



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Maryann Pickering, AICP, Principal Planner
(801) 535-7660
maryann.pickering@slcgov.com

Date: January 27, 2016

Re: PLNPCM2015-00693 – Healing Homes Conditional Use

Conditional Use

PROPERTY ADDRESS: 418 N. B Street, 253 E. 8th Avenue and 257 E. 8th Avenue
PARCEL ID: 09-31-254-003
MASTER PLAN: Low Density Residential (4-8 units per acre)
ZONING DISTRICT: SR-1A (Special Development Pattern Residential District)

REQUEST: The petitioner, Brian Junge, representing Intermountain Healthcare, is requesting approval from the City to operate eleemosynary facilities within existing residential buildings. An eleemosynary facility is a place that provides temporary housing for people and their families who are being treated by a medical provider. The residences are currently owned by Intermountain Healthcare and are used as ancillary uses to the hospital operations. The Planning Commission has the final decision making authority for conditional uses.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed and subject to complying with all applicable regulations. Staff has not found any potential detrimental impacts created by this proposal but does recommend one condition related to a private right-of-way adjacent to the 418 N. B Street property.

Recommended Motion: Based on the information contained within the staff report, and public testimony received, I move the Planning Commission approve conditional use petition PLNPCM2015-00693 for an eleemosynary facilities at approximately 418 B Street, 253 and 257 E. 8th Avenue, subject to the following condition:

1. A lot line adjustment shall be completed to combine the private right-of-way south of the 418 B Street property into one of the adjoining properties.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Project Plans
- C.** Additional Applicant Information
- D.** Existing Conditions
- E.** Analysis of Standards
- F.** Public Process and Comments
- G.** Department and Division Comments
- H.** Motions

PROJECT DESCRIPTION:

The proposed project consists of temporary guest housing for patients and families of patients undergoing blood and bone marrow transplant/acute leukemia treatment at LDS Hospital. The residences are intended to provide a home away from home for the families of the patients. There will be no medical treatment in the residences and it is offered as an affordable home setting to stay at during the course of the treatments.

These properties are unique in that they are owned by LDS Hospital/Intermountain Healthcare and function as part of the larger hospital campus, but are not zoned I (Institutional). The properties are zoned SR-1A, which is a residential zoning district. The proposed use as an eleemosynary facility is permitted in the I zoning district, and is permitted as a conditional use in the SR-1A zoning district. The applicant chose to go through the conditional use permit process for the proposed project rather than rezone the property due to the time it takes for a rezone application. All three residences are proposed to share a common garden or healing space that acts as a focal point to create a healing environment for the patients and their families.

As noted, the proposed project is located within the existing residences and will be used as residential living facilities. All modifications or renovations to the buildings are proposed within the existing buildings and there will be no expansion of the residences. Ground level patios or decks will be added to each of the existing residences and will be part of the healing garden that all three residences share. The proposed patios/decks meet all zoning ordinance requirements. The remainder of the project complies with all zoning ordinance standards. The two key issues are noted below.

KEY ISSUES:

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

1. **Parking.** The subject properties all have adequate parking provided in the parking structure located to the east. The parking stalls will be designated as reserved for the eleemosynary facilities. In addition to meeting the parking requirement for the property, the applicant has provided to staff a parking analysis that shows the amount of parking required for the entire LDS hospital campus and what is provided today on the campus. There is adequate parking for all uses related to the hospital.
2. **Private Right-of-Way for 418 N. B Street.** Along the southern boundary of the 418 N. B Street property is the remnant of an old private right-of-way. It does not function as a right-of-way today and there is no need for it to remain. While it does not impact the building or the proposed eleemosynary use on the adjacent property, it does impact the proposed healing garden which is proposed to be constructed within this right-of-way area. The right-of-way will need to be merged into one of the surrounding

properties in order for improvements to be built in this area. Therefore, staff is recommending a condition of approval to add this right-of-way to another property through a lot line adjustment.

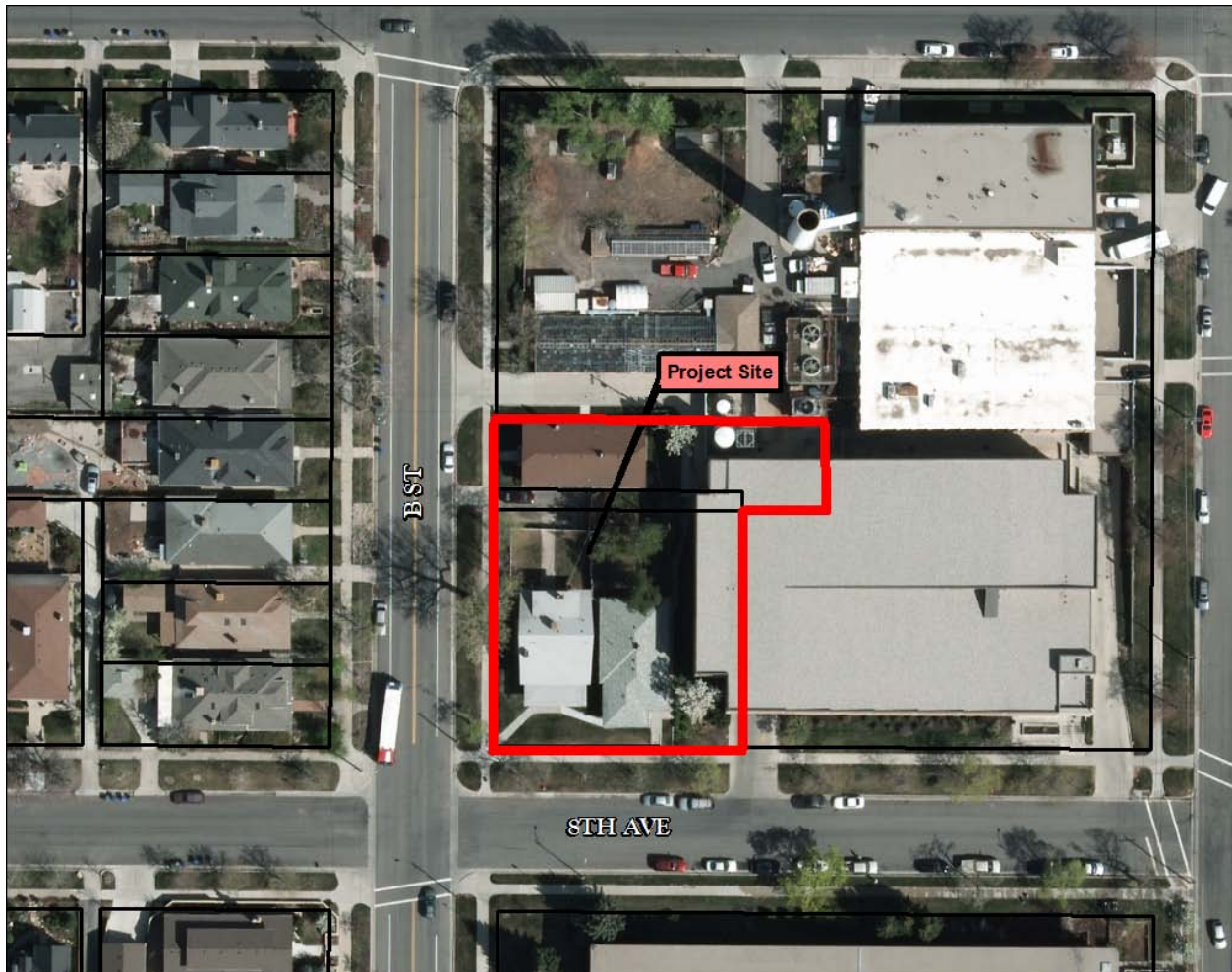
DISCUSSION:

The proposed project is a short-term or temporary housing for families and patients receiving treatment at LDS Hospital. The living facilities are in existing residential structures and are not anticipated to have a negative impact on the surrounding residential area. The applicant has demonstrated that sufficient parking will be provided on the property and within the existing parking garage to the east. There are adequate streets and sidewalks and public utilities to serve the proposed use.

NEXT STEPS:




If the project is approved, the applicant will be required to obtain all necessary permits for the project. The applicant has started that review process and it has been put on hold for this property at this time until a hearing on the conditional uses. If the project were denied, the applicant would not be allowed to have eleemosynary facilities on the properties.

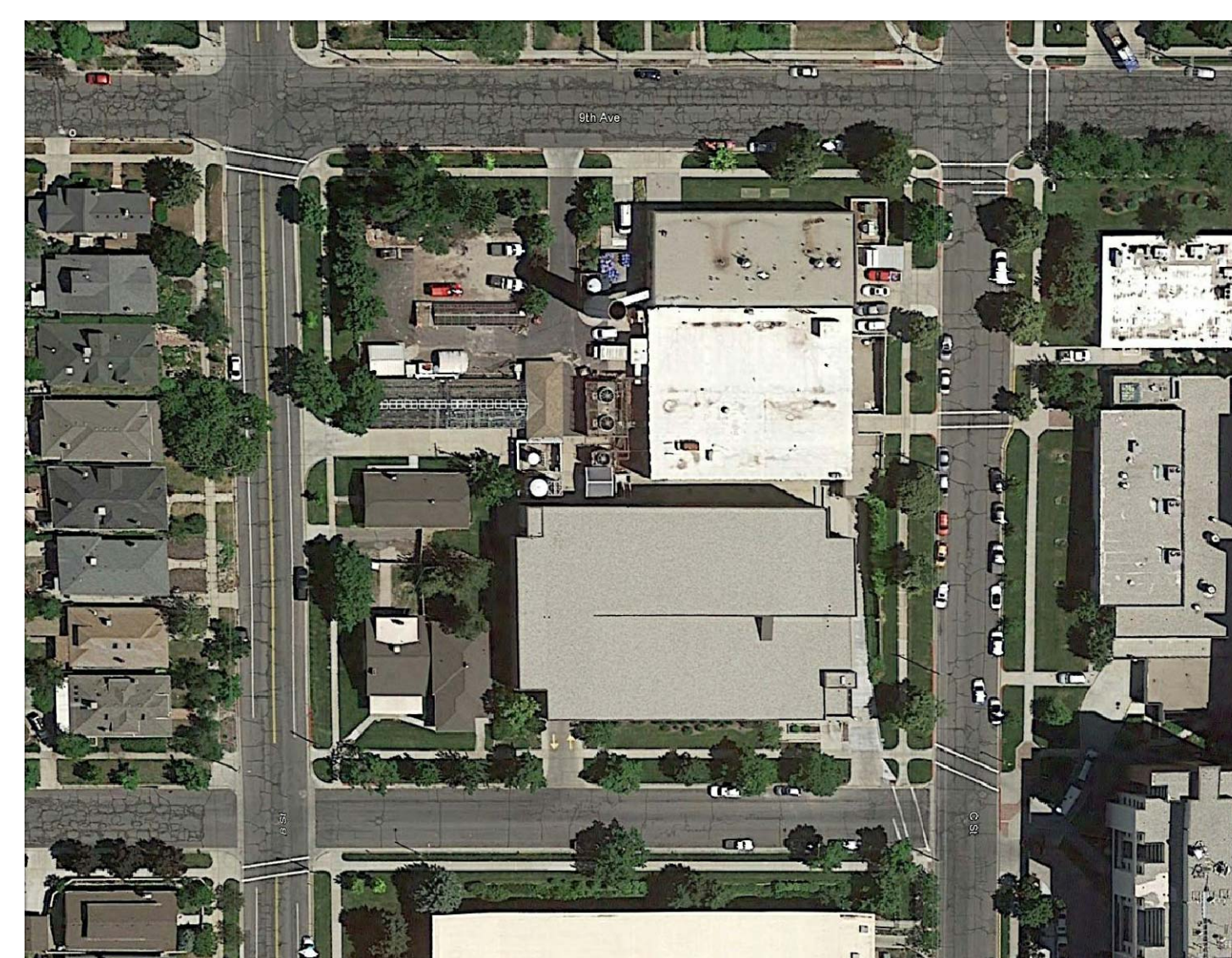
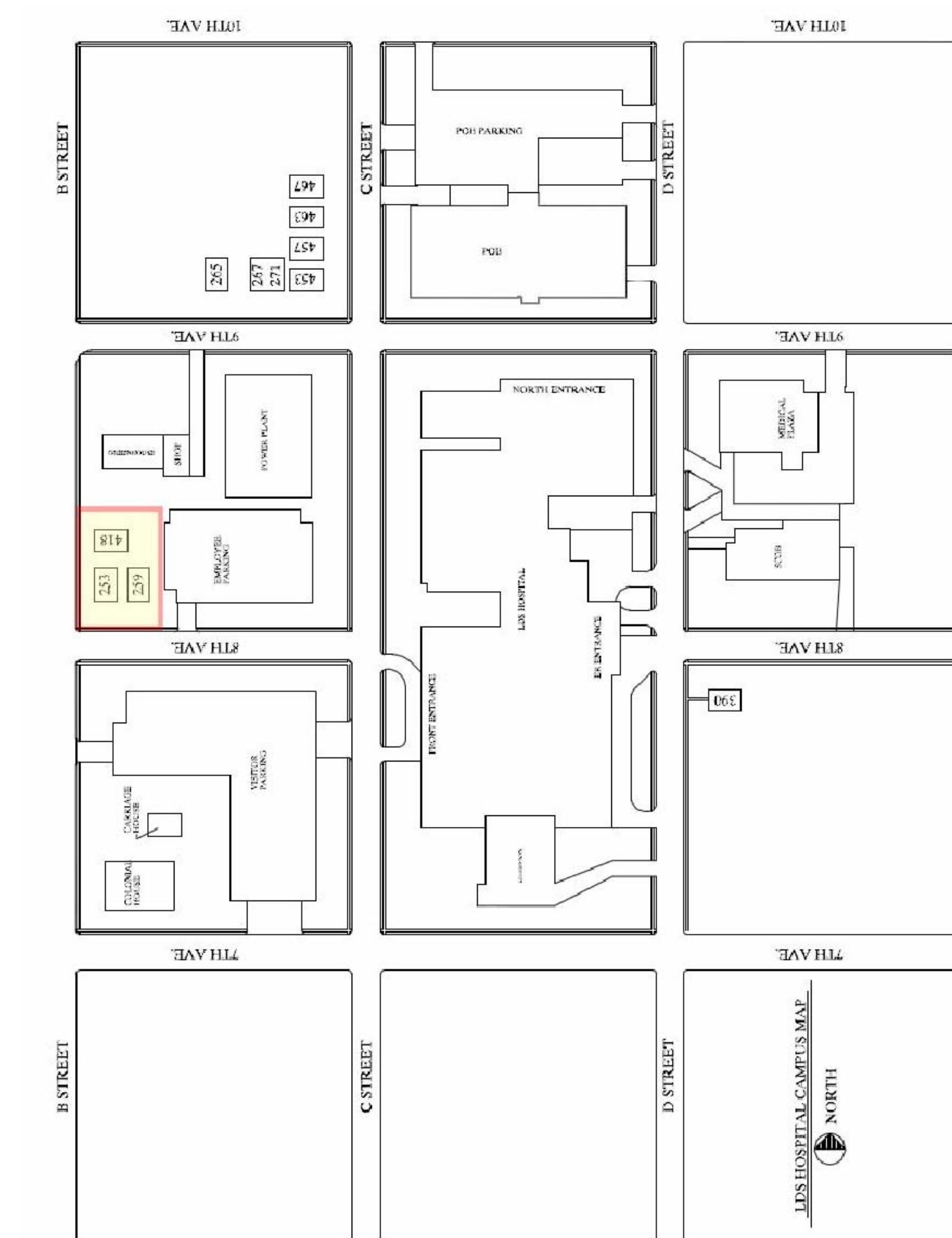
ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PROJECT PLANS



DATE:	STATUS:
08/02/2013	EXISTING DRAWINGS
09/05/2013	CONCEPT DESIGN
09/30/2013	BIDDING DOC'S
05/05/2015	REVIEW DOCUMENT
05/14/2015	REVIEW DOCUMENT
06/03/2015	BIDDING DOCUMENT
06/29/2015	 REVISIONS
08/03/2015	 REVISIONS
11/11/2015	 REVISIONS



3 VICINITY MAP
1/4" = 1'-0"

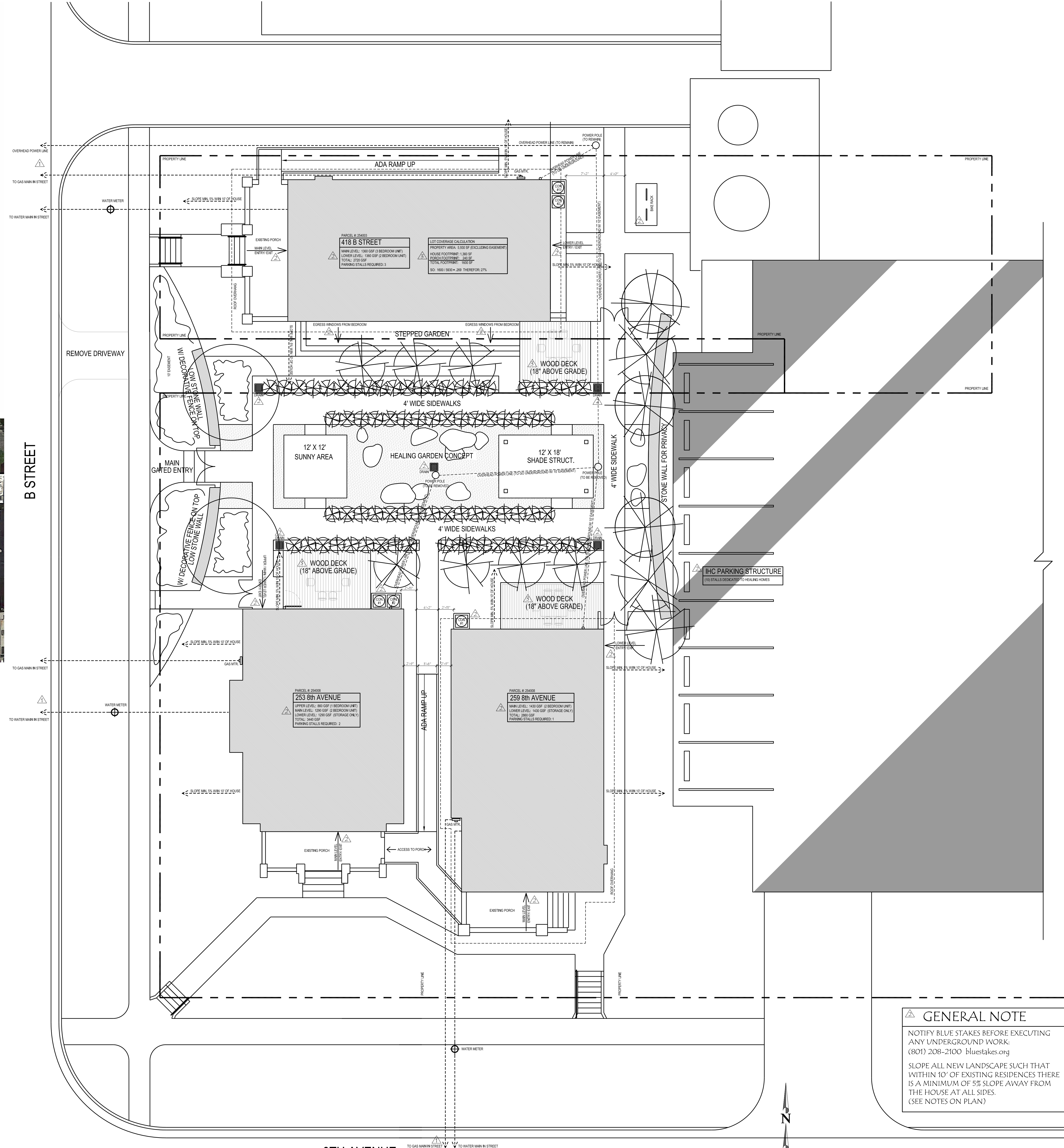
City of Intermountain Healthcare		Gross Area by Floor Report (Table)						Today's Date: Wednesday, March 16, 2016		Page 1 of 2	
Space Code	Property Name	Floor	Exterior Floor Gross	Interior Floor Gross	Exterior Foundation	Interior Foundation	Usable Area	Total Gross	Total Area		
AWESing	Awemars Surgical Center	01	101,001.04	12,811.07	129.01	10.16	10,164.75	113,943.08			
AWESing	Awemars Surgical Center	02	12,697.93	12,187.77	148.57	10.23	12,033.20	113,960.00			
AWESing	Awemars Surgical Center	03	12,697.93	12,187.77	148.57	10.23	12,033.20	113,960.00			
LDSDH01	LDH Hospital	01	126,136.12	12,611.69	3,803.56	116.22	9,884.24	88,784.24			
LDSDH01	LDH Hospital	02	103,300.07	99,348.59	5,719.10	108.97	76,255.10				
LDSDH01	LDH Hospital	03	103,300.07	99,713.59	6,227.62	108.97	76,255.10				
LDSDH01	LDH Hospital	04	14,295.04	81,542.50	1,650.40	10.81	6,500.40	69,093.00			
LDSDH01	LDH Hospital	05	26,910.54	24,496.95	1,633.80	22.82	12,217.86				
LDSDH01	LDH Hospital	06	78,018.15	75,313.16	4,005.45	76.88	71,004.33	55,034.33			
LDSDH01	LDH Hospital	07	77,990.13	75,313.16	4,005.45	76.88	71,004.33	55,034.33			
LDSDH01	LDH Hospital	08	48,750.43	45,541.71	3,205.13	42.05	58,000.33				
LDSDH01	LDH Hospital	09	33,986.79	22,211.30	7,007.07	12.07	18,004.00	19,334.00			
LDSDH01	LDH Hospital	10	10,300.10	9,291.14	1,008.96	10.23	2,232.41				
LDSDH01	LDH Hospital	11	79,717.20	726,251.10	1,300.67	665.04	665,464.00	665,464.00			
LDSDM08	LDH Medical Office Building	01	13,460.46	13,350.62	600.54	12.03	12,030.27	10,906.27			
LDSDM08	LDH Medical Office Building	02	17,717.71	17,102.78	550.16	16.72	16,702.12	10,904.67			
LDSDM08	LDH Medical Office Building	03	13,460.46	13,350.62	600.54	12.03	12,030.27	10,906.27			
MC06001	LDH Physician Office Building	01	37,952.35	37,102.08	1,290.36	35.87	35,837.05	35,031.06			
MC06001	LDH Physician Office Building	02	37,953.06	37,102.08	1,290.34	35.71	34,751.74	30,758.87			
MC06001	LDH Physician Office Building	03	37,112.57	36,254.17	988.26	36,265.91	36,394.81				
LDSDP01	LDH Physician Office	01	10,318.16	9,498.55	1,633.80	22.82	12,217.86	84,564.71			
			946,551.19	899,436.38	78,774.33		82,874.06	30,094.81			

Parking Lot	Total spaces	Handicap Parking
Upper East (Promise Hospital of Salt Lake)	9	1
EA	13	Dr. Keeney
MOB Middle	74	5
	13	Dr. Keeney
MOB Upper	24	5
Surgical Center	24	2
Gated Area	63	9
POB Level A	122	4
POB Gated	164	Dr. Keeney
POB Level B	107	3
POB Level C	70	4
Visitor	642	28
Employee Parking	344	4
Totals	1648	63

△ 3

TOTAL USEABLE AREA ON LDS HOSPITAL CAMPUS: 823,874 SF
REQUIRED PARKING FOR HOSPITALS: 2 STALLS / 1000 SF
80: 604 X 2 = 1648 STALLS STALLS REQUIRED ON CAMPUS
CURRENT PARKING PROVIDED: 1711 STALLS
THEREFORE: THERE ARE (83) STALLS EXTRA ON THE OVERALL LDS CAMPUS
FOR THE HEALING HOMES, THERE WILL BE (10) STALLS DEDICATED TO THE HOMES IN THE EMPLOYEE PARKING LOT AS SHOWN

2 PARKING CALCULATIONS

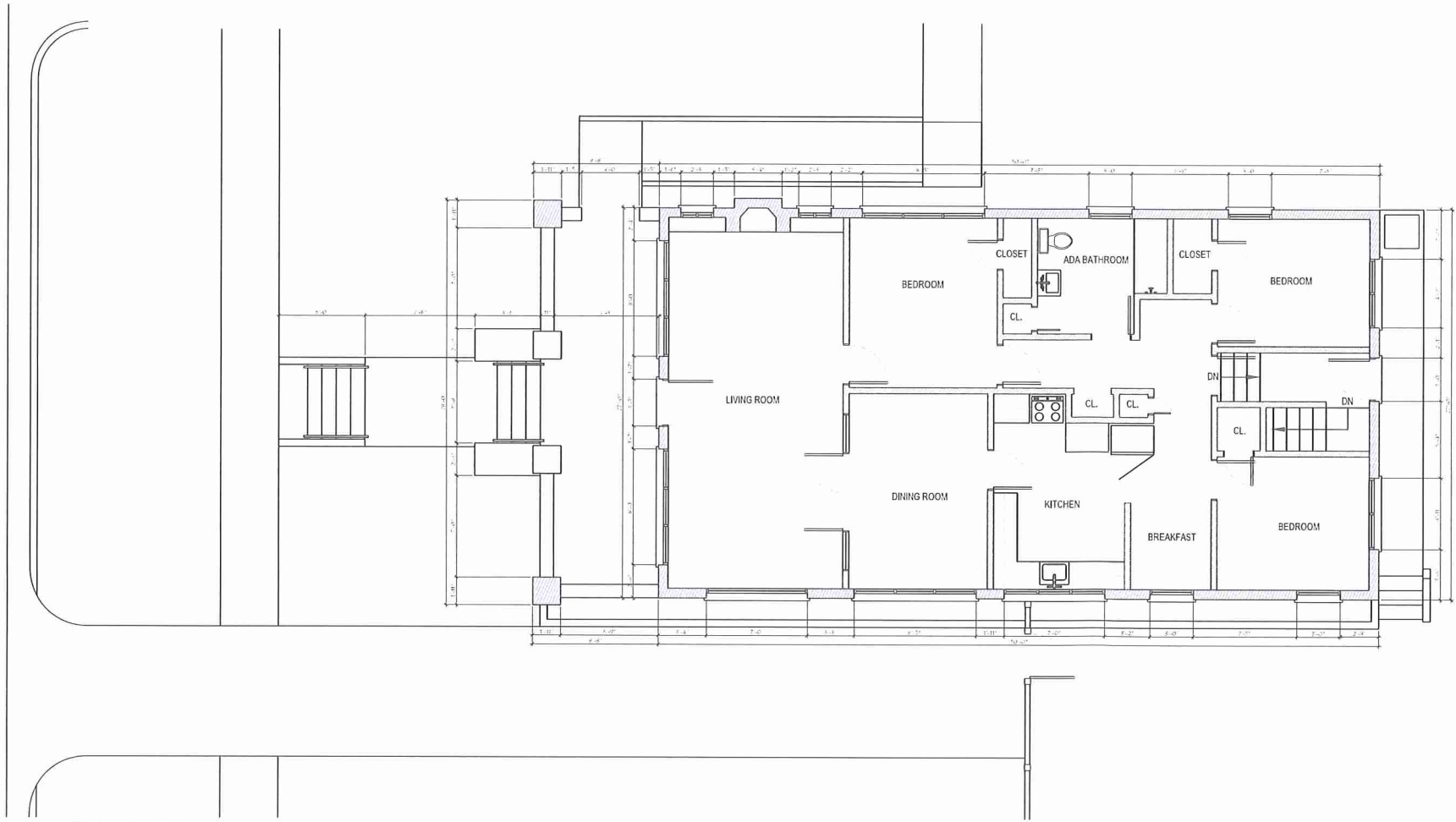


2 GENERAL NOTE

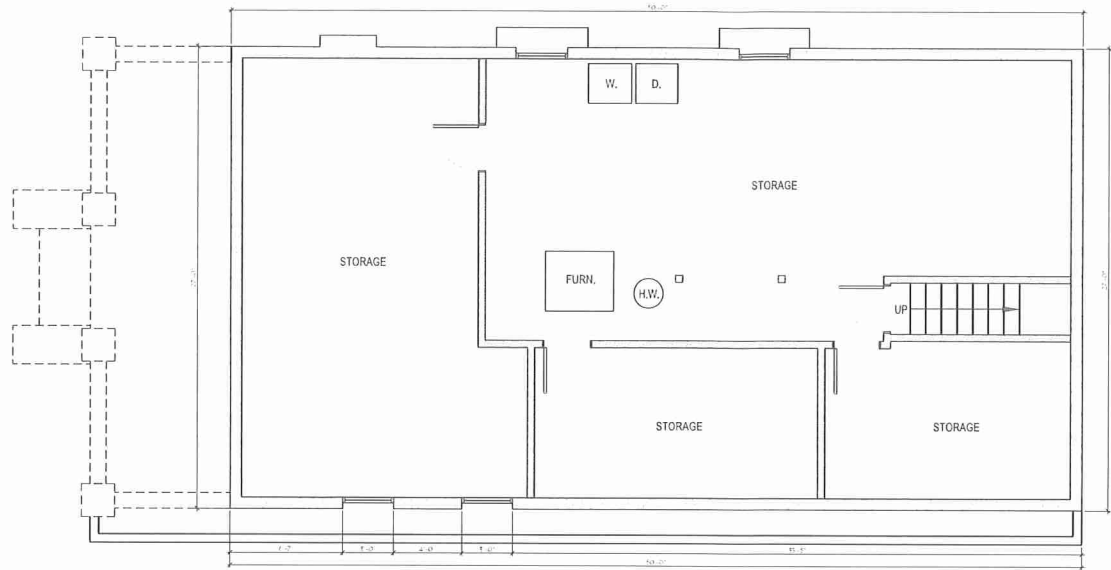
NOTIFY BLUE STAKES BEFORE EXECUTING ANY UNDERGROUND WORK:
(801) 208-2100 bluestakes.org

SLOPE ALL NEW LANDSCAPE SUCH THAT WITHIN 10' OF EXISTING RESIDENCES THERE IS A MINIMUM OF 5% SLOPE AWAY FROM THE HOUSE AT ALL SIDES.
(SEE NOTES ON PLAN)

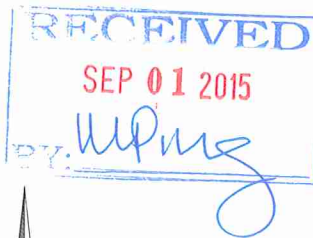
1
418 B STREET
MAIN LEVEL PLAN (EXISTING)
1/4" = 1'-0"

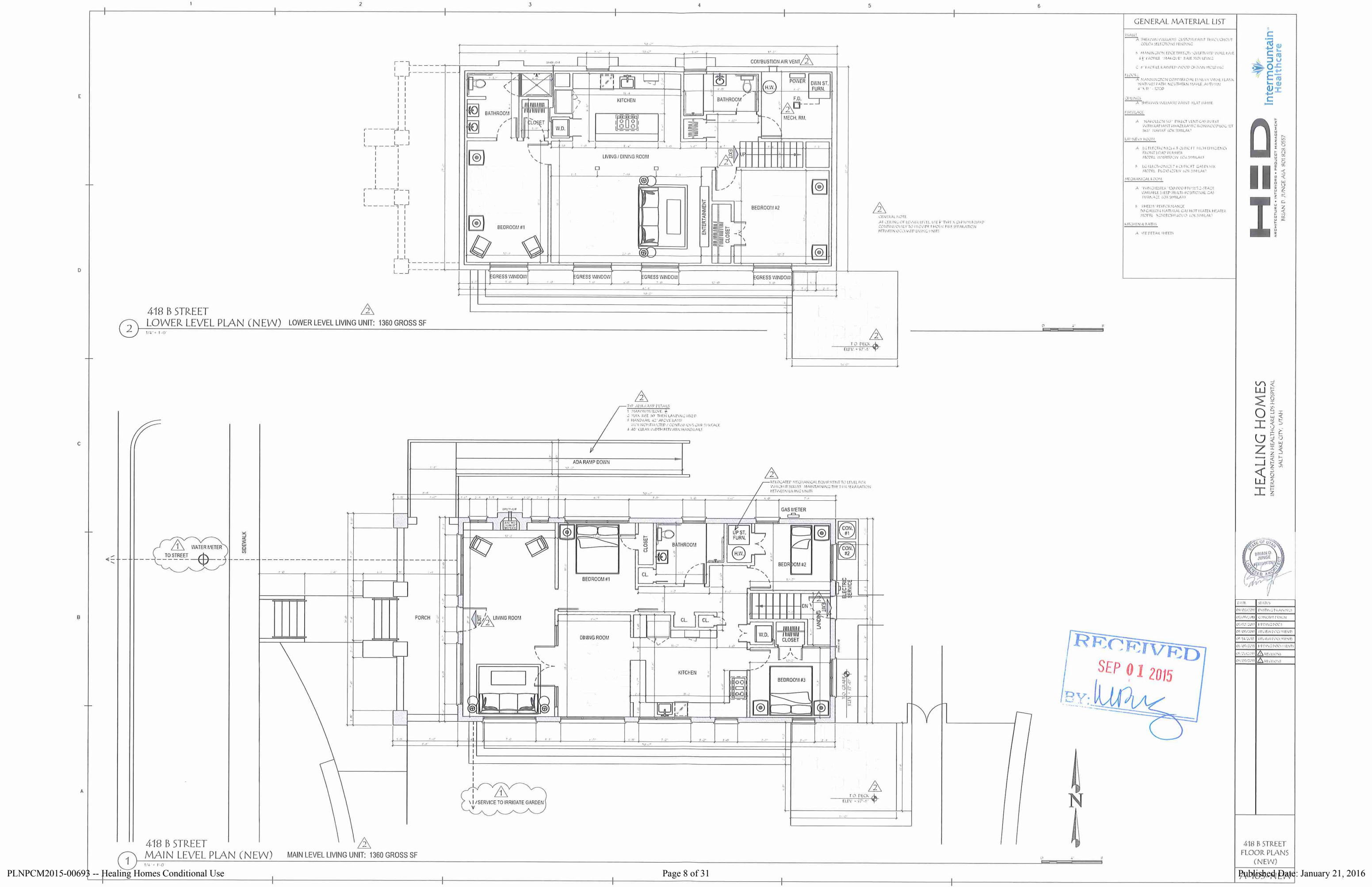


2
418 B STREET
LOWER LEVEL PLAN (EXISTING)
1/4" = 1'-0"



DATE	STATUS
08/02/2015	EXISTING DRAWINGS
08/04/2015	CONCEPT DESIGN
08/10/2015	REFINING DESIGN
08/09/2015	REVIEW DOCUMENT
08/14/2015	REVIEW DOCUMENT
08/19/2015	REFINING DOCUMENT
08/24/2015	REVIEWING
08/26/2015	REVIEWING





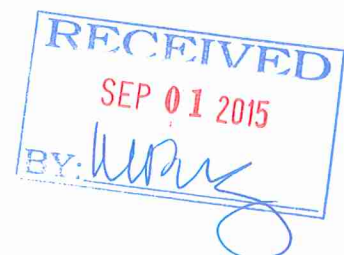
GENERAL MATERIAL LIST	
WALLS	
A	INTERMOUNTAIN HEALTHCARE CUSTOM PAINT TRAC/CHOUT COLOR EFFECTS FINISH
B	MANHATTAN FENCE EFFECTS - CULTURED WALL PAPE
C	4" FACHIE - MANHATTAN FENCE MOUNTING
D	4" FACHIE - MANHATTAN FENCE MOUNTING
FLOORS	
A	MANHATTAN COMMERCIAL FLOORING VINYL PLANK NATURAL PATH - MANHATTAN FENCE MOUNTING 4" X 8" - 12" X 12"
CEILING	
A	INTERMOUNTAIN HEALTHCARE CUSTOM PAINT - FLAT WHITE
FIREPLACE	
A	NAPOLIEN 165" DIRECT VENT GAS INSERT WITH KATALYTIC HAZELGATE - MANHATTAN FENCE MOUNTING 4" X 8" - 12" X 12"
LAVATORY ROOMS	
A	LG ELECTRONICS 4.8-2000 FT. HIGH EFFICIENCY FRONT LOAD WASHER MODEL: WASH2000V (CON-SIMILAR)
B	LG ELECTRONICS 7.4-2000 FT. GAS DRYER MODEL: PDCS2000V (CON-SIMILAR)
MECHANICAL ROOM	
A	WINCHESTER 100,000 BTU 95.2% EFF. VARIABLE SPEED MULTI-POSITIONAL GAS FURNACE (CON-SIMILAR)
B	FREEZE PERFORMANCE 50 GALLON NATURAL GAS HOT WATER HEATER MODEL: NG2000H400V (CON-SIMILAR)
KITCHEN & BATH	
A	SEE DETAIL SHEETS



HEALING HOMES
INTERMOUNTAIN HEALTHCARE LBN HOSPITAL
SALT LAKE CITY, UTAH

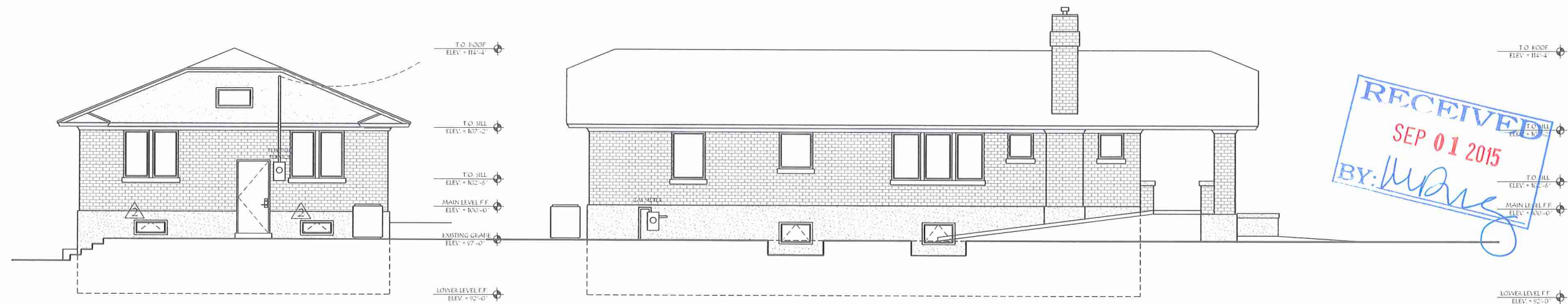


DATE	STATUS
08/02/2015	EXISTING DRAWINGS
08/02/2015	CONCEPT DESIGN
08/02/2015	DESIGN DEVELOPMENT
08/02/2015	DESIGN DEVELOPMENT
08/02/2015	DESIGN DEVELOPMENT
08/02/2015	DESIGN DEVELOPMENT
08/02/2015	DESIGN DEVELOPMENT
08/02/2015	DESIGN DEVELOPMENT



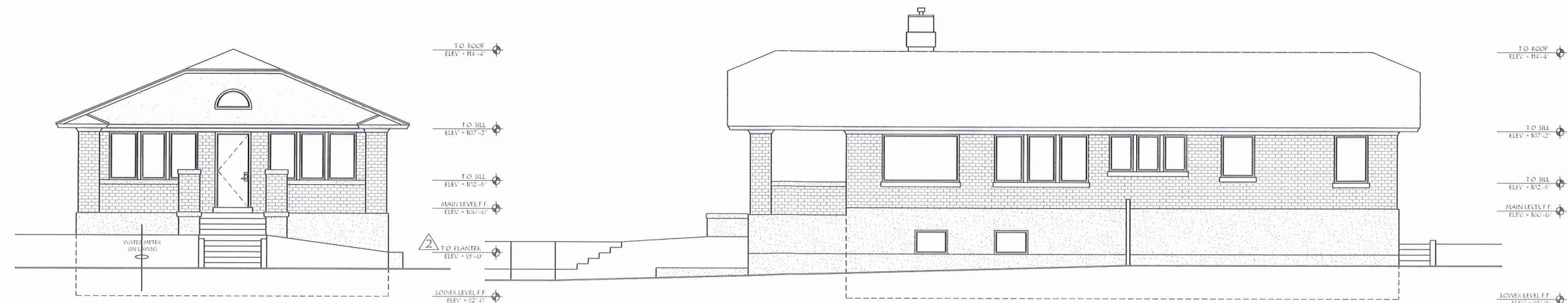


5 EXISTING PHOTOGRAPHS
1/4" = 1'-0"



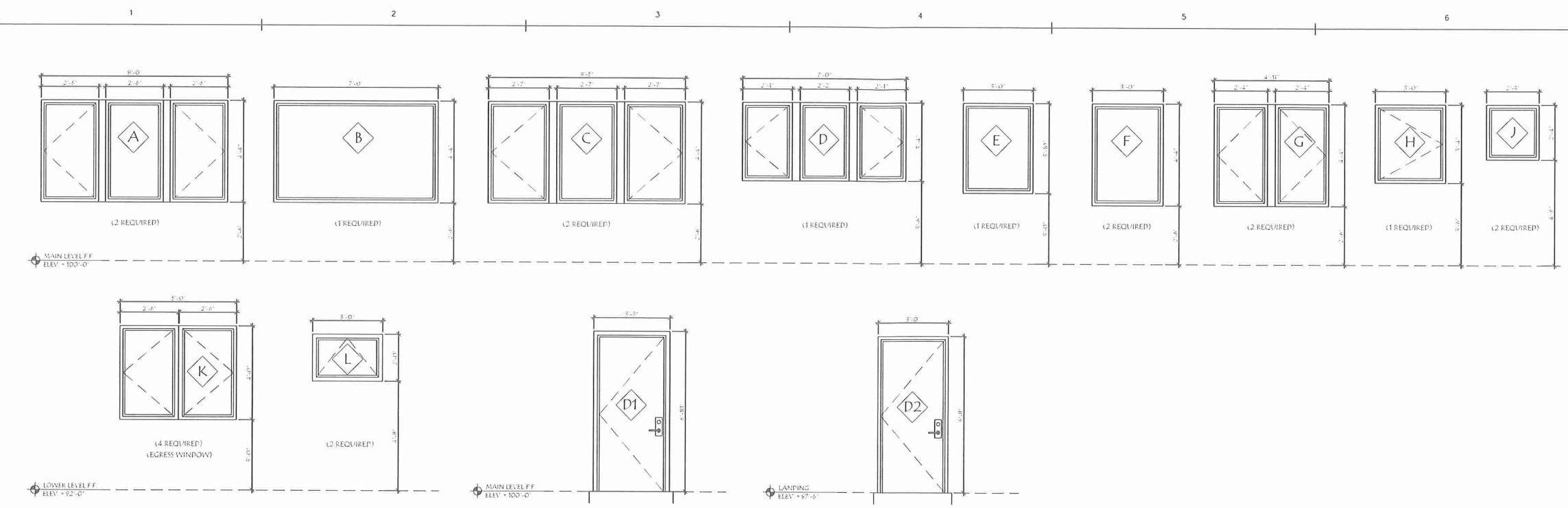
3 EAST ELEVATION (EXISTING)
1/4" = 1'-0"

4 NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



1 WEST ELEVATION (EXISTING)
1/4" = 1'-0"

2 SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



5 DOOR & WINDOW SCHEDULE
1/2" = 1'-0"

BASIS OF DESIGN

WINDOWS
 "MARKET" ALUMINUM CLAP REPLACEMENT (WOOD) WINDOWS
 CABINET / SINGLE HUNG / HUNG
 EXTERIOR FINISH - STONE WHITE
 INTERIOR FINISH - "VENEER" GRAIN (PVC) GLASS FIN
 DOUBLE FRAME INSULATED GLAZING
 BRICK MOUNT CASING

EXTERIOR DOORS
 JELD-SEN EXTERIOR DOOR
 GLASS PANEL / FULL VIEW
 AUTHENTIC WOOD MODEL WOOD
 INTERIOR FINISH - PAINTER COLOR (WHITE)
 EXTERIOR FINISH - PAINTER (COLOR - WHITE)

INTERIOR DOORS
 JELD-SEN INTERIOR DOOR
 CUSTOM GLASS FIN (WOOD) COMPOSITE ALL PANEL
 MODEL #6000
 INTERIOR FINISH - PAINTER (COLOR - WHITE)

GLAZING NOTES

* ALL WINDOW OPENINGS REQUIRE FIELD MEASUREMENT AND VERIFICATION FOR RUGH OPENINGS (DRAWING ONLY) PERFECT AND ACCURATE SIZE
 * ALL WINDOW FRAMES WOOD FRAME
 * GT-1 LOW E, INSULATED STANDARD GLASS
 * GT-2 LOW E, INSULATED TEMPERED GLASS
 * FR - FROSTED GLASS (OR SIMILAR) AT SILL
 * SF - SPECIALTY GLASS

TEMPERED GLASS REQUIREMENTS

REQUIRED FOR ALL GLAZED QUARTERS
 REQUIRE FOR ALL GLAZED VENTS DIRECTLY ADJACENT TO OPENING UNITS
 REQUIRE FOR ALL SHOWER ENCLOSURES

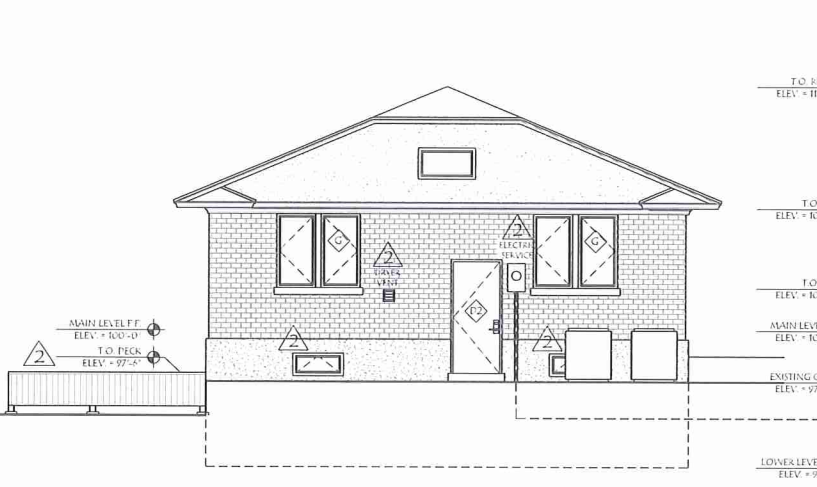
EGRESS WINDOW REQUIREMENTS

CLEAR OPENING HEIGHTS MAY NOT BE LESS THAN 24" CLEAR OPENING WIDTH MAY NOT BE LESS THAN 20" FOR ROOMS TO BATH TO BE NOT MORE THAN 44" WINDOW MUST HAVE CLEAR OVERHEAD AREA OF MIN #20 SQ INCHES 5'7" FEET

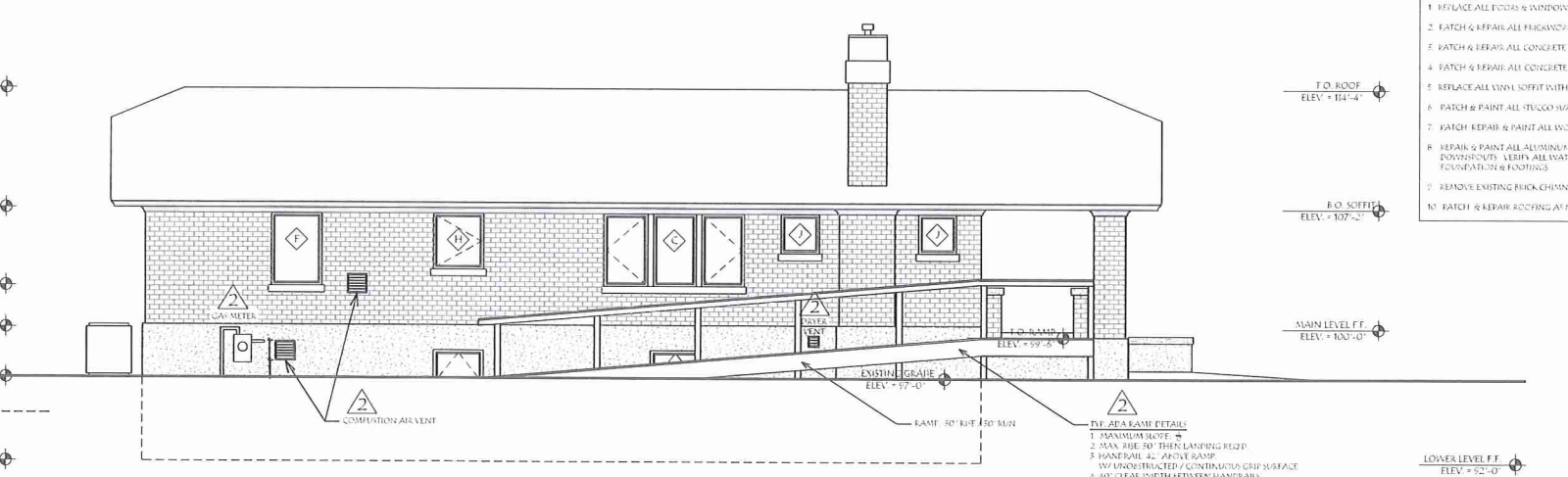
VIEW SIZE: 20" WIDE X 42" TALL
 24" WIDE X 36" TALL
 30" WIDE X 24" TALL
 36" WIDE X 24" TALL

NATURAL LIGHT REQUIREMENTS: 1% OF ROOM SQ FOOTAGE
 NATURAL VENTILATION REQUIREMENTS: 4% OF ROOM SQ FOOTAGE

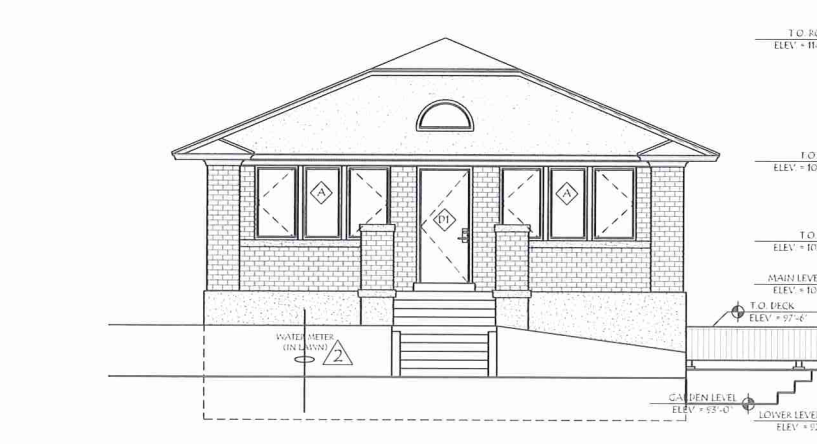
WINDOW SILL HEIGHT FROM FINISH FLOOR TO TOP OF WINDOW SILL
 HORIZONTAL DIMENSIONS: 9'-0" FT (WIDTH X PROJECTION)
 HORIZONTAL PROJECTION: 6"



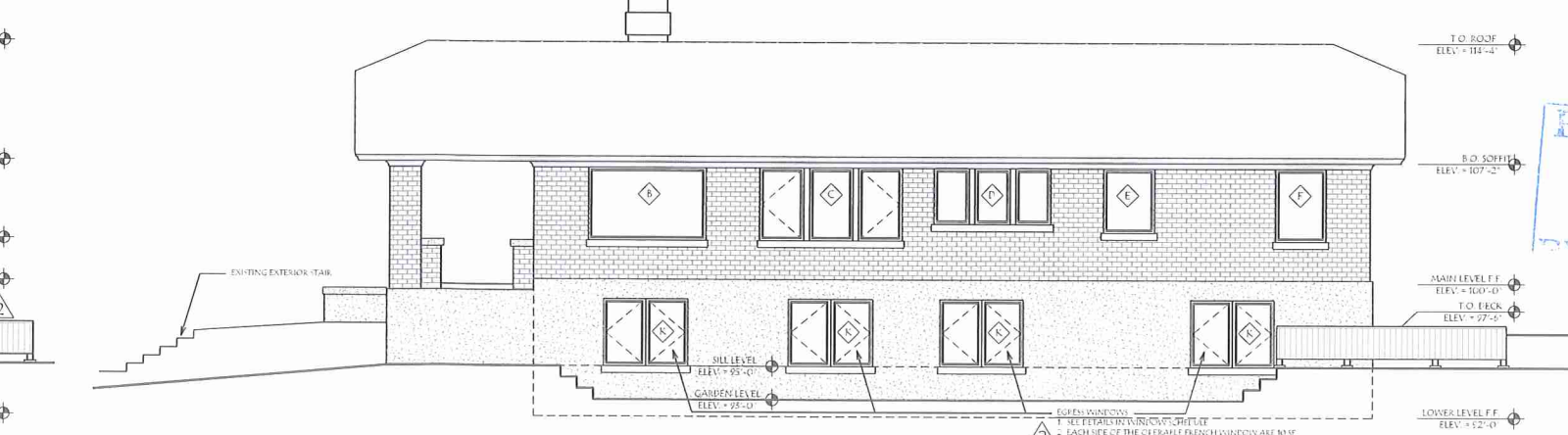
3 EAST ELEVATION (NEW)
1/4" = 1'-0"



4 NORTH ELEVATION (NEW)
1/4" = 1'-0"



1 WEST ELEVATION (NEW)
1/4" = 1'-0"



2 SOUTH ELEVATION (NEW)
1/4" = 1'-0"

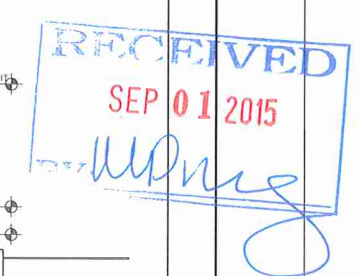
GENERAL ELEVATION NOTES

1. REPLACE ALL EXISTING WINDOWS (SEE DETAIL)
2. PATCH & REPAIR ALL EXISTING ROOF
3. PATCH & REPAIR ALL CONCRETE FOUNDATION
4. PATCH & REPAIR ALL CONCRETE & BRICK DILLS
5. REPLACE ALL VENT SOFFIT WITH NEW PAINTER WOOD
6. PATCH & PAINT ALL STUCCO SURFACES
7. PATCH, REPAIR & PAINT ALL WOOD TRIM
8. REPAIR & PAINT ALL ALUMINUM GUTTER & DOWNSPUTS. VERIFY ALL WATER DRAINS CLEAR OF FOUNDATION & FOOTINGS
9. REMOVE EXISTING BRICK CHIMNEYS WHERE NECESSARY
10. PATCH & REPAIR ROOFING AS NEEDED

HEALING HOMES
 INTERMOUNTAIN HEALTHCARE'S HOSPITAL
 SALT LAKE CITY, UTAH

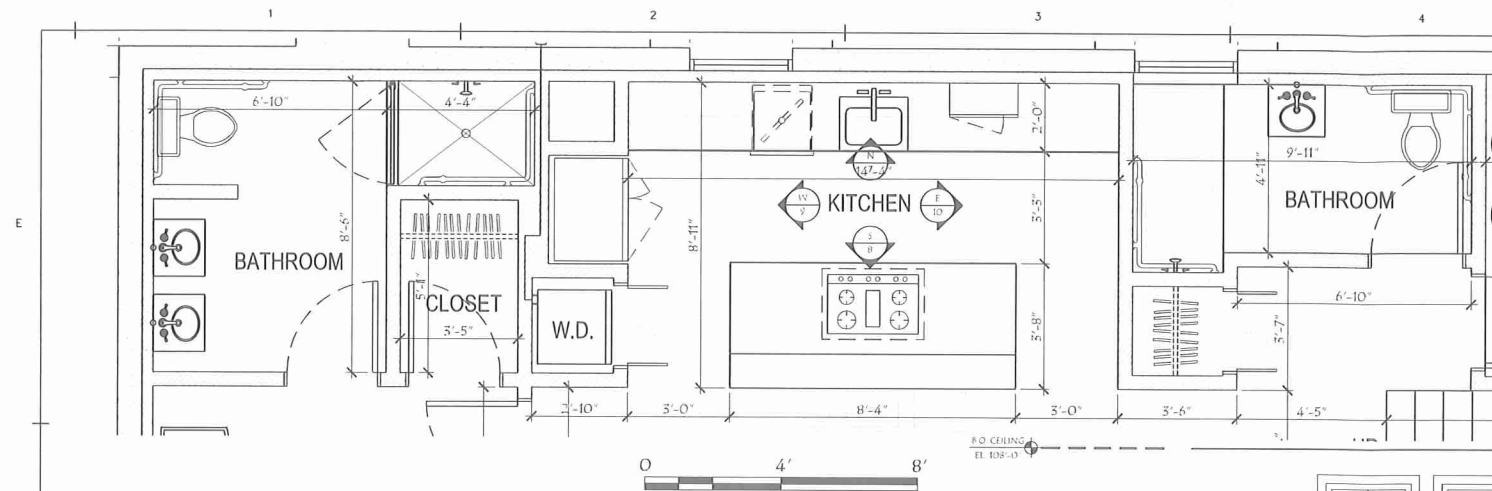


DATE	REVISION
06/01/2015	EXISTING DRAWING
06/01/2015	CONCEPT DESIGN
07/10/2015	REVISIONS
09/01/2015	REVISIONS
09/14/2015	REVISIONS
09/14/2015	REVISIONS
09/14/2015	REVISIONS

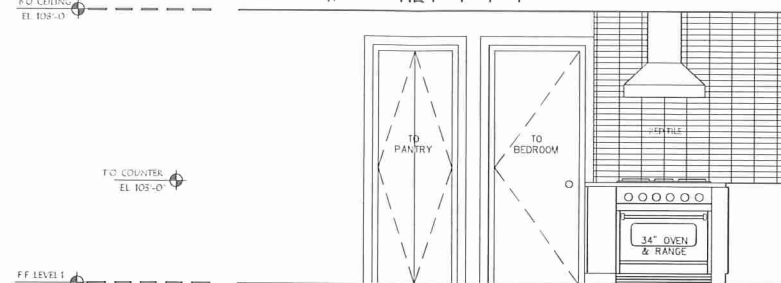


418 B STREET
 ELEVATIONS
 (NEW)

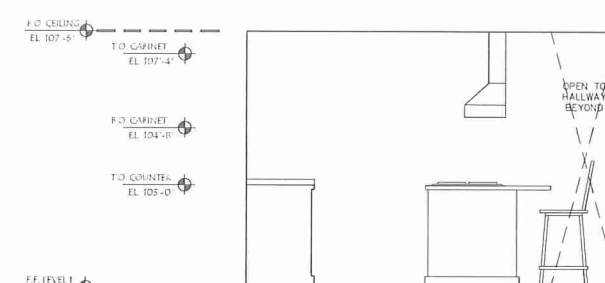
Published Date: January 21, 2016



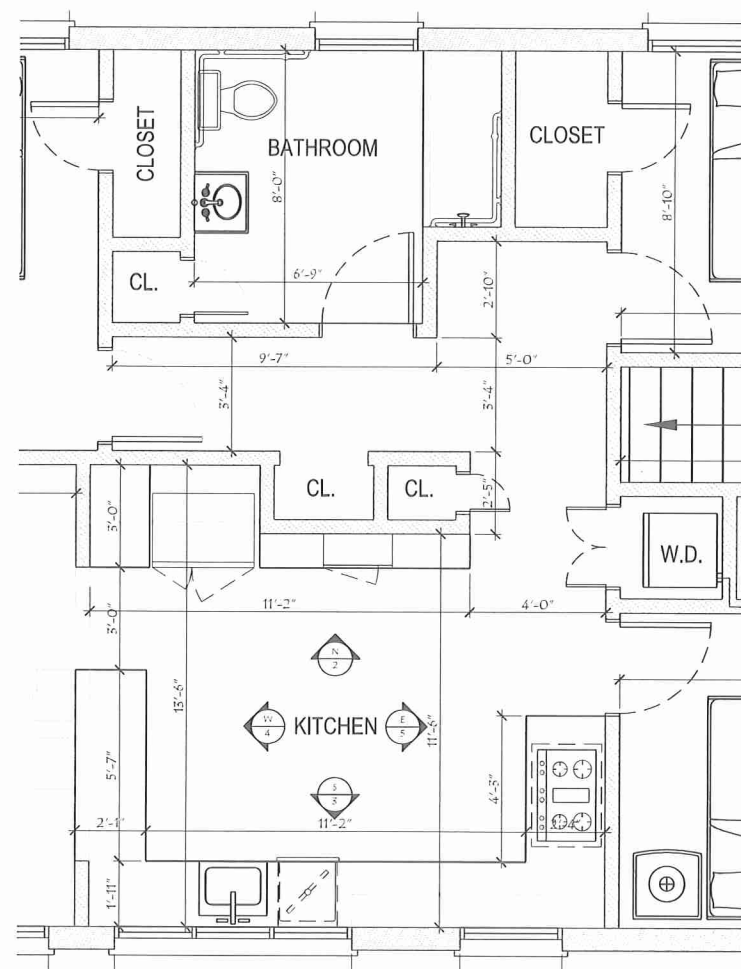
6 ENLARGED LOWER LEVEL KITCHEN & BATHROOMS PLAN
1/2" = 1'-0"



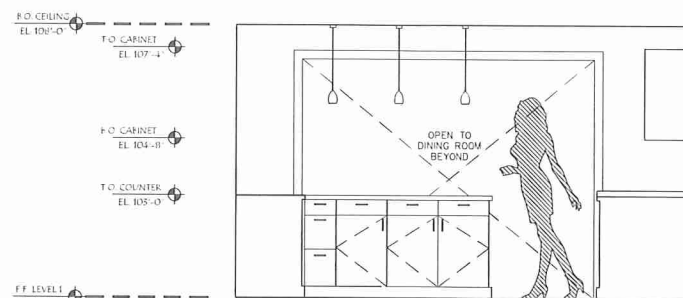
5 INTERIOR ELEVATION (EAST)
1/2" = 1'-0"



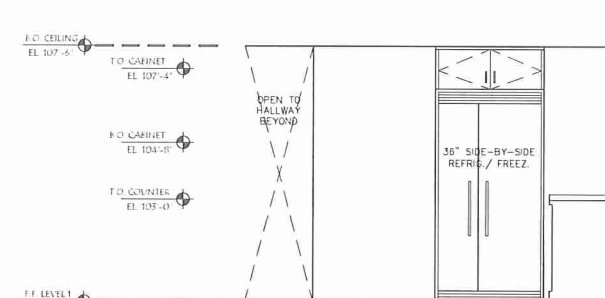
10 INTERIOR ELEVATION (EAST)
1/2" = 1'-0"



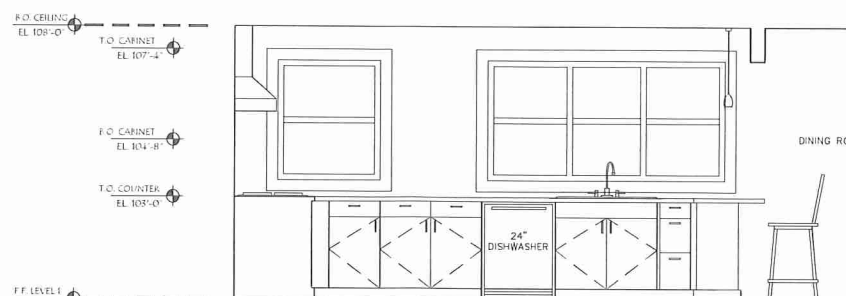
1 ENLARGED MAIN LEVEL KITCHEN & BATHROOM PLAN
1/2" = 1'-0"



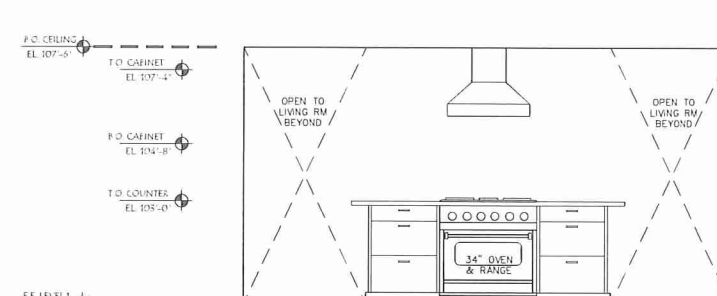
4 INTERIOR ELEVATION (WEST)
1/2" = 1'-0"



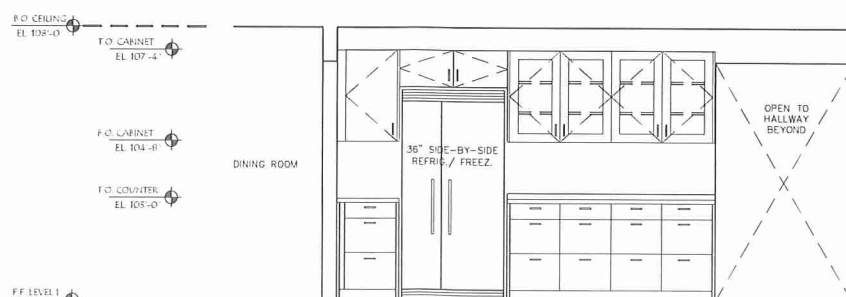
9 INTERIOR ELEVATION (WEST)
1/2" = 1'-0"



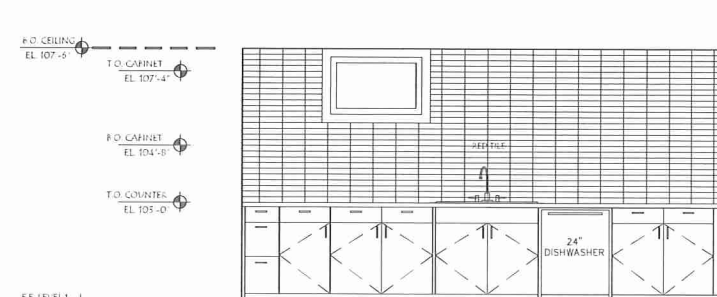
3 INTERIOR ELEVATION (SOUTH)
1/2" = 1'-0"



8 INTERIOR ELEVATION (SOUTH)
1/2" = 1'-0"



2 INTERIOR ELEVATION (NORTH)
1/2" = 1'-0"



7 INTERIOR ELEVATION (NORTH)
1/2" = 1'-0"

BATHROOM MATERIALS LIST
BATHROOM WALL TILE (LV TO 21" HIGH)
A. FRET TILE, CONTINENTAL TILE, TITAN SERIES, SIZE 2" X 4"
TRIM TILE, 2" X 4" 3/4" GOLD, FRET GRASS
F. FRET GRASS TILE (FRET GRASS) OTHER WALL TILE
FLATT & LARSEN, SIZE 1" X 2" MOSAIC, COLOR, C104
BATHROOM FLOOR TILE (FRET GRASS) 8" X 8" (FRET GRASS)
A. FRET TILE, CONTINENTAL TILE, TITAN SERIES, SIZE 2" X 4"
TRIM TILE, 2" X 4" 3/4" GOLD, FRET GRASS
BATHROOM SINK
A. CHEVY FRET, WHITE WALL, MOUNTED RECTANGULAR
WALL, WITH 4" EXPLORE 4" X 6" OVERHEAD FAUCET
MODEL #574 (VH 2-CH (2K 2IN) 1/2")
BATHROOM ACCESSORIES
A. FRET GRASS, 2" X 4" FRET GRASS, 2" X 4" FRET GRASS

KITCHEN MATERIALS LIST
KITCHEN WALL TILE (LV TO 21" HIGH)
A. CONTINENTAL TILE, FLATT & LARSEN
SIZE 2" X 4" 3/4" GOLD, C107 (RED) C108 (YELLOW) C109 (GREEN)
KITCHEN CABINETS
A. INTERMOUNTAIN HERITAGE CABINETS, MOUNTED CABINET DRAWER
STATE SHAKER, WALL, FAINTED, COUNCIL CREAM
KITCHEN COUNTERTOP
A. INTERMOUNTAIN HERITAGE, CANTALOUPE, 2" X 4" 3/4" GOLD, C107 (RED)
F. C108 (YELLOW) C109 (GREEN) C110 (BLUE) C111 (RED) C112 (GREEN)
KITCHEN APPLIANCES
A. 36" S/S OVERMOUNT SINGLE HOOD SINK
E. 36" S/S OVERMOUNT SINGLE HOOD SINK
C. 24" ELECTRONIC 24" C/P FRET GRASS
S/S REFRIGERATOR, W/ DUAL WATER & ICE
D. 24" S/S OVERMOUNT SINGLE HOOD SINK
F. 24" S/S OVERMOUNT SINGLE HOOD SINK
G. 24" S/S OVERMOUNT SINGLE HOOD SINK
H. 24" S/S OVERMOUNT SINGLE HOOD SINK
I. 24" S/S OVERMOUNT SINGLE HOOD SINK
J. 24" S/S OVERMOUNT SINGLE HOOD SINK
K. 24" S/S OVERMOUNT SINGLE HOOD SINK
L. 24" S/S OVERMOUNT SINGLE HOOD SINK
M. 24" S/S OVERMOUNT SINGLE HOOD SINK
N. 24" S/S OVERMOUNT SINGLE HOOD SINK
O. 24" S/S OVERMOUNT SINGLE HOOD SINK
P. 24" S/S OVERMOUNT SINGLE HOOD SINK
Q. 24" S/S OVERMOUNT SINGLE HOOD SINK
R. 24" S/S OVERMOUNT SINGLE HOOD SINK
S. 24" S/S OVERMOUNT SINGLE HOOD SINK
T. 24" S/S OVERMOUNT SINGLE HOOD SINK
U. 24" S/S OVERMOUNT SINGLE HOOD SINK
V. 24" S/S OVERMOUNT SINGLE HOOD SINK
W. 24" S/S OVERMOUNT SINGLE HOOD SINK
X. 24" S/S OVERMOUNT SINGLE HOOD SINK
Y. 24" S/S OVERMOUNT SINGLE HOOD SINK
Z. 24" S/S OVERMOUNT SINGLE HOOD SINK

Intermountain
Healthcare

HED
ARCHITECTURE • INTERIOR • PROJECT MANAGEMENT
BRIAN D. JUNGLE AIA 801.828.0557

HEALING HOMES
INTERMOUNTAIN HEALTHCARE LDS HOSPITAL
SALT LAKE CITY, UTAH

STATE OF UTAH
BRIAN D. JUNGLE
ARCHITECT
LICENSED ARCHITECT

DATE	STATUS
04/02/2015	EXISTING PLANS
04/02/2015	CONCEPT DESIGN
07/02/2015	PERMITTING
08/02/2015	PERMITTING
09/02/2015	PERMITTING
10/02/2015	PERMITTING
11/02/2015	PERMITTING
12/02/2015	PERMITTING

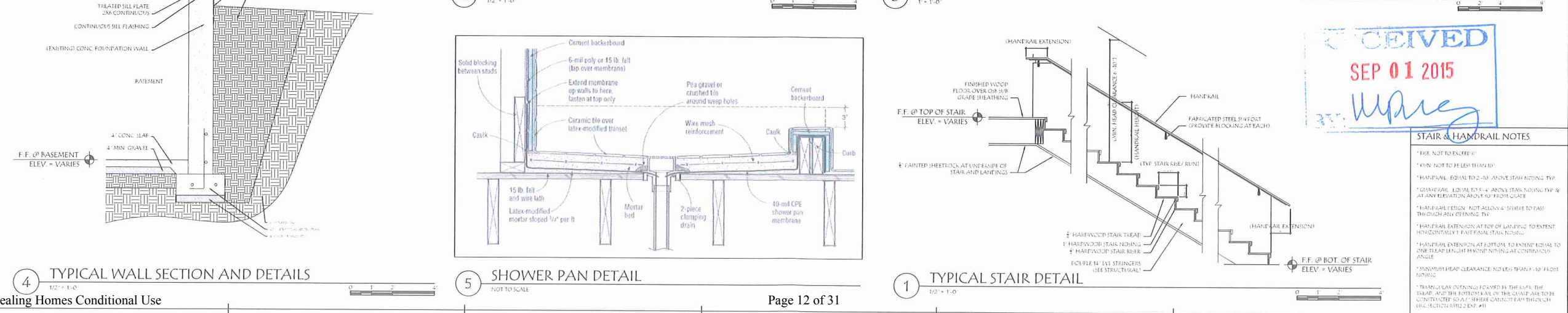
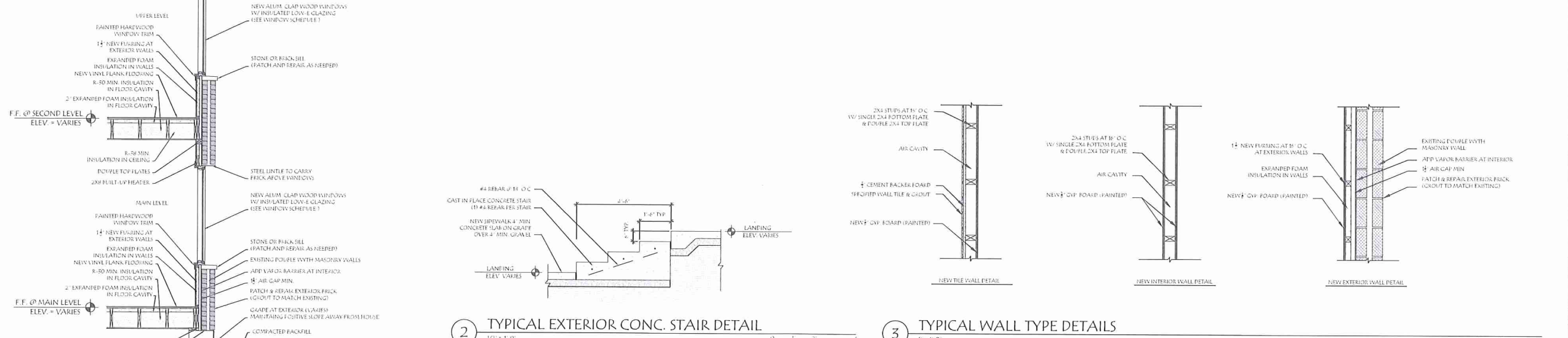
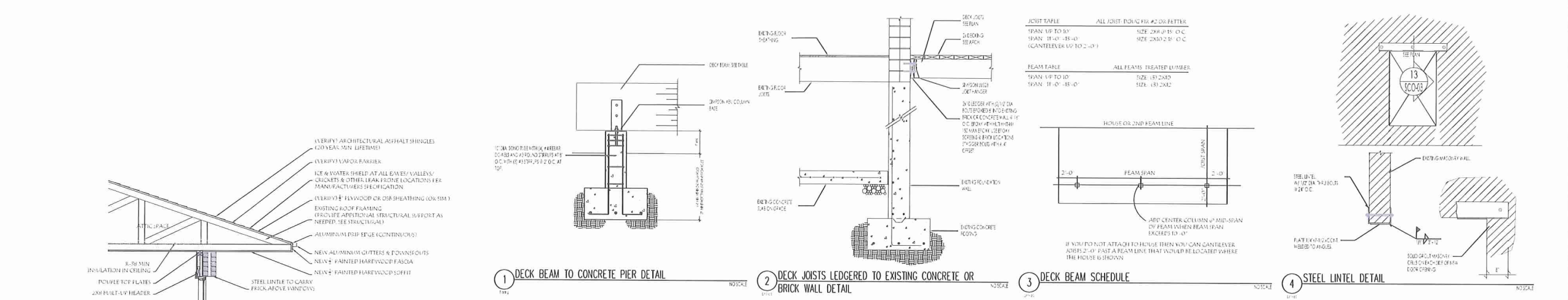
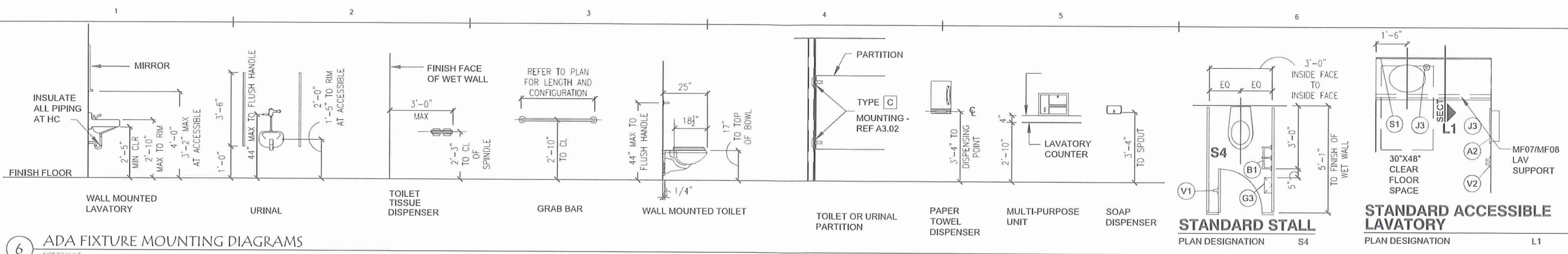
RECEIVED

SEP 01 2015

W. Jung

418 B STREET
INTERIOR
ELEVATIONS

Published Date: January 21, 2016



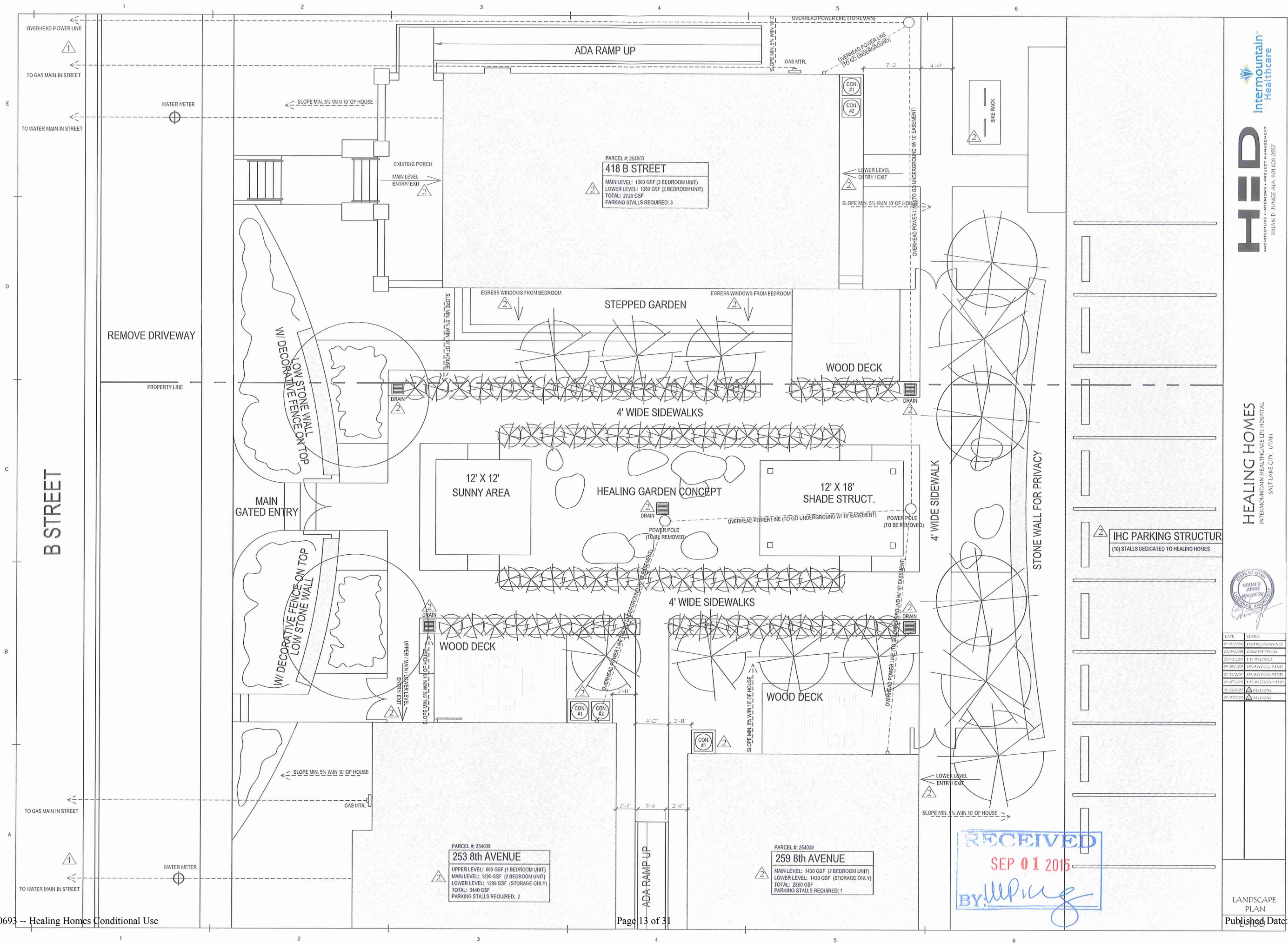
HEALING HOMES
INTERMOUNTAIN HEALTHCARE LDS HOSPITAL
SALT LAKE CITY, UTAH

GENERAL PROJECT DETAILS

PLNPCM2015-00693 -- Healing Homes Conditional Use

Page 12 of 31

Published Date: January 21, 2016



ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNPCM2015-00694	Received By: K. Lindquist	Date Received: 9-29-15	Zoning: SK-1A
Project Name: HEALING HOMES PROJECT (418 B STREET)			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: INTERPRET "USE" OF HOUSES AS "ELEEMOSYNARY FACILITY."	
Address of Subject Property: 418 B. STREET	
Name of Applicant: BRIAN JUNGE	Phone: 801 828-0557
Address of Applicant: 216 5th AVENUE SLC, UT. 84103	
E-mail of Applicant: Bjunge@hksinc.com	Cell/Fax: —
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner (if different from applicant): INTERMOUNTAIN HEALTHCARE	
E-mail of Property Owner: Jim.sheets@imail.org	Phone: 801 408-2504

- ➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

- ➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
------------------	---	------------	---

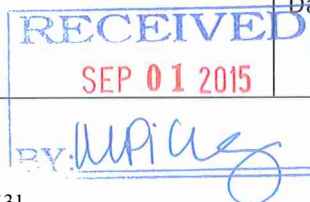
REQUIRED FEE

- ➔ Filing fee of \$728.
➔ Plus additional cost of postage for mailing notice.

SIGNATURE

- ➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 8-24-15
---	------------------



Updated 7/8/15

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Project Description (please attach additional sheet) |
| | <input type="checkbox"/> | Written description of your proposal |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Conditional Use Information (please attach additional sheet) |
| | <input type="checkbox"/> | If applicable, what is the anticipated operating/delivery hours associated with the proposed use |
| <input type="checkbox"/> | <input type="checkbox"/> | What are the land uses adjacent to the property (abutting and across-the-street properties) |
| <input type="checkbox"/> | <input type="checkbox"/> | How many employees are expected to work on-site during the highest shift |
| <input type="checkbox"/> | <input type="checkbox"/> | If applicable, how many seats will be provided as part of the conditional use |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you discussed the project with nearby property owners?
If so, what responses have you received? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Minimum Plan Requirements |
| | <input type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Site Plan |
| | <input type="checkbox"/> | Site plan (see <u>Site Plan Requirements</u> flyer for further details) |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Elevation Drawing (if applicable) |
| | <input type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Updated 7/8/15



**Intermountain Healthcare Healing Homes
Conditional Use Application: 418 B Street Residence
August 24, 2015**

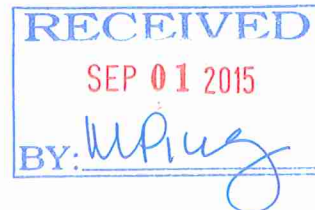
Project Description:

The "Healing Homes" project provides guest housing for blood and bone marrow transplant / acute leukemia out-patients undergoing treatment at LDS Hospital.

The project includes the full renovation of 418 B Street in conjunction with the houses on the separate parcel to the south, 253 and 259 8th Avenue. Together these three homes share a common garden space that will act as a focal point to the project and create a healing environment for patients and their families during their time of need.

The guest accommodations will give patients and their loved ones a place to rest and heal during the treatment process. The individual living units will each include a dining room, kitchen, bedrooms, bathrooms and living room.

The purpose of each house is to provide a "home away from home" for families of these out-patients. The living units are not for treatment. They are intended only as an affordable and comfortable place to stay, often for months, while recovering. The occupants are not transient, and they are capable of self-preservation in the homes.





**Intermountain Healthcare Healing Homes
Conditional Use Application: 418 B Street Residence
August 24, 2015**

Conditional Use Request:

It is our understanding that within the SR-1A Zone, a house can be sub-divided to create two living units only if the property is a minimum of 8000 SF. Since the 418 B Street property is less than 8000 SF, the two living unit concept is not a possibility. Therefore, we are submitting the conditional use application in hopes that the prevailing authority determine the "use" of the property be an "Eleemosynary Facility." Under this classification, it should not be an issue to subdivide the house into two separate living units.

Eleemosynary Facility definition:

"A facility operated by a nonprofit charitable organization or government entity to provide temporary housing and assistance to individuals who suffer from and are being treated for trauma, injury or disease and/or their family members. Eleemosynary facilities are traditionally not funded wholly by government but are usually supported by philanthropic, corporate and private funding. The term "eleemosynary facilities" shall not include places of worship, social and community services organizations, homeless shelters, community dining halls, group homes, transitional victim homes, residential substance abuse treatment homes and other similar nonprofit organizations."

We feel the proposed project falls in line with this definition. Therefore we believe it is in the best interest of the project to move forward with this classification and it should thus be a non-issue to subdivide the house into two separate living units.

Conditional Use Information:

- No operation / delivery hours are associated with the proposed use.
- The property to the West, across B Street, is all residential.

The property to the North is a greenhouse and part of IHC LDC Hospital, so I-Institutional use.

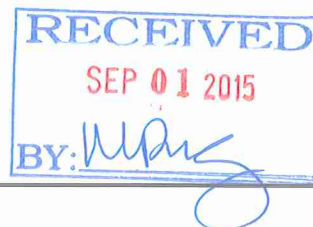
The property to the East is an IHC LDS parking structure, so I-Institutional use.

The property to the South, are 253 & 259 8th Avenue, the two other Healing Homes, and are also being submitted for a "Condition Use" interpretation.

- No employees are expected to work on-site.
- No seats will be provided as part of the conditional use.
- We have not discussed the project with nearby property owners, however we have engaged the Greater Avenues Community Council. They fully understand the project, and appear to have no major concerns about the change in terminology of the "use."

Sincerely,

Brian D. Junge AIA



Heart Healthy Design

ATTACHMENT D: EXISTING CONDITIONS

Zoning Designation:

SR-1A: Special Development Pattern Residential District

21A.24.080.A – Purpose Statement

The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Surrounding Land Uses

Direction	Use
North	Greenhouse and service areas related to LDS Hospital
South (across 8 th Avenue)	LDS Hospital facilities (zoned Institutional)
East	Parking structure for LDS Hospital
West (across B Street)	Single-family residential uses

ATTACHMENT E: 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;
Finding: The proposed uses, eleemosynary facilities, are a conditional use in the SR-1A (Special Development Pattern Residential District) as per City Code 21A.33.020 – Table of Permitted and Conditional Uses for Residential Districts. Should the use be approved as a conditional use, it would be comply with the provisions of the Zoning Ordinance.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
Finding: As described within the Planning Commission staff report, the applicant intends to reuse existing residential structures as the proposed use. The proposed use is residential in nature and would be compatible with the other residential uses in the area. Furthermore, the Avenues Community Council has provided a letter that indicates their support of the project. Therefore, staff finds that the use is compatible with surrounding uses.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: The subject property is within the boundaries of the Avenues Master Plan. The Avenues Master Plan was last updated in 1987 and includes discussion of medical facilities in the Avenues area, but the two anticipated projects it refers to, Primary Children's Hospital and the BYU Education Center, did not ultimately occur in the Avenues area or moved to a different part of the region. There is a discussion and acknowledgement within the Avenues Master Plan that the LDS Hospital is part of the community. Staff did find a statement that within the LDS hospital area, which encourages the following uses:

'Residential facilities providing short-term rooming or boarding house-type facilities exclusively for use by persons visiting patients receiving medical services provided by the hospital or extended care facilities' (page 10 of the Avenues Master Plan).

The proposed use fits this definition and therefore, would be considered consistent with the Avenues Master Plan.

In addition, to the Avenues Master Plan, the recently adopted Plan Salt Lake citywide vision plan notes in the Neighborhoods Section:

Initiative 3: Create safe and convenient places for people to carryout their daily lives.

While the proposed use is considered as short-term or temporary housing, it does meet this initiative in that patients and their families have a convenient place to live while they are receiving their treatment. Staff finds the proposed use complies with this adopted plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Finding: The proposed project was routed to various City Departments and Divisions for their review and comment. There were no issues raised regarding the proposed project. In addition, staff finds that the proposed use complies with all criteria and is compatible with the surrounding area. However, one condition of approval related to the private right-of-way south of the 418 N. B Street property has been included. This condition requires that the private right-of-way is combined into an adjacent lot.

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	Zoning Ordinance Section 21A.33.020 authorizes "eleemosynary facilities" as a conditional use in the SR-1A District.
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	As demonstrated within this report, the proposed use is consistent with applicable policies set forth in the Avenues Master Plan and Plan Salt Lake.
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 subject residences are located on a block owned by LDS Hospital. All three residences on the block and they are all used as ancillary uses to the hospital. Across the street (to the west) are residential uses and the proposed use is consistent with the remainder of the area. The subject property is a single story residential building that is compatible with the surrounding area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.	Complies	A majority of the block contains buildings that are taller and more modern than the subject residences. The residences currently comply with the maximum height of the zoning district and are compatible with the other residential buildings in the area. The location of these residences on the edge of the hospital campus provides a good buffer to the neighborhood to the west.
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 proposed use will have negligible impact on traffic and is accessible from existing driveways.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.	Complies	Transportation reviewed the proposal and determined that the internal circulation system has been designed to accommodate proposed use.

7.	The site is designed to enable access and circulation for pedestrian and bicycles.	Complies	The subject residences have frontage on B Street and 8 th Avenue, which both include a public sidewalk. The sites are accessible by pedestrians and cyclists.
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.
9.	The location and design of off-street parking complies with applicable standards of this code.	Complies	Transportation has reviewed the proposed site plan. As noted in the staff report, there is adequate on-site parking provided in the parking structure located to the east of the subject property.
10.	Utility capacity is sufficient to support the use at normal service levels.	Complies	Public Utilities did not indicate any issues with service levels to the facility.
11.	The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.	Complies	The use will be required to meet all applicable landscaping and screening requirements of the Zoning Ordinance prior to issuance of a building permit.
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 introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.	Complies	The use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13.	The hours of operation and delivery of the use are compatible with surrounding uses.	Complies	The proposed use will be used a residential facilities. There are no set hours of operation and those who are living in the facility will come and go as any typical resident would. The use is compatible with the uses to the south and across the street to the west.
14.	Signs and lighting are compatible with, and do not negatively impact surrounding uses.	Complies	Signage and lighting will meet all applicable zoning ordinance standards, which will be enforced through building permit review and inspections.
15.	The proposed use does not undermine preservation of historic resources and structures.	Complies	There are no historic sites or features on property.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Community Council Meeting:

The Greater Avenues Community Council held a meeting to discuss the proposed project on September 2, 2015. The Chair of the Greater Avenues Community Council noted that there was general support for the proposed project. A letter noting their support is attached.

Public Hearing Notice:

- Public hearing notice mailed January 14, 2016.
- Public hearing notice posted at the site on January 14, 2016.
- Public notice posted on City and State websites and Planning Division list serve on January 14, 2016.

Two emails were received as a result of the notice for this meeting and are included in this attachment. One email is from an adjacent resident who is aware of the project and supports the proposed use. The other email expresses concerns with the proposed use and notes that it does not conform to the zoning of area.

In addition, there were two telephone calls received regarding the notice for this meeting. One caller did not express an opinion about the project, but asked about zoning on the adjacent blocks and inquired if the applicant owned other residential buildings in the area. Staff reached out the applicant who stated they did not own any other residential buildings.

The other caller expressed strong support for the project.

From: [Paul Tinker](#)
To: [Pickering, Maryann](#)
Subject: PLNPCM2015-00693
Date: Tuesday, January 05, 2016 6:19:23 AM

We received a notice about the conditional use request for the house at 418 B Street, owned by Intermountain Healthcare.

We live at 213 9th Avenue, just around the corner from the house in question.

We were briefed on this proposal at Avenues Community Council a couple of months back.

We do not oppose the granting of the permit and in fact support the proposal.

Paul and Ann Tinker.

From: [Pickering, Maryann](#)
To: ["Priscilla Kawakami"](#)
Subject: RE: 2015-00693PLNPCM
Date: Tuesday, January 12, 2016 10:54:00 AM

Hi Priscilla.

Thank you for your comments regarding the proposed project and thank you for all the work you do as a good neighbor. The comments you provided will be included in the public record. Please also note that the item has been continued to the next Planning Commission meeting on January 27 in the event you were planning to attend tomorrow night. There was an error made by me and we had to re-notice it. You will get a new notice for the meeting.

The proposed use for the three residential buildings are called eleemosynary facilities. Eleemosynary is a fancy term for short term living facilities related to a hospital use. The residences will be used by families of patients while they are receiving treatment for various types of illnesses including cancer. The residences will allow the families to all live together in a residential setting for a short term.

The zoning of the properties is single-family residential and in order to operate this type of facility, they need to obtain a conditional use. This means that we look at what they are proposing to determine if it is compatible with the surrounding area and if needed, impose conditions or standards on their operation. Because the proposed use is residential in nature and will be very similar to other residential uses in the area, we as staff believe the use complies. However the final decision is with the Planning Commission and they may disagree with us. We are following the rules and regulations for zoning for this use.

I'd be happy to answer any additional questions you may have.

Thank you,
Maryann Pickering

From: Priscilla Kawakami [mailto:priscilla.kawakami@gmail.com]
Sent: Tuesday, January 05, 2016 6:04 PM
To: Pickering, Maryann
Subject: 2015-00693PLNPCM

To Stan Penfold;

While I suspect that the decision has already been made about 418 B Street since remodeling has been going on for some time, the recent postcard notice from the SLC Planning Commission solicits comment.

My husband and I try to be good neighbors. We pay our taxes on time, we clean up trash in the canyon, we shovel our own sidewalks and those of our neighbors, we don't even have traffic tickets.. LDS Hospital and the City Council are not good neighbors. The City Council consistently grants conditional use variances to certain entities while erratically enforcing others including hiring unqualified and abusive inspectors. LDS Hospital overuses our

From: [Norris, Nick](#)
To: ["Priscilla Kawakami"; Zoning](#)
Cc: [Pickering, Maryann](#)
Subject: RE: 2015-00693PLNPCM-418 B Street
Date: Wednesday, January 13, 2016 11:11:22 AM

Priscilla,

Thank you for your comments. Your comments will be provided to the Planning Commission. Ms. Pickering is a member of planning staff and does not have a vote on the matter. Her role is to analyze the proposal and take public comments, such as yours, and make a recommendation to the Planning Commission as to whether or not an identified issue requires changes to the proposal or warrants denial of the project. Under State Law, the Planning Commission is required to approve a conditional use unless a detrimental impact can be identified and the impact cannot be reasonably addressed through changes to the plans or limitations on the use.

NICK NORRIS
Planning Manager

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

TEL 801-535-6173
Email nick.norris@slcgov.com

www.slcgov.com/planning

From: Priscilla Kawakami [<mailto:priscilla.kawakami@gmail.com>]
Sent: Tuesday, January 12, 2016 3:25 PM
To: Zoning
Subject: 2015-00693PLNPCM-418 B Street

To Whom It May Concern:

I have already sent comments to Maryann Pickering about the above referenced property change from single family residential to conditional use. I wish to reiterate my objection to having this property become a short term use building. The character of the street will change when the hospital operates this building as a medical motel, no doubt with a Healing Homes sign on the property. While the hospital needs a charitable entity to continue to claim tax exempt status, even that tax exempt status has an impact on me, on my family, on my city.

Ms. Pickering has indicated that she has already made up her mind to vote in favor of the change. It is not her street of residence; it is mine.

Priscilla Kawakami
435 B Street

limited water resources and overuses chemical fertilizers and pesticides, among other abuses of neighborly good will that as a resident I witness and suffer through on a regular basis.

Now LDS Hospital is requesting a conditional use permit for a bungalow they own to transform it into a charitable entity called a "Healing Home". Other than that little information is provided. This is a residential zone. Who gets to ignore zoning around here?

Do I expect more than a form reply? No. I am just an angry crank who can be ignored as I have no doubt I will be.

Priscilla Kawakami
435 B Street
Salt Lake City, Utah



GACC, PO BOX 1679, Salt Lake City, UT 84110
c/o Michael Hughes, Treasurer, 704 5th Avenue, Salt Lake City, UT 84103

November 23, 2015

To Whom It May Concern:

I am writing to support the request by Intermountain Healthcare to create eleemosynary facilities for families and patients of leukemia treatment at 253 E 8th Ave and 418 N. B Street, Salt Lake City, UT 84103.

LDS Hospital is a good neighbor on the Avenues and has worked with the Greater Avenues Community Council to make sure that the neighbors are involved in the planning of changes to the hospital campus. We feel certain that this use of the properties is in keeping with the prior agreement that was made between the City, LDS Hospital and the Greater Avenues Community regarding the homes owned by Intermountain Healthcare.

The plan for these properties was presented to the Greater Avenues Community Council and to the Board at separate meetings and there were no negative comments received by me or other members of the Board.

Please accept this as a statement of support for the use of these properties.

Best Regards,

Dianne Leonard

Dianne Leonard
GACC Chair 2015
183 K Street
Salt Lake City, UT 84103

ATTACHMENT G: DEPARTMENT AND DIVISION REVIEW COMMENTS



Work Flow History Report

418 N B St

PLNPCM2015-00694

Date	Task/Inspection	Status/Result	Action By	Comments
9/3/2015	Zoning Review	Complete	Hardman, Alan	SR-1A zone. Building permits were logged in to Building Services for 418 North B Street (BLD2015-03979), 253 East 8th Avenue (BLD2015-003983), and 259 East 8th Avenue (BLD2015-03985). A zoning review for all three properties was done by Alan Michelsen in our office on July 20, 2015, and is posted in Accela and ProjectDox. Alan identified all of the zoning issues that will need to be resolved prior to any building permits being issued. Based on the construction plans submitted to Building Services, Alan identified two critical issues that should be addressed as part of the Conditional Use approval that will be necessary to receive building permits - they are consolidating lots and vacating an alley.
9/15/2015	Engineering Review	Complete	Weiler, Scott	No objections to the conditional use. If any uneven sidewalk joints exist, it is recommended that they be ground down or replaced to remove a tripping hazard.
9/28/2015	Planning Dept Review	Additional Information	Pickering, Maryann	See comments attached in Accela.
9/29/2015	Building Review	Complete	Pickering, Maryann	All building comments will be addressed through the building permit review. That review process has been started already.
9/29/2015	Police Review	Complete	Pickering, Maryann	No comments received.
9/29/2015	Public Utility Review	Complete	Pickering, Maryann	Email from Jason Draper on September 29: Maryann, WE have reviewed the building permit application and have returned comments that we need to see the site grading and drainage plan, site utility plans and the building floor plan/plumbing plans for review and approval. We have no specific concerns with the proposed conditional use.
9/29/2015	Sustainability Review	Complete	Pickering, Maryann	No comments received.
9/30/2015	Fire Code Review	Complete	Pickering, Maryann	No comments received.
9/30/2015	Transportation Review	Complete	Pickering, Maryann	No comment. On site parking will be addressed through the conditional use process.

ATTACHMENT H: MOTIONS

Consistent with Staff Recommendation:

Based on the information contained within the staff report, and public testimony received, I move the Planning Commission approve conditional use petition PLNPCM2015-00693 for an eleemosynary facility at approximately 418 B Street, 253 and 257 E. 8th Avenue.

Not Consistent with Staff Recommendation:

Based on the information contained within the staff report, and public testimony received, I move the Planning Commission deny conditional use petition PLNPCM2015-00693 for an eleemosynary facility at approximately 418 B Street, 253 and 257 E. 8th Avenue.

Note:

If motion is to recommend denial, the Planning Commission shall make findings based on the Zoning Amendment standards and specifically state which standard or standards are not compliant. See Attachment F for applicable standards.