



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Lex Traugher
(801) 535-6184
lex.traugher@slcgov.com

Date: January 28, 2015

Re: PLNPCM2014-00838,
1135 E South Temple - Adaptive Reuse of an Historic Landmark Building - Conditional Use

Conditional Use

PROPERTY ADDRESS: 1135 E. South Temple
PARCEL ID: 09-32-459-016 & 012
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-35(Moderate Density Multi-family Residential) and SR-1A (Special Development Pattern Residential District)

REQUEST: Ronald McDonald House Charities, represented by Carrie Romano, is seeking approval for a Conditional Use for the adaptive reuse of an historic landmark building to operate as an inn/bed & breakfast or office located at approximately 1135 E South Temple. The subject property is in a RMF-35(Moderate Density Multi-family Residential) and a SR-1A (Special Development Pattern Residential District) Zone. The adaptive reuse of an historic landmark building is a Conditional Use in both of these Zones.

RECOMMENDATION: Based on the information in this staff report, Planning Staff is of the opinion that the proposed conditional use complies with the standards of approval for conditional uses and that the project be approved. The following is a motion based on this recommendation:

Based on the plans submitted, the staff report and testimony provided, I move that the Planning Commission approve PLNPCM2014-00838, 1135 E South Temple - Adaptive Reuse of an Historic Landmark Building - Conditional Use subject to the following conditions:

1. Compliance with all City Department/Division comments attached.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Additional Applicant Information
- D. National Register of Historic Places Nomination Form
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments
- H. City Department/Division Comments
- I. Motions

PROJECT DESCRIPTION:

The subject property located at 1135 E. South Temple is currently used as a rooming and boarding house. Since 2006, the owner, Ronald McDonald House Charities of the Intermountain Area, has operated the property as temporary lodging for families of hospitalized children.

In 1979, the subject property (Walter Lyne House) was listed on the National Register of Historic Places. Please see the attached National Register of Historic Places Nomination Form that provides interesting information regarding the building (Exhibit D). The building is also a significant contributory structure in the South Temple Historic District. In 1981, the Pace family received a conditional use permit to operate the building as a bed & breakfast. The building operated as such until 2005 when Ronald McDonald House established their operations.

The owner would like to sell the property to a buyer who would like to operate the property once again as an inn/bed & breakfast or a professional business office. Because the property was modified to operate as a bed & breakfast in 1981, its practical use is most likely limited to temporary lodging or business offices. It would be difficult for the building to be converted back to a single family residence without extensive renovations on both the interior and exterior.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments:

Issue 1: Parking

Parking is a primary issue when considering a change of use. The applicant has provided the City, to the satisfaction of the City Transportation Division, with parking calculations demonstrating that the proposed uses, either bed & breakfast or office, are adequately addressed.

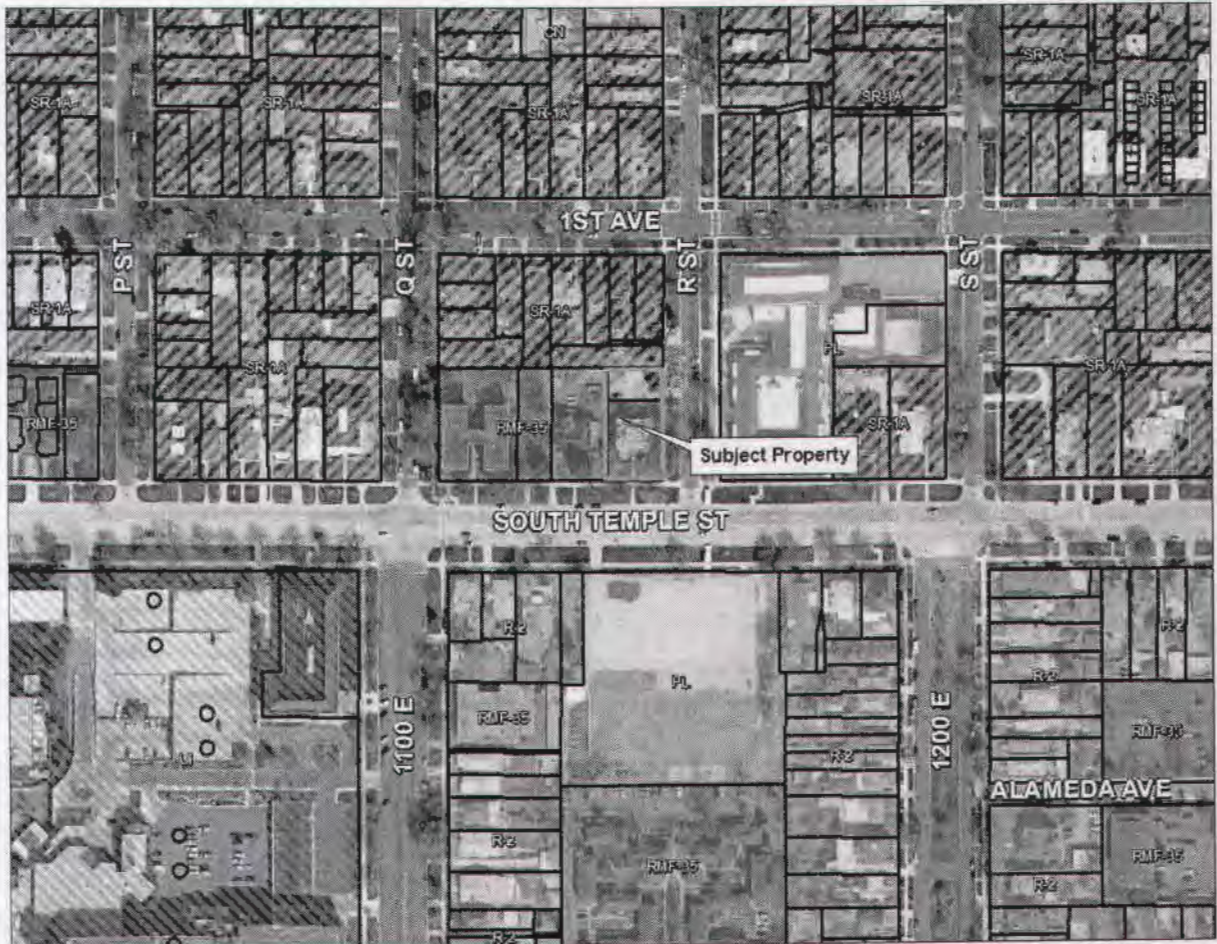
DISCUSSION:

The subject property is split zoned. The majority of the property is zoned RMF-35 (Moderate Density Multi-family Residential) along South Temple Street and SR-1A (Special Development Pattern Residential District) Zone on the northern portion of the lot. The adaptive reuse of an historic landmark building is a Conditional Use in both of these Zones. City Zoning Ordinance and policy relating to the adaptive reuse of landmark sites support the proposed reuse of the subject building.

NEXT STEPS:

If approved, the applicant will be required to obtain all necessary permits for the change of use. If denied, the applicant would not have City approval for the change of use.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN

R STREET (80' ROW)

SOUTH TEMPLE (137' ROW)

1136 E SOUTH TEMPLE, SALT LAKE CITY, UT 84115
APN: 08-32-158-016 (0.22 ACRES)

APN: 08-32-158-012 (0.04 ACRES)

SITE PLAN NOTES

1. PROPERTY LINE
2. EXISTING CURB AND GUTTER TO REMAIN
3. EXISTING PAVING TO REMAIN
4. EXISTING SIGNAGE TO REMAIN
5. EXISTING TREES TO REMAIN
6. EXISTING LANDSCAPING TO REMAIN
7. EXISTING LIGHT POLE TO REMAIN
8. EXISTING BUILDING TO REMAIN
9. EXISTING FENCE TO REMAIN
10. EXISTING DRIVE ACCESS TO CLOSED AT TIME OF BUILDING REPAIRS, OR SITE IMPROVEMENTS. REPLACE DRIVE ACCESS WITH CURB AND GUTTER WITH SALT LAKE CITY STANDARD.
11. EXISTING WALL TO REMAIN
12. ADA PAVING REQUIRED
13. INSTALL BIKE RACK
14. PROPOSED ON-STREET PARKING

PARKING CALCULATIONS

Measurement	Parking Requirement	Required Space
Number of Floors	1 floor - 1 space	1
Number of Entrances	1 floor - 1 space	1
Number of Entrances	1 floor - 1 space	1
Number of Entrances	1 floor - 1 space	1
Total Required (Including ADA) = 4		
Total Available = 2		

ADA and Other	Parking Requirement	Required Space
Number of Floors	1 floor - 1 space	1
Other ADA	1 floor - 1 space	1
Other ADA	1 floor - 1 space	1
Other ADA	1 floor - 1 space	1
Other ADA	1 floor - 1 space	1
Other ADA	1 floor - 1 space	1
Total Required (Including ADA) = 5		

Professional Office	Parking Requirement	Required Space
Number of Floors	1 floor - 1 space	1
Number of Floors	1 floor - 1 space	1
Number of Floors	1 floor - 1 space	1
Number of Floors	1 floor - 1 space	1
Number of Floors	1 floor - 1 space	1
Number of Floors	1 floor - 1 space	1
Total Required (Including ADA) = 6		

ADA and Other	Parking Requirement	Required Space
ADA Full Required	1 floor - 1 space	1
ADA Full Required	1 floor - 1 space	1
ADA Full Required	1 floor - 1 space	1
ADA Full Required	1 floor - 1 space	1
ADA Full Required	1 floor - 1 space	1
ADA Full Required	1 floor - 1 space	1
Total Required (Including ADA) = 6		

Scale: 1/8" = 1'-0"

Date: 07/20/19

Plan: 1100-00-T1-0

SOMAS
SOUTHERN OREGON METEOROLOGICAL & SURVEYING, INC.

RONALD McDONALD HOUSE
1136 EAST SOUTH TEMPLE
SALT LAKE CITY, UT

C1.0



RONALD McDONALD
HOUSE CHARITIES®
OF THE INTERMOUNTAIN AREA, INC.

11.25.14

Salt Lake City Planning Department

Conditional Use Submittal Requirements

To: Salt Lake City Planning and Zoning

From: Ronald McDonald House Charities of the Intermountain Area

Subject: Conditional Use Submittal Requirements - Owner is requesting a Conditional Use permit – Adaptive Reuse of a Landmark building.

Address: 1135 E. South Temple, Salt Lake City Utah 84102

Please accept the following submittal requirements with this request for a Conditional Use – Adaptive Reuse of a Landmark Building. Any questions can be directed to Carrie Romano, Ronald McDonald House Charities of the Intermountain Area Executive Director at 801-363-4663 or at carrie@rmhslc.org

1. Project Description

The subject property is located at 1135 E. South Temple and currently zoned and operated under RMF 35 - Eleemosynary (for charitable purpose) as a rooming and boarding house. Since 2006, the Owner (Ronald McDonald House Charities of the Intermountain Area) has operated the property as a Ronald McDonald House offering temporary lodging for families of hospitalized children.

In 1979 the subject property (Walter Lyne House) was listed on the National Register of Historic Places. In 1981, the Pace Family received a Conditional Use Permit to operate the building as a Bed and Breakfast. The building continued to operate as a Bed and Breakfast under the ownership of the Eccles family through 2005. Most recently the property has operated as a Ronald McDonald House with a very similar use to a Bed and Breakfast as it pertains to temporary guest lodging, professional offices, water consumption, traffic and general neighborhood impact.

The owner is selling the property and prospective buyers would like to purchase historic property to operate the property once again as an Inn/ Bed and Breakfast and or professional business office.

The request for Adaptive Reuse of a Landmark Site is requested as this use is consistent with the previous uses of the property, and will preserve and enhance the historic building. As required in

the Adaptive Reuse of a Landmark Site, the subject property is on the historic register as a landmark site and is larger than 7,000 sq. feet. Because the property was modified to operate as a Bed and Breakfast in 1981 with the Conditional Use, its practical use may be limited to temporary lodging and professional business offices. The building cannot (without extensive exterior renovations) be operated as a single family residence or multi-unit long-term residential property as there is no garage or backyard, the Carriage House has been finished as an office, and the bedrooms do not have kitchens.

An adaptive reuse of an historic site would preserve and enhance the historic building.

2. Conditional Use Information

- If applicable, what is the anticipated operating/delivery hours associated with the proposed use.**
Daytime business hours, with overnight guest lodging.
- What are the land uses adjacent to the property?**
Adjacent land uses include rental apartments, elementary school, and single family residence.
- How many employees are expected to work on-site during the highest shift**
2-3 employees would like be on-site during highest shift
- If applicable, how many seats will be provided as part of the conditional use**
N/A
- Have you discussed the project with nearby property owners?**
Yes, nearby property owners have indicated their support for the proposed use.

3. Minimum Plan Requirements (see attached)

- One paper copy (24" x 36") of each plan and elevation
- A digital (pdf) copy of each plan and elevation drawing
- One 11 x 17 inch reduced copy plan and elevation drawing

4. Site Plan (see attached)

5. Elevation Drawing

N/A

DATA SHEET
 UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

PH0686077

FOR NPS USE ONLY

RECEIVED FEB 26 1979

DATE ENTERED MAR 9 1979

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

WALTER C. LYNE HOUSE

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1135 East South Temple Street

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

STATE

Utah

VICINITY OF

02

CODE

049

COUNTY

Salt Lake

CODE

035

3 CLASSIFICATION**CATEGORY** DISTRICT BUILDING(S) STRUCTURE SITE OBJECT**OWNERSHIP** PUBLIC PRIVATE BOTH**PUBLIC ACQUISITION** IN PROCESS BEING CONSIDERED**STATUS** OCCUPIED UNOCCUPIED WORK IN PROGRESS**ACCESSIBLE** YES: RESTRICTED YES: UNRESTRICTED NO**PRESENT USE** AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:**4 OWNER OF PROPERTY**

NAME

Norman R. Dobson/Stephen M. Stoddert/Raymond Jones

STREET & NUMBER

1433 East Bluebell Circle/1876 Chokecherry Drive/2159 Ridgewood Way

CITY, TOWN

Bountiful (all) VICINITY OF

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET & NUMBER

Salt Lake City and County Building

CITY, TOWN

Salt Lake City

STATE
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah Historic Sites Survey

DATE

June 1978

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE

Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Walter C. Lyne House, built in 1898 is a two-and-a-half story structure with a full basement situated on a site of prominence on the north side of East South Temple street. The residence is sited well back from the streets which pass it on the south and east. The home is surrounded on all sides by mature trees and shrubs. A retaining wall of rusticated Red Butte Sandstone is still extant and creates a one-level terrace along the south and west sides of the building. A wrought iron fence is still extant along the north property line. Also extant, but no longer on property associated with the Lyne House, is a one-story brick carriage house. The carriage house is located north of the northwest corner of the home and faces south. It features two large "garage" doors, segmented windows in the side walls, and a tall hip roof with two she dormers. A frame structure which encloses an exterior stairway into the basement is also intact, as is the original rear porch which is of frame construction and has latticed walls.

While the site and landscaped elements historically associated with the Lyne House are most intact, the house itself has experienced some change, most of which involved removal or concealing of decorative trim. The iron cresting along the truncated hip roof is gone. One of the dormers on the roof has been removed. The pinnacle and bargeboard trim no longer exist in the central front gable. The bracketed and dentiled cornice has been covered over by metal sheathing. The railings and newel posts of the balcony and front porch have been removed. A wooden stairway was added along the west exterior wall when the home was converted to a boarding house.

Despite these changes, most of the original design and fabric is intact. The Lyne House has a foundation of rusticated Red Butte sandstone. The water table is of cut stone, sandstone, as are the sills and lintels. The building's superstructure is brick. All exterior stairs and walks are of sandstone.

The front facade of the Lyne House is asymmetrical but formal in feeling. The front entry is articulated by a gabled bay which extends slightly southward from the main face of the south wall. A semi-circular bay in the right is balanced by the round form of the columned porch on the left of the front facade. The entry features its original paneled door, leaded and beveled glass sidelights and a second story Palladian window. Another Palladian window is also located in the first story to the left of the front door.

Due to its corner location, the Lyne House has three exterior entries, one each on the south, east and north. The home is basically rectangular in shape, though two rounded bay windows, two porches and the extended entry wing add variety of massing to the otherwise boxlike form. Exterior decoration includes the classical front porch with its bracketed and dentiled cornice and pairs of Ionic columns, leaded glass windows and corbeled chimneys.

The interior of the Lyne House is largely intact. In plan, the main floor contains a spacious entry, lobby, parlor, living and dining rooms, kitchen and pantry. The second floor contains numerous bedrooms. The third floor contains Mr. Lyne's study which overlooked South Temple Street. Servants quarters were housed in the basement. Noteworthy features of the interior include coffered wainscoting in the lobby, fireplaces with tile surrounding and hearths, iron hoods and frames and birdseye maple mantles; a grand stairway with columned newel posts; high ceilings with French curved cornices; oak and greenwood baseboards and mouldings; polychrome ceramic tiles in bathrooms and on the front porch; and original doors, hardware which are extant throughout the entire house.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1898 BUILDER/ARCHITECT Jasper N. Melton

STATEMENT OF SIGNIFICANCE

Built in 1898 by architect/builder Jasper N. Melton for Walter C. Lyne, the Lyne House is significant as a landmark structure in Salt Lake City's East South Temple Street Historic District. The two-and-a-half story brick and stone residence is Georgian Revival in style but incorporates a columned portico and rounded bay projection, both off-centered, which add an element of balanced assymetry to the design. The Lyne House also serves to document the career of its owner, a prominent wool dealer, city councilman and civic leader. The home, although somewhat altered, is considered to be the finest remaining work of Jasper N. Melton, a local builder who also designed the homes he built.

HISTORY

Walter Cogswell Lyne was born December 8, 1857, in Wisconsin and followed his father to Salt Lake City, Utah, in 1871 when he was 14 years old. Walter was one of a prestigious group of businessmen to establish a firm near the intersection of 200 South and Main Streets, one of the city's most popular commercial corners in pioneer days. Here, on the site of the present Walker Bank, Lyne operated a drug store under the name of W. C. Lyne and Company. He later went into business with James E. Paine and was a successful wook broker, a profession he followed for the remainder of his life.

In 1889, at the age of 32, Lyne married Grace Coons of Nebraska. Nine years later he built his large home, the subject of this history, on East South Temple, Salt Lake City's boulevard of mansions. The Lynes had three children: Norman Cogswell, Walter Jr., and Alice.

Among the significant accomplishments of Walter C. Lyne was his ervice as Salt Lake City councilman from 1910 to 1912 under Mayor John S. Bradsford. During these mining boom years of great expansion, Lyne played a significant role in the development of Salt Lake City from a quiet pioneer town to a major commercial and industrial center in the Intermountain West. His work in organizing the Salt Lake City Chamber of Commerce of which he was a charter member was also important. An active member of the First Presbyterian Church, Lyne maintained an active interest in the development of Westminster College. He also served on the Board of Directors of the Salt Lake Hardware Company. Considered a very generous man, Lyne was an anonymous benefactor to many organizations and individuals.

Walter C. Lune died January 9, 1935, at the age of 77 and was preceeded in death by his wife who died May 21, 1922. Following Lyne's death, Mrs. Alice Gurnsey, his daughter, lived in the home until 1944. Later the Lune house was used as a boarding house and halfway house. The house is currently being restored to its original appearance by the owners, with Raymond Jones, the project architect.

The Walter Lyne House was constructed by Jasper N. Melton, a local carpenter, contractor, and architect. Born in Harrison County, Indiana, on June 16, 1837, Melton pursued the profession of contracting in Lafayette, Indiana, following his service in the Civil War. He came to walt Lake City in 1889 and designed and built many of the city's important residences and smaller commercial buildings.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fohlin, E. V. (author and publisher), Salt Lake City, Past and Present, Salt Lake, 1908.
Salt Lake Tribune, January 10, 1935, December 29, 1915.
Polk Directories, Salt Lake City.
Salt Lake City Building Permit Book, 1898.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME Fort Douglas, Utah

QUADRANGLE SCALE 1:24000

UTM REFERENCES 1610

A 12 4287 493330

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Preservation Consultant

ORGANIZATION

Historic Utah Inc.

DATE

May 1978

STREET & NUMBER

224 West 300 North

TELEPHONE

(801) 355-5926

CITY OR TOWN

Salt Lake City

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

J. Phillip Keene III
 TITLE J. Phillip Keene III, State Historic Preservation Officer

DATE February 7, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

3-9-79

ATTEST:

William H. Abraham

3-7-79

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	FEB 26 1979
DATE ENTERED	MAR 9 1979

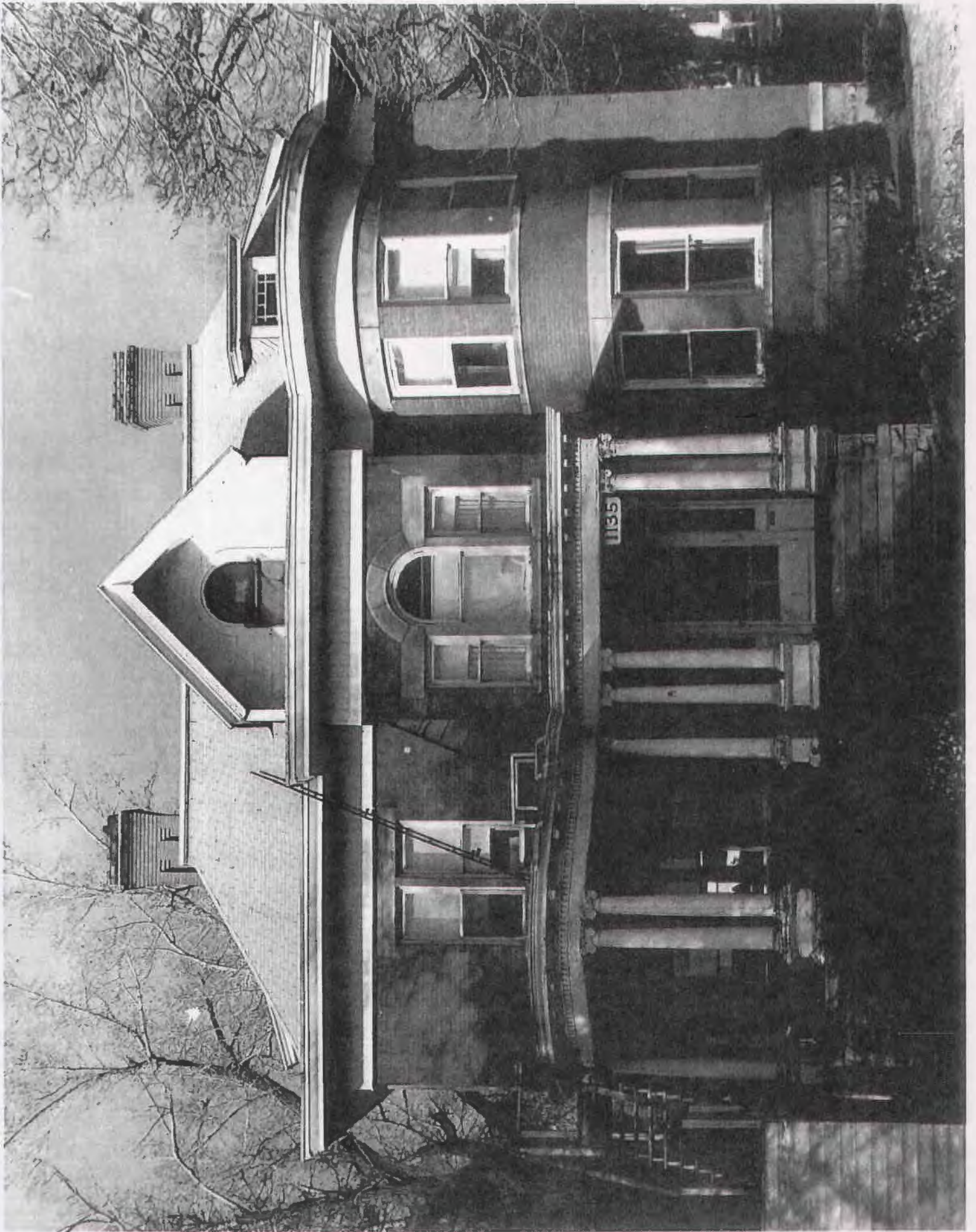
**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Melton's design for the Lyne House is basically Georgian Revival but incorporates a few asymmetrical elements more commonly associated with the Adamesque-inspired Georgian Revival. Aside from the Greek-ordered portico along the center and left of the front facade, and the two story semi-circular bay projection at the right of the facade, the exterior composition features characteristic Georgian Revival elements. The truncated hip roof (originally with a railing or iron crestwork), classically treated eave and cornice (now hidden), projecting, pedimented central part of the front facade, symmetrically arranged chimneys, portico with free-standing columns, and double-hung windows of the Lyne House are typical in Georgian Revival residences.

The Walter C. Lyne House was one of the first and largest Georgian Revival homes built on South Temple Street. Following the lead of the Lyne House, several other homes of this style were built to the east, giving upper South Temple Street the stately appearance for which it is noted today.



FF

1135

WALTER C. LYNE HOUSE, 1135 East So. Temple
Salt Lake City, Salt Lake County, Utah
Photograph taken by Allen D. Roberts,
March 1978

Negative filed at Utah State Hist. Society
View: Front looking from south to north.

#1 of 1

OCT 12 1978

MAR 9 1979

ATTACHMENT E: EXISTING CONDITIONS

The Zoning Ordinance includes a provision to allow for a limited number of non-residential uses to be located in a residentially zoned Landmark Site through the conditional use process. The types of uses have been limited to the following:

- Bed & breakfast establishments
- House museums
- Offices
- Reception centers

The current proposal does not involve any modifications to the structures on the property at this time. The question before the Planning Commission is strictly a question of use, and whether or not the proposed use is appropriate and consistent with adopted conditional use standards as well as City preservation policies.

Applicable Master Plan Policies

The Salt Lake City Community Preservation Plan (2012) addresses adaptive reuse of historic buildings. Policy 3.4d of this document reads, "*Adaptive reuse of historic structures should be allowed for a variety of uses in appropriate locations where it is found that the negative impacts can be mitigated and where the uses do not require significant alterations to the historic integrity of the interior of the structure.*"

The proposed adaptive reuse of the subject building is consistent with this adopted City policy along with the aforementioned Zoning Ordinance provision.

ATTACHMENT F: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title

Analysis: As noted previously, the proposed use is allowed via the Conditional Use process outlined in the Zoning Ordinance. The bed & breakfast and/or office use are both identified and allowed uses for the adaptive reuse of a landmark site.

Finding: The proposal complies with this standard.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed reuse is very similar to the current use. A bed & breakfast use operated on the subject property up until 2005. The proposed uses are compatible with surrounding uses based on current and past operations on the property. Further, the applicant is not proposing any modifications to the exterior of the existing building by way of this application, therefore there will be no visible changes to the building that could impact surrounding properties.

Finding: The proposal complies with this standard.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The proposed uses are consistent with the standards for the adaptive reuse of a landmark site as noted in the following analysis. The proposed uses are also consistent with the policy for adaptive reuse of historic structures as noted in the Salt Lake City Community Preservation Plan (2012).

Finding: The proposal complies with this standard.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. (Refer to Detrimental Impacts Chart for details)

Analysis: The detrimental impacts are discussed in the chart on the following page. After analyzing each criteria listed, Planning staff has not found any impact that would cause a detrimental effect.

Finding: The proposal complies with this standard.

21a.54.080B: Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	Adaptive reuse of a landmark site is listed as a conditional use in the RMF-35 and SR-1A Zones.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The proposed uses are consistent with the standards for the adaptive reuse of a landmark site as noted. The proposed uses are also consistent with the policy for adaptive reuse of historic structures as noted in the Salt Lake City Community Preservation Plan (2012).
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The use is compatible with the character of the site and surrounding uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	There are no exterior renovations to the building proposed as part of this request.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The access point to the on-site parking area will be altered as approved by City Transportation.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	This use will not affect the internal circulation system.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	Pedestrian and bicycle will not be adversely impacted as a result of the proposed use.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Transportation did not indicate any issues with street level of service. This conditional use will not significantly change traffic going to and from the site.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Parking has been reviewed and approved by the Transportation Division according to the site plan dated 12/18/14.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site can be served by all necessary utilities.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The use does not require any screening or buffering because it does not abut dissimilar uses.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or	Complies	No environmental impacts are expected.

introduce any hazard or environmental damage to any adjacent property, including cigarette smoke		
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The hours of operation are compatible with surrounding uses, and are not dissimilar to current hours.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	The proposal does not include any signs or lighting.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The proposed use serves to preserve historic resources and structures.

21A.24.010(T) – Adaptive Reuse Of A Landmark Building In Residential Districts

1. Purpose Statement: The purpose of the adaptive reuse of a landmark site in a residential district is to preserve landmark sites as defined in subsection 21A.34.020B4 of this title. In some instances these sites have outlived their original use due to economic conditions, size of the building, and/or a substantial degree of deterioration of the historic property. Such sites, however, still contribute to the welfare, property and education of the people of Salt Lake City because of their historic, architectural or cultural significance. The planning commission shall consider the allowance of a nonresidential use of a landmark site in a residential district according to the qualifying provisions outlined in subsection T2a of this section and pursuant to chapter 21A.54 of this title, in order to ensure that the residential character of the surrounding environment is preserved.

2. Conditional Use Required: Where authorized by this title as shown in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, landmark sites in any residential district may be used for certain nonresidential uses.

a. Qualifying Provisions: In order to qualify for conditional use review by the planning commission under section 21A.54.080, "Standards For Conditional Uses", of this title, the applicant must demonstrate compliance with the following:

- (1) The building is designated as a landmark site on the Salt Lake City register of cultural resources. The designation process must be completed prior to the city accepting a conditional use application for the structure unless the planning director determines that it is in the best interest of the city to process the designation and conditional use applications together.
- (2) The landmark building shall have a minimum of seven thousand (7,000) square feet of floor area, excluding accessory buildings.
- (3) The new use will require minimal change as these features are important in defining the overall historic character of the building and environment.
- (4) The use is conducive to the preservation of the landmark site.
- (5) Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (6) The use is compatible with the surrounding residential neighborhood.
- (7) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
- (8) The use does not result in the removal of residential characteristics of the structure or site including mature landscaping.
- (9) The change in use from residential to nonresidential is necessary due to the excessive size of the landmark site for residential uses allowed in the residential district, and/or demonstration that the building cannot reasonably be used for its original intended use.
- (10) The proposed use will not have a material net cumulative adverse impact on the neighborhood or the city as a whole by considering the following:
 - (A) The spatial distribution of:

(i) Business licenses issued for properties located within three hundred feet (300') of any property line and the block frontage on both sides of the street between 100 series addresses; and

(ii) Previously approved conditional uses for nonresidential uses in landmark sites within the same planning community, as shown on a map of planning communities maintained by the zoning administrator.

(B) Impacts on neighboring properties including, but not limited to:

(i) Traffic;

(ii) Parking;

(iii) Signs;

(iv) Lighting;

(v) Removal of landscaping; and

(vi) For the purposes of evaluating subsections T2a(10)(B)(i) through T2a(10)(B)(v) of this section, professionally prepared impact studies shall not be required unless specifically requested by the zoning administrator;

(vii) Noise, fumes or odors;

b. Credit For On Street Parking: Some or all of the off street parking spaces required in section 21A.44.030 of this title may be met by the provision of on street spaces. Such credit shall require the site plan review approval. Requests for on street parking shall meet the following requirements:

(1) All on street parking facilities shall be designed in conformance with the standards established by the city transportation engineer;

(2) Prior to approving any requests for on street parking, the development review team shall determine that the proposed on street parking will not materially adversely impact traffic movements and related public street functions; and

(3) Credit for on street parking shall be limited to the number of spaces provided along the street frontage adjacent to the use.

Analysis: The proposed uses, bed & breakfast or office, meet or satisfy all of these criteria. These are the types of uses envisioned for the adaptive reuse of landmark sites. The property has operated as a bed & breakfast with offices and a boarding house in the past. The future envisioned uses will have little to no further impact on the surrounding area, yet will continue to allow for the maintenance and usefulness of an important Salt Lake City historic resource.

Finding: The proposed adaptive reuse of a landmark site fully complies with this set of criteria.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The subject property is located within the Greater Avenues Community Council boundaries and is located within 600 feet of the East Central Community Council boundary. An Open House was held on January 15, 2015. One written comment was received at the Open House and is attached to this staff report (Attachment G).

One written comment was received from the public and is also attached for consideration (Attachment G).

OPEN HOUSE PUBLIC COMMENT FORM

January 15, 2015



Planning and Zoning Division
Department of Community and
Economic Development

Adaptive Reuse of an Historic Landmark Building Conditional Use at 1135 E South Temple Street - A request by Ronald McDonald House Charities, represented by Carrie Romano, for a Conditional Use for the adaptive reuse of an historic landmark building to operate as an inn/bed & breakfast or office located at the above listed address. The subject property is in a RMF-35 (Moderate Density Multi-family Residential) Zone and SR-1A Zone (Special Development Pattern Residential District). The adaptive reuse of an historic landmark building is a Conditional Use in both of these Zones. The subject property is located within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) Case number PLNPCM2014-00838

Name: Peter Corroon

Address: 76 H St.
SLC UT 84103

Zip Code _____

Phone: 801 575 8544 E-mail petercorroon@
hotmail.com

Comments: _____

I support this conditional use
application for a B+B, or private
business

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by January 22, 2015.

Traughber, Lex

From: Kirk Huffaker [kirk@utahheritagefoundation.org]
Sent: Wednesday, January 07, 2015 11:02 AM
To: Traughber, Lex
Subject: Open House: Ronald McDonald House request

Lex,

I won't be able to attend the open house on 1/15 but I wanted to just submit a brief comment in support of the request for conditional use at 1135 E. South Temple. This is exactly what should happen with this property - going back to a B&B use, which was its original adaptive use before RMHC took ownership. The granting of the conditional use permit will also facilitate the property transitioning into the ownership of a good future steward for this key historic structure in the South Temple historic district.

Kirk

Kirk Huffaker
Executive Director
Utah Heritage Foundation
(801) 533-0858 ext. 105
www.utahheritagefoundation.org

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS



TRANSFORMATION

Traughber, Lex

From: Walsh, Barry
Sent: Thursday, December 18, 2014 5:07 PM
To: 'Alan Regal'
Cc: Traughber, Lex
Subject: RE: Ronald McDonald House Site Plan

December 18, 2014

Alan,

RE: PLNPCM2014-00838 proposed changes and parking provisions.

This should address the conversion of the proposed uses to provide required parking for the intensification along with required ADA stalls and bicycle stalls.

Thanks for your persistence and hard work.

Sincerely,

Barry Walsh

Cc Lex Traughber, Planning
File

From: Alan Regal [<mailto:alan.regal@psomas.com>]
Sent: Thursday, December 18, 2014 3:02 PM
To: Walsh, Barry
Cc: Traughber, Lex
Subject: RE: Ronald McDonald House Site Plan

Barry-

Thank you again for all of your assistance. Please Review the attached and let me know if anything else is needed

Alan Regal, P.E.
PSOMAS | Balancing the Natural and Built Environment
801 270 5777
www.Psomas.com

From: Walsh, Barry [<mailto:Barry.Walsh@slcgov.com>]
Sent: Thursday, December 18, 2014 12:37 PM
To: Alan Regal
Cc: Traughber, Lex
Subject: RE: Ronald McDonald House Site Plan

December 18, 2014

Alan,

Re: PLNPCM2014-00838

Transportation review comments response.

The parking calculations need to be broken down per 21A.44 ? how many family units, number of rooms, number of employees etc.

Same for Bed and Breakfast - # rooms. The office is number of square feet. (3/1,000 main floor, 1.25/1,000 other floors)
Is the proposal to be B&B OR office.

Parking required beyond the current us needs to be provided.

Show the ADA stall required (may reduce parking shown) and the 5% bike stalls, two minimum.

Your parking calc show 8,700 SF of office use which is $8700 \text{ SF} \times 3/1,000 = 26.1$ stalls. When you minus the 11 stalls existing requirement that leaves 15 stalls to be added to the intensification of use.

It appears that the change to B&B is a wash, but the Office use may be a problem.

Sincerely,

Barry Walsh

Cc Lex Traugher, Planning

From: Alan Regal [<mailto:alan.regal@psomas.com>]

Sent: Thursday, December 18, 2014 11:41 AM

To: Walsh, Barry

Cc: Carrie Romano

Subject: Ronald McDonald House Site Plan

Good Morning Barry-

Thank you again for getting in touch with me yesterday regarding the Ronald McDonald House property on 1135E South Temple and explaining your comments. Before I pass this along to the organization to submit, can you please review the attached site plan, parking calcs and application to ensure that I have everything you are looking for? The owner will draft a deed based upon the legal description

Thank you very much for your help!

Alan Regal, P.E., ENV SP

PSOMAS | Balancing the Natural and Built Environment

4179 S. Riverboat Road #200

Salt Lake City, UT 84123

801 270 5777 | cell 801 284 1338

www.Psomas.com

Pance

From: Teerlink, Scott
Sent: Tuesday, December 02, 2014 4:13 PM
To: Traughber, Lex
Subject: RE: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

No comment from Police

From: Traughber, Lex
Sent: Tuesday, December 02, 2014 3:19 PM
To: Weiler, Scott; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Limburg, Garth; McFarland, Ryan; Teerlink, Scott; Vaterlaus, Scott
Cc: Oktay, Michaela
Subject: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

Good afternoon,

Carrie Romano, representing the property owner, Ronald McDonald House Charities, has submitted an application for a Conditional Use for the adaptive reuse of an historic landmark building located at approximately 1135 E. South Temple. The owner has a buyer interested in purchasing the property in order to operate an inn/bed & breakfast or office. The subject property is in a RMF-35(Moderate Density Multi-family Residential) Zone. The adaptive reuse of an historic landmark building is a Conditional Use in this Zone. A detailed narrative and site plan are attached for review.

Please review the information submitted and respond with any comments (preferably in Accela) as soon as you are able, but no later than **Wednesday, December 17, 2014**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Sincerely,

Lex Traughber
Senior Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com
TEL 801-535-6184
FAX 801-535-6174

www.SLCGOV.COM

Traughber, Lex

AIRPORT

From: Miller, David
Sent: Wednesday, December 03, 2014 4:26 PM
To: Traughber, Lex
Subject: RE: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

Lex,

Thank you for the notice regarding an Conditional Use for the adaptive reuse of an historic landmark building located at approximately 1135 E. South Temple. This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

Dave

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

From: McCandless, Allen
Sent: Tuesday, December 02, 2014 4:19 PM
To: Miller, David
Subject: FW: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

Dave,

Please review this location and provide our response back to Lex Traughber. I do not see any issues with this address, but take a look. Thank you. --Allen

From: Riley, Maureen
Sent: Tuesday, December 02, 2014 3:36 PM
To: McCandless, Allen
Subject: FW: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

FYI

From: Traughber, Lex
Sent: Tuesday, December 02, 2014 3:26 PM
To: Hutcheson, Robin; Niermeyer, Jeff; Graham, Rick; Burbank, Chris; Baxter, DJ; Riley, Maureen; Bennett, Vicki; Akerlow, Michael; Cook, Kurt; Snelling, Jeff
Cc: Oktay, Michaela; Coffey, Cheri
Subject: Petition PLNPCM-00838, 1135 E South Temple Conditional Use

Directors:

Carrie Romano, representing the property owner, Ronald McDonald House Charities, has submitted an application for a Conditional Use for the adaptive reuse of an historic landmark building located at approximately 1135 E. South Temple. The owner has a buyer interested in purchasing the property in order to operate an inn/bed & breakfast or office. The subject property is in a RMF-35 (Moderate



Work Flow History Report

1135 E SOUTH TEMPLE St

PLNPCM2014-00838

Date	Task/Inspection	Status/Result	Action By	Comments
12/1/2014	Staff Assignment	Assigned	Traughber, Lex	Assigned to Lex Traughber. HLC January 2015?
12/2/2014	Planning Dept Review	In Progress	Traughber, Lex	
12/2/2014	Staff Assignment	Assigned	Traughber, Lex	
12/2/2014	Staff Assignment	In Progress	Traughber, Lex	
12/2/2014	Staff Assignment	Routed	Traughber, Lex	
12/4/2014	Police Review	Complete	Traughber, Lex	No comment from the Police - Scott Teerink
12/10/2014	Transporation Review	Additional Information	Walsh, Barry	The properties should be combined to provide on site parking and note the accessory building. The existing dead drive approach needs to be removed and replaced with SLC Curb & Gutter. To establish parking compliance status, Provide parking calculations per section 21A.44.030 for current use (Eleemosynary - 1/ family + 1/ each 4 rooms + 1/ 2 employees) to include the ADA stalls.& 5% bike stalls. Then provide parking calculations for the proposed use (Bed/Breakfast - 1/ room + 3/1,000 sf Office etc.) with ADA and Bike stalls. Compare the two calculations to establish intensification or reduction and note provided stalls etc as needed.
12/11/2014	Public Utility Review	Complete	Stoker, Justin	No impact to public utilities.
12/17/2014	Engineering Review	Complete	Weiler, Scott	A dead drive approach exists on the "R" Street frontage of this site. It must be removed by the property owner and replaced with curb & gutter. Several sidewalk joints on the "R" Street frontage of this site have vertical displacement, causing tripping hazards. It is recommended that the sidewalk along "R" Street containing these tripping hazards be replaced by the property owner.
1/12/2015	Building Review	Complete	Traughber, Lex	Routed to Zoning. No comments received.
1/12/2015	Community Open House	Scheduled	Traughber, Lex	
1/12/2015	Fire Code Review	Complete	Traughber, Lex	Routed to Ted Itchon who provided no comment.
1/12/2015	Planning Dept Review	Complete	Traughber, Lex	
1/12/2015	Transporation Review	Complete	Walsh, Barry	
1/12/2015	Zoning Review	Complete	Traughber, Lex	Routed for comment, no comments received.

ATTACHMENT I: MOTIONS

Based on the findings listed in the staff report, it is Planning Staff's opinion that the project meets the applicable standards for a conditional use for the adaptive reuse of a landmark site and therefore recommends that the Planning Commission approve the application as proposed.

Consistent with Staff Recommendation:

Based on the plans submitted, the staff report and testimony provided, I move that the Planning Commission approve petition PLNPCM2014-00838, 1135 E South Temple - Adaptive Reuse of an Historic Landmark Building - Conditional Use, subject to compliance with all City Department/Division comments.

Not Consistent with Staff Recommendation:

Based on the plans submitted, the staff report and testimony provided, I move that the Planning Commission deny PLNPCM2014-00838, 1135 E South Temple - Adaptive Reuse of an Historic Landmark Building - Conditional Use, subject to findings... (the Planning Commission would need to make appropriate finding to deny the petition).