



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Krissy Gilmore, Principal Planner, kristina.gilmore@slcgov.com or 801-535-7780

Date: April 8, 2020

Re: PLNPCM2020-00078 – Conditional Use – Rose Park Buddhist Temple Renovation

CONDITIONAL USE

PROPERTY ADDRESS: 1185 W 1000 N
PARCEL ID: 08-26-326-001-0000
MASTER PLAN: Northwest Community
ZONING DISTRICT: R-1/7,000 (Single Family Residential)

REQUEST: K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval to renovate the place of worship located at 1185 W 1000 N. The site currently contains an existing building which will be renovated to accommodate additional space for a grand hall, office, and support spaces.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the proposed conditional use project subject to complying with all applicable regulations and the conditions of approval listed below.

1. *Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.*
2. *The applicant shall comply with all other department/division requirements.*

ATTACHMENTS:

- A. [Vicinity Map & Aerial](#)
- B. [Property Photos](#)
- C. [Site Plan & Elevations](#)
- D. [Additional Applicant Information](#)
- E. [Existing Conditions & Zoning Requirements](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Comments](#)

PROJECT DESCRIPTION:

This request is to renovate the Rose Park Buddhist Temple located at 1185 W 1000 N. The site currently contains an existing church building that will be renovated to add a second story. The new 2-story church building will include sanctuary space, office, and support spaces. General hours of operation will remain Sunday's from 8:00 AM – 5:00 PM. The existing sanctuary space is becoming the assembly hall to host activities inside the building and the sanctuary space will be relocated to the second floor. Therefore, the membership and seating is expected to remain the same, anywhere from 30 to 50 each Sunday.

Although the site has been operating as a church since 1996, when the Vietnamese Unified Buddhist Temple purchased it (formerly the Rose Park Branch Library), a place of worship must be reviewed as a conditional use in the R-1/7,000 zoning district. City records indicate that a Conditional Use was granted to operate a church from the Board of Adjustment in 1996. The property is required to go through a new conditional use approval due to the proposed increase in floor area by more than 25%:

21A.54.135.C: New Conditional Use Review Required: An alteration or modification to a structure with a conditional use that increases the floor area by more than twenty five percent (25%) of the gross floor area or one thousand (1,000) gross square feet, whichever is less, shall be reviewed as a new conditional use pursuant to the requirements and standards of this chapter. (Ord. 65-14, 2014)

A more detailed description of the project details is included in the narrative submitted by the applicant included in [Attachment D](#) of this report.

KEY CONSIDERATIONS:

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

Consideration 1: Neighborhood Compatibility and Impact

The existing use of the property is for a church that is being renovated to better meet the needs of the congregation and the desired programming in that space. The use of the property and anticipated impact from that use would not be significantly changing from that which currently exists on the site. One intended use of the renovation is to move events generally held outside to an inside space, which would presumably reduce the impact on the neighborhood. Additionally, the site is bordered to the northeast by the Unity Baptist Church and Rose Park Elementary School to the east, which are similar institutional uses. The proposed use is essentially replacing an established use on the property with the same but in an upgraded facility. The new facility is expected to continue to work compatibly within the context of its location.

Consideration 2: Additional Height Special Exception

The renovation involves adding a second story addition with a pitched roof. In the R-1/7,000 zoning district, the maximum allowed height of a pitched roof is 28 feet. The proposed renovated building would measure up to 31 feet 10 inches in height at the pitch. The subject property was granted a Special Exception for additional height in May 2019 (PLNPCM2019-00410). This is an administrative application that can be approved by staff and does not require Planning Commission approval. The additional height was deemed appropriate given the context of the neighborhood and surrounding structures. Following the approval in May 2019 it was discovered that the renovation would also require Conditional Use approval due to the expanded size of a non-conforming use.

Consideration 3: Residential Units for Visiting Clergy

The proposed renovated church includes two residential dorms; a residential unit for one fulltime nun and a residential unit for occasional occupancy by visiting clergy. The City, through a past administrative interpretation, has determined that residential units for clergy are allowed as an accessory use to the main use of the property for a place of worship because this type of residential use is commonly found in many churches. The proposed residential uses are allowed and parking calculations have taken this use into account.

DISCUSSION:

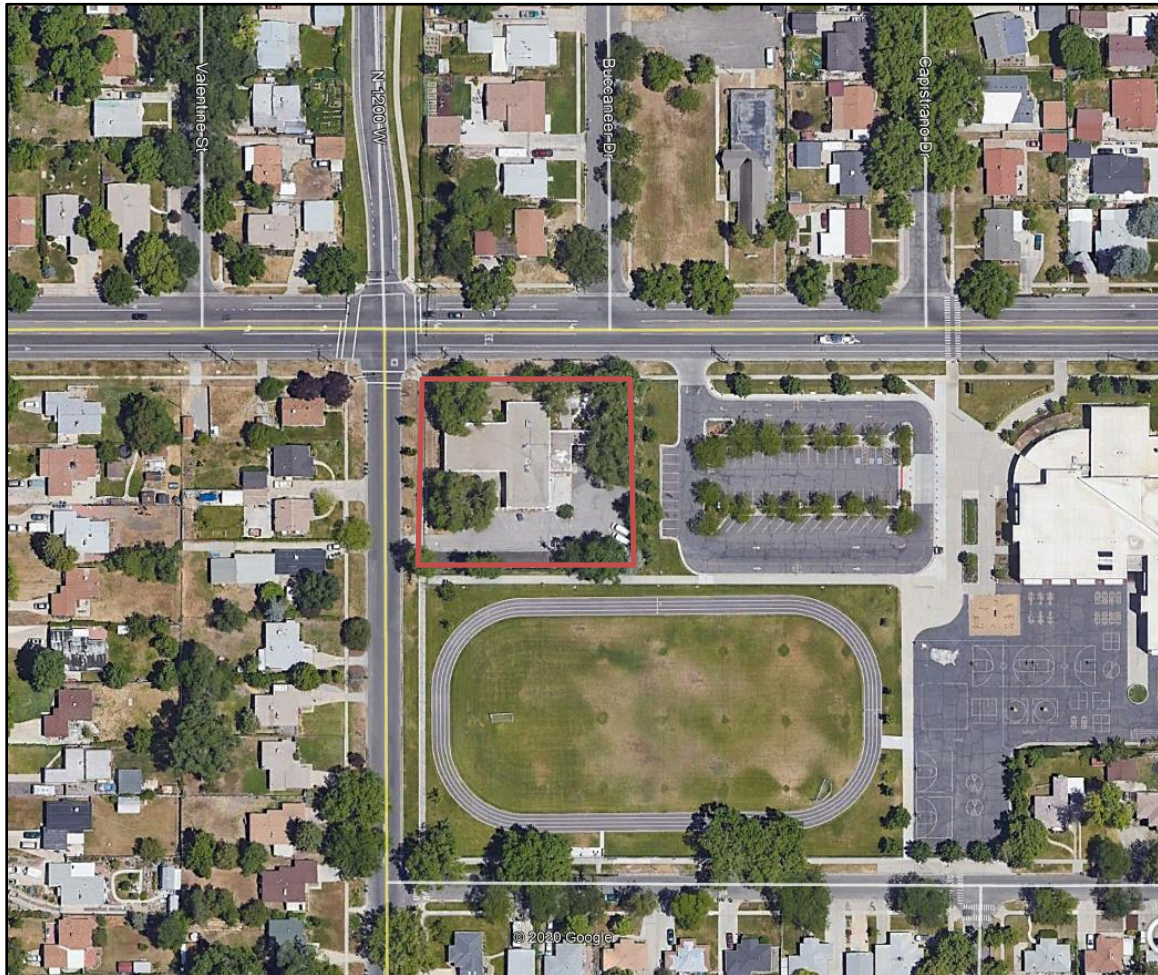
The proposal complies with the standards for conditional use approval. The proposed use will be located within an existing building that has adequate parking and square footage for the proposed use. After analyzing the

proposal and the applicable standards, Planning Staff is of the opinion that there are no impacts to adjacent properties or public ways that need to be mitigated. Therefore, Planning Staff would recommend that the request is approved.

NEXT STEPS:

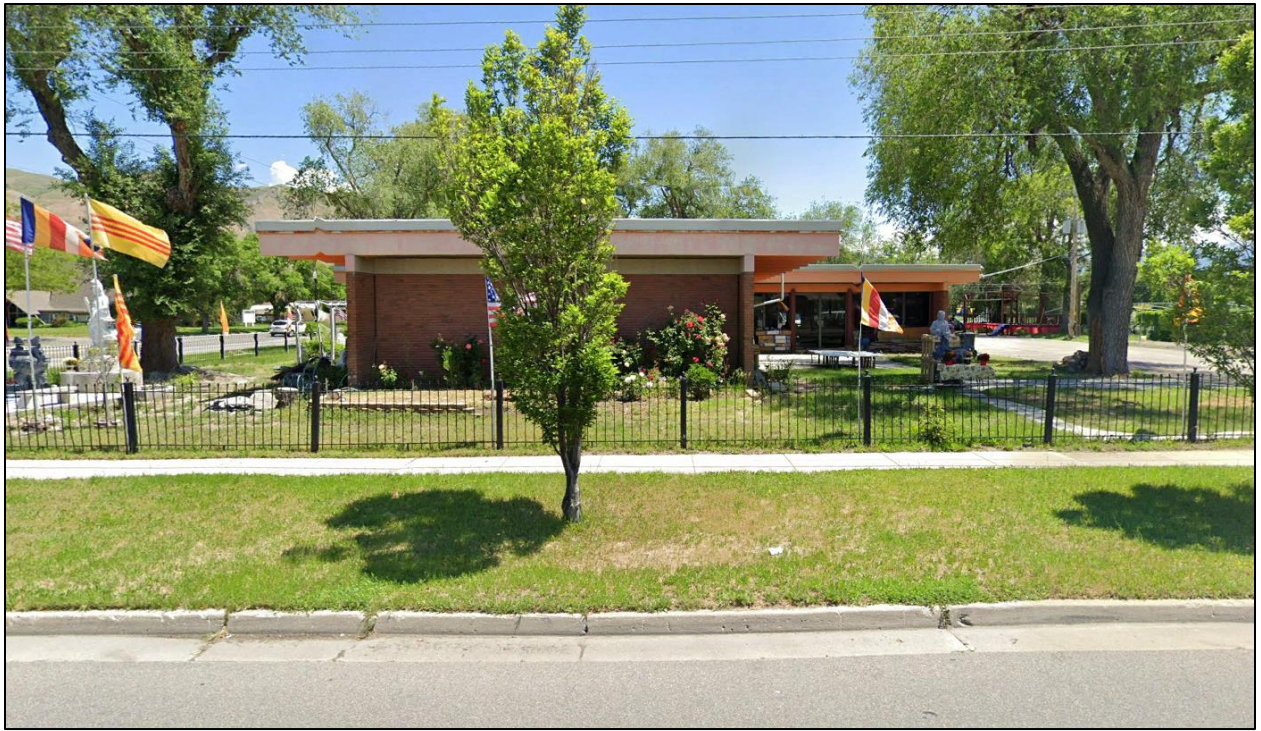
If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

ATTACHMENT A: VICINITY MAP & AERIAL



ATTACHMENT B: PROPERTY & VICINITY PHOTOS







Rose Park Elementary School track to the south of subject property

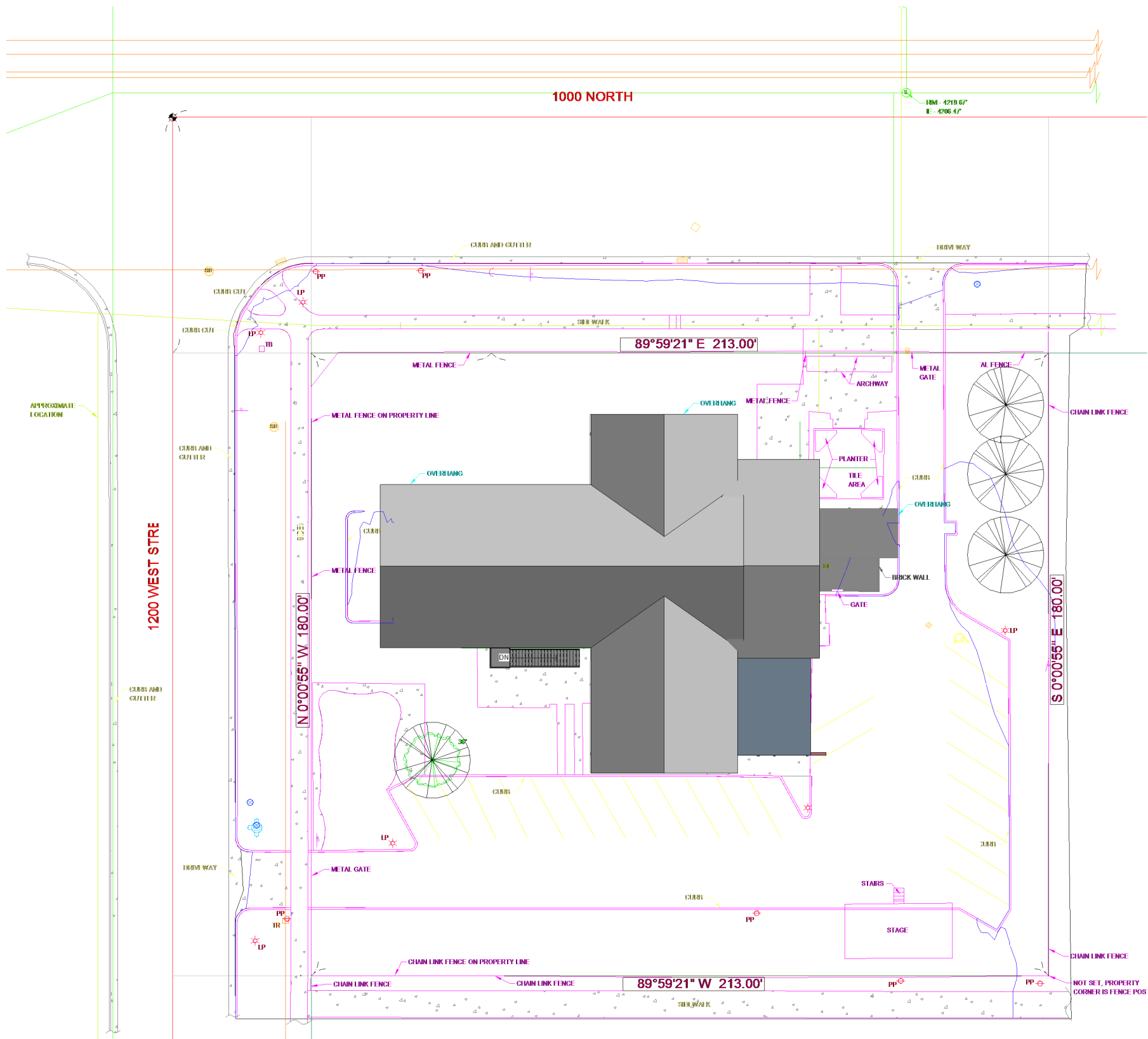


Single family homes across the street to the west

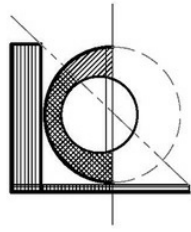


Rose Park Elementary School to the east

ATTACHMENT C: SITE PLAN & ELEVATIONS



1 SITE PLAN
1/16" = 1'-0"



KCL DESIGN, INC.
7845 Waterton Circle
Salt Lake City, UT 84121
801-230-0156

Civil

Structural

Mechanical

Electrical

No.	Description	Date

Project name
**Rose Park Buddhist Temple
Renovation**

Project address
**1185 West 1000 North, Salt Lake City, UT
84116**

Owner name
Chua Pho Quang

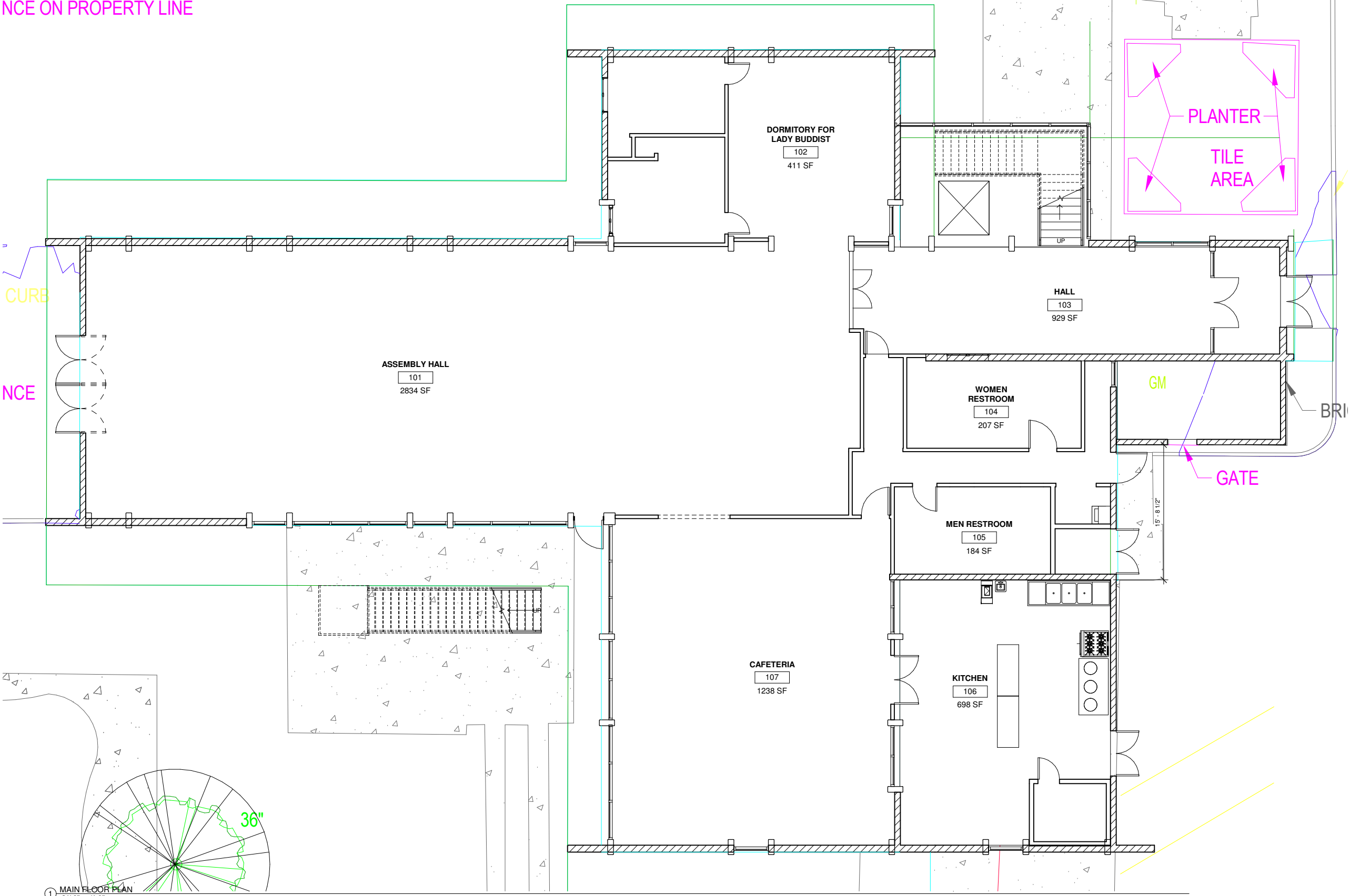
SITE PLAN

Project number	2018
Date	Issue Date
Drawn by	Author
Checked by	KC
A001	
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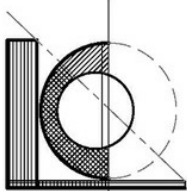
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NCE ON PROPERTY LINE



1 MAIN FLOOR PLAN
3/16" = 1'-0"



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Salt Lake City, UT 84121
801-230-0156

Civil

Structural

Mechanical

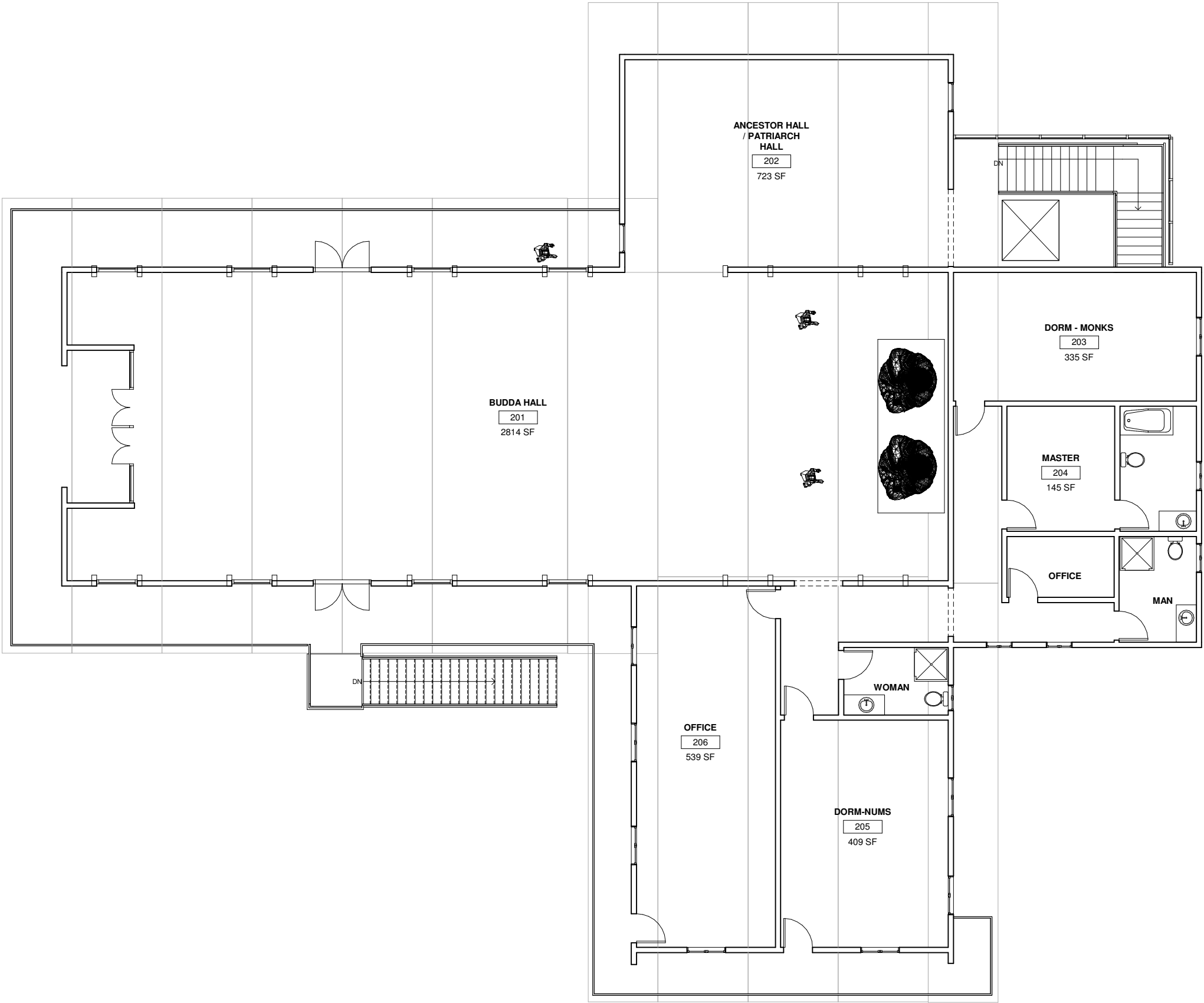
Electrical

No.	Description	Date

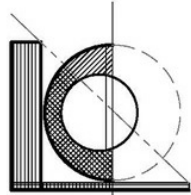
Project name
**Rose Park Buddhist Temple
Renovation**
Project address
**1185 West 1000 North, Salt Lake City, UT
84116**
Owner name
Chua Pho Quang

**MAIN FLOOR
PLAN**
Project number 2018
Date Issue Date
Drawn by Author
Checked by Checker
A101
Scale 3/16" = 1'-0"

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1 SECOND FLOOR
3/16" = 1'-0"



KCL DESIGN, INC.
7845 Waterton Circle
Salt Lake City, UT 84121
801-230-0156

Civil

Structural

Mechanical

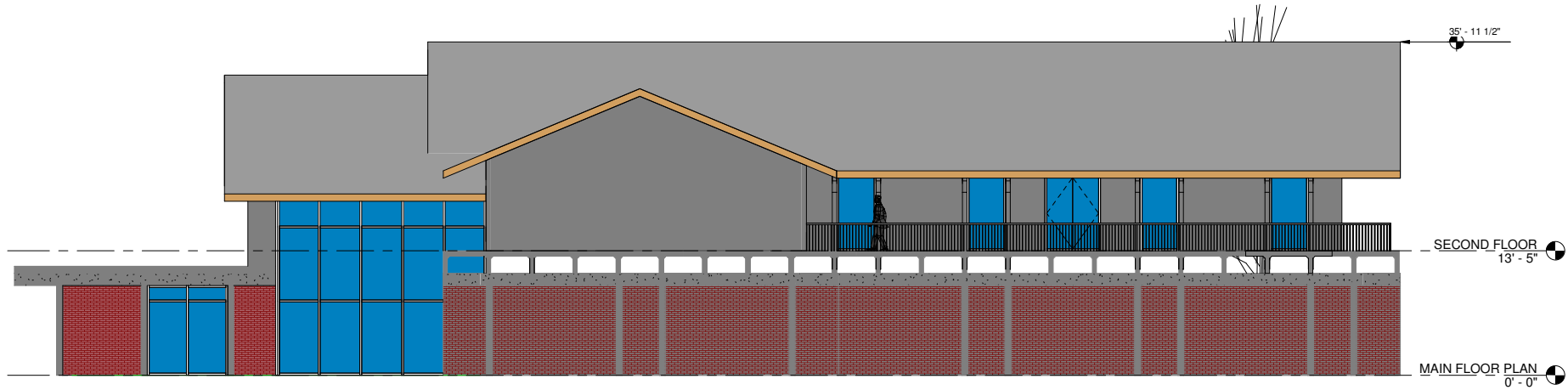
Electrical

No.	Description	Date

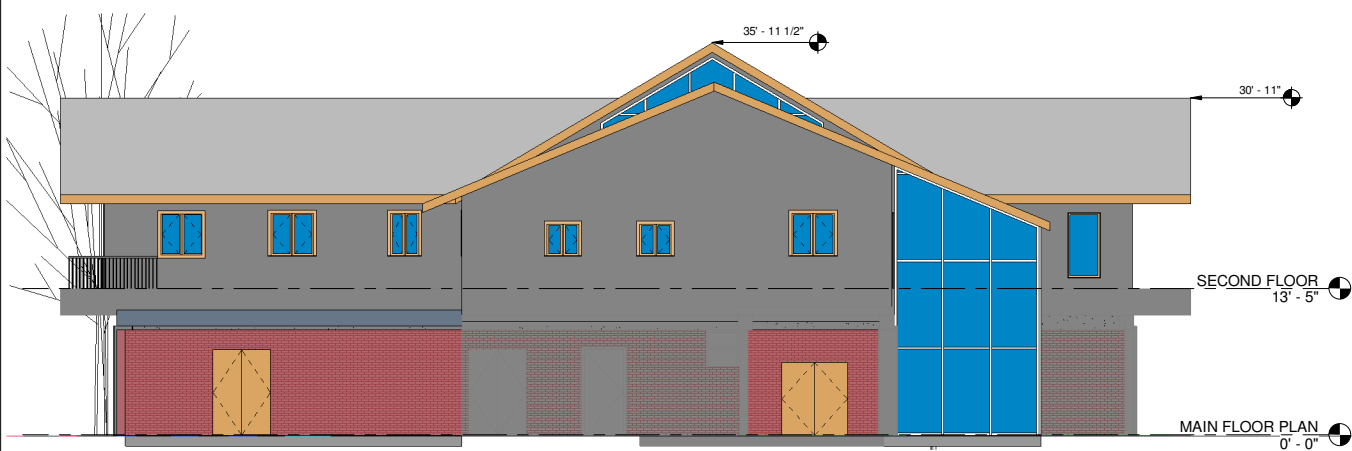
Project name
**Rose Park Buddhist Temple
Renovation**
Project address
**1185 West 1000 North, Salt Lake City, UT
84116**
Owner name
Chua Pho Quang

SECOND FLOOR PLAN	
Project number	2018
Date	Issue Date
Drawn by	Author
Checked by	Checker
A102	
Scale	3/16" = 1'-0"

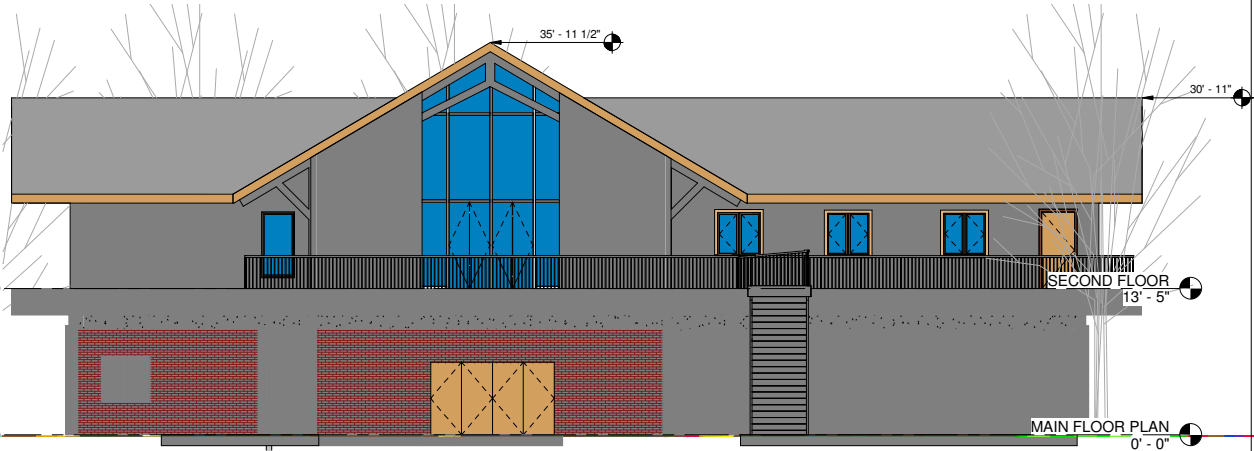
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① North
1/8" = 1'-0"



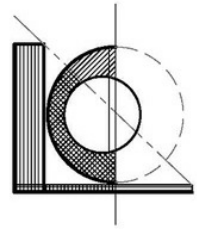
② East
1/8" = 1'-0"



③ West
1/8" = 1'-0"



④ South
1/8" = 1'-0"



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7845 Waterton Circle
Salt Lake City, UT 84121
801-230-0156

Civil

Structural

Mechanical

Electrical

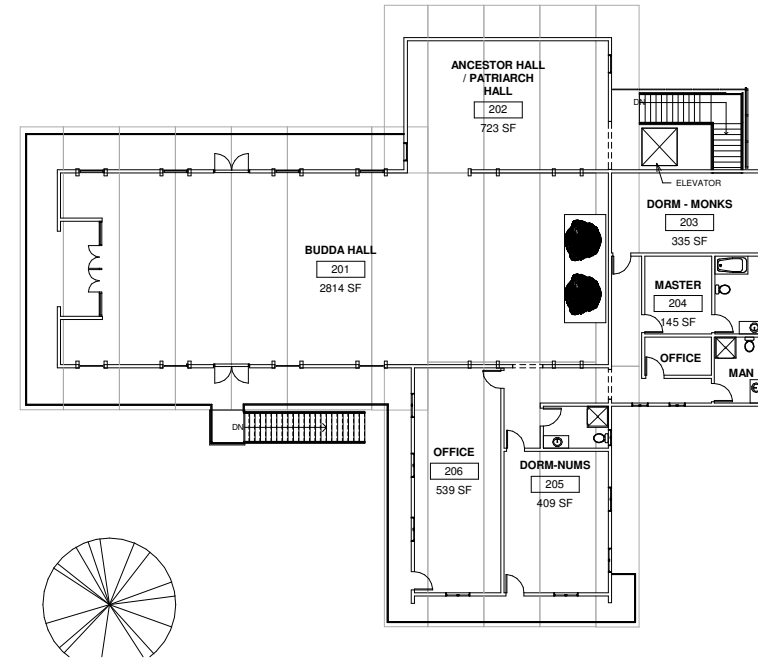
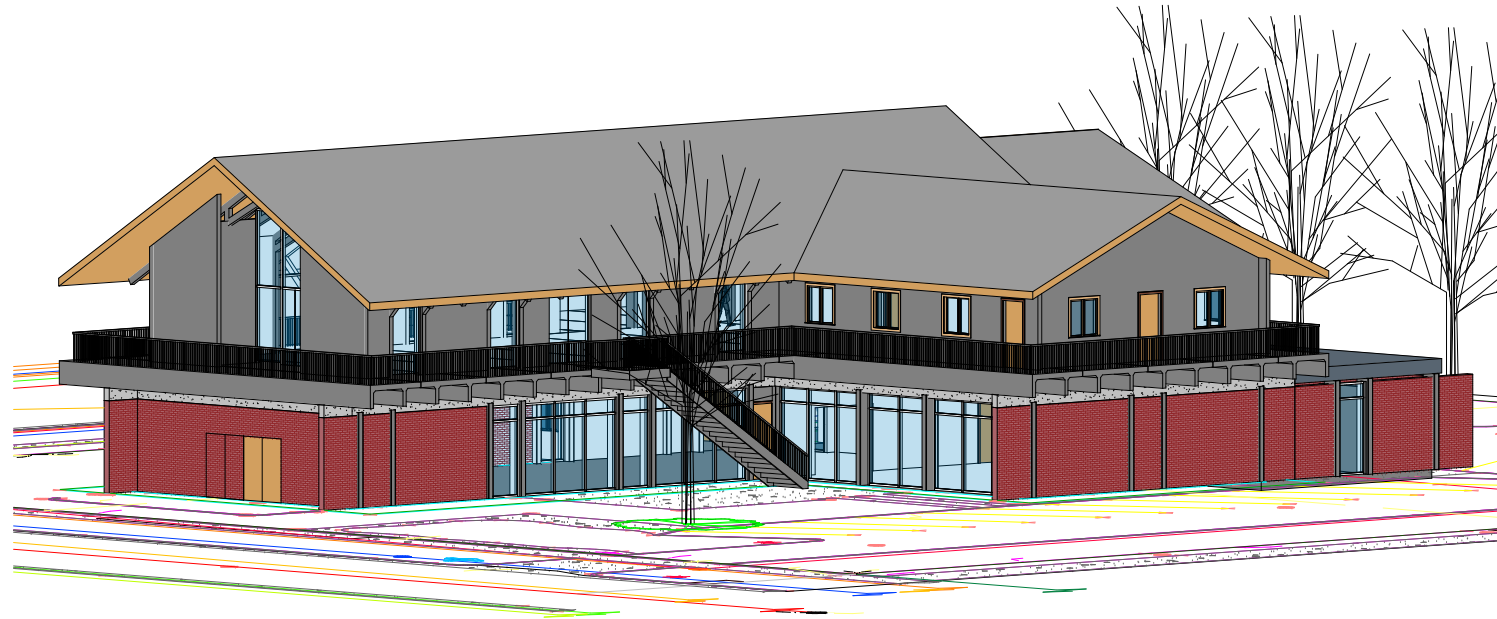
No.	Description	Date

Project name
**Rose Park Buddhist Temple
Renovation**
Project address
**1185 West 1000 North, Salt Lake City, UT
84116**
Owner name
Chua Pho Quang

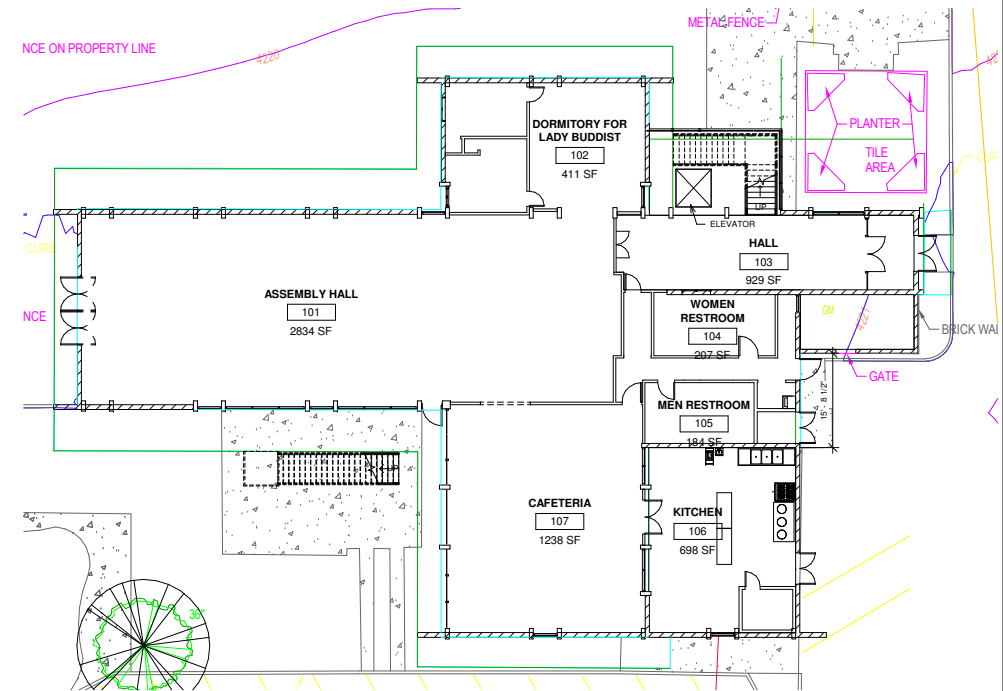
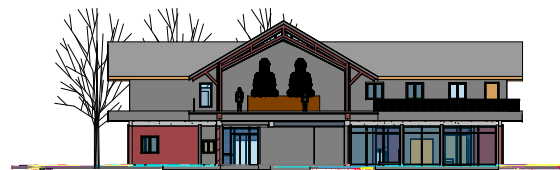
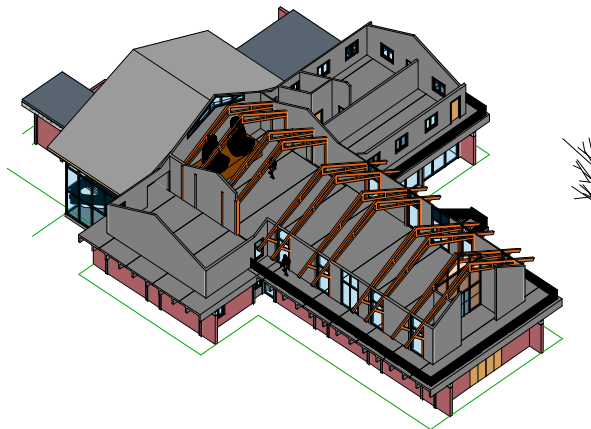
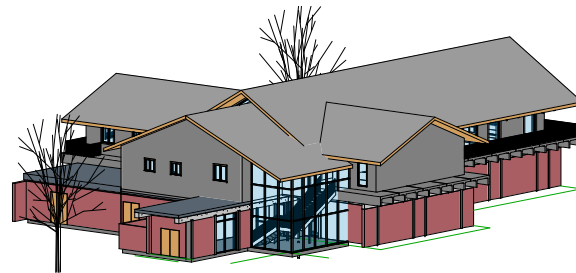
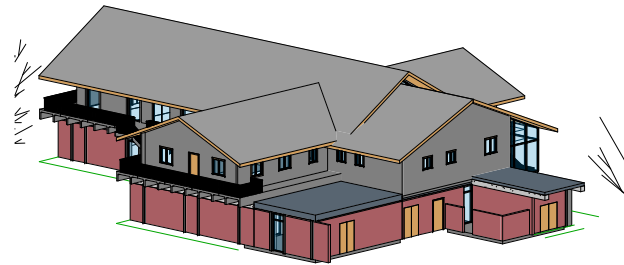
BUILDING ELEVATIONS	
Project number	2018
Date	Issue Date
Drawn by	Author
Checked by	Checker
A201	
Scale	1/8" = 1'-0"

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

Rose Park Buddhist Temple Renovation

ATTACHMENT D: APPLICANT INFORMATION

The narrative found on the following page was submitted by the applicant.



KCL DESIGN INC

7845 WATERTON CIRCLE, Salt Lake City, Utah 84121

801-230-0156

January 14, 2020

PROJECT NAME: Rose Park Buddhist Temple Renovation

PROJECT ADDRESS:
1185 West 1000 North
Salt Lake City, UT 84116

PROJECT DESCRIPTION

The existing facility is a single-story masonry building with a pre-casted double T roof. The current owner, Vietnamese Buddhist Group - Chua Pho Quang, needs to update and expand the existing facility to host activities indoor rather than outdoor to reduce the environmental impact to surrounding neighborhood and provides better service for community.

The concept of the Rose Park Buddhist Temples Renovation project is directly adding a second story on the existing building for a sanctuary space, offices, and support spaces. The existing sanctuary space is becoming the assembly hall to host activities inside the building.

The service and operation of the building will continue as it currently stands.

We request that the Conditional Use Approval be granted to the Rose Park Buddhist Temple Renovation project, so the project may move forward. Thank you for your consideration.

KC Liao, AIA, LEED AP
Principal Architect

ATTACHMENT E: ZONING ORDINANCE REQUIREMENTS

SALT LAKE CITY ZONING ORDINANCE PROVISIONS

21A.24.060: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Requirements – R-1/7,000

Zoning Standard	Required	Existing/Proposed	Status
Min Lot Area	7,000 sq. ft.	38,000	Complies
Min Lot width	50'	213'	Complies
Maximum Building Height	28' measured to the ridge of the roof.	31'-10" approved through Special Exception (PLNSUB2019-00410)	Complies with Special Exception approval
Front Yard Setback	Average of block face or 20'	27'	Complies
Interior Side Yard	Corner Lots: 6'	17'	Complies
Rear Yard	25'	54'	Complies
Maximum building coverage	40% of lot area	19%	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

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

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

Analysis: The property is located in the R-1/7,000 (Single Family Residential) zoning district. Per Section 21A.33.020 – Table of Permitted and Conditional Uses for Residential Districts of the Zoning Ordinance, all places of worship in the R-1/7,000 zone require conditional use approval.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance. It is allowed in the zone through the conditional use process and complies with all City requirements for such a facility.

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

Analysis: Surrounding uses include another place of worship as well as an elementary school. Residential uses are located to the west of the site. Places of worship are commonly found in single-family neighborhoods and are generally an accepted and expected use in such zones. The proposed use is expanding an established use on the property but in an upgraded facility. The new facility is expected to continue to work compatibly within the context of its location and the size and scale fit in with the existing development.

Finding: Staff finds that the use and the scale and intensity of development will be compatible with surrounding uses.

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

Analysis: While the Northwest Community Master Plan does not specifically address places of worship, goals of the plan support accessible community facilities and community-building uses. The use is already established within the neighborhood and is in concert with the overall goals of the Master Plan and the anticipated character of the area over time.

Finding: The proposal does not present a conflict with the Master Plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (please refer to Detrimental Impacts Chart on the next page 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:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A place of worship such as a church is allowed as a conditional use in the R-1/7,000 zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The Northwest Community Master Plan does not specifically discuss places of worship. However, Salt Lake City recognizes that places of worship across many faiths are distributed throughout neighborhood areas and are part of the assets and resources of the community. The proposed use is in concert with the Master Plan.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The proposed use will remain the same by renovating an existing church. The surrounding area includes single-family residential uses as well as another church to the northeast of the subject property and an elementary school to the east. The scale is similar to the neighboring school.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The proposed church is approximately 31'-10" tall with a pitched roof. The additional height was granted as a Special Exception in May 2019. Rose Park Elementary is 32' tall with a flat roof. As such, the proposed design will fit in with the existing development in the area.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	There are 2 existing access drives onto the property that are proposed to be left as is. The access points and driveway will not impede traffic flow.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The internal site circulation includes two driveways which will allow traffic to flow through the parking area smoothly. The property includes sidewalks and walkways to the front and rear entrances. There are no anticipated detrimental impacts on adjacent properties from the internal circulation on this site.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site accommodates pedestrians through sidewalks and pathways leading to entrances.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use is anticipated to be low volume in nature and will not impact the service levels at 1200 West or 1000 N.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The proposed parking will consist of 25 standard parking stalls. Based on the building floor area for congregation space, office space, and residential use, a total of 15 parking spaces would be required. Additionally, the adjacent neighbor, Rose Park Elementary School, provides overflow parking during special events that occur on weekends on holidays.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site is within a developed area with all utility infrastructure in place. The site currently has both

		water and sewer service. Salt Lake City Public Utilities has been involved in the review process and will work through the building permit process to ensure that the utility infrastructure is adequate for the proposed facility.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The church is surrounded by a fence. Additionally, it is surrounded by similar uses. Roadways buffer the site from residential uses.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	There is no indication that the proposed project will introduce any environmental damage to the surrounding area.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	Aside from Sunday service hours, no gatherings are regularly held during the week with the exception of special events, such as Vietnamese New Year (if it falls on weekdays per the Lunar Calendar). The anticipated hours of normal operation will be compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Any signs and lighting will be confined to that necessary to provide safety on the site including for adequate security while being minimized in order to not impact adjacent properties.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic resources or structures on this site or in the surrounding area.

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project:

- Notice of the project and request for comments sent to the Rose Park Community Council Chair on January 28, 2020, in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site on January 28, 2020 providing notice about the project and information on how to give public input on the project.
- The 45-day recognized organization comment period expired on March 16, 2020.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: March 26, 2020
- Public hearing notice sign posted on the property: March 26, 2020
- Public notice posted on City and State websites & Planning Division list serve: March 26, 2020

Public Input:

The Rose Park Community Council Chair did not ask staff to attend a meeting to present the project. No public comments were submitted for this proposal from any neighboring property owners or residents.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

Public Utilities

No issues with the proposed conditional use. However, the increased square footage for use may trigger new fire prevention requirements which in turn may trigger water main improvements. The existing Site is served from a 6" main on 1000 North and 1200 West.

Engineering

No impact to the public way. No objections.

Transportation

They appear to have ample parking.

Fire

At the time of a building permit additional items may be required. These items may include fire protection systems, additional fire flows, etc.

Zoning

Additional building height was approved by PLNPCM2019-00410. Assuming the building footprint isn't changing, there appear to be no other zoning issues at this time.

Building

1. The existing building must be structurally viable to accept a second level. The architect certainly would have tasked a Utah-licensed structural engineer with determining this as the first step. We will need to review said structural engineer's complete structural design later during our formal review. For now, we will assume that the existing building is structurally viable to receive the proposed second level.

2. A complete Code Analysis is required. It must fully address the existing and proposed types of construction as well as the allowable areas and heights as outlined in Chapters 5 and 6 of the current state-adopted building code; the 2018 IBC (International Building Code).

The Code Analysis must also explain, justify with calculations, refer to code sections, etc., that the proposed design does indeed comply with the parameters dictated by the applicable code sections.

3. Once the Code Analysis information has been presented to us, we can then review it and verify that it is correct. At that point we can state that, based on the current building code, the proposed design is viable.