Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: August 4, 2016

Re: Petition PLNHLC2016-00318, Almond Street Townhomes Phase 3

NEW CONSTRUCTION IN AN HISTORIC DISTRICT

PROPERTY ADDRESS: 286 N. West Temple Street
PARCEL ID: 08-36-432-017 (Parcel number will change with the recording of the Almond Street Townhomes Phase 3 Plat)
HISTORIC DISTRICT: Capitol Hill Historic District
ZONING DISTRICT: RMF-45 (Moderate/High Density Multifamily Residential) & H – Historic Preservation Overlay District
MASTER PLAN: Capitol Hill Master Plan – High Density Residential 45+ DUs/Acre

REQUEST: Almond Street Properties, LLC, is requesting approval from the City to develop eight (8) townhomes on the property located at approximately 286 N. West Temple Street in the Capitol Hill Historic District.

RECOMMENDATION: Staff recommends that the Historic Landmark Commission review the petition, and grant the request pursuant to the following conditions of approval, and the findings and analysis in this report:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to Planning Staff.

2. The applicant shall modify parcel lines as necessary consistent with the City's subdivision regulations.

3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction located at approximately 286 N. West Temple Street, subject to the above referenced conditions of approval.

BACKGROUND AND PROJECT DESCRIPTION:
Almond Street Properties, LLC, is proposing to complete the Almond Street Townhomes & Condominium project located at approximately 286 N. West Temple Street (see the Vicinity Map and the Site Plan/Plat).

Previously, on May 20, 2014, the City Council, through a legislative action, approved twenty (20) condominium units on the subject property. The developer has reconsidered the 20 condominium units and now proposes eight (8) townhome units.

On August 7, 2014, the Historic Landmark Commission reviewed and approved a COA for the original 20 condominium unit proposal. The Historic Landmark Commission was asked to consider the proposal under the standards for new construction in an historic district in tandem with adopted residential design guidelines.

Although the number of units to be built may change with any approvals received, the design and particularly the building materials remain the same as originally proposed. The design and building materials are also consistent with the other dwelling units that have been approved as part of the overall Almond Street Townhomes development.

The subject property is zoned RMF-45 (Moderate/High Density Multi-family Residential). The proposed development is consistent with this zoning designation.

PHOTOS OF SUBJECT SITE:

View of subject site from N. West Temple Street

Another view of the site from N. West Temple Street

View of the subject site from Almond Street

NEXT STEPS:

If the project is approved by the HLC, the applicant's proposal would proceed to the building permit stage. If denied by the HLC, the applicant would need to modify plans for reconsideration.

ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Historic District Map
- **C.** Development Plan Set
- **D.** Applicant Information
- **E.** Existing Conditions
- **F.** Analysis of Standards
- **G.** Applicable Design Guidelines
- **H.** Public Process and Comments
- **I.** Motions

ATTACHMENT A: VICINITY MAP

ATTACHMENT B: HISTORIC DISTRICT MAP

★ ***Approximate Project Location***

ATTACHMENT C: DEVELOPMENT PLAN SET

PROPERTY DEVELOPMENT PLAN
ALMOND STREET
TOWNHOMES AND CONDOMINIUMS

Garbett
green within reach

REAL ESTATE STAKER INVESTMENTS

Think Architecture

STATE OF UTAH TYLER K. KIRK 6163099 LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett green within reach

REAL ESTATE STAKER INVESTMENTS

25 May, 2016

SITE SUMMARY

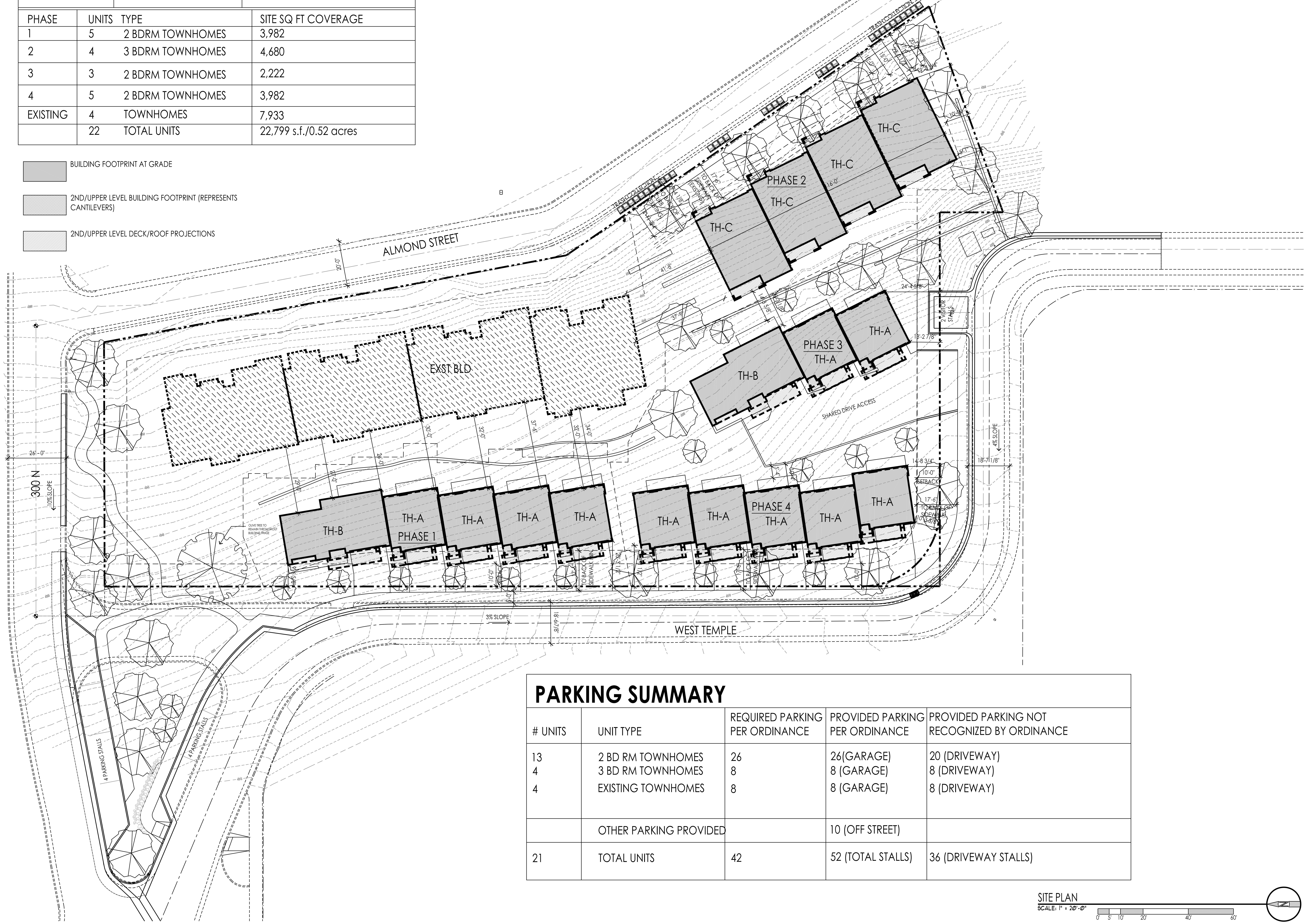
ACRES = 1.39	UNITS / ACRE = 15.83	BLD COVERAGE = 37.7%

PHASE	UNITS	TYPE	SITE SQ FT COVERAGE
1	5	2 BDRM TOWNHOMES	3,982
2	4	3 BDRM TOWNHOMES	4,680
3	3	2 BDRM TOWNHOMES	2,222
4	5	2 BDRM TOWNHOMES	3,982
EXISTING	4	TOWNHOMES	7,933
	22	TOTAL UNITS	22,799 s.f./0.52 acres

BUILDING FOOTPRINT AT GRADE

2ND/UPPER LEVEL BUILDING FOOTPRINT (REPRESENTS CANTILEVERS)

2ND/UPPER LEVEL DECK/ROOF PROJECTIONS



PARKING SUMMARY

# UNITS	UNIT TYPE	REQUIRED PARKING PER ORDINANCE	PROVIDED PARKING PER ORDINANCE	PROVIDED PARKING NOT RECOGNIZED BY ORDINANCE
13 4 4	2 BD RM TOWNHOMES 3 BD RM TOWNHOMES EXISTING TOWNHOMES	26 8 8	26(GARAGE) 8 (GARAGE) 8 (GARAGE)	20 (DRIVEWAY) 8 (DRIVEWAY) 8 (DRIVEWAY)
	OTHER PARKING PROVIDED		10 (OFF STREET)	
21	TOTAL UNITS	42	52 (TOTAL STALLS)	36 (DRIVEWAY STALLS)

SITE PLAN
SCALE: 1" = 20'-0"
0' 5' 10' 20' 40' 60'

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

ALMOND STREET
TOWNHOMES & CONDOS

ALMOND STREET
SALT LAKE CITY, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 13050
DATE: 27 May, 2016
REVISIONS:

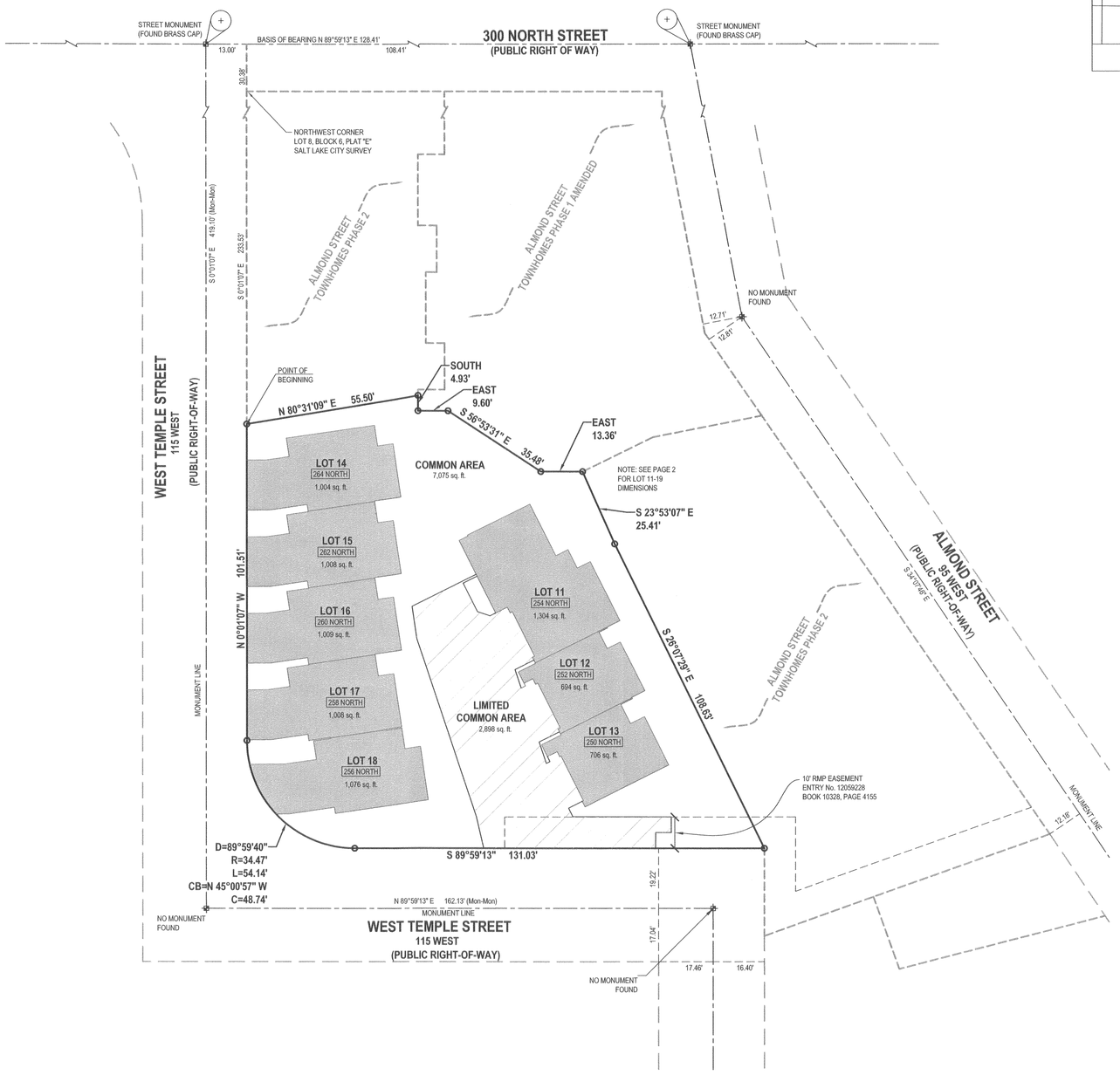
SHEET TITLE:
ALMON-STREET
MASTER-PLAN

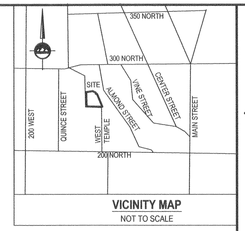
SHEET NUMBER:
A100
-

ALMOND STREET TOWNHOMES PHASE 3

AMENDING LOT 10, ALMOND STREET TOWNHOMES PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- EASEMENTS
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER NOTE: EASEMENT AREA RECORDED AT ENTRY NO. 12059228, BOOK 10328, PAGE 4155 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary survey for use by the client. The Basis of Bearing is the line between a found Street Monument at the Intersection of 300 North Street and West Temple Street and a found Street Monument at the Intersection of 300 North Street and Almond Street measuring North 89°59'13" East 128.41 feet.

STATEMENT OF ACCURACY
Closure= (1:88,808)

GENERAL NOTES:

1) ALMOND STREET TOWNHOMES PHASE 1, RECORDED JANUARY 10, 2000, ENTRY NO. 7551343, BOOK 2000p, PAGE 12.

2) SUBJECT TO CONDOMINIUM SERVICE AGREEMENT WITH TCI CABLEVISION OF UTAH, RECORDED FEBRUARY 2, 2000, ENTRY NO. 7567747, BOOK 8340, PAGE 884.

3) DECLARATION OF CONDOMINIUM OF ALMOND STREET TOWNHOMES, RECORDED JANUARY 10, 20 AS ENTRY NO. 7551344, IN BOOK 8335, AT PAGE 3390.
AMENDED COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED APRIL 2, 2001 AS ENTRY NO. 7860261 IN BOOK 8441 AT PAGE 5914.

BENCHMARK

STREET MONUMENT
300 NORTH STREET
& ALMOND STREET
NAVD 88

ELEVATION = 4358.44

DEVELOPER
GARBETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UT. 84103
801-815-8973

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ALMOND STREET TOWNHOMES PHASE 3, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the east line of West Temple Street, said point being South 00°01'07" East 233.53' from the Northwest Corner of Block 6, Plat E, Salt Lake City Survey said point also being North 89°59'13" East 13.00 feet and South 00°01'07" East 263.91' from the Monument at the Intersection of 300 North Street and West Temple Street and running:

thence North 80°31'09" East 55.50 feet;
thence South 4.93 feet;
thence East 9.60 feet;
thence South 56°53'31" East 35.48 feet;
thence East 13.36 feet;
thence South 23°53'07" East 25.41 feet;
thence South 26°07'29" East 108.63 feet to a point on said north line of West Temple Street;
thence South 89°59'13" West 131.03 feet along said north line of West Temple Street;
thence Northwesterly 54.14 feet along the arc of a 34.47 feet radius curve to the right (center bears North 00°00'47" West and the chord bears North 45°00'57" West 48.74 feet with a central angle of 89°59'40") along the northeasterly line of West Temple Street;
thence North 00°01'07" West 101.51 feet along said east line of West Temple Street to the point of beginning.

Contains 17,728 square feet or 0.41 acres.

PROFESSIONAL LAND SURVEYOR
5-24-16
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

MAY 24, 2016
Date

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

ALMOND STREET TOWNHOMES PHASE 3
AMENDING LOT 10, ALMOND STREET TOWNHOMES PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

_____.

By: Bryson Garbett
Manager- Almond Street Properties, L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake)S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me Bryson Garbett, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Almond Street Properties, L.C. , a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

COMMISSION NUMBER:_____.

COMMISSION EXPIRES:_____.

PRINT NAME:_____

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

HOA OWNER'S DEDICATION

Know all men by these presents that the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners, does hereby dedicate for the perpetual use of the public all streets, easements and other property as shown on this plat and hereby consents and gives approval to the recording of this plat for all purposes shown therein in accordance with the Utah Condominium Ownership Act.

In witness whereof, I have hereunto set my hand this ____ day of _____, 20____.

By: _____
Print Name: _____
Title: _____

HOA ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On the _____ day of _____, 20____, _____ personally appeared before me, who being by me duly sworn, did acknowledge that he is the _____ of _____, and that the foregoing Owner's Dedication and Consent to Record regarding the _____ was signed by him/her on behalf of said _____.

Commission Number _____

My Commission Expires _____

Print Name: _____

_____
A Notary Public Commissioned in Utah

CITY BUILDING SERVICES

APPROVED THIS _____ DAY OF _____, 20_____, SALT LAKE CITY BUILDING SERVICES.

_____

SHEET 1 OF 2

PROJECT NUMBER : 5248
MANAGER : P. HARRIS
DRAWN BY : B. HANEL
CHECKED BY : P. HARRIS
DATE : 5/23/2016

ALMOND STREET TOWNHOMES PHASE 3
AMENDING LOT 10, ALMOND STREET TOWNHOMES PHASE 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER _____
ACCOUNT _____
SHEET 1
OF 2 SHEETS

ENSIGN

SALT LAKE CITY
45 W. 10000 S. Blvd Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone:435.843.3590

CEDAR CITY
Phone:435.865.1453

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE BOARD OF HEALTH.

_____
SALT LAKE COUNTY HEALTH DEPT.

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 20_____, BY THE SALT LAKE CITY PLANNING COMMISSION.

_____ _____
SALT LAKE CITY PLANNING DIRECTOR DATE

CITY ENGINEER DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

_____ _____ _____ _____
CITY ENGINEER DATE CITY SURVEYOR DATE

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____, 20_____.

_____
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____, BY THE SALT LAKE CITY ATTORNEY.

_____
SALT LAKE CITY ATTORNEY

CITY APPROVAL

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

_____ _____
SALT LAKE CITY MAYOR ATTEST: CITY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
FEE$ DEPUTY SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 2 SHEETS

BENCHMARK

STREET MONUMENT
300 NORTH STREET
& ALMOND STREET
NAVD 88

ELEVATION = 4358.44

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	34.47'	18.26'	30°21'03"	N27°55'52"W	18.05'
C2	34.47'	7.66'	12°44'14"	N6°23'14"W	7.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'03"E	6.08'
L2	N81°38'53"E	7.56'
L3	N8°21'07"W	6.00'
L4	S8°21'07"E	6.71'
L5	N81°38'53"E	5.00'
L6	S81°38'53"W	8.50'
L7	S8°21'07"E	0.17'
L8	N8°21'07"W	2.17'
L9	S89°37'03"W	7.30'
L10	N89°37'03"E	6.23'
L11	N81°38'53"E	7.46'
L12	N8°21'07"W	6.00'
L13	N81°38'53"E	7.00'
L14	N8°21'07"W	0.17'
L15	S8°21'07"E	6.87'
L16	N81°38'53"E	5.00'
L17	S81°38'53"W	8.50'
L18	S8°21'07"E	0.17'
L19	N8°21'07"W	2.17'
L20	S89°37'03"W	7.45'
L21	N89°37'03"E	6.39'
L22	N81°38'53"E	7.37'
L23	N8°21'07"W	6.00'
L24	N81°38'53"E	7.00'
L25	N8°21'07"W	0.17'
L26	S8°21'07"E	6.87'
L27	N81°38'53"E	5.00'
L28	S81°38'53"W	8.50'
L29	S8°21'07"E	0.17'
L30	N8°21'07"W	2.17'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S89°37'03"W	7.61'
L32	N89°37'03"E	6.55'
L33	N81°38'53"E	7.28'
L34	N8°21'07"W	6.00'
L35	N81°38'53"E	7.00'
L36	N8°21'07"W	0.17'
L37	S8°21'07"E	6.87'
L38	N81°38'53"E	5.00'
L39	S81°38'53"W	5.00'
L40	S8°21'07"E	0.17'
L41	N8°21'07"W	0.17'
L42	S81°38'53"W	7.00'
L43	N8°21'07"W	2.00'
L44	S89°37'03"W	7.76'
L45	N89°37'03"E	11.36'
L46	N81°38'53"E	10.12'
L47	N8°21'07"W	6.00'
L48	N81°38'53"E	5.50'
L49	N8°21'07"W	0.17'
L50	S8°21'07"E	0.17'
L51	N81°38'53"E	5.00'
L52	S8°21'07"E	6.71'
L53	N81°38'53"E	5.00'
L54	N8°21'07"W	2.00'
L55	S89°37'03"W	4.13'
L56	N0°01'07"W	0.19'
L57	N63°19'58"E	3.17'
L58	N26°40'02"W	0.33'
L59	N63°19'58"E	4.33'
L60	S26°40'02"E	6.62'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N63°19'58"E	4.67'
L62	S63°19'58"W	4.67'
L63	S26°40'02"E	0.33'
L64	S63°19'58"W	3.00'
L65	S26°40'02"E	5.87'
L66	N63°19'58"E	4.67'
L67	S63°19'58"W	4.67'
L68	S26°40'02"E	0.17'
L69	S26°40'02"E	0.33'
L70	S63°19'58"W	4.17'
L71	S26°40'02"E	6.87'
L72	N63°19'58"E	5.00'
L73	N26°40'02"W	2.00'
L74	N63°19'58"E	4.67'
L75	S63°19'58"W	0.46'
L76	N26°40'02"W	1.79'
L77	S63°19'58"W	3.50'
L78	N26°40'02"W	4.21'
L79	N63°19'58"E	7.00'
L80	N26°40'02"W	0.50'
L81	N26°40'02"W	1.67'
L82	N63°19'58"E	0.79'
L83	S63°19'58"W	0.79'
L84	N26°40'02"W	2.00'
L85	S63°19'58"W	3.17'
L86	N26°40'02"W	4.00'
L87	N63°19'58"E	6.17'
L88	N26°40'02"W	0.17'
L89	N26°40'02"W	2.00'
L90	N63°19'58"E	0.79'

LINE TABLE		
LINE	BEARING	LENGTH
L91	S63°19'58"W	0.79'
L92	N26°40'02"W	2.00'
L93	S63°19'58"W	4.17'
L94	S8°21'07"E	10.56'
L95	S13°01'46"E	10.42'
L96	N0°06'52"E	5.03'
L97	S89°53'08"E	5.00'
L98	N0°06'52"E	5.00'
L99	N26°47'33"W	3.08'
L100	N63°19'58"E	4.89'
L101	S26°40'02"E	1.79'
L102	S63°19'58"W	1.29'
L103	N18°28'56"W	7.24'
L104	N63°19'58"E	7.26'
L105	N26°40'02"W	1.00'
L106	S26°40'02"E	1.00'
L107	S63°19'58"W	1.51'
L108	N18°28'56"W	6.23'
L109	N63°19'58"E	6.79'
L110	N26°40'02"W	1.00'
L111	S63°19'58"W	2.00'
L112	N71°40'02"W	4.24'
L113	N26°40'02"W	10.21'
L114	N63°19'58"E	5.00'
L115	N26°40'02"W	0.67'

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT (ENSIGN ENG. LAND SURV.)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
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- LIMITED COMMON AREA

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH
6.24.16

DEVELOPER
GARBETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UT. 84103
801-815-8973

SHEET 2 OF 2

PROJECT NUMBER : 5248
MANAGER : P. HARRIS
DRAWN BY : B. HANEL
CHECKED BY : P. HARRIS
DATE : 5/23/2016

ALMOND STREET TOWNHOMES PHASE 3

AMENDING LOT 10, ALMOND STREET TOWNHOMES PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S. Blvd Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone:435.843.3590

CEDAR CITY
Phone:435.865.1453

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF :

DATE: TIME: BOOK: PAGE:

FEE$ DEPUTY SALT LAKE COUNTY RECORDER

NUMBER
ACCOUNT
SHEET 2
OF 2 SHEETS

ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedartone

Possible Manufacturers:
-Jeld-Wen
-TruStile

GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

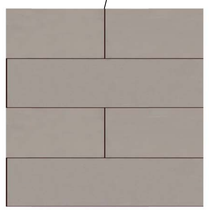
Possible Manufacturers:
-Dodds
-ETO doors
-Avaunt

WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marvin
-Jeld-wen
-Andersen
-Milgard

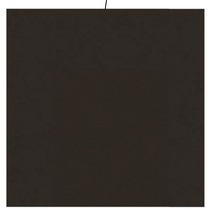
ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fibertite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Firestone Una-Clad
-Centria
-Dri-design

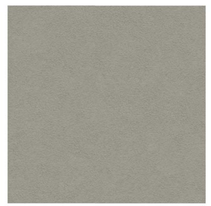


STUCCO DARK
Material: Synthetic Stucco
Color: 6006 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca

STUCCO MEDIUM
Material: Synthetic Stucco
Color: 6075 GARRET GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca

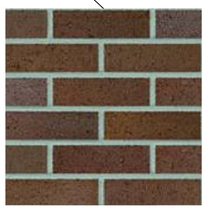
LAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2844 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-Certainteed

T&G SIDING
Material: Natural Cedar
Color: Natural Stain

Possible Manufacturer:
-Real Cedar

Alternate: Allura Pre-stained
Fiber cement, cedar stain color



BRICK VENEER
Material: Modular Brick
2-1/4"H x 7-5/8"W x 3-5/8"D
Color: Walnut (Interstate Brick)

Possible Manufacturer:
-Interstate Brick
-Buehner Block
-Beehive Brick

MATERIAL SELECTIONS

TOWNHOME PHASE 3 WEST ELEVATION

Think Architecture

STATE OF UTAH
TYLER K. KIRK
6163090
LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
green within reach

REAL ESTATE
STAKER
INVESTMENTS

25 May, 2016

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-Dri-design

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SHERWIN-WILLIAMS

Possible Manufacturer:
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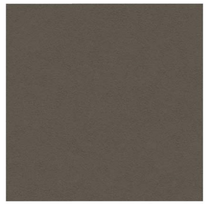
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 6075 GARRET GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
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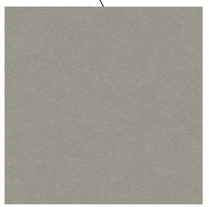
-Seneca



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Color: Natural Stain

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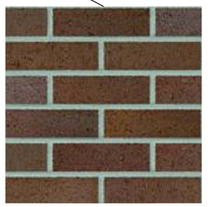
Alternate: Allura Pre-stained
Fiber cement, cedar stain color



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-Beehive Brick

MATERIAL SELECTIONS

TOWNHOME PHASE 3 EAST ELEVATION

Think Architecture

STATE OF UTAH
TYLER K. KIRK
6163090
LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
green within reach

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STAKER
INVESTMENTS

25 May, 2016

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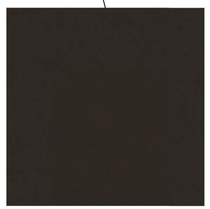

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SHERWIN-WILLIAMS

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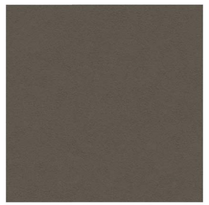

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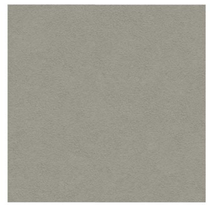

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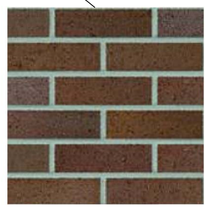

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MATERIAL SELECTIONS

TOWNHOME PHASE 4 WEST ELEVATION

Think Architecture

STATE OF UTAH — TYLER K. KIRK — 6163099 — LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett green within reach

REAL ESTATE STAKER INVESTMENTS

25 May, 2016

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Material: Aluminum
Color: Mill Finish

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-Centria
-Dri-design

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Color: 6006 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturer:
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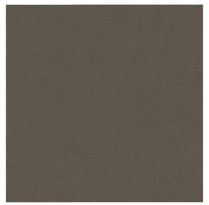
-Seneca



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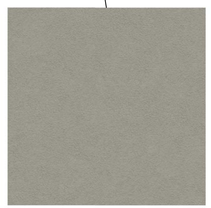

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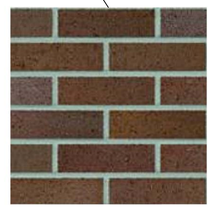

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-Beehive Brick

MATERIAL SELECTIONS

TOWNHOME PHASE 4 EAST ELEVATION

Think Architecture

STATE OF UTAH
TYLER K. KIRK
6163090
LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
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REAL ESTATE
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25 May, 2016

1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

STUCCO DARK
Material: Synthetic Stucco
Color: 6006 BLACK BEAN
SHERWIN-WILLIAMS

LAP SIDING
Material: Fiber Cement 'Smooth'
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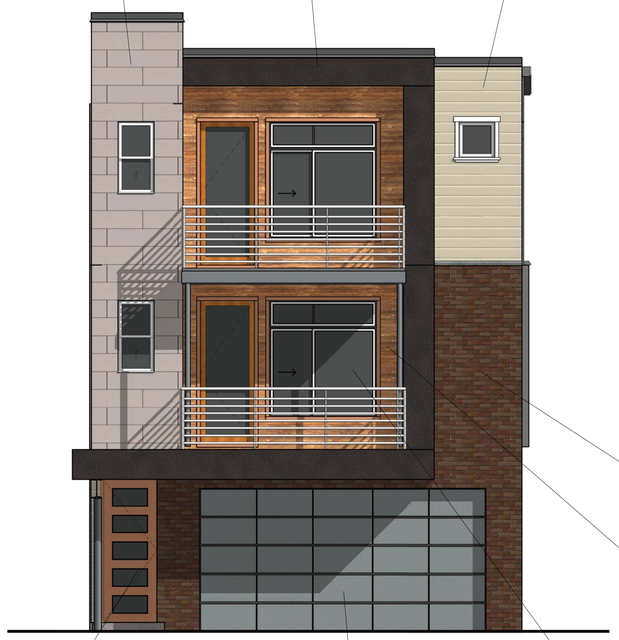
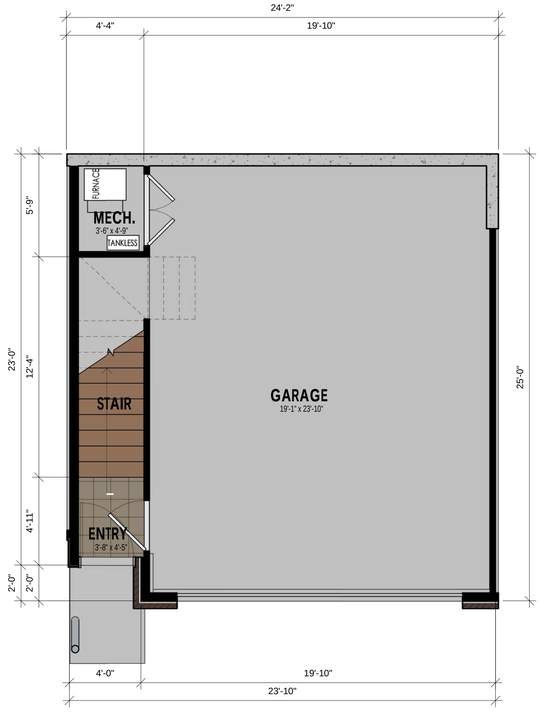
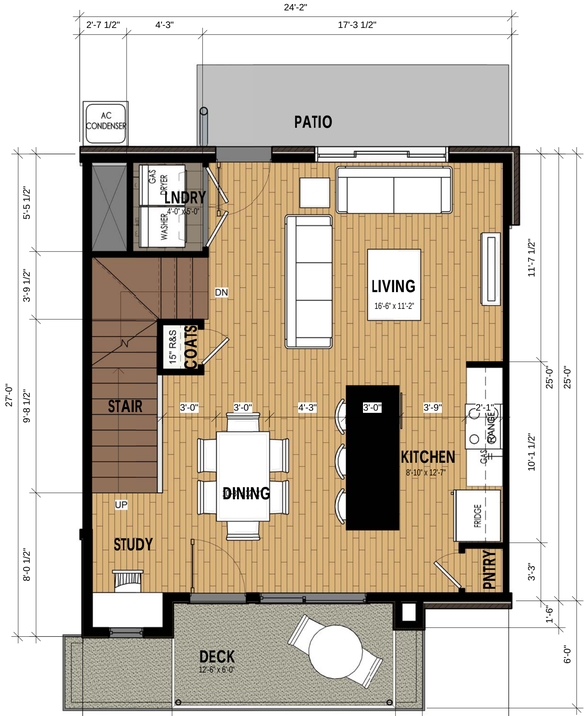


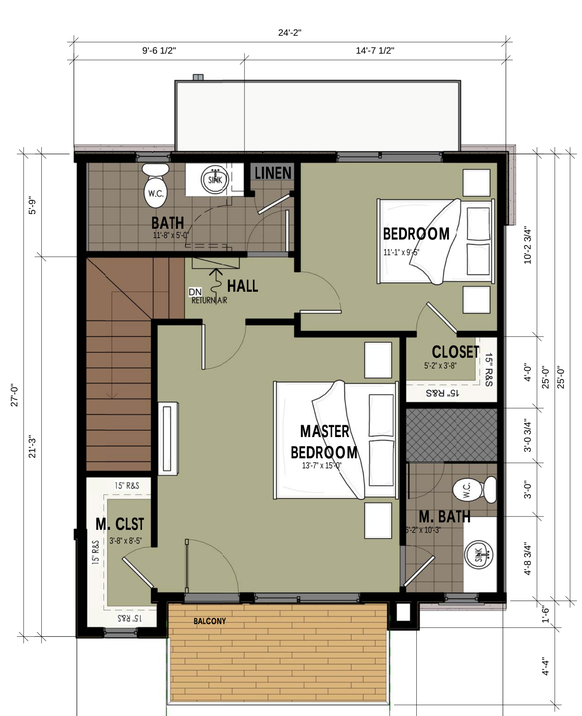
FRONT (SD)
1/4" = 1'-0"
4
SD2.1



LEVEL 00 - CONCEPT PLAN
1/4" = 1'-0"
1
SD2.1



LEVEL 01 - CONCEPT PLAN
1/4" = 1'-0"
2
SD2.1



LEVEL 02 - CONCEPT PLAN
1/4" = 1'-0"
3
SD2.1

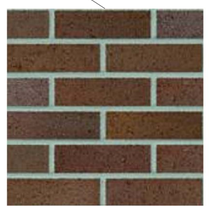
TOWNHOME UNIT A - SQUARE FOOTAGE	
LEVEL	AREA
LEVEL 0	72 SF
LEVEL 1	555 SF
LEVEL 2	610 SF
	1237 SF
GARAGE	494 SF
	494 SF

ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedartone

GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

WINDOWS
Material: Fiberglass
Color: Pebble Gray

T&G SIDING
Material: Natural Cedar
Color: Natural Stain



BRICK VENEER
Material: Interstate Brick
Color: Walnut

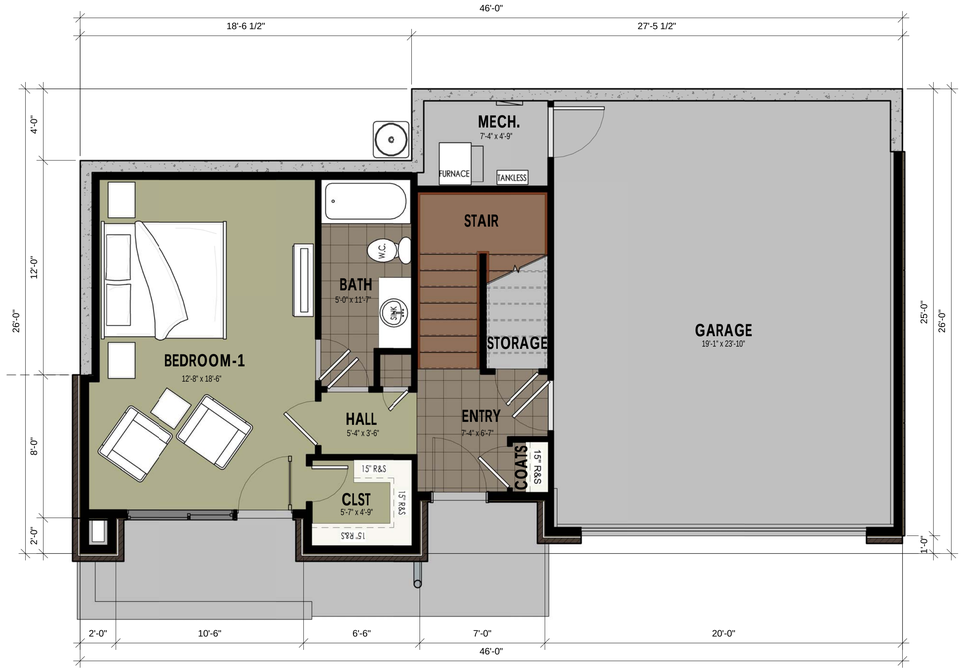
Think
Architecture

STATE OF UTAH
TYLER K. KIRK
6163090
LICENSED ARCHITECT

ALMOND STREET - TOWNHOME A

Almond Street
Salt Lake City Utah

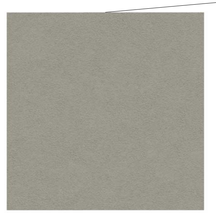
19 June, 2014



LEVEL 00 - CONCEPT PLAN
1/4" = 1'-0"
1 SD2.1

LEVEL 01 - CONCEPT PLAN
1/4" = 1'-0"
2 SD2.1

TOWNHOME UNIT B - SQUARE FOOTAGE	
LEVEL	AREA
LEVEL 0	543 SF
LEVEL 1	1019 SF
	1561 SF
GARAGE	476 SF
	476 SF



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

STUCCO DARK
Material: Synthetic Stucco
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SHERWIN-WILLIAMS

FRONT (SD)
1/4" = 1'-0"
4 SD2.1

LAP SIDING
Material: Fiber Cement 'Smooth'
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T&G SIDING
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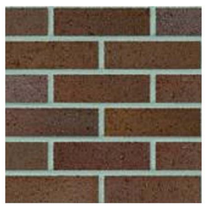

BRICK VENEER
Material: Interstate Brick
Color: Walnut

ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedartone

WINDOWS
Material: Fiberglass
Color: Pebble Gray

GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Think
Architecture

ALMOND STREET - TOWNHOME B

Almond Street
Salt Lake City Utah

20 June, 2014

PROJECT VIEW FROM WEST

BUILDINGS SHOWN REPRESENT THOSE BUILDINGS CURRENTLY PROPOSED IN RELATIONSHIP TO THOSE THAT ARE EXISTING.

Think Architecture

STATE OF UTAH TYLER K. KIRK 6163090 LICENSED ARCHITECT

ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett green within reach

STAKER REAL ESTATE INVESTMENTS

25 May, 2016

ATTACHMENT D: APPLICANT INFORMATION

Almond Street
HP: Major Alteration and New Construction Application
Project Description

4-28-16

To Whom It May Concern:

In 2015 the Historic Land Mark Commission approved a plan, made by Garbett Homes, to develop 9 town homes and 20 condos on the property located at 300 North between West Temple and Almond Street in the Capitol Hill Historic District. After an in depth analysis of the 20-unit condo building it was determined that the building is not feasible to build. We are now making an application to change the 20-unit condo building to ~~9~~ 8 town-homes. The ~~9~~ 8 town-homes are a similar design and style as the previously approved town-homes on West Temple. They also have the same level of high quality exterior finishes and architecture of our previously approved plans.

We look forward to developing this property and appreciate your consideration of our application to change the 20-unit condo building to 9 town-homes.

Sincerely,

Jacob Ballstaedt
Garbett Homes
801-455-5131

ATTACHMENT E: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently undeveloped and vacant.

Zoning Ordinance Standards for RMF-45 (Moderate/High Density Multifamily Residential) Zone

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 1,000 square feet per dwelling unit and 80 feet in width.	**COMPLIES**	17,728 square feet in lot size, > 80 feet of in width.
Maximum Building Height: 45 feet	**COMPLIES**	None to exceed 45 feet.
Minimum Front Yard Requirements: Twenty percent (20%) of lot depth not to exceed 25 feet.	**COMPLIES**	The City Council approved the site plan in a previous legislative action.
Interior Side Yard: 8 feet, provided not principal building is erected within 10 feet of a building on an adjacent lot.	**COMPLIES**	The City Council approved the site plan in a previous legislative action.
Rear Yard: 25% of the lot depth not to exceed 30 feet.	**COMPLIES**	The City Council approved the site plan in a previous legislative action.
Maximum Building Coverage: 60%	**COMPLIES**	The City Council approved the site plan in a previous legislative action.
Required Landscape Yard: The front, corner side and one of the interior side yards shall be maintained as a landscape yard.	**COMPLIES**	The City Council approved the site plan in a previous legislative action.

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020H): In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director, when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

Standard	Finding	Rationale
Standard 1: Scale and Form: a) **Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;** b) **Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,** c) **Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and** d) **Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.**	Complies	The proposed structures have similar mass and scale, as well as form, to existing structures on the block face and in the immediate area. The appropriate scale and mass is reinforced by the choice of high quality building materials and the proposed solid to void ratio. The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape. The proposed heights and widths will be visually compatible. Other multifamily homes on the block face are similar in mass and scale. The flat roof shapes of the structures will be visually compatible with the surrounding structures and streetscape.

Standard 2: Composition of Principal Facades: a) **Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;** b) **Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;** c) **Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and** d) **Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.**	Complies	The relationship of solids to voids on the proposed facades of the structures will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible, and fall into the range associated with historic buildings in the area. The proposed windows on the front facade, with a vertical orientation are typical of the windows found on other homes in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. Attached garages are proposed. While an attached garage is not ideal in terms of historic character development in the district, and while the garages will not be obscured from the street, the placement of the garages on lower level elevations maintain the integrity of the primary elevation as it relates to other structures on the block. This design element maintain the pattern of building facades along the block, as well as the relationship of entrances and other projections to the sidewalk. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures. Structures on the block face have exterior materials that include brick, stucco and wood lap siding. The applicant is proposing brick, smooth lap siding, cedar siding, stucco and metal; all high quality building materials typically observed in the Capitol Hill Historic District.

Standard 3: Relationship to Street: a) **Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;** b) **Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;** c) **Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and** d) **Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.**	Complies	The proposed structures will be sited on the subject property in a manner similar to other multifamily developments on the block face and would contribute to the established wall of continuity on the street. Please see the "Vicinity Map" above, as well as the proposed site plan (Exhibit A) and Context Study (Exhibit B) for reference. All the homes on the block face are built very closely to the front property lines. The proposed structures would also be built to maintain the established setbacks. The City Council reviewed and approved the site plan and proposed setbacks in a prior legislative action. The orientation of the structures are toward the street and respects the historic development pattern of the District.
Standard 4: Subdivision of Lots: **The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).**	Complies	The City Council approved the applicant's proposed site plan in earlier legislative action. The applicant will need to adhere to the approved site plan, however lot line modification will be necessary through subdivision. This standard is applicable and the applicant will need to submit subdivision plans as necessary.

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness

Mass and Scale
12.5 A new building should be designed to reinforce a sense of human scale.
• **A new building may convey a sense of human scale by employing techniques such as these:**
  • **Using building materials that are of traditional dimensions.**
  • **Providing a porch, in form and in depth, that is similar to that seen traditionally.**
  • **Using a building mass that is similar in size to those seen traditionally.**
  • **Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.**
  • **Using window openings that are similar in size to those seen traditionally.**
 	
12.6 A new building should appear similar in scale to the established scale of the current street block.
  • **Larger masses should be subdivided into smaller "modules" similar in size to buildings seen traditionally, wherever possible.**
  • **The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.**
 	
12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.
  • **This can help to maintain the sense of human scale characteristics of the area.**
  • **The variety often inherent in the context can provide a range of design options for compatible new roof forms.**
 	
12.8 A front façade should be similar in scale to those seen traditionally in the block.
  • **The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.**
  • **The primary plane of the front façade should not appear taller than those of typical historic structures in the block.**
  • **A single wall plane should now exceed the typical maximum façade width in the district.**
	Standard 1: Scale and Form
	Standard 3: Relationship to the Street

Height **12.9 Building heights should appear similar to those found historically in the district.** **12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.**	**Standard 1: Scale and Form**
Width **12.11 A new building should appear similar in width to that established by nearby historic buildings.** • **If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context.** • **Stepping back sections of wall plane helps to create an impression of similar width in such a case.**	**Standard 1: Scale and Form**
Solid to Void Ratio **12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.** • **Large surfaces of glass are usually inappropriate in residential structures.** • **Divide large glass surfaces into smaller windows.**	**Standard 1: Scale and Form** **Standard 2: Composition of Principal Facades**
Building Form Guidelines **12.13 Building forms should be similar to those seen traditionally on the block.** • **Simple rectangular solids are typically appropriate.** • **These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.** **12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.** • **Visually, the roof is the single most important element in the overall form of the building** • **Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.** • **Roof pitch and form should be designed to relate to the context.** • **Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.** • **In commercial areas, a wider variety of roof forms might be appropriate for residential uses.**	**Standard 1: Scale and Form**

Proportion and Emphasis of Building Façade Elements **12.15 Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood.** • **The "overall proportion" is the ratio of the width to height of the building, especially the front façade.** • **The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.** • **See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about façade proportions.**	**Standard 1: Scale and Form**
Rhythm & Spacing of Windows & Doors **12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.** • **Large surfaces of glass are usually inappropriate in residential structures.** • **Divide large glass surfaces into smaller windows.** **12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.** • **This is an important design criterion, because these details directly influence the compatibility of a building within its context.** • **Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.**	**Standard 2:** **Composition of Principal Facades**
Materials **12.17 Use building materials that contribute to the traditional sense of human scale of the setting.** • **This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.** **12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.** • **Alternative materials should appear similar in scale, proportion, texture and finish to those used historically .**	**Standard 2:** **Composition of Principal Facades**

Windows **12.20 Windows with vertical emphasis are encouraged.** • **A general rule is that the height of the vertically proportioned window should be twice the dimension of the width in most residential contexts.** • **Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.** • **See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch. 4, PART I).** **12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • **Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.** • **See also the rehabilitation section on windows (PART II, Ch. 3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch. 4).**	**Standard 2:** **Composition of Principal Facades**
Architectural Character **12.23 Building components should reflect the size, depth and shape of those found historically along the street.** • **These include eaves, windows, doors, and porches, and their associated decorative composition and detail.** **12.26 The replication of historic styles is generally discouraged.** • **Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.** • **Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.**	**Standard 2:** **Composition of Principal Facades**

Applicable Design Standards for the Capitol Hill Historic District as noted in *"A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City".* **Building Form** **14.4 The tradition setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.** • **In Arsenal Hill, street patterns and lot lines call for more uniform setback and sitting of primary structures.** • **Historically, the Marmalade District developed irregular setbacks and lot shapes.** • **Many homes were built toward compass points, with the street running at diagonals.** • **This positioning, mixed with variations in slope, cause rows of staggered houses, each with limited views of the streetscape.** • **Staggered setbacks are appropriate in this part of the district because of the historical development.** • **Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.** • **14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.** • **The traditional building pattern should be followed in order to continue the historic character of the street.** • **Consider the visual impact of new construction and additions on neighboring houses and yards.** • **Consider varying the setback and height of the structure along the side yard to reduce scale and impact.** **14.6 The front of a primary structure should be oriented to the street.** • **The entry should be defined with a porch or portico.** **14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.** • **In the Marmalade area, homes tend to be more modest, with heights ranging from one to two stories.** • **Throughout Arsenal Hill larger, grander homes reached two-and-a-half to three stories.** • **Front facades should appear similar in height to those seen historically on the block.** **14.9 A new building should be designed with a primary form that is similar to those seen historically.** • **In most cases, the primary form for the house was a single rectangular volume.** • **In some styles, smaller, subordinate masses were then attached to this primary form.** • **New buildings should continue this tradition.**	**Standard 1: Scale and Form** **Standard 2: Composition of Principal Facades** **Standard 3: Relationship to the Street**

14.10 Building materials that are similar to those used historically should be used. • **Appropriate primary building materials include stone, brick, stucco and painted wood.**	

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on July 21, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 21, 2016.

ATTACHMENT I: ALTERNATE MOTION

Not Consistent with Staff Recommendation:
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for new construction approval at 286 N. West Temple Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

1. Standard 1: Scale and Form:

a) Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
d) Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standard 2: Composition of Principal Facades:

a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
b) Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
c) Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Standard 3: Relationship to Street:

a) Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
b) Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
c) Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
d) Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Standard 4: Subdivision of Lots:

The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).