



# Staff Report

PLANNING DIVISION  
COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson  
(801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)

Date: September 6, 2018

Re: PLNPCM2018-00553 – Ronald McDonald House Charities Eleemosynary  
Conditional Use and Lot Consolidation

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## Conditional Use & Lot Consolidation

**PROPERTY ADDRESS:** 22 – 26 N M Street

**PARCEL ID:** 09-32-385-017, 09-32-385-008, 09-32-385-016, & 09-32-385-009, 09-32-385-018

**MASTER PLAN:** Avenues

**ZONING DISTRICT:** (RMF-35) Moderate Density Multi-family Residential and (H) Historic Preservation Overlay

### REQUEST:

A request by Angela Dean, representing Ronald McDonald House Charities, to expand the existing eleemosynary operations located at 935 E. South Temple, to four adjacent properties to the north (22-26 M Street) to provide additional space and amenities to be utilized by residents of the existing facility. An eleemosynary is generally a non-profit use that provides housing for people who are being treated at a nearby hospital. An eleemosynary is a conditional use in the RMF-35 zone. The conditional use process looks at potential impacts of a use on the surrounding neighbors and compatibility of adjacent land uses. The proposal includes consolidating five parcels and a private right of way into one parcel to accommodate the proposed use.

**RECOMMENDATION:** Based on the findings in the Staff Report, Planning Staff finds the proposal meets the standards for a conditional use and recommends approval with the following conditions:

1. "No smoking" signs shall be posted on all entrances to the outdoor space.
2. Any existing smoking areas and any new proposals for a smoking area on the site, must be located a minimum of 25 feet from adjacent properties.
3. The proposal shall comply with all department and division requirements.
4. Certificates of Appropriateness shall be obtained for all exterior alterations to the subject properties as well as any new proposed accessory structures. Special Exception approval shall be obtained from the Historic Landmark Commission for any requests for additional fence height or modifications to lot and bulk of the subject properties.
5. The applicant shall obtain the necessary permits for a change of use of the buildings from the Building Services department and shall comply with any changes required for the change in

use.

6. Prior to recording the lot line adjustment approval, the applicant will provide verification that elimination of parcel lines will not leave in place any utility easement(s) that will impede future development.

#### **ATTACHMENTS:**

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Site Plans and Drawings](#)
- D. [Additional Applicant Information](#)
- E. [Zoning Standards](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Analysis of Standards – Lot Consolidation](#)
- H. [Public Process & Comments](#)
- I. [Department Comments](#)

#### **PROJECT DESCRIPTION:**

This proposal is a request for Conditional Use approval for eleemosynary use for Ronald McDonald House Charities. Since 1998, Ronald McDonald House Charities of the Intermountain Area has been providing a temporary home-away-from-home that serves and supports families of children receiving treatment at area hospitals.

The Salt Lake City zoning ordinance defines and Eleemosynary Facility as “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 facility” does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.”



Ronald McDonald House recently acquired 4 properties to the north of their current facility which is located at 935 E South Temple. The applicant is seeking approval to expand their existing operation to the subject parcels located at 22-26 N M Street. As part of the request, two existing single family homes are proposed to be converted into meeting spaces and an existing commercial building located at 24 N M Street will be demolished to develop an outdoor space for residents of Ronald McDonald House that will include gathering and play areas, pavilion and picnic tables, a stage, and an elevated/accessible vegetable garden. Sculptures and new landscaping are proposed throughout. See the application materials located in [Attachment D](#) for additional information.

**KEY CONSIDERATIONS:**

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

1. [Potential Impacts to Surrounding Properties and Conditional Use Standards](#)
2. [Outside Activities and Screening](#)
3. [Local Historic District Regulations](#)

**Consideration 1 – Potential Impacts to Surrounding Properties and Conditional Use Standards**

The Zoning Ordinance describes conditional uses as the following:

*A conditional use is a land use which, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Conditional uses are allowed unless appropriate conditions cannot be applied which, in the judgment of the planning commission, or administrative hearing officer, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site.*

*Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, taking into account the applicant's proposals to mitigate adverse impacts through site planning, development techniques, and public improvements.*

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

The conditional use standards of review include a specific list of criteria to use in determining whether a use will have a detrimental effect on surrounding uses. Staff has reviewed the list and determined that the use generally complies with the standards and recommends approval of the proposal. Please see the review criteria and analysis in [Attachment F](#) regarding compatibility and detrimental effects.

**Consideration 2 – Outdoor Activities and Screening**

The north area of the property to the rear of the existing Ronald McDonald is proposed as outdoor space for residents of the facility. This portion of the property will have access through a secured gate through a new fence that is proposed along M Street. Proposed amenities include greenspace and walking paths, group picnic seating, gardens, play areas, and a stage. Staff from Ronald McDonald House as indicated the area may be used to host things like dinner parties and other similar events.

The proposed stage will be used for entertainment and performances which may include music groups, however, the applicant has indicated the stage will not have amplified sound or lighting. The proposed lighting for the site is with down lit landscape bollards. See [Attachment C](#) for information on the proposed lighting.





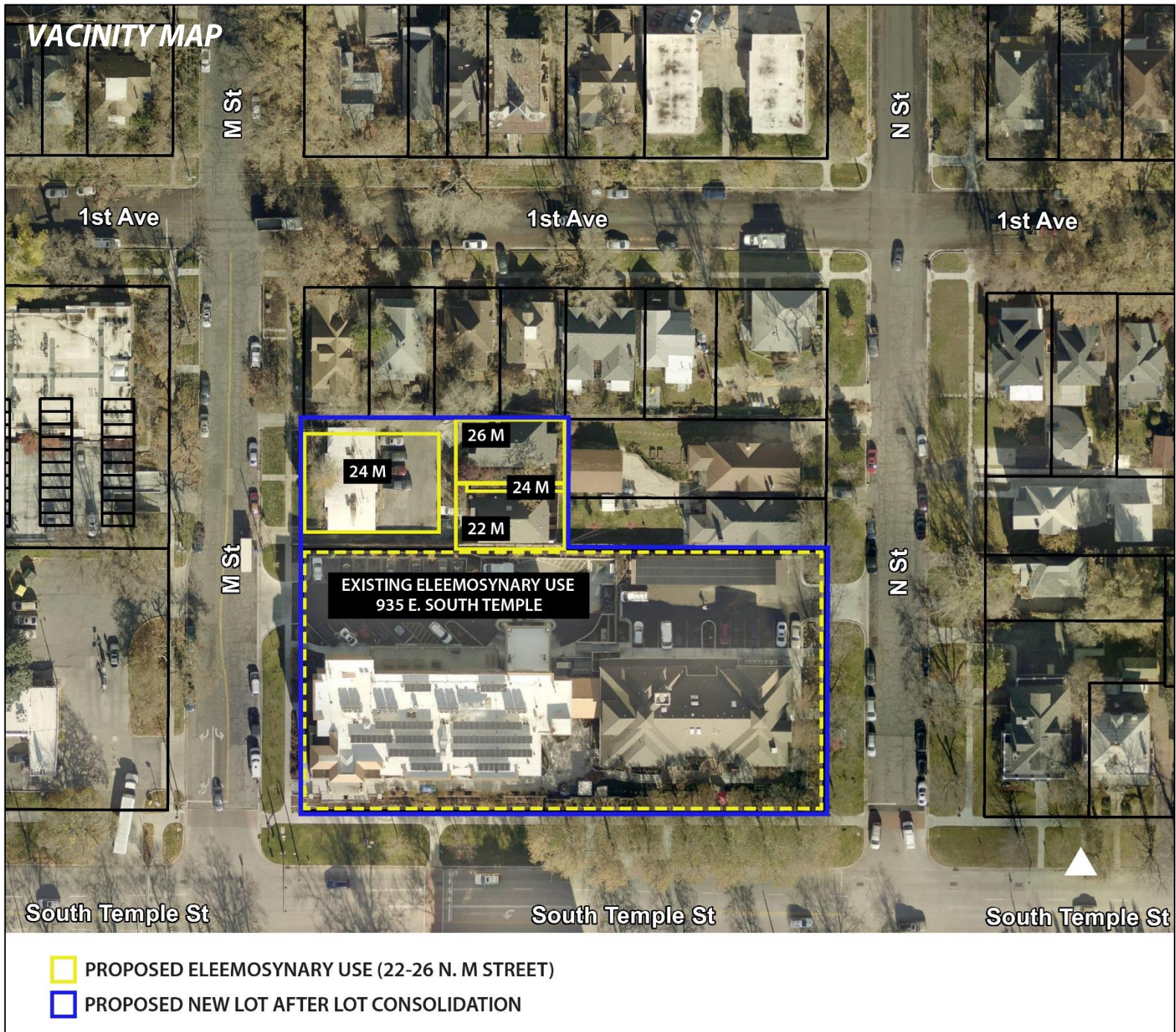
necessary modifications to the existing buildings to accommodate the eleemosynary use and develop the outdoor space on the subject properties.

Because the properties are located within a local historic district, any exterior alterations will require Historic Landmarks Commission approval before any demolition or building permit will be issued. If a special exception is requested for additional fence height or modifications to lot and bulk standards, such as setbacks for the existing houses, those special exception requests will be handled through the Historic Landmark Commission process. The applicant will also need to comply with any other conditions of approval.

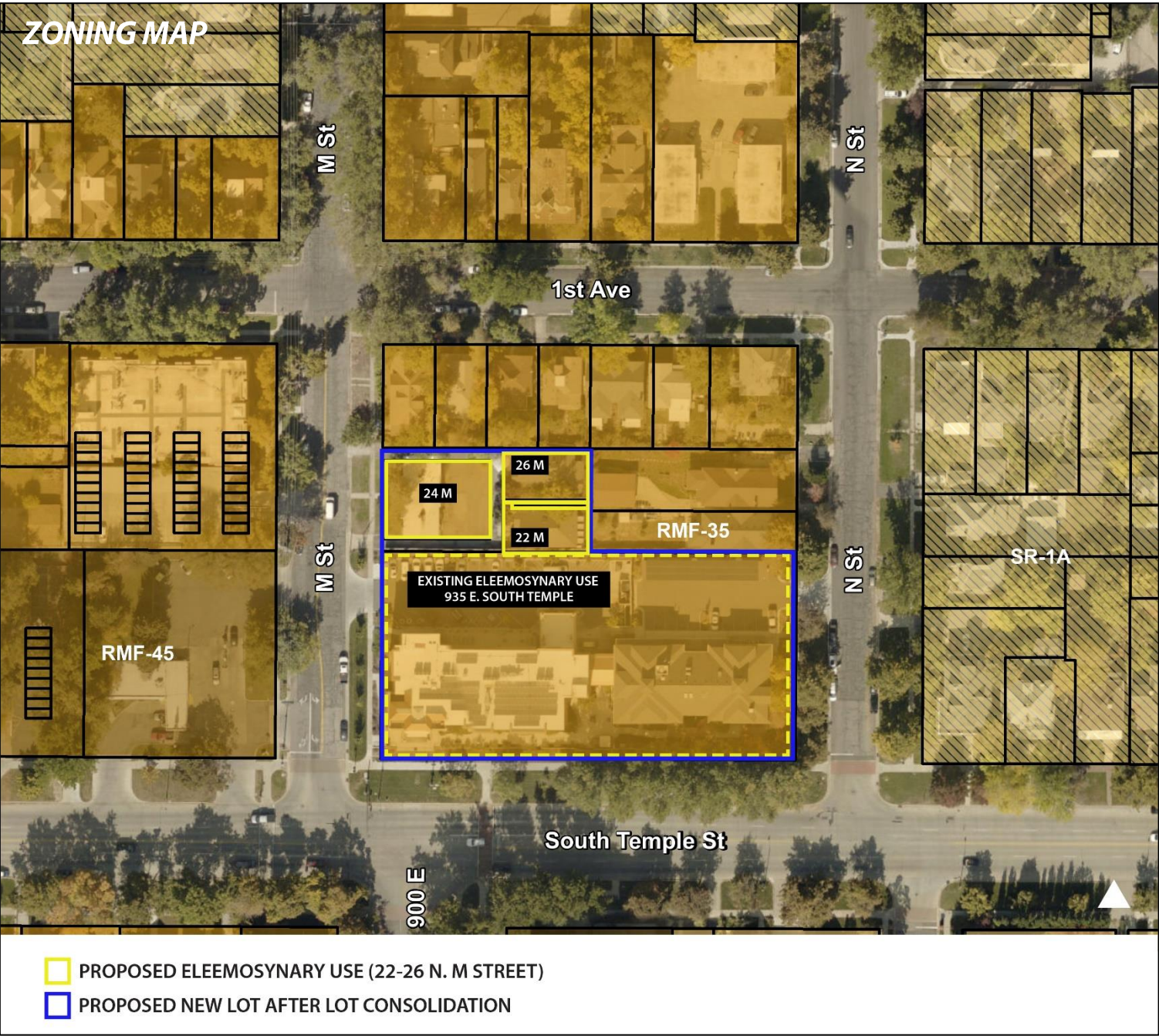
If the Conditional Use and Lot Consolidation requests are denied, Ronald McDonald house will not be able to use the subject properties to expand eleemosynary operations. The applicant could still submit a building permit for demolition of the existing commercial building on the property subject to approval of a reuse plan. The existing single family homes could continue to be used as single family homes or they could be converted to any other uses permitted in the RMF-35 zoning district.

If denied, the petitioner could appeal the decision to the Appeals Hearing Officer. The Appeals Hearings Officer could deny the appeal or send the proposal back to the Planning Commission.

## ATTACHMENT A: VICINITY AND ZONING MAP









## ATTACHMENT B: PHOTOGRAPHS

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*Streetscape view of M Street looking east. The noncontributing commercial structure in the photo will be demolished to accommodate the proposed outdoor space.*



*Adjacent development on the west side of M Street across from the proposal.*



*View of subject properties looking south east from M Street.*



*View of subject properties looking north east from M Street.*

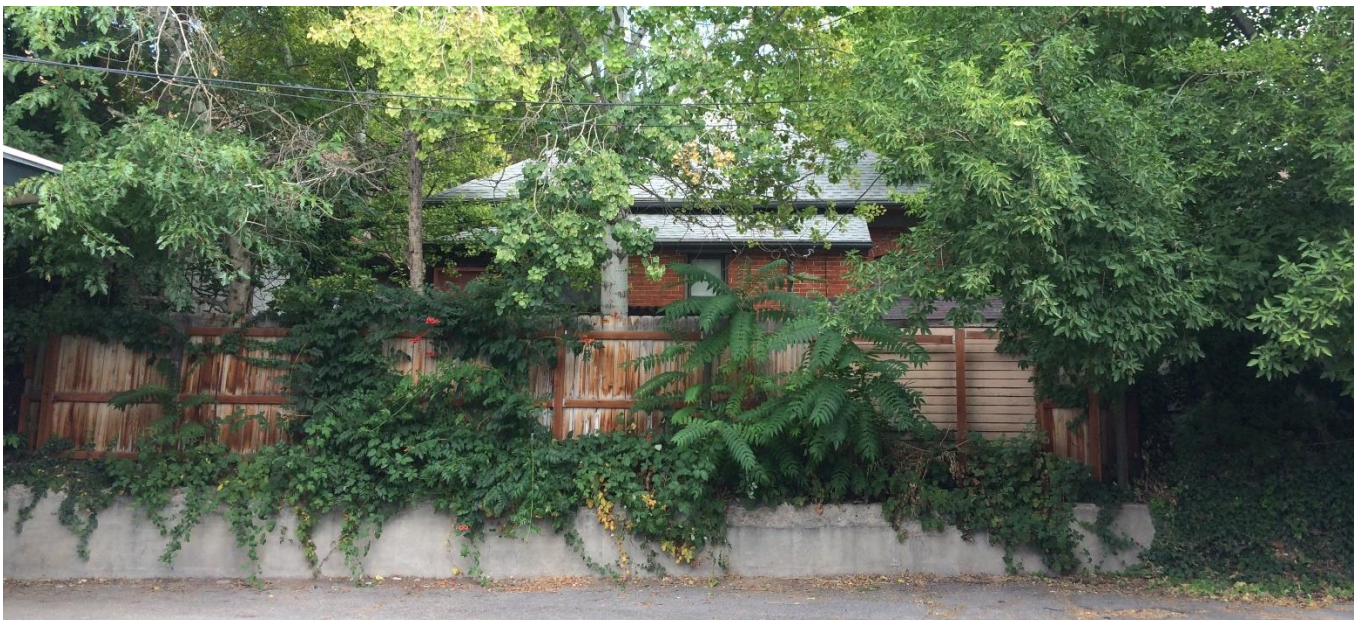




*View of existing single family dwellings located at 22 & 26 M Street behind the commercial structure that will be demolished. The proposal is to utilize these buildings as meeting rooms for the facility.*



*View of adjacent development to the south (Existing Ronald McDonald House Building)*

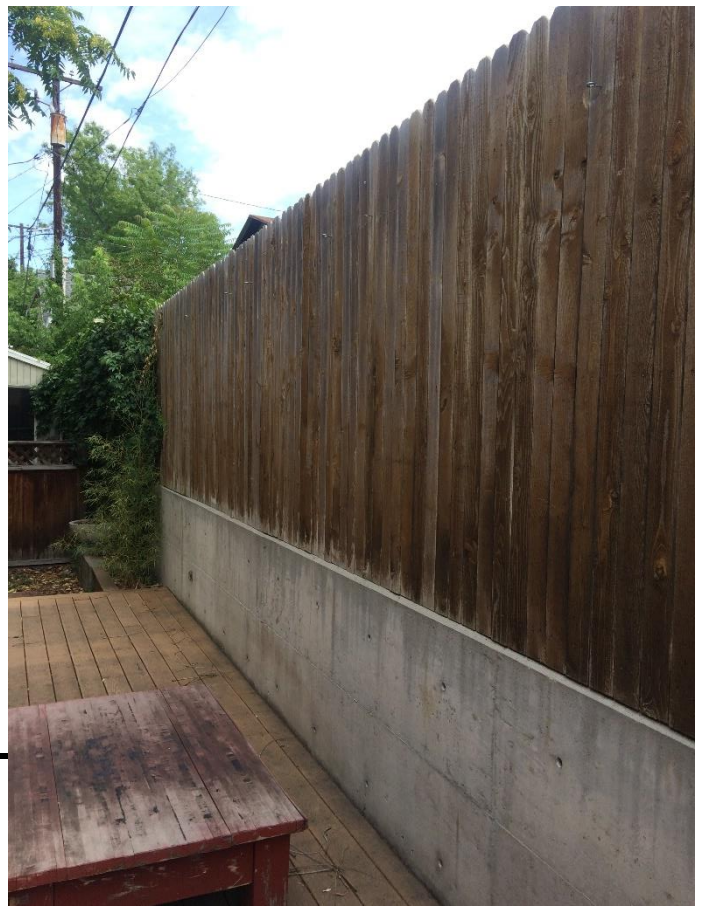


*View of adjacent development to the north*

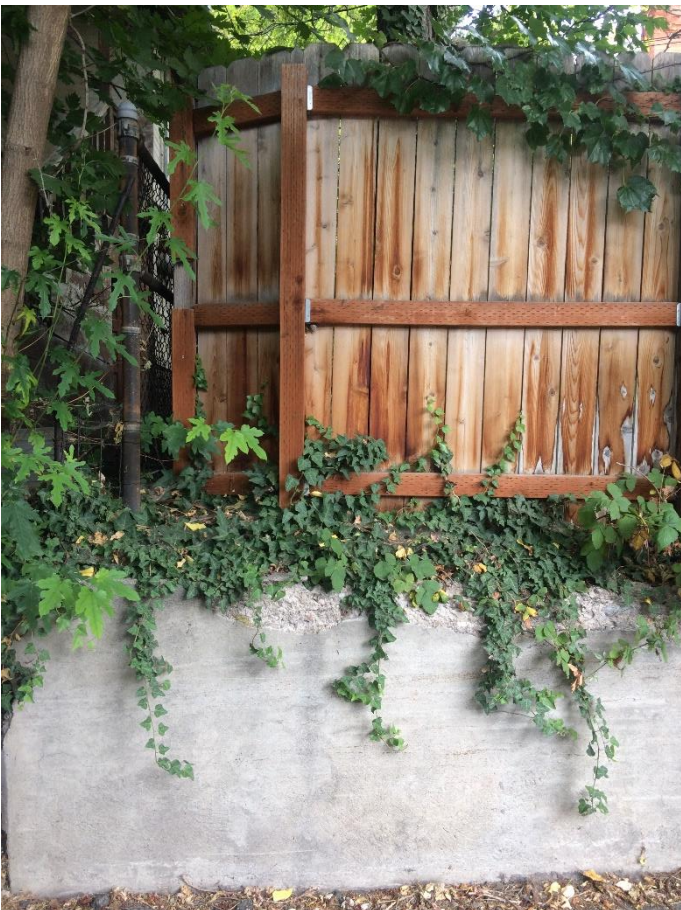




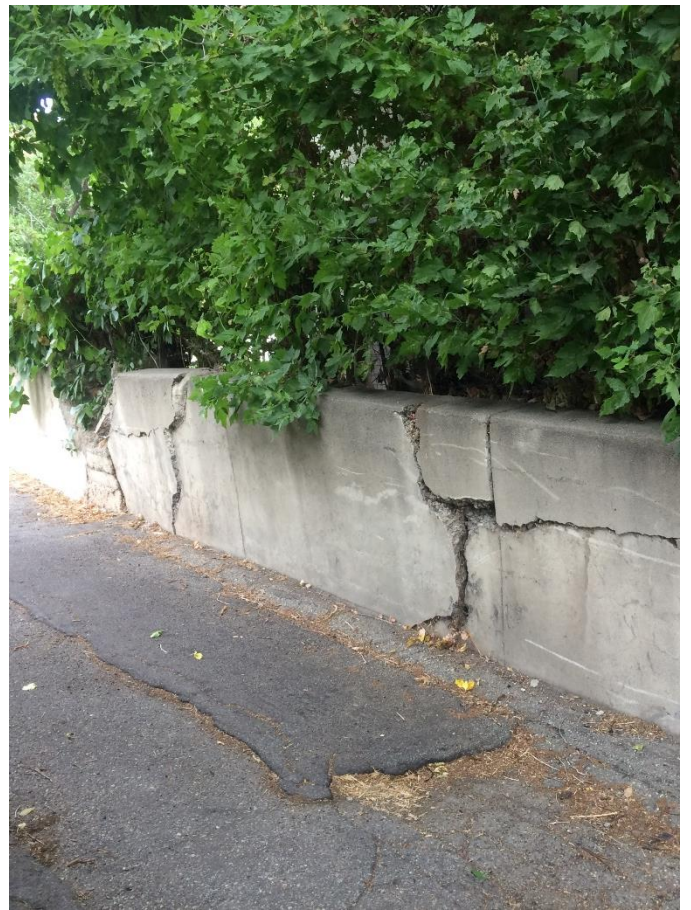
*View facing south behind the single family dwellings.*



*View of fencing & retaining wall along east property line behind the single family dwellings.*



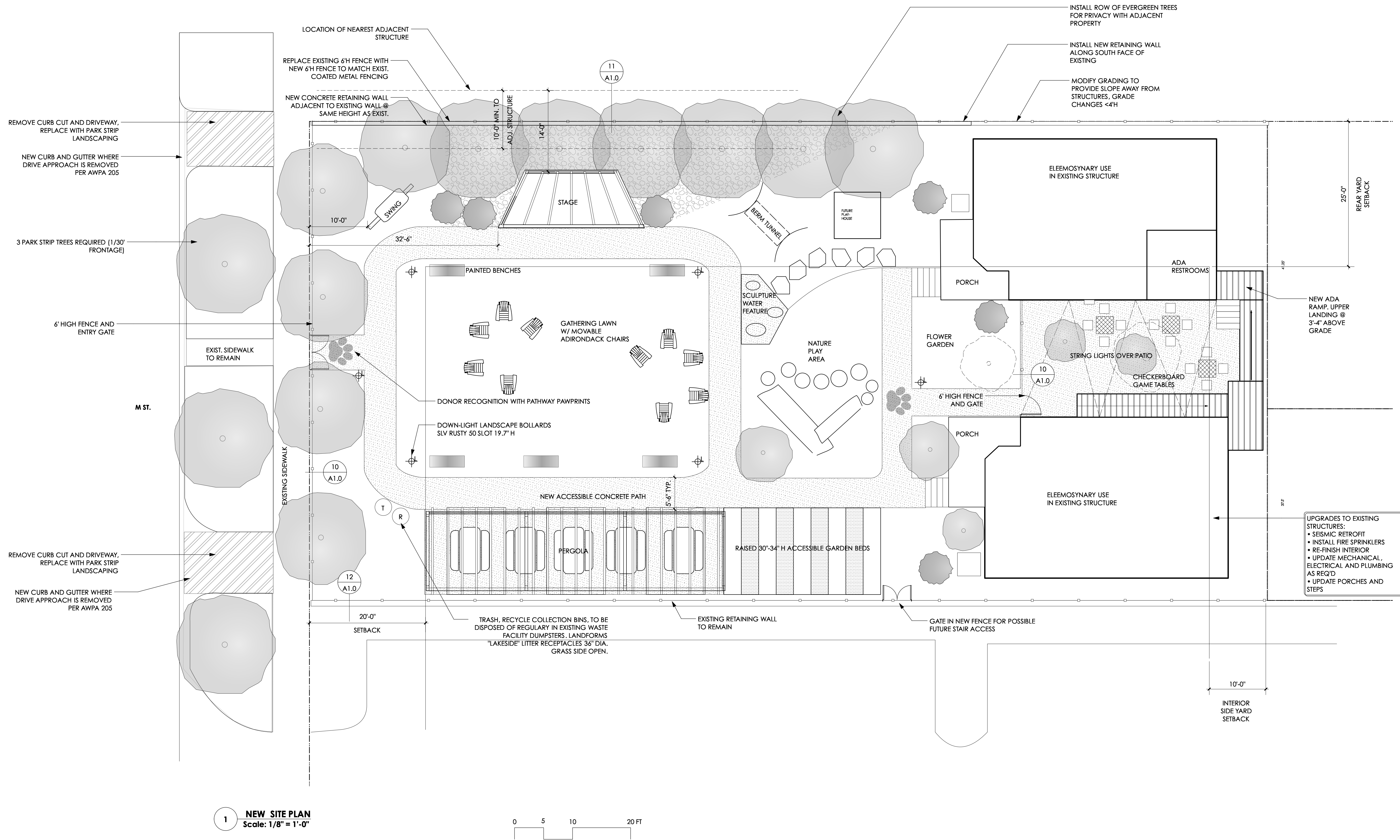
*View of failing retaining wall and fencing along north property line that applicant is proposing to replace.*



## **ATTACHMENT C: SITE PLANS AND BUILDING DRAWINGS**

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935 E SOUTH TEMPLE  
SALT LAKE CITY, UT

ALL RIGHTS RESERVED  
ING, THE DESIGN INDICATED, THE  
AND THE ARRANGEMENTS ARE THE  
OF AMD ARCHITECTURE, ANY USE  
OF ORIGINAL OR ALTERED DESIGN  
BY THE CLIENT, AGENTS OF THE  
OTHER PARTIES WITHOUT THE  
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OF THE OTHERS, FURTHERMORE  
AGREES TO DEFEND, INDEMNIFY  
THE DESIGN PROFESSIONAL FROM  
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OR SCALE CORRECTLY TO THE  
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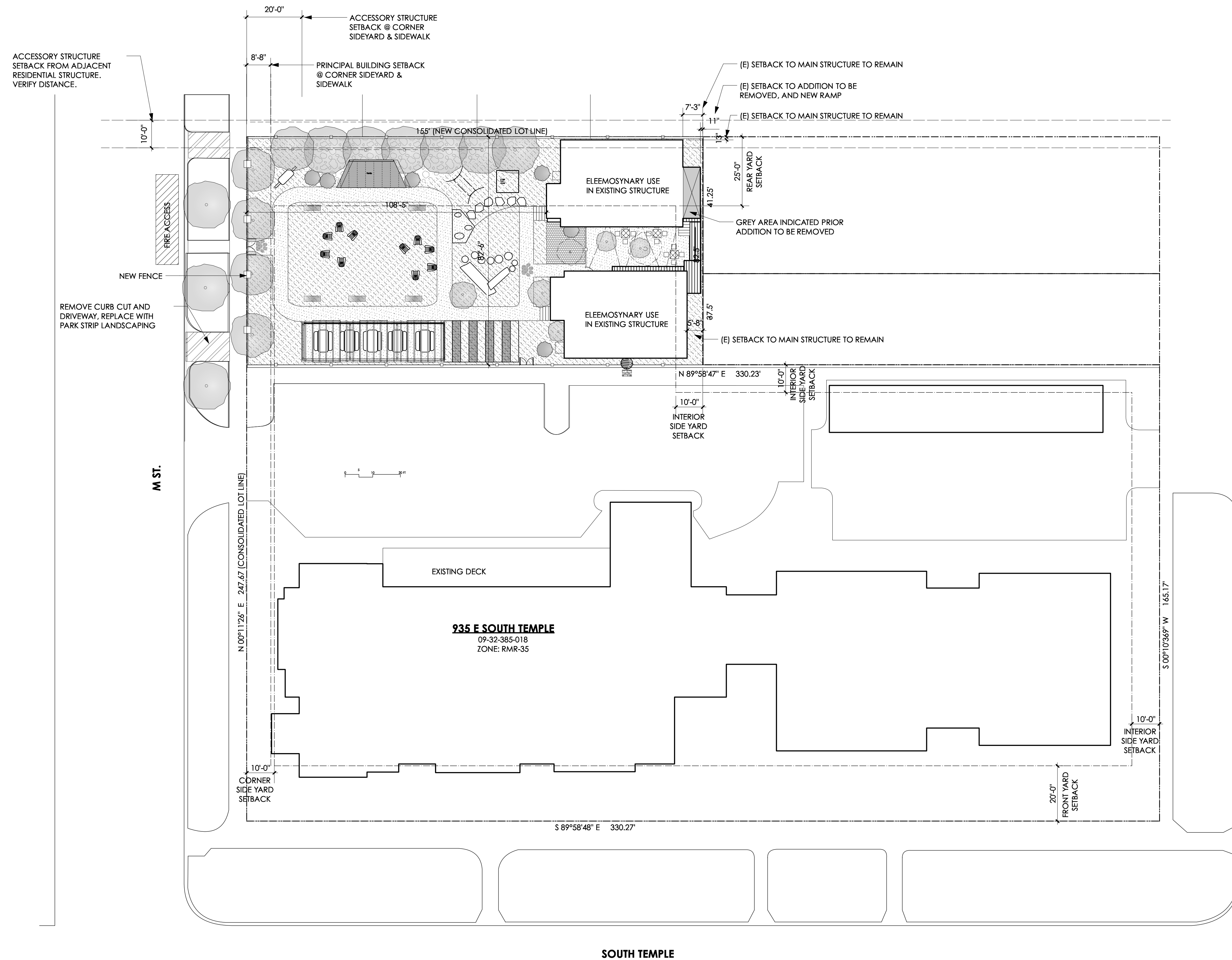
DATE \_\_\_\_\_

UG. 28, 2018

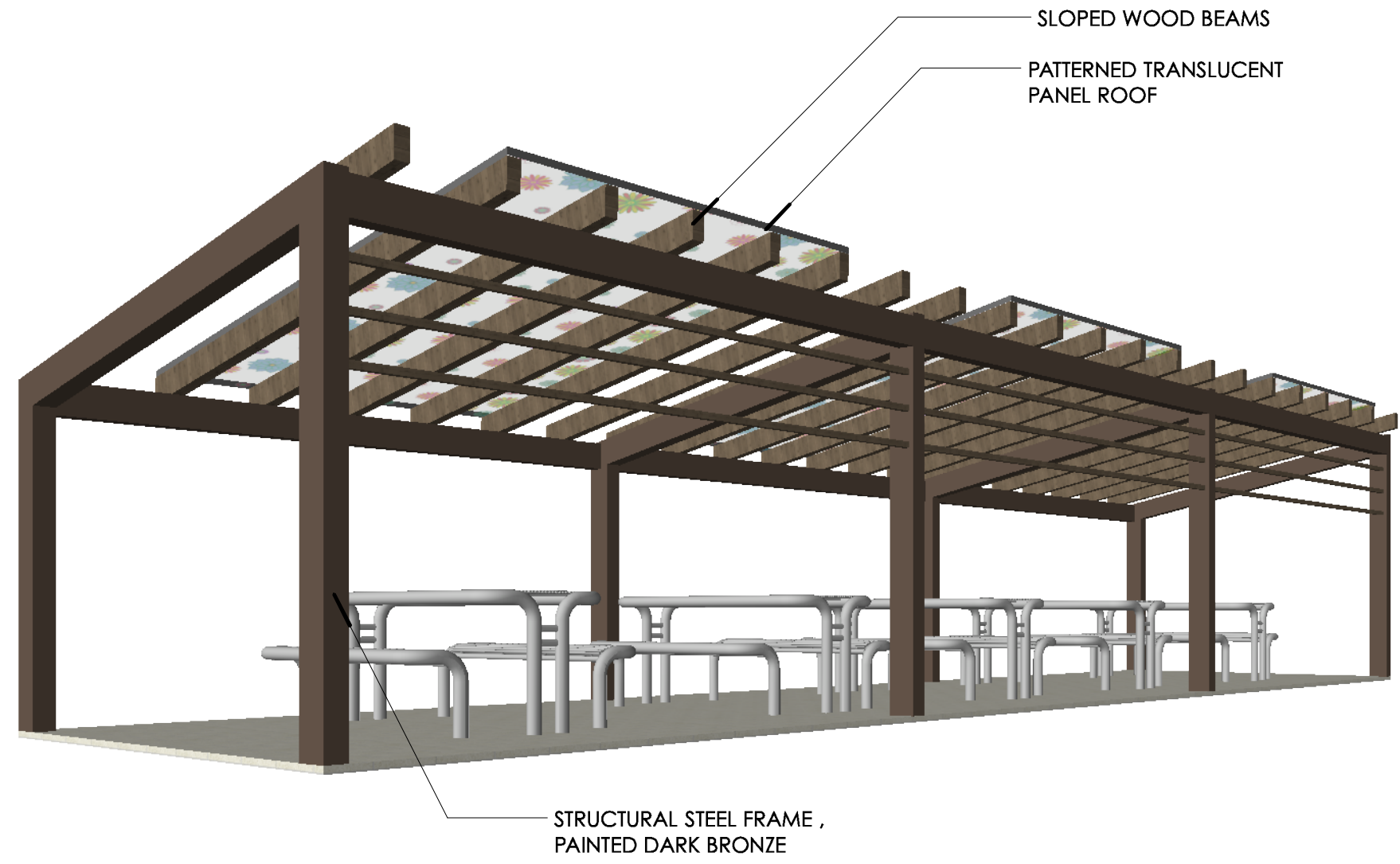
## REVISIONS

## NEW PROPERTY BOUNDARIES

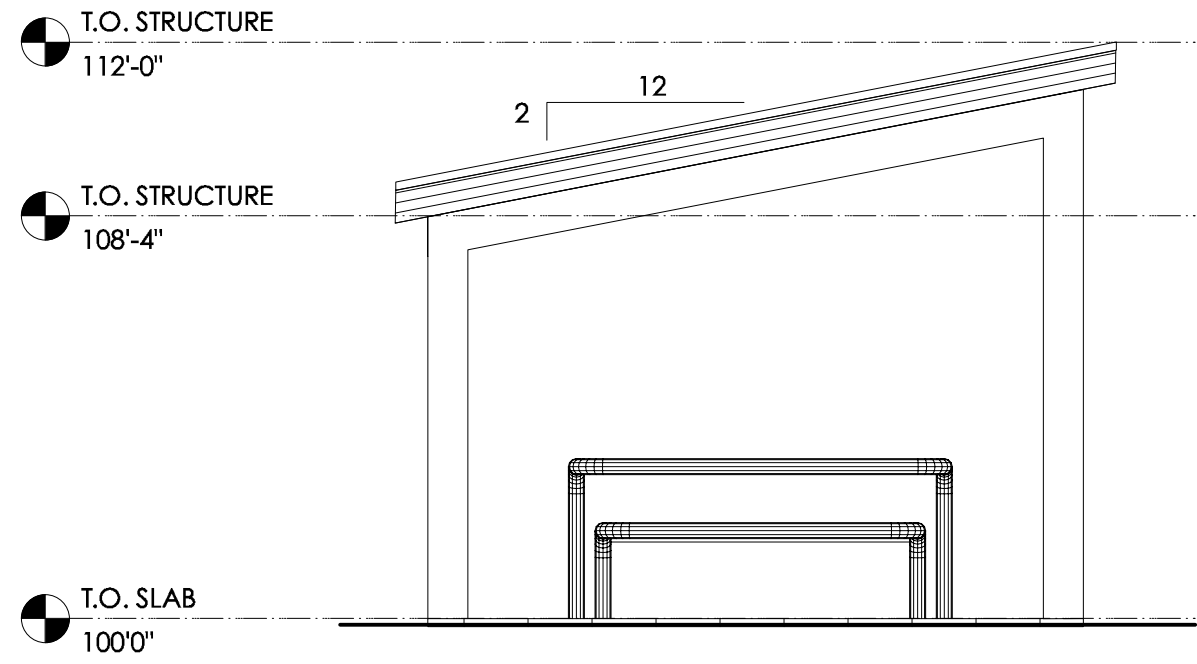
## SP1.2



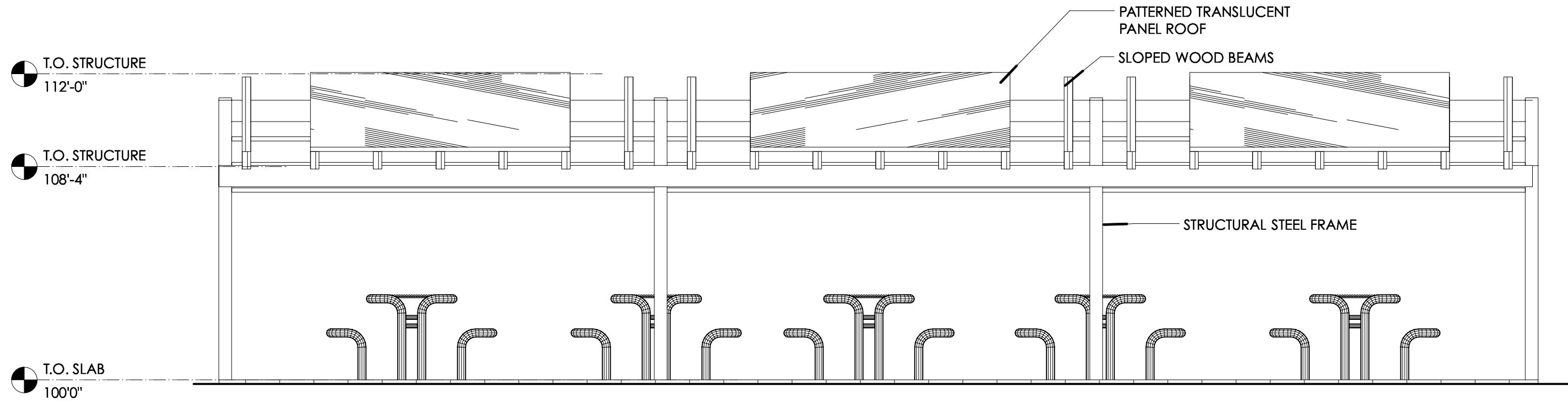
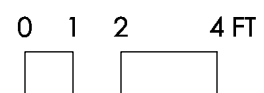




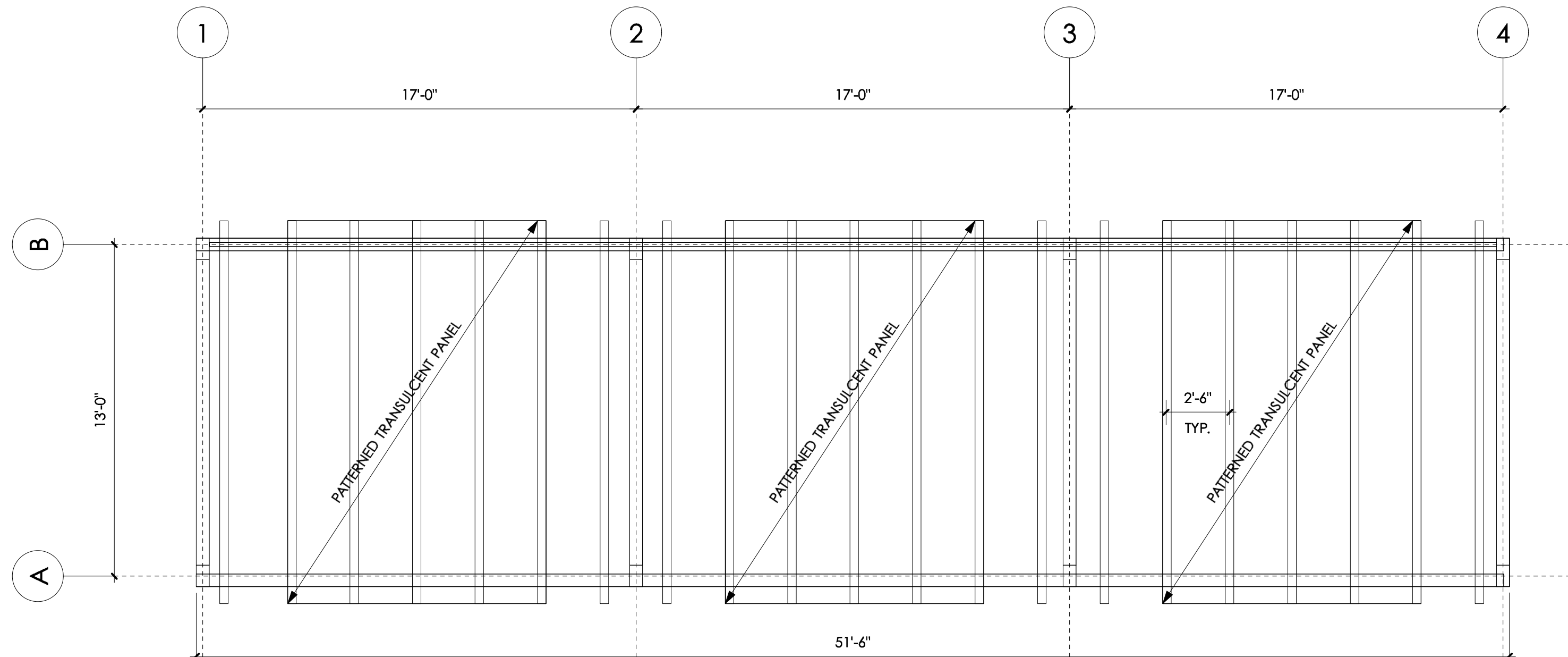
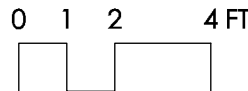
4 PAVILION PERSPECTIVE  
N.T.S.



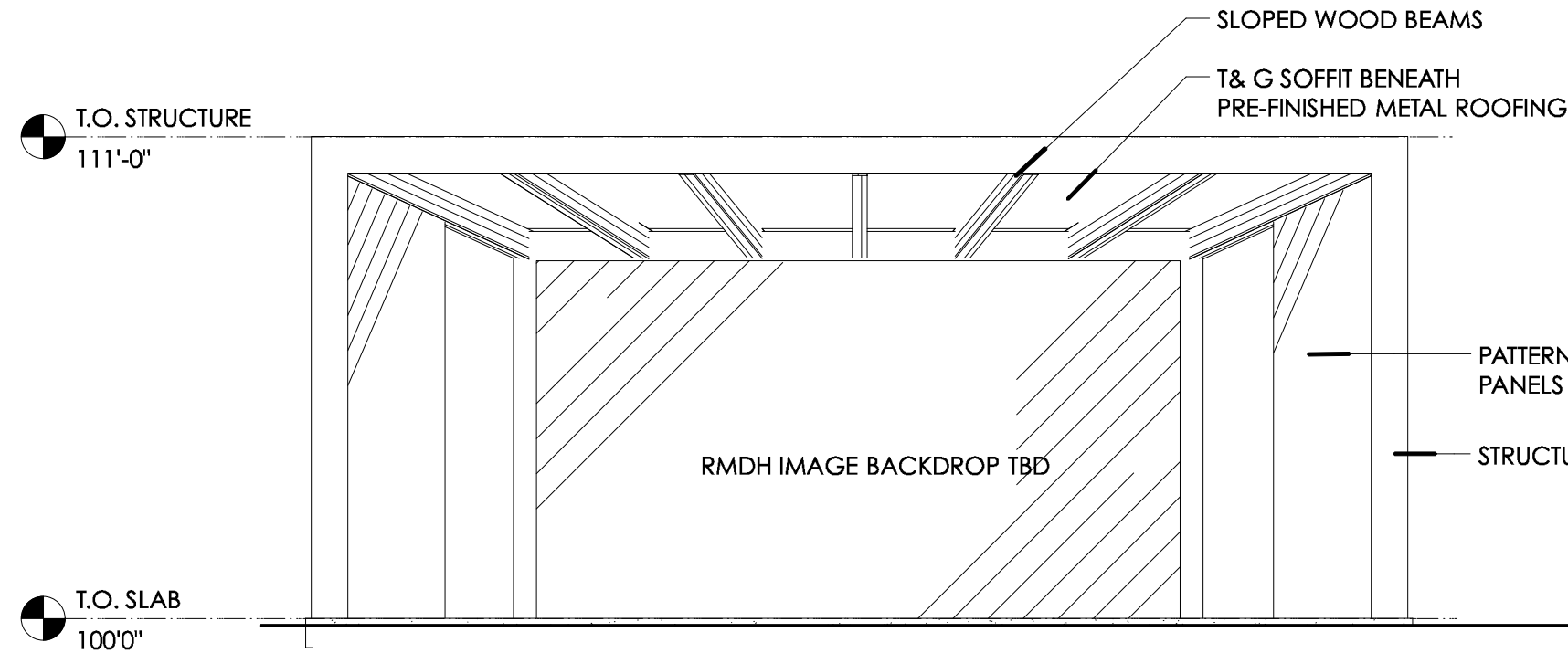
3 PAVILION EAST ELEVATION  
Scale: 1/4" = 1'-0"



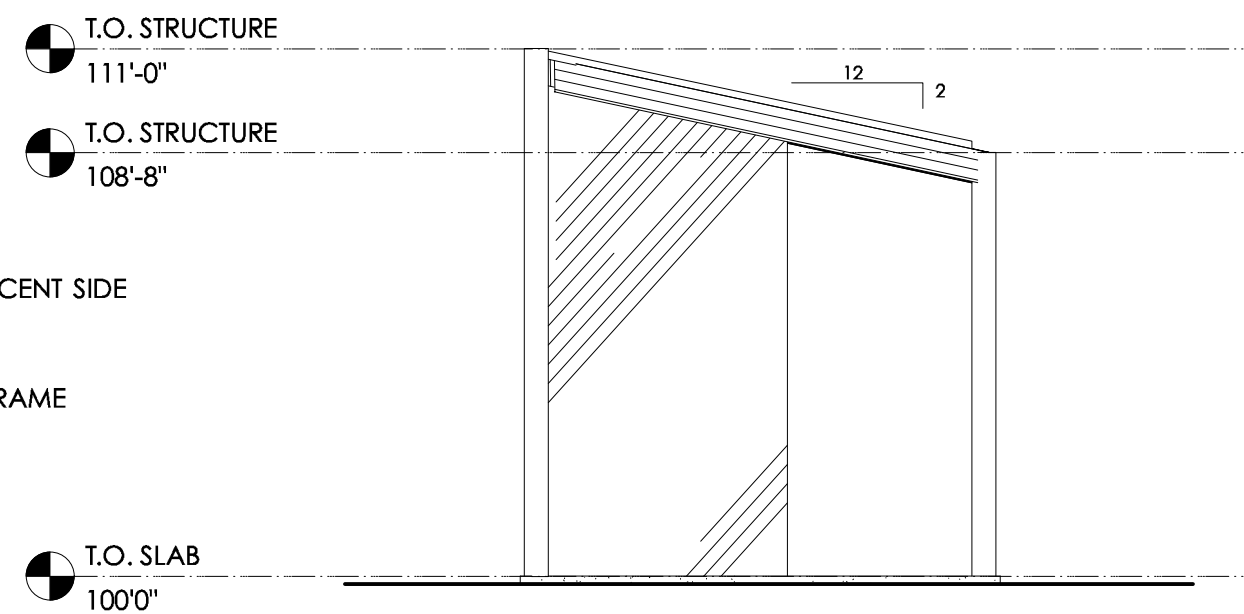
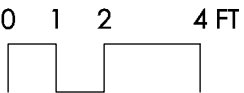
2 PAVILION SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



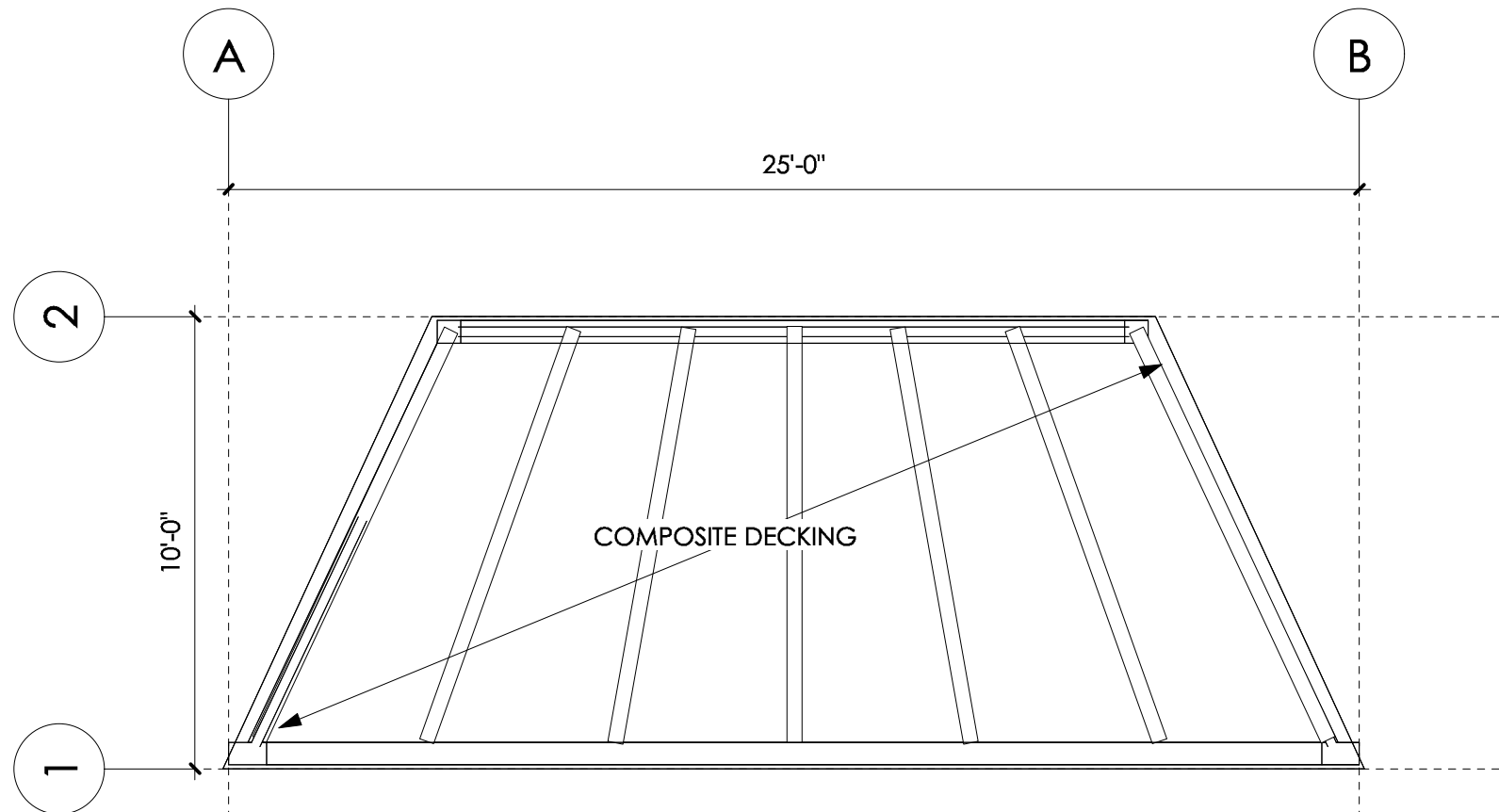
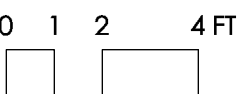
1 PAVILION PLAN  
Scale: 1/4" = 1'-0"



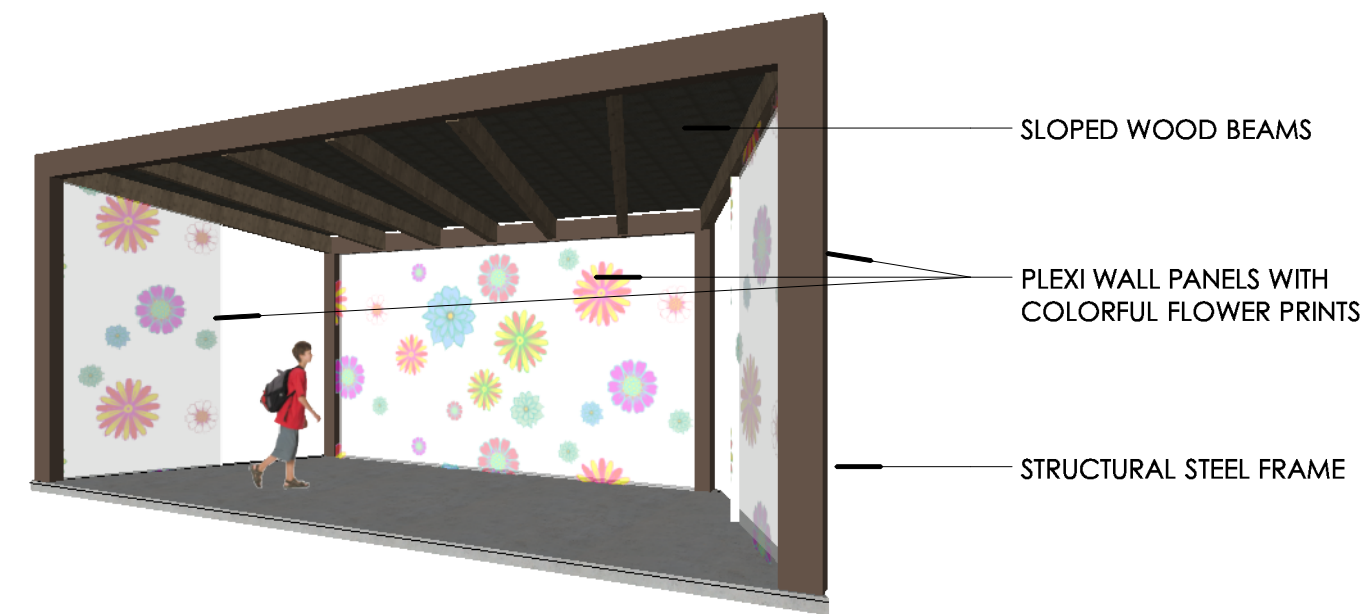
5 STAGE SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



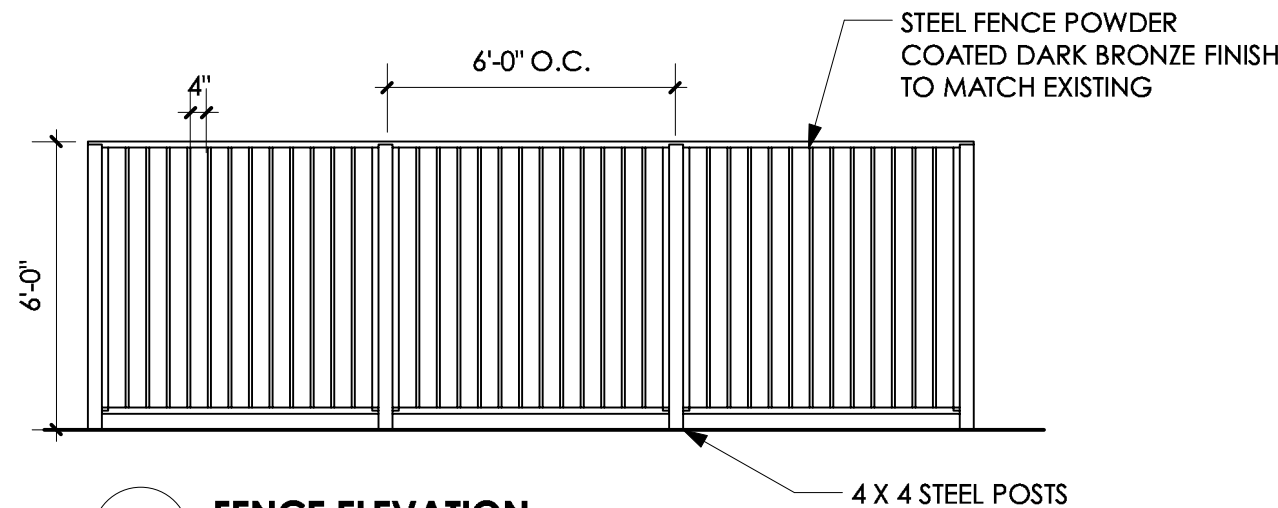
6 STAGE EAST ELEVATION  
Scale: 1/4" = 1'-0"



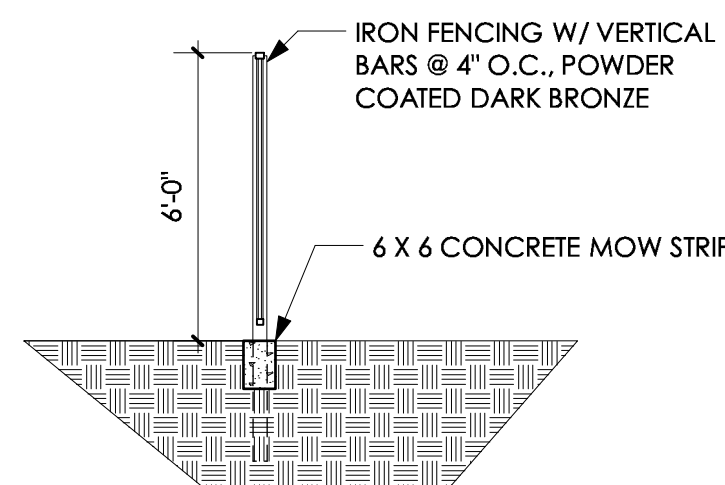
8 STAGE PLAN  
Scale: 1/4" = 1'-0"



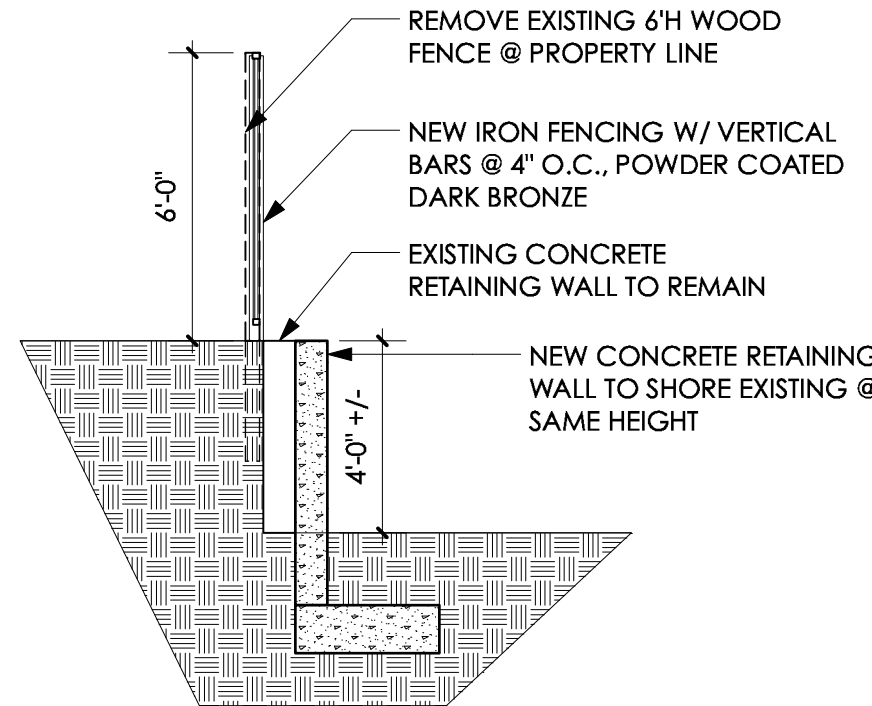
7 STAGE PERSPECTIVE  
N.T.S.



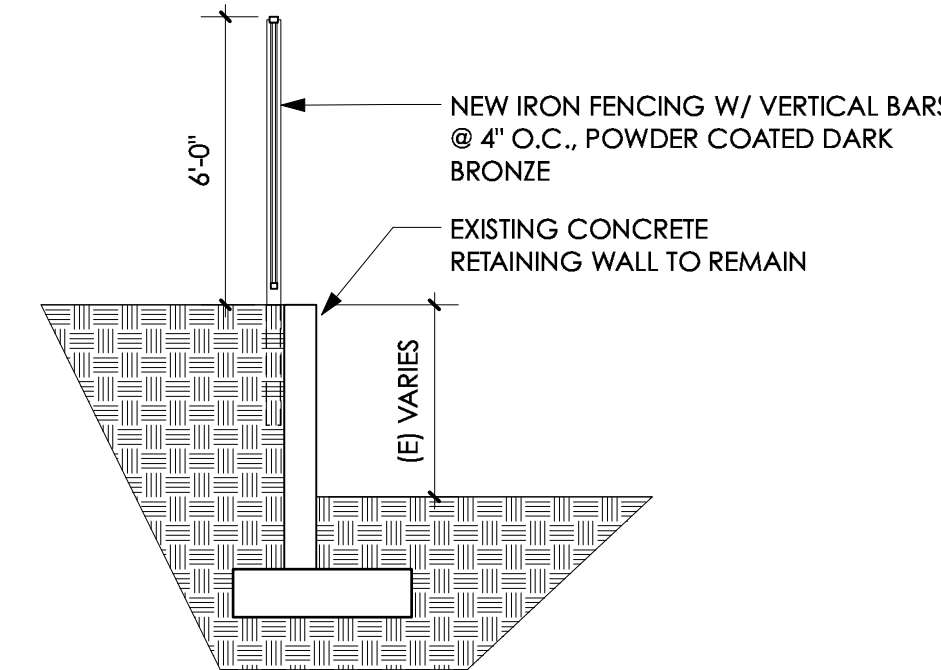
9 FENCE ELEVATION  
Scale: 1/4" = 1'-0"



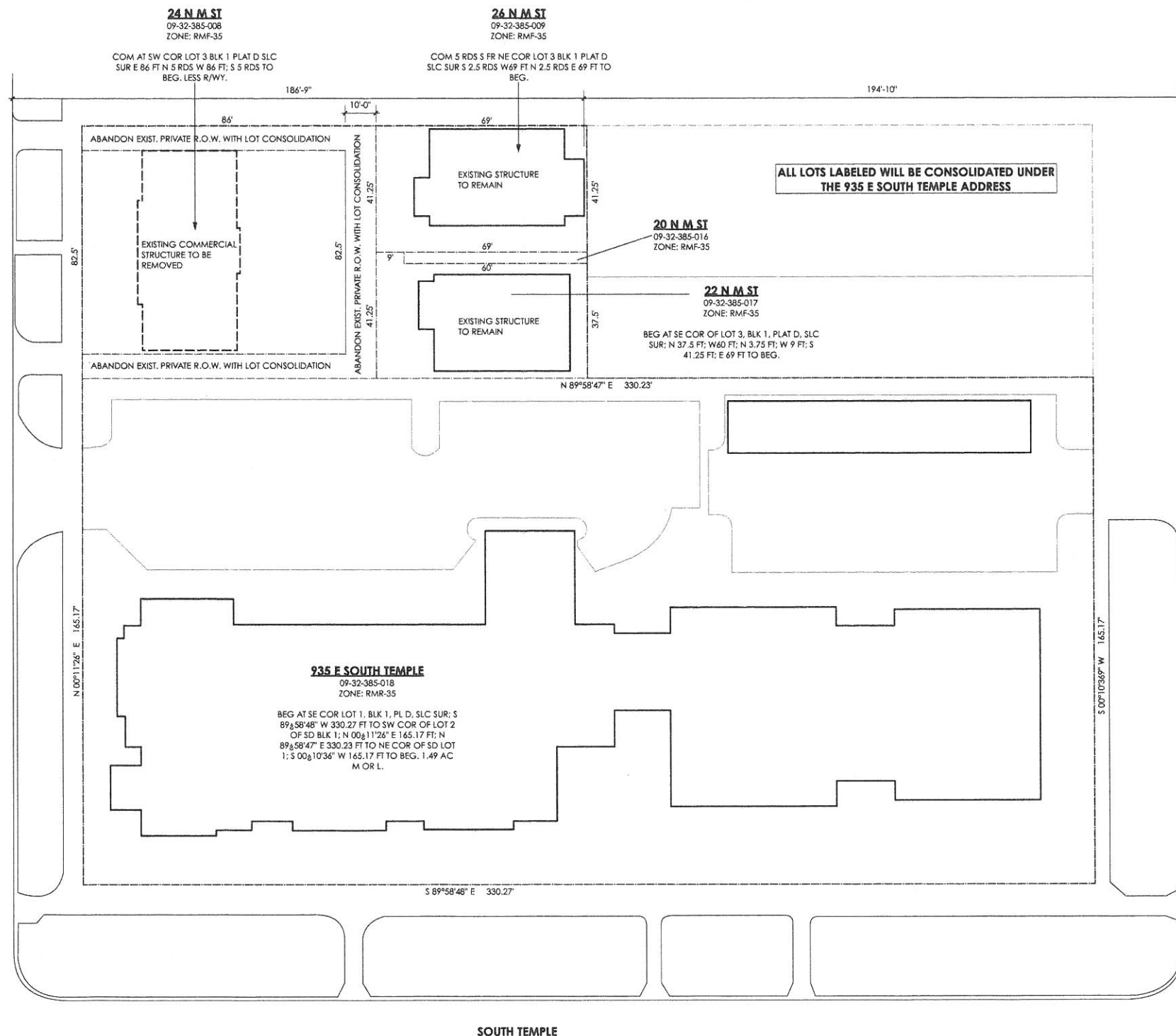
10 FENCE SECTION  
Scale: 1/4" = 1'-0"



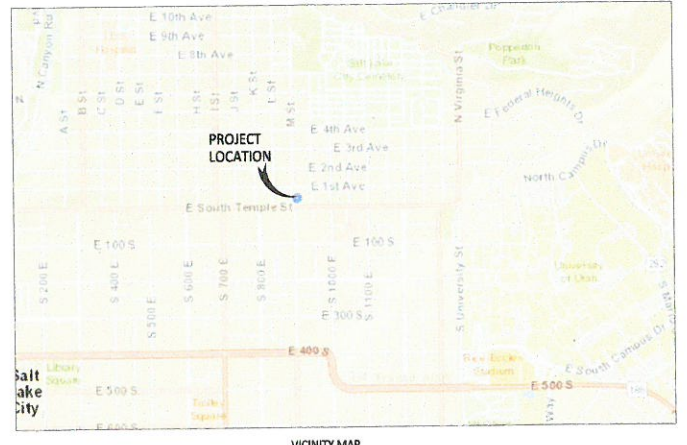
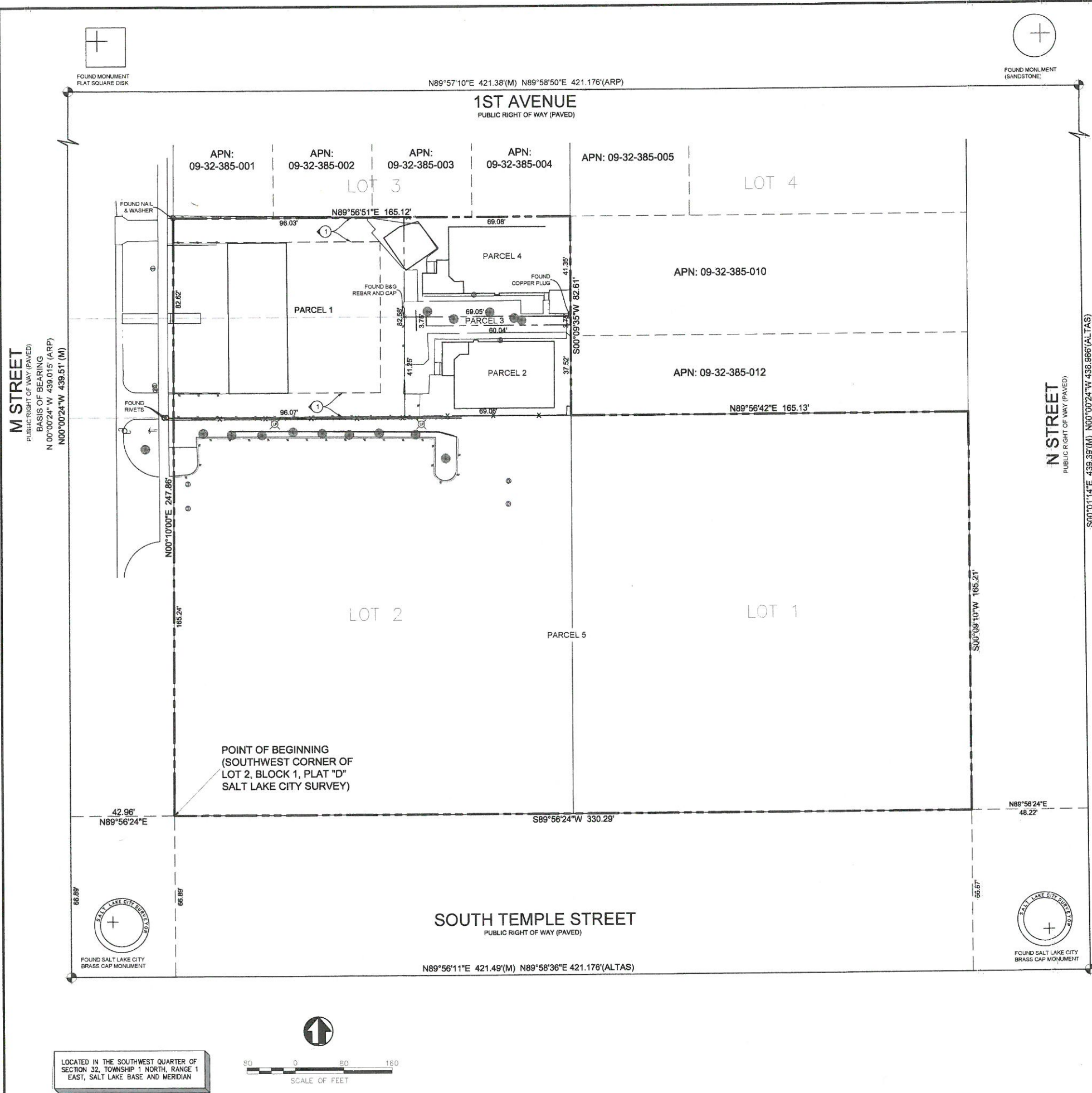
11 FENCE SECTION  
Scale: 1/4" = 1'-0"



12 FENCE SECTION  
Scale: 1/4" = 1'-0"







**RECORD LEGAL DESCRIPTIONS:**

PARCEL 1  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, PLAT "D" SALT LAKE CITY SURVEY, RUNNING THENCE EAST 96 FEET; THENCE NORTH 82 1/2 FEET; THENCE WEST 96 FEET; THENCE SOUTH 82 1/2 FEET TO THE PLACE OF BEGINNING.

PARCEL 2  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 37.5 FEET; THENCE WEST 60 FEET; THENCE NORTH 3.75 FEET; THENCE WEST 9 FEET; THENCE SOUTH 41.25 FEET; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 96 FEET; THENCE NORTH 41.25 FEET; THENCE WEST 10 FEET; THENCE SOUTH 31.25 FEET; THENCE WEST 66 FEET; THENCE SOUTH 10 FEET TO THE PLACE OF BEGINNING.

PARCEL 3  
BEGINNING NORTH 37.5 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 90 FEET; THENCE NORTH 3.75 FEET; THENCE EAST 90 FEET; THENCE SOUTH 3.75 FEET TO THE PLACE OF BEGINNING.

PARCEL 4  
COMMENCING 5 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 1, PLAT "D", SALT LAKE CITY SURVEY RUNNING THENCE SOUTH 2.5 RODS; THENCE WEST 60 FEET; THENCE NORTH 2.5 RODS; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING.

PARCEL 5  
ALL OF LOTS 1 AND 2 OF BLOCK 1, PLAT D OF THE OFFICIAL SALT LAKE CITY SURVEY "PLAT D", ALSO WITHIN THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER IS 66.88 FEET N.00°00'12"E. ALONG THE MONUMENT LINE OF N STREET AND 48.22 FEET S.89°58'48"E. FROM THE SALT LAKE CITY MONUMENT LOCATED AT THE INTERSECTION OF N STREET AND SOUTH TEMPLE STREET (NOTE: THE BASIS OF BEARING IS SOUTH 89°58'38" WEST ALONG THE MONUMENT LINE OF SOUTH TEMPLE STREET BETWEEN THE FOUND SALT LAKE CITY MONUMENTS LOCATED AT THE INTERSECTIONS OF N STREET AND M STREET AND SOUTH TEMPLE STREET ACCORDING TO ATLAS PLAT "D", SALT LAKE CITY SURVEY), AND RUNNING THENCE S.89°58'48"W. 330.21 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 1 TO THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE N.00°11'26"E. 165.16 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF; THENCE N.89°58'47"E. 330.23 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 AND SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S.00°10'36"W. 165.167 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 54,546 SQUARE FEET IN AREA, OR 1.252 ACRES, MORE OR LESS.

**COMBINED LEGAL DESCRIPTION: (SURVEYED)**

ALL OF LOTS 1 AND 2, AND THE SOUTH HALF OF LOT 3 OF BLOCK 1, PLAT D OF THE OFFICIAL SALT LAKE CITY SURVEY "PLAT D", BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER IS 66.88 FEET N.00°00'24"W. ALONG THE MONUMENT LINE OF M STREET AND 42.96 FEET N.89°56'24"E. FROM THE SALT LAKE CITY MONUMENT LOCATED AT THE INTERSECTION OF M STREET AND SOUTH TEMPLE STREET (NOTE: THE BASIS OF BEARING IS NORTH 00°00'24" WEST ALONG THE MONUMENT LINE OF M STREET BETWEEN THE FOUND SALT LAKE CITY MONUMENTS LOCATED AT THE INTERSECTIONS OF M STREET AND 1ST AVENUE AND M STREET AND SOUTH TEMPLE STREET ACCORDING TO ATLAS PLAT "D", SALT LAKE CITY SURVEY), AND RUNNING THENCE N.00°10'00"E. 247.86 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 2 AND 3 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID BLOCK 3; THENCE N.89°56'51"E. 165.12 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S.00°09'35"W. 82.61 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE COMMON NORTHERN CORNER OF LOTS 1 AND 2; THENCE N.89°56'42"E. 165.13 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S.00°10'36"W. 165.21 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE S.89°56'24"W. 330.29 FEET ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 68,211 SQUARE FEET OR 1.566 ACRES.

**NOTES:**

1. RESERVATIONS FOR RIGHT OF WAY  
ENTRY NO.: 871617  
BOOK/PAGE: 244/807  
RECORDED: December 21, 1939

**SURVEYORS CERTIFICATE**

I, CRAIG E. AHRENS, A LICENSED LAND SURVEYOR HOLDING CERTIFICATE NO. 270814, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Craig E. Ahrens P.L.S.  
UTAH NO. 270814

DATE: MAY 28, 2018

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE FIVE PARCELS INTO A SINGLE PARCEL FOR THE RONALD McDONALD HOUSE PROPERTIES.

THE BASIS OF BEARING IS NORTH 00°00'24" WEST ALONG THE MONUMENT LINE OF M STREET BETWEEN THE FOUND SALT LAKE CITY MONUMENTS LOCATED AT THE INTERSECTIONS OF M STREET AND 1ST AVENUE AND SOUTH TEMPLE STREET AND M STREET ACCORDING TO ATLAS PLAT "D", SALT LAKE CITY SURVEY.

THE FOUND MONUMENTATION TO DETERMINE BOUNDARY LINES IS SHOWN HEREON WITH AVAILABLE RECORDED DOCUMENTS AND SURVEYS NOTED BELOW.

1. OFFICIAL SURVEY OF PLAT "D" SALT LAKE CITY SURVEY.
2. SALT LAKE COUNTY RECORDER OWNERSHIP PLAT 09-32-32.
3. RECORD OF SURVEY S01-10-0887 BY BUSH & GUDDELL, INC.
4. RECORD OF SURVEY S2004-11-0828 BY SALT LAKE CITY CORP.
5. RECORD OF SURVEY S2011-06-0205 BY MERIDIAN ENGINEERING, INC.
6. RECORD OF SURVEY S2017-06-0506 BY MNEIL ENGINEERING.
7. WARRANTY DEED IN FAVOR OF RONALD McDONALD HOUSE CHARITIES OF THE INTERMOUNTAIN AREA INC., RECORDED IN BOOK 10656 PAGE 589-590 SALT LAKE COUNTY RECORDS.
8. CORRECTION DEED IN FAVOR OF RONALD McDONALD HOUSE CHARITIES OF THE INTERMOUNTAIN AREA INC., RECORDED IN BOOK 10659 PAGE 2141-2142 SALT LAKE COUNTY RECORDS.
9. WARRANTY DEED IN FAVOR OF RONALD McDONALD HOUSE CHARITIES OF THE INTERMOUNTAIN AREA INC., RECORDED IN BOOK 10653 PAGE 9804 SALT LAKE COUNTY RECORDS.
10. SPECIAL WARRANTY DEED IN FAVOR OF RONALD McDONALD HOUSE CHARITIES OF THE INTERMOUNTAIN AREA INC., RECORDED IN BOOK 10628 PAGE 8287 SALT LAKE COUNTY RECORDS.
11. ADJOINER DEEDS SHOWN ON THIS SURVEY.

DATE	5-29-2018
PLAT DATE	
SCALE	1" = 20'
PLAT NUMBER	8RMH

**RECORD OF SURVEY**  
**RONALD McDONALD HOUSE PROPERTY**  
**SALT LAKE CITY, UTAH**

**PSOMAS**  
4179 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5771 (801) 270-5782 (FAX)

DESIGNED	CEA
DRAWN	CEA
CHECKED	JT

SHEET 1 OF 1

# LAKESIDE

Product Data Sheet



## Litter Receptacles

- Lakeside litter receptacles are available in side- or top-opening designs.
- Side-opening litter receptacle has a 30 gallon capacity, top-opening has a 35 gallon capacity.
- Steel panels are available in grass, leaf, custom or plain designs which are plasma-cut steel.
- Litters come standard with a removable black polyethylene liner.
- Receptacles are standard with freestanding/surface mount base.

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	grass side-opening	21"	36"	101 lb
	leaf top-opening	21"	36"	106 lb
	plain top-opening	21"	36"	106 lb

## Planters

- Planters are circular and are available at a standard 23" high with a 36" diameter
- Planters come standard with a black liner and a removable steel body
- Fabricated, welded and ground steel body is mounted with removable screws to the polyethylene liner
- Liners are available standard in black with three optional colors: Black, Daisy, Sky, and Grass Steel panels are available in plain or plasma-cut grass and ginko leaf patterns
- Custom designs available upon request
- Planters are freestanding
- All materials 100% recyclable

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	grass	36"	23"	121 lb
	leaf	36"	23"	119 lb
	plain	36"	23"	128 lb



# LAKESIDE

## Product Data Sheet



### Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.
- A wide array of optional colors may be specified for an upcharge.
- Visit [landscapeforms.com](http://landscapeforms.com); click Design Tools, Materials/Colors link for standard offerings, including FSC wood options

### To Specify

#### Metal bench

- Specify model, backless or backed, and select panel design: grass or leaf. Picket fence specify model, backless or backed and select Polysite color or wood type.
- Custom metal design Contact your Landscape Forms sales representative for details.
- Specify powdercoat color.

#### Litter

- Select top or side-opening litter, and metal panel design.
- Specify powdercoat color.

#### Planter

- Select metal panel design
- Select powdercoat metal color.
- Select liner color

#### Designed by Margaret McCurry, FAIA, ASID, IIDA

Lakeside design is protected by U.S. Patent Nos. D529,736; D530,548; D532,210; D536,549; D543,330; D543,329

Visit our [landscapeforms.com](http://landscapeforms.com) for more information. Specifications are subject to change without notice.  
Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.  
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# LAKE SIDE LITTER

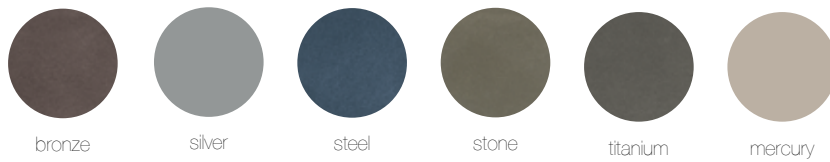
Materials / Colors

## Powdercoated Metal

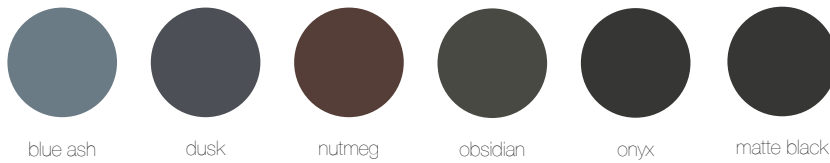
In addition to colors shown below, a wide selection of optional and custom colors may be specified for an upcharge.



## Metallic



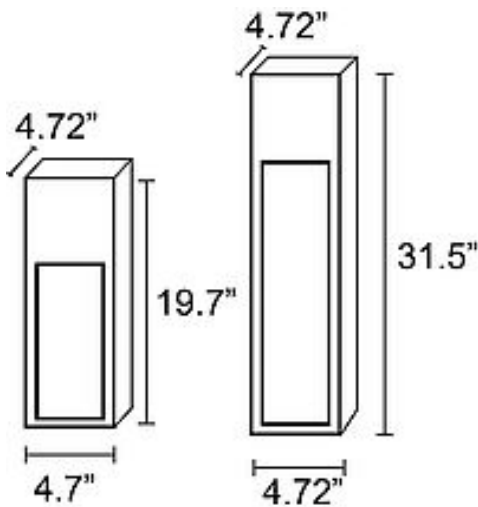
## Designer Palette: Architectural Series





## RUSTY 50 SLOT

outdoor path, 000K, ETL-wet, rectangular, E26, steel rusted, L/W/H:  
4.72"/4.72"/19.7"



Item number 229410U

Family rusty

Name RUSTY 50 SLOT, outdoor path, 000K, ETL-wet, rectangular, E26, steel rusted, L/W/H:  
4.72"/4.72"/19.7"

### Description

The direct radiating floor lamps of the RUSTY SLOT series impress with their exceptional rust optics. Due to the FeCSi steel used, the weather conditions create a controlled rust layer on the surface which protects the actual substance from further corrosion. This makes the luminaires unique and unique in every installation. With protection class IP55, they are suitable for outdoor use. Optionally a ground spike as well as a connection box for safe, electrical connection in the light shaft is available. The electrical connections of the available versions are made at 120 power supply.

Light Source Conventional

Lampholder / Socket E26

Length 4.72 in

Width 4.72 in

Height 19.7 in

Voltage 120 Volts

Material FeCSi-Steel/PC

Color Steel Rusted

Installation Floor/Surface

Dimming No

ETL Listed Yes

UL Listed No

ETL No

ETL Listed Dry No

## **ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION**

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## RONALD MCDONALD HOUSE - GREENSPACE PROJECT DESCRIPTION

Ronald McDonald House, an eleemosynary facility, has purchased adjacent properties to the north, and proposes the following: consolidate the lots; demolish an existing circa 1962 commercial office structure and replace with a greenspace; and, convert two existing single family residences to accessory structures. The intent of the project is to provide additional space and amenities to be utilized by residents of the existing facility.

The Greenspace will include an accessible pathway, gathering areas, picnic tables lawn chairs; natural play areas; a small stage; and, an elevated/accessible vegetable garden. Sculptures and new landscaping will be located throughout.

Two existing single-family residences will be converted to accessory buildings, and will provide additional meeting space for the existing facility, as well as accessible toilet rooms and accessory spaces to serve the Greenspace. As the existing houses are contributing structures in the Avenues Historic District, exterior modifications will be limited to removal of non-historic elements such as front porch extensions and a rear addition; the addition of an accessible ramp at the rear of the structures; seismic upgrades; and, minor repairs to the existing structures as required. Consolidation of the subject property and three other adjacent properties with the current Ronald McDonald House property is in progress through a Lot Consolidation Application.

The anticipated general operating times of the green space will be during daylight hours, with occasional evening activities that will end prior to 10 PM. Maximum intended occupancy is approximately 30 persons, with 2-4 employees.

Land uses adjacent to and across from the property are predominantly residential. Ronald McDonald House has held discussions with the neighbors, including an open house, to inform them of the proposed new use of the site and gather feedback.

In response to other specific zoning parameters:

1. *This title specifically authorizes the use where it is located.* The project consists of expanding an eleemosynary facility, adaptive re-use of a landmark site, and open space less than 4 acres in size; all are permitted or conditional uses for this site.
2. *The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps.* The project use is consistent with the aforementioned policies.
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.* The open space with its built structures will enhance the site and its environs. The adaptive re-use of two existing structures will maintain the historic fabric of the neighborhood. The new garden is bordered on the south by the Ronald McDonald house existing facility and to the north by residential properties, separated by a retaining wall, fence and trees, providing privacy between properties.
4. *The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.* The design of proposed accessory structures in the open space are existing and compatible with surrounding structures. Renovation efforts will follow Historic Landmarks Commission design guidelines. New pavilion and stage structures are simple, open structures that include artistic and playful elements that create whimsical and fun spaces for families to gather and experience the garden. These are low structures that won't interfere with views or enjoyment of other neighboring



properties. The commercial building that will be removed for the garden, is a non-contributing structure in disrepair, so removal and conversion to Greenspace will be an asset to the neighborhood.

5. *Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows.* Existing parking on an adjacent portion of the Ronald McDonald House facility will be utilized, and two existing driveways and hardscape will be removed, so there will be no vehicular traffic on site. The natural topography will be maintained.

6. *The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.* Circulation on site will be limited to pedestrian and wheelchair access with no vehicles.

7. *The site is designed to enable access and circulation for pedestrian and bicycles.* The new open space is designed for pedestrian and wheelchair access, with an emphasis on barrier free accessibility.

8. *Access to the site does not unreasonably impact the service level of any abutting or adjacent street.* Adjacent site service levels will not be affected.

9. *The location and design of off street parking complies with applicable standards of this code.* Existing and compliant off street parking will be utilized from this project. No new parking is required or proposed.

10. *Utility capacity is sufficient to support the use at normal service levels.* Utility service levels will decrease from current usage, with the removal of the commercial structure; thus, capacity is sufficient.

11. *The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.* A new retaining wall will be installed along the north property to remedy an existing failing wall, new privacy fence and trees will be installed.

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.* With the removal of a structure, driveway and parking hardscape – stormwater will be reduced. Replacing asphalt paving with greenspace reduces heat island effects, and landscaping will attract birds and butterflies. The gardens will provide a healthy outdoor space with no-smoking, to offer a healing environment. The improvements to the existing historic buildings to remain will ensure their viability well into the future.

13. *The hours of operation and delivery of the use are compatible with surrounding uses.* Access to the Garden will be controlled with keycard access to RMDH staff and visitors and primarily used during daylight hours.

14. *Signs and lighting are compatible with, and do not negatively impact surrounding uses.* Signage and site lighting will be minimized to respect neighboring properties and will be Dark Sky Compliant.

15. *The proposed use does not undermine preservation of historic resources and structures.* An existing non-contributing structure will be removed, and two historic cottages will remain, and be renovated for continued use. Repairs include seismic retrofit and sprinklers, accessible upgrades, and removal of non-historic elements. Adaptive re-use to accessory space that supports the mission and activities of Ronald McDonald house, ensures that these structures will be maintained for long-term viability.





935 E. South Temple  
Salt Lake City, UT 84108

RE: Ronald McDonald House – Greenspace and Property Expansion

Salt Lake City Planning, Building and Zoning,

We are excited to be moving forward on our long-awaited campus expansion plan to create a needed backyard green space - together with new qualitative programming areas for the pediatric patient families that stay in our 72-room, Ronald McDonald House on 935 E. South Temple. The Ronald McDonald House is a welcoming place with practical comforts along with lovely and joyful distractions for families to spend quality time together when they need it most. Pediatric patient families can find a soft landing spot and a 'home away from home' with us when friends and personal comforts are far from medical treatment centers.

Over the last year and a half we have been working diligently to acquire and combine four adjacent properties for this greenspace and programming. Acquiring adjacent properties has been part of our long-term strategic plan for many years as we work to grow our capacity to host pediatric patient families traveling to Salt Lake City from 35 miles away or more to access specialty and often life-saving pediatric care for their sick or injured children. Approximately 70% of the families we serve are referred from Primary Children's Hospital, 20% from the University of Utah and 10% from Shriners' Hospital for Children.

~~Our guest families have children receiving specialty pediatric care at nearby hospitals for heart conditions, cancer, solid organ transplants and other complex illnesses and injuries that cannot be treated at their local hospitals. The families we serve are under extraordinary stress and far away from their support systems. More than 90% of children and parents experience at least some traumatic stress associated with a serious illness or injury. The new greenspace will offer dedicated space for quality programming for patient families as well a whimsical outdoor backyard play space for sick and injured children and their families to play, run, relieve stress and heal together.~~

The adjacent park will be imaginative and inviting with plenty of shade, interactive play features and raised gardens. The private greenspace will be secured with a beautiful metal fencing and landscape. It will include a winding path for wheelchairs, wagons and strollers surrounding an open grassy area with benches, a playhouse, an engaging water feature and a shade patio with tables and chairs. The trees and plantings will add value, clean air, and mental and physical health benefits to the community.

We have engaged our guest families, community partners, volunteers, donors, staff and neighbors in the design to create a lovely, safe and healing greenspace expansion and we have met with Salt Lake City planning, building and zoning in pre-submittal reviews. Our expanded campus design will offer a needed backyard for families and qualitative day-use programming (eleemosynary use) within the two buildings (Cottages) that may include:

- Support groups, workshops and education for caregivers and patient families transitioning back home with children that have complex conditions and medical equipment after long-term hospital stays.
- Grief Groups – UCOPE trainings and Family Grief Groups facilitated by Primary Children's Hospital.
- Music Therapy and Story Corps – A digital recording studio within the cottages would allow child patients and caregivers to record their tender experiences and heal through music and art therapy.

We plan to demolish the non-contributing medical office building located at 24 M Street to create the greenspace, while preserving and renovating the two small historic homes (22 M Street and 26 M Street) and combining these parcels along with a small parcel of land between the two homes (20 M Street) for programming. The renovations of these homes will be focused on seismic upgrades, fire suppressant sprinklers and physical accessibility.

The project is funded as part of a \$2.7M capital campaign supported entirely by private charitable contributions. We do not anticipate negative impacts on parking, traffic or crime. The expanded campus will replace asphalt and concrete with a beautiful new green space to improve our neighborhood and community, and offer needed qualitative programming for the patient families we host.

Please let me know if you have questions about the project or would like to visit the site. I can be reached at [carrie@rmhslc.org](mailto:carrie@rmhslc.org) or 801-363-4663. Thank you for your thoughtful consideration.

Sincerely,

  
Carrie Romano  
Chief Executive Officer

---

Kazak, Alderfer, Rourke, et al. (2004). Posttraumatic stress symptom and posttraumatic stress disorder in families. *Journal of Pediatric Psychology*, , 29, 211-219.



## Ronald McDonald House Greenspace and Cottages Parking Calculations

### Ordinance Parking Requirements, Eleemosynary Facilities:

1 space for each family suite

1 space for every 4 individual bedroom

1 space for every 2 support staff present during busiest shift

### Parking Calculations, Existing Facility:

Family Suites: None

Individual Bedrooms:  $71 / 4 = 18$  spaces required

Support Staff during busiest shift:  $12 / 2 = 6$  spaces required

Total Spaces Required: 24

Total Spaces Provided: 39

Accessible Spaces Required: 2

Accessible Spaces Provided: 2

### Parking Calculations, Greenspace and Cottages

Family Suites: No new family spaces added

Individual Bedrooms: No new bedrooms added

Support Staff during busiest shift: No new staff added

Total Spaces Required: 24

Total Spaces Provided: 39

Accessible Spaces Required: 2

Accessible Spaces Provided: 2

(See aerial photo map and photos for additional area details in [Attachment A](#) and [Attachment B](#).)

**South:** Ronald McDonald House Charities (existing eleemosynary use)

**West:** Multi-family residential and a gas station

## Zoning Requirements

page 28



<p>side yard but no closer than one foot (1') to the corresponding lot line.</p> <p><b>Rear Yards:</b> In residential districts, no accessory building shall be closer than one foot (1') to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot.</p> <p>No portion of the accessory building shall be built closer than four feet (4') to any portion of the principal building; excluding cold frames associated solely with growing food and/or plants.</p> <p><b>Accessory Or Principal Lot:</b> No portion of an accessory building on either an accessory or principal lot may be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.</p>	<p>No accessory structure is proposed closer than 1 foot to a side or rear lot line.</p> <p>The proposed stage is located approximately 14 FT from an adjacent residence on an adjacent property.</p>	<p><b>Yes</b></p> <p><b>Yes</b></p>
<p><b>Maximum Height of Accessory Buildings</b></p> <p><b>Flat Roof – 12 FT</b></p> <p><b>Pitched Roof – 17 FT to the midpoint</b></p>	<p>Both accessory structures have flat roofs and a maximum height of 12 FT</p>	<p><b>Yes</b></p>

### Parking Requirement for Eleemosynary 21A.44.030

Use	Parking Requirement
<b>Eleemosynary</b>	1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff present during the busiest shift

Applicant has indicated that no new parking will be required for the site because parking counts are based on bedrooms and/or number of staff and not on additional meeting space. No additional staff or bedrooms are proposed with the project. See parking calculations provided by applicant in [Attachment D](#).

# ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

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## 21A.54.080 Standards for Conditional Use

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

**1. The use complies with applicable provisions of this title;**

**Analysis:** The properties are located in the RMF-35 (Moderate Density Multi-family Residential) zoning districts, which allows for an eleemosynary as a conditional use.

The proposed eleemosynary use requires a lot area of 5,000 square feet and a minimum lot width of 50 feet. The proposed consolidated parcels comply with this requirement. The consolidation will also resolve any issues regarding the proposed accessory structures such as the stage and pavilion. The zoning code requires all accessory structures to be on the same lot as a principal use as per the definition of “accessory use.”

**Finding:** The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

**Analysis:** The proposed eleemosynary use is anticipated in the RMF-35 zoning district and is considered a use that is generally compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use tables. The external modifications proposed involve alterations to the site to develop the outdoor space for residents. The size and scale of the existing buildings will be maintained, therefore not causing any concerns in that regard.

The proposal includes replacing fencing and a retaining wall along the north property line, and there is already fencing along the east property line which helps to screen outdoor activities and to maintain compatibility with the surrounding neighborhood. Screening and the proposed layout of the site is discussed in the Items for Consideration section in [Consideration 2](#). Regarding lighting, outdoor lighting is proposed to be installed throughout the site to help maintain security on the property, and will be down lit as to minimize glare on surrounding properties. The property is also accessed through a secured entry and the facility is staffed 24 hours a day. Because the proposed outdoor space is not a public park, its use will be limited.

**Finding:** The proposed development and use is generally compatible with the surrounding uses.

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



**Analysis:** The proposed use is listed as a conditional use in the zoning ordinance and is generally compatible with and supported by the Avenues Master Plan, which generally calls for medium density residential uses in this area and on these properties. Additionally, the proposal will comply with general preservation and community plan policies regarding preservation of historic structures by maintaining their use. The RMF-35 is for multi-family dwellings and other uses intended to be compatible with the existing scale and intensity typically found in multi-family residential neighborhoods, such as the proposed use.

**Finding:** The uses are consistent with applicable adopted city planning policies, documents, and master plans.

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

#### **21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

<b>Criteria</b>	<b>Finding</b>	<b>Rationale</b>
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies with Conditions</b>	The proposed eleemosynary facility is allowed as a conditional use in the RMF-35 zoning district. As noted in standard 1 above, the properties will be consolidated as a condition of approval so that any proposed accessory structures are on the same lot as the primary structures associated with the use.
<b>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>	<b>Complies</b>	The uses are located in an area zoned and designated by the associated master plan for medium density residential uses (see analysis from standard 3 above).
<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</b>	Uses surrounding the property include single and two-family residential use, multi-family use, and gas station. With exception of the removal of the commercial building, the proposed use will not alter the existing buildings or site on the exterior nor will it increase parking requirements, further confirming its compatible size, intensity and scale. The uses and the design of the site are well-suited to the character of the site and buildings.
<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</b>	The proposed use will utilize the existing buildings, making only limited changes to the rear exterior of one of the buildings. Thus the proposal is not in conflict with the mass, scale, style, design or architectural detailing of surrounding structures. The gathering places associated with the outdoor space have been designed to minimize impacts on adjacent properties.

<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>	The parking requirements for the site will not increase with the conditional use request. There are two existing driveways/access points off of M Street that will be removed with the proposal and new landscaping will be planted in that area. The existing vehicular access points on M & N Street for the existing eleemosynary facility (935 E South Temple) will continue to be used to access parking, thereby no grading or natural topography changes are anticipated.
<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>	No traffic impacts on adjacent properties are anticipated because the calculations submitted with the application indicate that no additional parking is required with the proposal because parking counts are based on bedrooms and/or number of staff and not on additional meeting space. The existing houses will be converted to meeting spaces for the facility and no additional bedrooms are proposed. Although residents of Ronald McDonald House may walk around the area and access the outdoor space from M Street, this is not expected to impair access to other properties or otherwise reduce their accessibility. A group of residents traveling from the building on South Temple to the outdoor or meeting spaces which can be accessed along M Street, may encounter other pedestrians on the sidewalk, but this would not significantly impair the ability of another pedestrian to use the sidewalk to get to their destination.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The existing sites are designed for pedestrian and bicycle access. The pedestrian circulation within the outdoor space will be improved with the walkways and paths included in the proposal.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	Vehicular access to the properties are is off M Street and N Street, and pedestrian access to the outdoor space and meeting areas is accessed through a secured entry gate along M Street. Vehicular access to the site is existing and the change in use is not expected to increase traffic. No unreasonable impact to the service level of the adjacent street is anticipated.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	The proposal will not require additional off-street parking. There are existing parking areas on the site that can accommodate the required minimum number of parking stalls for the uses. A table of the required parking, is located in <a href="#">Attachment E</a> and the applicants calculations are located in <a href="#">Attachment D</a> .
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies with conditions</b>	The Public Utilities department provided comments on the project. Public utilities has no objection to the consolidation or conditional use with the following conditions:



		<ul style="list-style-type: none"> <li>• The demolished building water and sewer will need to be capped at the main.</li> <li>• A request to the director to maintain multiple water services on a single property will be required.</li> <li>• A technical drainage study will be required.</li> <li>• Improvement plans will need to be submitted to public utilities for review.</li> <li>• Public utility fees and agreements will apply.</li> </ul>
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	<p>The properties are generally surrounded by residential uses. Please see <a href="#">Attachment E</a> for a list of specific adjacent uses. The proposed outdoor space abuts the rear yard of adjacent residential uses. The proposed accessory structures such as the stage and pavilion areas where people will likely gather within the site, are appropriately located central to the parcel to minimize impacts on abutting neighbors. There is an existing retaining wall and fence that will be replaced along this property line with the proposal. The back of the existing single family dwellings runs along an adjacent property line to the east, with only a small setback between the home and fence. As such, there is no yard or parking lot area with the potential for significant activity or noise that would be incompatible with or have a negative impact on the adjacent property. There is an existing fence along the shared property line that will remain with the proposal and provides screening between the properties. The fencing appropriately mitigates any potential negative effects from ground level uses in these spaces.</p>
<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>	<p>Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.</p>
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	<p>The eleemosynary use is a residential type use but the proposed conditional use is for outdoor space and meeting areas and the general operating time of those areas will be during daylight hours with the occasional evening activities that will end prior to 10PM. Maximum intended occupancy is approximately 30 persons with 2-4 employees.</p>

<p><b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b></p>	<p><b>Complies</b></p>	<p>No signage has been proposed for the buildings. Any future sign proposals will need to obtain a Certificate of Appropriateness through the Minor Alteration application process for signs in Historic Districts.</p> <p>Lighting has been proposed throughout the outdoor space to provide security for the properties without negatively impacting adjacent properties. The proposed lighting is down lit and is not expected to shine directly into other properties or otherwise cause a nuisance.</p>
<p><b>15. The proposed use does not undermine preservation of historic resources and structures</b></p>	<p><b>Complies</b></p>	<p>The proposal involves utilizing two historically contributing properties located in the Historic Preservation Overlay District. Minor Alterations and repairs are proposed to the exterior of the historic homes and will be handled through the HLC process. Additional height for fencing may be sought through the Special Exception process as well as modifications to the lot and bulk of the site (setbacks). These requests will be reviewed by staff and may be forwarded to the Historic Landmark Commission and will need to obtain a Certificate of Appropriateness, ensuring its compliance with regulations intended to ensure preservation of these historic resources. The commercial structure has been identified as a non-contributing structure. Structures that do not contribute to the historic context of the local historic district have different standards of review for alterations or demolition requests which are handled through the HLC process or administratively by Staff.</p> <p>The proposed uses are not expected to undermine the preservation of these historic resources and will provide uses that may help to ensure the upkeep of the properties.</p>

**Finding:** In analyzing the anticipated detrimental effects of the proposed use, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.



## **ATTACHMENT G: ANALYSIS OF STANDARDS – LOT CONSOLIDATION**

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### **20.32.020 Applicability**

This section applies to adjacent land parcels or lots whether or not they are part of a previously recorded subdivision. In order for two (2) or more adjacent lots to be consolidated into one lot, the following criteria shall be met:

#### **A. Compliance with all applicable zoning regulations including maximum lot size, if applicable.**

**Findings:** There is not a maximum lot size requirement for the RMF-35 zoning district. The consolidated lot will meet the minimum required lot width of 50 FT and the minimum lot area of 5000 SF for the proposed eleemosynary use.

#### **B. A lot consolidation cannot yield two (2) principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.**

**Findings:** The proposed lot consolidation will yield 3 principal buildings one lot. Section 21A.36.010.B.1 of the zoning ordinance regulates “The Use of Land and Buildings” and indicates that in the RMF-35 zoning district, more than one principal building may be located on a lot subject to all principal buildings having frontage along a public street. Once the lots are consolidated, all buildings will have frontage on a public street.

## **ATTACHMENT H: PUBLIC PROCESS & COMMENTS**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

### **PUBLIC PROCESS AND INPUT**

#### **Timeline**

- The application was submitted on July 13, 2018.
- Notice of the application, and request for input, was provided to the Greater Avenues Community Council and the East Central Community Council on July 19, 2018.
- A comment period of 45 days was provided, ending on August 31, 2018. No written comments were provided by the community councils during that period.
- A public notice mailing for the August 16<sup>th</sup> Open House was sent to all property owners and residents within 300 feet of the proposal. That notice was sent August 10<sup>th</sup>.
- A public open house was held on August 16<sup>th</sup>, 2018. At least 10 individuals attended the open house with questions and comments about the proposal. The applicant and a representative from Ronald McDonald House attended the open house to answer questions. A sign-in sheet and comment forms from the open house are attached. Not all attendees signed-in.
- Public notice mailings were mailed out on August 30 for the Planning Commission public hearing. The site was also posted with a sign noticing the public hearing.

#### **The following is a list of the public comments received for this project:**

- One comment sheet in support of the proposal was submitted at the Open House.
- Concerns expressed at the Open House included concerns regarding the number of people walking around the neighborhood/loitering, smoking areas for the site and security of the outdoor space proposed on the site. Those concerns are addressed in the Analysis of Standards in [Attachment F](#) and in the Key Considerations section under consideration 2.
- 9 e-mails/letters were received in support of the request and are attached.
  - The comments generally supported the development of the green space and demolition of the noncontributing commercial building and preservation of the single family homes that are proposed to be utilized as meeting space.
- 1 e-mail/letter was received outlining concerns with the request. See attached letter on following pages.
- Two voicemails were received in opposition to the request. Please see attached call log.
  - Staff attempted to return these phone calls to discuss what their concerns were but was not able to reach either party.



**OPEN HOUSE**  
**ATTENDANCE ROLL**  
August 16, 2018








**Planned Development & Conditional Building and Site Design –  
The Exchange 320 E 400 South**

PRINT NAME: <u>W Blower</u>	PRINT NAME: <u>Lilly White</u>
ADDRESS: <u>Box Elder Co.</u>	ADDRESS: <u>911 South Gale St</u>
ZIP CODE: _____	ZIP CODE: <u>84101</u>
EMAIL: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
PRINT NAME: <u>Hoang Nguyen</u>	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: <u>84109</u>	ZIP CODE: _____
EMAIL: <u>[REDACTED]</u>	EMAIL: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: _____	ZIP CODE: _____
EMAIL: _____	EMAIL: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: _____	ZIP CODE: _____

**OPEN HOUSE**  
**Conditional Use – Ronald McDonald House**

**ATTENDANCE ROLL**

August 16, 2018

PRINT NAME: <u>W Glover</u>	PRINT NAME: <u>Mark Bae</u>
ADDRESS: <u>Box Elder Co</u>	ADDRESS: <u>1427 Circle Way</u>
ZIP CODE: _____	ZIP CODE: <u>84103</u>
EMAIL: _____	EMAIL: 
PRINT NAME: <u>Maja Onda</u>	PRINT NAME: <u>Virginia Rainey</u>
ADDRESS: <u>826 1st Ave</u>	ADDRESS: <u>31 M St #301</u>
ZIP CODE: <u>84103</u>	ZIP CODE: <u>84103</u>
EMAIL: 	EMAIL: 
PRINT NAME: <u>Heather Hammerschmidt</u>	PRINT NAME: <u>Stephanie Quintero</u>
ADDRESS: <u>818 1st Avenue</u>	ADDRESS: <u>25 'N' Street</u>
ZIP CODE: <u>84103</u>	ZIP CODE: <u>84103</u>
EMAIL: 	EMAIL: 
PRINT NAME: <u>Chris Sparrer</u>	PRINT NAME: <u>Stephanie Lechert</u>
ADDRESS: <u>1427 Circle Way</u>	ADDRESS: <u>65 N St. Apt C2</u>
ZIP CODE: <u>84103</u>	ZIP CODE: <u>84103</u>
EMAIL: 	EMAIL: 

**OPEN HOUSE**  
**Conditional Use – Ronald McDonald House**

**ATTENDANCE ROLL**

August 16, 2018

<p>PRINT NAME: <u>Cecile + Ray Paskett</u></p> <p>ADDRESS: <u>231 Canyon Rd</u></p> <p>ZIP CODE: <u>84103</u></p> <p>EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span></p>	<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>
<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>	<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>
<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>	<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>
<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>	<p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>EMAIL: _____</p>



# PUBLIC COMMENT FORM

Conditional Use: Ronald McDonald House  
22-26 N M Street



Planning Division  
Department of Community and  
Neighborhoods

Name:

Era Hinkley

Address:

621 E. 9th Ave

SLC

UT

Zip Code

84103

Phone:

[Redacted]

Comments:

I am in complete support of RMHC's plans to Demolish the decrepit office building @ 24 M St & bring to light the historic cottages hidden behind. This new mini park will beautify the neighborhood & provide a respite to families in need. There is no reason to keep the ugly & unsafe office building at 24 M St.

Era Hinkley

You may submit this sheet before the end of the open house, or you can provide your comments via e-mail at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

## Thompson, Amy

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**From:** SUSAN KOLES RICKMAN <[REDACTED]>  
**Sent:** Wednesday, August 15, 201  
**To:** Thompson, Amy  
**Subject:** We support RMHC's Backyard Green Space Expansion

As full-time residents of the Avenues neighborhood, we'd like to register our resounding support for the proposed Ronald McDonald House Charities Backyard Green Space Expansion. This vital charity that keeps families together during one of the most heartbreaking times in their lives has been a trusted and contributing neighbor in the Avenues for 30 years. I know their project will enhance not only the lives of their clients, but also fulfill our historic community's need for green space and responsible renovation.

Please consider giving this important project the City's full support.

Thank you.

**Susan**

801.633.8480

670 18th Avenue  
Salt Lake City, Utah 84103

## Thompson, Amy

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**From:** Beth Noymer Levine [REDACTED] >  
**Sent:** Thursday, August 16,  
**To:** Thompson, Amy  
**Subject:** Ronald McDonald House

Amy,

I am writing, as a resident of the Avenues, to voice my FULL SUPPORT for the Ronald McDonald House Charities' proposed backyard expansion.

This is one of those no-brainer proposals. Everyone wins – the neighborhood, the RMHC, the families of sick children who we welcome into our community, and SLC Corp.

As a lower Aves resident, I see this is a chance to add much-needed green space in place of asphalt, as well as an opportunity to tear down one of those eyesore commercial-use buildings that went up before there were standards in place for preserving the look and feel of our historical neighborhood.

Perhaps most important to the surrounding neighbors and the neighborhood overall – and to SLC Corp – is that this proposal will enhance a parcel of land without bringing additional traffic or adding any parking burden.

This is a win-win. Please approve.

Sincerely,

Beth Levine  
1068 3rd Avenue



## Thompson, Amy

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**From:** Christina Sparrer-Baer [REDACTED] >  
**Sent:** Thursday, August 16, 2018  
**To:** Thompson, Amy  
**Subject:** Open green space as part of Ronald McDonald House Charity

Dear Amy Thompson,

My name is Chris Sparrer-Baer and I'm a resident in the greater avenues area of Salt Lake City. I'm writing to you to let you know I am in support of the green space plan RMHC is trying to accomplish. I feel this would be a wonderful improvement to the city and Avenues for the following reasons:

- It will beautify the area by removing an eye sore (the fourplex which replaced the original historic home) and replace it with green, open space.

- It will retain the 2 historic homes in the back of the lot.

- It will enhance the mission of RMHC by improving the lives of children and families of children receiving care for life threatening situations at Primary's, UofU and Shriner's Hospital.

- RMHC is a wonderful neighbor in the avenues and has been very cognizant of the needs of the neighbors.

I'm excited that RMHC is willing to invest in the Avenues.

Sincerely, Chris Sparrer-Baer

## Thompson, Amy

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**From:** Ira Hinckley [REDACTED] >  
**Sent:** Thursday, Au  
**To:** Thompson, Amy  
**Subject:** Fwd: 24 M St-RMHC

>>  
>> Hi Amy,  
>>  
>> I'm writing in full support of the RMHC expansion plans at 24 M St.  
>>  
>> As a long time avenues resident and restorer of 2 Victorian historic homes In the Avenues I am well aware of and a strong champion of maintaining our beautiful historic identity. That is why I am so pleased with the proposal of RMHC to maintain and rehabilitate the 2 Victorian cottages at the rear of the property and demolish the hideous eyesore of an office building at the front.  
>>  
>> That office building is besides being the ugliest building in the avenues is decrepit, unsafe and a detriment to our historic neighborhood.  
>>  
>> Replacing it with a beautiful park will not only enhance the block, but will bring to light the charming cottages which are now hidden behind the ugly mask of the dirty, ugly office building.  
>>  
>> I know many, many people in the avenues feel as I do about this proposal. RMHC has been a good neighbor and conscientious supporter of our neighborhood and city and provides an amazing resource to countless people.  
>>  
>> Best regards,  
>> Ira Hinckley  
>> Avenues resident  
>>  
>> Feel free to reach out if you have any questions.

## Thompson, Amy

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**From:** Jayne Kamerath <[REDACTED]>  
**Sent:** Wednesday, August 1, 2018 1:00 PM  
**To:** Thompson, Amy  
**Subject:** RMHC'S BACKYARD EXPANSION

I am sending this email in support of the proposed backyard expansion of the Ronald McDonald House. This expansion is on M Street property which is owned by RMHC. This space is needed for backyard greenspace and qualitative support for the pediatric patient families that out-of-town families use while their children are receiving medical care.

RMHC is our close neighbor. Their parking lot is to the south of our home. We see families coming and going every day while being treated at our excellent hospitals. RMHC have been an excellent neighbor to us. The property is maintained well and is non-obtrusive in our living space. We have been very happy with them as our neighbors. The expansion they propose on M Street will only enhance that property. It will be secured so only guests of RMHC will use that space. Who would not want to replace asphalt and concrete with a beautiful backyard park and green space for families with critically ill children? I don't see that there would be negative impact on parking or crime with this proposal.

I offer my support for the proposal of RMHC. Their love and support to our community is valuable and exemplary.

Sincerely,

Jayne Kamerath  
21 N Street  
Salt Lake City, UT 84103

Sent from [Mail](#) for Windows 10



## Thompson, Amy

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**From:** Marriott Bartholomew <[REDACTED]>  
**Sent:** Thursday, August 16, 20  
**To:** Thompson, Amy  
**Subject:** Ronald McDonald House Greenspace expansion

Hello Ms. Thompson,

I am a lifelong Avenues resident (132 T Street, currently) and I fully support the Ronald McDonald House's proposed green space expansion, and renovation of the M Street properties. I walk by the House all the time, and always feel grateful for the presence of such a lovely place, so close to the hospitals. I can only imagine that the addition of greenspace for families would be beneficial, as well as enhance the exterior of the building. I hope to see such changes in the near future.

Regards,  
Marriott Bartholomew

## Thompson, Amy

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**From:** Matt Schulz <[REDACTED]>  
**Sent:** Friday, August  
**To:** Thompson, Amy  
**Subject:** M Street expansion by the Ronald McDonald House

Hello Amy,

I am writing in support of the M Street expansion (on property owned by the Ronald McDonald House Charities).

As I understand, this space will create a great and needed backyard greenspace for the families staying with RMHC while their child received medical care. The charity has been a part of the Avenues community since the late 1980s and have been good neighbors throughout the entire time. Their property is beautifully maintained and serves as an asset to our community.

I believe that this backyard space will improve our neighborhood in that they are demolishing a former sex abuse treatment center building and replacing it with a beautiful greenspace that will be inviting. I am confident that the greenspace will be monitored for safety and kept beautifully as is their current property.

Thank you for supporting the charity's efforts as they continue to contribute to our community while serving thousands of families and children.

Matt Schulz

## Thompson, Amy

---

**From:** Michael Luedy [REDACTED] >  
**Sent:** Wednesday, Au  
**To:** Thompson, Amy  
**Subject:** RMHC Backyard Greenspace Expansion

Hi Amy,

I wanted to send you a quick note to express my enthusiastic support for the Ronald McDonald House Charities Greenspace Expansion project.

I have been fortunate enough to be involved with the charity for the last 7 years as a volunteer. During my weekly shift, I have interacted with hundreds, if not, thousands of families during that time. Among the most beneficial additions we have made to our property over the years, more play-space for the children has to be near the top of the list. One major area that we have been lacking, is an outdoor space where the kids can play, and where their families can know that they are safe.

Thanks to an incredible capital campaign, we were able to raise funds in order to purchase the eyesores located just to the north of the house. Those properties have been in poor condition for years, and really bring down the beauty of the surrounding neighborhood. With this expansion project, we'll be able to turn the dilapidated spaces into a beautifully designed greenspace. This benefits the neighborhood, the current surrounding property owners, and the amazing guests families that we have staying with us. Salt Lake City has always been an extremely progressive city, looking out for the best interests of their population. This project seems to represent all of the important ideals that this great city stands for.

Thank you so much for your consideration of this exciting project, and please let me know if you have any questions, or concerns.

Kind regards,

Michael Luedy  
Volunteer, Ronald McDonald House Charities



22 August 2018

Ms. Amy Thompson  
Principal Planner  
Planning Division  
Community and Neighborhoods  
Salt Lake City Corporation

Dear Ms. Thompson

I am writing to endorse the proposed project of the Ronald McDonald House, the "RMHC Backyard Greenspace Expansion. Our residential property borders the Ronald McDonald House along its northern boundary. We have been "neighbors" for the entire thirty year history of the RMHC.

Our association with the RMHC staff has been a highlight of our life in this neighborhood. The caring service, loving kindness, and generous programs sponsored by the RMHC for the families of children who need extended care is without equal in our community. We thoroughly enjoy the programs, rallies, and events sponsored by the RMHC every year.

I can think of no disadvantage that would outweigh the benefits of this proposed project. I applaud the wonderful service and exemplary compassion that is evident every day at the RMHC.

Sincerely Yours,

David E. Kamerath  
21 N Street  
Salt Lake City, UT 84103

[REDACTED]

Stephanie Quintero  
25 N Street  
Salt Lake City, Utah 84103  
August 29, 2018

Amy Thompson  
Principal Planner  
Salt Lake City Planning Division  
P.O. Box 145480  
Salt Lake City, UT 84114-5480

Dear Amy Thompson:

I am writing in reference to Petition Number: PLNPCM2018-00553 which is for the Ronald McDonald House Charities request to expand their operations located at 935 E. South Temple. I live on the same block as the Ronald McDonald House and my house and yard sit directly behind the two houses that the Ronald McDonald House has purchased and hopes to renovate to be used for various purposes. I attended the city sponsored Open House for this project on August 16, 2018 where I had the opportunity to voice my concerns and ask questions to the city, the architect and the Ronald McDonald House representatives who were in attendance. Upon learning more about this proposed project, I have some concerns that I have outlined below:

1. Secondhand Smoke Air Pollution

I am concerned about the Ronald McDonald House's intention to place a smoking structure between their current M Street building and their proposed park. As it is now, they have placed a picnic table in the parking strip along N Street that is frequently used by their guests and employees to smoke. It is also used by people not affiliated with the Ronald McDonald House who occasionally loiter at the table. There have been multiple times when 5+ individuals have been out smoking all at once for extended periods of time. Because of the numbers of guests staying at the house, this can be a regular occurrence throughout the day and evening hours. My home is located two houses up the street from their current smoking area. I have been diagnosed with asthma and prescribed two different inhalers to help control it. When there are multiple people smoking at once, the concentrated secondhand smoke frequently drifts to surrounding yards and residences. This is especially disconcerting when we can smell it from our front porch and front yard. Sometimes, we have needed to return indoors to get away from the secondhand smoke. This has limited the enjoyment and use of our own front yard and porch areas.

I was told at the Open House that the Ronald McDonald House plans to make the park area non-smoking, but will be putting in a roofed smoking station near the park with a vent on top that will supposedly direct the smoke up instead of out. I have serious concerns with this proposed designated smoking area. First off, I am doubtful that this will prevent secondhand smoke pollution from reaching the surrounding residences and yards. For example, if the smoking structure is placed in their parking lot (which was mentioned as a possibility), it will be at a lower grade than their proposed park and neighboring residences. Directing the smoke through a vent on top of a smoking station is more likely to push the smoke up to the level of the park, which is also the level of the surrounding neighboring yards and houses. I have been near similar smoking stations and can attest that the cigarette smoke does in fact spread outward and not just up into the atmosphere, especially when multiple people are smoking at the same time, as is often the case with the number of guests that stay at the Ronald McDonald House on a daily basis.

There are multiple families living on this block with children frequently playing outside. My children are often in our backyard, especially my son who plays basketball by our garage on a near daily basis. Our garage sits aside the East property line of their newly acquired lots. As such, my son may actually be closer to the proposed smoking station than we already are to the current smoking station on N Street. My backyard space will be impacted, just as my front yard space has been impacted. In fact, I worry that backyard exposure may be an even greater risk because their guests may be more inclined to lounge and smoke longer as their children play in the park area.

Additionally, I have concerns that the smoking station might potentially be used by others who are not affiliated with the Ronald McDonald House. These concerns stem from the numbers of people who frequent the picnic table behind the Smith's Express Gas Station on M Street and South Temple who have been seeing smoking and drinking beer on multiple occasions, unbeknownst to the employees inside. As mentioned above, there have also been people who are not affiliated with the Ronald McDonald House who loiter at the current smoking area on occasion as well. With the increased number of homeless individuals in the Avenues area, the potential of having additional loitering issues occur in the proposed Ronald McDonald House smoking station becomes another concern.

Finally, I also have concerns about the fire risk potential a smoking station could have considering our extreme dry weather and dry vegetation. There is potential for flicked matches or cigarettes to cause property damage to neighboring structures and vegetation. A fire behind the houses may not be immediately detected until it has spread and become more noticeable, thus causing more extensive damage.



There are many Ronald McDonald House guests who smoke and I understand that they need a place to smoke. However, I would like to suggest that if the Ronald McDonald House insists upon having an outdoor smoking area for their guests and employees, that it be moved to their yard space along South Temple. This would have much less impact upon their surrounding neighbors as there are no other residences along that part of the block. It would also provide a wider space for the secondhand smoke to be dispersed and a large building to help block the secondhand smoke from spreading to neighbors, thus having less impact on the people who live along the N Street and 1<sup>st</sup> Avenue sides of this residential block.

2. Light Pollution

The Ronald McDonald House currently has multiple bright lights shining upon its parking lots. I am concerned about adding more evening lights in the proposed park space in this already too lit up residential area. What type of lighting/lighting hours is the Ronald McDonald House proposing for the park and houses?

3. Intended Other Uses of Space

I have concerns that the Ronald McDonald House may also use this space for larger gatherings such as fundraisers, special events, etc. and not just solely as an outdoor space for their house guests. As it is now, the Ronald McDonald House already closes N Street once a year to host a fundraiser in late summer, early fall. Our street is closed early in the day and we do not have access to our driveways until the event ends in the late evening. This event draws 100+ people (estimated guess) to our neighborhood. Accommodating this street closure and event once a year is not that big of a deal with proper advanced notice. However, I was informed at the Open House that they are considering closing M and/or N Street again in October for another upcoming event. Are there any limits as to how often they can close the street for fundraisers or private events? Is there a capacity limit for the number of people who will be allowed in the park at any given time? What is the proposed use for the stage - is it for children to play on or for performers to perform on? Will their stage be wired for speakers? If there will be performances, what impact will that have upon neighbors? If they do plan to host events in this space, how large and how often? Where are the people attending such events going to be parking?

I realize that I am asking the city a lot of questions that can only be answered by the Ronald McDonald House itself, but I do so to show that other intended uses can have a negative impact upon the neighboring residents on this block and ask that the city consider the impact such events have upon residential neighborhoods, especially those that already have

limited street parking available. I am not sure what the zoning laws may be, but I am curious as to whether there will be any use limits placed upon the Ronald McDonald House with this space or if they will have free reign to use this space without condition. If there is no zoning issue, what are the city laws re: sound ordinances, hosting large events in residential neighborhoods, etc.?

I was told at the Open House that they would also like to host dinner events in the two houses occasionally throughout the year. They are proposing to place outdoor tables between the two houses on their lot that I assume may also be used to provide outdoor seating for these events. As this is directly behind my house, I have concerns about dinner attendee numbers, noise levels, sanitation and the frequency that they intend to host such events. I ask that this area also be an enforced non-smoking area as it sits in close proximity to neighboring properties. I am also concerned about whether such dinner events will bring in more commuters to the neighborhood or if they will be geared more towards the people already staying at the Ronald McDonald House.

Inviting more people to come to events at this location negatively impacts the individuals and families that live in this residential neighborhood. My fear is that this may become a more frequent occurrence if the proposed space is allowed to also be used for events and not just as a park area for the families staying at the Ronald McDonald House.

#### 4. Security

Like many other areas in the city, the Avenues has seen an increase in homeless individuals in our neighborhood, sometimes trespassing upon private property. In fact, we had an incident on 9/3/2018 with a homeless couple trespassing and camping overnight in a neighbor's front yard on N Street. As this is proposed, it will be surrounded by fencing and a gate(s) that requires a key card/locked entry. What kind of fencing is being proposed and what height will the fencing be? What measures will be taken to help discourage unauthorized individuals from accessing the park after hours?

#### 5. Public Restroom Placement

The Proposed Plan shows the construction of an ADA restroom in the northernmost house. Is this restroom going to be accessed from inside of the building or from an exterior door? *If it will be accessed from an exterior door:* Will it also be key card entry only? Where will the access door be located? If this bathroom is not key card entry only, would it be possible to have the ADA restroom moved further away from neighboring properties?

## 6. Construction

The Ronald McDonald House's last construction project had a painful impact upon our neighborhood due to its length and the amount of work needed. I was not asked for prior permission on any of the multiple occasions where construction crews accessed the shared driveway that sits between 21 N Street and 25 N Street (my residence) during their last round of construction. My neighbor and I explicitly asked for a spotter to be present whenever a vehicle was driven into our shared, narrow driveway. We also asked that we both receive advanced notice and prior permission to access the driveway. The exterior of my house and the driveway surface both sustained property damage, neither of which were reported to me or the Ronald McDonald House by the responsible crew members. This time around, it appears that they would like to dismantle an enclosed patio area attached to the house that sits directly behind my yard and garage. Will this impact the retaining wall and fence between our two properties? What impact will the destruction of the structure have upon neighbors? What is the proposed time frame for the entire project?

Thank you for the opportunity to submit my concerns. As much as we like to support the Ronald McDonald House and its mission to help the families of sick children, their sheer size alone on this little block and their continued growth is a bit daunting to those of us who share the block with them. I think that it is important to remember that this is in fact a residential neighborhood in an historic district and at some point, their ability to continue to grow and increase their own space inevitably must hit a stopping point. I am thankful that they will not be knocking down the two historic homes and love the idea of a park space, I just want to make sure that it does not negatively impact the ability of my own family and neighbors to be able to continue to enjoy our own homes and yards as well.

Sincerely,

Stephanie Norris Quintero

**Call Log - Conditional Use Ronald McDonald House Eleemosynary**

ANTHONY GRAVAGNO

887 E 1st Avenue

Left 2 voicemails; not in support

MIA

1st Avenue between M & N

Has concerns will come to open house



## **ATTACHMENT I: DEPARTMENT COMMENTS**

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**Please also see attached DRT comments on the next page.**

**Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

The applicant must meet the standards for parking in 21A.44.020 and 21A.44.030. The dead driveway on M St. should be removed.

**Public Utilities** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

Public utilities has no objection to the consolidation or conditional use with the following conditions:

- The demolished building water and sewer will need to be capped at the main.
- A request to the director to maintain multiple water services on a single property will be required.
- A technical drainage study will be required.
- Improvement plans will need to be submitted to public utilities for review.
- Public utility fees and agreements will apply.

**Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

Engineering has no objections to the proposal

**Fire** (Kenney Christensen at [kenney.christensen@slcgov.com](mailto:kenney.christensen@slcgov.com) or 801-535-6619)

See DRT comments

**Zoning/Building Services Department** (Heather Gilcrease or [heather.gilcrease@slcgov.com](mailto:heather.gilcrease@slcgov.com) or 801-535-7163)

A separate building permit will be required for the proposed work.



# Work Flow History Report

## 935 E SOUTH TEMPLE St

### DRT2018-00027

*Project: Ronald McDonald House-Greenspace Project*

*Project Description: 3:00PM, Propose to consolidate lots, and apply for conditional use for eleemosynary use in two existing residential structures, demolish a commercial building, and install greenspace.*

***The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.***

Date	Task/Inspection	Status/Result	Action By
2/6/2018	Application Acceptance	Accepted	Robinson, DeeDee

**COMMENTS**

2/6/2018	Fire Review	Comments	Christensen, Kenney
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**COMMENTS**

Design Criteria: • 2015 IFC 102.3 Change of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. • IFC 104.9 Alternative materials and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The fire code official is authorized to approve an alternative material or method of construction where the fire code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. • The lot consolidation and certified address shall be completed prior to any building permit issuance (with an exception for the demolition permit).

2/6/2018	Fire Review	Comments	Christensen, Kenney
<b><u>COMMENTS</u></b>			
<p>For any occupancy the following is needed: • Provide record of certified address assigned by the city engineer office; all drawing sheets shall contain the certified address in the title block including the unit or suite number if applicable. The application for permit shall have the same certified address, unit or suite number. • Fire hydrants shall be within 400 feet (600 feet; parking lots &amp; residential) of the structure or facility. • If required; FDC shall be installed on the certified address side of the structure and within 100 feet of a fire hydrant located near an approved fire department access road. • FDC and fire hydrants shall be unobstructed and have a minimum 3 feet clearance. Immediate access to fire department connections and hydrants shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire official. • Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2015 IFC and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. If the structure is built on property line then an Alternate Means &amp; Method may be applied for. • The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus (Fire apparatus access roads shall not exceed 10 percent in grade). Traffic calming devices shall be prohibited unless approved by the Fire Prevention Bureau (AM&amp;M Agreement). • Fire department access roads shall be a minimum of *26 ft. clear width (exclusive of shoulders) and a clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall not have a dead end greater than 150 ft. Fire access roads shall be capable of supporting vehicle loading (80,000 LBS) under all weather conditions. *{If the structure is less than 30 feet tall the access road can be reduced to a minimum 20 ft. clear width (exclusive of shoulders) when approved by the Fire Prevention Bureau, NO fire truck aerial access would be allowed, AM&amp;M agreement would be required with alternative design.} Hammerhead turn arounds shall be 80 feet turn areas. • The aerial access road shall have no utility lines over the road or between the structure and the access road; where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided (the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater). • When two access roads are required then one of the roads shall not be closer than 15 ft. to the structure and greater than 30 ft. from the structure. • Gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall be approved by the fire official.</p>			
2/6/2018	Transportation Review	Comments	Barry, Michael
<b><u>COMMENTS</u></b>			
<p>Proposed consolidation of lots and construction of eleemysonary bldg. Provide parking calculation for existing and proposed uses; the additional increment of parking is required. On street parking is available for fulfilling part of the minimum parking calculation. References to General parking regulations are provided below  ***** Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • Change in Use (21A.44.010.C) • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces allowed (21A.44.030.H) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Minimum number of loading berths required (21A.44.080) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ <a href="http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf">http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf</a>. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov.com</p>			
2/6/2018	Zoning Review	Comments	Brown, Ken
<b><u>COMMENTS</u></b>			
<p>RMF-35 Zone / Groundwater Source Protection Overlay / South Temple Historic District / Avenues Historic District - Existing eleemosynary use to be expanded with four newly acquired parcels to the north (Parcel: 09-32-385-017-0000 at 22 N M St, Parcel: 09-32-385-016-0000 at 24 N M St, Parcel: 09-32-385-008-0000 at 24 N M St and Parcel: 09-32-385-009-0000 at 26 N M St). Property owner intends to consolidate lots, apply for conditional use for eleemosynary purposes in two existing residential structures, demolish a commercial building and install a greenspace for visitors to their facility. • The historic review, the lot consolidation and conditional use process is to be initiated with the Planning Desk in the Building Permits Office or from the planning website. • Any public way encroachments will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St. 801-535-7133. • A demolition permit will be required for the removal of the existing 24 N M St building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. • This proposal will need to be discussed with the building code personnel in Room #215. • See 21A.24 for general and specific regulations of the RMF-35 zoning district. • See 21A.34 for historic overlay district regulations. • See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station. • See 21A.40 for Accessory Uses, Buildings and Structures, and including fencing and gates. • See 21A.44 for parking and any bicycle parking for this proposal. • Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry. • See 21A.48 for landscaping and including removal/protection of private property trees. • See 21A.58 for site plan review. Ken Brown Senior Development Review Planner 801-535-6179 email: ken.brown@slcgov.com</p>			

<b>2/7/2018</b>	<b>Closure</b>	<b>Emailed Notes to Applicant</b>	<b>Robinson, DeeDee</b>
<b><u>COMMENTS</u></b>			
<b>2/7/2018</b>	<b>Engineering Review</b>	<b>Comments</b>	<b>Crockett, Jack</b>
<b><u>COMMENTS</u></b>			
<p>Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to work on any project aspects in the public way. Items discussed during the meeting requiring this permit include: Installation of drive approach Possible closing of drive approach Work on retaining walls outside of property lines Staging of materials Installation of water and sewer lines Note that the public way permit required is a separate permit from those issued by other municipal entities such as Public Utilities, Building Services, Transportation, Etc. Also to reiterate George Ott's point, please stage landscaping materials using good stormwater protection practices. Sandbags, tarps, silt-fences, etc. If there are any additional questions feel free to contact: Jack Crockett 801.535.6396</p>			
<b>2/7/2018</b>	<b>Public Utilities Review</b>	<b>No Comments Received</b>	<b>Robinson, DeeDee</b>
<b><u>COMMENTS</u></b>			