



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Meagan Booth, Principal Planner
meagan.booth@slcgov.com, 801-535-7213
Date: October 25, 2023
Re: PLNPCM2023-00639, Douglas Ward General Plan Amendment
PLNPCM2023-00496, Douglas Ward Zoning Map Amendment

Zoning Map and General Plan Amendment

PROPERTY ADDRESS: 711 S 1200 E Parcel ID: 16-08-230-035
721 S 1200 E Parcel ID: 16-08-230-010
MASTER PLAN: **Central Community**
ZONING DISTRICT: R-2 Single- and Two-Family Residential District
PROPOSED DISTRICT: I Institutional
EXISTING LAND USE: Low-Density Residential
PROPOSED LAND USE: Institutional

REQUEST:

Jim Brewer, applicant, and Head of the McGillis School, is requesting a General Plan and Zoning Map Amendment to expand the McGillis School campus by purchasing the Douglas Ward House at the above-stated address. The applications for this project are:

- a. **Zoning Map Amendment:** A rezone is necessary to use the building as a school. The property is currently zoned R-2 Single and Two-Family Residential District, and private K-12 schools are not allowed use in the R-2 Zone. The request is for the zone to be changed to I Institutional.
- b. **General Plan Amendment:** A request to amend the property's future land use map designation from Low-Density Residential to Institutional on the Central Community Future Land Use Map.

RECOMMENDATION:

Based on the information and findings in this report, staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning and General Plan Map Amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Materials](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Analysis Standards](#)
- E. [ATTACHMENT E: Zoning Comparison](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

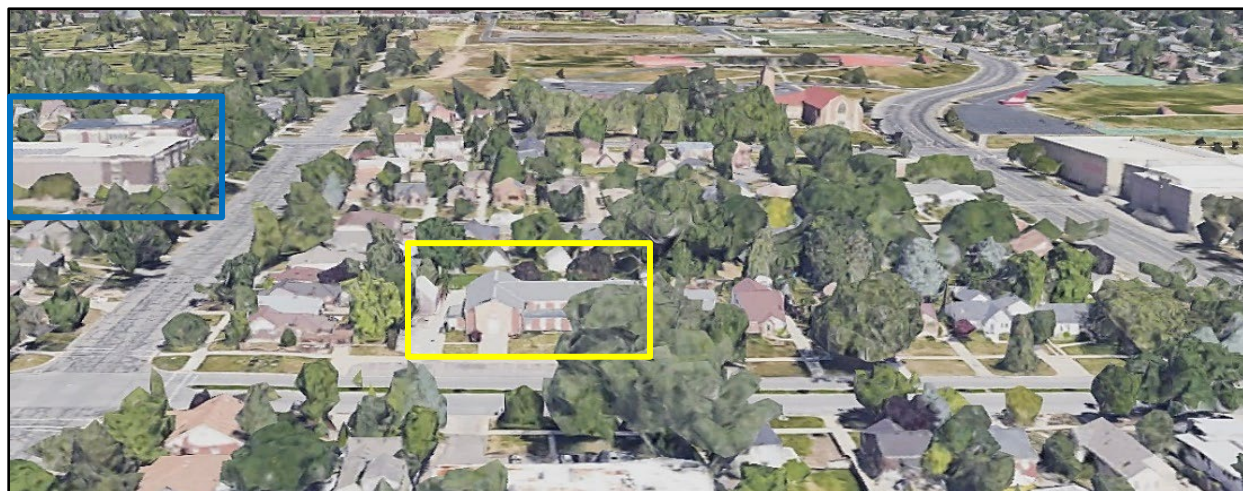
The applicant seeks to rezone the properties at 721 and 711 S 1200 E to I Institutional, and allow the McGillis School to purchase the Douglas Ward House from the Church of Jesus Christ of Latter-Day Saints and then use it to expand its school for classes, meetings, assemblies, and administration. The McGillis School is located at 668 South 1300 East and is a private kindergarten through eighth-grade school. A picture of the ward house is shown below.



Existing Conditions

The church is southwest of McGillis School. The building was constructed in 1950 in the minimalist traditional style using striated brick. The property is approximately 57 acres or 24,829 square feet in size, and the existing building has an 8,781-foot footprint. Residential uses surround the property, including a single-family residence to the north, a duplex to the south, and the Sapphire Springs apartment building across the street to the west. To the rear of the church are more single-family homes that face Douglas Street. The church building is currently unused and

being sold by the Church of Jesus Christ of Latter-Day Saints. The context of the neighborhood is below. The Church is in yellow, and the McGillis School is in blue.



Site Location

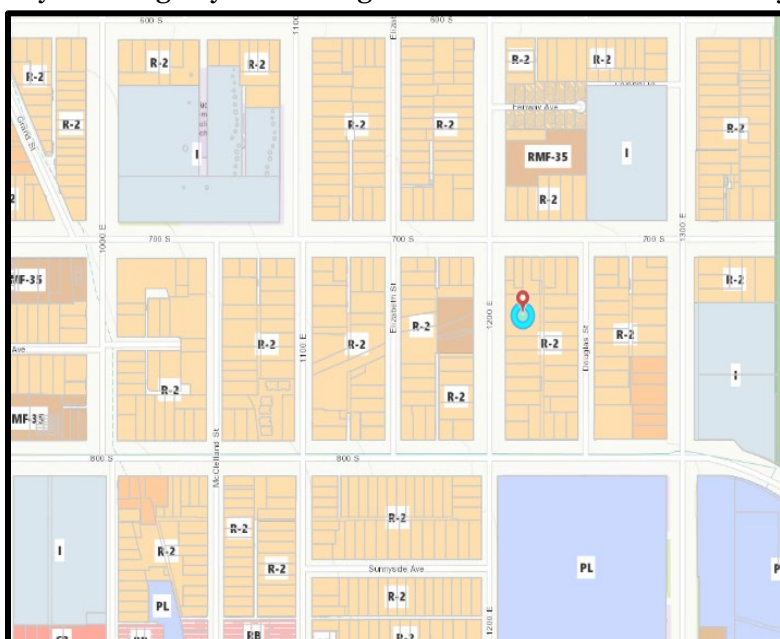
The distance between the school and the church is .02 miles or roughly a 5-minute walk. Existing infrastructure is already in place, including sidewalks and a marked and striped crosswalk at the corner of 700 South and 1200 East. The school will take safety precautions and other measures for students traveling between the two buildings if the rezone occurs and the use when instituted.



Existing Zoning District

The current zoning district of the properties is [R-2 Single- and Two- Family Residential District](#). The R-2 Zone does not allow for Private K-12 School as permitted use. The purpose of the R-2 Single- and Two-Family Residential District is to preserve and protect the character of existing neighborhoods that exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are meant to provide safe and comfortable places to live and play and promote sustainable and compatible development patterns.

The area's zoning is generally R-2, with select pockets of institutional uses. The apartments across the street are zoned RMF-35. Institutional zoning districts that house institutional uses include the McGillis School, the Catholic



Diocese of Salt Lake City, Rowland Hall, and the First Baptist Church of Salt Lake City. They are on the map shaded in light blue.

Proposed Zoning District

The applicant is proposing the zoning be changed to [I Institutional](#). The applicant outlined the basis for their request as part of their application and narrative in the [Attachment B](#) and how the intended use of the property meets the purpose of the I Zone. The Zoning Ordinance states, "The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use."

Current Land Use Designation

The Central Community Master Plan designates the property as low-density residential. Low-density residential 1–15 dwelling units/ acres are indicated by light yellow on the map below. This land use designation allows moderate-sized lots (i.e., 3,000–10,000 square feet) where single-family detached homes dominate land use.



As shown in the map, prominent Institutional uses are in light blue. Smaller-scale institutional uses, such as churches under 4 acres in size, were not designated as institutional on the Central Community Future Land Use Map when the Central Community formed the land use designations on the map. Despite potential non-conforming situations, residents requested lower-density designations in 500–800 South and 700–1300 East. The Central Community Master Plan acknowledges that low-density residential land use designations may cause issues for institutional uses in the future. However, it mentions that institutional rezones would be considered on a case-by-case basis.

Proposed Land Use Designation

The Douglas Ward House is located within the Central Community Master Plan Area and is part of the East Central Community Council area. The applicant requests the Central Community Future Land Use Map Designation be amended from Low-Density Residential to Institutional for the subject properties. The Central Community Master Plan emphasizes that Institutional land uses to provide support services and amenities for the community's cultural, entertainment, and educational activities that bring balance and variety to the community. Institutional land uses serve the general public and can be operated by either a public or private entity. For Institutional Uses, the plan has the initiative to locate cultural/entertainment facilities such as museums, educational and technology centers, and art centers in complementary and supportive areas of the community. The plan calls for schools to be kept in neighborhoods as a community anchor. The Central Community Plan discusses institutional land uses and identifies schools specifically as educational land uses.

Educational land use: This use includes public and private colleges, high schools, and middle schools, extended adult education, technical schools, elementary schools, and some day-care facilities. The community has a public high school, middle school, and several elementary schools, as well as many other religious or private schools. Schools are an important part of the community fabric and an essential component of viable and sustainable neighborhoods. Schools should be kept within neighborhoods as a community anchor and serve as a resource for residents of all ages.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide a positive or negative recommendation for the proposed master plan and zoning map amendments. The recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendments. The City Council may approve, deny, or make modifications to the proposed amendment requests as they see fit and are not limited by any one standard.

KEY CONSIDERATIONS

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

1. Compliance with the Standards for General Amendments
2. Compliance with Compliance with City Goals, Policies, and General Plans
3. Impact on Adjacent Property Owners

Consideration 1: Compliance with the Standards for General Amendments

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.

In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.
3. The extent to which a proposed map amendment will affect adjacent properties.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

The Zoning Map Amendment Standards and analysis is included in [Attachment D](#) of this report.

Consideration 2: Compliance with Compliance with City Goals, Policies, and General Plans

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. The plans that are applicable to this request are below:

Plan Salt Lake

Plan Salt Lake, adopted in 2015, is Salt Lake City's citywide vision for the next 25 years. The proposed use of the property supports the following initiatives found in the plan.

Neighborhoods

- Maintain neighborhood stability and character.
- Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

Growth

- Encourage a mix of land uses.

Beautiful City

- Reinforce and preserve neighborhood and district character and a strong sense of place.

Preservation

- Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Retain areas and structures of historic and architectural value.
- Integrate preservation into City regulation, policy, and decision-making.
- Balance preservation with flexibility for change and growth.

Government

- Support and promote opportunities for education in all stages of life.

Discussion: The request to amend the General Plan and rezone the subject property to Institutional and the plan for the adaptive reuse of the Douglas Ward House by the McGillis School aligns with the goals of Plan Salt Lake. The plan aims to maintain neighborhood stability, promote accessible services, encourage growth, preserve neighborhood character, incorporate historic elements, and balance preservation with flexibility for change and growth. The rezone and general plan

amendment support initiatives such as promoting a mix of land uses, preserving, and enhancing neighborhood and district character, and supporting education opportunities.

Central Community Master Plan

The Douglas Ward Building is located in the East Central Neighborhood in the Douglas neighborhood. The Douglas neighborhood is located between 500 South and 900 South, from 1000 East to 1350 East. It consists mostly of low-density single-family dwellings, predominantly of Bungalow style. In regard to this proposal, the plan mentions to “ensure that the reuse of school buildings is compatible with the neighborhood uses and to minimize the negative impacts of institutions” and “Institutional land uses should be architecturally compatible with the neighborhood in which they are located.” The Central Community Master Plan outlines specific land use goals for addressing potential unforeseen impacts and the effect of Institutional uses on adjacent properties.

The policies are listed below:

- INSLU-1.1 Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of institutional land use occurs.
- INSLU-1.2 Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.
- INSUL-1.3 Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.
- INSUL-1.4 Provide for appropriate re-use of abandoned or vacant religious facilities with day care and other social services, residential, or open space land uses. In the historic districts, encourage a use that assists in the preservation of contributory structures.

The following were added as an addendum to the Central Community Master Plan as goals and recommendations for specific land uses. They are provided for informational purposes only.

1. Institutional facilities that locate or expand in residential neighborhoods must be at a neighborhood scale, include pedestrian amenities, be compatible in design with adjacent structures and the neighborhood, and not compromise the residential integrity of the neighborhood.
2. Prohibit the location or expansion of institutional facilities that displace or remove residential uses.
3. Improve and strengthen relationships between institutions and residential neighborhoods.
4. Provide tools like residential parking or shared parking lots to help mitigate the effect of traffic and parking congestion caused by existing institutional land uses.
5. Incorporate the concepts of Crime Prevention Through Environmental Design (CPTED) into the design review of all institutional projects.

Discussion: McGillis School's proposed use of the Douglas Ward as a private school within the existing neighborhood aligns with the Central Community Master Plan's principles of maintaining the historic fabric, supporting quality living without harming citizens, and preserving historic structures and residential neighborhoods. The impact on adjacent property owners includes the analysis of the specified policies and goals in Consideration 3.

Consideration 3: Impact on Adjacent Property Owners

As part of a zoning amendment request, staff analyzes how adjacent properties may be affected by a change in zoning to the property. There are three discussion items related to this change in zoning:

1. Height and Setbacks
2. Parking and Traffic
3. Land use

1. Height and Setbacks

Building height maximums are regulated by the zoning designation. The I zone allows for 35 feet, with approval for heights over 35 feet, but not exceeding 75 feet, through design review provided that each foot of height over thirty-five feet (35'), each required yard shall increase by one foot (1'). This requirement pushes the bulk of the height to the center of the site and away from adjacent properties. The zoning in the R-2 Zone is pitched roofs of 28 feet, or the average height of other principal buildings on the block face, while the max height of a flat-roofed building is 20 feet. The Planning Commission has the authority to approve height modifications for design review for the subject property if the zoning changes to institutional. Staff finds that the height requirements of the I Zone and the design review process will mitigate the height's impacts on adjacent properties if a use change is ever requested. The Planning Staff is aware of the community's concerns, as well as the property's close proximity to single-story, single-family homes.

The purpose statement of the Design-Review-Process states: "The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted Master Plans of the City, as identified in the purpose statements of each zoning district. " Therefore, any increase in height above 35 feet for the subject property should be carefully examined in light of Plan Salt Lake, the Central Community Master Plan's policies, and the Design Review Standards in the Zoning Ordinance.

The property measures approximately 142 feet wide by 175 feet in length. The setbacks the I-zone allows are 20 feet on the front, 20 feet on the sides, and 25 feet on the rear. The approximate building setbacks to the property lines today are:

- Front: 15
- Side (South): 14 Feet
- Side (North): 7 Feet to
- Rear: 25 Feet

The setback requirements of the I Zone would increase the side setbacks of the building further from the adjacent properties than the church sits today, and the setbacks would only increase further if there were a request for an increase in height over 35 feet.

2. Parking and Traffic

According to 21A.32.080, institutional uses traffic and parking can impact residential neighborhoods. When an expansion of the mapped district is proposed, the city requires a traffic and parking study with the application.

The applicant requested a waiver of the parking study as part of their rezoning application. The McGillis School believes that the new use will not significantly impact traffic or parking. The zoning administrator reviewed the application, which was routed for departmental comments. There was no request for a traffic or parking study or concerns from other departments. Therefore, the Zoning Administrator waived the need for a study. Before the McGillis School can utilize the church as a school, the applicant will have to submit for a building permit. Simultaneously, the McGillis would apply for a shared or offsite parking agreement with the existing school. A shared parking agreement is possible because the two buildings are within 600 feet of each other. (21A.44.060) The pick-up and drop-off location for students would remain in place at the McGillis School.

Uses allowed in the I Zone could increase the required parking spots. With the layout of the existing building and the minimum number of parking spots on site, the reuse of the building for any land use with a more significant parking requirement may limit the potential for the site in the future. The spots in front of the building, on street parking, are for public use and are not counted on meeting the parking requirement. Any land use must meet specific parking requirements, and a traffic study may be requested, if necessary, to reduce the impact of traffic on the neighborhood.

The school plans to maintain its primary pick-up and drop-off locations at the existing school, with only a few administrative parking spaces on the church property. Table 21A.44.040-A shows that the Minimum Parking Requirement for K–12 private schools, elementary or middle, is one space per 20 students. The enrollment at McGillis School is approximately 395 students; therefore, the parking requirement would be 20 stalls. The impact will primarily be students walking to and from the school during school days. Planning staff believes that the intensity of pedestrian movement will be less than at the beginning or end of school days, with minimal impact on adjacent property owners. According to the applicant, Jim Brewer, the anticipated number of students at the church at any given time would not exceed 100 but more regularly be about 50. If the occupancy is 100 students, the parking requirement would be five stalls, which can be met with the nine stalls onsite.

For the future, any increase in required parking is limited to the amount by which the new use exceeds the existing use. This can reduce the amount of parking needed. 21A.44.010.C. Change in Use: When the use of an existing building or structure is changed to a different type of use, parking shall be provided at the amount required for such new use. However, if an existing building or structure was established prior to the effective date hereof, any increase in required parking shall be limited to the amount by which the new use exceeds.

3. Land Use

The I Zone allows for various land uses, such as art galleries, reception centers, and indoor recreation centers, which may impact the neighborhood, but staff believes the city can mitigate them through existing processes. These land uses impact may be similar to congregational events at the church. The uses listed differ from the property's proposed use now, and most McGillis School events will occur on the main campus at 1300 East.

One of the goals mentioned in the Central Community Master Plan was to prevent the expansion of medical facilities into residential neighborhoods and establish new ones in underserved areas if residents supported them. The vicinity has several medical uses, including the University

of Utah Health Care, Salt Lake Regional Hospital Primary Children's Hospital, and Salt Lake Insta Care. Ideally, residents should be able to access services such as primary care. The I zone allows for clinic (medical, dental) uses. The public has not raised any concerns about the use of this building for medical facilities at this time. The Central Community Master Plan supports re-directing medical uses to the Central Business District and Gateway District.

Schools and education are considered social services. Staff supports the idea that the proposed use of the building as a private school meets the abovementioned policy. If the City Council approves the Zoning and General Plan Amendment, it will allow for the expansion of current institutional use. The school will use the church, which is already compatible with adjacent land uses and preserved at this time, which will uphold the neighborhood's integrity. Staff believe this will strengthen the McGillis School with the neighborhood and promote community interaction. A shared parking agreement will be part of the building permit to mitigate parking and traffic impacts. As mentioned, sidewalks and crosswalks are in place for student/pedestrian safety. The applicant can work with SLCPD regarding CPTED, and this request does not involve any proposed addition or loss of residential dwelling units. A list of the allowed uses in the I and R-2 zone are included in [Attachment D](#).

STAFF RECOMMENDATION

The Central Community Master Plan implementation measures recommend making the zoning district map consistent with the Future Land Use map. Staff supports the general plan amendment being approved simultaneously with rezone for consistency. After receiving public input and carefully reviewing the Central Community Master Plan and Plan Salt Lake, the policies and initiatives within these adopted plans support the Douglas Ward building to be reused and well-maintained which is the proposal by the applicant. The proposal has community support for institutional use expansion. The applicant provided their justification and support for the General Plan Amendment and Zoning Amendment as part of the application and narrative in [Attachment B](#).

Planning Staff is recommending the Planning Commission forward a positive recommendation to the City Council.

NEXT STEPS

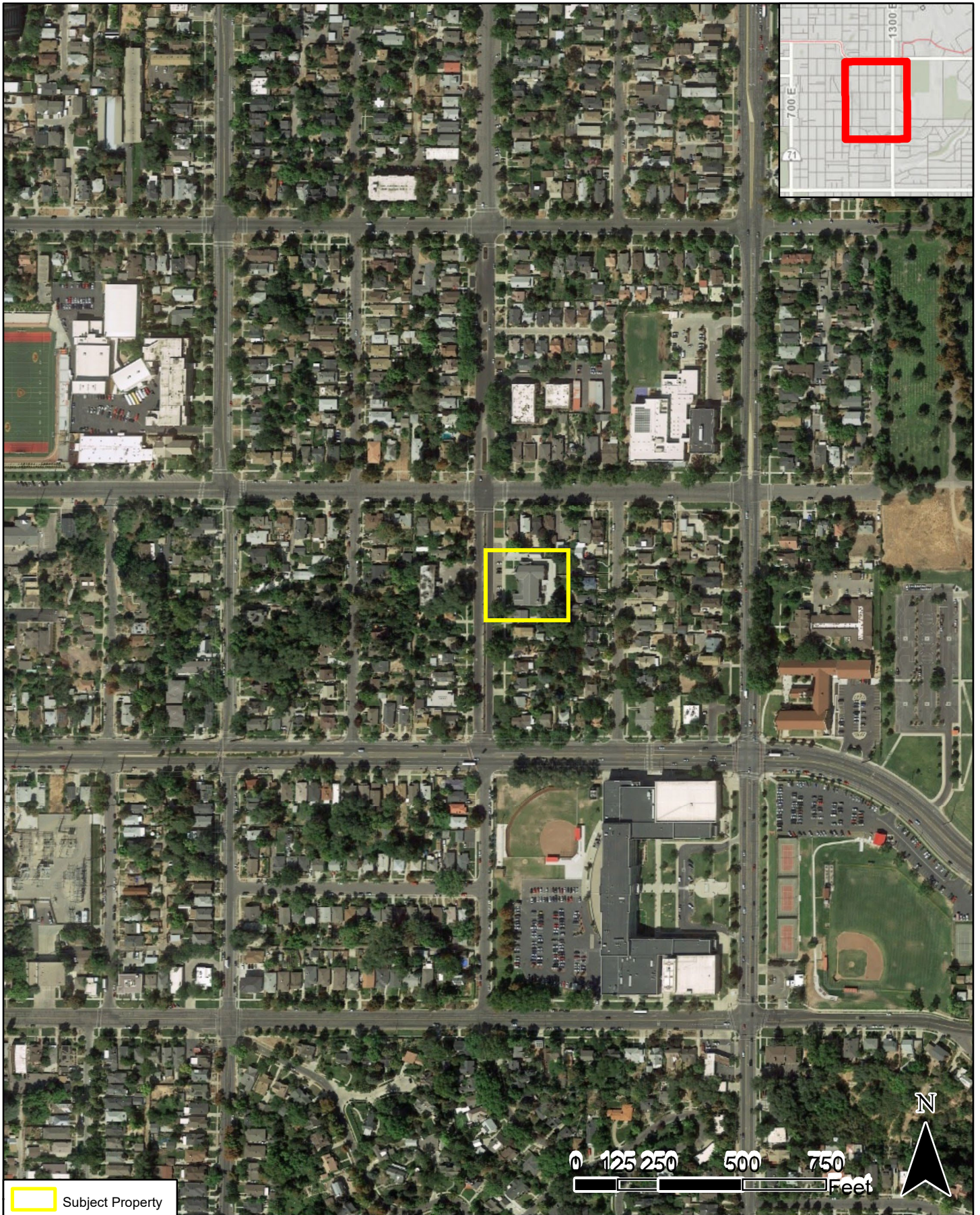
The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions.

If the general plan amendment is approved and the zoning amendment is approved as I designation, the applicant will be able to conduct any permitted use allowed in the I district, if the parking requirements, building code requirements and all City licensing are applied for and granted.

If the general plan amendment and the zoning amendments are denied, the property will remain zoned R-2 and any proposal, use or redevelopment would need to comply with the corresponding R-2 zoning requirements.

ATTACHMENT A: Vicinity Map


Vicinity Map Douglas Ward



Central Community Future Land Use

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.: a single land use designation and map color may represent RMF-35 or SR-3 classifications)

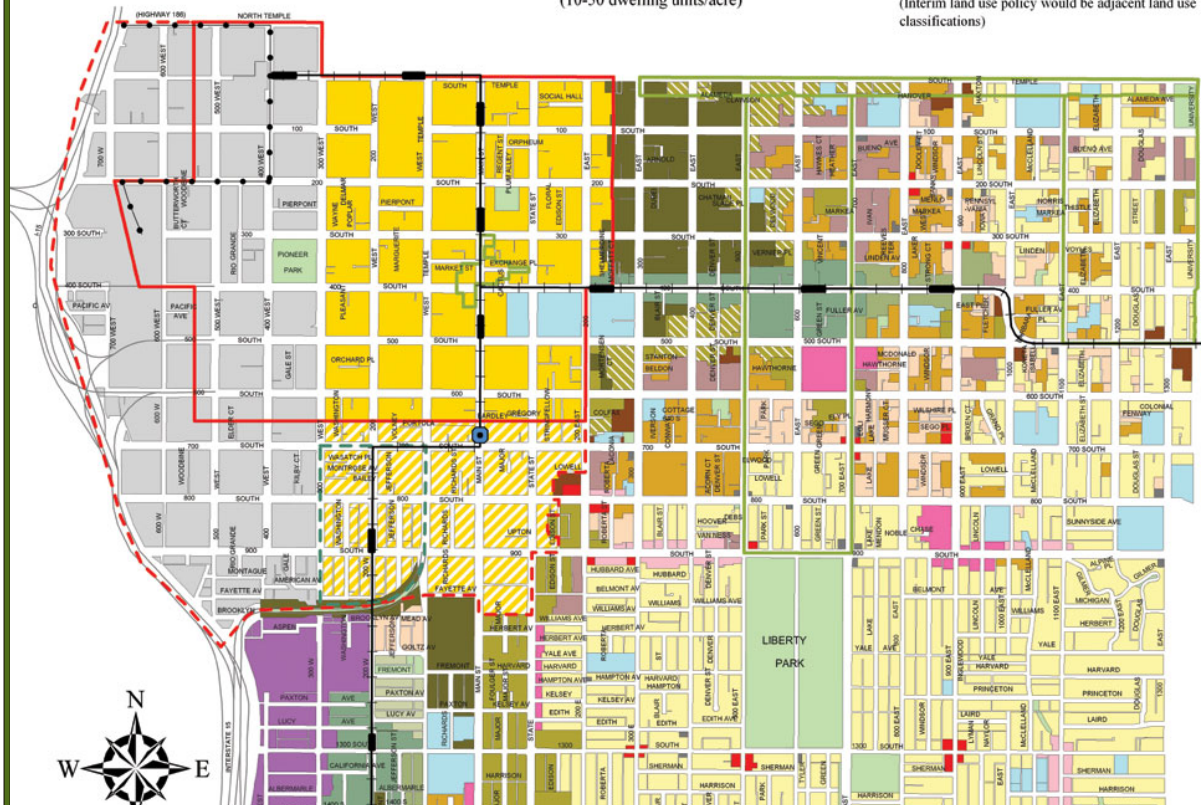
Map Legend

-  Light Rail Stations
-  Proposed Lightrail Stations
-  Historic Preservation
-  Light Rail
-  Later Phase of Light Rail
-  CBD Boundary
-  CBD Support Boundary
-  Salt Lake Community College/Future Expansion Area
-  West Temple Gateway Plan

Future Land Use

-  Low Density Residential (1-15 dwelling units/acre)
-  Low Medium Density Residential (10-20 dwelling units/acre) *
-  Medium Density Residential (15-30 dwelling units/acre) *
-  Medium High Density Residential (30-50 dwelling units/acre)
-  High Density Residential (50 or more dwelling units/acre)
-  Low Residential/Mixed Use (5-10 dwelling units/acre)
-  Medium Residential/Mixed Use (10-50 dwelling units/acre)

-  Residential/Office Mixed Use (10-50 dwelling units/acre)
-  High Mixed Use (50 or more dwelling units/acre)
-  Neighborhood Commercial
-  Community Commercial
-  Central Business District
-  Central Business District Support
-  Regional Commercial/Industrial
-  Low Density Transit Oriented Development (1-20 dwelling units/acre)
-  Medium Density Transit Oriented Development (10-50 dwelling units/acre)
-  High Density Transit Oriented Development (50 or more dwelling units/acre)
-  Open Space
-  Institutional
-  Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
-  Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)



ATTACHMENT B: Applicant Materials



Zoning Amendment

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

721 South 1200 East Salt Lake City, Utah

Name of Applicant:

The McGillis School Jim Brewer

Phone:

313-909-7672

Address of Applicant:

668 South 1300 East Salt Lake City, Utah

E-mail of Applicant:

jbrewer@mcgillisschool.org

Cell/Fax:

313-909-7672

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

The Church of Jesus Christ of Latter-day Saints

E-mail of Property Owner:

robertsjd@churchofjesuschrist.org

Phone:

801-240-1000

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

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: **\$1,142** filing fee, plus **\$121** per acre (excess of one acre), plus additional public notice fee.

Text Amendment: **\$1,142** filing fee, plus additional public notice fee.

Public noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent:

Date:

DocuSigned by:

Jim Brewer


6/22/2023

0B256D5D6E0FC415...

SALT LAKE CITY PLANNING


ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE	
Name of Applicant: The McGillis School Jim Brewer	Application Type: Amendment to Zoning Map
Mailing Address: 50 E. North Temple, 12th Floor, SLC, UT 84150	
Email: jbrewer@mcgillisschool.org	Phone: 313-909-7672
Signature: 	Date: 6/22/2023

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. Owner's authorization to applicant to submit this application is subject to the terms and conditions contained in the Purchase and Sale Agreement between applicant and Owner in connection with the Property.

FEE TITLE OWNER SIGNATURE	
Legal Description of Subject Property: See attached Legal Description	
Name of Owner: The Church of Jesus Christ of Latter-day Saints	
Mailing Address: 50 E. North Temple, 12th Floor, SLC, UT 84150	Street Address: 50 E. North Temple, 12th Floor, SLC, UT 84150
Signature:  JDR <small>JDR</small>	Date: Jun 21, 2023

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership 4.

If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to **the applicant's interest in the property that is** the subject of this application.

SUBMITTAL REQUIREMENTS

StaffReview

1. Project Description (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

A statement declaring the purpose for the amendment.

A description of the proposed use of the property being rezoned.

List the reasons why the present zoning may not be appropriate for the area.

Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DS

JB

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

Attachment to Zoning Amendment

Salt Lake City Rezoning of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

LEGAL DESCRIPTION OF THE “DOUGLAS WARD”

That certain real property located in Salt Lake City, Salt Lake County, Utah, described and generally depicted as follows:

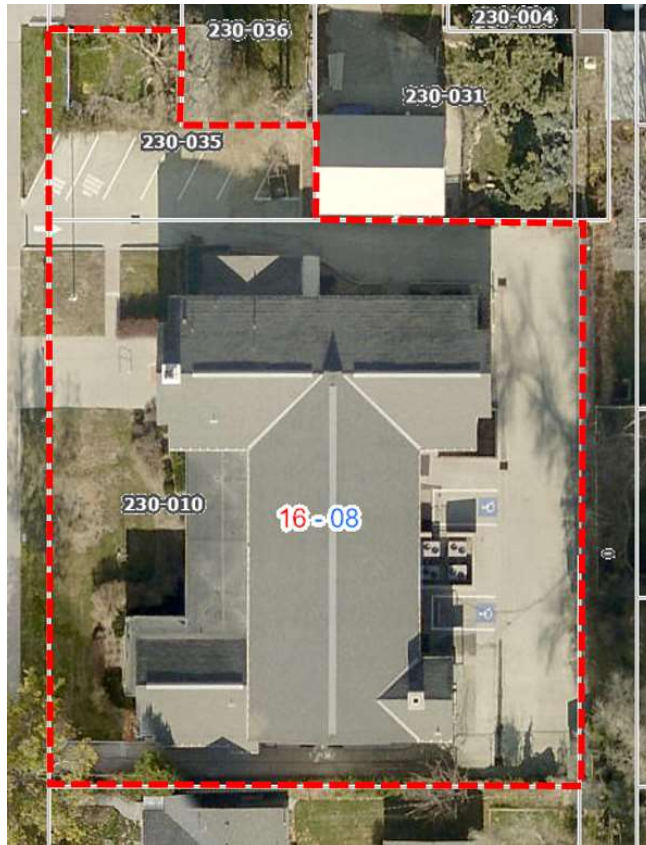
Parcel 1:

Lots 16 through 21 inclusive, in Block 10, ARLINGTON HEIGHTS Subdivision, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office.
TOGETHER WITH one-half of the vacated alley abutting the property on the East.

Parcel 2:

Beginning at the Northwest Corner of Lot 23, Block 10, ARLINGTON HEIGHTS Subdivision and running thence North 89°57'27”East 34.257 feet; thence South 00°00'28”West 25.177 feet; thence North 89°42'34 East 36.257 feet; then South 00°00'28”West 25.00 feet; thence South 89°57'27” West 70.514 feet; thence North 00°00'28” East 50.015 feet to the point of beginning.

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000. The legal description of the Property shall be determined by the Title Report.



PURPOSE STATEMENT

The purpose of this amendment to the Zoning Map is to permit a school on the Douglas Ward property. Thus, we request the zoning be changed from R2 to Institutional (I). This zoning is consistent with The McGillis School located at 668 South 1300 East and other private schools in Salt Lake City. This new use has support from neighbors and Council Member Ana Valdemoros has offered to help The McGillis School with this Zoning Map Amendment and Master Plan Amendment, see attached letter.

DESCRIPTION OF PROPOSED USE OF THE PROPERTY BEING REZONED

The McGillis School currently operates a school located at 668 South 1300 East in Salt Lake City, Utah. The McGillis School desires to acquire the Douglas Ward and use said property as an extension of their existing school. As desired by The McGillis School, the Douglas Ward property will be used for classes, meetings, assemblies, and administration.

LIST THE REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA

The Douglas Ward is currently zoned R-2. The McGillis School intends to use the property as an extension of their existing school. Although schools like The McGillis School are frequently located in residential areas, Salt Lake City Land Use Tables for permitted and conditional uses for residential districts show that the proposed use is not a permitted use or a conditional use. Thus, it is necessary to amend the Zoning Map and Master Plan so The McGillis School may use the building as a school.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS in PDF, click [HERE](#)

Legend:	C =		Conditional												P =		Permitted		
Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	MF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
area																			
Retail service establishment															P	P	P	P	
School, music conservatory															P	C	C	P	
School, professional and vocational															P	C	C	P	p6
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P

LIST THE PARCEL NUMBERS TO BE CHANGED AS PART OF THE REZONING

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000.



PLANNING PROCESS

GENERAL PLAN AMENDMENT

ABOUT THE APPLICATION

Thank you for your interest in submitting a General Plan Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

IMPORTANT PROCESS INFORMATION

ORDINANCE

[Utah Code 10-9a-4](#)



PURPOSE & INTENT OF THE PROCESS

The general plan of the city includes any citywide plan, community plan, small area plan, corridor plan, or other plan that fits the requirements and definitions of a general plan under Utah Code 10-9a.

Utah State Law requires every municipality to prepare and adopt a comprehensive, long-range general plan for:

- a. present and future needs of the municipality; and
- b. growth and development of all or any part of the land within the municipality.



EFFECT OF ADOPTED MASTER PLANS OR GENERAL PLANS ([21A.02.040](#))

All master plans or general plans adopted by the Planning Commission and City Council for the City, or for an area of the City, shall serve as an advisory guide for land use decisions. Amendments to the zoning text or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City.



CONSULTATION

If you have questions regarding the General Plan Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME

🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



APPLICATION RECEIVED

Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.

PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).



APPLICATION MODIFICATIONS

Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



PLANNING COMMISSION

Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.

TRANSMITTAL TO COMMUNITY AND NEIGHBORHOODS (CAN)

Commission minutes approval and public record are assembled by staff. After review, the package is transmitted to City Council.



CITY COUNCIL PROCESS

City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office.

www.slcc.gov/council

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

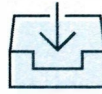
GENERAL PLAN AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- \$1,138 filing fee, plus \$121 per acre (in excess of 1 acre).
- Additional required notice fees will be assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

McGillis School Rezone

ADDRESS OF SUBJECT PROPERTY

721 South 1200 East Salt Lake City, Utah

REQUEST

Master Plan Amendment from "Low Density Residential" to "Institutional"

NAME OF APPLICANT

The McGillis School Jim Brewer

PHONE

313-909-7672

MAILING ADDRESS

668 South 1300 East Salt Lake City, Utah 84102

EMAIL

jbrewer@mcgillisschool.org

APPLICANT'S INTEREST IN PROPERTY ("mllaer"; eo1,se,-11: rnuirnc<)

Owner Architect* Contractor* • Other*

IF OTHER, PLEASE LIST

Purchasing the property

NAME OF PROPERTY OWNER (i/rliJTernrti'Jrnm 1.tppli:unt:)

The Church of Jesus Christ of Later-day Saints

PHONE

801-240-1000

MAILING ADDRESS

50 East North Temple Street Salt lake City, Utah 84111L

EMAIL

kylehamblin@churchofjesuschrist.org

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

TYPE OF AMENDMENT

General Plan Text Land Use Map

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL AND ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

The McGillis School Jim Brewer

EMAIL

jbrewer@mcgillisschool.org

MAILING ADDRESS

668 South 1300 East Salt Lake City, Utah 84102

PHONE

313-909-7672

APPLICATION TYPE

Master Plan Amendment "Low Density Residential" to "Institutional"

DATE

8/2/2023

SIGNATURE

DocuSigned by:

Jim Brewer

8B256D5DC6FC415...

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Owner's authorization to applicant to submit this application is subject to the LEGAL DESCRIPTION OF SUBJECT PROPERTY terms and conditions contained in the Purchase and Sale Agreement between

See Attached

applicant and Owner in connection with the Property.

NAME OF OWNER

The Church of Jesus Christ of Later-day Saints

EMAIL

kylehamblin@churchofjesuschrist.org

MAILING ADDRESS

50 East North Temple Street Salt lake City, Utah 84111 L

SIGNATURE

JDR DATE

Kyle Hamblin (Aug 4, 2023 15:07 MDT)

Kyle Hamblin

Real Estate Manager

Aug 4, 2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the

submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST

.....

..... IN THE PROPERTY THAT IS THE SUBJECT OF

THIS APPLICATION •

GENERAL PLAN AMENDMENT PROCESS

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS (DISCRETIONARY PROCESS DETERMINED BY CITY COUNCIL)



Project Description:

- Describe the proposed general plan amendment.
- A statement declaring the purpose for the amendment.
- Declare why the present general plan requires amending.
- Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the general plan? If so, please include the exact language to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

Attachment to Master Plan Amendment

Salt Lake City Master Plan Amendment of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000

That certain real property located in Salt Lake City, Salt Lake County, Utah, described and generally depicted as follows:

Parcel 1:

Lots 16 through 21 inclusive, in Block 10, ARLINGTON HEIGHTS Subdivision, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office.
TOGETHER WITH one-half of the vacated alley abutting the property on the East.

Parcel 2:

Beginning at the Northwest Corner of Lot 23, Block 10, ARLINGTON HEIGHTS Subdivision and running thence North $89^{\circ}57'27''$ East 34.257 feet; thence South $00^{\circ}00'28''$ West 25.177 feet; thence North $89^{\circ}42'34''$ East 36.257 feet; then South $00^{\circ}00'28''$ West 25.00 feet; thence South $89^{\circ}57'27''$ West 70.514 feet; thence North $00^{\circ}00'28''$ East 50.015 feet to the point of beginning.



DESCRIPTION OF THE PROPOSED GENERAL PLAN AMENDMENT ACCOMPANYING THE ZONING MAP AMENDMENT

This Master Plan Amendment is necessary to accompany the Zoning Map Amendment to permit The McGillis School to rezone the Douglas Ward property for use as a school. The Zoning Map Amendment requests a change from Residential (R2) to Institutional (I). This Master Plan Amendment requests a change to the designation of the property in the "Future Land Use Map" of the plan from "Low Density Residential" to "Institutional."

STATEMENT DECLARING AMENDMENT PURPOSE

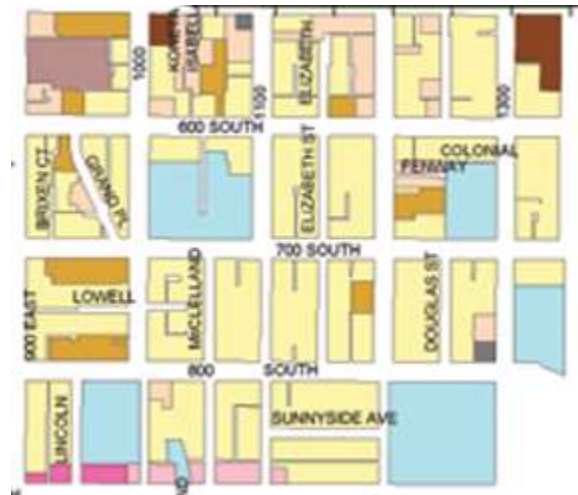
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AMENDMENT REQUIRED TO COMPLY WITH GENERAL PLAN

The Douglas Ward is currently zoned R-2. The McGillis School intends to use the property as an extension of their existing school. Although schools like The McGillis School are frequently located in residential areas, Salt Lake City Land Use Tables for permitted and conditional uses for residential districts shows that the proposed use is not a permitted use or a conditional use. Thus, it is necessary to amend the Zoning Map and the Future Land Use Map so The McGillis School may use the building as a school. This requested change is consistent with the Central Community Master Plan and will prolong the buildings useful life.

The Central Community Master Plan "...encourages diversity of use, preservation of historic neighborhoods and buildings, and design excellence to maintain and enhance the quality of living in the Central Community." The Master Plan desires to preserve and "enhance neighborhood character and historical integrity...."

The East Central South neighborhood enjoys fairly homogeneous Low to High Density single-family residential dwellings intermixed with Public Lands and Institutional Lands as depicted on the map below.



This Master Plan Amendment is consistent with the guiding principles of the Central Community Master Plan. This requested change will: 1) maintain the Central Community's historic fabric; 2) support quality living without doing harm to citizens; and 3) preserve historic structures and residential neighborhoods. If The McGillis School does not purchase the Douglas Ward and use the building as a school, the building will most likely be demolished changing the historic fabric and creating undesirable impacts to the neighborhood. Preserving the building by changing its use is far more desirable. This requested change is consistent with Residential Land Use Policy (RLU) 1.1 which desires to preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.

The requested change to Institutional Land Use is also consistent with the Central Community Master Plan's Institutional Land Use policies and goals. Institutional Land, in this case a school, is intended to serve the general public and may be operated by either a public or private entity. The Institutional section of the Master Plan acknowledges that "Many institutional structures have historical significance and are worthy of preservation."

The McGillis School's desired use of the Douglas Ward as a private elementary school is one of the six permitted uses in the Institutional Land Uses zone. The Master Plan acknowledges that "schools are an important part of the community fabric and an essential component of viable and sustainable neighborhoods." The Master Plan encourages the city to keep schools "within neighborhoods as a community anchor and serve as a resource for residents of all ages."

The McGillis School's desire to repurpose the Douglas Ward is consistent with Institutional Land Use Policy (INSLU) 1.4 which provide for appropriate "re-use of abandoned or vacant religious facilities with day care and other social services, residential or open space land use."

The McGillis School feels strongly that the Institutional zone would be more appropriate than the Public Lands zone. This amended application has been submitted to change to the Institutional zone. Section 21A.32.080 (E) requires a minimum of 40% open space. Section 21A.32.080(F) requires Interior Side Yard setbacks of 20' and Rear Yard setbacks of 25'. Section 21A.32.080(G) requires landscaping Side Yard setbacks of 8' and Rear Yard setbacks of 8'. The Douglas Ward is an existing structure and does not comply with these provisions. That said, the Applicant believes that the net benefit of keeping the existing structure with the requested zoning changes, outweighs the potential benefits that would be derived from enforcing these requirements. Many of these nonconformities would exist under the Public Lands zone (although the measurements maybe slightly different). Thus, the Applicant requests approval despite these nonconformities.

Although many of the requirements of the two zones are very similar, the Institutional zone appears to require a traffic and parking study. The McGillis School intends to have their students dropped off and picked up at their existing school. Thus, the traffic and parking at the Douglas Ward will consist largely of staff parking. In this case, although the use will change, the Applicant believes that the new use will not significantly impact the traffic or parking. Thus, the Applicant requests the Zoning Administrator waive the requirement for a traffic and parking study.

As outlined above, this Master Plan Amendment and accompanying Zoning Map Amendment are consistent with Salt Lake City ordinances and policies and are supported by the community because the request will preserve the existing neighborhood.

This Master Plan Amendment does not amend the text of the General Plan.

Attachment to Zoning Amendment

Salt Lake City Rezoning of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

LEGAL DESCRIPTION OF THE “DOUGLAS WARD”

That certain real property located in Salt Lake City, Salt Lake County, Utah, described and generally depicted as follows:

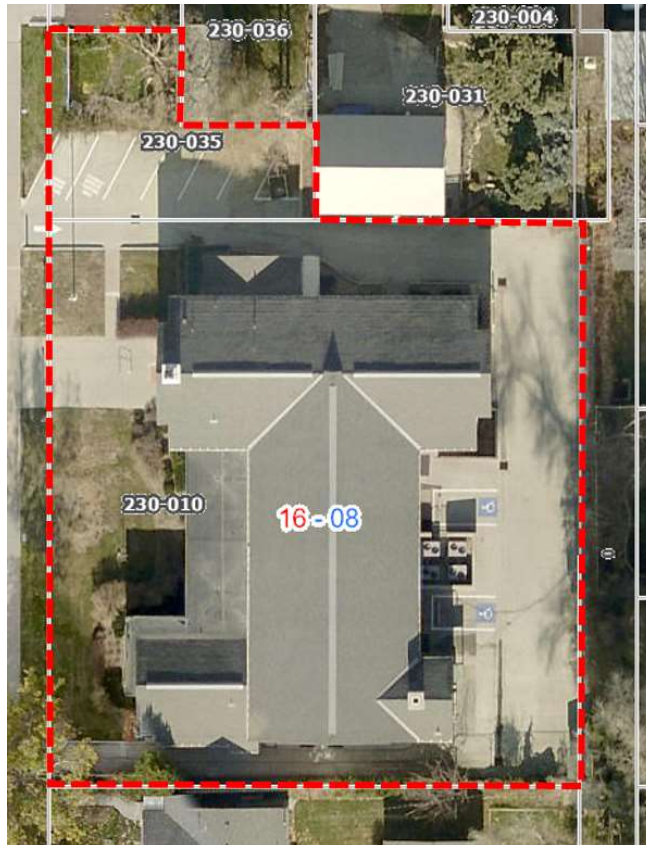
Parcel 1:

Lots 16 through 21 inclusive, in Block 10, ARLINGTON HEIGHTS Subdivision, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office. TOGETHER WITH one-half of the vacated alley abutting the property on the East.

Parcel 2:

Beginning at the Northwest Corner of Lot 23, Block 10, ARLINGTON HEIGHTS Subdivision and running thence North 89°57'27”East 34.257 feet; thence South 00°00'28”West 25.177 feet; thence North 89°42'34 East 36.257 feet; then South 00°00'28”West 25.00 feet; thence South 89°57'27” West 70.514 feet; thence North 00°00'28” East 50.015 feet to the point of beginning.

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000. The legal description of the Property shall be determined by the Title Report.



PURPOSE STATEMENT

The purpose of this amendment to the Zoning Map is to permit a school on the Douglas Ward property. Thus, we request the zoning be changed from R2 to Institutional (I). This zoning is consistent with The McGillis School located at 668 South 1300 East and other private schools in Salt Lake City. This new use has support from neighbors and Council Member Ana Valdemoros has offered to help The McGillis School with this Zoning Map Amendment and Master Plan Amendment, see attached letter.

DESCRIPTION OF PROPOSED USE OF THE PROPERTY BEING REZONED

The McGillis School currently operates a school located at 668 South 1300 East in Salt Lake City, Utah. The McGillis School desires to acquire the Douglas Ward and use said property as an extension of their existing school. As desired by The McGillis School, the Douglas Ward property will be used for classes, meetings, assemblies, and administration.

LIST THE REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA

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Use	Permitted And Conditional Uses By District																			
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area																				
Retail service establishment															P	P	P	P		
School, music conservatory															P	C	C	P		
School, professional and vocational															P	C	C	P		p6
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P	P

LIST THE PARCEL NUMBERS TO BE CHANGED AS PART OF THE REZONING

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000.

Attachment to Master Plan Amendment

Salt Lake City Master Plan Amendment of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

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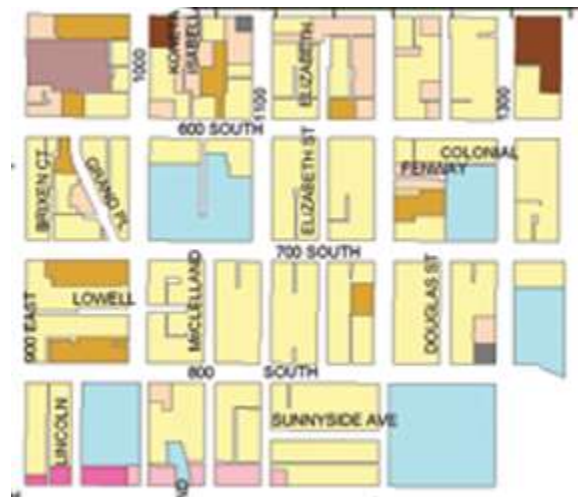
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As outlined above, this Master Plan Amendment and accompanying Zoning Map Amendment are consistent with Salt Lake City ordinances and policies and are supported by the community because the request will preserve the existing neighborhood.

This Master Plan Amendment does not amend the text of the General Plan.

Welcome to McGillis

AN INDEPENDENT PRIVATE SCHOOL FOR KINDERGARTEN THROUGH 8TH GRADE



Where *community* is a core value





The McGillis School

Inspiring and preparing our community for a lifetime of creating a better world.

October 18, 2023

Dear Salt Lake City Planning Commission,

As Head of School at The McGillis School, and on behalf of the School's Board of Trustees, I write to ask for your consideration in our application for Rezone and General Plan Amendment for the Douglas Ward property. I am also writing to share with you some background on The McGillis School and why we wish to acquire the Douglas Ward Building.

Rooted in Jewish culture and values, our independent private school is open to all children and serves Kindergarten through 8th Grade. McGillis believes in creating community (*kehilah*), repairing the world (*tikkun olam*), and doing good and kind deeds (*gemilut hasadim*). We are currently in our fourth decade of operations in Salt Lake City and have called the former Douglas Elementary School building our home since 2001.

We feel honored by the opportunity to add the Douglas Ward Building to our school community for many reasons. The Ward meetinghouse, located at 721 South 1200 East, is just one block from our school, and we were fortunate enough to temporarily hold classes and activities there in 2010, while our current building underwent construction for a major addition.

Beyond that direct connection, we have long appreciated and nurtured our relationship with our immediate neighborhood, including the Douglas Ward and the East Central Community Council. We are invested in this neighborhood and wish to continue being a good neighbor. As demonstrated in how we approached our building's expansion in 2010, we also have a proven history of preserving local architecture. We took great pride then in matching the exterior of our addition to the original building, creating a seamless look for the campus that we call home today.

Finally, we have expanded our offerings in recent years and need more space. In the fall of 2020, McGillis opened its doors to students with language-based learning differences (dyslexia, dysgraphia, and dyscalculia) by offering a program called The Learning Center (TLC), the only school-within-a-school model in the state of Utah. In just three years, this program, which began with 11 students, has tripled in size and will graduate its first 8th Grade class in May 2024. We anticipate the demand for this unique program to continue to grow year over year.

I invite you to review the pages that follow, which demonstrate more about the history of McGillis. Please feel free to reach out to me directly should you have questions or wish to discuss further.

Sincerely,

Jim Brewer
Head of School
jbrewer@mcgillisschool.org

Vision, Purpose, Mission, and Values

Our **VISION** is to inspire and prepare our community for a lifetime of creating a better world.

Our **PURPOSE** is to create individuals committed and able to repair the world.

Our **MISSION** is to educate children and instill in our students a love of learning and the abilities to think critically, live ethically, and appreciate the value of each individual.

McGillis Values

Our teaching and our community are grounded in the fundamental values found in the Jewish culture and shared by all who seek to better the world. We celebrate Jewish traditions and holidays and bring the values they represent to life in the ways we educate our children, build our community, govern our school, and utilize our resources.



Tzedakah
Giving to others



Tikkun Olam
Repairing the world



Gemilut Hasadim
Doing good and kind deeds



Limud L'shma
Learning for the sake of learning



Derech Eretz
Having respect for all



Kehilah
Our community

Three Divisions, One Community

Recognizing that each child is unique in their development, our grade-level teams collaborate as we think about how we implement classroom instruction. With various structures, students receive the personal support they need to achieve success and develop core skills. We have a vertical curriculum that is aligned around priority standards taught with fidelity at each grade level using a range of teaching methods, instructional materials and student groupings.



Lower School

Kindergarten - Grade 5



Middle School

Grades 6 - 8



The Learning Center

Language-based Learning
Differences

The academic program, while sophisticated, is not based on a linear approach to curriculum. Rather, the emphasis is on inquiry-based learning and designed to broaden conceptual experience and create opportunities for students to construct highly personal and meaningful understanding.

Classes are taught by masters in the fields of:

- Science
- Math
- Ethics & Culture
- Service Learning
- Social-Emotional Learning
- Outdoor Environmental Education
- Language
- Art
- Music
- Drama
- Health & Wellness
- Physical Education

AVERAGE
CLASS
SIZE

19

STUDENTS

STUDENT TO
FACULTY
RATIO

8:1

GRADES K-8

395

STUDENTS

STUDENTS
OF COLOR

20%

STUDENTS OF
JEWISH DESCENT

15%

Respecting and Preserving

Local history *matters* to our community

Excerpt from Utah Heritage Foundation article:

The McGillis School's renovation of the historic Douglas School is a wonderful example of how old school buildings can meet the needs of modern educators and students.

On a tight timeline and budget, The McGillis School team successfully addressed many of the issues used to justify tearing down historic schools. For example, the McGillis project used center-core drilling to economically and effectively address seismic safety concerns. A wireless broadcast network eliminated the need for rewiring the building to accommodate new technologies. Sensitive alterations, including a new elevator and raised front entrance, made the school ADA accessible.

The McGillis School used the original plans for Douglas School to guide its renovation and preserve much of the building's historic fabric. The original maple floors in the halls were refinished. Drop ceilings in the classrooms were raised to expose beautiful tall windows to their full height. On the exterior, water-damaged concrete was painstakingly repaired. An unobtrusive aluminum cap on the roof's parapet wall will protect it from further damage.

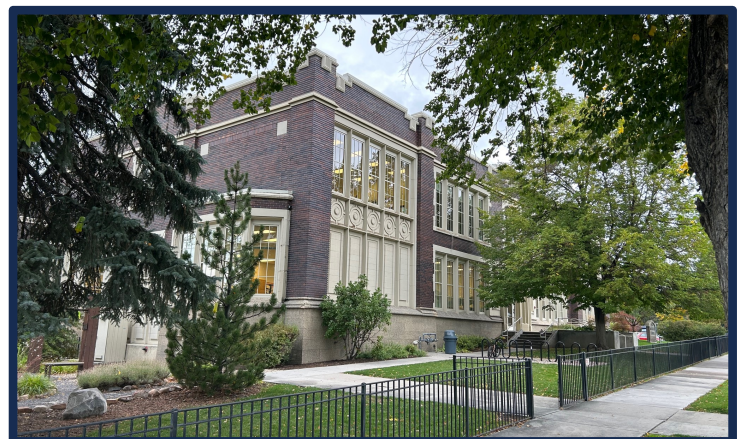
The McGillis School used the original plans for Douglas School to guide its renovation and preserve much of the building's historic fabric.

More than just a great building, the former Douglas School is also a landmark on 1300 East and the namesake of the Douglas neighborhood. When Salt Lake City School District announced plans to sell the building, many worried it would be demolished for new development. Fortunately, The McGillis School and the Douglas Neighborhood Association shared the goal of preserving the building and its surrounding open space. With its modern amenities in a welcoming historic setting, The McGillis School offers a wonderful environment for learning and preserves a neighborhood legacy.

Article source: <http://utahcfa.org/project/douglas-mcgillis-school>



Original Douglas School Building, 1915



Present-day McGillis School Building, 2023

Acquisition Timeline

2020

FEBRUARY

Douglas Neighborhood contacts McGillis regarding potential sale of the Ward building.

2021

SEPTEMBER

McGillis tours Douglas Ward building with neighbor and ward member.

NOVEMBER

McGillis officially expresses interest in purchasing the property.

2022

JANUARY

McGillis submits 1st offer to purchase Douglas Ward.

FEBRUARY

Seller chooses competing offer.

MARCH

McGillis submits 2nd offer to purchase Douglas Ward.

APRIL

Seller chooses competing offer.

2023

FEBRUARY

Seller contacts McGillis with approval to sell the Douglas Ward to McGillis.

MARCH

McGillis submits 3rd and final LOI and offer to purchase Douglas Ward.

JUNE

McGillis signs and submits PSA to seller.

AUGUST

Due diligence period ends, earnest money non-refundable.

OCTOBER

Planning Commission meeting to review and vote on zoning.

DECEMBER

Entitlement period ends, closing deadline 12/9.

Let's Connect!



Jim Brewer

Head of School
jbrewer@mcgillisschool.org



Cory Sinclair

Board Chair
corysinclairslc@gmail.com



Michael VanTyne

Director of Operations
mvantyne@mcgillisschool.org



Letters of Support

Jason Stevenson

McGillis Parent and former Chair of East Liberty Park Community Organization (ELPCO)

Esther Hunter

East Central Community Council (ECCC)

Frederick Stagbrook de Clairmont

Neighbor

Brandy Strand

Preservation Utah

***Ana Valdemoros**

Salt Lake City Council

***William McClelland**

Former Bishop of Douglas Ward

*Letters written in 2022 addressed to seller in previous acquisition effort.

October 5, 2023

Dear Salt Lake City Planning Commissioners:

I am writing in support of the Douglas Ward rezone and general plan amendment proposed by The McGillis School (PLNPCM2023-00496 and PLNPCM2023-00639).

I want to disclose that two of my children started attending McGillis school this year, giving me a stake as a parent affiliated with this school.

I also have a community connection to this project. Last October I stepped down after serving for six years as the co-chair of the East Liberty Park Community Organization (ELPCO), the community council located two blocks south of the East Central neighborhood where this project is located. At ELPCO, I engaged with multiple land use and zoning applications that came before our council and this commission. I saw The Good. The Bad. And the Ugly.

The application by The McGillis School is in the "Good" category.

First, this proposal will extend the active lifespan of the Douglas Ward for many years. During multiple community meetings, residents told McGillis and community leaders that their primary goal was the preservation of the Douglas Ward building. The McGillis School intends to renovate and update the ward building to use as an extension of their existing school.

McGillis has already demonstrated their willingness to preserve buildings with local significance through their skillful renovation of the Douglas School, which now houses their lower grade classrooms. McGillis purchased the 1916-era Douglas School in 2002 and completed renovation and seismic retrofitting to open the new school in time for students by the next fall. When McGillis needed to expand in 2010, they maintained the original Douglas School and constructed a modern architectural mirror of the building on adjacent land and connected the buildings with interior walkways.

Second, McGillis has proven itself as a reliable and accessible community partner. The school routinely hosts community council meetings as well as PCE plume information sessions and special events, such as a city council and mayoral candidate forum earlier this month. The goodwill generated by the school's approachability has led to widespread support for this project from neighbors and the East Central Community Council.

Third, the traffic and parking impacts of this application have been addressed thoroughly in the application. McGillis plans to use the Douglas Ward for staff parking, keeping the current pick-up and drop-off locations for students at the existing school. Based on my experience with my own kids at McGillis this year, the school devotes significant time and attention to planning and improving parking, traffic, congestion, and student safety.

Based on these points, plus the broad community support that accompanies this application, I urge you to support the Douglas Ward rezone and general plan amendment proposed by The McGillis School.

Sincerely,



Jason Stevenson



September 29, 2023
Meagan Booth
Principal Planner, Planning Division
Department of Community & Neighborhoods
Meagan.booth@slcgov.com
801.535.7213

Salt Lake City Planning Commission
Salt Lake City Corporation

Regarding: 721 S. 1200 E. - PLNPCM2023-00496 & PLNPCM2023-00639

Dear Planning Staff and Planning Commissioners,

The East Central Community is in complete unanimous support of the McGillis School rezone and master plan amendment for the Douglas Ward property.

The ECC has had a longstanding positive and trusting relationship with McGillis. We cannot say enough good about this school, their benefit to our neighborhood and the thoughtful way they conduct all aspects of their property/school in the neighborhood. They are great neighbors. It is for this reason when the Douglas Ward building was being vacated by The Church of Jesus Christ of Latter-day Saints, the ECC approached the McGillis administration to explore the possibility of their needing this additional space. We are very pleased that this opportunity is becoming a reality.

This proposal was reviewed during the August 10th general membership meeting of the ECC with approximately 72 neighbors present. After the presentation it was proposed that a positive recommendation be forwarded to the city by acclamation. The vote was 72 to 0 in favor of the recommendation with no conditions.

Prior to the ECC meeting the proposal was also distributed to the proprietary email list of 7052 ECC members requesting feedback on the proposal. Thirteen positive comments were received along with one question related to future uses of the zone should McGillis sell the property in the future.

This proposal was also reviewed against neighbor, neighborhood, master plan, traffic, all other existing city plans for potential impacts and implications by the ECC Community Development and Land Use Committee who gave their full endorsement of the proposal.

With best regards,

Esther Hunter
Chair, and on behalf of the East Central Community Council
eastcentralcommunity@gmail.com

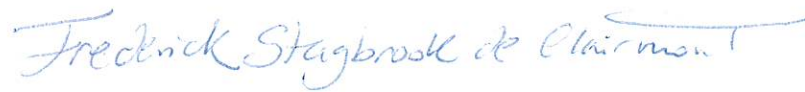
30th September 2023

Dear Salt Lake City zoning and planning team members,

Like many fellow residents in our neighbourhood, I am delighted that McGillis school has been able to buy the old, disused Douglas ward chapel.

As a resident of the Douglas neighbourhood I support McGillis school's request for a zoning change from 'R2' to 'institutional'.

Best regards,

A handwritten signature in blue ink that reads "Frederick Stagbrook de Clairmont". The signature is written in a cursive style with a long horizontal flourish at the end.

Frederick Stagbrook de Clairmont
801-231-4782



October 1, 2023
Salt Lake City Planning Commission
451 S State Street
Salt Lake City, UT 84111

Dear Planning Commission,
Since its congregation vacated it in 2019, Preservation Utah has been deeply concerned about the future of the historic Douglas Chapel located at 721 South 1200 East, Salt Lake City. Dating back to its dedication in 1953 by President David O McKay and continuing until very recently, the Douglas Chapel has served as a vital center for the surrounding community, fostering gatherings, education, and acts of service. Moreover, with its distinctive blend of American Colonial and midcentury architectural elements, this chapel has proudly stood as a dignified neighborhood landmark, embodying a legacy of faith and community service thanks to the members of The Church of Jesus Christ of Latter-day Saints who funded its construction and maintained it for over seven decades.

On behalf of Preservation Utah, I express our wholehearted support for the proposal put forth by the McGillis School for the adaptive reuse of the Douglas Chapel. The McGillis School envisions a future where the Douglas Chapel continues to play a vital role as a community gathering place, albeit with a fresh purpose. Their proposal seeks to transform the chapel into an educational center catering to students with language-based learning differences. This initiative preserves the chapel's association with education and community service and ensures its continued significance as a cherished neighborhood landmark.

I am confident that the members of the Douglas Ward will welcome the McGillis School's stewardship of the Douglas Chapel, given the school's strong commitment to community relationships and historic preservation. Over the years, our team has engaged in discussions with the school's administration, trustees, and members of the Douglas Neighborhood Council. This proposal is mutually beneficial for The Church of Jesus Christ of Latter-day Saints, the McGillis School, the Douglas Neighborhood, the Salt Lake City preservation community, and, most importantly, the underserved population of students who will ultimately benefit from this revitalized space.

If our team can provide any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Brandy Strand'.

Brandy Strand
Executive Director

People
Preserving
Places.

Ana Valdemoros
Council Member-District Four
ana.valdemoros@slcgov.com



March 22, 2022

Dear Friends of the Church of Jesus Christ and Latter-Day Saints:

As the representative of District 4, I write to offer my full support of The McGillis School in their pursuit of the purchase of the Douglas Ward. I am fully aware of the alignment of the school's vision and purpose with the history of the Ward, and the wishes of the neighborhood.

This opportunity arrives at an ideal time for McGillis. The school launched a new division - The Learning Center - which serves students with dyslexia and other language-based learning differences. The Learning Center is unlike any other program in the Mountain West and has doubled in size in its second year. To accommodate future growth and serve more learners and families who need these unique educational services, the school requires additional space. The Douglas Ward offers 20% additional space to the school's existing facilities with space for public gatherings, performances, and indoor play space. Exactly what any school could need.

Over the past months, District Four community voiced their support during various council meetings for The McGillis School to acquire the Douglas Ward. The school's contributions to our local community align with our vision and needs for our neighborhood. I have attended these meetings and directly heard from my constituents of their full support and desire for McGillis to grow in the neighborhood. The School and the Douglas Neighborhood have taken good care of one another for decades, both bringing value to the neighborhood. The school has a record of preserving places that matter to its nearby residents and welcoming neighbors to their campus.

It has been brought to my attention that zoning changes may be necessary to accommodate the needs of McGillis should they acquire the Douglas Ward. The school has my full support should rezoning be necessary. I am confident that support would extend to my peers on the Council to help McGillis achieve the zoning necessary to perform their educational vision at the Douglas Ward.

Sincerely,

A handwritten signature in black ink, appearing to read "afr", written over a faint circular stamp.

Ana Valdemoros
Salt Lake City Council Member
Council District Four

AV/pt

January 14, 2022

Dear Church Real Estate Department,

Over the years, the Douglas Ward members and Community have enjoyed a great relationship of working together with the McGillis School. We have shared our Ward house many times for their school activities, and we have used their facilities for community meetings. The McGillis School has done a lot of outreach in the community, for example, annually they have provided leaf raking for neighborhood residents. As a Ward I know it would be a very positive outcome to have the McGillis School purchase the property because there is already a family and community connection.

The feeling of the ward members, especially those who have called the Douglas Building their home from its construction, remember watching parents and other Ward members work together digging foundations, putting on bake sales, rummage sales and Ward dinners to contribute funds to the construction costs. The McGillis School management will maintain the physical and emotional essence of the building. The concern is that another party will not do the same and indeed destroy the building in favor of an apartment complex.

I appreciate your kind consideration of this matter on behalf of the Douglas members.

Bishop William McClelland

Bishop McClelland (deb)

6th January 2022

We, neighbors of the McGillis School, strongly support the school's desire to purchase the Douglas Ward.

McGillis School has been a great and reputable institution within our neighborhood for many, many years. Furthermore, we feel that the school's intention to use the chapel to expand its special-needs programme is a worthy cause.

We also feel that preserving the building is important to us, for it has been part of our neighborhood for many decades.

The signatures below unquestionably represent the general sentiment of our neighborhood.

Frederick Stagbrook de Clairmont	
AB	
Bruce Stagbrook de Clairmont	1/6/2022
Kathleen P. Scareson	
Karen Hayes	
Rebecca Day	
Alfred	
Maureen P	
Victoria & Raybon	
Jean Guetler	
Ashley Bronious Cragun	
Cambree Jangner	
MERLE JONES	1243 Colonial
Joy Waldron	1/9/2022 1216 E 7th S
Margaret Jean	1/9/2022
Judith Bailey	1/9/2022

Lived
- In neighborhood 65 years

Benjamin Scott
~~_____~~
 Julie J. J...
 MIKE VEUT
~~_____~~

Raylene White	1/9/2022
Mindy White	1/9/22
Sean Cannon	
John King	1/9/22
Robert	1/9/22
Susan Lynch	1/9/22
JAMES	1/9/22
Diana	1/9/22
John	1/9/2022
Diana Shields	1/10/2022
Scott Bush	1/10/2022
Dale Clayton	1/10/2022
Tom	1/10/2022
Cx	1/10/2022
Kevin	1/10/2022
Carolyn Abbravanel	1-10-2022
Anastasia Rypalkina	1-10-2022
Wendy	1/10/22
1	1-10-22
Nikola Benich	1/10/22

ROBERT HOPKINS	1155 E 700 S	SLC	
Ken Kraus	1155 E 700 S	SLC	
Julia Miller	1155 E 700 S	SLC	84102
Robert HEILBRUN	661 Elizabeth St	SLC	84102
Paul Yarnall	659 Elizabeth St	SLC	84102
Grey Judd	651 S Elizabeth St	SLC	UT 84102
Brennan Snarr	647 S Elizabeth St	SLC	UT 84102
NICHOLAS NYER	643 S ELIZABETH ST	SLC	UT 84102
Geni Woguel	637 So. Elizabeth St.	SLC	UT 84107
MURVIN KRAV	623 S Elizabeth St	SLC	84102
Dennis Prolews	617 S Elizabeth St	SLC	84102
Margo Miles	607 S. Elizabeth St	SLC	84102
Nelsa Anderl	607 S. ELIZABETH ST	SLC	84102
MICHAEL Beffin	630 S. Elizabeth St		84102
Quinn Brindley	660 S. Elizabeth St.		84102
David J. Wipri	1222 E 700 S		84102
Paul J. J. J.	580 S 1300 E		84102

ATTACHMENT C: Property & Vicinity Photos



McGillis School



c

Douglas Ward Building 1952



Subject Property



Apartments Across the Street from the Subject Property



Property to the North



Property to the South

ATTACHMENT D: Analysis Standards

ZONING MAP AMENDMENTS

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.

Plan Salt Lake

The General Plan Amendment and Zoning Map Amendment are consistent with Salt Lake City ordinances and policies. An analysis of how the proposal is consistent with Plan Salt Lake has been provided in the Key Considerations of this report.

Central City Community Plan

The General Plan Amendment and Zoning Map Amendment are consistent with policies and initiative in the Central Community Master Plan.

Finding: Complies

Rationale: The request to amend the zoning map align with Plan Salt Lake and The Central Community Master Plan as examined in this report. The reuse of the existing school building meets the goals listed in Plan Salt Lake and the Central Community Master Plan.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

Zoning District Purpose: 21A.02.030 Purpose and Intent

The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;

- F. Secure economy in governmental expenditures;
- G. Foster the City's industrial, business, and residential development; and
- H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995

Finding: Complies

Rationale: The proposal to rezone the property furthers the general purposes of the zoning ordinance. The proposal classifies the land use based on its utilization and the adapted reuse of the building prevents local congestion on roads or streets.

R-2 Single and Two-Family Residential District Purpose

The purpose of the R-2 Single- and Two- Family Residential District is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. 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 and to promote sustainable and compatible development patterns.

I Institutional District Zoning District

The I Institutional District Zoning District is intended to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Finding: Complies

Rationale: The request to amend the zoning from R-2 to institutional complies with the purpose of the Institutional Zone. The Central Community Master Plan supports institutional uses in the area, provided they mitigate impacts. The Central Community Master Plan allows for case-by-case rezones, and the community supports this amendment as discussed in the Key Considerations.

3. The extent to which a proposed map amendment will affect adjacent properties;

Finding: Complies

Rationale: The impacts on adjacent properties are discussed in the Key Considerations of this report, and the Planning Staff addressed concerns with height, setbacks, parking, traffic, and allowed land uses of the I Zone. The Key Considerations also looked at specific policies in the Central Community Master Plan in light of expanding institutional uses and related policies. The potential negative impacts of height on adjacent land uses will be minimized as any height request over 35 feet requires a Design Review by the Planning Commission per the I Zone Zoning Requirements. As discussed, the proposal by McGillis School does not include an increase in height for the existing building at this time.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

Finding: Complies

Rationale: The map amendment doesn't conflict with any overlays that affect the property. The property is listed in the National Register of Historic Places, not in a Local Historic District. Listing at the national level does not restrict property owners' rights or protect historic properties from alteration or demolition. Salt Lake City only has jurisdiction and design standards for contributing properties in local historic districts. The listing imposes no additional standards. The Central Community Master Plan gives high priority to the preservation of historic structures and ensures that zoning is conducive to the preservation of significant and contributing structures or properties.

21A.34.060: Groundwater Source Protection Overlay District: The purpose of this section is to protect, preserve, and maintain existing and potential public drinking groundwater sources in order to safeguard the public health, safety and welfare of customers and other users of the City's public drinking water supply, distribution, and delivery system.

The Groundwater Source Protection overlay imposes additional requirements for recharge areas and protection zones. The proposed amendment does not conflict with the purpose of this overlay.

5. The adequacy of public facilities and services intended to serve the subject property, property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Complies

Rationale: The property is situated in a developed neighborhood and the zoning change is unlikely to significantly increase the need for infrastructure like roads, parks, and schools. Future development will be reviewed by the Public Utilities department, and if additional capacity is needed, public improvements will be made.

Roadways

Existing routes to the site can accommodate traffic. The building's use may cause a slight increase in traffic, but it is well supported by 800 south and 1300 east.

Parks and Recreation Facilities

The property is in close proximity to Sunnyside Park, Miller Bird Refuge and Nature Park, Sugarhouse Park, and Liberty Park. The property can be serviced by the existing city recreation facilities.

Police and Fire Protection

The development is located within an existing developed area with dedicated police and fire services. There are adequate police and fire to service the site.

Schools

The applicant plans to use the property for McGillis School which is a private school. In the Salt Lake City School District, the public schools that service the area are:

- Elementary: Bennion (M Lynn)

- Middle: Bryant
- High: East
- District: Salt Lake City

Stormwater Drainage Systems

After reviewing the proposal, Public Utilities has no objections to the proposed rezone. There are already facilities for stormwater in place for drainage of the church property.

Wastewater

After reviewing the proposal, Public Utilities has no objections to the proposed rezone. There are already public utilities in place at the building.

Refuse Collection

The property can be served by the City's Recycling and Waste Services.

ATTACHMENT E: Zoning Comparison

The following is a comparison of the regulations in the R-2 and I Zone. These regulations were used to discuss the development potential of the site in the Key Considerations

Regulation	Existing Zone (R-2)	Proposed Zone (I)
Lot Area/Width	Places of worship 12,000 square feet /80 feet) Other uses 20,000 square feet/100 feet	20,000 square feet /100 feet
Height	The maximum height of buildings with pitched roofs is 28 feet, or the average height of other principal buildings on the block face, while the maximum height of a flat-roofed building is 20 feet.	35 feet, with approval for heights over 35 feet but not exceeding 75 feet through design review. Provided, that for each foot of height over thirty-five feet (35'), each required yard shall be increased one foot (1').
Front Yard/Setback	For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	Twenty feet (20')
Side Yard/Setback	Four feet (4'); provided, that on interior lots one yard must be at least ten feet (10')	Twenty feet (20')
Rear Yard/Setback	Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty-five feet (25').	Twenty-five feet (25')
Parking	The parking regulations for places of worship are 1 space per 6 seats or 1 space per 300 sq. ft., whichever is less. The square footage of the church building is 8781 therefore approximately 29 spots would be required. There are 9 spots onsite. 9/29 as a percentage is 31%. For the use as a private school the parking requirement would be about 22 stalls.	Minimum Parking Requirement for K-12 private schools, elementary or middle, is 1 space per 20 students. The enrollment at McGillis School is approximately 430 students; therefore, the parking requirement would be 22 stalls. Other uses in the I Zone may have more stringent parking requirements.
Lot Coverage	For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.	NA

Open Space	See Lot Coverage	The minimum open space area for any use shall not be less than forty percent (40%) of the lot area
Maximum exterior wall height	Exterior walls must be 20 feet adjacent to interior side yards, with height increasing by 1 foot for each foot of increased setback beyond the minimum required side yard. If approved with a reduced setback, wall height decreases by 1 foot.	No limit.
Landscape	The landscaping required by this chapter shall be provided as a condition of building permit issuance for any addition, expansion or intensification of a property that increases the floor area and/or parking requirement by fifty percent (50%) or more. The zoning administrator may waive the landscaping requirement if an existing building is located in an area of the lot that is required to be landscaped and compliance with the landscaping requirements of this chapter necessitates removing all or a portion of an existing building	The landscaping required by this chapter shall be provided as a condition of building permit issuance for any addition, expansion or intensification of a property that increases the floor area and/or parking requirement by fifty percent (50%) or more. The zoning administrator may waive the landscaping requirement if an existing building is located in an area of the lot that is required to be landscaped and compliance with the landscaping requirements of this chapter necessitates removing all or a portion of an existing building

The Land Uses allowed by the I Zoning District are as follows:

Permitted:

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title.
- Antenna, communication tower
- Art gallery
- Bed and breakfast
- Bed and breakfast inn
- Bed and breakfast manor
- Clinic (medical, dental)
- Community garden
- Convent/monastery
- Daycare center, adult
- Daycare center, child
- Daycare, nonregistered home daycare
- Daycare, registered home daycare or preschool
- Assisted living facility (limited capacity)
- Assisted living facility (small)
- Congregate care facility (small)
- Living quarters for caretaker or security guard
- Farm stand, seasonal
- Government office
- Hospital, including accessory lodging facility.
- Large wind energy system
- Library
- .
- Assisted living facility (large)
- Exhibition hall
- Congregate care facility (large)
- Government facility
- Heliport
- Laboratory, medical related
- Municipal service uses, including City utility uses and police and fire stations.
- Meeting hall of membership organization
- Museum
- Nursing care facility
- Office
- Open space
- Park
- Parking: Offsite
- Park and ride lot shared with existing use.
- Philanthropic use
- Place of worship
- Reception center
- Recreation (indoor)
- Research and development facility
- Retail, sales, and service accessory use when located within a principal building and operated primarily for the convenience of employees.
- School:
 - College or university
 - K - 12 private
 - K - 12 public
 - Music conservatory
 - Professional and vocational
 - Professional and vocational

Conditional

- Adaptive reuse of a landmark site
- Antenna, communication tower exceeding the maximum building height in the zone

The Land Uses allowed by the R-2 Zoning District are as follows:

Permitted

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title.
- Daycare, nonregistered home daycare
- Daycare, registered home daycare or preschool
- Dwelling, accessory unit
- Dwelling, group home (small)
- Dwelling, manufactured home
- Dwelling, single- family (attached)
- Dwelling, single- family (detached)
- Dwelling, twin home and two- family
- Home occupation
- Open space on lots less than 4 acres in size
- Park
- Parking, park, and ride lot shared with existing use.

Conditional

- Adaptive reuse of a landmark site
- Community garden
- Daycare center, child
- Dwelling, assisted living facility (limited capacity)
- Dwelling, congregate care facility (small)
- Governmental facility
- Municipal service use, including City utility use and police and fire station.
- Place of worship on lots less than 4 acres in size
- School, seminary, and religious institute
- Urban farm
- Utility, building or structure.
- Utility, transmission wire, line, pipe, or pole

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:

- August 10, 2023 – The East Central Community Council was sent the 45-day required notice for recognized community organizations.
- August 10, 2023 - The East Central Community Council held a General Meeting with the applicant.
- August 15, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 15, 2023-September 29, 2023– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- October 14, 2023
 - Public hearing notice sign posted on the property.
- October 13, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

A letter of support was submitted by Council Member - Ana Valdemoros, District 4.

The East Central Community Council was allowed to weigh in on the proposal and is in unanimous support of the proposal. This proposal was reviewed during the August 10th general membership meeting of the ECC, with approximately 72 neighbors present. After the presentation, a positive recommendation was proposed to be forwarded to the city from the Community Council. The vote was 72 to 0 in favor of the recommendation with no conditions.

Staff received two comments from the public—one in support and one phone call. The applicant material also includes letters of support and signatures from community members.

October 5, 2023

Dear Salt Lake City Planning Commissioners:

I am writing in support of the Douglas Ward rezone and general plan amendment proposed by The McGillis School (PLNPCM2023-00496 and PLNPCM2023-00639).

I want to disclose that two of my children started attending McGillis school this year, giving me a stake as a parent affiliated with this school.

I also have a community connection to this project. Last October I stepped down after serving for six years as the co-chair of the East Liberty Park Community Organization (ELPCO), the community council located two blocks south of the East Central neighborhood where this project is located. At ELPCO, I engaged with multiple land use and zoning applications that came before our council and this commission. I saw The Good. The Bad. And the Ugly.

The application by The McGillis School is in the "Good" category.

First, this proposal will extend the active lifespan of the Douglas Ward for many years. During multiple community meetings, residents told McGillis and community leaders that their primary goal was the preservation of the Douglas Ward building. The McGillis School intends to renovate and update the ward building to use as an extension of their existing school.

McGillis has already demonstrated their willingness to preserve buildings with local significance through their skillful renovation of the Douglas School, which now houses their lower grade classrooms. McGillis purchased the 1916-era Douglas School in 2002 and completed renovation and seismic retrofitting to open the new school in time for students by the next fall. When McGillis needed to expand in 2010, they maintained the original Douglas School and constructed a modern architectural mirror of the building on adjacent land and connected the buildings with interior walkways.

Second, McGillis has proven itself as a reliable and accessible community partner. The school routinely hosts community council meetings as well as PCE plume information sessions and special events, such as a city council and mayoral candidate forum earlier this month. The goodwill generated by the school's approachability has led to widespread support for this project from neighbors and the East Central Community Council.

Third, the traffic and parking impacts of this application have been addressed thoroughly in the application. McGillis plans to use the Douglas Ward for staff parking, keeping the current pick-up and drop-off locations for students at the existing school. Based on my experience with my own kids at McGillis this year, the school devotes significant time and attention to planning and improving parking, traffic, congestion, and student safety.

Based on these points, plus the broad community support that accompanies this application, I urge you to support the Douglas Ward rezone and general plan amendment proposed by The McGillis School.

Sincerely,



Jason Stevenson

Carolyn Abravanel.

8015826940

Called on September 25, 2023

1:16 PM

Carolyn called with concern about the impact the rezone would have on her property. Her concerns include increased traffic, pedestrian traffic, noise, and street congestion. She is concerned that the school will use the church property for drop-off and pickup. She states that the school recently purchased her neighbor's property and planned to use it for an office, perhaps. Her worries stem from previous promises made by the McGillis School regarding the height of the addition, which ended up being taller than expected, which blocked the views of the mountains from her backyard, something she and her husband enjoyed for years. She stated that she bought her property for certain reasons, enjoys the dynamic of her neighborhood, and doesn't want to see that change.



September 29, 2023
Meagan Booth
Principal Planner, Planning Division
Department of Community & Neighborhoods
Meagan.booth@slcgov.com
801.535.7213

Salt Lake City Planning Commission
Salt Lake City Corporation

Regarding: 721 S. 1200 E. - PLNPCM2023-00496 & PLNPCM2023-00639

Dear Planning Staff and Planning Commissioners,

The East Central Community is in complete unanimous support of the McGillis School rezone and master plan amendment for the Douglas Ward property.

The ECC has had a longstanding positive and trusting relationship with McGillis. We cannot say enough good about this school, their benefit to our neighborhood and the thoughtful way they conduct all aspects of their property/school in the neighborhood. They are great neighbors. It is for this reason when the Douglas Ward building was being vacated by The Church of Jesus Christ of Latter-day Saints, the ECC approached the McGillis administration to explore the possibility of their needing this additional space. We are very pleased that this opportunity is becoming a reality.

This proposal was reviewed during the August 10th general membership meeting of the ECC with approximately 72 neighbors present. After the presentation it was proposed that a positive recommendation be forwarded to the city by acclamation. The vote was 72 to 0 in favor of the recommendation with no conditions.

Prior to the ECC meeting the proposal was also distributed to the proprietary email list of 7052 ECC members requesting feedback on the proposal. Thirteen positive comments were received along with one question related to future uses of the zone should McGillis sell the property in the future.

This proposal was also reviewed against neighbor, neighborhood, master plan, traffic, all other existing city plans for potential impacts and implications by the ECC Community Development and Land Use Committee who gave their full endorsement of the proposal.

With best regards,

Esther Hunter
Chair, and on behalf of the East Central Community Council
eastcentralcommunity@gmail.com

ATTACHMENT G: Department Review Comments

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

Engineering:

No objections

Building:

No Building Code comments at this time.

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Fire:

*The request for a rezone is acceptable with the understanding that a significant amount of work will need to take place in order to change the occupancy type of this building.

*With a change in use and occupancy groups from a place of worship to an educational occupancy all requirements of the currently adopted edition of the International Fire Code (2021) will apply up to and including fire department access, fire sprinklers, alarm notification (including CO detection) exiting and egress, water supply and hydrant locations and fire flows, etc.

*A full set of construction documents will need to be prepared and submitted for code compliance review. Items that need to be corrected or modified to meet current code minimums may need to be addressed.

Urban Forestry:

None

Sustainability:

Sustainability supports this zoning master plan amendment for the Douglas Ward building because it prolongs the lifespan of the existing building on the property, and as indicated in Council Member Valdemoros' letter, is supported by community members.

Police:

My only recommendation would be if a painted and posted crosswalk doesn't already exist, for the safety of the children that would be using this extension or traveling to and from that we have a Posted/Lighted blinking crosswalk sign to increase visibility and safety. Otherwise, I think this would be a great benefit to the community.

Public Utilities:

Public Utilities has no issues with the proposed zoning or master plan amendments. 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. A 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.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. 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, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. If a larger meter is needed, then the existing water service must be killed at the water main per SLCPU standards and a new service connection made. Each service must have a separate tap to the main.
- The laterals on site were built in 1951 because it is older than 30 years old, they may only be reused if they can pass a video inspection. If you have a plumber do a video without an SLCDPU permit and inspector on-site, we will be unable to accept it.
- 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 (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.