

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community
and Economic Development

**Chua Tam Bao Vietnamese Buddhist
Temple Addition
Conditional Use PLNPCM2010-00523
469 North 700 West
March 9, 2011**

Applicant: Quach Co

Staff: Maryann Pickering
(801) 535-7660
maryann.pickering@slcgov.com

Tax ID: 08-35-277-037

Current Zone: R-1/7000
(Single-Family Residential
District)

Master Plan Designation:
*Northwest Community Master
Plan – Low Density Residential*

Council District: Council
District 2 – Van Turner

Community Council: Fairpark

Lot Size: 21,780 square feet

Current Use: Religious facility

**Applicable Land Use
Regulations:**

Salt Lake City Code:

- Section 21A.24.060
- Chapter 21A.54

Attachments:

- A. Site Plan and Elevation Drawings
- B. Photographs
- C. Citizen Input
- D. Department Comments
- E. Additional Applicant Information

Request

Quach Co, on behalf of the Chua Tam Bao Vietnamese Buddhist Temple is requesting a Conditional Use for expansion of a place of worship at 469 North 700 West in order to construct an addition to the existing Vietnamese Buddhist Temple. The Planning Commission has final decision making authority for Conditional Uses.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve with conditions the request.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

1. The two lots must be consolidated and a copy of the recorded deed shall be provided for the project file.
2. If parking lot lighting will be provided, it shall be appropriately shielded to reduce the impact on neighboring properties.
3. The applicant must comply with all necessary modifications and requests from the City's departments and divisions, based on comments provided in this staff report.

VICINITY MAP



Background

The Chua Tam Bao Vietnamese Buddhist Temple is the owner of two parcels located at approximately 469 North 700 West (the address of the current religious facility) within the R-1/7000 zoning district. The existing building is approximately 3,200 square feet divided equally on two levels, a main floor and a basement. Since places of worship are conditional uses in the R-1/7000 zoning district, any expansion of the conditional use beyond 1,000 square feet requires conditional use approval.

Project Description

The owner is looking to expand their existing worship building by adding a total of approximately 2,060 square feet to the existing building. Approximately 1,030 square feet will be added to the main level and another 1,030 square feet to the basement level (see Attachment A). With the new addition, the building will have approximately 5,260 square feet. The owner will also be adding additional parking stalls and bicycle parking to the site.

Project Details

Regulation	Zone Regulation	Proposal
Use	Places of worship are listed as a conditional use in the R-1/7000 zoning district.	The applicant has submitted a conditional use application for an expansion of their existing place of worship.
Height	Maximum height for pitched roofs is 28 feet.	Roof height is approximately 27 feet. The new addition will be the same height as the existing building.
Front/Corner Yard Setback	Average of all the front yards of all existing buildings on the block face.	Front yard setback is proposed at approximately 39 feet which is more than most other buildings on the block face.
Rear Yard Setback	25 feet.	Approximately 108 feet from the rear property line to the building.
Side Yard Setback	Six feet on one side; ten feet on the other side.	The south side has a setback of approximately 26 feet. The other side is approximately 25 feet.
Minimum Lot Area	Places of worship must have a minimum lot of 12,000 square feet.	The subject lot is approximately 21,780 square feet or half an acre.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Community Council held on August 26, 2010. Comments and notes can be found in Attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on February 24, 2011.
- Public hearing notice posted on property on February 22, 2011.
- Public hearing notice posted on City and State websites on February 24, 2011.
- Public hearing notice emailed to the Planning Division list serve on February 24, 2011.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

21A.54.080 B. Specific Standards: A conditional use permit 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, 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, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Analysis: The *Northwest Community Master Plan* future land use plan provides direction on the future development in the area where the subject property is located. Specifically, the subject property is designated as “low density residential.” The property is zoned R-1/7000, consistent with the master plan designation. However, “places of worship on lots less than 4 acres in size” are conditional uses in the R-1/7000 zoning district, which requires additional review by the Planning Commission. This proposal is an expansion of an existing conditional use, which requires additional approval via Section 21A.54.030(C)(2) of the zoning ordinance.

Finding: The specific use is a conditional use of the zoning district in which it is located and complies with 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:

- 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 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;

- 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: Primary access to the site will be via 700 West through an existing driveway. There will be an additional access point on 500 North, which is substantially smaller than the access on 700 West. This additional access has primarily been proposed for fire access, but will also be used for vehicular traffic. Since the temple has been operating at some time at this location, the increase in traffic with the expansion will be minimal.

All of the required parking for the place of worship will be provided on-site. The applicant has noted that a maximum of 60 seats will be located within the worship area. 60 seats will require 12 parking spaces (1 space for every five seats). A total of 13 parking spaces (11 standard and two ADA) have been provided on site.

At the Fairpark Community Council meeting, there was some concern expressed by both the members of the community and members of the temple that additional on-street parking may be needed. Due to the location of the property adjacent to a sound wall, there is an opportunity to add on-street parking in this area. However, as stated previously, the amount of parking provided on-site as part of this remodel meets the requirements of the Zoning Ordinance. The applicant can work with the City's Transportation Division in the future to have the on-street parking area if desired.

Peak traffic will likely be on Sundays when services are held and there is no reason to expect that the proposed hours of operation will create noise, light or other nuisances that would impair the use and enjoyment of neighboring properties.

The applicant has shown landscaping on the site plan (see Attachment A) that indicates a considerable amount of new landscaping in the form of trees, shrubs and turf. All of this new landscaping will be located on the western half of the property adjacent to the new parking area. All existing landscaping on the eastern half of the property is proposed to remain. The applicant will have to provide measurements to the Building Services at the time of building permits review to ensure that interior parking lot landscaping has been

met (five percent is required by ordinance). The applicant has indicated that the latest version of the site plan meets the minimum requirements.

Finding: Staff finds that the proposed church expansion is compatible with the surrounding neighborhood, after consideration of the abutting streets and means of access, the anticipated traffic patterns and intensities, its internal circulation system and parking configuration, the required utilities to the site, and the concentration of conditional and non-conforming uses.

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;
- 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
- 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-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.

Analysis: The existing worship building, which is located along 700 West, would remain essentially unchanged and a new addition would be built at the rear of the existing building. The view from 700 West will not be sustainably affected. The parking lot will be located at the rear of the new addition along the south and west property lines. The new access on 500 North is narrow (approximately 11 feet wide) and will most likely be designated as a one-way traffic lane. Since the direction of the one-way lane is not identified at this time, staff does not have a preference as to which way the traffic flows. New construction is part of the proposal, so the site design review standards found in Chapter 21A.59 apply and are discussed later in this staff report.

Finding: The proposal has been designed to be compatible with the surrounding neighborhood. There is no reason to believe that the proposed use would result in a loss of privacy or objectionable views. The parking lot is sufficiently landscaped and screened from the street and from the neighboring properties and there are no loading or storage concerns for this use. Staff finds that the proposal meets a majority of the applicable site design review standards.

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: There is no evidence that the requested conditional uses would emit any pollution, encroach on or direct runoff into any river or stream, or introduce any hazard or potential for damage to adjacent properties. The use, as proposed, is consistent with the nature of the surrounding neighborhood.

Finding: The proposal meets 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: Because there is new construction involved in this conditional use, the proposal must be analyzed using the site design review standards found in Chapter 21A.59.

Finding: The proposal requires site design review which is addressed in the next section of the staff report.

Site Design Review Standards

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
 1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
 2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
 3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.
 4. Each building shall incorporate lighting and changes in mass, surface, or finish, to give emphasis to its entrances.

Finding: The existing temple building is oriented toward 700 West. The new addition will be built to the rear of this building and the orientation of the structure towards the street will not be changed. The parking area will be located towards the rear of the building, but the primary building entrance will remain at the front of the building. Additional access points are provided at other locations around the building, which will be used occasionally. The existing building meets the requirement of having pedestrian access to the site from the public street. The design of the new addition complies with lighting, mass, surface and finish to give emphasis to all entrances.

B. Primary access shall be oriented to the pedestrian and mass transit.

1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun.

Finding: The primary access to the building is oriented towards pedestrians and 700 West. The existing temple has a cover over a portion of the front porch to protect pedestrians and members of the temple.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited.
2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city.

Finding: Because the proposed use is a church and not a commercial/retail building, there is limited opportunity for public spaces and display areas. However, there is an existing Buddha statue in a pergola located in the front yard which could be considered as a display. In addition, there is an arbor over the main walkway into the existing temple.

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

Finding: The height limit in the R-1/7000 zoning district is 30 feet and the building is approximately 27 feet in height. There are architectural details such as porch railings, windows and various roof levels which help to emphasize the pedestrian level of the building.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street.
2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.
3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.

Finding: The parking lot has been located to the side of the main building and is not between a building and a public street. There are eight additional trees proposed for the 13 parking spaces, which is more than required by the zoning ordinance.

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

Finding: If parking lot lighting is provided, it shall meet this standard.

G. Parking and on site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.
2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

Finding: Parking and on-site circulation has been provided as well has pedestrian connections through the site.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.
2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.

Finding: The dumpster location, when finalized, must be screened so that it is not visible from any street.

I. Signage shall emphasize the pedestrian/mass transit orientation.

Finding: The temple has an existing sign on the front of the building above the main entrance. This sign will remain in place. And additional signs will need to conform to this standard and the standards found in Section 21A.46.080.

- J.** Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 the Salt Lake City lighting master plan dated May 2006.

Finding: No lighting has been indicated on the site plan. If the temple intends to use the parking lot at night, lighting will need to meet this standard.

- K.** Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Finding: The specific nature of the landscaping has not been provided but the landscaping, materials, and hardscape appear to be appropriate for buffering the proposal from the neighboring properties and there is no outdoor storage indicated on the site plan.

- L.** Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester.
2. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

Finding: Street trees have been provided in the site plans and the Building Services Division will ensure that they are to the required standards.

- M.** The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet.

Finding: The subject property is only 21,780 square feet, so this standard does not apply.

- N.** Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed

development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 61-08 §2 (Exh. B), 2008; Ord. 89-05 §8, 2005; Ord. 3-05 §11, 2005)

Finding: This standard has been addressed in the conditional use standards.

Commission Options

Should the Planning Commission approve this request for a conditional use, the applicant will be able to submit for a building permit and will be able to begin construction once that permit is issued. All of the conditions associated with the approval will need to be satisfied before occupancy of the addition. If the Planning Commission decides that they do not agree with staff's recommendation, an alternative motion is provided below.

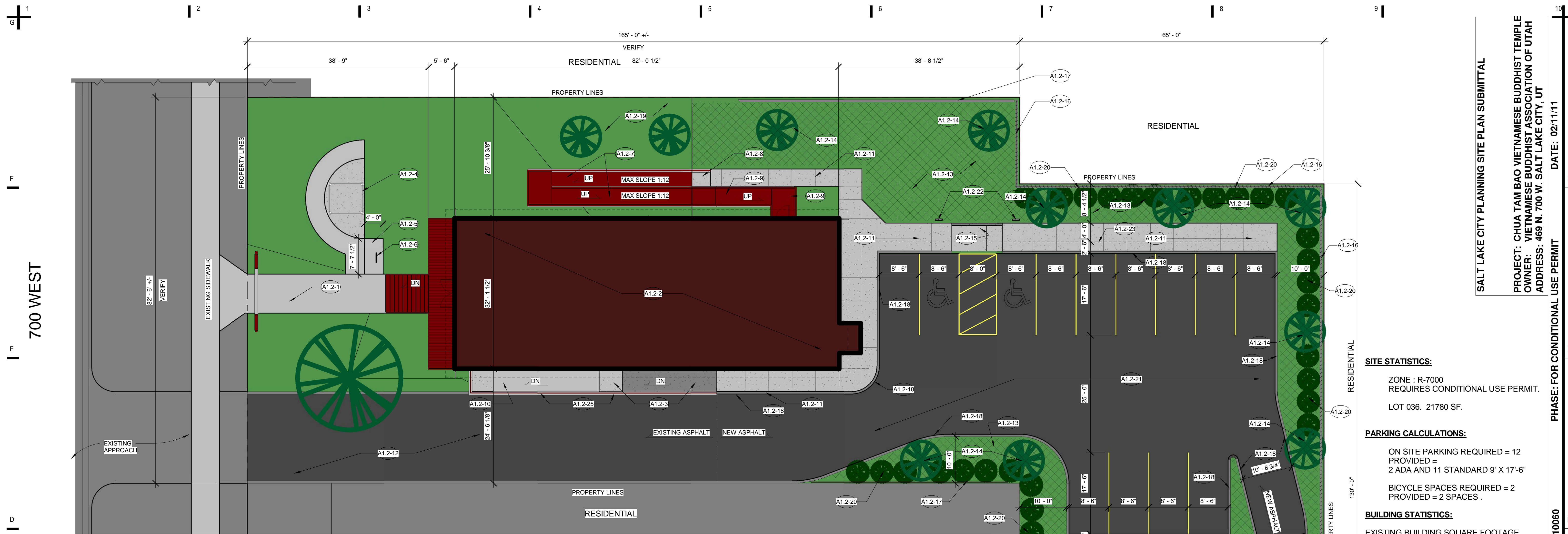
Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that "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." 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 may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow an expansion of an existing religious facility, located at approximately 469 North 700 West. The proposed conditional use will create (list the detrimental effects) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will 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.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Attachment A
Site Plan and Elevation Drawings



SALT LAKE CITY PLANNING SITE PLAN SUBMITTAL

PROJECT: CHUA TAM BAO VIETNAMESE BUDDHIST TEMPLE
 OWNER: VIETNAMESE BUDDHIST ASSOCIATION OF UTAH
 ADDRESS: 469 N. 700 W. SALT LAKE CITY, UT
 DATE: 02/11/11

SITE STATISTICS:

ZONE : R-7000
 REQUIRES CONDITIONAL USE PERMIT.
 LOT 036. 21780 SF.

PARKING CALCULATIONS:

ON SITE PARKING REQUIRED = 12
 PROVIDED =
 2 ADA AND 11 STANDARD 9' X 17'-6"
 BICYCLE SPACES REQUIRED = 2
 PROVIDED = 2 SPACES .

BUILDING STATISTICS:

EXISTING BUILDING SQUARE FOOTAGE	
MAIN LEVEL	1,600 SF
BASEMENT LEVEL	1,600 SF
NEW ADDITION SQUARE FOOTAGE	
MAIN LEVEL	1,030 SF
BASEMENT LEVEL	1,030 SF
TOTAL SQUARE FOOTAGE	
MAIN LEVEL	2,630 SF
BASEMENT LEVEL	2,630 SF
TOTAL	5,260 SF

LEGEND

- NEW BUILDING
- EXISTING BUILDING
- NEW LANDSCAPING

Site Plan
 1" = 10'-0"



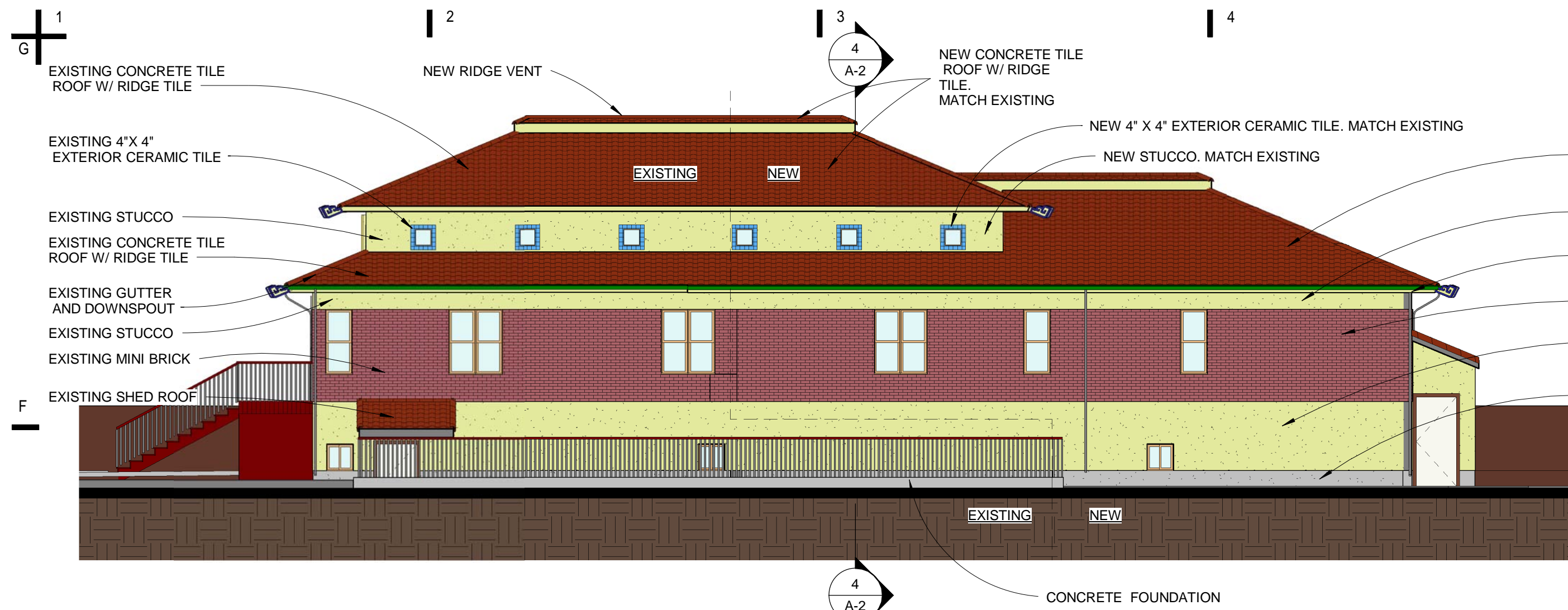
VIEW FROM NORTH EAST
 NO SCALE

- KEYNOTES**
- A1.2-1 EXISTING SIDEWALK TO REMAIN UNDISTURBED
 - A1.2-2 EXISTING VIETNAMESE BUDDHIST TEMPLE AND ADDITION. REFER TO DRAWINGS
 - A1.2-3 NEW 4" CONCRETE RAMP AND LANDING ON 6" GRAVEL. MATCH EXISTING REMOVED RAMP AND LANDING
 - A1.2-4 EXISTING BUDDHIST PEDESTAL. TO REMAIN UNDISTURBED
 - A1.2-5 NEW 4" CONCRETE PAD ON 6" GRAVEL ON COMPACTED SUBGRADE FOR BICYCLE RACK
 - A1.2-6 NEW INVERTED U BICYCLE RACK PER SLC REQUIREMENTS
 - A1.2-7 EXISTING RAMP TO REMAIN, PATCH AND REPAIR WHERE NECESSARY
 - A1.2-8 NEW 4" CONCRETE LANDING ON 6" GRAVEL FOR RAMP
 - A1.2-9 NEW ADDITION TO RAMP
 - A1.2-10 EXISTING CONCRETE RAMP TO BASEMENT TO REMAIN UNDISTURBED
 - A1.2-11 NEW 4" CONCRETE WALK ON 6" GRAVEL ON COMPACTED SUBGRADE
 - A1.2-12 EXISTING ASPHALT DRIVE TO REMAIN UNDISTURBED
 - A1.2-13 NEW LANDSCAPING, SOD ON 4" TOP SOIL WITH IRRIGATION SYSTEM
 - A1.2-14 DESIDUOUS 2" CALIPER TREES AT 30' O.C. MINIMUM.
 - A1.2-15 APWA TYPE 236 RAMP AND LANDING FOR ADA ACCESS.
 - A1.2-16 NEW 6'-0" HIGH CHAIN LINK FENCE WITH SLATS
 - A1.2-17 EXISTING SCREEN FENCE TO REMAIN UNDISTURBED
 - A1.2-18 6" CONCRETE CURB, TYP.
 - A1.2-19 EXISTING LANDSCAPING TO BE MAINTAINED DURING CONSTRUCTION
 - A1.2-20 CONTINUOUS EVERGREEN SHRUB WITH A MATURE HEIGHT OF NOT LESS THAN 4'
 - A1.2-21 NEW 2" ASPHALT DRIVE AND PARKING ON 8" ROADBASE ON COMPACTED SUB-BASE
 - A1.2-22 ADA PARKING SIGNAGE MOUNTED ON POST.
 - A1.2-23 CLEARANCE FOR VEHICLE BUMPER OVERHANG.
 - A1.2-24 EXISTING RESIDENTIAL STRUCTURE TO REMAIN. USE TO BE AS A RECTORY FOR TEMPLE MONK.
 - A1.2-25 EXISTING RETAINING WALL AND RAILING TO REMAIN UNDISTURBED.

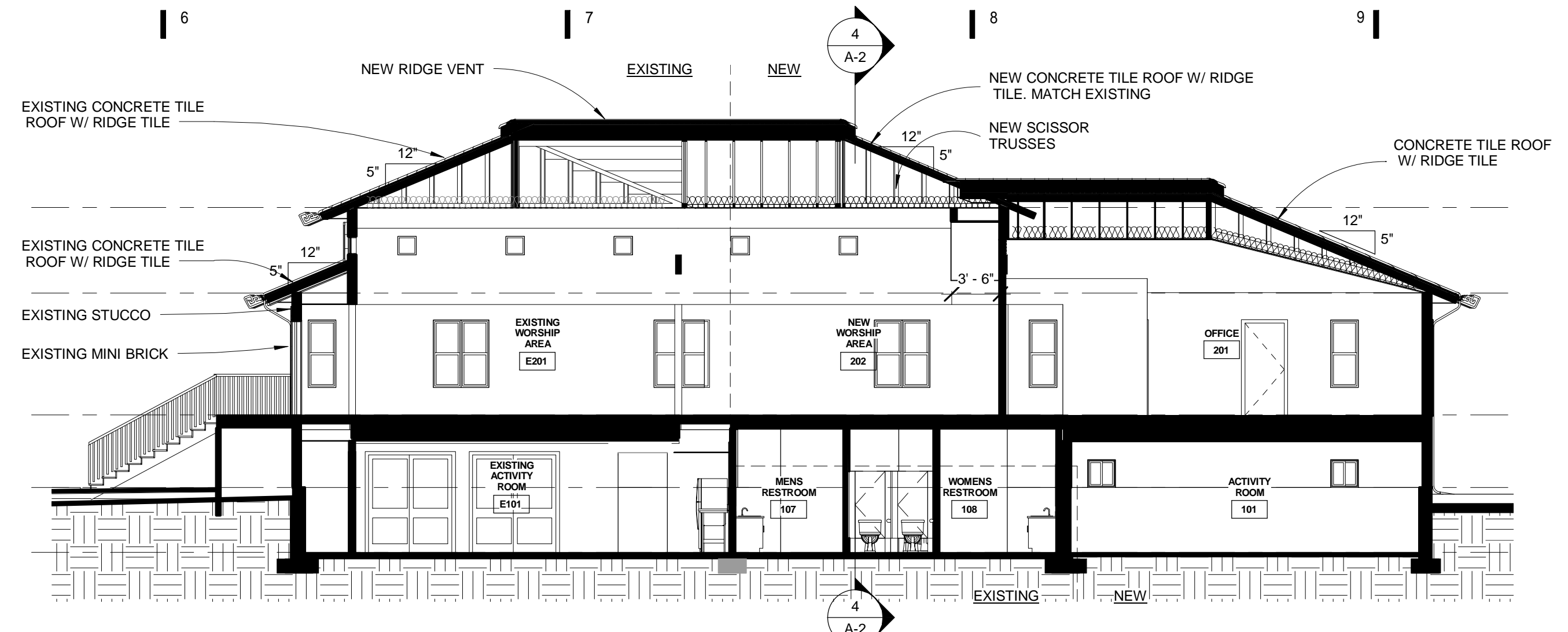
SALERNO architects

290 25th STREET SUITE 209 OGDEN UT 84401
 (801) 393-9388 FAX (801) 393-9408
 e-mail projects@salerneoarchitects.com

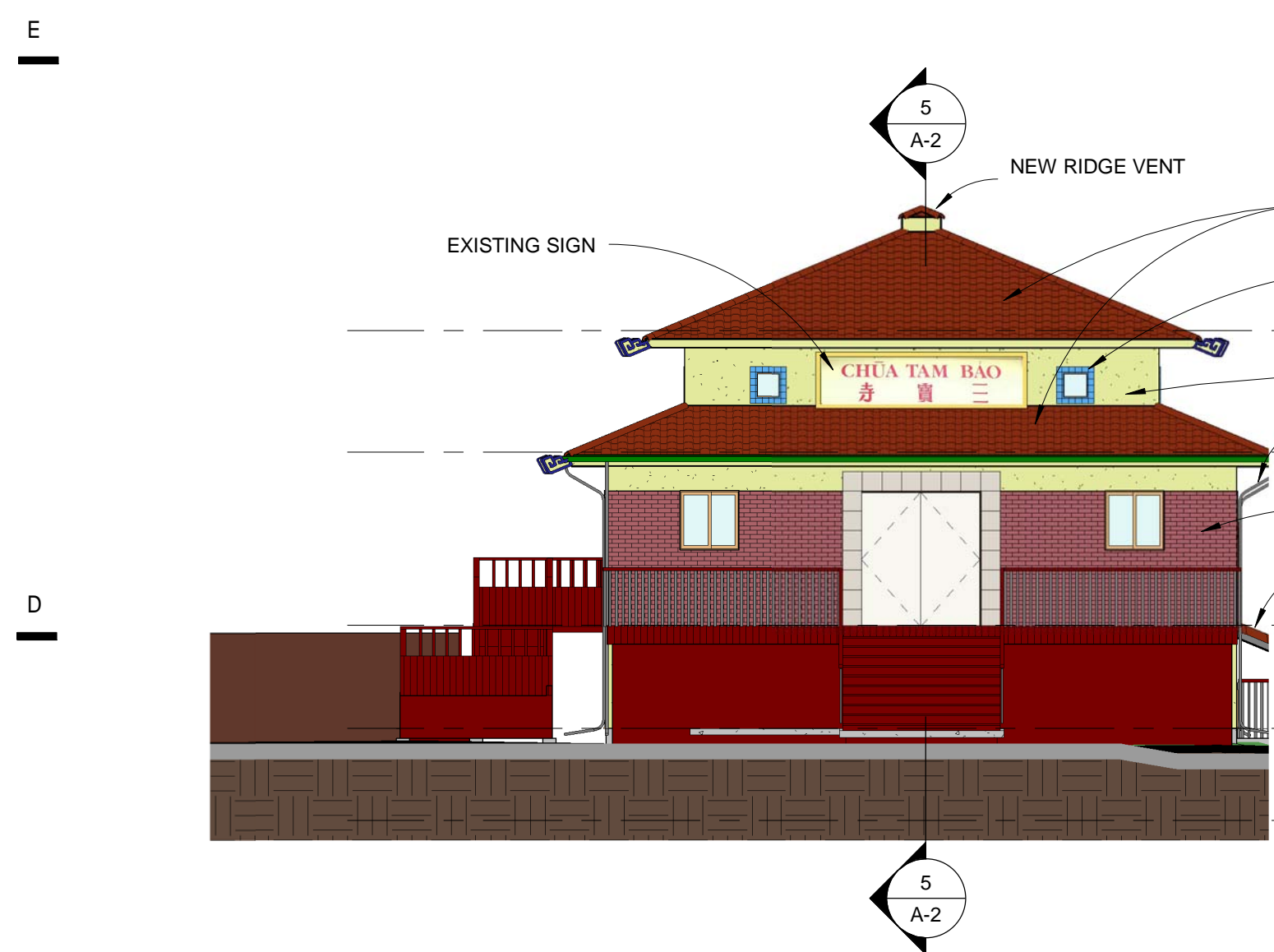
PROJECT: CHUA TAM BAO VIETNAMESE BUDDHIST TEMPLE
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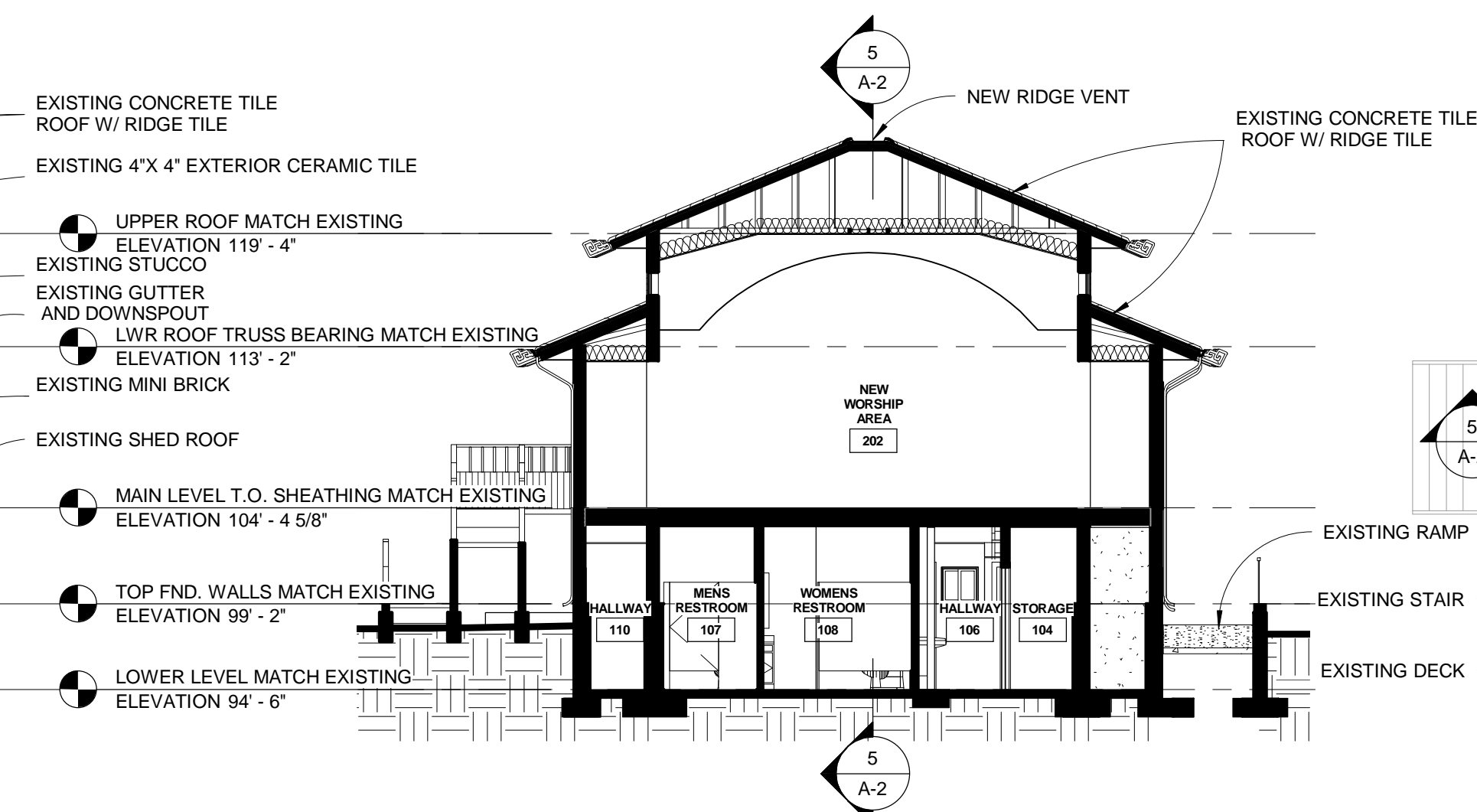
NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



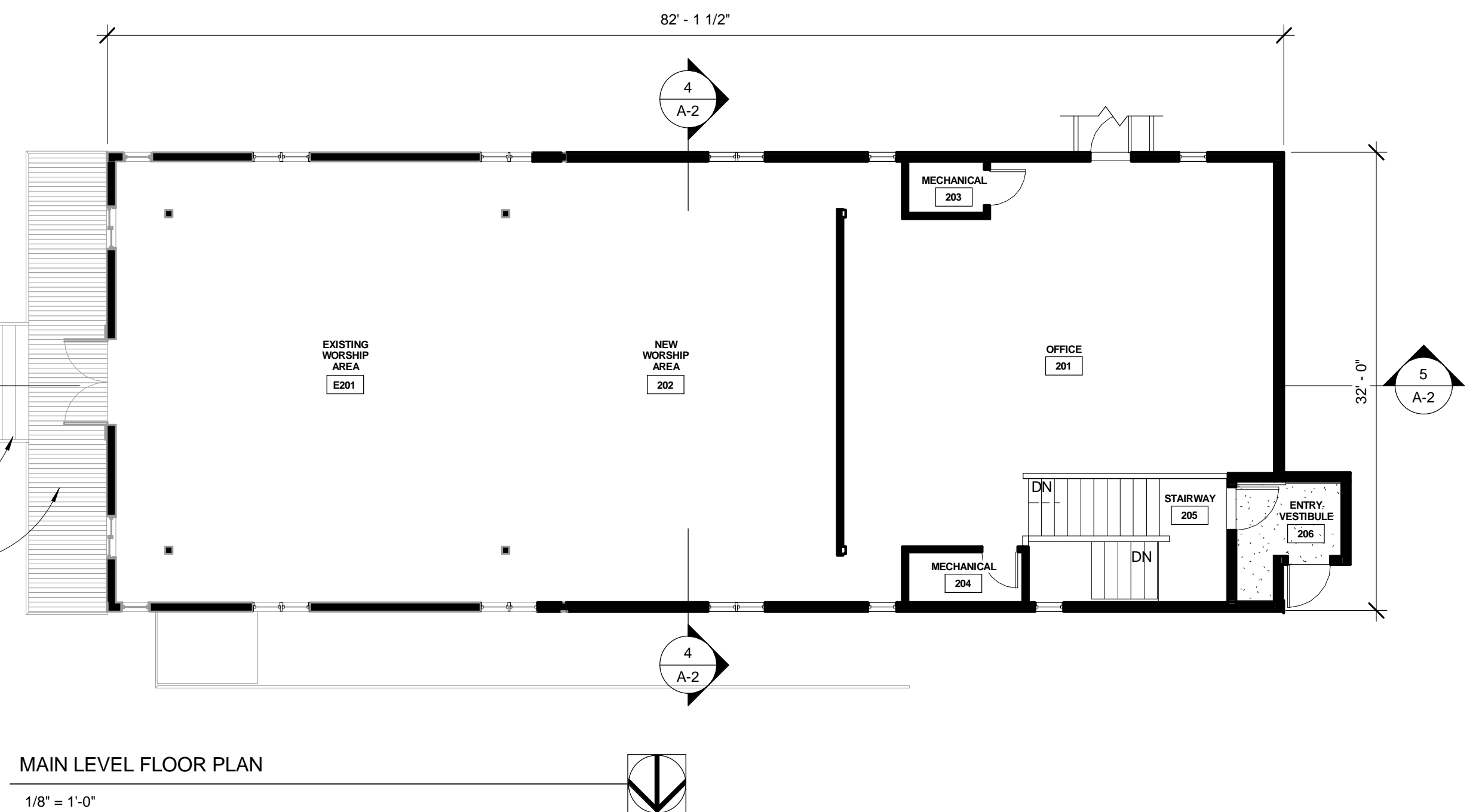
BUILDING SECTION
1/8" = 1'-0"



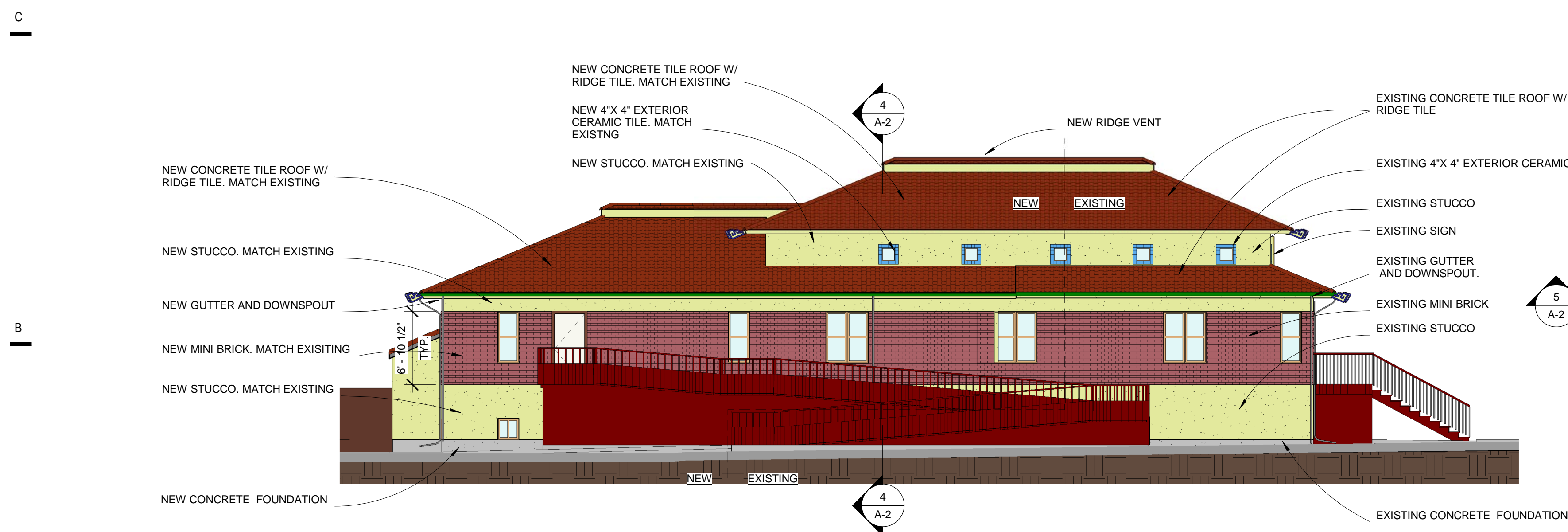
SD EAST EXTERIOR ELEVATION
1/8" = 1'-0"



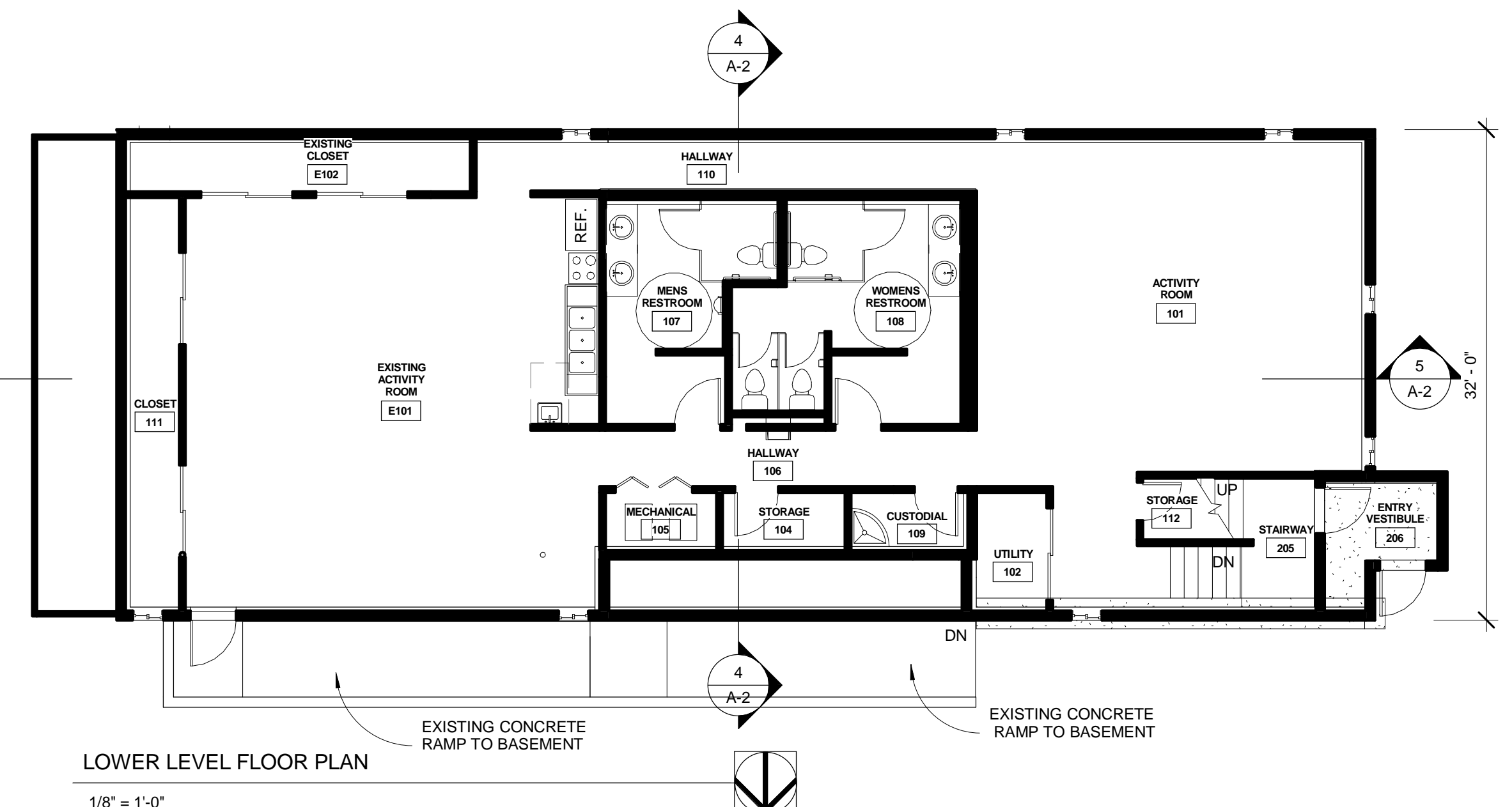
BUILDING SECTION
1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

PLANS, EXTERIOR ELEVATIONS AND SECTIONS

PROJECT: CHUA TAM BAO VIETNAMESE BUDDHIST TEMPLE
OWNER: VIETNAMESE BUDDHIST ASSOCIATION OF UTAH
ADDRESS: 469 N. 700 W. SALT LAKE CITY, UT

DATE: 02/08/11

PROJECT NUMBER: 10060

PHASE: FOR CONDITIONAL USE PERMIT

SALERNO
architects
290 25th STREET SUITE 209 OPEN UT 84401
(801) 393-9388 FAX (801) 393-9408
e-mail projects@salernoarchitects.com

PROJECT: CHUA TAM BAO VIETNAMESE BUDDHIST TEMPLE
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**Attachment B
Photographs**

View from 700 West – looking towards the west



Rear view of existing temple building – looking towards the east and freeway



View from 500 South – looking towards the south



**Attachment C
Citizen Input**

From: [Gordon Storrs](#)
To: [Pickering, Maryann](#); [Bill Salerno](#)
Cc: [Brad Hart](#); [Marialice Jones](#); [Shirel Woodcox](#)
Subject: PLNPCM2010-00523 Conditional Use for expansion of Buddhist Church at 469 North 700 West
Date: Tuesday, August 31, 2010 5:53:41 PM

The above referenced applicant met with the Fairpark Community Council members present at the regularly-scheduled and noticed meeting held August 26, 2010 at the Northwest Multipurpose Center at 300 North 1200 West. Approximately 24 people attended the meeting. The presentation was done by Architect Bill Salerno and attended by Quach Co and other members of the Chua Tam Bao Buddhist Temple congregation.

Those in attendance made the following comments relating to the project:

The project design compliments the existing building.

Traffic flow seems to be appropriate. On street parking will be required to meet the parking requirements for the congregation. East of the Temple site there is only freeway sound wall. The suggestion to allow a 45 degree angled parking was made and strongly supported by those present. The members present would ask and strongly support this suggestion as it would allow more parking and provide more alternatives to those parking besides parking in front of a few residences close by.

The leaders and congregation were congratulated and thanked by residents for the care they provide their buildings and grounds. Their standard is higher than most of the residences nearby thus setting a target for others to work toward.

After further discussion and with these positive comments and no negative comments, the motion was made and passed unanimously that **the Fairpark Community Council supports the Chua Tam Bao Buddhist Temple in their request for a Conditional Use for the expansion of their existing Temple at 469 North 700 West** as per the reviewed plans.

With Respect,

Gordon Storrs
Fairpark Community Council Chairperson

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Attachment D
Additional Applicant Information



Conditional Use

OFFICE USE ONLY	
Petition No.	
Date Received:	8/12/10
Reviewed By:	Thomas Irvin

Address of Subject Property: 469 North 700 West Salt Lake City 84116

Project Name: Chua Tam Bao Vietnamese Buddhist Temple Addition

Name of Applicant: Quach Co

Phone: 801-363-2522

Address of Applicant: 1363 S. State Suite 250

E-mail Address of Applicant: coquach5@hotmail.com

Cell/Fax: 801-915-7569

Name of Property Owner: Vietnamese Buddhist Association of Utah

Phone: 801-537-7354

E-mail Address of Property Owner: N/A

Cell/Fax: N/A

County Tax ("Sidwell #"): 08-35-277-036

Zoning: R-1-7000

Parcel Area: 21,780 SF

Type of Modification Requested: Add approximately 1000 SF on two floors to existing Religious facility.

Date of Update

Type Of Usage

Existing Property Use

Proposed Property Use

Religious Worship

Religious Worship

Please include with the application:

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The names and addresses of all property owners within four-hundred fifty feet (450')—exclusive of streets and alleys in any direction—from the border of the subject street. 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 is due at time of application. Please do not provide postage stamps or metered labels.**

✓ A legal description of the subject property.

✓ Ten (10) copies of a preliminary site development plan, floor plans, elevation drawings, and sign plans prepared according to the attached guidelines.

Answers to questions on the back of this form.

If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent

Filing fee of \$664.44 plus \$110.74 per acre in excess of one acre.

First class postage for each address is due at time of application.

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.

If you have any questions regarding the requirements of this application, please contact a member of the Salt Lake City Buzz Center staff (535-7700) prior to submitting the application.

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

File the complete application at:

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

Signature of Property Owner

Or authorized agent

RECEIVED
AUG 12 2010

Bill Salerno 801-393-9388

SALT LAKE CITY PLANNING

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

Please describe your project:

Expand worship area with a 26' x 32' addition to the west end of the existing building on both main and lower level.

List the primary street accesses to this property:

700 West

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

Sunday's: 9:00 am to 3:00 pm

Daily : 8:00 am to 7:00 pm

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

I 15 to the west, residential to the south, Buddhist Temple residential housing to the north, and one residence to the north between the Temple residential housing.

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

There have been some discussions within the neighborhood without objection. A meeting with the Fairpark Community Council has been scheduled for Thursday August 26, 2010.

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

Primarily mini-brick, EIFS, and tile roofing to match existing exterior finishes

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

12 total on site including 2 ADA stalls. Alternative parking is requested based on I 15 directly to the east of 700 west.

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

N/A Residence for Buddhist Nuns is directly to the north of the Temple.

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

An average of 60 at peak use.

What is the gross floor area of the proposed building?

Total including new and existing 2530 SF Main Level and 2430 Lower Level.

Expansion of a religious institution. Buddhist Temple is expanding and consolidating 3 parcels into one. The applicant has already recorded the consolidation through the county, but may still require a minor subdivision approval. Additionally, they have already scheduled a community council meeting in August. (Site plan provided does not show the 3 parcels that have been combined. It only shows the principal lot and the proposed expansion to the structure).



Work Flow History Report

469 North 700 West

PLNPCM2010-00523

Date	Task/Inspection	Status/Result	Action By	Comments
8/20/2010	Fire Code Review	Additional Information	Itchon, Edward	<ol style="list-style-type: none"> 1. Provide a minimum Fire flow of 2,250 G.P.M. at 20 psi residual pressure. 2. Provide a minimum of 3 fire hydrants within 400 feet of the exterior walls of the structure. 3. Provide fire hydrants within 400 feet of al exterior walls. 4. Fire hydrants shall be a minimum five and one half (5½) inch dry barrel type with a control valve and drain valve at the base. The outlets of the fire hydrant shall be one - 4½ inch and two - 2½ inch national standard male thread. 5. Water mains for fire hydrants shall be a minimum eight inch inside diameter and be provided with a control valve at the connection to the fire hydrant. If this lateral is sixteen feet or greater in length then a second control valve shall be installed at the tap at the water main. 6. Provide thrust block and thrust block calculations National Fire Protection association (NFPA) 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances 7. Provide an additional 6 feet wide fire department access road width for 20 feet on each side of the fire hydrant. 8. Fire department access road shall be a minimum of 20 foot clear width measured from the front edge of the water way to the opposite front edge of the water way. The clear height shall be 13 feet 6 inches. 9. Provide a minimum turning radius of 45 foot outside and 20 foot inside. 10. Fire department access roads shall be designed to HS20 standards. 11. The maximum grade of fire department access roads is 10%. 12. Gates across fire department access roads shall be a minimum of 20 foot clear width and 13 feet 6 inches clear height. 13. Provide a sign that is 12 inches wide and 18 inches high with letters in red color and reflective white background which reads "NO PARKING FIRE LANE" 14. Provide a minimum 2A: 10BC rated fire extinguishers within 75' travel distance of all parts of the office.
8/23/2010	Transportation Review	Additional Information	Walsh, Barry	<p>August 23 ,2010 RE; PLNPCM2010-00523</p> <p>The division of transportation review comments and recommendations are as follows: The site plan submitted notes - Parking on site 12 stalls (2ADA) does not meet min. requirement. Alternative parking ordinance used. Please submit alternative documents to show required parking and midigation items. include the 5% bike stall locations and details. Provide a PDF drawing for final review. The packet drawing has been redlined with</p>

				residential buffer and parking stall dimensions revisions, along with ADA stall, ramp, landing, and signing revisions. Please contact Barry Walsh (801-535-6630) for info.
8/24/2010	Engineering Review	Complete	Drummond, Randy	We have no concerns regarding this application. From the details of the submitted site plan, it appears that there will not be any work in the Public Way.
9/1/2010	Zoning Review	Complete	Michelsen, Alan	Zoning comments have been posted in ACCELA documents and emailed to assigned planner.
9/2/2010	Building Review	Additional Information	Anderson, Kenneth	This is not a building code review for this project. Complete construction documents must be reviewed and meet code compliance prior to a Building permit issuance. 1. Please provide more information for the "Existing Structure to remain as Visitors Residence". Will this building remain as a single family dwelling or will a change of occupancy occur?

MEMORANDUM

DATE: SEPTEMBER 1, 2010
TO: Maryann Pickering, Planning Division
FROM: Alan R. Michelsen, Building Services Division
SUBJECT: Petition #PLNPCM2010-00523-Conditional Use, Vietnamese Buddhist Temple Expansion

On behalf of the Building Services Division I have reviewed the conditional use proposal to expand the Vietnamese Buddhist Temple located at 469 North 700 West and have the following comments.

- 1) The plans show one parcel. However, county plat records as recent as 2009 show two separate parcels known as 08-35-277-002 and 08-35-277-036. Has the combining of the two parcels been previously approved by the planning division?
- 2) The combining of these two parcels exceeds the maximum lot size for the R-1/7000 zone.
- 3) The plans indicate an “existing structure to remain as visitor residence.” City records show the current legal use of this structure is a single-family dwelling on a separate parcel. The proposed use and occupancy classification of the visitor residence needs to be determined to assess possible parking and building code requirements. To determine the proposed use of the existing structure please provide answers to the following 3 questions.
 - 1) Who are the proposed occupants of the visitor residence?
 - 2) How many visitors will there be at one time?
 - 3) How long are they expected to stay?
- 4) A building permit to change the use of the single-family dwelling may be required.
- 5) Does this proposal need to be reviewed as a planned development to address two principle structures on one parcel?
- 6) The parking requirement of 1 parking stall per 5 seats for places of worship may not be applicable in this case. The applicant may need to pursue alternative parking as per the provisions outlined in 21A.44.030.

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