as it is much less quiet than normal neighbors"

If applicable, list the primary exterior construction materials you will use as part of this project.

Existing wall consist of brick and vinyl

How many parking stalls will be provided as part of the project?

4 total 2 in garage and 2 on driveway

How many employees do you expect to have on-site during the highest shift?

2

~~Where applicable, how many seats will be provided as part of the conditional use?~~

What is the gross floor area of the proposed building?

about 1,500 square feet

Preliminary Development Plan

A preliminary development plan, drawn to a minimum scale of 1" = 20', should include the following information:

location, dimensions, and total area of the proposed development

1820 W. 800 N.

the location, dimensions, floor area, type of construction and use of each proposed building or structure

Residential Home, Rambler 1,500 Square feet

the number, size, and type of dwelling units in each building, and the overall dwelling unit density

N/A

the proposed treatment of open spaces and the exterior surfaces of all structures, with typical elevations of proposed structures, and a site plan of the proposed landscaping and irrigation

No changes

architectural graphics which include typical floor plans, elevations, sections and profiles

a site plan which shows the number, location and dimensions of parking spaces and loading docks with arrows defining ingress, egress and traffic circulation within the development

2 Parking stall on drive way, 2 parking in garage

a description of, and a site plan which shows the location of public improvements, including sidewalks, any street or access easements, and proposed locations of underground utilities

No public improvement, all utilities exist as is.

a professionally prepared traffic impact analysis

No impact on traffic

the location and purpose of any existing or proposed dedication, easement or deed restriction

N/A

general drainage plan for the site

Existing drainage

locations, names and existing widths and grades of adjacent streets

800 N. is a residential street currently used

location, dimensions and uses of adjacent properties, abutting rights-of-way, existing easements, and utilities serving the location

All residential adjacent to property are privately owned. Utilities are: Questar gas, SL Corp, Pacific Power.

significant topographical or physical features of the site, including existing trees exceeding 2.5 inches in caliper and all existing trees on City property adjoining the street (in the parking strip)

See photos.

soils and subsurface conditions

Grass/Sod

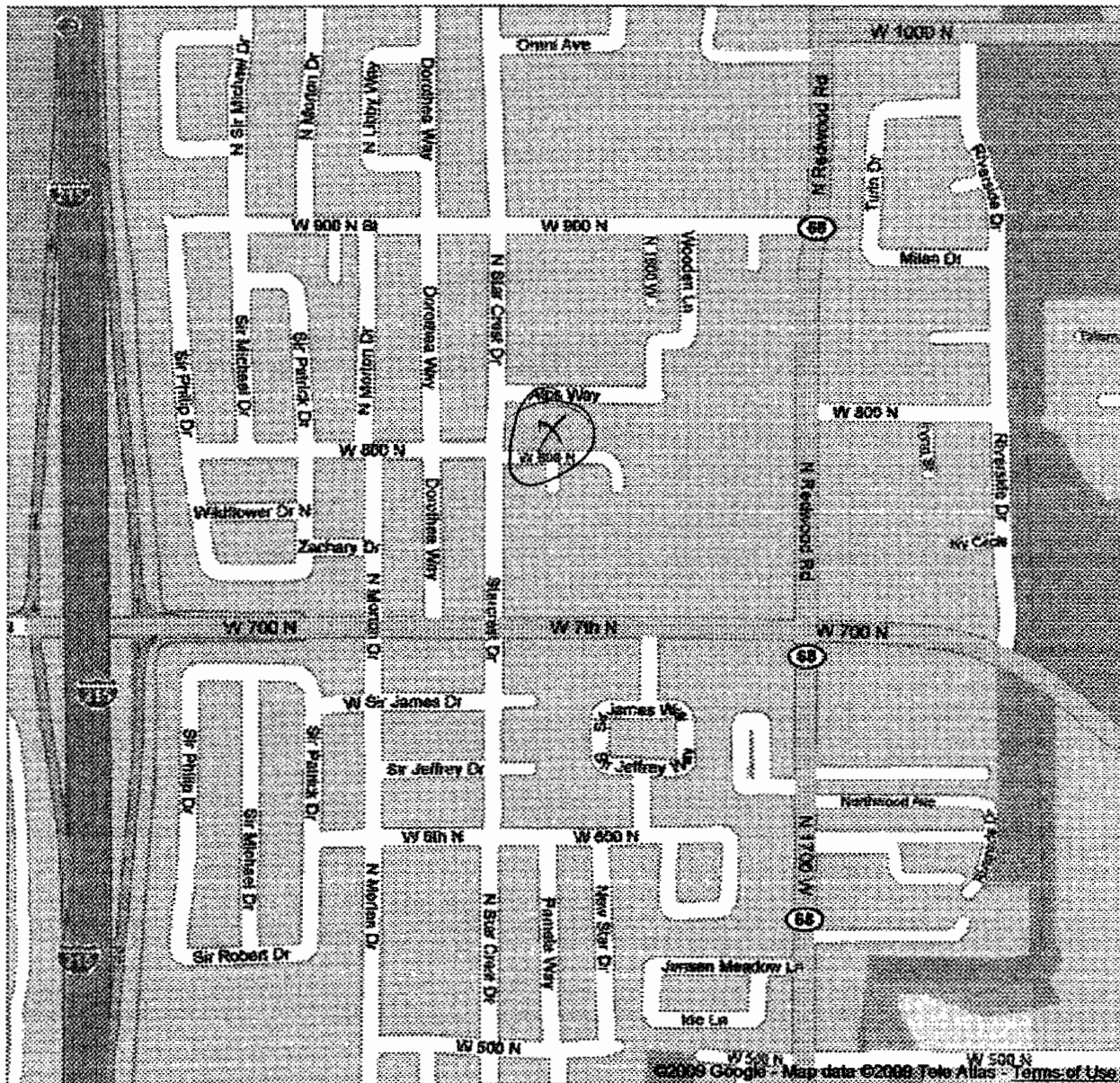
the locations and proposed treatment of any historic structure, element or feature affected by the development

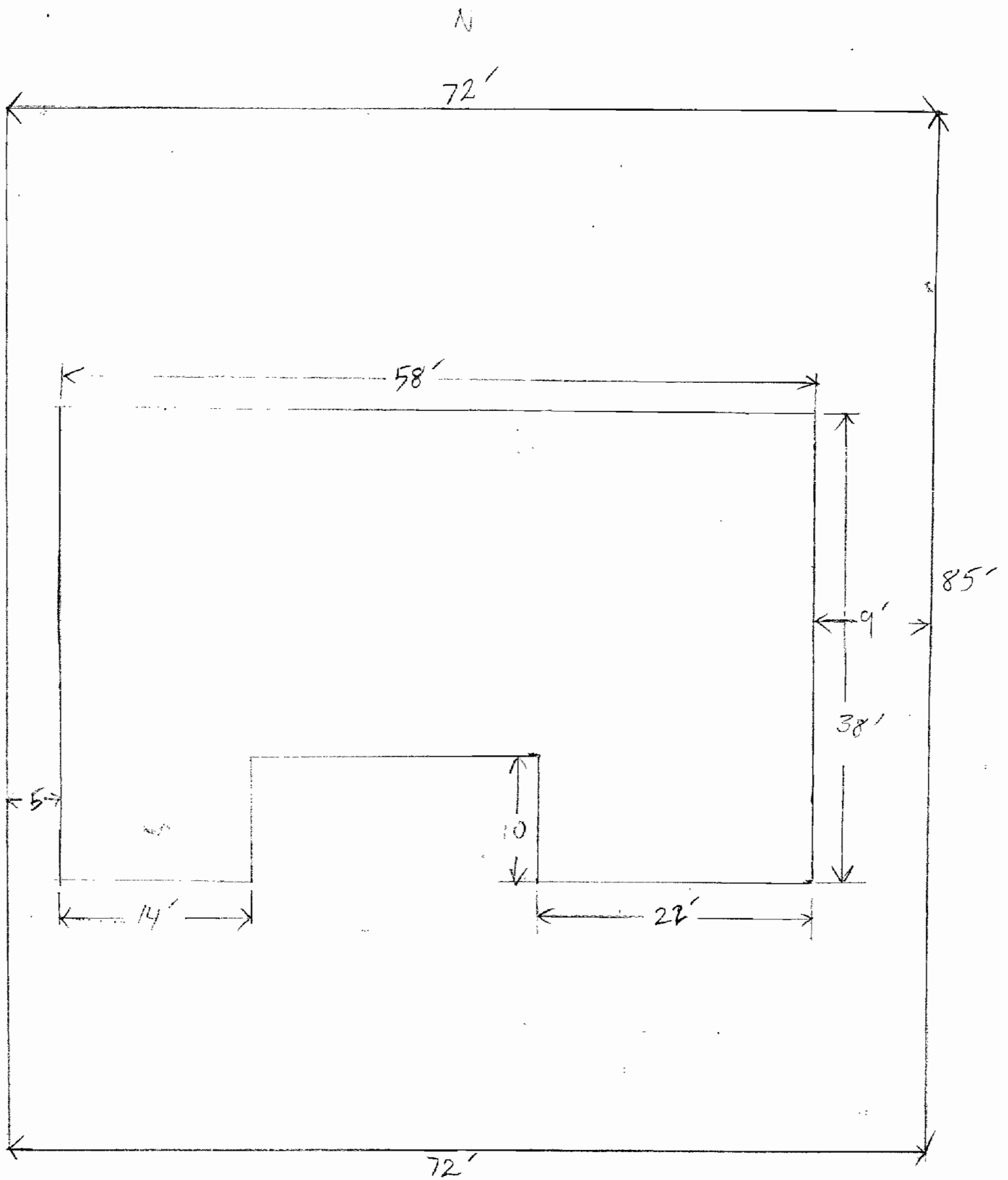
None

Ten (10) unmounted copies of the preliminary development plan colored or shaded for legibility (for presentation use)

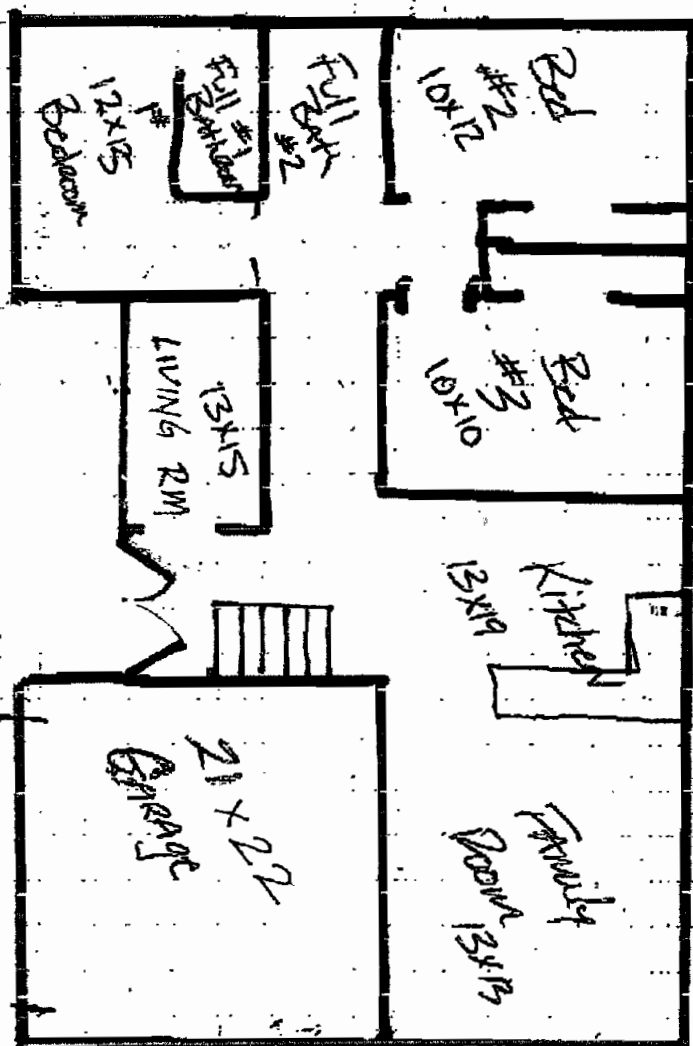
one (1) copy of a reduction of the preliminary development plan--11' x 17' maximum size--the reduction need not include any area outside the property lines of the subject site

Text the word "GMAPS" to 466453





1820 W 800 N



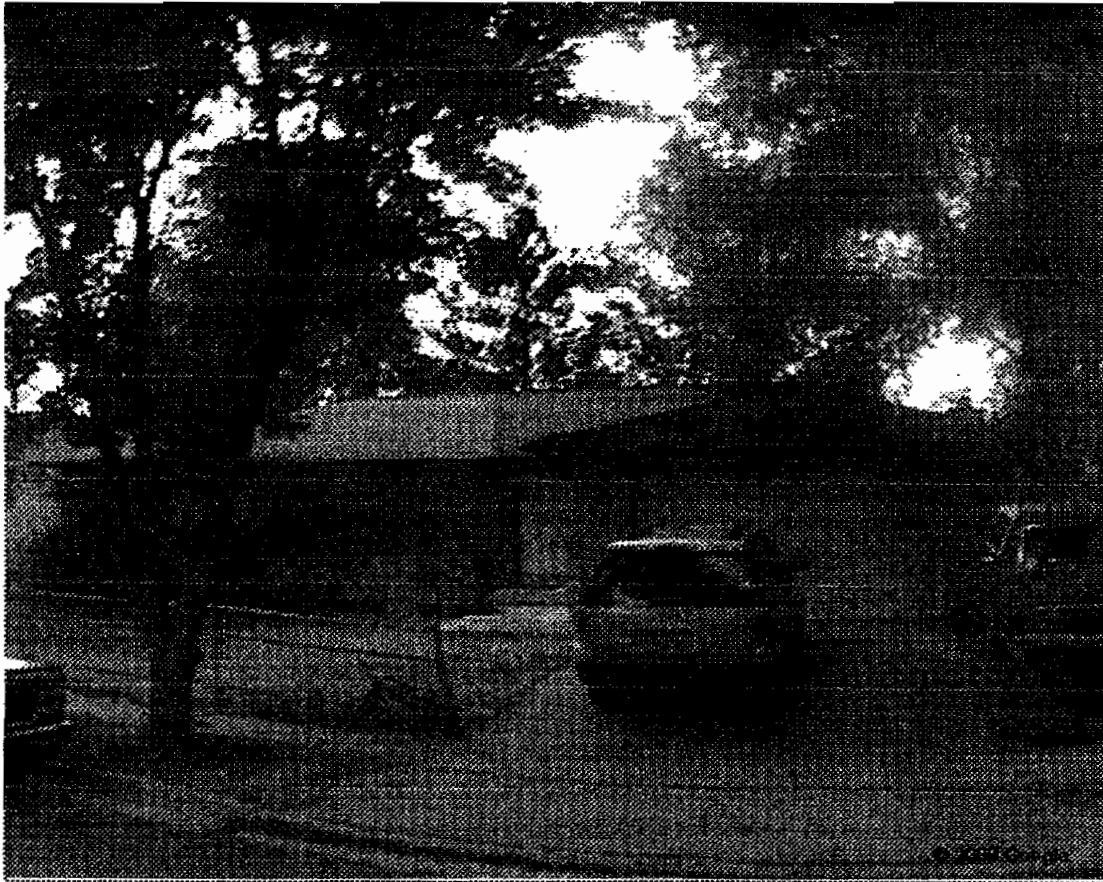
Google maps

Address 1820 W 800 N

Address is approximate

Save trees. Go green!

Download Google Maps on your
phone at google.com/gmm





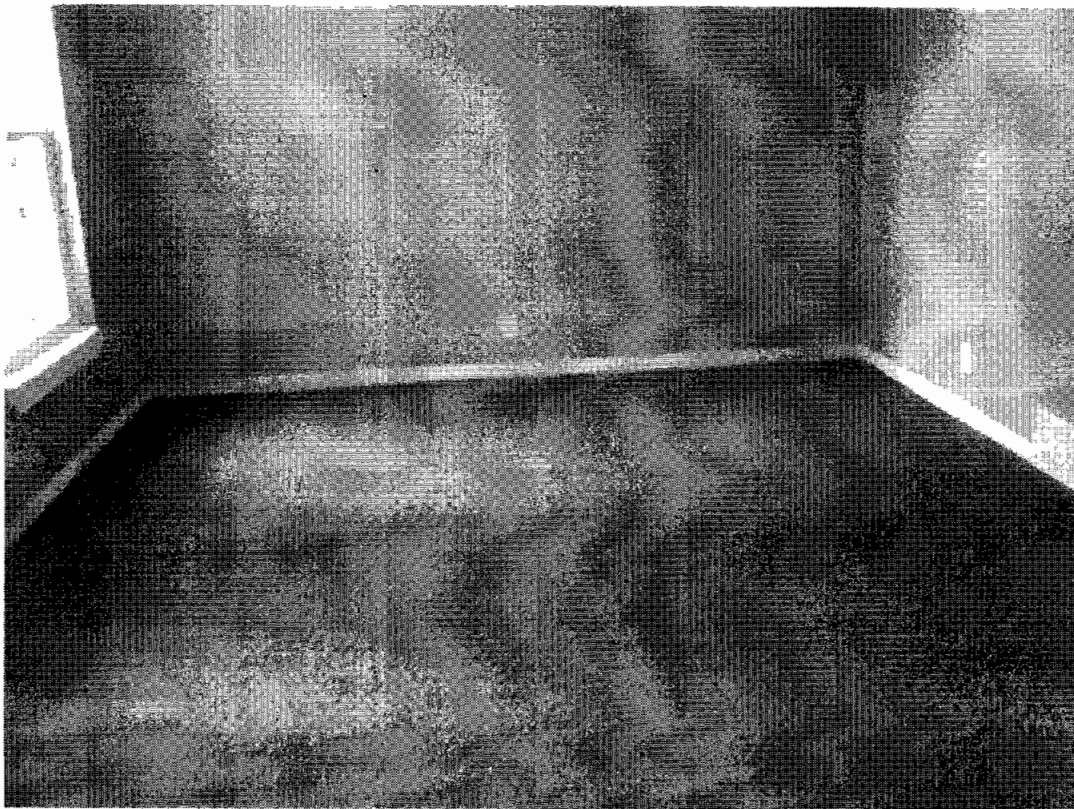
Home 1820 West 800 North, Salt Lake City



Garage



Backyard



Living Room

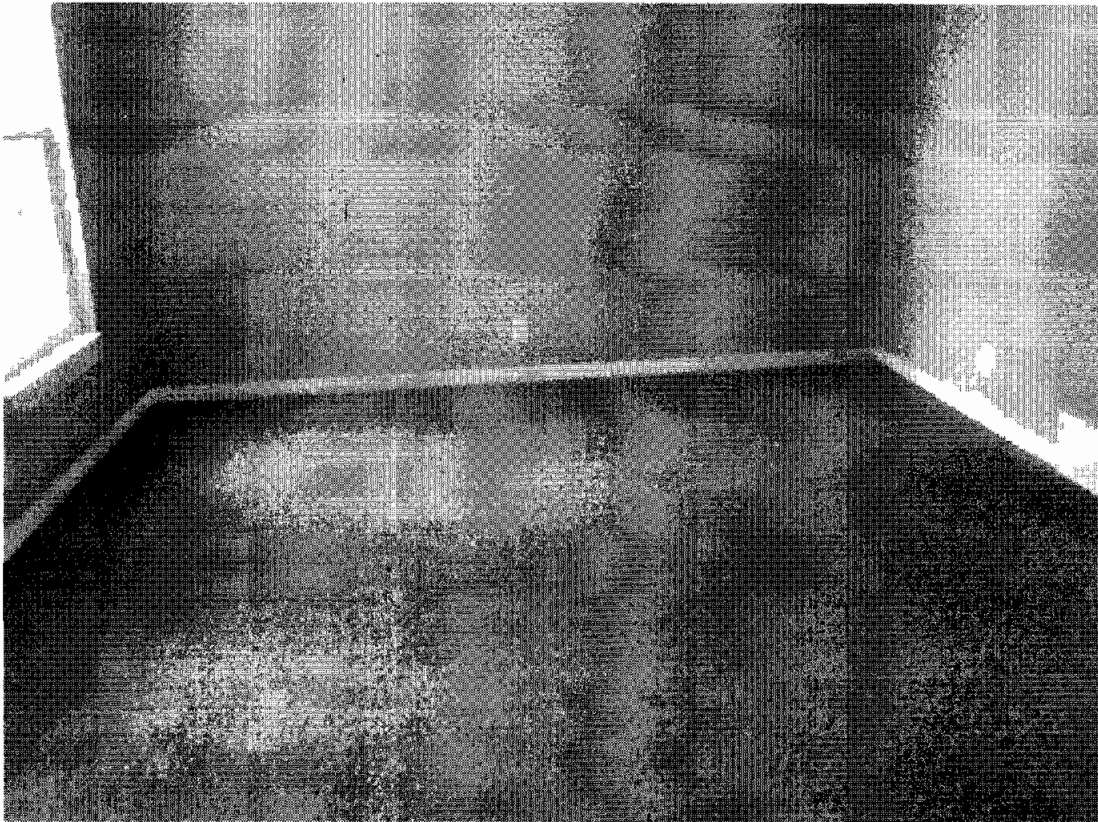


Kitchen & Family



room

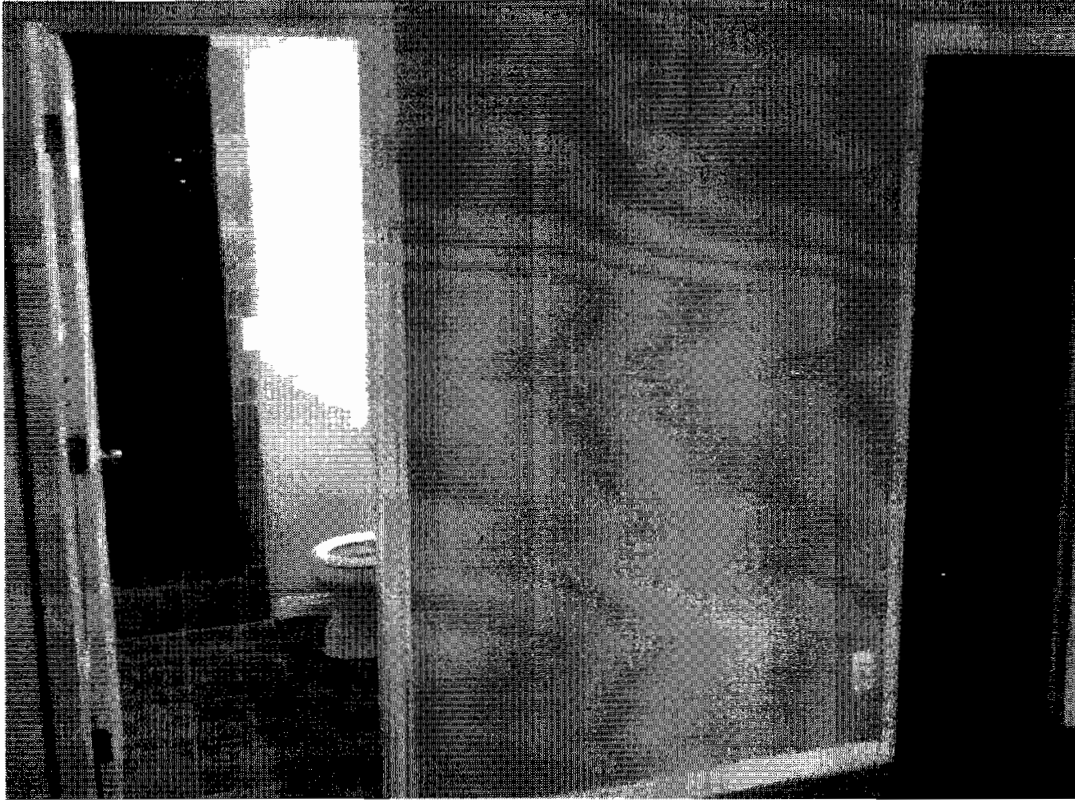
Family Room looking into kitchen & hallway



Living Room



Room #1



Room #1 looking into bath & closet



Room #2



Room #3



Main Bath



800 North Looking East



800 North looking SE



· 800 North looking West

Quest Services

Elderly Care

It is our quest to provide the highest quality care of assisted living. Quest Services homes provide stability, safety, and genuine care for each residence. Quest Services mission is to:

- Provide personal care and support to residents who, due to physical or cognitive conditions, are unable to manage independently.
- Assist semi-independent residents to function at their highest possible level of independence.
- Support residents on developing a healthy lifestyle that enables them to live socially and reach their goals.

Questions and Answers:

1. What type of clients and number of residence that may live at this facility?
 - Quest Services will provide care for client who are 55 years age and older. Quest Services may have up to 3 residents at this facility at one time.
2. How many employees will Quest Services have at this home, and will they live on site?
 - Quest Services will have care takers at the home 24 hours to assist clients. Care takers are usually single or married who lives in the home. If care takers are unavailable, a staff will be at the home to care for clients. There should be two staff at the most on the premises.
3. How long do clients stay at the home?
 - Clients stay will vary depending on their ability to stay in this type of placement. Typically, clients stay until doctors feel that they may need more intense services or client may request other placement that would address their individual needs.
4. How clients are referred?
 - Clients are referred from existing assisted living facility, hospitals or private care. Referrals are sent to our corporate office with recommendation for services and living placement.
5. Will there be added potential traffic to the area?
 - There will not be any added traffic to the area other than what you experience in a normal neighborhood. If there's added traffic it will be a registered nurse who visits clients once or twice a week and during the day for about an hour on each visit. Client's family members may also visit clients in the home during visiting hours from 10 AM to 8 PM. These visits are coordinated whereby not one family visits the home at the same time. However, family member may take the clients out of the home for visits and return them at designated time.

Attachment B
Public Comments

Community Council Project Review



TO: Terry Thomas, Westpointe Community Council Chair

FROM: Wayne Mills, Senior Planner

DATE: August 31, 2009

RE: Conditional Use Request – Quest Services Assisted Living – 1820 West 800 North

Quest Services is requesting the Salt Lake City Planning Commission approve a Conditional Use for a Small Assisted Living Facility in an existing single-family residential home. The home is located at 1820 West 800 North in an R-1/5000 Single-Family residential zoning district. A Small Assisted Living Facility requires Conditional Use approval in the R-1/5000 zoning district and is defined as follows:

A facility licensed by the state of Utah that provides a combination of housing and personalized healthcare designed to respond to the individual needs of up to six (6) individuals who require help with the activities of daily living, such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity for each resident.

According to applicant, the facility has been licensed by the State to care for up to five elderly residents. The existing home on the property will be utilized for the facility and minor improvements will be made, such as construction of an accessible ramp.

As part of the Conditional Use review process, the applicant is required to solicit comments from the Westpointe Community Council. The purpose of the Community Council review is to inform the community of the project and solicit comments / concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. (Please note that the vote in favor or against is not as important to the Planning Commission as relevant issues that are raised by the community council.)

If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the Planning Commission. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the Planning Commission, via the Planning Division, for their review prior to the Planning Commission Public Hearing. I will also attend the meeting to answer any questions and listen to the comments made by the Community Council members.

Following are City adopted criteria that the Planning Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

1. Consistency with the adopted Master Plan policies of the Capitol Hill Plan.

2. Adequacy of circulation including access to property, traffic congestion, parking, circulation (both vehicular and non-vehicular including pedestrian) and design issues such as safe and accessible sidewalks, pedestrian friendly emphasis and enhancements that encourage walking, street design and interconnections for pedestrians and cyclists, crosswalks, park strip landscaping, and traffic calming solutions;
3. Adequacy of existing or proposed utility services to accommodate the proposed use
4. Appropriateness of buffering to protect adjacent land uses from light, noise and visual impacts;
5. Consistency of architecture and building materials with the development and compatibility with the adjacent neighborhood;
6. Appropriateness of landscaping for the scale of the development;
7. Assurance of preservation of historical, architectural and environmental features of the property;
8. Compatibility of operating and delivery hours with adjacent land uses;
9. Compatibility with the neighborhood surrounding the proposed development and avoidance of a concentration of uses that results in a negative impact on the neighborhood or the City as a whole;
10. Appropriateness of design to prevent or minimize crime and/or undesirable activities and promote natural surveillance;
11. Recommend public way improvements adjacent to the subject property.

Please notify me if you would like the applicant to present the proposal to the Westpointe Community Council. If you would like the project presented, I request to be placed on the September 16 agenda.

Please submit your written comments to the Planning Division by:

Mail: Salt Lake City Planning Division
Attn: Wayne Mills
451 South State Street, Room 406
PO Box 1455480
Salt Lake City, UT 84114-5480

Fax: (801) 535-6174

E-mail: wayne.mills@slcgov.com.

If you have any questions, please contact me at 535-7282 or by e-mail. Thank you.

COMMUNITY COUNCIL COMMENTS:

The above referenced applicant, met with the Westpointe Community Council on _____ . Approximately _____ people attended the meeting. Those in attendance made the following comments relating to the project.

type of house - rambler

bedrooms 3 upstairs - finishing basement

other facilities - 14

why this neighborhood - spread through city

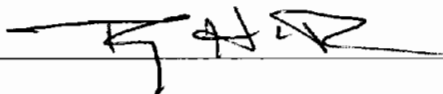
have you talked to neighbors - letters sent to houses within ~~500~~
450 feet - public hearing forth coming

How do neighbors feel - one wants to be the caretaker
will the street visability change or be different from
other houses in neighborhood.

Condition of residents - meet criteria of assisted living

In general, was the group supportive of the project? ^{Present} All would Approve

Signature of the Chair or Group Representative



Attachment C
City Department Comments

CITY DEPARTMENT REVIEW
Quest Assisted Living Facility Conditional Use

Project Address: 1820 West 800 North

Applicant: Quest Services

Department/Division: Fire
Reviewer: Ed Itchon
Phone: 535-6636
Review Comments: No comments at this time

Department/Division: Public Utilities
Reviewer: Justin Stoker
Phone: 483-6786
Review Comments: We have reviewed the proposed conditional use for a small assistant living facility located at 1820 West 800 North and have found no conflicts related to the public utilities if the principle structure remains unchanged. We have no objection to the proposal.

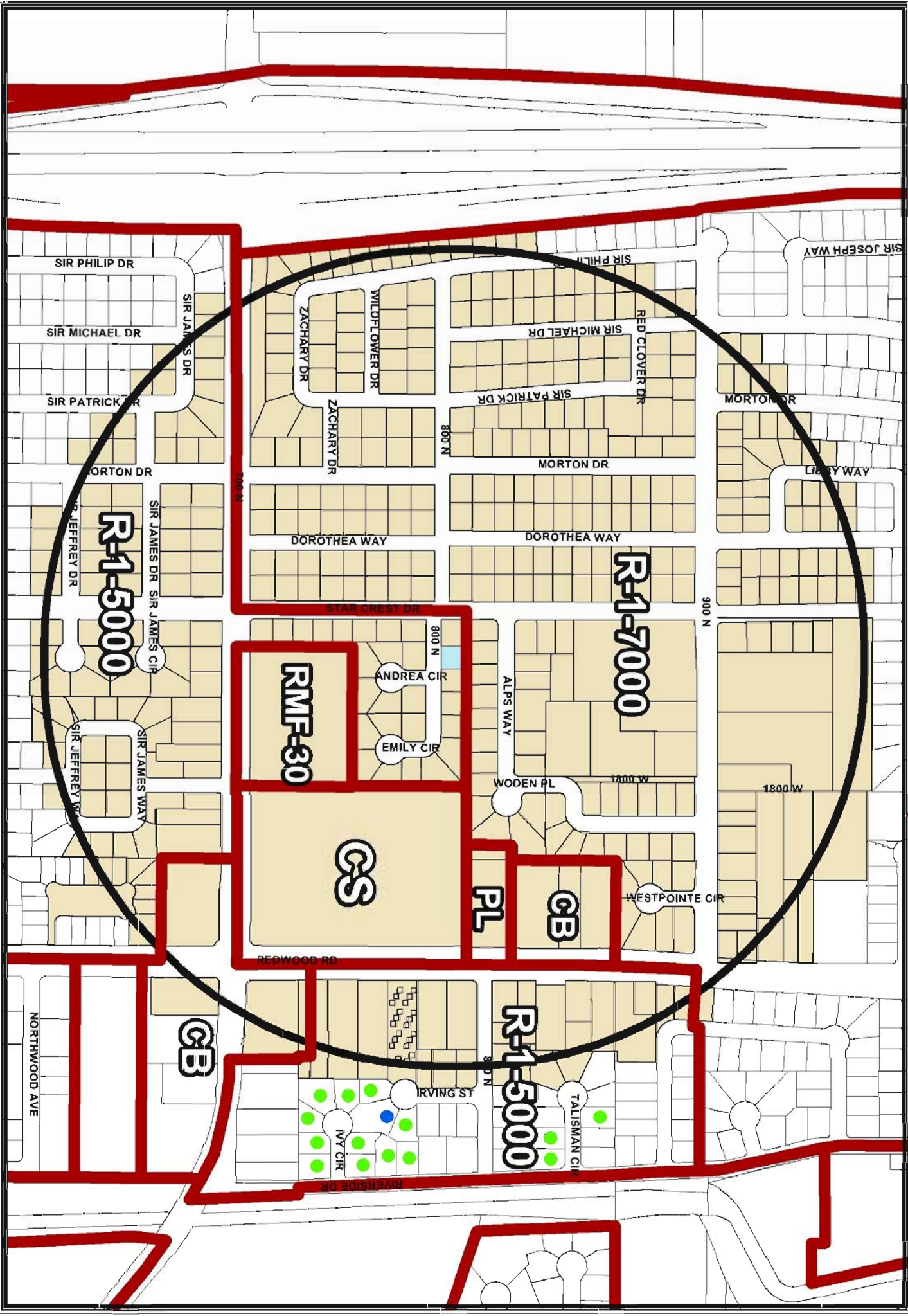
Department/Division: Engineering
Reviewer: Randy Drummond, P.E.
Phone: 535-6204
Review Comments: The applicant must remove two trip hazards from the Public Way sidewalk in front of the residence by grinding them down to a maximum 1:12 slope.

Department/Division: Transportation
Reviewer: Barry Walsh
Phone: 535-7102
Review Comments: The application indicates that the facility is to care for up to six individuals as a group living environment in an R-1/5000 Single-Family residential district. All required parking is to be provided on site. No revisions to the public way (ramps etc.) are proposed and no on street ADA parking is to be designated. From the information provided by the applicant, it appears that there would be no undue traffic generation on the adjacent roadways.

Department/Division: Zoning
Reviewer: Alan Hardman
Phone: 535-7742
Review Comments: Provide parking calculations and a site plan showing parking stalls available on-site per Table 21A.44.060F which is: 1 parking space for each 4 employees, plus 1 parking space for each 6 infirmity or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units.

Planning Staff Note: Two parking stalls are required for the proposed use. The two parking stalls are located in the attached two-car garage.

Attachment D
Map of Existing Conditional and Nonconforming Uses



- Conditional Uses in Residential Districts
- 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- Commercial/Office NonConforming Uses
- Subject Properties
- 1320 Foot Buffer around the Subject Property
- Parcels that Intersect the 1320 Foot Buffer around the Subject Property

