



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Anthony Riederer, 801-535-7625  
Date: March 23, 2016  
Re: PLNPCM2015-00968 (Conditional Use for Mosque)

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## Conditional Use

**PROPERTY ADDRESS:** Approximately 740 S 700 E  
**PARCEL ID:** 16-08-105-016 and 16-08-105-015  
**MASTER PLAN:** Central City  
**ZONING DISTRICT:** RMF-30 (Residential Multi-Family, Low Density)  
H (Historic Preservation Overlay)

**REQUEST:** Kimly Mangum, an architect representing the property owners, is requesting conditional use approval for a place of worship on a lot less than 4 acres in size, located at approximately 740 South 700 East, in Salt Lake City. The properties are currently used as a mosque and ancillary facility but, because the project intends to rebuild and expand the area of the Conditional Use, the project needs review by the Planning Commission.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff finds that the proposal adequately meets the standards and recommends that the Planning Commission approve the requested conditional use with the conditions listed below.

**The following motion is provided in support of the recommendation:**

*Based on the analysis of the staff report and public comments, I move that Planning Commission approve the requested Conditional Use application (PLNPCM2016-00968) with the following conditions.*

1. Review and approval of a Certificate of Appropriateness by the Historic Landmark Commission.
2. Successful consolidation of parcels 16-08-105-016 and 16-08-105-015 into a single site.
3. Compliance with all other applicable codes and regulations.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Existing Conditions
- C. Analysis of Standards
- D. Submitted Drawings
- E. Application Materials
- F. Administrative Interpretation
- G. Public Process and Comments
- H. Department Comments

## **PROJECT DESCRIPTION:**

The project site is currently occupied by two buildings owned and operated by the Islamic Society of Greater Salt Lake, and used as worship spaces. While on a day-to-day basis, the prayer services attract 5-15 worshippers, the most popular service, held on Friday afternoons, has been known to attract more than 150 members. The current facilities are increasingly outmoded and undersized. The proposal will combine the men's and women's prayer spaces under one roof.

The new building will be roughly 5,900 square feet in size, 3,280 of which is worship space. This increase is designed to comfortably accommodate 220 people for Friday prayer, as well as creating some improved office and administrative spaces.

One parking space is required for each 1,000 square feet of worship space, suggesting that the site should have at least 4 off-street parking spots. The site design satisfies this requirement as well as providing one handicapped-accessible parking spot.

## **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project and department review comments. The majority of community comments have been positive in nature, with a few expressing concerns about parking demands and height.

### **Issue 1: Parking (resolved)**

Several nearby homeowners have expressed concern about parking and traffic related to the proposal. Given the volume of traffic on 700 East and the location of the project site within a predominantly residential district, this is an understandable concern. However, the proposed development meets all current parking requirements. Further, the Islamic Society has been proactive about communicating with the neighborhood, encouraging visitors to use mass transit, and identifying off-site parking that can be accessed via shuttle.

### **Issue 2: Height (resolved)**

The height of the primary building volume complies with the underlying base zoning and is respectful of adjacent structures. However, there are significant architectural elements that project beyond the parapet of the building. As per SLC Code 21A.36.020(C), "Church steeples or spires" have no height limit in all zoning district.

Though they increase the apparent height of the overall structure, the dome as well as decorative minarets, pedestals, and chattri are considered religious architectural expressions in the same vein as the steeple or spire of a church, as per Administrative Interpretation PLNZAD2015-00757 (Attachment F).

### **Issue 3: Design (resolved)**

The design of the mosque is in significant contrast to adjacent residential structures, an appropriate difference, given the different use of the building. That said, the design complies with base zoning and seeks to modulate the mass of the building mass by breaking up the primary volume into two modules. Further, the design seeks harmony with the surrounding buildings by observing the established setback along 700 East.

The building and site design will also be examined and evaluated for appropriateness to context by the Historic Landmarks Commission, when it is presented before them for New Construction approval. Design approval by the HLC is listed as an additional condition of this Conditional Use approval.

## **DISCUSSION:**

The proposed conditional use for a place of worship on a lot less than 4 acres in size should be approved if reasonable conditions can be imposed to mitigate the reasonably detrimental effects of the proposed use. This proposal complies with the standards for approval of Conditional Uses and is also consistent with planning policies and the Central Community Master Plan.

The proposed place of worship on a lot less than 4 acres in size would operate in a new purpose built building that spans the site currently occupied by two smaller structures, each of which is currently put to use for meeting and prayer spaces by the Islamic Society of Salt Lake City.

The buildings currently on the project site have an existing Conditional Use approval for a place of worship on a lot less than 4 acres in size. However, given that the properties will be consolidated and a larger structure built on the site, a new conditional use approval is necessary.

Though the proposal is for a different use type than the surrounding properties – as has been demonstrated over the past decades – the proposal is compatible with adjacent properties. The site is abutted on all sides by properties zoned RMF-30 (Residential Multi-Family, Low Density). All of the surrounding parcels contain some type of residential use.

Therefore, given that the no detrimental effects were identified, staff recommends the proposed conditional use be approved.

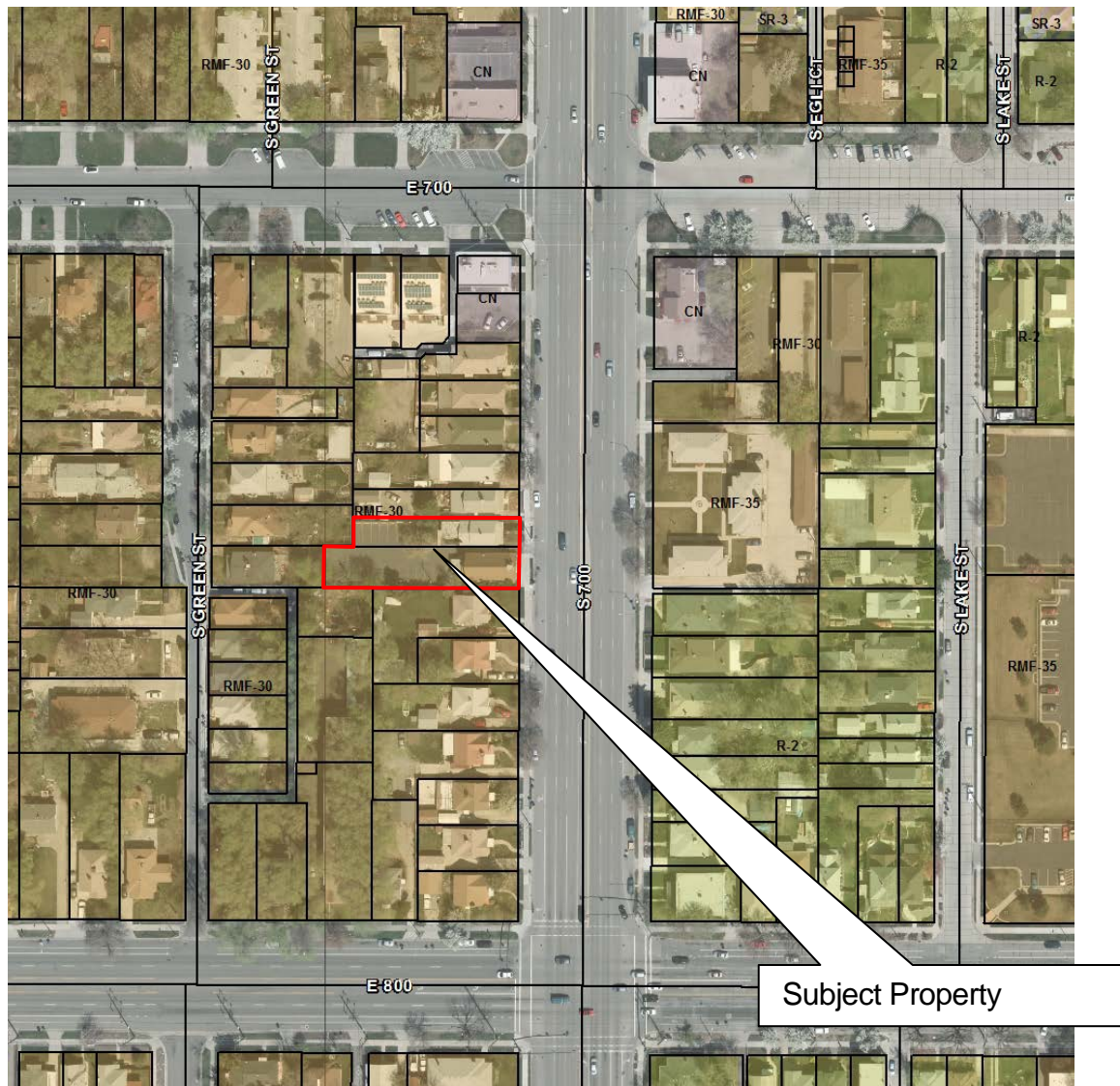
## **NEXT STEPS:**

If approved: The applicant will be required to obtain all other necessary approvals and permits for the project, including a Certificate of Appropriateness for both Demolition of Non-Contributing Structures and New Construction in a Historic District.

If denied: The applicant would not have city approval to expand the currently existing Conditional Use on the subject site.

## ATTACHMENT A: VICINITY MAP

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## ATTACHMENT B: EXISTING CONDITONS

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The project site is two separate parcels, each occupied by buildings owned and operated by the Islamic Society of Greater Salt Lake, and used as worship spaces.

Once the parcels are consolidated, the site will measure approximately 0.29 acres (or 12,693 square feet) in area.

On the southern parcel there is a religious building dating to 1940. The northern parcel contains a single-family home dating to approximately 1910. While both properties fall within the Central City Historic District, neither property is considered to be contributing.

The site is bound by 700 East to the east and single-family properties to the north, west, and south. All adjacent properties are located in the RMF-30 zone. A vicinity map is provided in Attachment “A”.

### **Current Zoning Requirements – RMF-30 (Residential Multi-Family, Low Density) Zoning District**

The following chart illustrates the zoning requirements in the RMF-30 zone, proposed conditions on the subject parcel, and whether or not that is in compliance with the standard.

<b>Zoning Standard</b>	<b>Required</b>	<b>Existing</b>	<b>Complying</b>
Minimum Lot Area	12,000 square feet	12,693 square feet	Legal
Minimum Lot Width	140 feet	70 feet	Legal Non-complying
Front Yard Setback	20 feet	20.5 feet	Complies
Interior Side Yard	10 feet, each side	10.5 feet and 11.5 feet	Complies
Rear Yard	Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	55 feet	Complies
Parking Spaces	4	5	Complies
Building Height	30 feet maximum	25' 10"	Complies

### **Adjacent Land Uses**

Land uses for the parcels abutting to 740 South 700 East, include the following:

- West: Single Family Residential
- East (across street): Multi-Family Residential
- North: Single Family Residential
- South: Single Family Residential

## **Applicable Master Plan Policies**

The subject property is located within the Central City section of Salt Lake City which falls under the Central Community Master Plan (2005).

The Central Community Future Land Use Map associated with the Central Community Master Plan classifies the subject parcel as *Medium Density Residential*.

The Proposed Conditional Use supports the following criteria identified in the Central Community Master Plan:

- Religious facilities located within the community provide a source of social and community activity.
- New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.

The site is located in the Central City Neighborhood and the proposed Conditional Use supports the following identified issues within the Central City neighborhood, as per the Central Community Master Plan:

- Encourage residents' ability to minimize the use of private automobiles by providing services for residents within walking distance of their homes.
- Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.

The proposed Conditional Use at 740 South 700 East is compatible with the applicable sections of the Central Community Master Plan.

Additionally it supports a number of guiding principles and initiative from *Plan Salt Lake* (2015) including:

- Citywide Principle 10: Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.
- Growth Initiative 1: Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Growth Initiative 2: Encourage a mix of land uses.
- Growth Initiative 3: Promote infill and redevelopment of underutilized land.
- Beautiful City Initiative 7: Reinforce and preserve neighborhood and district character and a strong sense of place.
- Arts and Culture Initiative 1: Support opportunities for vibrant expression of cultural diversity.

This proposed project supports the ongoing health of one of Salt Lake City's faith communities via reinvestment on an infill site that is already served by infrastructure, transportation, and public amenities. Further, the proposal allows for a compatible mix of land use types along a major corridor in Salt Lake City, while paving the way for a new landmark building that will serve as an expression of culture identity to the community at large.

# ATTACHMENT C: 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:

Standard	Finding	Rationale
1. The use complies with applicable provisions of this title	<b>Complies</b>	Section 21A.33.020 "Table of Permitted and Conditional Uses for Residential Districts" lists Place of worship on lot less than 4 acres in size as a conditional use in the RMF-30 zoning district. No additional qualifying provisions are indicated in the zoning.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses	<b>Complies</b>	Surrounding properties are residential in nature. The proposed Conditional Use has been present on this site for decades without significant conflict.  This proposed expansion is anticipated to continue to fit appropriately within the uses currently in the area.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans	<b>Complies</b>	The future land use map in the <i>Central Community Master Plan</i> (2005) designates the property as Low Density Residential. Though not residential in character, the proposed use helps create cultural/civic amenities in the area, and is appropriate to a residential neighborhood.  Additionally, the proposed use supports several citywide planning principles and initiatives from <i>Plan Salt Lake</i> (2015).
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions	<b>Complies</b>	Following the analysis of detrimental effects (below), no additional conditions are necessary to mitigate this proposed use.

**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	<b>Complies</b>	Place of worship on lot less than 4 acres in size is a conditional use in the RMF-30 zone.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	<b>Complies</b>	The future land use map in the <i>Central Community Master Plan</i> (2005) designates the property as Low Density Residential. Though not residential in character, the mosque helps create cultural/civic amenities in the area, and would be appropriate to a residential neighborhood.  Additionally, the proposed use supports several citywide planning principles and initiatives from <i>Plan Salt Lake</i> (2015).

<b>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</b>	<b>Complies, with condition</b>	<p>The use is compatible in intensity, size, and scale to existing uses in the area (and, in fact, on the site currently) as well as religious uses in residential districts elsewhere in the city. Both the proposed use and the proposed building concept fit well with the overall character of the neighborhood.</p> <p>The Historic Landmark Commission will have final site and building design approval, to ensure that the design is well suited to the historic character of the area.</p>
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies, with Condition</b>	<p>The height of the proposed building's primary volume is compatible with other nearby properties. Though the architectural detailing of the proposed building sets it apart from nearby residential properties, the detailing is appropriate to a significant religious structure.</p> <p>Additionally, the HLC will need to review and approve the design as appropriate to the historic character of the area. Their review will serve as an additional surety of the appropriateness of the design and how it relates to surrounding structures.</p>
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	<p>There is only one driveway access to the site, located on the south side of the building, allowing access to a rear parking area.</p> <p>This access point is anticipated to be limited in volume and interference with traffic flow on 700 East, given that it accesses a relatively small on-site parking facility. Traffic flows onto the site will likely be reduced from current levels, in that there will be less on-site parking available.</p>
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	<p>There is appropriate on-site off street parking, and the parking areas are screened and buffered to offset any potential adverse impacts from light and sound.</p>
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	<p>The site is located on a major arterial street with the entrance located right at the sidewalk, providing direct access for both pedestrians and bicyclists.</p>
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street.</b>	<b>Complies</b>	<p>The City's Transportation Division has reviewed the request and did not indicate that there would be any unreasonable impacts to the service level of any adjacent streets.</p>
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	<p>The off-street parking standards call for four spots. The site has 5 standard off-street parking spots, as well as one handicapped-accessible stall, available.</p>
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	<p>The site can be served by all necessary utilities.</p>
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	<p>Vegetation will be used to partially screen the property from its neighbors to the north and south. The rear parking area will be set back from neighboring properties by a 10 foot vegetated buffer as well as a 6 foot wood fence.</p>

		Though adverse effects from the development are considered to be minimal, these site features should serve to mitigate any that occur.
<b>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</b>	<b>Complies</b>	The proposed use presents no foreseen impacts to air quality and it is not anticipated that there would be any hazard or environmental damage to adjacent property.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The anticipated hours of operation will be limited, though the site may be in use seven days per week.  Operating hours are considered compatible with surrounding uses.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies with condition</b>	There are no signs proposed at this time, but any new sign must comply with the regulation in Chapter 21A.46 of the Zoning Ordinance and receive a Certificate of Appropriateness,
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies with condition</b>	Though the site is located in the Central City local historic district, the buildings have been identified as non-contributing. There will be no loss of historic resources.  Review of New Construction by HLC will ensure that project will not undermine nearby, off-site historic resources.

## **ATTACHMENT D: SUBMITTED DRAWINGS**



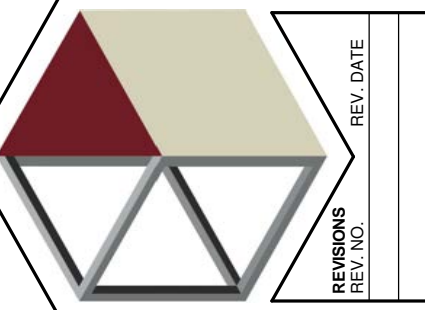
# PROPOSED NEW MASJID AL-NOOR

740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH



LIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
AS-100	SITE PLAN
ARCHITECTURE	
A-100	CONCEPT FLOOR PLANS
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-300	SECTIONS
A-301	BUILDING SECTION
A-400	FEATURE DETAILS
A-401	CHATTRI ENLARGED VIEWS
A-900	3D VIEWS

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DESIGN TEAM

LEAD: KIMLY C. MANGUM  
ROSADER KINGSTON

15-010  
DRAWN BY: ARK  
CHECKED BY: KCM  
DATE: 25 NOV 2015  
SHEET NO.: G-000

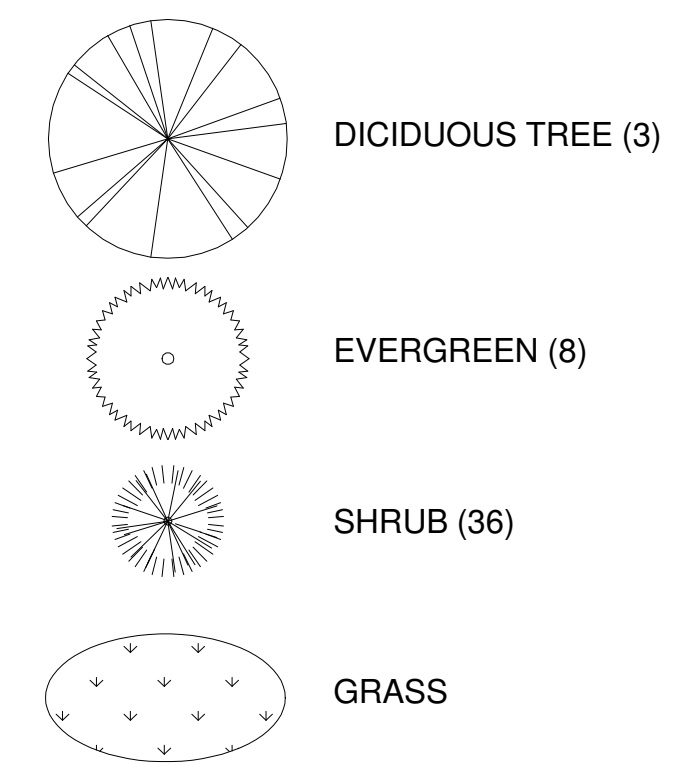
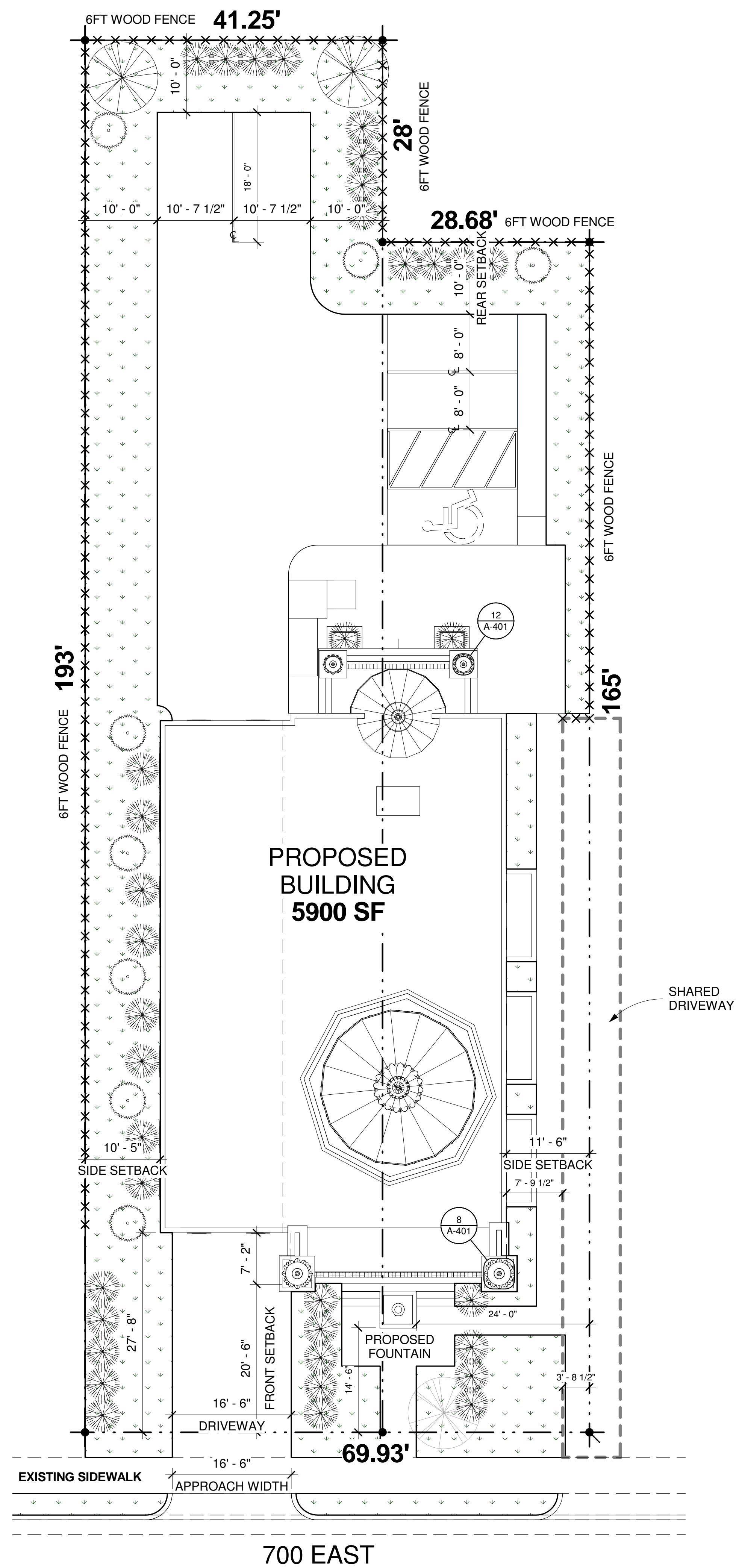
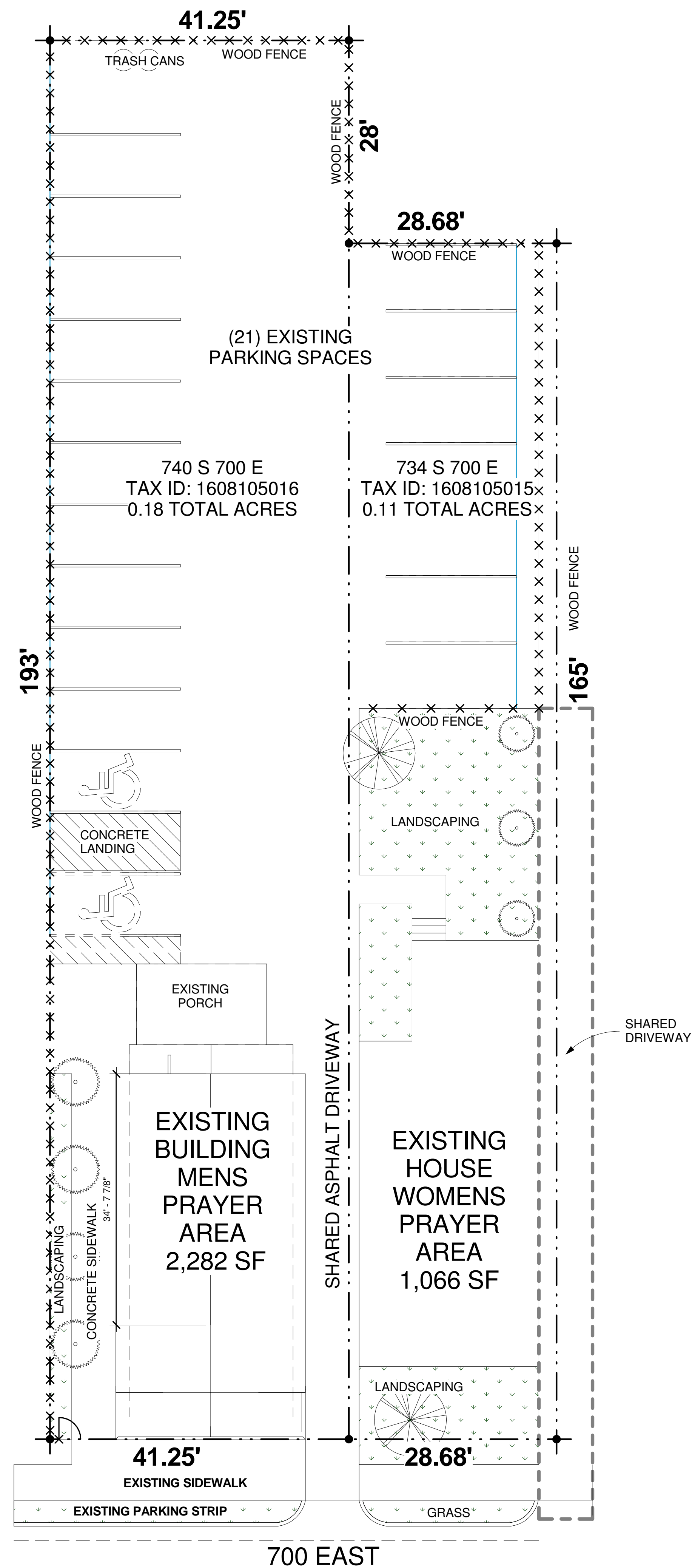
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MASJID AL-NOOR  
740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH

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COVER SHEET





## LANDSCAPE LEGEND

SITE AREAS		
LOT SIZE	0.29 ACRES	12,693 SF
STRUCTURE(S) FOOTPRINT		3,647 SF
CONCRETE/PAVED		5,181 SF
LANDSCAPE		3,865 SF
TOTAL		12,693 SF

<b>PARKING REQUIREMENTS</b>			REQUIREMENT: 1:1,000 SF OF CONGREGATION AREA
TYPE OF USE	CONGREGATION AREA	# SPACES REQ'D	# SPACES PROVIDED
A3 WORSHIP	3,280	4	5

<b>ADA PARKING REQUIREMENTS</b>			
1/1-25 SPACES	1	1	

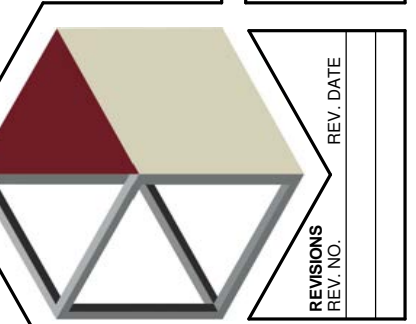
<b>ADA PARKING REQUIREMENTS</b>		
1/1-25 SPACES	1	1

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23 NOV 2013	AS-100
PROJECT NO:	15-010

**PROPOSED NEW  
MASJID AL-NOOR  
740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH**

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<b>DESIGN TEAM</b>	
LEAD:	KIMLY C MANGUM
	ROSADER KINGSTON

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<b>15-010</b>	DRAWN BY:	ARK
	CHECKED BY:	KCM
	DATE:	25 NOV 2015
	SHEET NO.: <b>AS-100</b>	





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PROJECT NO.:

15-010

SHEET NO.:

C-101

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SHEET TITLE:

STREETSCAPE DRAWINGS

DESIGN TEAM	
LEAD:	KIMLY C MANGUM

15-010

DRAWN BY: ARK

CHECKED BY: KCM

DATE: 25 NOV 2015

SHEET NO.:


C-101



P	PICTURE WINDOW
AP	ARCHED PICTURE WINDOW

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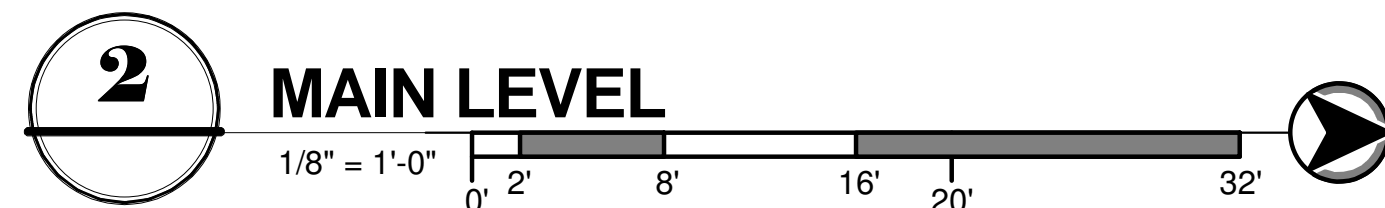
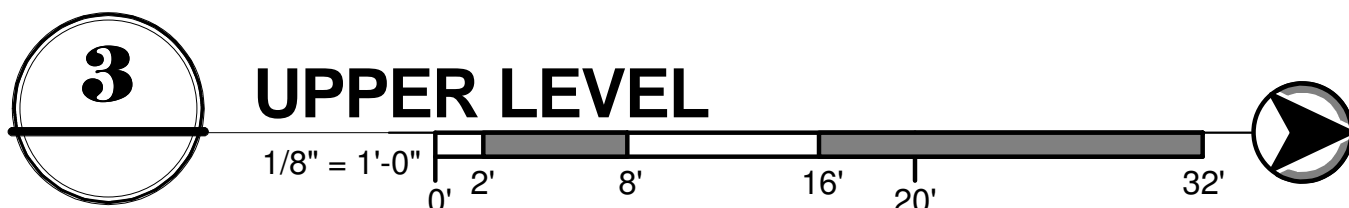
740 SOUTH 700 EAST  
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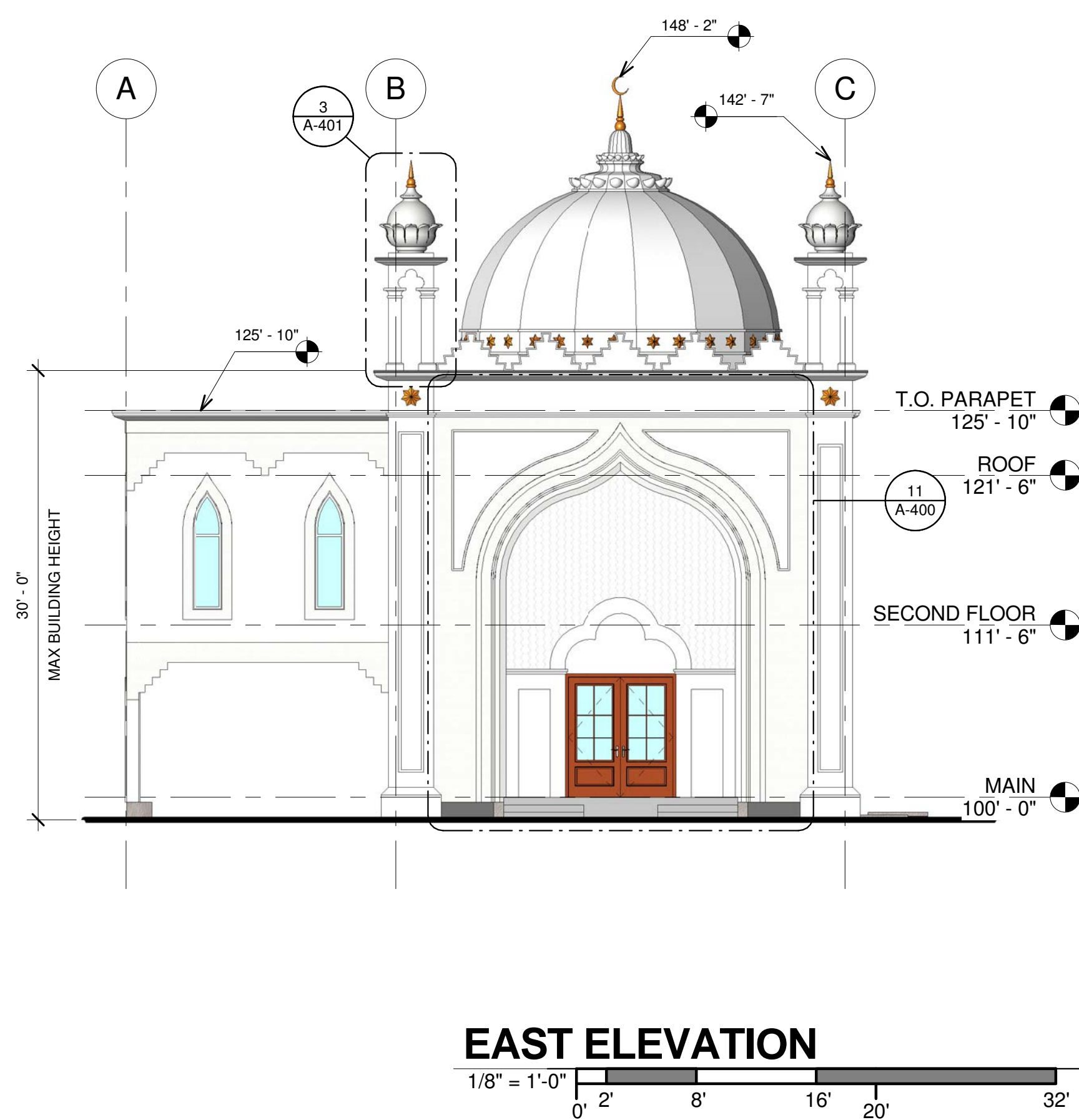
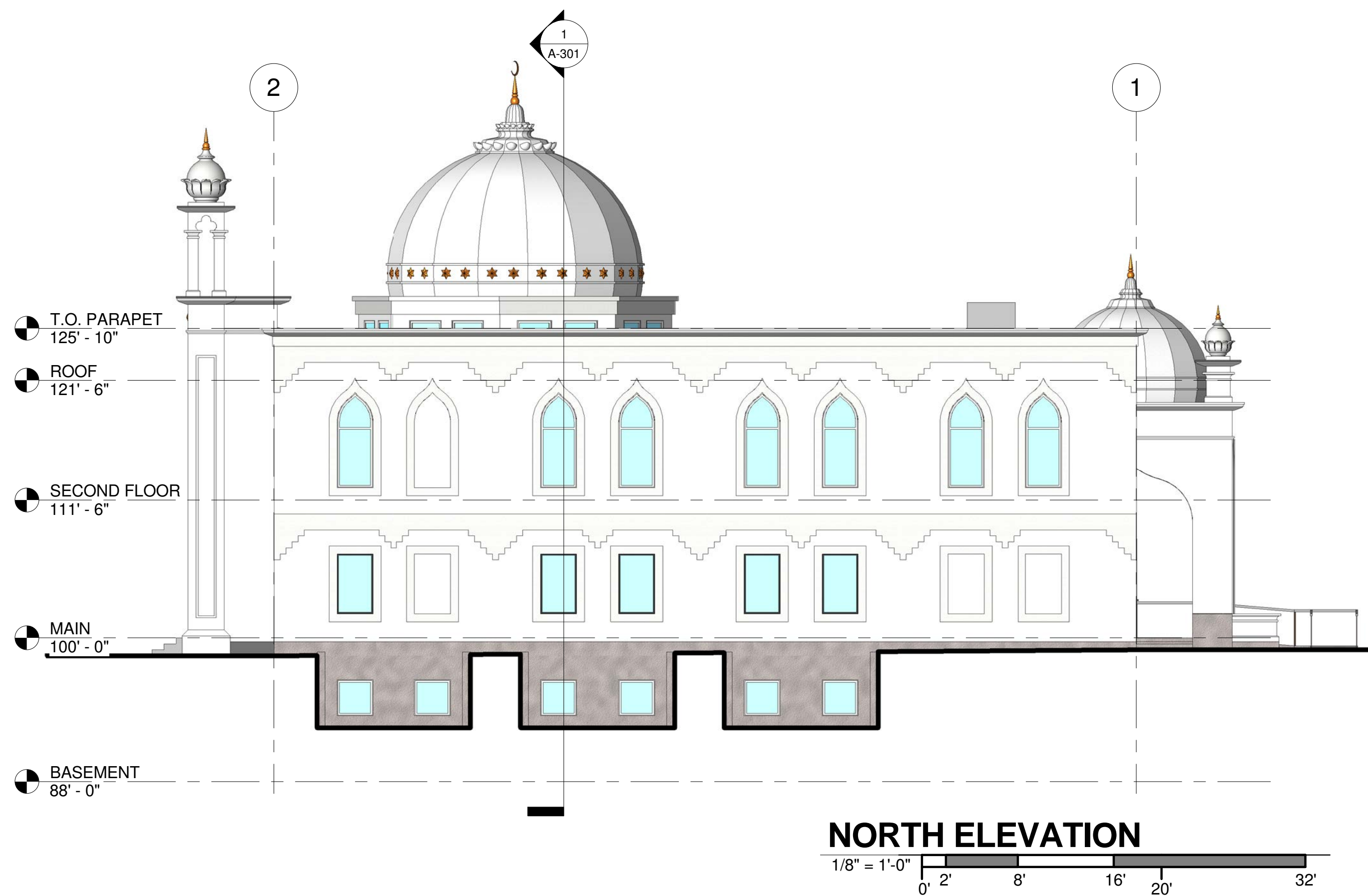
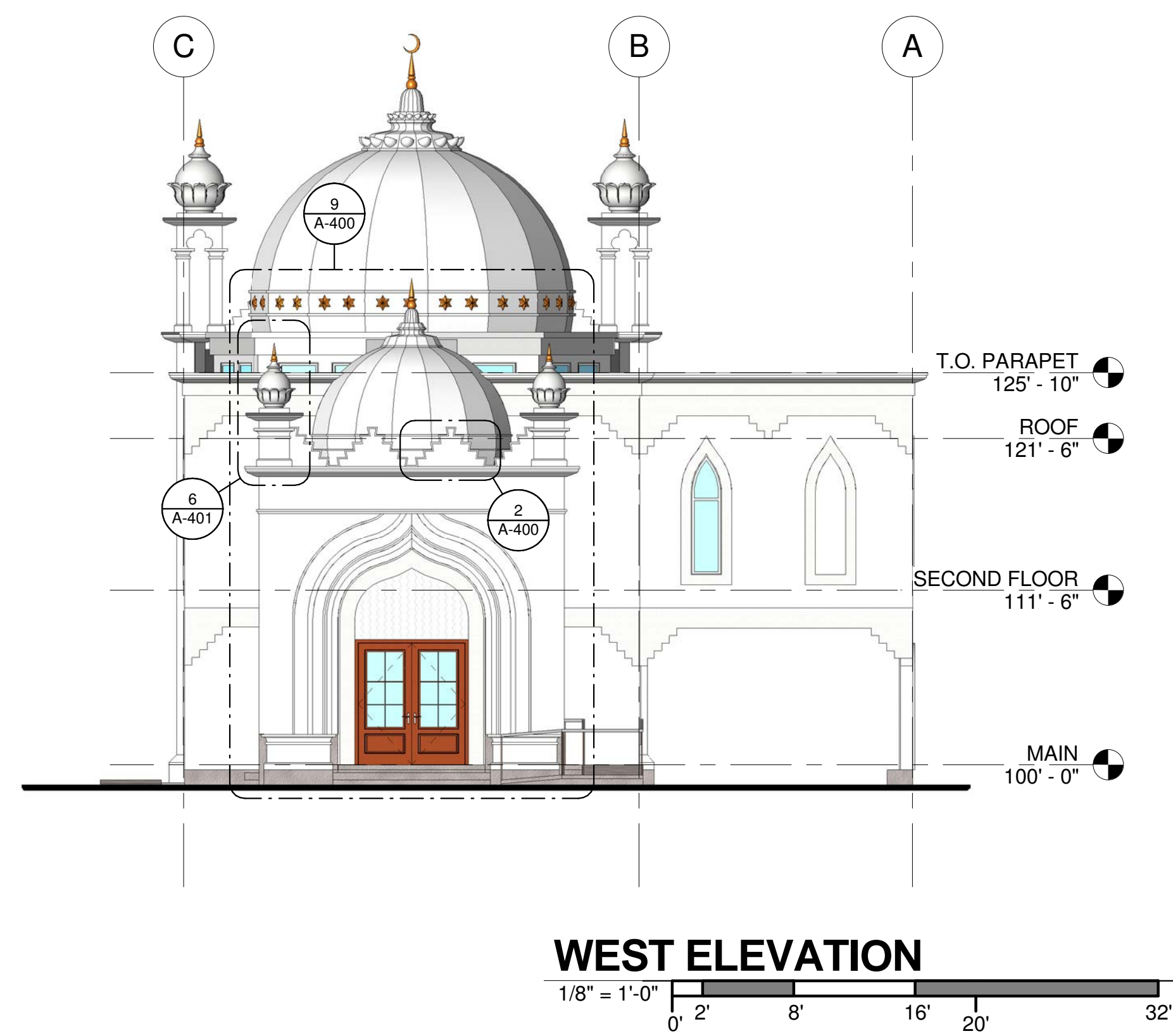
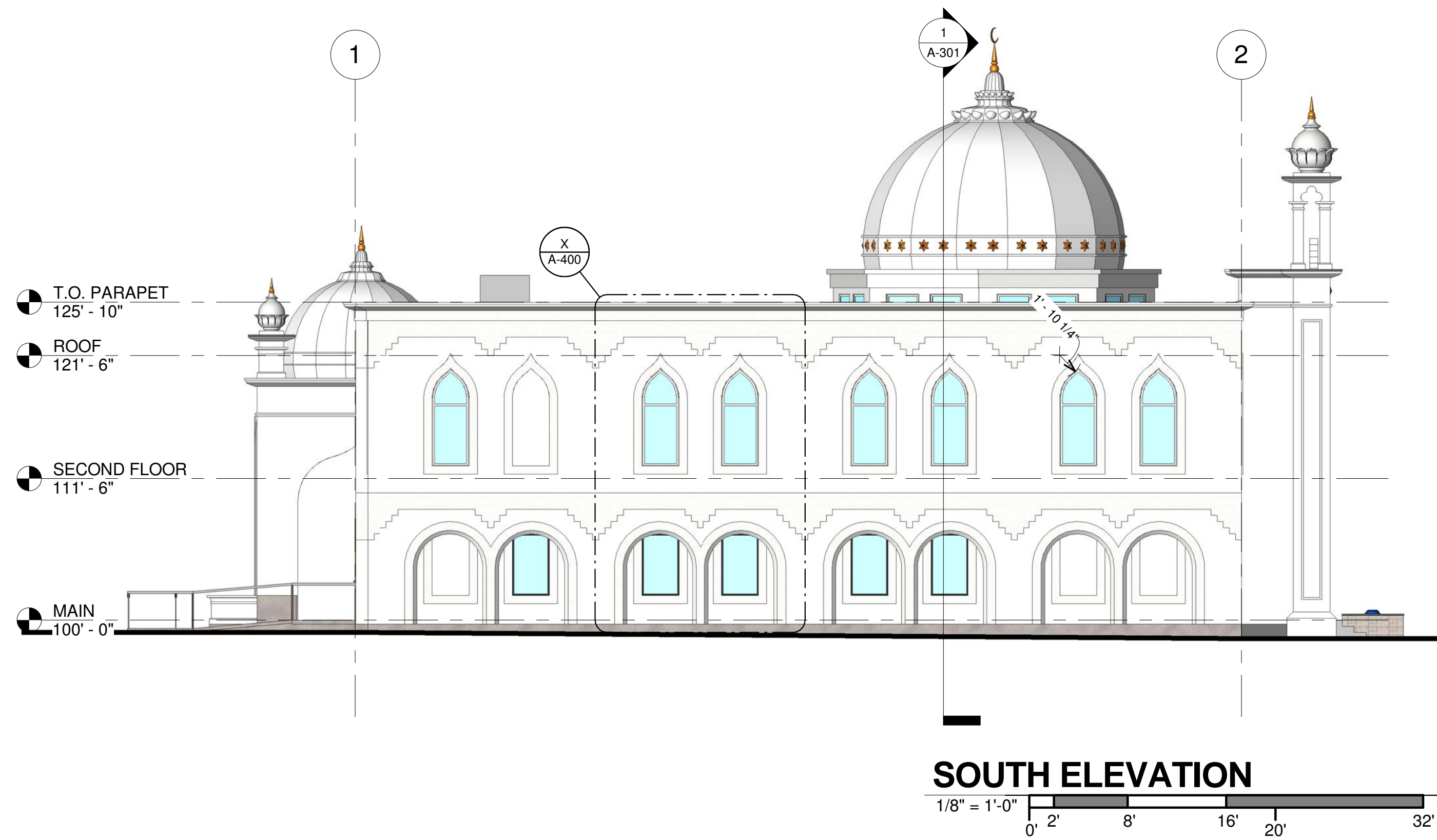
LEAD: KIMLY C. MANGUM

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	CHECKED BY:	KCM
	ISSUE DATE:	25 NOV 2015
	PLOT DATE:	11/25/2015 3:13:43 PM
	SHEET NO.:	<b>A-100</b>
STATUS		REV. F



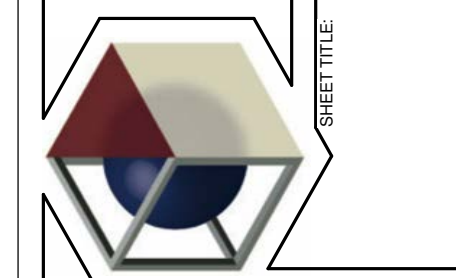




NO.	DATE	REVISION	BY	CHK	APP

PROPOSED NEW  
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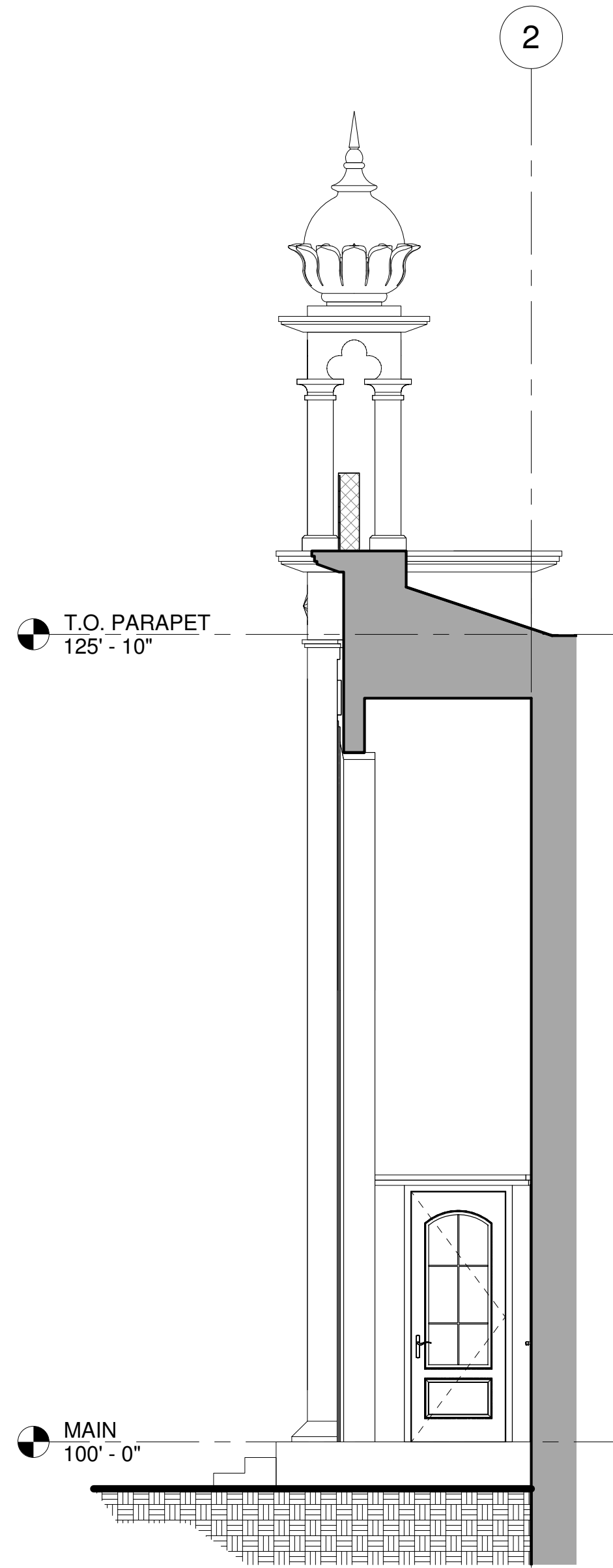


DESIGN TEAM  
LEAD: KIMLY C. MANGUM

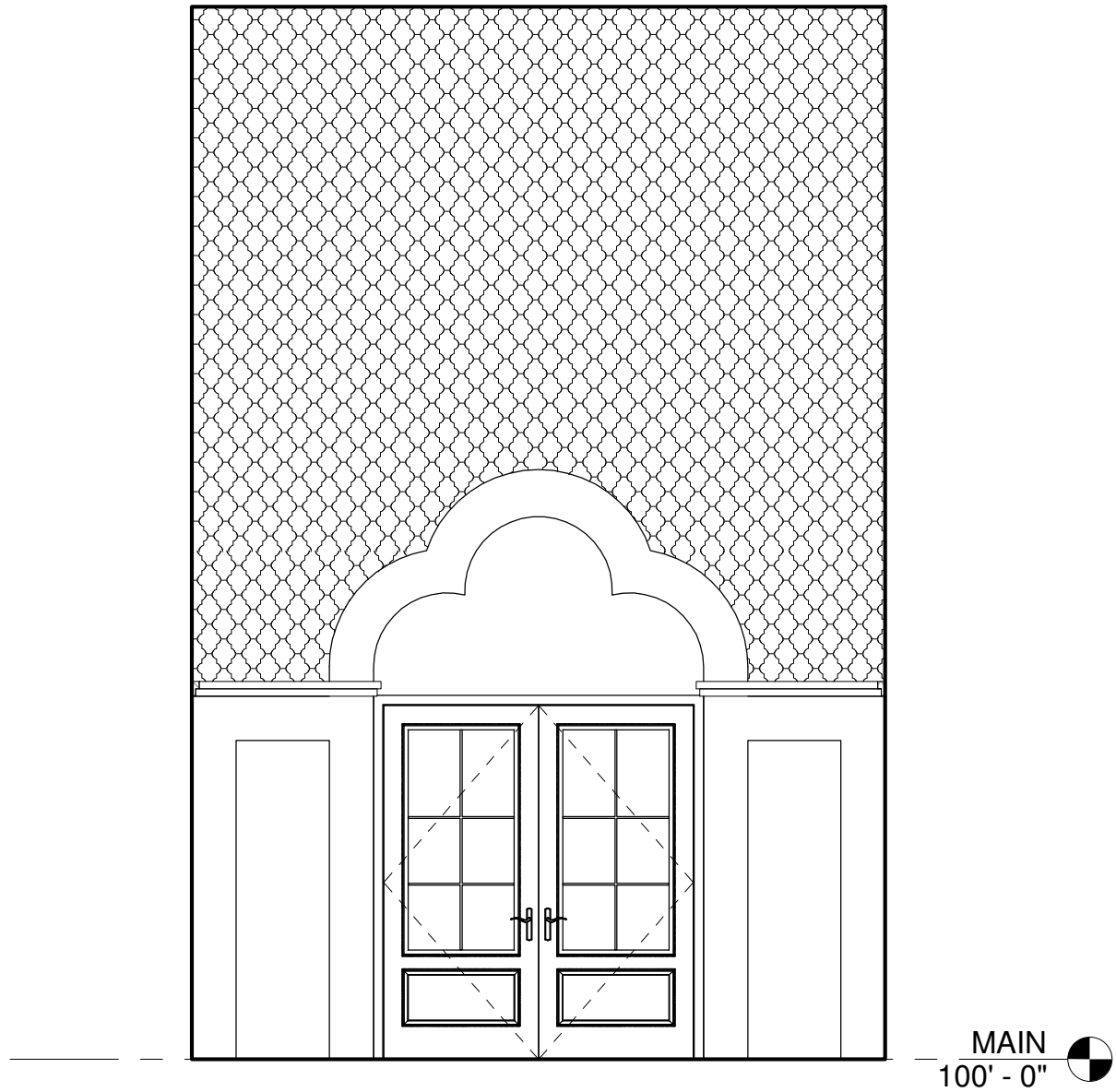
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STATUS: REV. F

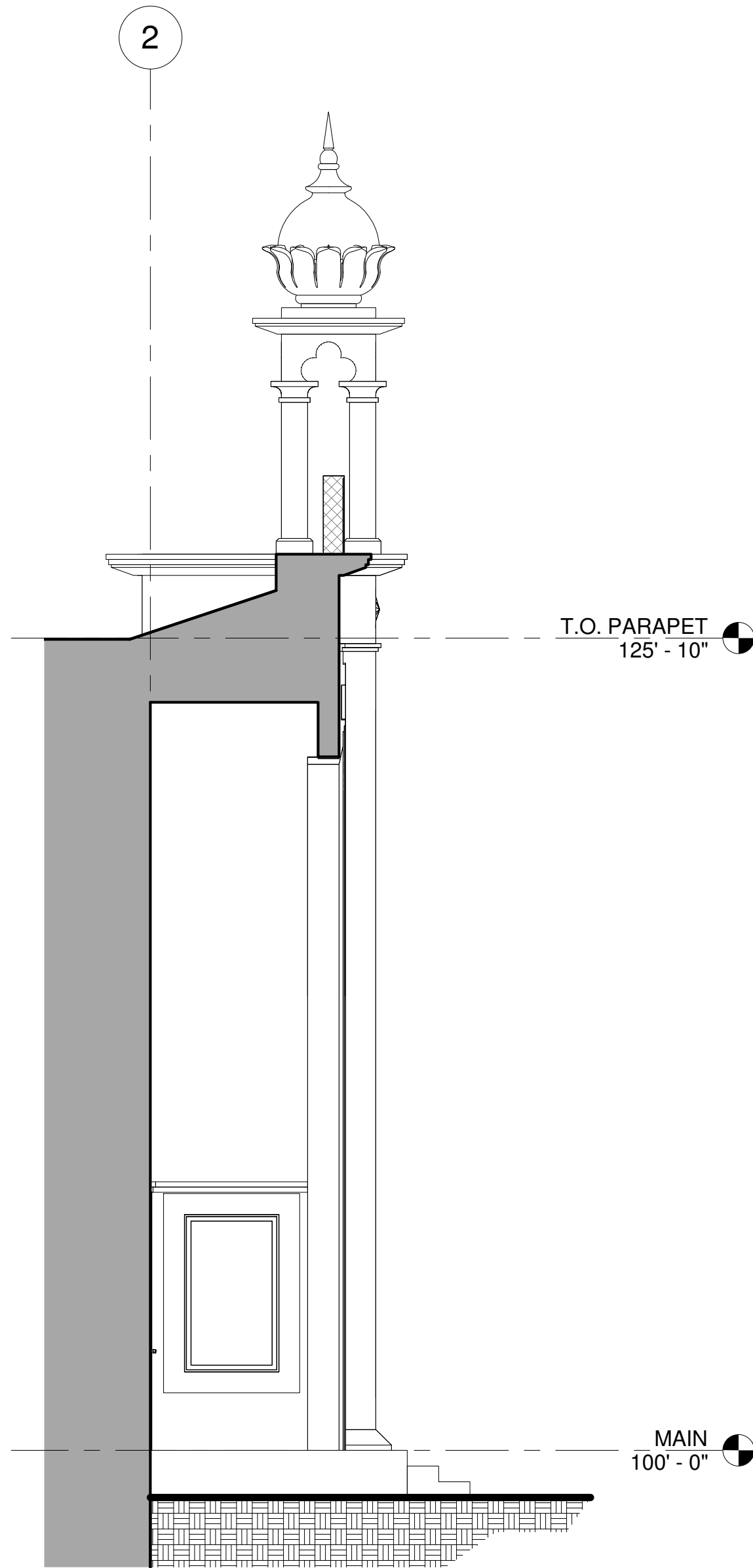




**3** EAST ENTRY LEFT WALL  
1/4" = 1'-0"



**2** EAST ENTRY INT ELEV  
1/4" = 1'-0"



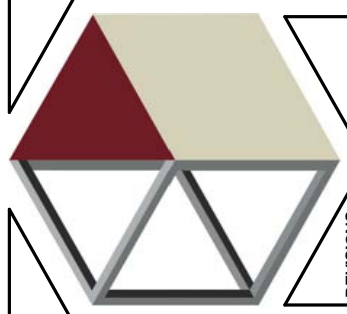
**1** EAST ENTRY RIGHT WALL  
1/4" = 1'-0"

PROJECT NO.:

**15-010**

DRAWN BY: ARK  
CHECKED BY: KCM  
DATE: 25 NOV 2015  
SHEET NO.:

**A-201**



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**DESIGN TEAM**

LEAD: KIMLY C. MANGUM  
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REVISIONS  
REV. NO.  
REV. DATE

**ELEVATIONS**

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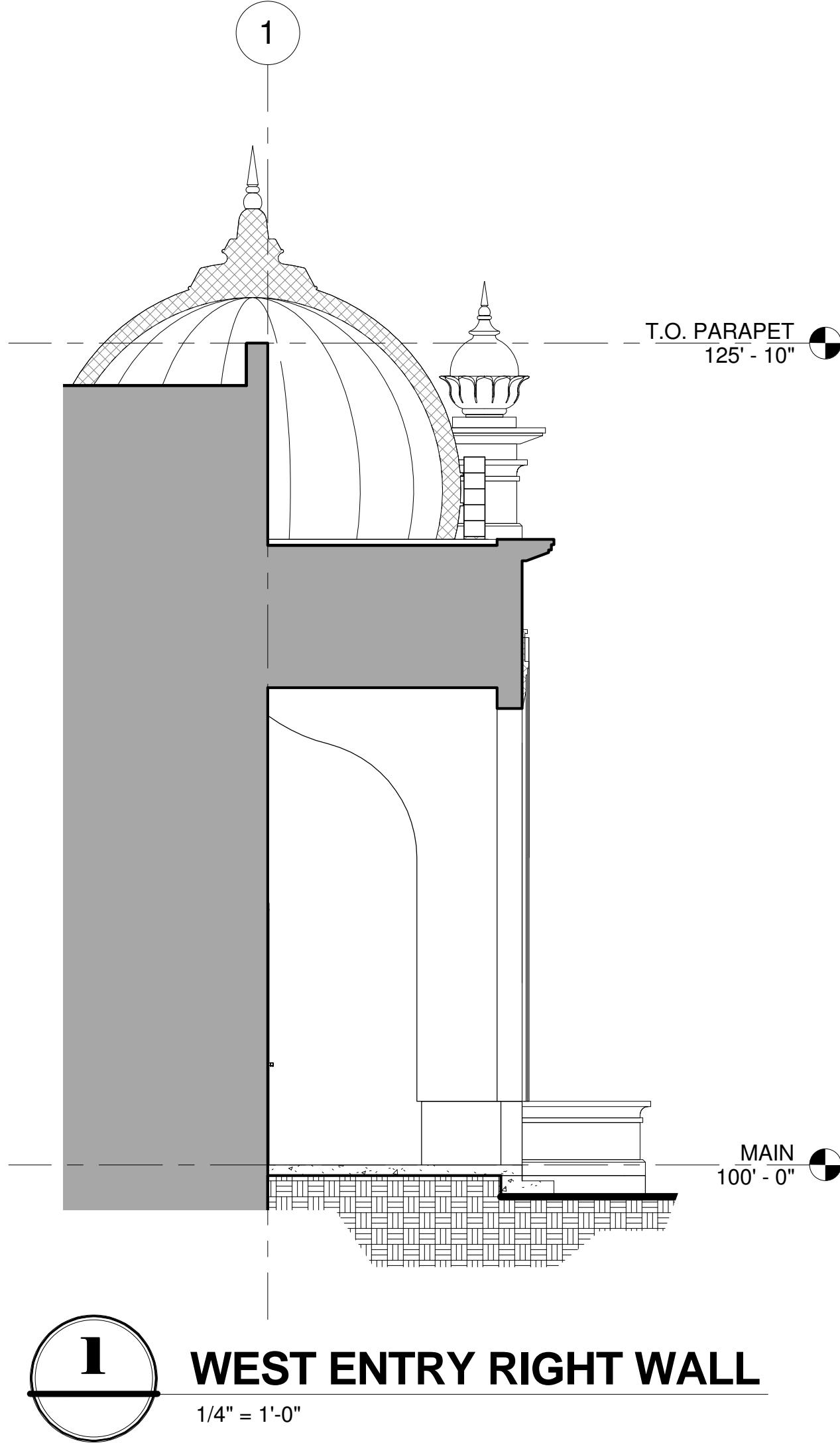
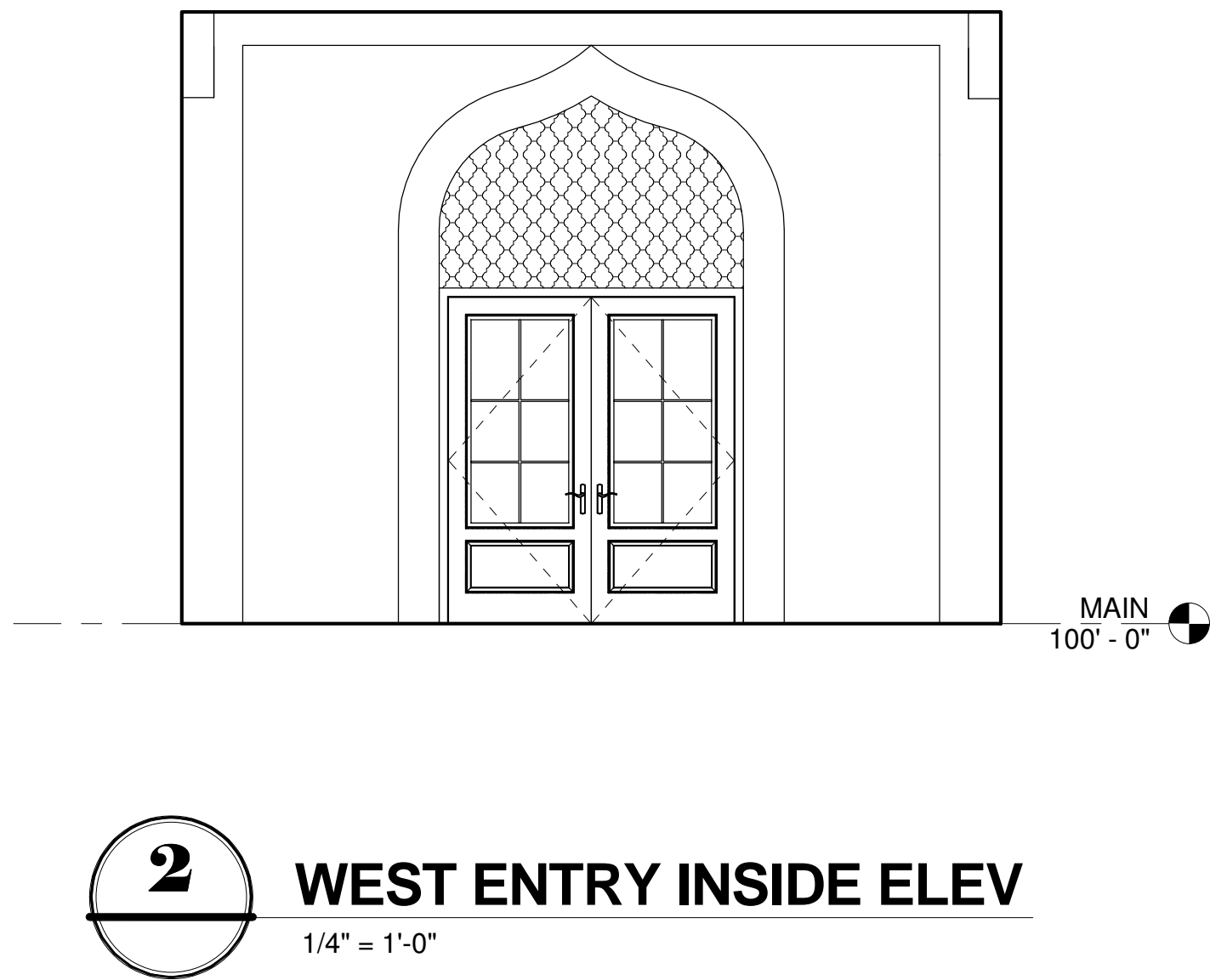
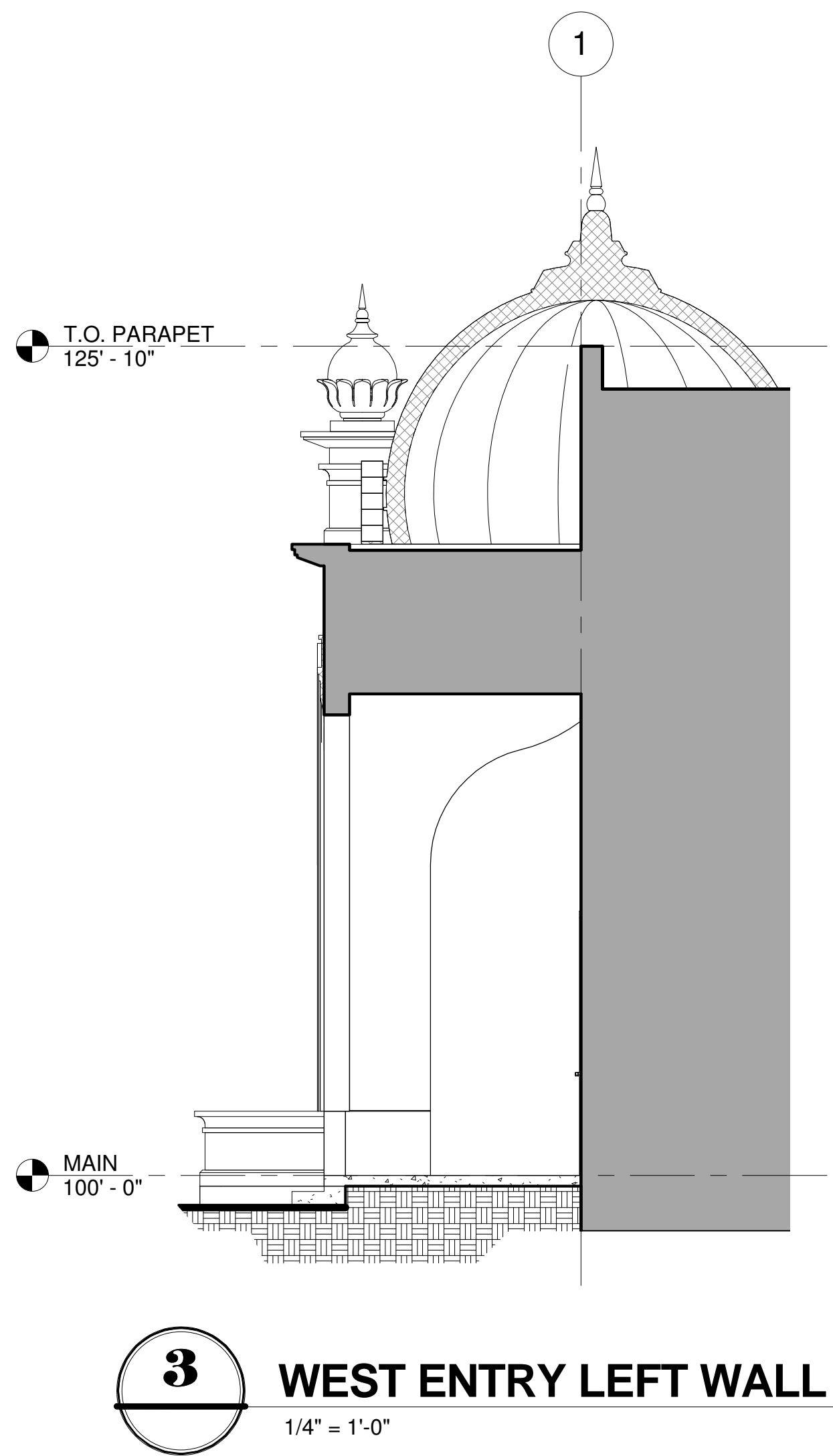
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DATE: 25 NOV 2015  
PROJECT NO.:

**15-010**

SHEET NO.:

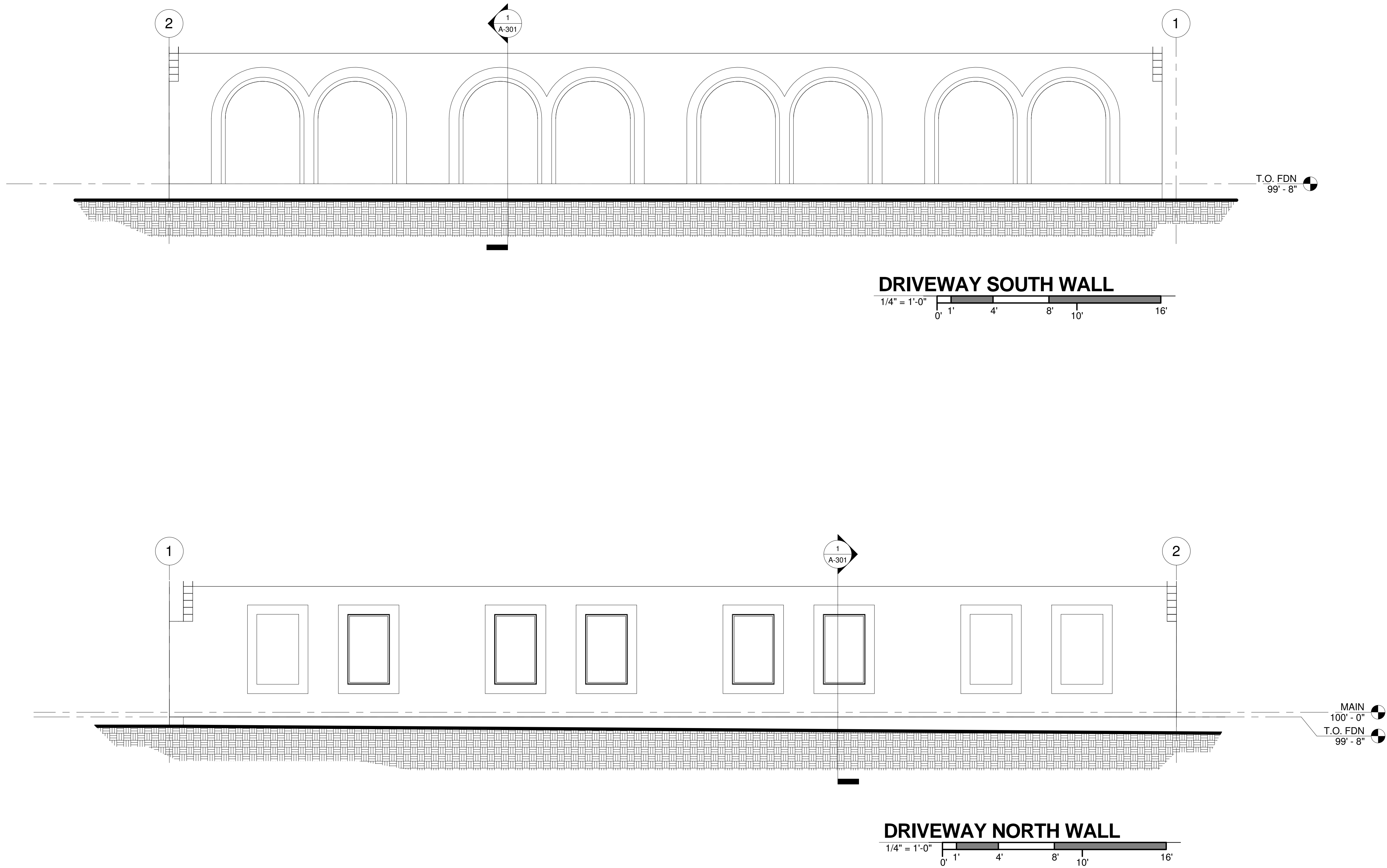
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PROJECT NO: <b>15-010</b>	DRAWN BY: Author
	CHECKED BY: Checker
DATE: 25 NOV 2015	SHEET NO.: <b>A-202</b>

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PROJECT NO.: <b>15-010</b>		DATE: 25 NOV 2015	

PROPOSED NEW MASJID AL-NOOR 740 SOUTH 700 EAST SALT LAKE CITY, UTAH	
KIMLY C. MANGUM, P.C. planning/architecture/engineering 635 West 5300 South, Suite 100, Salt Lake City, UT 84123 PHONE: (801) 974-5101 * FAX: (801) 974-5102	
DESIGN TEAM LEAD: Designer	
REVISIONS REV. NO. REV. DATE	
ELEVATIONS	



15-010

DRAWN BY: ARK

CHECKED BY: KCM

DATE: 25 NOV 2015

SHEET NO.: A-203

DESIGN TEAM

LEAD: KIMLY C MANGUM

ROSADER KINGSTON

REVISIONS

REV. NO.

REV. DATE

KIMLY C. MANGUM, P.C.

planning/architecture/engineering

635 West 5300 South, Suite 100, Salt Lake City, UT 84123

PHONE: (801) 974-5101 \* FAX: (801) 974-5102

ELEVATIONS

PROPOSED NEW

MASJID AL-NOOR

740 SOUTH 700 EAST

SALT LAKE CITY, UTAH

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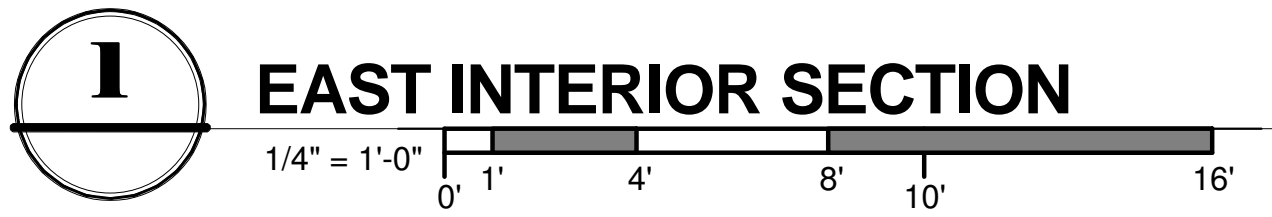
DATE: 25 NOV 2015

PROJECT NO.: 15-010

SHEET NO.: A-203







**PROPOSED NEW  
MASJID AL-NOOR**

**740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH**

**KIMLY C. MANGUM, P.C.**  
planning/architecture/engineering  
635 West 5300 South, Suite 100, Salt Lake City, UT 84123  
PHONE: (801) 974-5101 • FAX: (801) 974-5102

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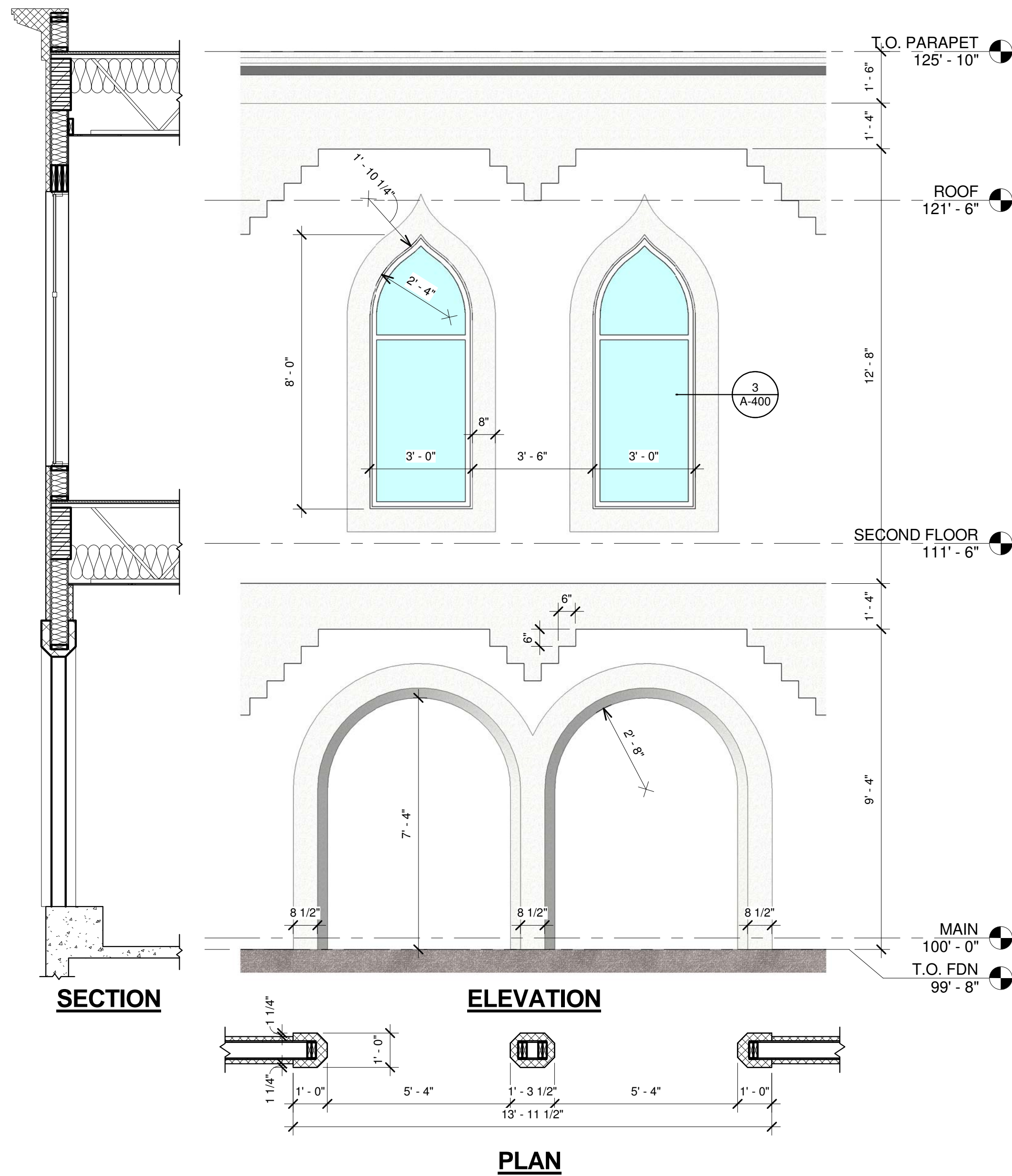
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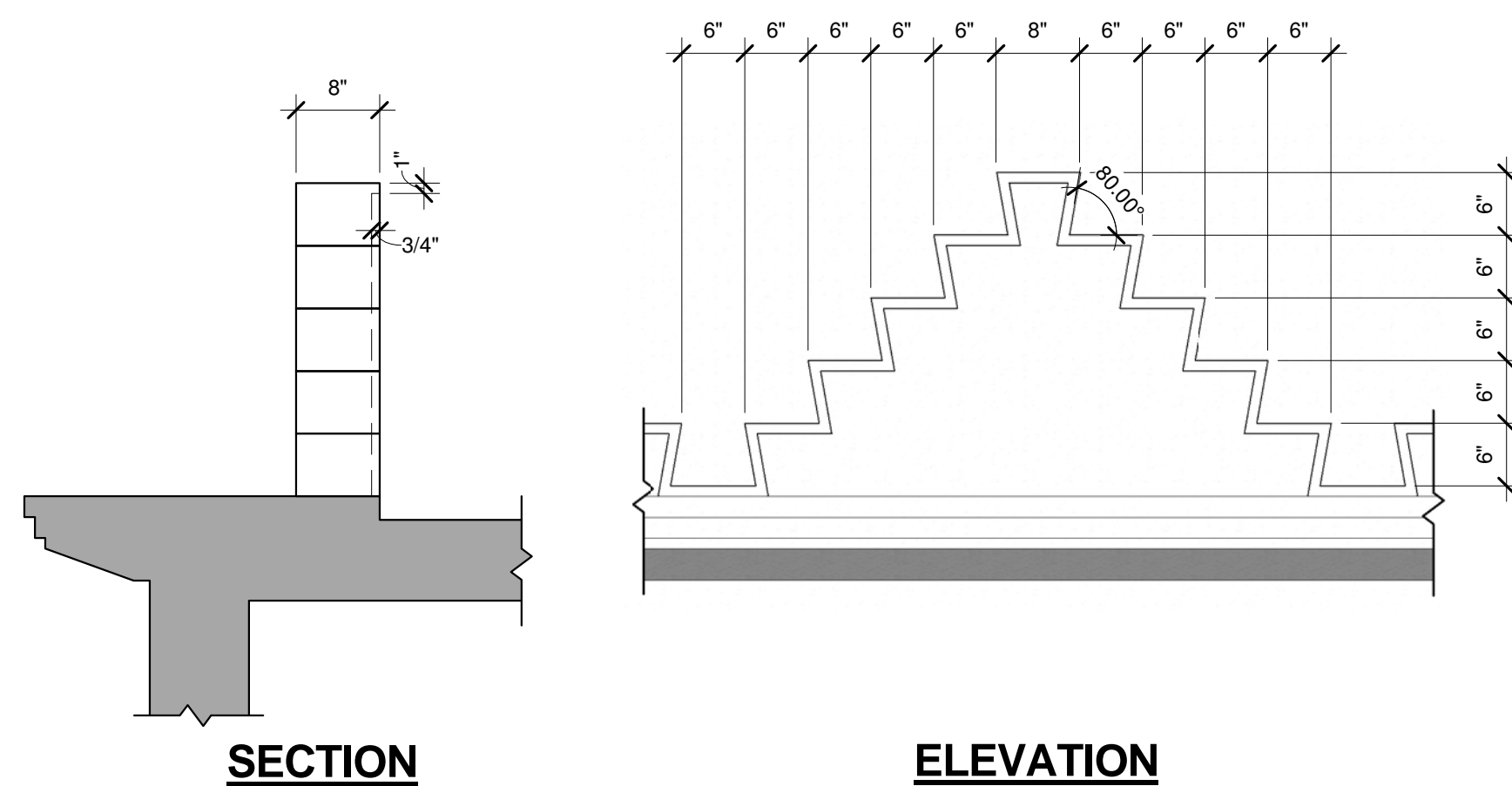
<b>DESIGN TEAM</b>	
LEAD:	KIMLY C. MANGUM
	ROSADER KINGSTON

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PROJECT NO.:  <b>15-010</b>	DRAWN BY: <span style="float: right;">ARK</span>
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	PLOT DATE: <span style="float: right;">11/25/2015 3:14:40 PM</span>
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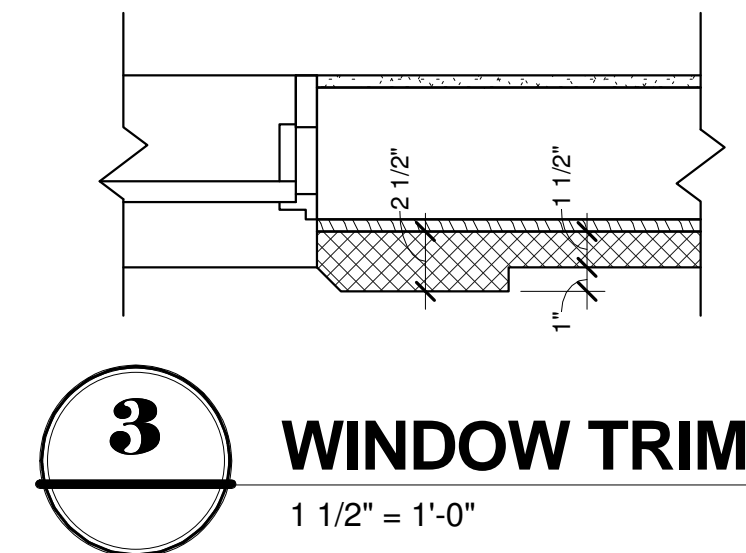




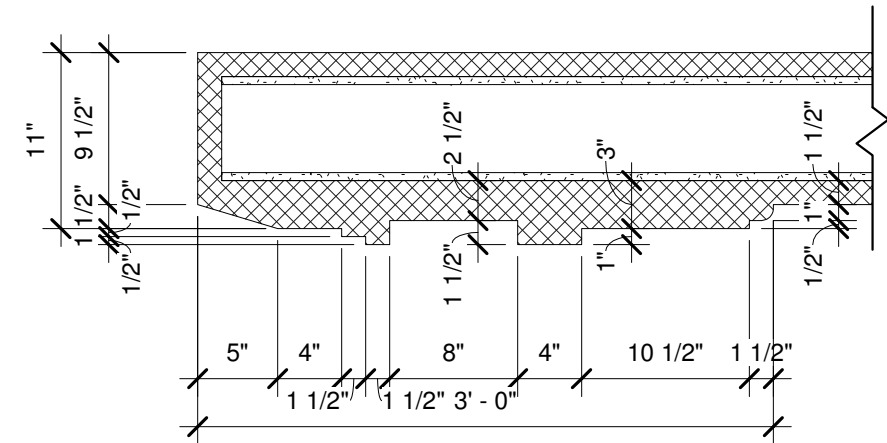
**1** ARCHES  
3/8" = 1'-0"



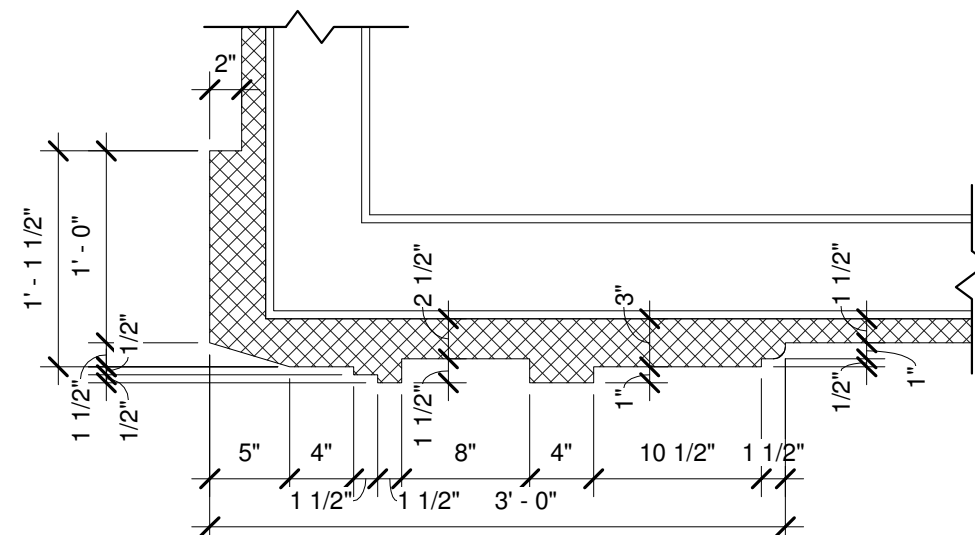
**2** PARAPET FEATURE  
3/4" = 1'-0"



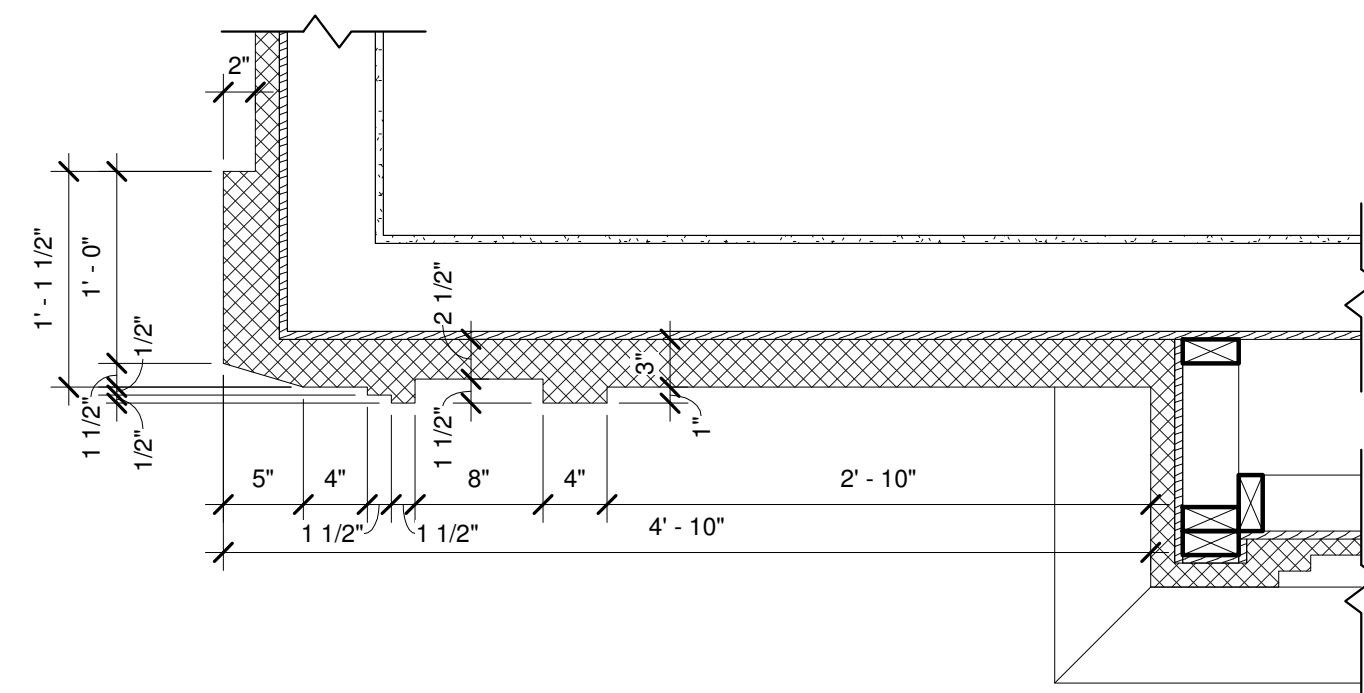
**3** WINDOW TRIM  
1 1/2" = 1'-0"



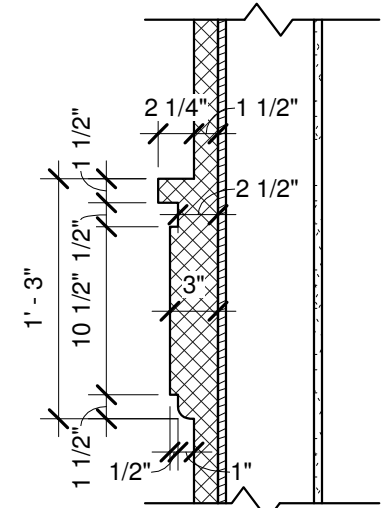
**4** WEST ENTRY ARCH PROFILE  
1" = 1'-0"



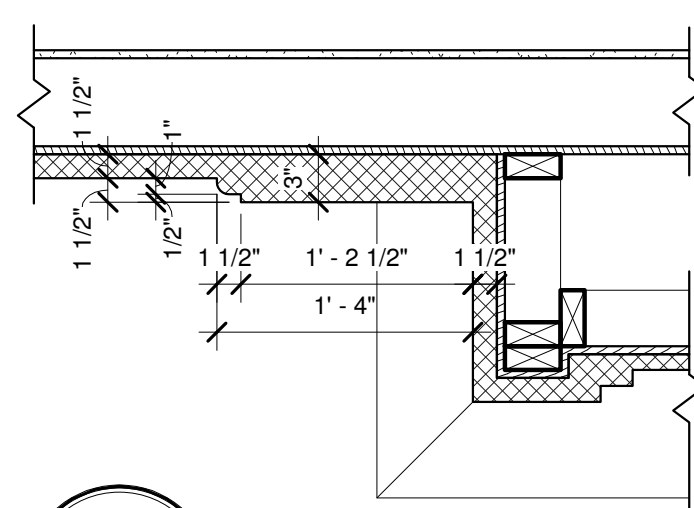
**5** EAST ARCH PROFILE - HIGH  
1" = 1'-0"



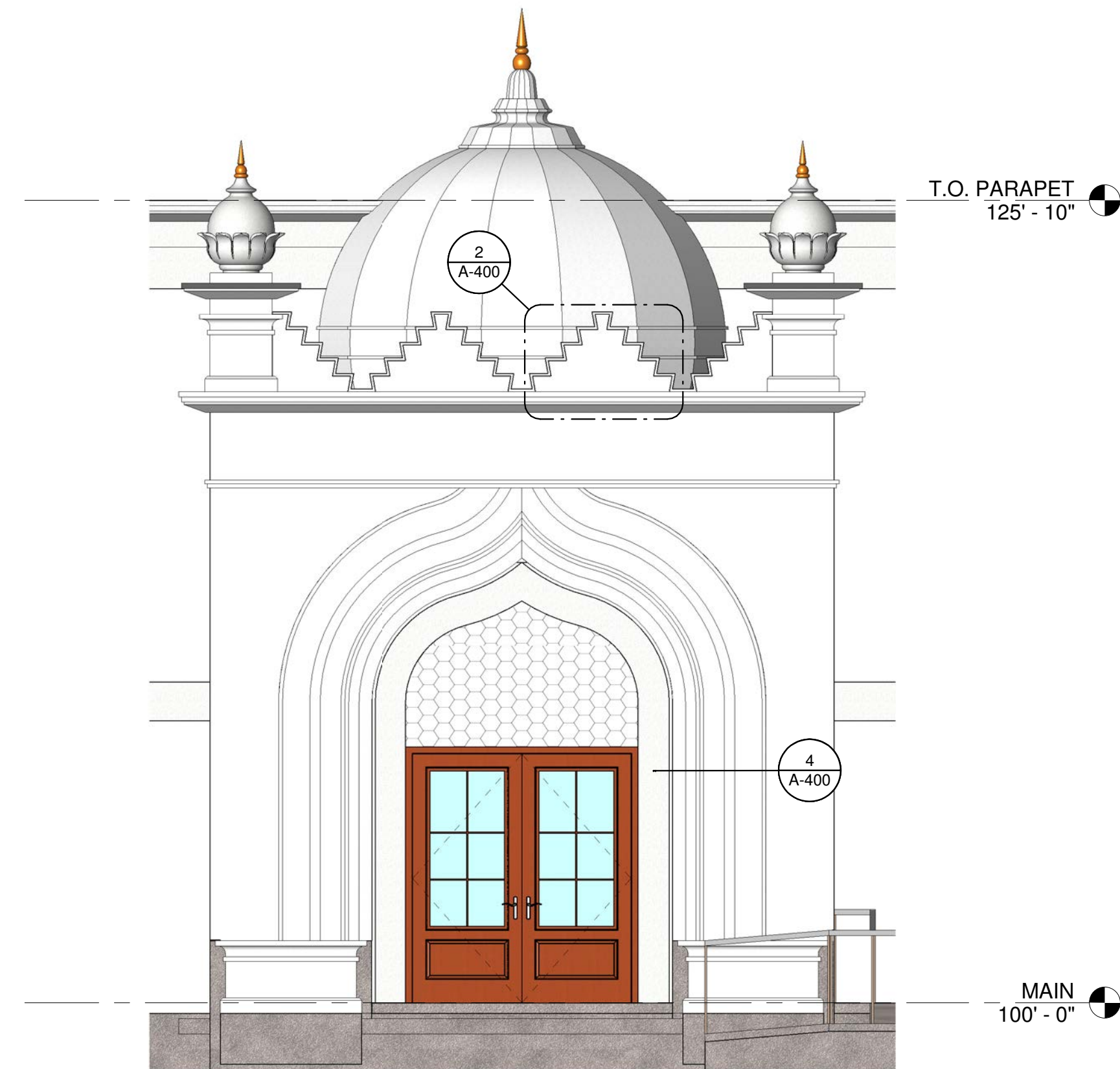
**6** EAST ENTRY ARCH PROFILE - LOW  
1" = 1'-0"



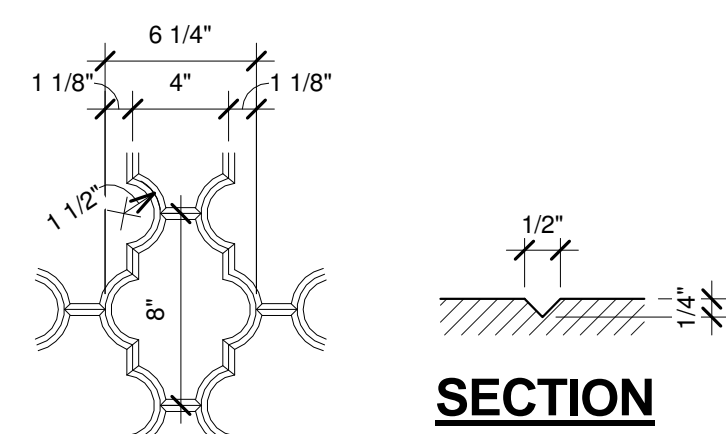
**7** TRIM - TOP  
1" = 1'-0"



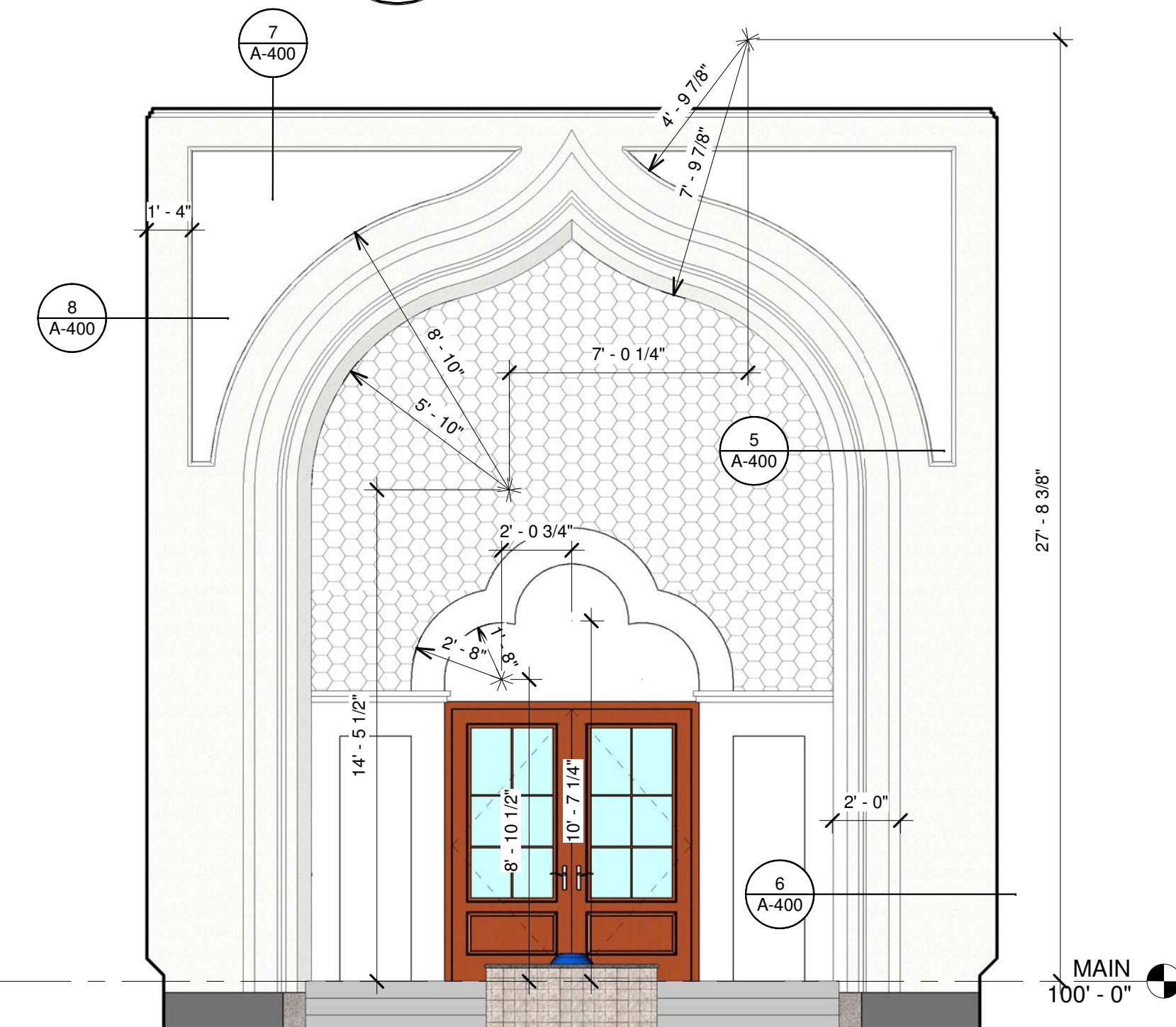
**8** TRIM - SIDES  
1" = 1'-0"



**9** WEST ENTRY  
1/4" = 1'-0"



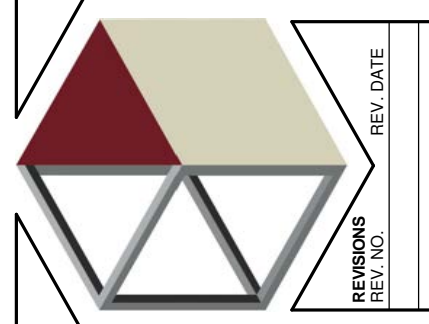
**10** ENTRY PATTERN  
1 1/2" = 1'-0"



**11** EAST ENTRY  
1/4" = 1'-0"

**PROPOSED NEW  
MASJID AL-NOOR**  
740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH

**KIMLY C. MANGUM, P.C.**  
planning/architecture/engineering  
635 West 5300 South, Suite 100, Salt Lake City, UT 84123  
PHONE: (801) 974-5101 \* FAX: (801) 974-5102



**DESIGN TEAM**

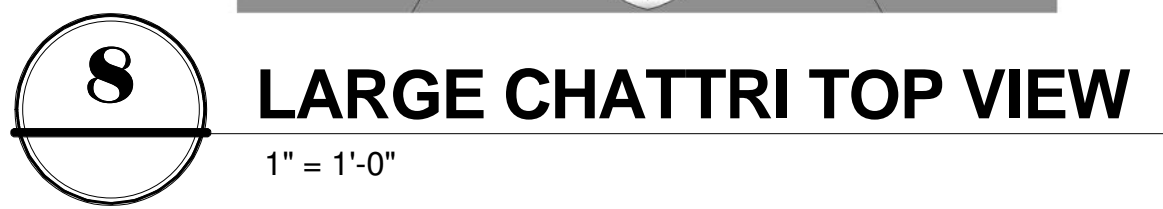
LEAD: KIMLY C MANGUM

**15-010**  
PROJECT NO.: **A-400**  
DRAWN BY: ARK  
CHECKED BY: KCM  
DATE: 25 NOV 2015  
SHEET NO.: **A-400**

**15-010**  
PROJECT NO.: **A-400**  
DATE: 25 NOV 2015  
SHEET NO.: **A-400**

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**PROPOSED NEW  
MASJID AL-NOOR**

**740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH**

**KIMLY C. MANGUM, P.C.**  
planning/architecture/engineering

635 West 5300 South, Suite 100, Salt Lake City, UT 84123  
PHONE: (801) 974-5101 • FAX: (801) 974-5102



## DESIGN TEAM

LEAD:	KIMLY C. MANGUM
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	ISSUE DATE:	25 NOV 2015
	PLOT DATE:	11/25/2015 3:15:05 PM
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STATUS <b>REV. F</b>		

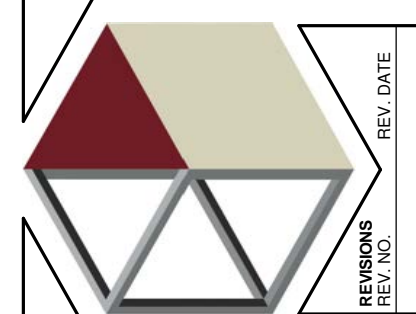




**PROPOSED NEW  
MASJID AL-NOOR  
740 SOUTH 700 EAST  
SALT LAKE CITY, UTAH**

**KIMLY C. MANGUM, P.C.**  
planning/architecture/engineering  
635 West 5300 South, Suite 100, Salt Lake City, Ut. 84123  
PHONE: (801) 974-5101 + FAX: (801) 974-5102

## 3D VIEWS



<b>DESIGN TEAM</b>	
LEAD:	KIMLY C. MANGUM
	ROSADER KINGSTON

<b>15-010</b>	DRAWN BY:	ARK
	CHECKED BY:	KCM
	DATE:	25 NOV 2015
	SHEET NO.:	

**A-900**

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DATE: 25 NOV 2015  
PROJECT NO.: 15-010



## **ATTACHMENT E: APPLICATION MATERIALS**





# Conditional Use

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNPLM 2015-00968	A. Pichew	11/25/15	RMF-30

Project Name:  
Islamic Society of Greater Salt Lake - Masjid al Noor

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
Kimly C. Mangum

Address of Subject Property:  
740 South 700 East Salt Lake City, Utah

Name of Applicant: Kimly C. Mangum	Phone: 801-974-5101
---------------------------------------	------------------------

Address of Applicant:  
635 West 5300 South, Suite 203, Salt Lake City, Utah 84123

E-mail of Applicant: kim@kcmdesign.com	Cell/Fax: 801-974-5102
---	---------------------------

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant): Masood Ul Hasan  
Islamic Society of Greater Salt Lake/ North American Islamic Trust LLC.

E-mail of Property Owner: masood.ul-hasan@imail.org	Phone: 801-707-1201
--	------------------------

➔ 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
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## REQUIRED FEE

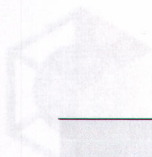
➔ Filing fee of \$728. *89*  
➔ Plus additional cost of postage for mailing notice.

## SIGNATURE

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

Signature of Owner or Agent: <i>Kimly C. Mangum</i>	Date: 25 NOV 2015
--	----------------------





## SUBMITTAL REQUIREMENTS

Staff Review

25 Nov 2015

### 1. Project Description (please attach additional sheet)

☐ Written description of your proposal

### 2. Conditional Use Information (please attach additional sheet)

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

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

☐ How many employees are expected to work on-site during the highest shift

☐ If applicable, how many seats will be provided as part of the conditional use

☐ Have you discussed the project with nearby property owners?

☐ If so, what responses have you received?

### 3. Minimum Plan Requirements

☐ One paper copy (24" x 36") of each plan and elevation drawing

☐ A digital (PDF) copy of the each plan and elevation drawing

☐ One 11 x 17 inch reduced copy of each plan and elevation drawing

### 4. Site Plan

☐ Site plan (see [Site Plan Requirements](#) flyer for further details)

### 5. Elevation Drawing (if applicable)

☐ Detailed elevation, sections and profile drawings with dimensions drawn to scale

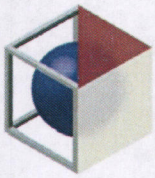
☐ Type of construction and list the primary exterior construction materials

☐ 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.





**IRIDIUM**

planning/architecture/engineering  
635 W 5300 So Ste #203, Salt Lake City, UT 84123  
phone: (801) 974-5101, fax: (801) 974-5102

25 Nov 2015

## **Masjid al Noor – Proposed New Facility**

The Masjid al Noor has served the Islamic community in Salt Lake City since the 1980's. The existing structure, located at 740 South 700 East was built in 1940. The need to expand the facility is growing every year. The residence to the north was added to accommodate dedicated space for women's prayer. Although the property has been well maintained it was not built to current structural standards or to accommodate proper access. The women's facilities are not as well accommodating as for the men.

The Masjid is open every day for prayers with typically fewer than ten attendees. The highest number of patrons, which can reach over 150, attend Friday afternoon prayer. Sunday school for younger members is also regularly attended but the number of attendees is significantly less than Friday prayer. During special holidays times of the year, such as for Ramadan, the facility is used during the evening. Meetings with the Imam and organization committees are scheduled from time to time.

The property is surrounded on all sides by residential use. Single family residences abutting the property on the north, west and south sides. There are single family residences and apartment buildings across the street to the east. There are businesses located on the street corners to the north.

It is expected that the proposed facility will accommodate approx. 220 people for Friday prayer. This number could be exceeded a few days during the year.

The nearby property owners have been communicated with many times but not specifically for this new facility. The Islamic Society of Greater Salt Lake is working to ensure the feasibility of the project before actively seeking required funding. The neighbors in general have been very friendly and accommodating.

## **ATTACHMENT F: ADMINISTRATIVE INTERPRETATION**





October 5, 2015

Kimly C. Mangum  
635 W. 5300 S., Suite 203  
Salt Lake City, Utah 84123

RE: PLNZAD2015-00757; Administrative Interpretation regarding the permitted height for architectural features on a proposed mosque located at 740 South 700 East.

To Whom It May Concern,

This letter serves as my determination regarding your request for an administrative interpretation regarding the permitted height for architectural features on a proposed mosque located at 740 South 700 East and more specifically whether domes and minarets on a mosque should be allowed at the same permitted height as a church steeple or spire. It is my determination that the height exception for "church steeples and spires" applies to domes and minarets on mosques and these types of features are allowed to exceed the maximum height in the underlying zoning district. The following findings were made as they relate to the property:

- The current zoning of the property is RMF-30 Low Density Multi-Family Residential District. The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. 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.
- "Places of worship on lots less than 4 acres in size" are a conditional use in the RMF-30 zoning district.
- The maximum building height permitted in the RMF-30 zoning district is thirty feet (30').
- Table 21A.36.020.C in the Salt Lake City Zoning Ordinances states that, "Church steeples or spires" have no height limit in all zoning districts.
- The Salt Lake City's Zoning Ordinance defines "Place of Worship" as follows:

*PLACE OF WORSHIP: A church, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious worship.*

- “Steeple” is not a defined term in the Salt Lake City Zoning Ordinance. In these situations the ordinance in 21A.62.010 states that the term should be defined by the Webster’s Collegiate Dictionary. The dictionary defines steeple as:

*A tall structure usually having a small spire at the top and surmounting a church tower; broadly : a whole church tower*

- “Spire is not a defined term in the zoning ordinance. The dictionary defines spire as:

**a** : a tapering roof or analogous pyramidal construction surmounting a tower  
**b** : STEEPLE <a church spire>

- “Dome” is not a defined term in the zoning ordinance. The dictionary defines dome as:

*A large hemispherical roof or ceiling.*

- “Minaret” is not a defined term in the zoning ordinance. The dictionary defines minaret as :

*A tall slender tower of a mosque having one or more balconies from which the summons to prayer is cried by the muezzin.*

The applicant is proposing to demolish an existing mosque and construct a new facility at 740 S. 700 E. According to the definition in the zoning ordinance, a mosque is considered to be a place of worship. The majority of the proposed structure meets the maximum height in the RMF-30 zoning district, but it does include two domes and two minarets which would exceed the maximum building height. The domes and minarets proposed at the property in question are not being constructed with habitable space. All habitable spaces of the proposed structure will meet the maximum height permitted in the zoning district.

The Zoning Ordinance allows for church steeples and spires to exceed the maximum height limitation of all zoning districts in the city. The definitions of both terms define these structures as architectural elements that are religious in their design and implementation. The existing regulations related to height protect the ability of religious institutions that find the use of church steeples and spires to be of religious importance to them to construct a place of worship that allows for their assembly in a manner they see fit.

The application describes the religious importance in the Islamic culture for a mosque to feature one or more domes. The applicant states that, “A dome possesses significance within the mosque—as a symbolic representation of the vault of heaven.” Although, a dome in its definition is not specific about serving a religious purpose, the applicant has stated that it has great religious importance to those of the Islamic faith. The definition of a minaret clearly shows that the usage of such a structure is for a religious purpose. In the Islamic faith, the proposed domes and minarets on the structure in question are equally important in their design as church steeples or spires are to other religious institutions.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) is a law passed by the United States Congress in 2000 and it states, “No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government can demonstrate that imposition of the burden on that person, assembly or institution

- a. is in furtherance of a compelling governmental interest; and
- b. is the least restrictive means of furthering that compelling governmental interest.

This government act does not allow municipalities to place undue burdens on the construction of places of worship through the creation and enforcement of land use regulations.

Although, the zoning ordinance does not clearly state that domes and minarets should be allowed to exceed the maximum building height of the zoning district they are similar in design, implementation and symbolism as church steeples and spires and are considered to be of religious importance to members of the Islamic faith. It is my interpretation that the proposed domes and minarets should be considered the same as church steeples and spires when determining the permitted height of such structures.

If you have any questions regarding this interpretation please contact John Anderson at (801) 535-7214 or by email at [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com).

#### **NOTICE:**

Please be advised that a use interpretation finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. I shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Department and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. A nonrefundable application and hearing fee of \$221.48 is required.

Sincerely,



Nora Shepard  
Planning Director  
Salt Lake City Planning

cc: Jill Remington Love, Community and Economic Development Director  
Joel Paterson, Zoning Administrator  
Orion Goff, Director, Building Services and Licensing  
Posted to Web  
Applicable Recognized Organization  
File

## **ATTACHMENT G: PUBLIC PROCESS AND COMMENTS**

---

### **Open House:**

An open house was held on 2/18/2016, with several representatives of the project in attendance.

Four members of the public signed in as attending. Of these three, two expressed verbal support and enthusiasm for the project. One expressed support, in principle, but had some generalized concerns about parking in the area.

### **Additional Public Comments:**

Prior to the open house, one phone call were received from adjacent property owners inquiring about the project. This phone call was informational in nature and no specific support or opposition was expressed.



# **ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

---

## **Engineering – Scott Weiler**

The existing sidewalk in front of the building to be demolished has a bad tripping hazard. It is recommended that it be remedied as part of this project.

Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

## **Building – Greg Mikolash**

RMF-30 Zone - Proposal to demolish existing place of worship and build a new place of worship. Proposal involves 4 separate parcels and an alley. Existing parcels will need to be combined. The properties are included in a local historic district that will require review of the proposal before a demolition permit or new construction permit may be issued.

Any demolition permit will be separate from any new construction permit. As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. New construction will need to be discussed with the building code personnel in Room #215. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.

This proposal will need to comply with the provisions of 21A.24.010 General Provisions - the provisions of 21A.24.120 in regards to minimum lot size, minimum yards, accessory uses, landscape yard requirements and maximum height - any appropriate provisions of 21A.34 – the provisions of 21A.36 in regards to use of land and buildings, conformance with lot and bulk controls, environmental performance standards, a permanent recycling station, construction waste management plan, and any other appropriate sections within this chapter.

This proposal will need to comply with any appropriate provisions of 21A.40 – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping.