

# PLANNING COMMISSION STAFF REPORT

**Deseret First Credit Union Conditional Use  
PLNPCM2010-00760  
147 North 200 West  
January 26, 2011**



Planning Division  
Department of Community  
and Economic Development

**Applicant:** Gary Gowers

**Staff:**

Katia Pace, 801 535-6354  
[katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)

**Tax ID:**

08-36-452-033  
08-36-452-034  
08-36-452-042

**Current Zone:** R-MU Residential  
Mixed Use and RMF-35 Moderate  
Density Multifamily Residential

**Master Plan Designation:**  
Capitol Hill Master Plan

**Council District:**  
District 3, Stan Penfold

**Community Council:**  
Capitol Hill, Katherine Gardner

**Lot Size:** 30,302 Square Feet

**Current Use:** Credit Union

**Applicable Land Use**

**Regulations:**

- 21A.54.080 Standards for Conditional Uses
- 21A.24.170 R-MU Residential Mixed Use District
- 21A.24.130 RMF-35 Moderate Density Multifamily Residential

**Attachments:**

- A. Site Plan
- B. Department Review
- C. Photos

## ***Request***

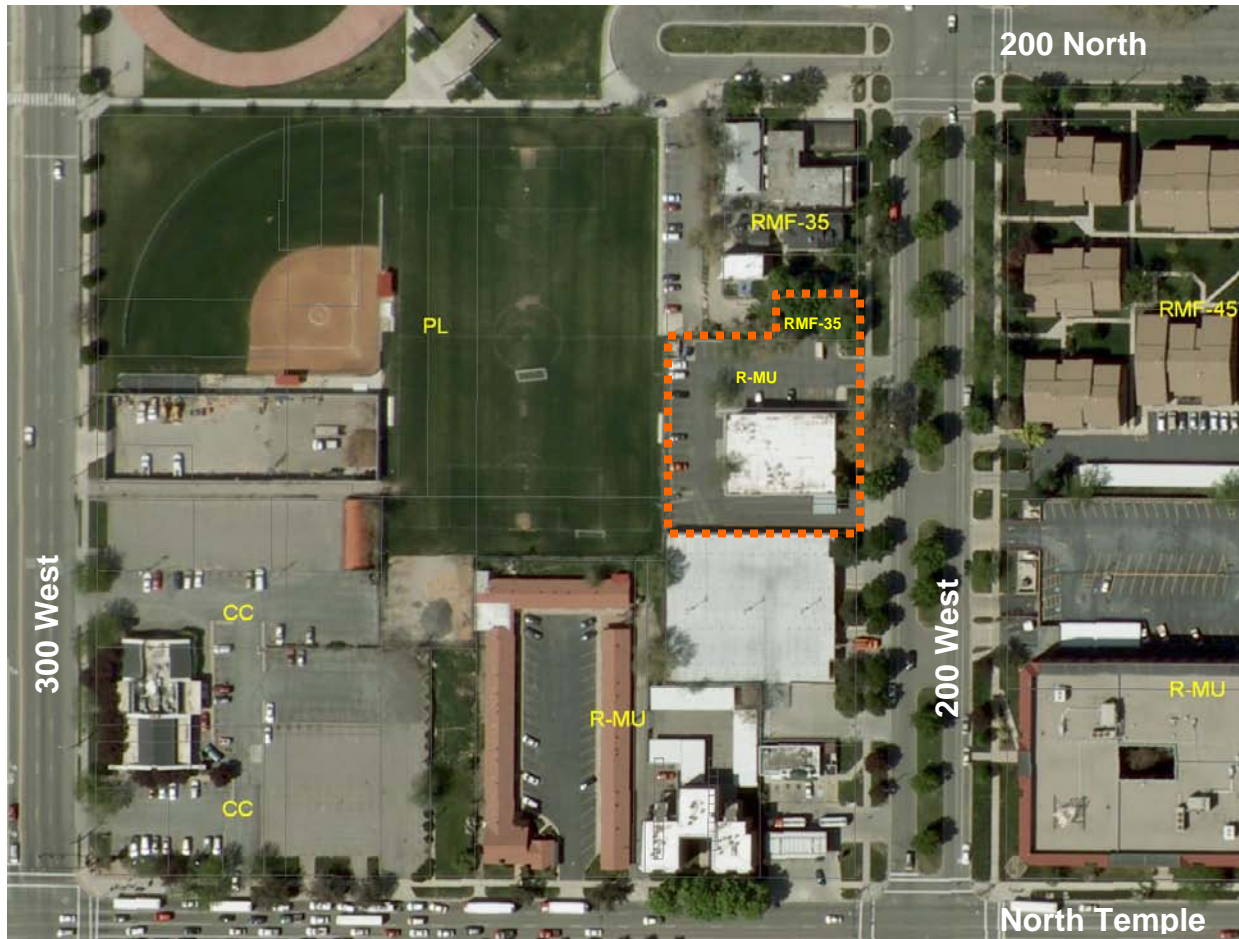
This is a request by Gary Gower for a conditional use approval for an expansion of the office building located at 147 North 200 West in the R-MU (Residential Mixed Use) and RMF-35 (Moderate Density Multi-Family Residential) zoning districts.

## ***Staff Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project meets the applicable standards and therefore, recommends that the Planning Commission approve the petition PLNPCM2010-00760 with the following conditions:

1. To combine the lots with one legal description.
2. Compliance with all other City department requirements outlined in the staff report for this project.

## VICINITY MAP



### **Background**

#### **Project Description**

The project site is an existing credit union located at 147 North and 200 West in the R-MU Residential Mixed Use and RMF-35 Moderate Density Multifamily Residential zoning districts. This project proposes a remodel and an addition to the rear portion of an existing building to accommodate a new elevator and storage. The addition will be 460 square feet to the basement, main floor and second floor, or a total of 1,380 square feet. An increase of one thousand gross square feet or more requires conditional use approval.

The project also proposes to change the land use from a bank to an office building. Consequently, it proposes the removal of a drive-through canopy to be replaced with additional parking, and to replace the underground parking area with office space.

The site is comprised of three lots, the lots where the building and the parking are located is zoned R-MU. The third lot, which is 37 feet by 72 feet, is zoned RMF-35 and is used as a buffer zone and landscaped area.

## Comments

### Public Comments

The Capitol Hill Community Council reviewed this project at its January 19, 2011 meeting. Notes of this meeting are not available at this time, but will be forwarded at a later time.

### City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments / Divisions that warrant denial of this request.

## Analysis and Findings

### Findings

**21A.54.080 - Specific Standards:** A conditional use shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission 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, and

**Finding:** The land use map of this area shows this property as a high density mixed use. According to the Capitol Hill Community Master Plan, “the West Capitol Hill Neighborhood is a mixed use area with a strong residential component.” It further explains that this area should develop as an “Urban Neighborhood” which combines high-density residential development with supportive retail, service commercial and small-scale office uses.

The proposed change from a bank to an office building is consistent with the Capitol Hill Community Master Plan.

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

**Finding:** The purpose of the R-MU residential/mixed use district is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The office use is a conditional use in the R-MU residential/mixed use district. A small portion of the property is located in the RMF-35 moderate density multifamily residential district. This portion of the site is part of the landscape for the property.

**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;

**Finding:** The adjacent land uses are, multifamily residential to the north, the West High School fields to the west, a parking structure to the south. To the east, and across the street, the land use is multifamily residential and office building. These land uses are compatible with the Community Future Land Use Map of the Capitol Hill Master Plan and the Residential Mixed Use zoning district.

- 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;

**Finding:** Access is from 200 West. Operating hours will be typical business hours, 7:30 AM to 5:30 PM; and the office will employ approximately 50 employees.

This project proposes to eliminate the underground parking (11 stalls), and remove the drive-through and replace it with additional parking (12 stalls). The parking will retain its “U” shape driveway. The entrance to the parking will have arm gates. Out of the 47 stalls, 30 will be covered.

**Parking Analysis:**

Required parking	34 stalls
Existing parking	46 stalls
Proposed parking	47 stalls

The Capitol Hill Master Plan encourages increase to the parking requirements for new development as a means of alleviating additional pressure on the inadequate parking supply.

- 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;

**Finding:** Portion of the north boundary line is adjacent to multifamily housing, however, where the property abuts the residential lot there is a landscaped area of approximately 37 feet by 72 feet that serves as a buffer zone.

- 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;

**Finding:** No change to the existing public services will be required.

- 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

**Finding:** This is an existing building and as mentioned above there will appropriate setback, buffering and landscape area to protect the residential property to the north. The residential units across the street are buffered by a landscaped street median that runs along 200 West.

The current chain link fence will not change in the west and north sides. An additional decorative rod iron fence is being proposed in the front yard. Lighting is mostly wall mounted in addition to 2 existing light poles 12 feet high in the front yard and in the rear yard. The dumpster and the generator pad are located on the northwest corner (or rear) and are partially screened by a 6 feet tall fence.

- 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.

**Finding:** No detrimental concentration of similar uses was found.

**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;

**Finding:** See discussion on the parking lot above. The site design is compatible with the mixed use character of the area.

- 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

**Finding:** This is an existing building and the proposed addition is on the rear of the property and will face the West High School fields. Additional landscaping will be provided on the southwest corner of the site. The proposed changes will not result loss of privacy or objectionable views.

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

**Finding:** The adjacent land uses are, multifamily residential to the north, the West High School fields to the west, a parking structure to the south. To the east, and across the street, the land use

is multifamily residential and office building. The proposed development and land use is compatible with the intensity, size and scale of other properties in the area.

- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used 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.

**Finding:** According to Zoning Ordinance Section 21A.59.010, the intent of the Conditional Building and Site Design Review is “to help ensure that newly developed properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.” Since the request is for an addition on the rear of the property, the standards set for the design review are not applicable in this situation.

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.

**Finding:** Staff finds that removing the drive-through is an improvement to the traffic and air quality of the neighborhood. Other changes to the property will not affect the neighborhood negatively.

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

**Finding:** The site consists of three lots that will need to be consolidated. All other 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.

## **Notification**

- Required notices mailed on 01/13/11
- Sign posted on property on 01/13/11
- Agenda posted on the Planning Division and State Website on 01/13/11
- Agenda sent to Planning Division Listserve on 01/13/11

**Attachment A  
Site Plan**

**Attachment B  
Department Review**



## Department/Division Comments

Date of Review	Department/Division	Reviewer	Comment
12/6/10	Fire Code	Ted Itchon	There is one item which is required for Fire Department access which is the drive on the South. This exits to 200 West. It needs to be a minimum of 20 feet as required by the International Fire Code Section 503.1.1.
12/7/10	Transportation	Barry Walsh	<p>The division of transportation review comments and recommendations are as follows:</p> <p>Per our DRT review dated 11/08/2010 we noted that bike parking is required. The Parking calculations need to be revised to note 33 stalls required and the 5% bike stall requirement shown to provide two stalls. Please indicate the location as near as practical to the main entry visible from the street and reference the bike rack per Salt Lake City Standard detail F1.f2.</p> <p>The DRT also noted that the parcels need to be combined into one lot per building code and / or cross easements recorded for the parking lots to include drainage and maintenance.</p>
1/5/11	Transportation (Review of the revised site plan)	Barry Walsh	<p>Per our DRT review dated 11/08/2010 we noted that bike parking is required. The Parking calculations need to be revised per the 47 stalls provided and the 34 stalls required to also note the ADA stall requirement and the 5% bike stall requirement. Only one ADA stall is shown and no bike parking is shown. Please indicate the bike rack location as near as practical to the main entry visible from the street and reference the bike rack per Salt Lake City Standard detail F1.f2.</p> <p>The revised plan shows control gates and arms, provide dimension for control location and staging area not to impact the public sidewalk. Note; guidance signage for the south drive as Exit only, Do not enter.</p> <p>Provide covered parking structure details to verify column locations and height clearance etc.</p> <p>The DRT also noted that the parcels (see vicinity map, multi parcels) need to be combined into one lot per building code and / or cross easements recorded for the parking lots to include drainage and maintenance.</p> <p>(See next page for redlined site plan.)</p>

## Department/Division Comments (cont.)

Date of Review	Department/Division	Reviewer	Comment
12/8/10	Engineering	Randy Drummond	<p>Engineering review comments are as follows:</p> <p>1. This is a project to remove &amp; remodel the rear portion of an existing building to accommodate a new elevator, remove a drive-thru canopy, replace it with additional parking, and add office space in the underground parking area. This parcel fronts on 200 West, has all of the required dedication and is improved with curb, gutter, sidewalk, drive approaches and asphalt pavement. We have no concerns regarding the proposed site plan.</p>
12/9/10	Building	Kenneth Anderson	<p>No issues identified for this phase of the project. Complete construction documents will be required and approved prior to building permit issuance.</p>
12/9/10	Public Utility	Justin Stoker	<p>We don't have any issues with the proposed addition and remodel as it specifically pertains to the Conditional Use permit.</p>
12/20/10	Police	Michelle Ross	<p>There are no issues from the PD side.</p>

## DRT notes

**Address:** 147 North 200 West  
**Project Name:** Deseret 1<sup>st</sup> Credit Union  
**Contact:** Gary 801 438-9500 garyg@beecherwalker.com  
**Date Reviewed:** November 9, 2010  
**Zone:** R-MU

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.

*Project Description: Addition for elevator, change use from bank to office.*

### **Ken Brown/Zoning:**

Offices are a conditional use in this zone. 21A.54.135 indicates that any land use currently listed as a conditional use shall be required to obtain conditional use approval when the parking requirement is increased. Need existing and proposed parking calculations to determine the percentage of intensification and how much parking the current office proposal will require. Should combine parcels to address movement of drainage & vehicles across property lines and any building code issues.

### **Barry Walsh/Transportation:**

Need parking calcs for existing use and calcs for new use. Provide site plan with parking layout to include ADA & 5% bike stall/SLC std. F1.f2. Driveway revisions of south drive proposed to be one way exit min. width 14 ft. (Coordinate with Fire for 20' service access). Exception for fire sprinkler system. 502.1.1 Exception 3. No change to 200 W. median, north driveway is right only. Need parcels combined or cross easements, drainage, and maintenance noted.

### **Ted Itchon/Fire:**

Addition shall be provided with automatic fire sprinklers. Gate control 20' clear width for fire apparatus access road 503.1.1, Exception #2.

### **Jason Draper/Public Utilities:**

Submit building and plumbing plans to Public Utilities. Verify pressure & flow is sufficient for fire upgrade.

### **Engineering:**

At the time of application for Site Plan, an inventory of the condition of the existing street and/or access-way improvements will occur. The condition of said concrete improvements will be determined, and any sub-standard concrete improvements will be required to be repaired or replaced as a condition of approval of the project. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required public way improvements. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact George Ott @ 801-535-6396 for Permit information).

**Attachment C  
Photos**





**South Entrance and drive-through to be removed**



**North Entrance**



**East boundary line where proposed new parking will be placed**



**Buffer area between residential and parking lot**



**Rear of building where proposed addition will be build**



**Dumpster and Generator Pad**

