



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Krissy Gilmore, Senior Planner
Date: November 16, 2022
Re: PLNPCM2022-00911, Rose Park Buddhist Temple Conditional Use

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:

Silverado, Inc, representing the property owner, is requesting Conditional Use approval to renovate and expand the place of worship located at 1185 W 1000 N in the R-1/7,000– Single Family zoning district. The service and operation of the building will continue as currently stands. The existing building is 5930 square feet, and the ground floor addition is proposed to be 2280 square feet. The property is required to go through a new conditional use approval because the floor area is proposed to expand by more than 25%.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the conditional use request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Materials](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: R-1/7,000 Zoning Standards](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review 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 place of worship that will be renovated to expand the ground floor footprint by 2280 square feet. The new building will include sanctuary space, office, and support spaces. General hours of operation will remain Sundays from 8:00 AM – 5:00 PM. Membership and seating capacity is expected to remain the same, anywhere from 30 to 50 each Sunday.

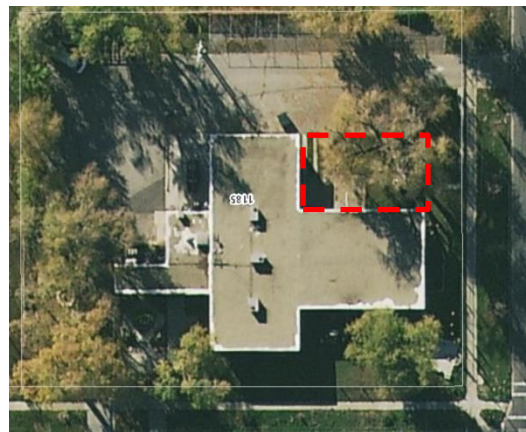
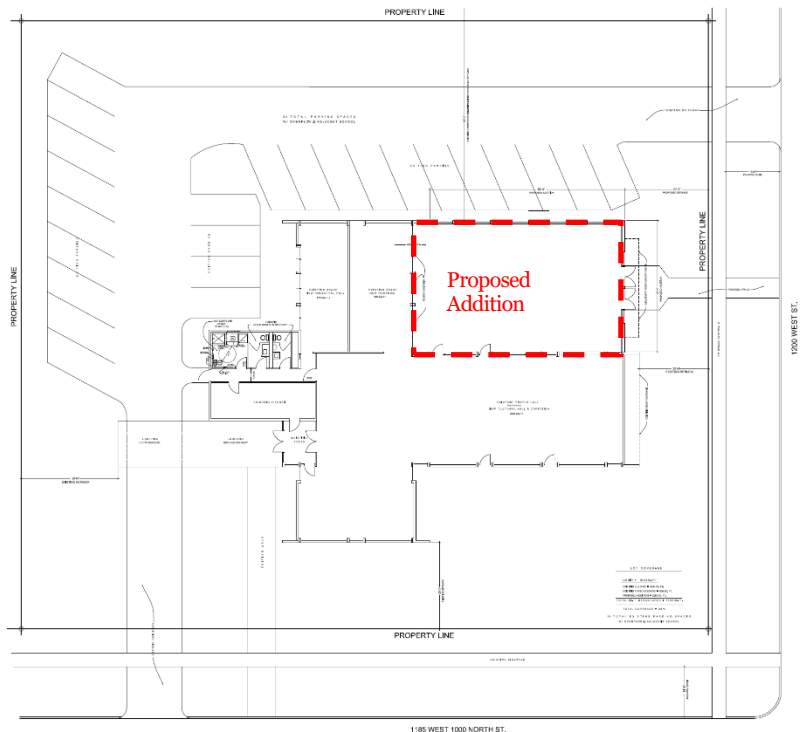
Although the site has been operating as a place of worship since 1996, when the Vietnamese Unified Buddhist Temple purchased the building (formerly the Rose Park Branch Library), a place of worship must be reviewed as a conditional use in the R-1/7,000 zoning district. City records indicate that a Conditional Use was granted to operate a place of worship 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)

The property received a new Conditional Use approval in 2021 for a second-story addition. Due to funding constraints, the applicant decided to revise their plans to remain at one story and expand the footprint of the building instead. A more detailed description of the project details is included in the narrative submitted by the applicant included in Attachment D of this report.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.54.010.A of the zoning ordinance, Conditional Uses are allowed unless appropriate conditions cannot be applied, which, in the judgment of the Planning Commission, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site. The Planning Commission has the authority to approve, approve with conditions, or deny the Conditional Use request.



If the application is denied, the Rose Park Buddhist Temple could still operate as they currently do, but they would not be able to expand the building size.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Neighborhood Compatibility and Impact

Consideration 1: Neighborhood Compatibility and Impact

The existing place of worship is proposed to be renovated and expanded 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 and south, which are similar institutional uses. The proposed use is essentially remaining 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. All zoning code requirements, such as setbacks, height, and parking, will be met.

STAFF RECOMMENDATION

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

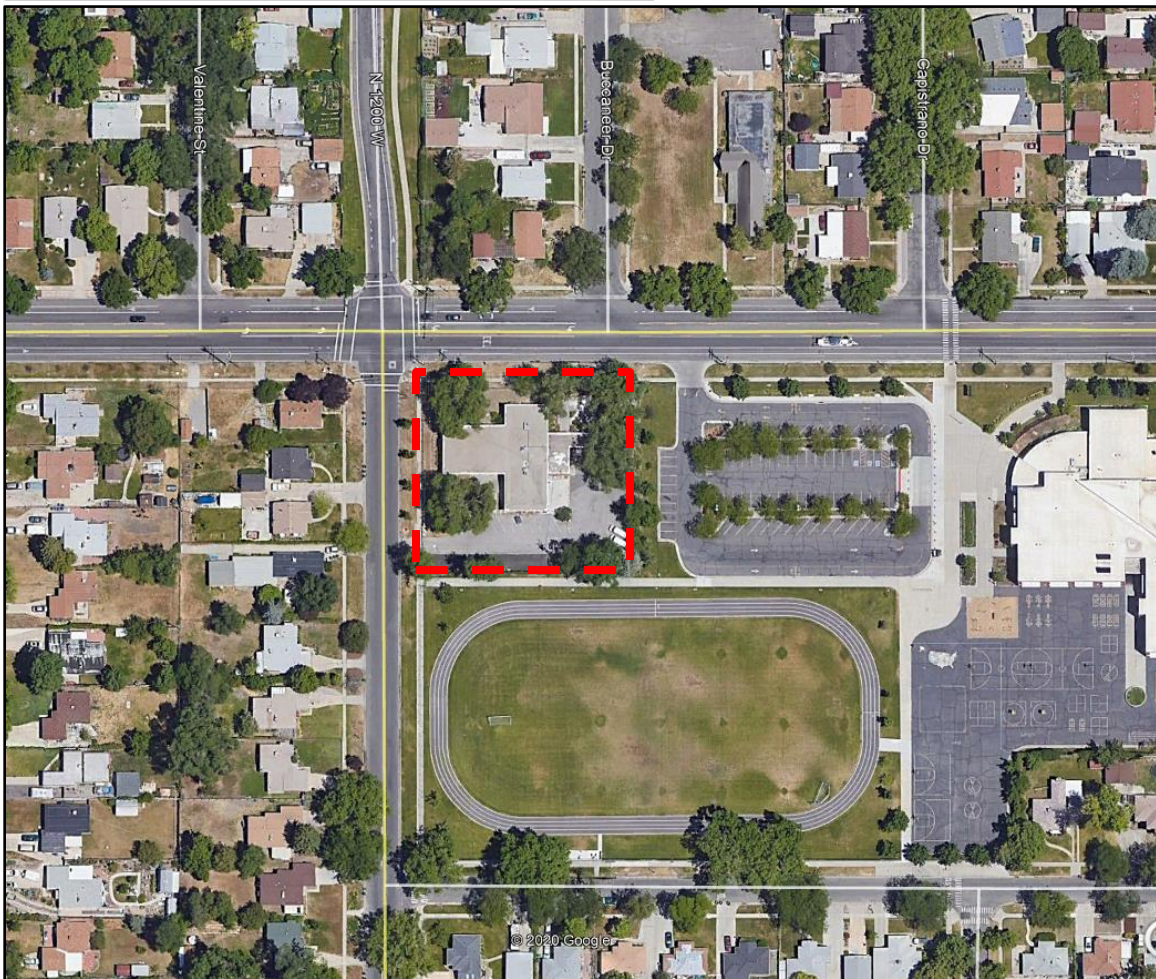
Approval of the Request

If the proposed Conditional Use is approved, the applicant may apply for a building permit for the remodeled and expanded floor area.

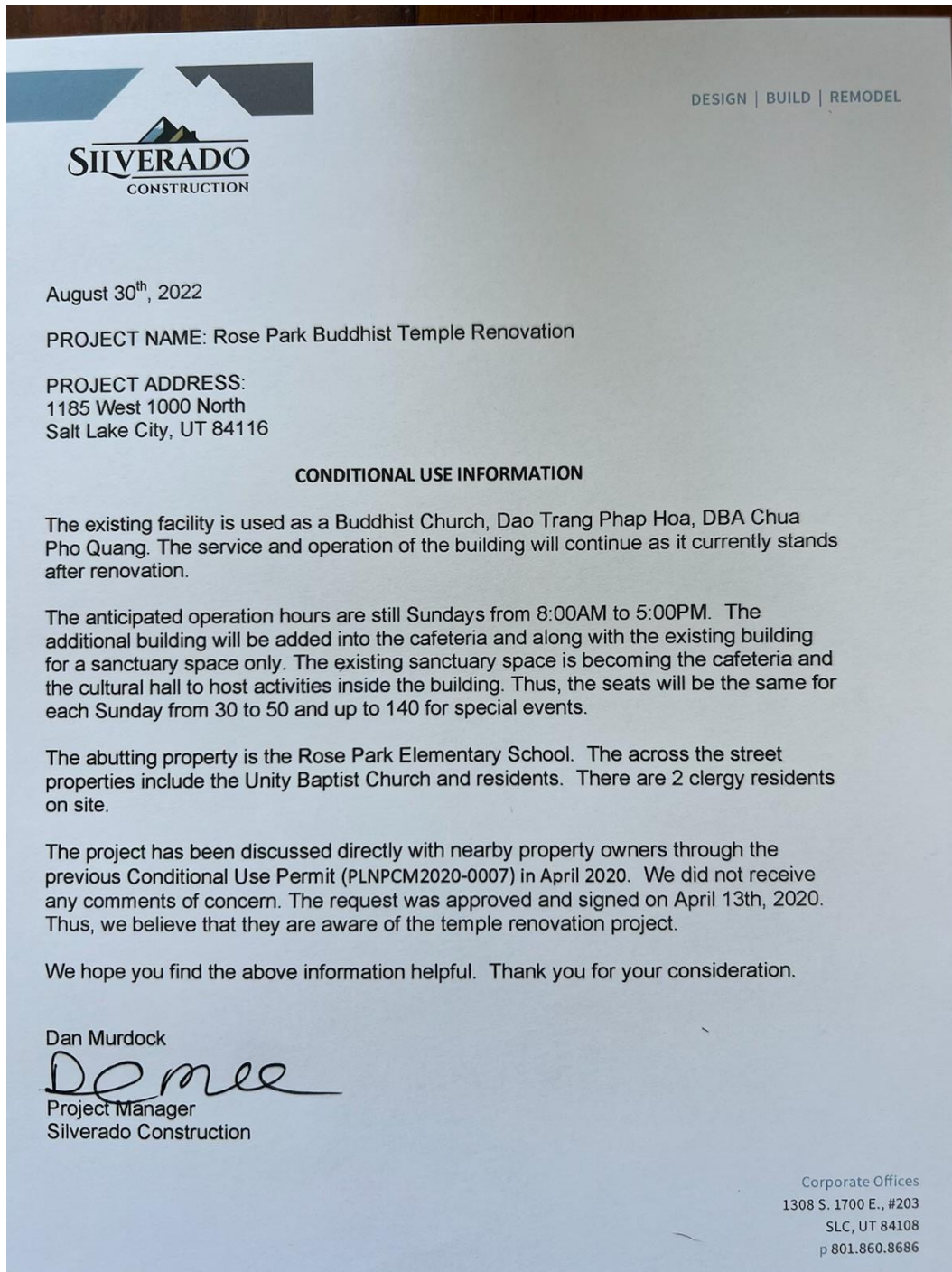
Denial of the Conditional Use Request

If the proposed Conditional Use is denied, the applicant may continue to operate the place of worship but may not expand the size of the building.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant Materials





August 29th, 2022

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, DAO TRANG PHAP HOA, a Vietnamese Buddhist Group (DBA: 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 building continuous with the cafeteria and along with the existing building for a sanctuary space. The existing sanctuary space is becoming the cultural hall and cafeteria to host activities inside the building.

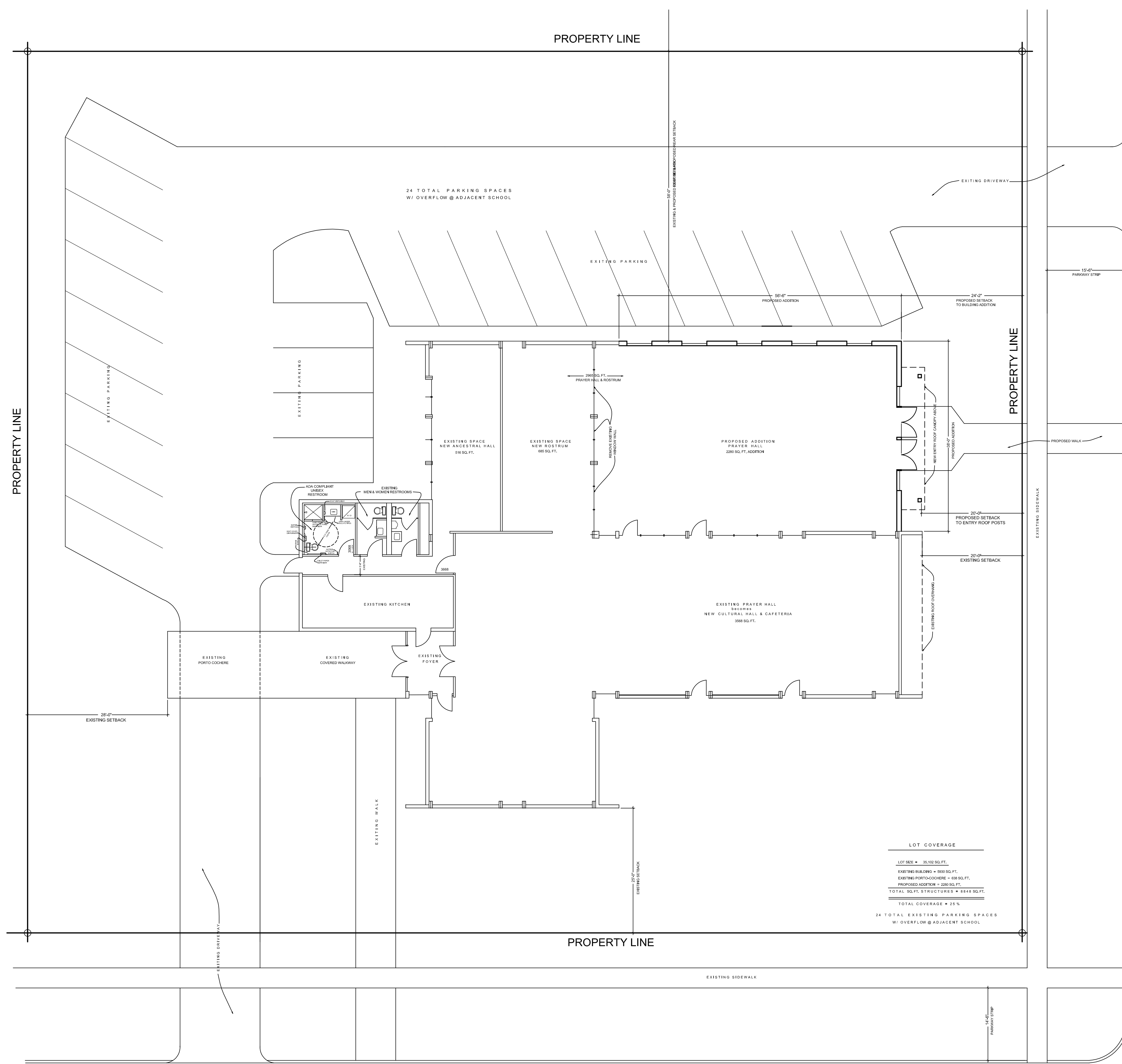
The service and operation of the building will continue as it currently stands.

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.

Dan Murdock

Project Manager
Silverado Construction

Corporate Offices
1308 S. 1700 E., #203
SLC, UT 84108
p 801.860.8686



24 TOTAL PARKING SPACES
W/ OVERFLOW @ ADJACENT SCHOOL

EXISTING SPACE
NEW ANCESTRAL HALL
98 SQ. FT.

EXISTING SPACE
NEW AODSTRUM
485 SQ. FT.

PROPOSED ADDITION
2880 SQ. FT. ADDITION

EXISTING RESTROOM
MEN & WOMEN RESTROOMS

EXISTING KITCHEN

EXISTING PRAYER HALL
NEW CULTURAL HALL & CAFETERIA
398 SQ. FT.

EXISTING PORTO COCHERE

EXISTING COVERED WALKWAY

EXISTING FOYER

LOT COVERAGE

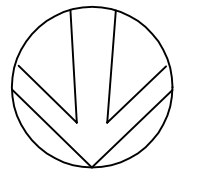
LOT SIZE = 35,102 SQ. FT.
EXISTING BUILDING = 950 SQ. FT.
EXISTING PORTO-COCHERE = 608 SQ. FT.
PROPOSED ADDITION = 2280 SQ. FT.
TOTAL SQ. FT. STRUCTURES = 8838 SQ. FT.

TOTAL COVERAGE = 25%

24 TOTAL EXISTING PARKING SPACES
W/ OVERFLOW @ ADJACENT SCHOOL

1185 WEST 1000 NORTH ST.
SALT LAKE CITY, UTAH
LOT SIZE = 35,102 SQ. FT.

SITE PLAN & FLOOR PLAN



NORTH

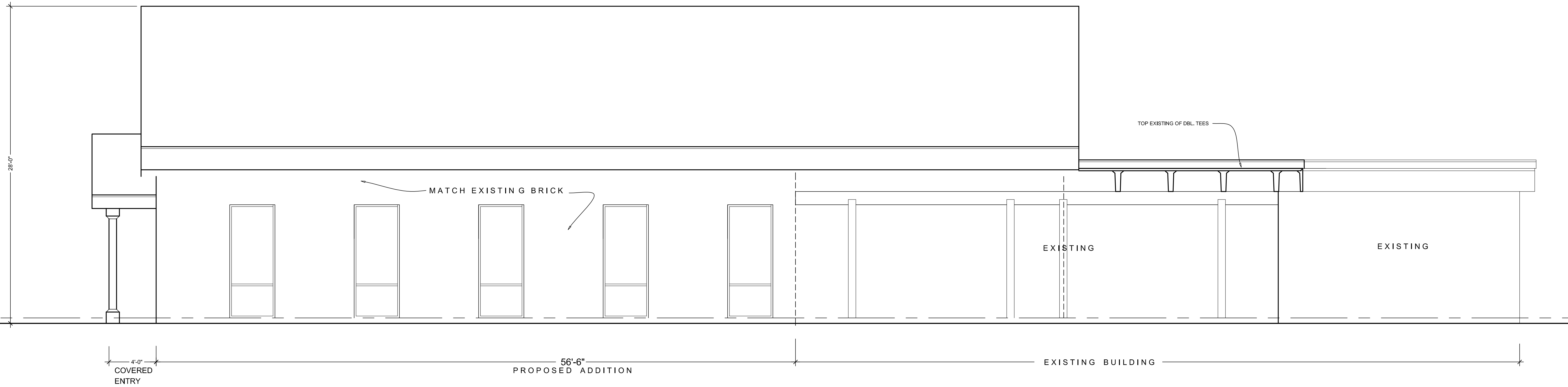
1" = 10'

DRAWN BY
KEND LINDWAY
k.lindway@gmail.com
801-470-3538
NOVEMBER 2, 2022

SILVERADO, INC.
1328 SQ. FT. TRAIL # 203
SALT LAKE CITY, UTAH
silveradomodel@gmail.com
801-460-8586

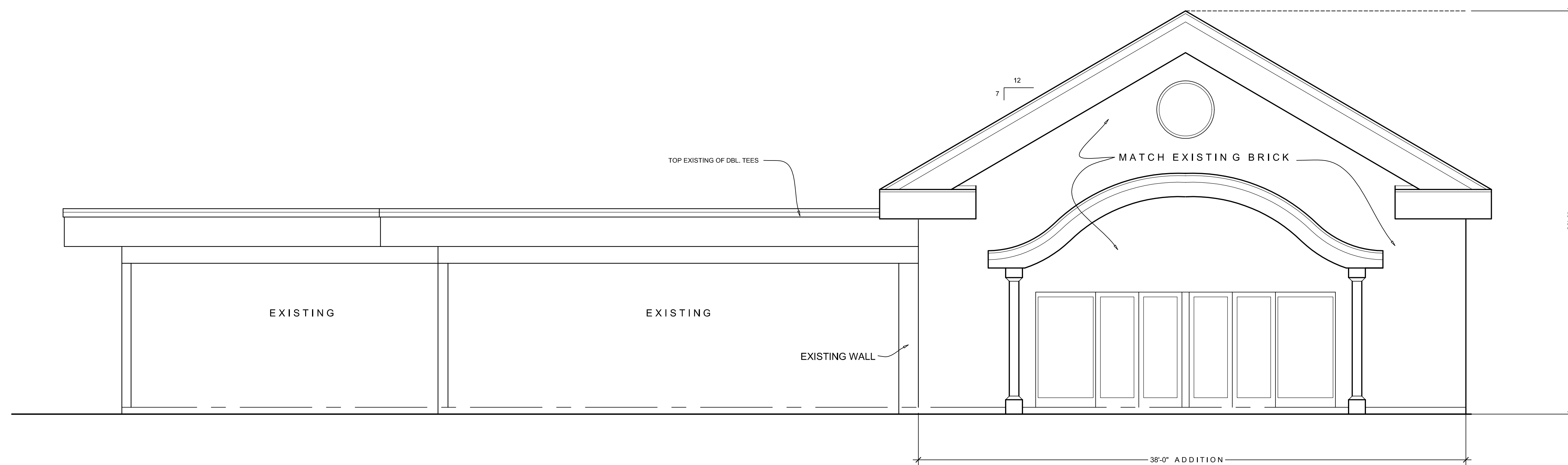
An ADDITION to
THE SALT LAKE
BUDDHIST TEMPLE
1185 WEST 1000 NORTH
SALT LAKE CITY, UTAH

SHEET
A-1
OF 3 SHEETS
SITE PLAN
&
FLOOR PLAN



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

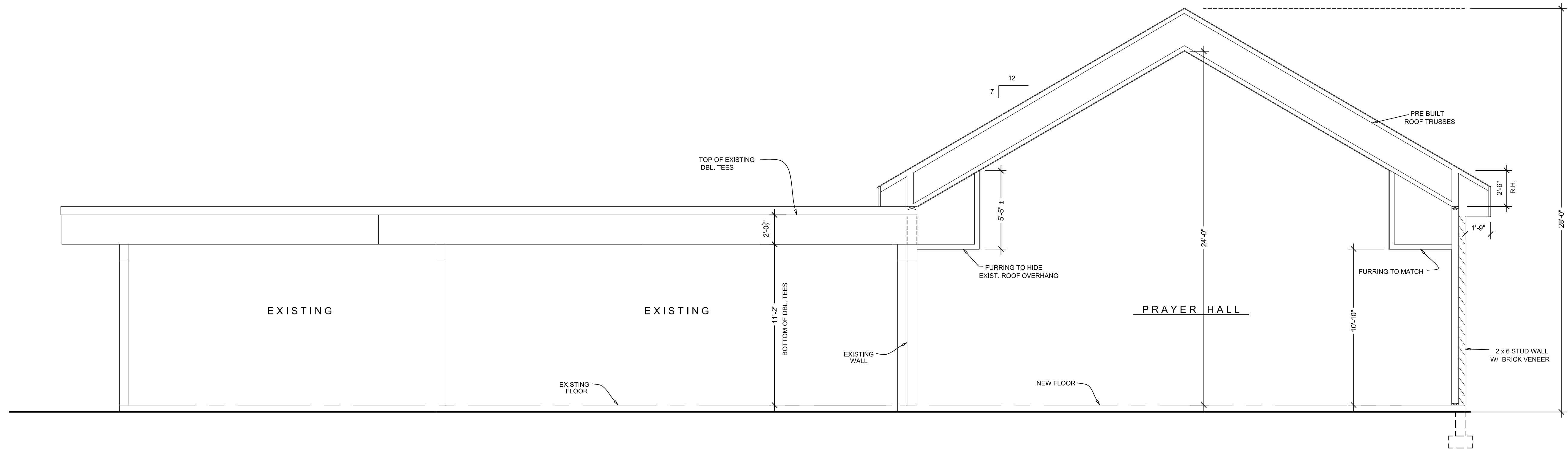
1/4" = 1'-0"

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NOVEMBER 1, 2022

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An ADDITION to
**THE SALT LAKE
BUDDHIST TEMPLE**
1185 WEST 1000 NORTH
SALT LAKE CITY, UTAH

SHEET
A-2
OF 2 SHEETS
SOUTH & WEST
ELEVATIONS



CROSS SECTION

LOOKING EAST

1/4" = 1'-0"

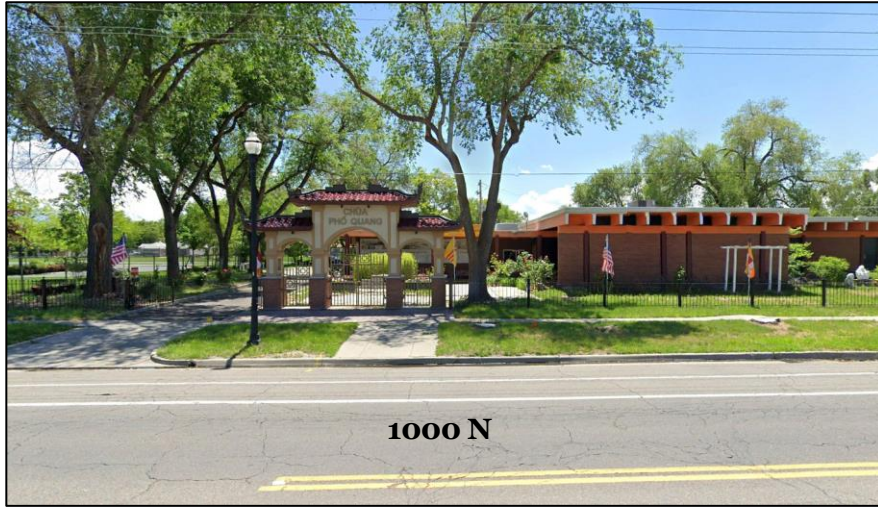
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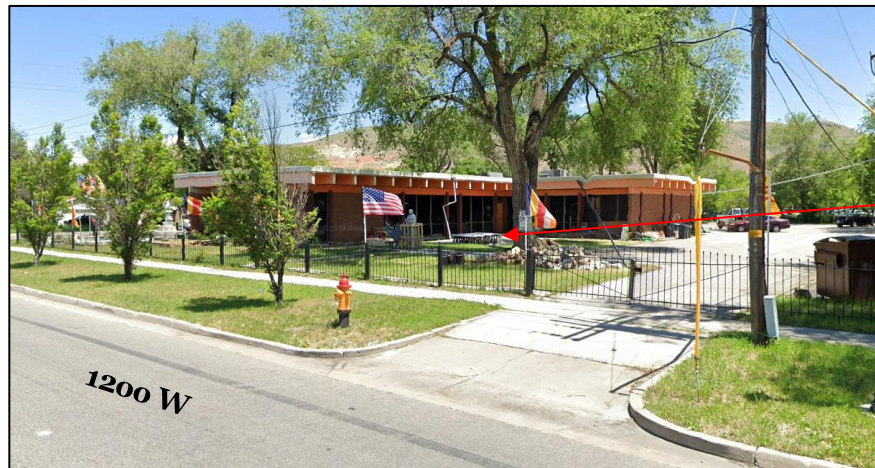
An ADDITION to
**THE SALT LAKE
 BUDDHIST TEMPLE**
 1185 WEST 1000 NORTH
 SALT LAKE CITY, UTAH

SHEET
A-3
 OF 3 SHEETS
 CROSS
 SECTION

ATTACHMENT C: Property and Vicinity Photos



Proposed Addition



Proposed Addition

ATTACHMENT D: R-1/7,000 Zoning Standards

D-2 (Downtown Support District)

Purpose Statement: 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.

Standard	Requirement	Proposed	Finding
Maximum Building Height	28'	28'	Complies
Front/Corner/ Side/Rear Yard Setbacks	20'/6'/25'	27'/20'/54'	Complies
Lot Size	12,000 SF	38,000 SF	Complies
Building Coverage	40%	25%	Complies

ATTACHMENT E: Conditional Use Standards

An application for a conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
<p>Discussion: 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. 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.</p>
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
<p>Discussion: 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.</p>
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies
<p>Discussion: While the Northwest Community Master Plan does not specifically address places of worship, the 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</p>

of the Master Plan and the anticipated character of the area over time. The proposal does not present a conflict with the Master Plan.

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

Finding: Complies

Discussion: 4. Staff found no detrimental impacts that require mitigation.

21A.54.080.B: Detrimental Effects Determination

1. This title specifically authorizes the use where it is located;

Finding: No Detrimental Impact

Discussion: A place of worship 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;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: The proposed use will remain the same by renovating an existing building. The surrounding area includes single-family residential uses as well as another place of worship to the northeast of the subject property and an elementary school to the east. The scale is smaller than the neighboring school and compatible with the R-1/7,000 zone.

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

Finding: No Detrimental Impact

Discussion: The proposed building is approximately 28' tall with a pitched roof and matches the existing design of the building. Rose Park Elementary is 32' tall with a flat roof, but residential buildings across the street have pitched roofs. 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;

Finding: No Detrimental Impact

Discussion: 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, nonmotorized, and pedestrian traffic;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: The site accommodates pedestrians through sidewalks and pathways to entrances.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: The site is surrounded by a fence. Additionally, it is surrounded by similar institutional uses. Roadways buffer the property from any 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;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: 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;

Finding: No Detrimental Impact

Discussion: 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.

Finding: No Detrimental Impact

Discussion: 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.

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

ATTACHMENT F: Public Process & Comments

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 since the applications were submitted:

- September 29, 2022 – The Rose Park Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- September 29, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- November 4, 2022
 - Public hearing notice sign posted on the property
- November 4, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the publishing of this report no public comments have been received.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Fire:

Fire code compliance review required. Additional comments may arise with permit application and code review.

Public Utilities:

Public Utilities does not see any objections to this proposed conditional use. If any additional plumbing fixtures are installed with this addition, additional fees will be charged. The existing streetlight on 1000 N will be required to remain operational throughout the construction of this project. If any damage happens to a streetlight, the contractor will be required to fix the streetlight to meet the current SLCDPU Standards at the owner's expense.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner’s expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer’s cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.