

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Historic Landmark Commission

FROM: Lex Traugher – Principal Planner

DATE: March 5, 2008

CC: George Shaw – Planning Director
Cheri Coffey – Deputy Planning Director
Joel Paterson – Planning Programs Supervisor
File

SUBJECT: Capitol View Planned Development, Petition 470-07-23:
Final approval for construction of seventeen (17) new single-family residential dwelling units in the Capitol Hill Historic District located at approximately 690 N. West Capitol Street

The above referenced request was approved conditionally by the Historic Landmark Commission on January 2, 2008 (see attached minutes – Exhibit 1). The Commission approved the request with the following conditions:

1. Proposed building heights shall conform to the plans for each unit, with the exception that the maximum height of each structure shall be no more than twenty-seven feet four inches, the block face average along West Capitol Street.
2. The unit style of each plan shall conform to the attached preliminary development site plan, with the exception of lot 4, which shall include a D2 unit.
3. Request that the applicant return to the Historic Landmark Commission with final building and finish materials.

The Historic Landmark Commission strongly recommended that the developer further increase the variety of structures 1, 2, 3, 4, 5, to reduce the mass, perhaps by lowering the roof height of the structures below the allowed twenty-seven feet four inches height, or by some other means, and to further reduce the mass of the structure to relieve the burden on West Capitol Street.

Below, is a table outlining the revisions provided by the developer in response to the Historic Landmark Commission's decision; specifically the building heights for units one through five which front West Capitol Street. The elevation drawings are attached (Exhibit 2) and demonstrate that these units meet the twenty-seven foot four inch (27'4") maximum height limit stipulated by the Historic Landmark Commission. In addition, the preliminary plat, approved by the Planning Commission, is attached for reference regarding the lot order and unit type on each lot (Exhibit 3).

The proposed new building heights are as follows:

Unit Type	Max. Height
B1	27'-4"
B2	27'-4"
B3	27'-4"
D2	26'-3"

The developer has also submitted for review a revised streetscape drawing to demonstrate the variation in unit architectural design and the mixture of building materials and color (Exhibit 4).

The proposed building materials for the units have been outlined in previous staff reports, however are outlined here for reference. The applicant will show samples to the Historic Landmark Commission for review. The proposed materials are as follows:

- Siding: Smooth Lap – Hardiplank
 Staggered Edge Shingle – Hardishingle
 Painted flat cementitious panels
 Painted engineered wood trim
 Stone veneer
 Brick veneer
 Cultured stone
 Stucco
- Windows: Vinyl clad material resembling wood – single or double hung as well as some divided light windows.
- Doors: Entry doors - Fiberglass paneled doors to resemble wood. All the main entry doors have divided light windows at the top of the doors.
- Railings: Pre-finished metal or painted engineered/wood trim railing
- Roof Shingles: Low profile architectural shingles

STAFF RECOMMENDATION

Based on the discussion and findings of fact noted in the original staff report for this project dated January 2, 2008, and the revised elevation drawings for units one through five included with this memorandum (Exhibit 2), and the proposed building materials, which demonstrate compliance with the Historic Landmark Commission's conditional approval granted on January 2, 2008, Planning Staff recommends that the Historic Landmark Commission grant final approval of the Capitol View Planned Development.

Attachments:

Exhibit 1 – HLC Minutes January 2, 2008

Exhibit 2 – Revised Elevations for Units One through Five

Exhibit 3 – Approved Preliminary Plat

Exhibit 4 – West Capitol Streetscape

EXHIBIT 1 –
Minutes from the January 2, 2008, Historic Landmark Commission Meeting

Seconded by Commissioner Oliver.

Commissioner Lloyd moved to amend the motion that the petition be placed on the February 6, 2008 agenda.

The amendment was accepted by Commissioner Carl and Commissioner Oliver.

All voted, "Aye." The motion passed unanimously.

The Committee agreed to have one meeting for both proposals on the same date. Chairperson Fitzsimmons, Commissioner Oliver, Commissioner Carl, and Commissioner Lloyd will serve on the subcommittee. The subcommittee will discuss the overall design code coherence of the project windows on the primary elevation, the roof shape and mass.

Chairperson Fitzsimmons called a break at 6:48 p.m.
The meeting was rejoined at 7:01 p.m.

Petition 470-07-23, Capitol View Planned Development. A request by Jeremy Jones for approval of new construction located at approximately 690 North West Capitol Street in the Capitol Hill Historic District consisting of seventeen (17) new single-family dwelling units. This project also requests that the Historic Landmark Commission consider approving, for specific homes, building heights in excess of the twenty-three (23) foot maximum building height regulation of the base zoning district. The subject property is zoned SR-1A (Special Development Pattern Residential District).

Mr. Traugher provided the history of the petition:

- On April 5, 2006, the Historic Landmark Commission held an Issues Only hearing to discuss this proposal and take public comment.
- On May 17, 2006, the Historic Landmark Commission held a public hearing and denied the applicant's request.
- On August 9, 2006, the Planning Commission heard the request in an Issues Only hearing.
- On June 27, 2007, the Planning Commission approved the Planned Development/Conditional Use and Preliminary Subdivision requests.
- On October 10, 2007, the Planning Commission reconfirmed their approval decision granted at their hearing on June 27, 2007.

He explained that Cooper Roberts Simonsen Architects, representing the developer, Jeremy Jones, was requesting approval of new construction in the Capitol Hill Historic District consisting of seventeen new single-family residential dwelling units. The subject property is located at approximately 690 N. West Capitol Street and is zoned SR-1A, Special Development Pattern Residential District. The purpose of this district is to, *"maintain the unique character of older predominantly low-density neighborhoods that display a variety of yards, lot sizes and bulk characteristics."* The proposed development is subject to the Salt Lake City Zoning Ordinance and the Design Guidelines for Residential Historic Districts in Salt Lake City.

Based on the submitted plans, the discussion, analysis and finding of fact in this Staff Report, Planning Staff recommends that the Historic Landmark Commission approve the proposed Capitol Place Planned Development subject to the following conditions:

1. The proposed building heights shall conform to the plans submitted for each unit (A, B-1, B-2, C, D-1, and D-2), as attached to this staff report (Exhibit G).
2. The unit style on each individual lot shall conform to the attached "Preliminary Development Site Plan" (Exhibit G) with the exception of Lot 4. A D2 unit shall be constructed on Lot 4.
3. Any substantial changes to the design or proposed building materials shall require reconsideration by the Historic Landmark Commission.

Commissioner Lloyd, reading from page 17 of the staff report, noted that it mentioned the width of the attached garage facing the street exceeds fifty percent. He then stated that the garage is on a street that is serving the development units. It is not a street that would be accessed by other people of the neighborhood, unless they were visiting one of the development houses.

Mr. Traughber stated the street served to eliminate a dead end. If developed it would allow through traffic from West Capitol Street through Darwin Street.

The Commission noted that the proposal exceeds the SR-1A zoning by four feet.

Mr. Traughber clarified that the measurement of the grade was taken from every point grade to the highest ridge grade, which ever measurement was greatest would be the measurement of that particular structure.

Public Comment

Jeremy Jones, of Capitol Hill Development LLC, and Casey McDonough, from Cooper, Roberts, Simonson and Associates, was invited to approach the Commission. Casey McDonough read a letter from Allen Roberts, (a copy of the letter is filed with these minutes). Mr. Allen's letter described in detail his efforts to survey and propose the boundaries for the Capitol Hill historic District. Subsequently, the boundaries of the district were changed and adopted.

Mr. Jones gave a PowerPoint demonstration of the proposal.

Commissioner Lloyd stated that he had not seen such a extensively researched project presented before the Commission in the past.

Commissioner Hunter asked if the homes that sit behind the first row of houses on West Capitol Street sit higher than those fronting the street and thus block the sunrise as well? She also asked the applicant to describe the heights of the houses across the street from the proposal.

Mr. Jones referred to his PowerPoint presentation and described the different homes along the street.

Mr. Jones stated that the project does not overwhelm or take away the nature of what is there now and is in harmony. He conceded that new concrete, which would be used in the project, was a reflective material.

Referring to the minutes from the meeting on May 17, 2006, Mr. Lloyd commented that the minutes show the biggest change to the plan from that time was the breaking up of the retaining walls, the introduction of a stairway, and the reduction of the density along West Capitol. He stated that the design shows a great sensitivity to the elevations, which leaves no house which looked alike.

Seeing as the Commission had no further questions for the applicant, the Chair opened the meeting for the public to speak to the matter.

Polly Hart, Capitol Hill Community Council Chair, stated opposition to the proposal. She expressed the desire to impress upon the Commission the impact the proposal would have on the neighborhood. She stated the staff report read that her appeal to the Planning Commission was based on lot size. Her appeal was based on the fact that the Planning Commission had been told that the average lot size was 5000 square feet, when in fact it is was 3800 square feet. The density gives the lots an average of 5000 square feet, but each individual homeowner gets a lot of an average of 3800 square feet, which is a substandard lot. In her letter to the Planning Commission she did not itemize a concern which is itemized as the neighborhood concerns on page 5 of the staff report. She did not mention height issues, which is a neighborhood concern, but was discussed for the most part in trustee meetings of the Community Council.

She stated that height was an issue and acknowledged that density is not within the purview of the Historic Landmark Commission, but then stated that it was regarding to compatibility to the neighborhood. The Community Council does recognize that there are several small lots on the street which may be 3800 square feet or less and a small handful of homes on West Capitol Street are very large. However, the average home in the development is just less than 5000 square feet. That means that seventeen large homes will now be on that street and not compatible with the neighborhood.

She further stated that the Community Council wanted to avoid the placement of monster homes on this site. The house plans range from 5000 to 6000 square feet. The majority of the homes in the area are 1500 to 3000 square feet.

Karen Bisendine, neighbor directly across the street from the subject site, stated opposition to the proposal. She stated that her home is 1200 square feet. She stated that her measurements and math calculations differ from those of the applicant and that the applicant was being very deceptive about the lot size.

Sandy Anderson, resident of the neighborhood of the proposed project, stated opposition to the proposal. She identified her home on the map. She objected to the proposal and stated that she was in opposition to the stairs. She stated that the area should have been preserved as a green area. She further stated that back yards face West Capitol Street and worried that large fences and retaining walls would be erected. She further stated that when she renovated her house, she was required to use wood siding or wood composite. Stone and stucco were not allowed, her roof tiles had to match the flowers in her yard.

George Stutzenburger, Capitol Hill Community Council Trustee, stated he is in opposition to the proposal, and questioned the proposed height of the houses which exceed the zoning height limit. He asked the Commission not to approve a variance to the height limit. He asked if a new sewer line would be installed or if the old clay line would be retained. He also expressed concern regarding accountability if something were to go wrong with the sewer line.

Shirley McLaughlin, Historian of Capitol Hill Community Council, stated opposition to the proposal. She stated that she attempted to add part of her lot to another lot so a home could be constructed next to hers, but was told "No." by Doug Wheelwright, Deputy Planning Director. Mr. Wheelwright stated to her that her lot must be 5000 square feet. She was upset that the proposal would consist of lots less than 5000 square feet. She also expressed concern regarding drainage. She further stated that she resented having the back of a neighboring house fronting hers.

Minta Brandon, neighborhood trustee, stated opposition to the proposal. Read from the findings of the staff report. She admonished the Commission to be careful because what they read on paper would not be what was there when finished. She reminded the Commission that they were on the Board to preserve the City's heritage.

Katherine Gardner, neighborhood advocate, stated opposition to the proposal and said it still needed changes. She also stated that the proposed project does not fit in a historic district. She reminded the Commission that Victory Road receives a lot of traffic and wondered who would be responsible for wear as a result of additional traffic. She also stated that West Capitol Street was full of errors and not a typical historic district. She further stated by declaring that the proposal was not a popular plan in the neighborhood.

Donna Deyhle, neighbor to the proposed project, stated opposition to the plan. She expressed concern regarding the wisdom of the Council's last vote. She stated there was no need for variance, no reason to allow increased density in the area. The proposed structures were too large, height, and dense in a historic area.

Lewis Downey, a property owner in the neighborhood, expressed opposition to the proposal. He expressed concern about boulders moving off of the site and damaging his property. He stated that the statistics which had been used took in a larger area than the street. He said using those same statistics to compare with just the houses on the street, would demonstrate an extreme impact on the neighborhood. Calling the homes "cloned", he stated that the structures were too big, too massive, and too dense. The project got through the Planning Commission despite the fact that it is openly acknowledged that the planning process had serious problems which yield an inconsistent and sometimes negative result for neighborhoods and developers. It is reasonable that the neighborhood asks for consistency.

Polly Hart readdressed the Commission continuing her argument regarding the height issue. She noted that recently Salt Lake City enacted the SR-1 A overlay which reduced the height limits to twenty-three feet. Capitol Hill and the Avenues were two districts which were specifically targeted because there was so much concern about very high, large structures. going into these neighborhoods. While the developers did reduce the height of the proposed structures, they still exceed the height by five feet, which is one half of a story.

Rob Reinhold, partner of Jeremy Jones, addressed the Commission. He stated that he has tried to be empathetic to the neighborhood. He said that every time changes to the plan were discussed he would take a trip to the property to envision how that change would impact it and the neighborhood. The proposal brings families into the neighborhood. He asked the Commission to realize that approval of the project would be a positive thing for the area.

Katherine Gardner readdressed the Commission and stated that the plan does not look like it was good for families.

Mr. Jones addressed the density issues raised in public comment. He stated that the planned density is below what the ordinance would allow. He further stated that the proposed average home size is between 2200 and 2600 square feet rather than the 5000 to 6000 square feet stated by the public. The building footprint is deceptive and might lead to that misconception because none of the houses have full basements. The houses are not monster homes.

Commissioner Hunter asked the applicant if he had considered varying the size of the homes.

Mr. Jones responded that there was a dramatic variation in size already.

Commissioner Hunter asked if it was possible reduce the visible size by building full basements.

The applicant responded that layers of caliche soil on the site prevented full basements. Some basements could be expanded, but not all.

Mr. Jones further stated that the building size average was 2700 square feet.

Through further discussion, the Commission understood that the SR-1A Zoning Ordinance states the twenty-three feet height or average height of the principal buildings on the block face. The struggle with the subject site is that there is no block face on the opposite side of West Capitol to use as an average.

Executive Session

Commissioner Hunter asked the Commission to request that the City Council clarify the intent of the guidelines when they were put in place, specifically the intent in regards to granting an exception for height on new construction.

Commissioner Lloyd stated that he had not seen any language specific to overriding building heights and felt the key issue to keep in mind was what the average height of the proposed homes in the neighborhood.

The Commission agreed with Commissioner Lloyd that it was unnecessary to go back to the previous Council members for an interpretation of their intent when the Commission was granted the authority to grant a modification to the maximum building height.

The Chair stated that the burden is on the Commission to look at individual structures and apply that judgment to each.

Ms. Coffey stated that there were two tracts in regards to compatible infill. If the subject property lay outside the historic district, a petition requesting additional building height would go to the Board of Adjustment, if it is inside a Historic District, the Historic Landmark Commission would hear the case. The City Council felt comfortable enough with the Historic Landmark Commission's process to grant them the authority to grant height exceptions.

Chairperson Fitzsimmons wondered if the development height would be looked at differently if the slope were less steep.

Commissioner Oliver agreed that the twenty-three foot restriction on this parcel would prove burdensome because there is no block face on the petitioner's side of West Capitol Street with which to calculate an average building height, but that the applicant did do a survey of West Capitol Street and determined that the average height was twenty-seven feet four inches was reasonable.

Commissioner Lloyd noted that the staff report was well written and that the Commission needed to accept that staff has put together the average heights. It is very difficult to put two stories on a hillside lot and keep them under twenty-seven feet four inches. The height exception could be approved with conditions.

He further stated that while adjacent owners would be impacted, the Master Plan does approve increased density.

Commissioner Hunter wondered if the developer should be asked to add more variety to avoid such an imposition on the neighborhood.

Commissioner Lloyd stated that the conditional approval should require the developer to come back before the Commission to review final details regarding materials, retaining walls, and possibly other features.

Chairperson Fitzsimmons explained the question before the Commission was regarding height and style. He said that the size of the structure could be related to style, but it was important that any condition imposed upon the approval be explained clearly to show a relationship with height and style. The density of the project as allowed by the base zoning district has been approved.

Motion

In regards to Petition No. 470-07-23 Commissioner Lloyd moved to accept the staff recommendation to approve the proposed Capitol Hill Planned Development subject with the following conditions:

- 1. Proposed building heights shall conform to the plans for each unit, with the exception that the maximum height of each structure shall be no more than be twenty-seven feet four inches, the block face average along West Capitol Street.**
- 2. The unit style of each plan shall conform to the attached preliminary development site plan, with the exception of lot 4, which shall include a D2 unit.**
- 3. Request that the applicant return to the Historic Landmark Commission with final building materials and finish materials.**

The motion was seconded by Commissioner Carl.

Discussion

Commissioner Hunter asked the Commission to consider revising the motion to include options for camouflaging or reducing the mass and size of the structures from the view of the five homes immediately across the street from the project on West Capitol Street.

Commissioner Lloyd stated that he did not feel inclined to alter the motion with that language.

Commissioner Hunter put forward a motion to amend Commissioner Lloyd's motion to provide some variation on five of the structures to diminish the impact of the project upon the neighborhood.

The amendment was restated by Commissioner Oliver on behalf of Commissioner Hunter, to read that the Historic Landmark Commission strongly recommends that the developer further increase the variety of structures 1, 2, 3, 4, 5, to reduce the mass, perhaps by lowering the roof height of the structures below the allowed twenty-seven feet four inches height, or to by some other means, and to further reduce the mass of the structure to relieve the burden on West Capitol Street.

Seconded by Commissioner Oliver.

**Commissioner Lloyd accepted the motion to amend.
The motion to amend the original motion passed unanimously.**

The Commission voted on the amended motion with the following result:

**Commissioner Hunter voted, "Nay." Commissioner Carl, Commissioner Lloyd, and Commissioner Oliver voted, "Aye."
The motion passed unanimously.**

OTHER BUSINESS

As there was no other business discussed during the meeting, Commissioner Hunter made a motion to adjourn at 8:59 p.m.

Dave Fitzsimmons, Historic Landmark Commission Chairperson

Kathryn Weiler, Historic Landmark Commission Secretary

EXHIBIT 2 –
Revised Elevation Drawings for Units One through Five

COOPER
ROBERTS
SIMONSEN
ARCHITECTURE

crsa

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LANDSCAPE ARCHITECT

R-1047

CIVIL
MECHANICAL ENGINEERING & SURVEYING, LLC
5277 SOUTH REDWOOD ROAD, SUITE A
S4000
(801) 969-1813 (801) 969-1318
RVA@CRSARCHITECTS.COM

MECHANICAL PLUMBING

ELECTRICAL

CAPITOL VIEW
PLANNED UNIT
DEVELOPMENT
-WEST CAPITOL
SALT LAKE CITY, UTAH 84109

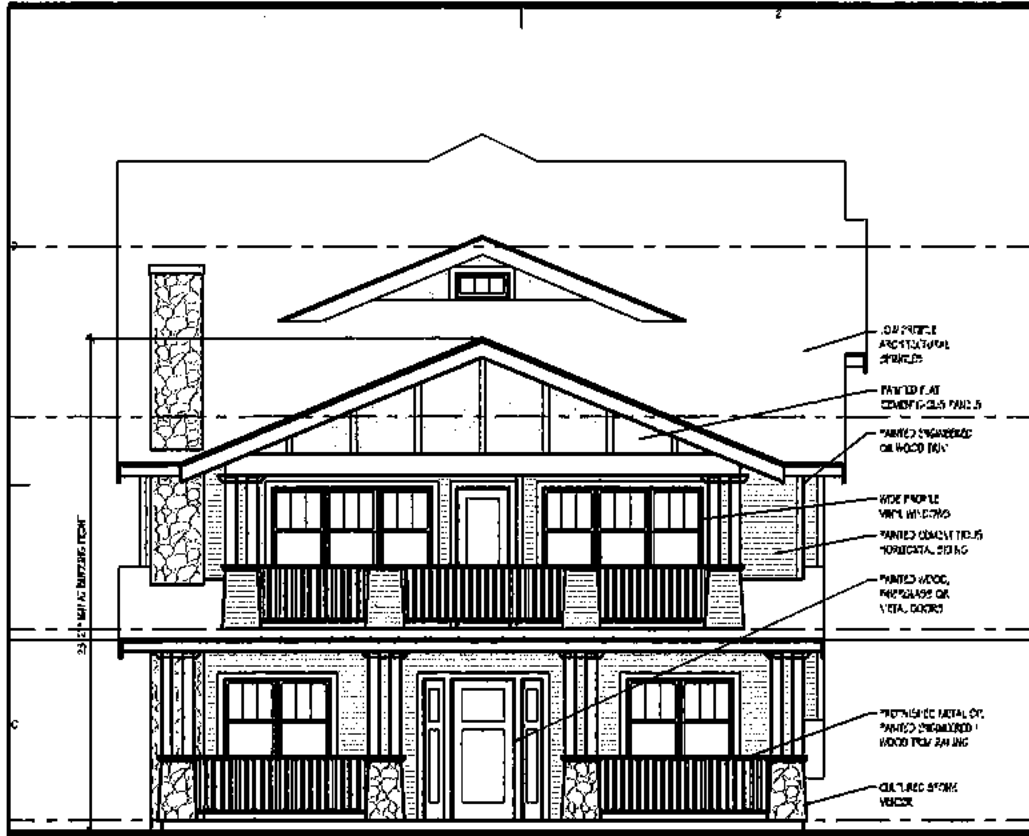
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DEVELOPMENTS,
LLC
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WAY
MERRICK, UTAH

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CAD DATE: 11/14/2014
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CHECKED BY:

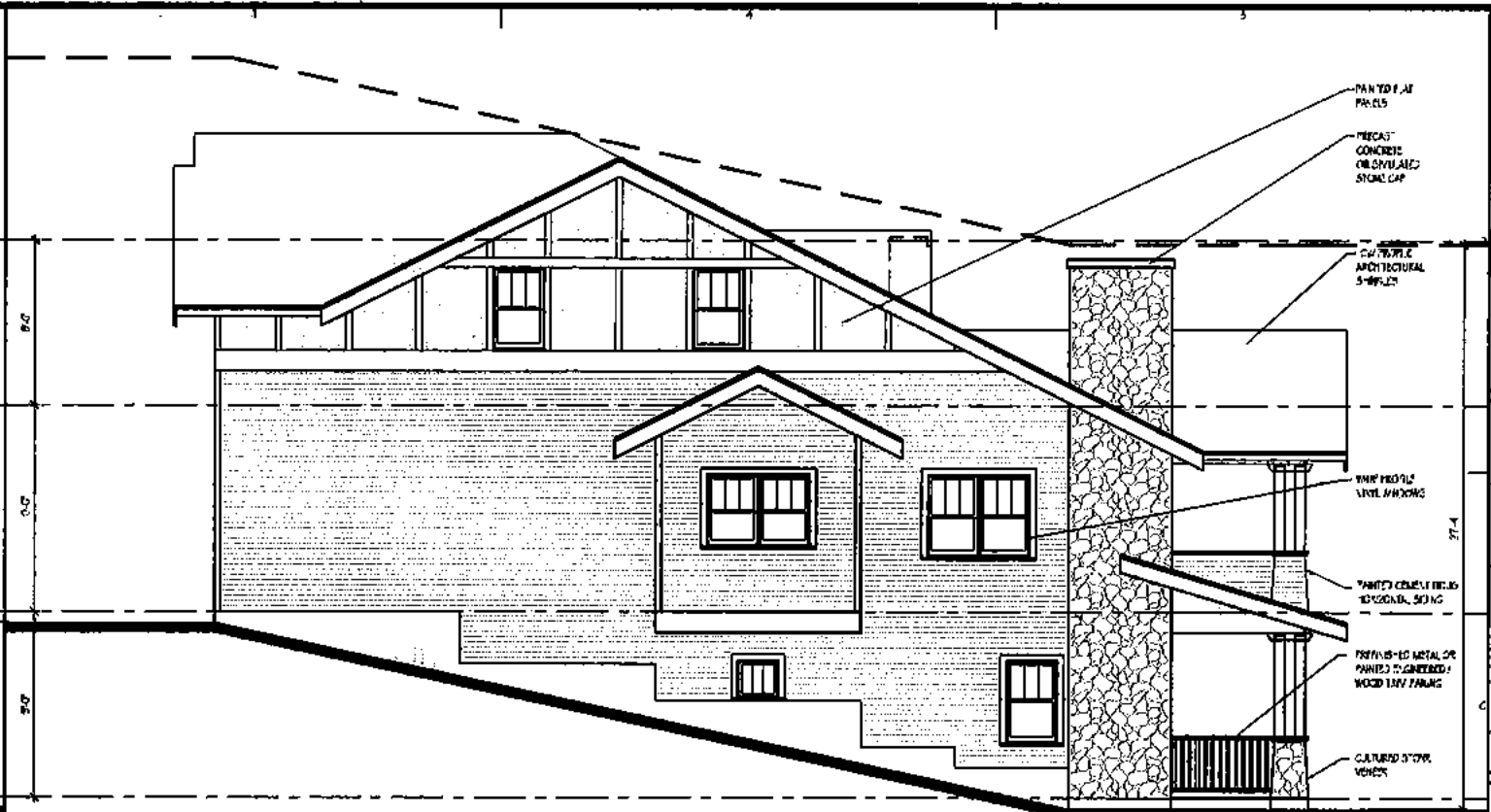
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EXTERIOR
ELEVATION

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SHEET # OF #



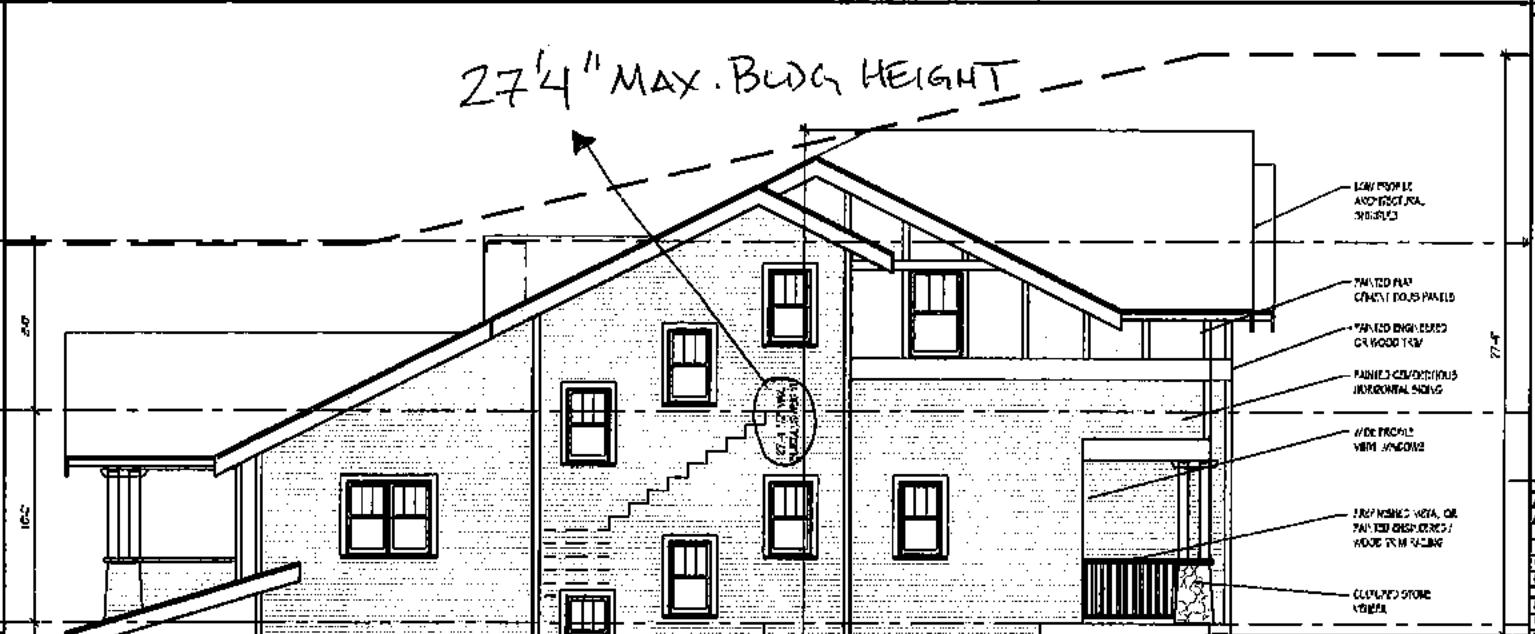
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SCALE: 1/4" = 1'-0"



A3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ASLA 1046

AE2 1046

ASLA 1046

AE2 1046



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SALT LAKE CITY, UTAH 84108
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ARCHITECT	CRSA
DATE	7-24-07
CIVIL	MERRICK ENGINEERING & SURVEYING, LC 3827 SOUTH REDWOOD ROAD, SUITE A 04080 (801) 969-1313 (801) 969-1319 merrick@redwoodeng.com
MECHANICAL/ELECTRICAL	
ELECTRICAL	

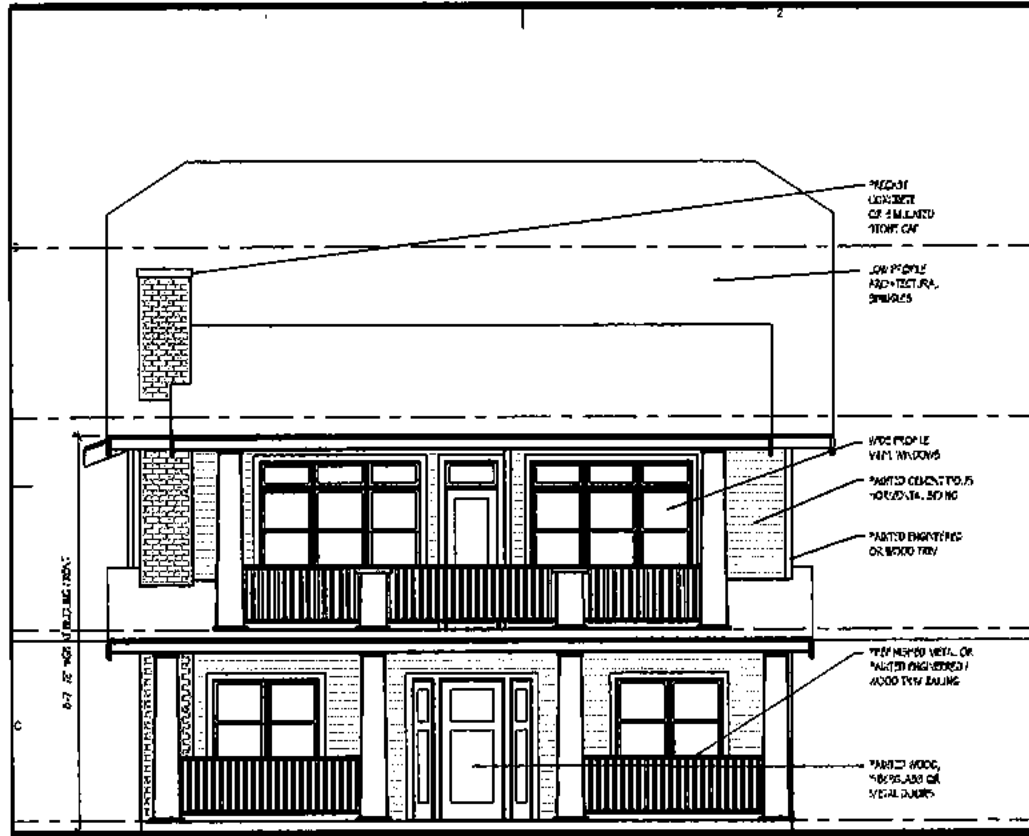
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PLANNED UNIT
DEVELOPMENT
- WEST CAMPUS
SALT LAKE CITY, UTAH 84143

CAPITOL
DEVELOPMENTS,
LLC
6880 S GREENWOOD WAY
MERRIVILLE, UTAH

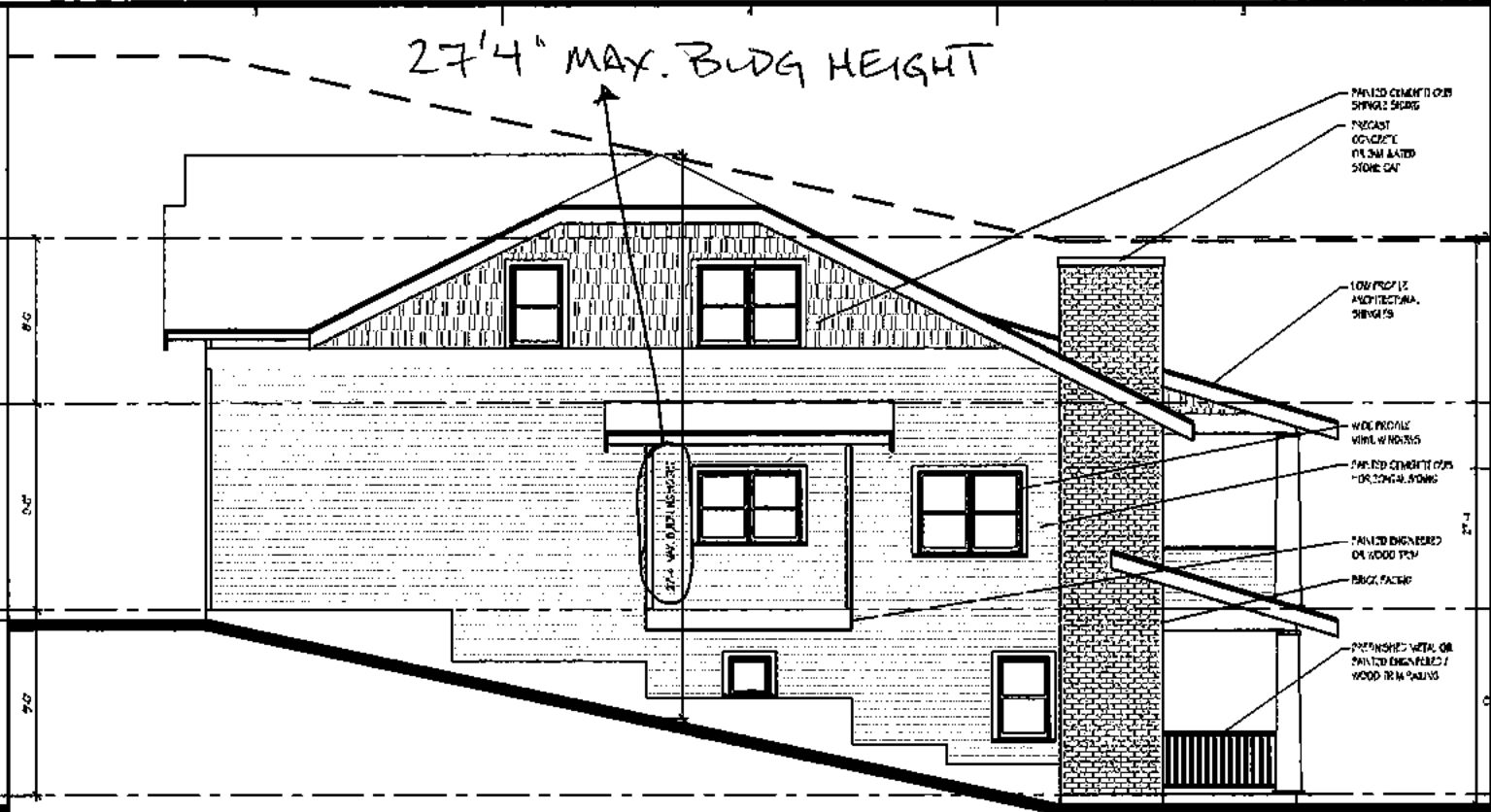
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EXTERIOR
ELEVATION

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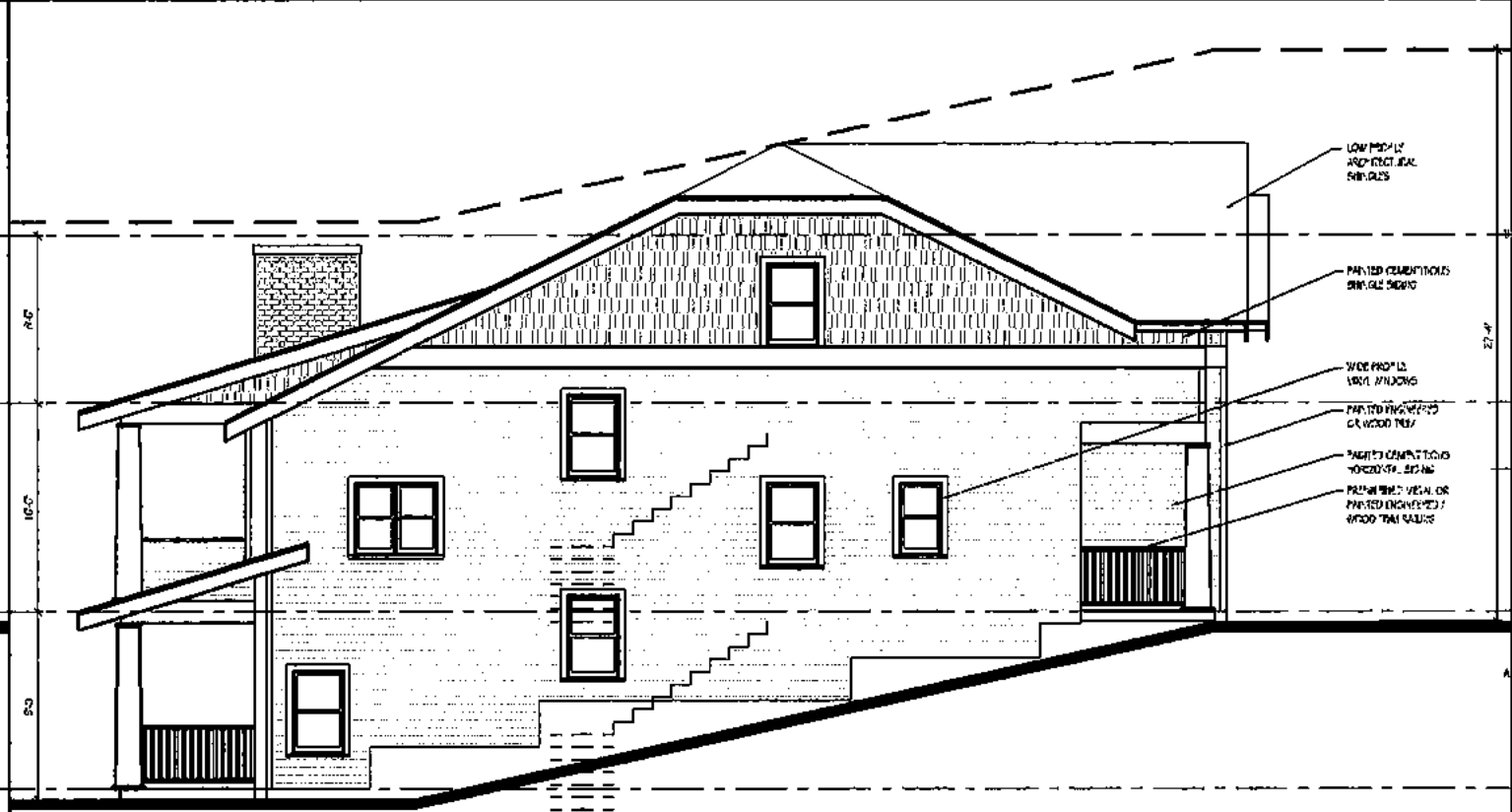
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C3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A1 BACK ELEVATION
SCALE: 1/4" = 1'-0"



A3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LANDSCAPE ARCHITECT

04047

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84088
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MECHANICAL ENGINEERING

ELECTRICAL

CAPITOL VIEW
PLANNED UNIT
DEVELOPMENT
- WEST CRYPT OF
SALT LAKE CITY, UTAH 84177

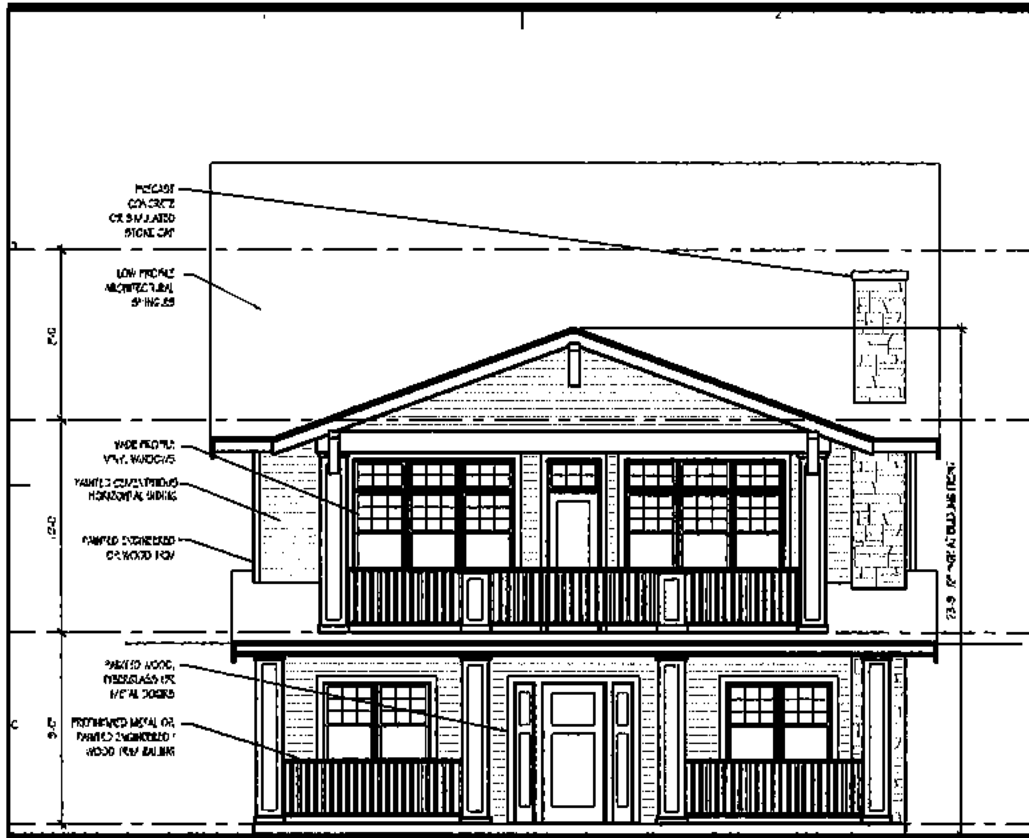
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DEVELOPMENTS,
LLC
5800 S. CREEK CREEK WAY
ARVADA, CO, UTAH

PROJECT NO. 805-050
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UNIT B3 -
EXTERIOR
ELEVATION

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SHEET # OF #



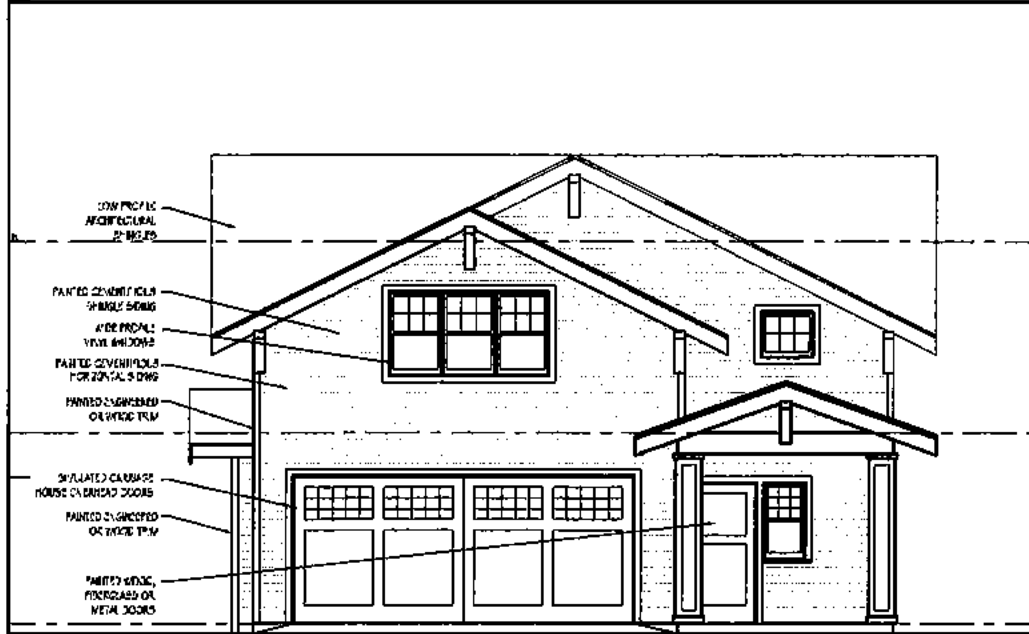
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AE1.A.048



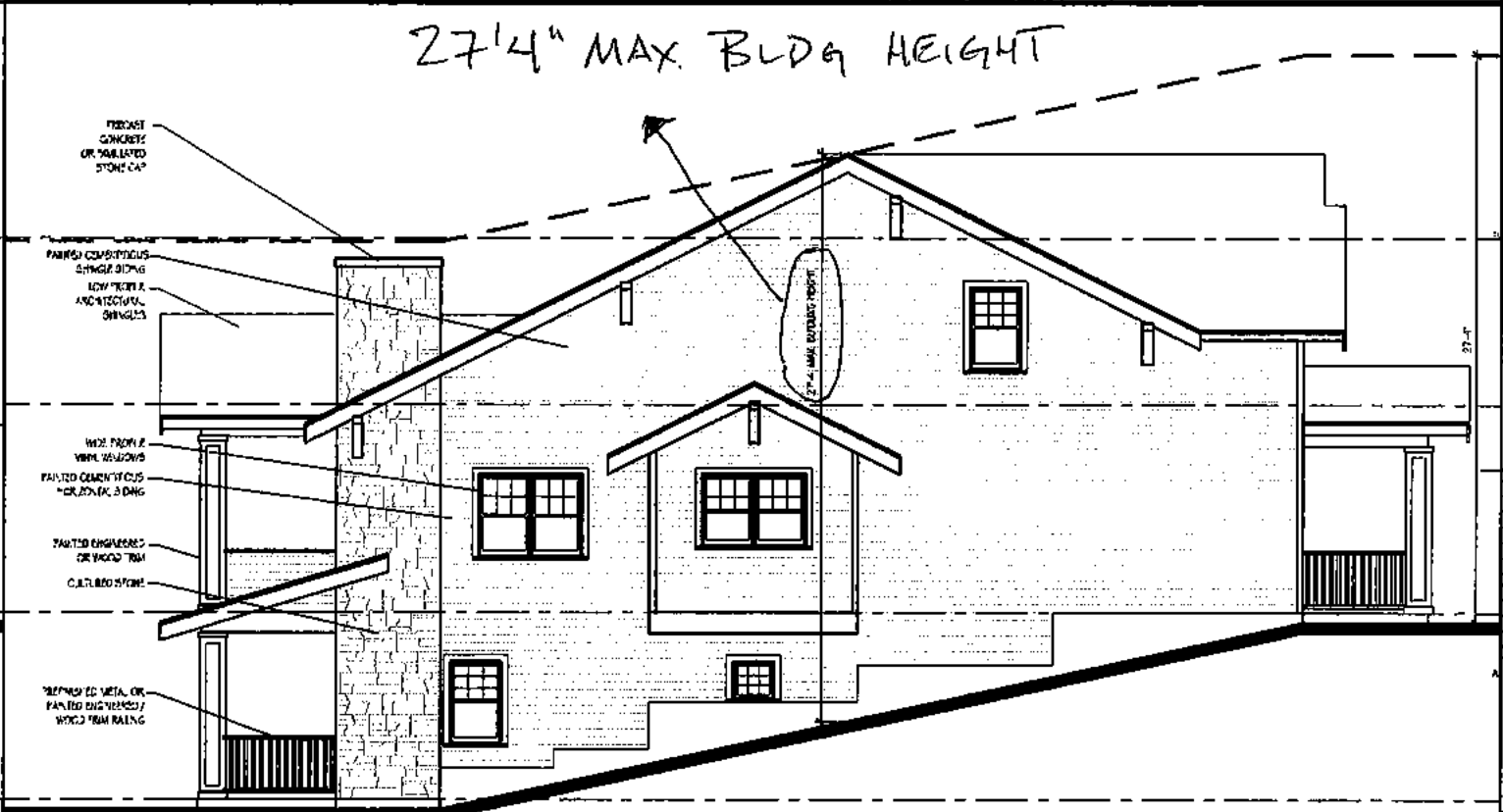
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AE2.A.048



A1 BACK ELEVATION
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AE1.A.048



A3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

AE1.A.048

LANDSCAPE ARCHITECT
R4047
CIVIL MERRILL ENGINEERING & SURVEYING, LC 5227 SOUTH REDWOOD ROAD, SUITE A SALT LAKE CITY, UTAH 84108 (801) 969-1315 (801) 969-1319 merrill@merrelleng.com
MECHANICAL/ELECTRICAL
ELECTRICAL

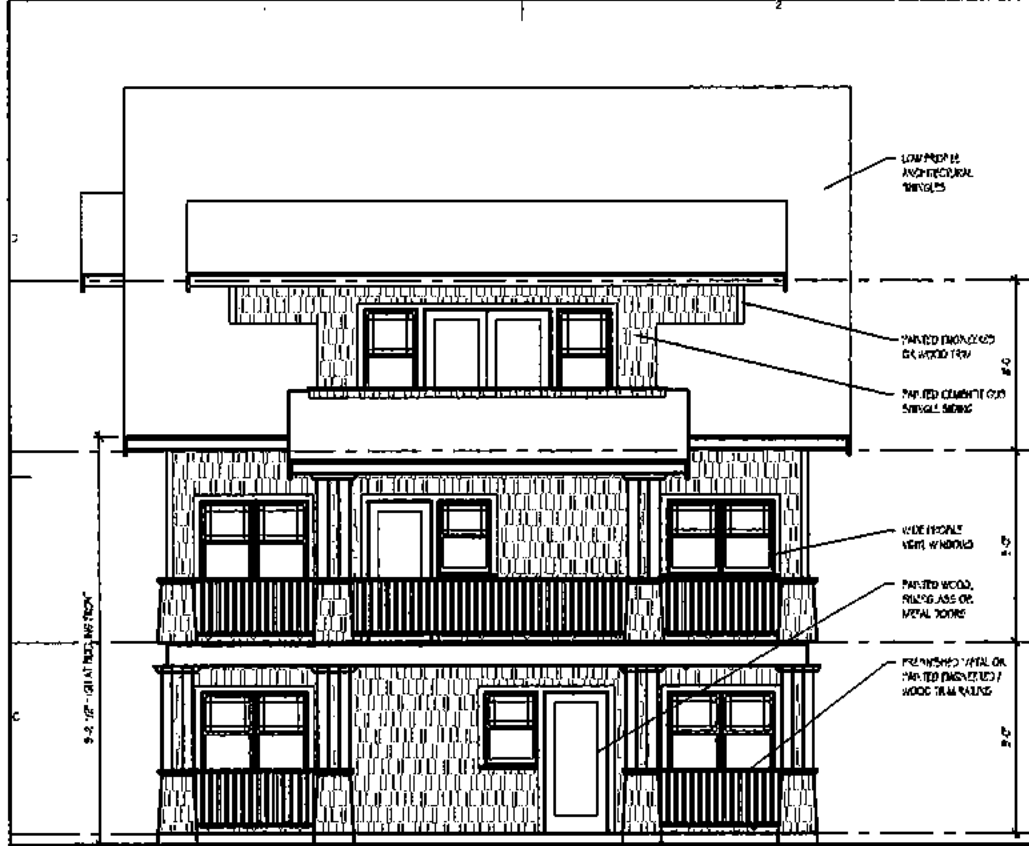
CAPITOL VIEW
PLANNED UNIT
DEVELOPMENT
-WEST CAMPUS
SALT LAKE CITY, UTAH 84143

CAPITOL
DEVELOPMENTS,
LLC
6800 S CREEK/CORRY WAY
MURKIN, UTAH

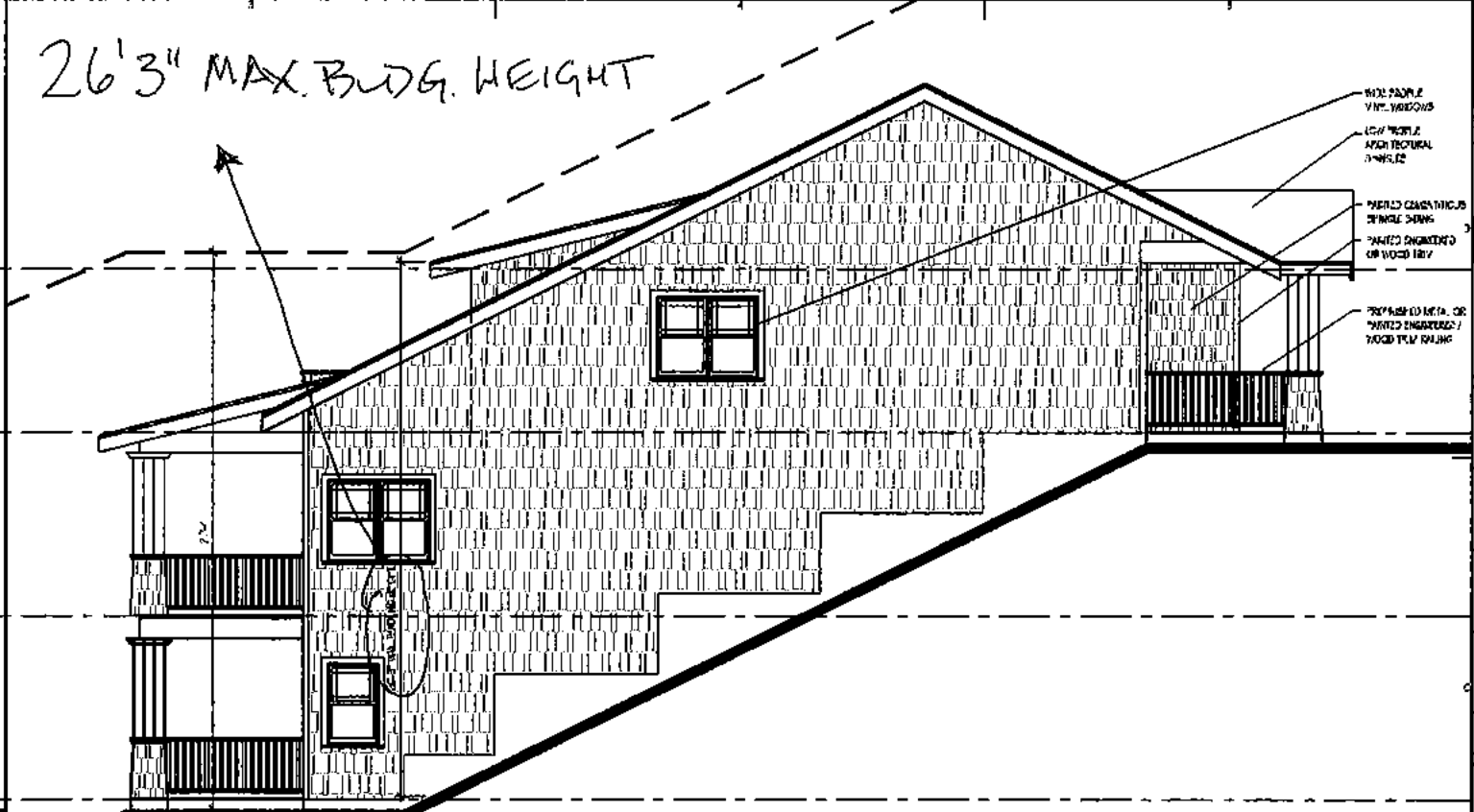
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UNIT D2 -
EXTERIOR
ELEVATION

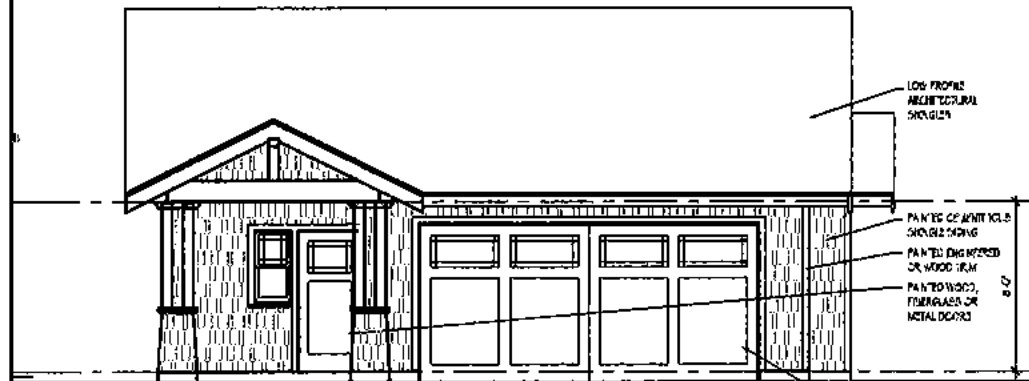
26'3" MAX. BLDG. HEIGHT



C1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



C3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A1 BACK ELEVATION
SCALE: 1/4" = 1'-0"



A3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT 3 –
Approved Preliminary Plat

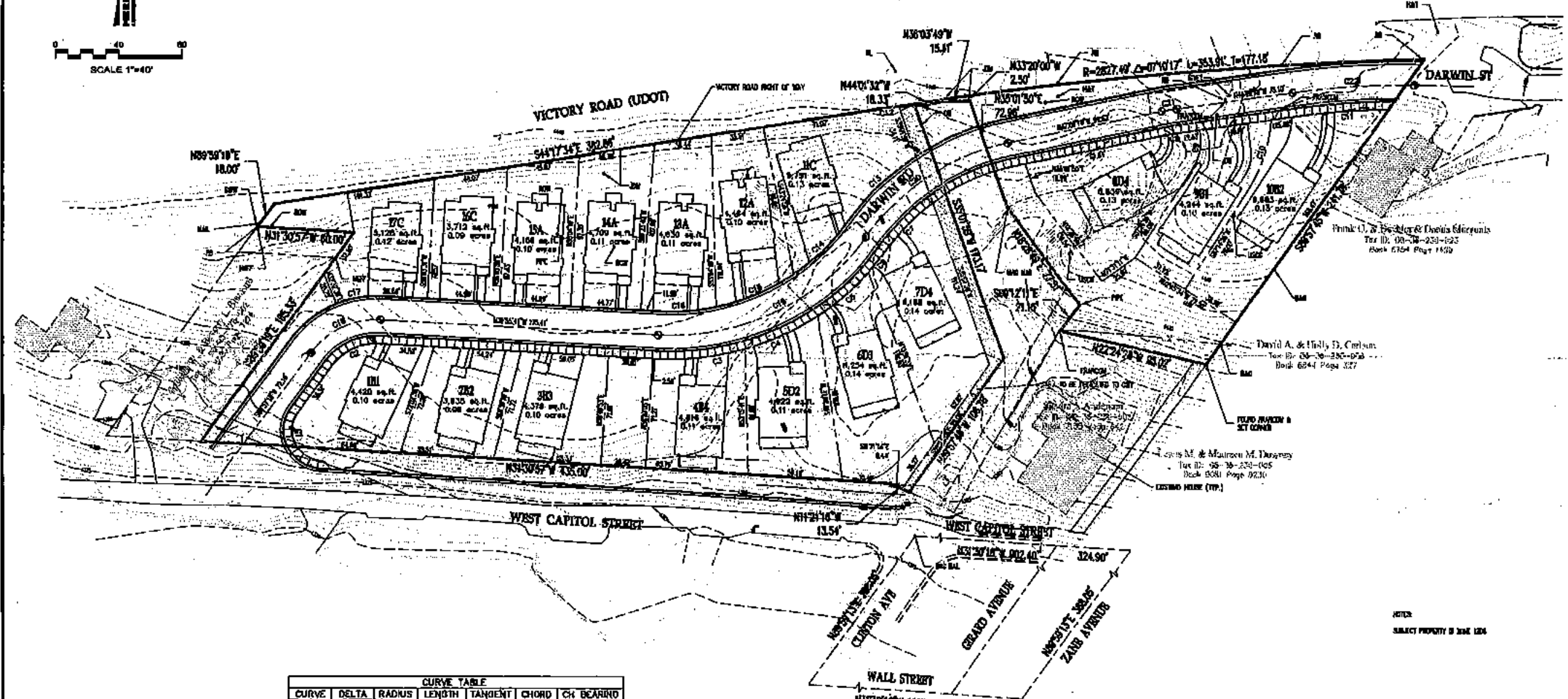


SCALE 1"=40'

CAPITOL VIEW

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

SITUATED IN SECTION 36, T. 1 N., R. 1 W., S.L.B. & M. BEING A PART OF CAPITOL VIEW SUBDIVISION OF BLOCK 33, PLAT "E", SALT LAKE CITY SURVEY AND A PART OF LOT 10 OF BLOCK 34, PLAT "E", SALT LAKE CITY SURVEY
SALT LAKE CITY



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	87°45'41"	20.00	22.70	15.48	22.34	N56°02'28"E
C2	88°07'01"	24.50	24.60	16.17	23.61	N50°09'11"W
C3	18°42'21"	164.80	68.82	28.74	58.84	N41°44'51"W
C4	17°31'17"	168.00	50.81	20.50	40.41	N50°23'40"W
C5	14°35'01"	165.50	43.09	21.87	43.87	N57°00'30"W
C6	08°08'19"	165.50	17.73	8.87	17.73	N67°00'30"W
C7	18°30'19"	134.80	43.46	21.82	43.67	N50°07'59"W
C8	03°22'01"	134.80	6.88	4.44	8.86	N45°18'48"W
C9	4°07'18"	31.28	20.89	13.43	24.71	N54°31'54"E
C10	27°27'02"	103.88	49.22	26.09	48.78	N75°04'44"E
C11	08°18'26"	194.50	36.18	26.83	69.18	N32°02'20"W
C12	05°18'53"	2827.49	18.34	7.87	18.34	N44°06'00"W
C13	21°42'01"	165.00	68.72	31.74	62.30	N79°21'08"W
C14	18°09'49"	134.80	48.84	23.71	48.79	N50°12'40"W
C15	22°51'48"	134.80	33.67	27.20	63.31	N69°48'45"W
C16	12°52'24"	134.80	35.70	16.71	36.08	N78°29'24"W
C17	20°32'57"	65.80	38.20	14.58	28.81	N44°41'59"W
C18	38°17'01"	60.00	60.72	27.79	44.87	N50°04'18"W
C19	58°18'53"	180.00	180.68	83.63	148.08	N81°04'07"W
C20	43°03'14"	180.00	112.72	80.17	110.08	N69°40'58"W
C21	03°47'41"	180.00	4.81	4.80	9.60	N45°18'30"W
C22	08°18'03"	200.00	77.82	36.89	77.74	N39°51'47"W

SUBDIVIDER
ARKAD FINANCIAL, LLC
C/O HELEN SMITH
1333 EAST PRINCETON AVE.
SALT LAKE CITY, UTAH 84102

OWNER INFORMATION
SPENCER L. & EVELINA A. BLAKE, TRS
618 N. COLUMBUS ST.
SALT LAKE CITY, UT 84103



SALT LAKE CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____ 20____
BY THE SALT LAKE CITY PLANNING COMMISSION

PLANNING DIRECTOR: _____

SALT LAKE CITY DEPT. OF PUBLIC UTILITIES
APPROVED THIS _____ DAY _____ 20____

LEROY W. WOODR, DIRECTOR

SALT LAKE CITY ATTORNEY
APPROVAL AS TO FORM THIS _____ DAY
OF _____ 20____

ATTORNEY, SALT LAKE CITY: _____

SALT LAKE CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY
OF _____ 20____ AND IS HEREBY APPROVED.

MAYOR, SALT LAKE CITY: _____
RECORDER, SALT LAKE CITY: _____

COUNTY BOARD OF HEALTH
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ 20____

SALT LAKE COUNTY BOARD OF HEALTH

SALT LAKE CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND
HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE
AND IS HEREBY APPROVED.

CITY ENGINEER: _____ DATE: _____ CITY SURVEYOR: _____ DATE: _____

RECORDED NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____ NUMBER _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____
SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, MICHAEL W. HANSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 00007744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE BOARD OF SURVEYORS, I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS HEREIN TO BE KNOWN AS "CAPITOL VILLAGE" AND THAT THE SAME HAS BEEN CORRECTLY STATED ON THE ORIGINAL AS SHOWN ON THIS PLAT.

DATE: _____ SURVEYOR: MICHAEL W. HANSEN
UTAH PLS. NO. 00007744

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN SECTION 36, T. 1 N., R. 1 W., S.L.B. & M. BEING A PART OF CAPITOL VIEW SUBDIVISION OF BLOCK 33, PLAT "E", SALT LAKE CITY SURVEY AND PART OF LOT 10 OF BLOCK 34, PLAT "E", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH,
TOGETHER WITH ADJACENT VACATED ALLEYS AND STREETS.
THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REMAINING AT THE SOUTHWEST CORNER OF LOT 6, CAPITOL VIEW SUBDIVISION, THENCE NORTH 37°29'24" WEST 435.00 FEET TO THE NORTHWEST CORNER OF LOT 23 IN SAID SUBDIVISION; THENCE NORTH 89°01'51" EAST 108.33 FEET TO THE NORTHWEST CORNER OF LOT 27 IN SAID SUBDIVISION; THENCE NORTH 37°29'24" WEST 64.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERN BOUNDARY OF LOT 7, BLOCK 33, PLAT "E", SALT LAKE CITY SURVEY AND VICTORY ROAD WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°01'51" EAST 108.33 FEET ALONG SAID LOT 7 BOUNDARY AND VICTORY ROAD RIGHT OF WAY LINE; THENCE SOUTH 41°15' EAST 362.76 FEET ALONG THE VICTORY ROAD RIGHT OF WAY LINE TO THE BEGINNING OF A 100'-RADIUS CURVE TO THE RIGHT WITH A 3022.00 FEET RADIUS; THENCE FOLLOWING THE VICTORY ROAD RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE 304.95 FEET, THENCE SOUTH 30°45'59" EAST 165.92 FEET; THENCE SOUTH 89°01'51" WEST 241.20 FEET PARALLEL TO THE SOUTH LINE OF LOT 10, BLOCK 34, PLAT "E", SALT LAKE CITY SURVEY; THENCE NORTH 22°15' WEST 88.92 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF VACATED CLAYTON AVENUE; THENCE NORTH 89°01'51" EAST 21.34 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE INTERSECTION OF SAID CENTER LINE WITH THE BOUNDARY OF THE ADJACENT PARCEL; TO THE NORTH; THENCE NORTH 89°01'51" WEST 15.80 FEET; THENCE NORTH 30°15'10" EAST 21.34 FEET; THENCE NORTH 32°17'59" WEST 2.10 FEET; THENCE NORTH 34°07'10" WEST 15.80 FEET; THENCE NORTH 44°01' WEST 16.33 FEET; THENCE SOUTH 30°15'10" WEST 17.64 FEET; THENCE SOUTH 89°01'51" WEST 107.10 FEET TO THE EAST RIGHT OF WAY LINE OF WEST CAPITOL STREET; THENCE NORTH 71°05'10" WEST 13.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (2.01 ACRES)
TOGETHER WITH A RIGHT OF WAY EIGHT FEET IN WIDTH FOR SEWER LINE TO WEST CAPITOL STREET DESCRIBED AS FOLLOWS:

REMAINING AT A POINT SOUTH 37°01' EAST 83 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 34, PLAT "E", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°01'51" EAST 13.87 FEET; THENCE NORTH 22°15' WEST 0 FEET; THENCE SOUTH 89°01'51" WEST 133.87 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 10; THENCE SOUTH 31°50' EAST 8 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HERETO DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBMIT TO THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND MAKE SAID TRACT:

CAPITOL VILLAGE
AND HEREBY DEDICATE, GRANT AND CONVEY TO SALT LAKE CITY, SALT LAKE COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FORCIBLE AND ALSO DEDICATE TO SALT LAKE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND CHANGABLE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SALT LAKE CITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET _____ HAND THIS _____ DAY OF _____ A.D. 20____

SIGNATURE

SIGNATURE

ACKNOWLEDGMENT
NOTARIAL:
STATE OF UTAH }
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN WITNESS WHEREOF, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RECORDED PROPERTY DESCRIPTIONS
(ON SHEET 2 OF 2)

SURVEYOR'S NARRATIVE
IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL FOR A FUTURE SUBDIVISION. THE BASIS OF BEARINGS USED FOR THE SURVEY IS THE BEARING OF THE LINE BETWEEN SALT LAKE CITY WARDEN'S FOUND ALONG WALL STREET AT THE INTERSECTIONS OF CLAYTON AVENUE AND ZANE AVENUE AS RECORDED ON PLAT 12 AND PLAT 13 OF PLAT "E", SALT LAKE CITY SURVEY. THE MEASUREMENT DISTANCE WAS FOUND TO BE 1.0004 TIMES THE RECORDED BEARING. EVERY CORNER OF BEARING AND DISTANCE AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE USED BY THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRARY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

CAPITOL VIEW
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION
SITUATED IN SECTION 36, T. 1 N., R. 1 W., S.L.B. & M. BEING A PART OF CAPITOL VIEW SUBDIVISION OF BLOCK 33, PLAT "E", SALT LAKE CITY SURVEY AND A PART OF LOT 10 OF BLOCK 34, PLAT "E", SALT LAKE CITY SURVEY
SALT LAKE CITY
SHEET 1 OF 2

EXHIBIT 4 –
West Capitol Streetscape

