



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com
Preston Larson – Planning Intern
Date: March 1, 2018
Re: Petition PLNHLC2017-00941, 690 N. West Capitol Street – New Construction
Petition PLNHLC2018-00096 - 690 N. West Capitol Street – Special Exception

NEW CONSTRUCTION IN A HISTORIC DISTRICT

PROPERTY ADDRESS: 690 N. West Capitol Street
PARCEL ID: 08-25-478-009-0000 (2.21 Acres or ~96,268 square feet)
HISTORIC DISTRICT: Capitol Hill Historic District
ZONING DISTRICT: SR-1A (special development pattern residential district) & H (Historic Preservation Overlay District)
MASTER PLAN: Capitol Hill Master Plan – Low Density Residential 5.15 DUs/Acre

REQUEST: Jacob Ballstaedt, Garbett Homes, on behalf of Sterling on Capitol Hill Investments, LC, is requesting a Certificate of Appropriateness (COA) from the City to build five (5) new twin home units (10 total new dwelling units) located at approximately 690 N. West Capitol Street in the Capitol Hill Historic District. The subject parcel is zoned SR-1A (Special Development Pattern Residential District).

- A. New Construction - This project request requires approval for new construction in an historic district. Case number PLNHLC2017-00941
- B. Special Exception Approval: Case number PLNHLC2018-00096
 - i. The applicant requests that the building height be flexible and modified by up to five feet (5') from the average building height on the block face (26'1") to allow for building accommodation for cases where extreme cross slopes exist.
 - ii. The applicant requests modifications of interior side yard wall height (maximum 16' in the SR-1A Zone) of up to six and a half feet (6'-6") for a maximum of 22'6", to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that with conditions imposed, the proposed new construction and special exception requests meet the applicable standards of approval and therefore, recommends that the Historic Landmark Commission approve the request subject to the following condition of approval:

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

2. Windows on the front façade and those visible from the street shall be recessed into their openings to create depth and to avoid creation of “flat plane surfaces” which are inappropriate from an historic perspective.
3. Synthetic stucco shall not be utilized as an exterior building material. Real cement stucco shall be used in those areas where synthetic stucco is proposed.
4. Stone veneer shall not be utilized as an exterior building material. A more historically appropriate material shall be utilized in those areas where stone veneer is proposed.
5. Cement lap siding shall be of the smooth variety as opposed to the simulated wood grain variety.

CONTEXT AERIAL:



BACKGROUND AND PROJECT DESCRIPTION:

The applicant is proposing five (5) new twin home units for a total of ten (10) dwelling units each on their own lot. The proposed homes are a contemporary design utilizing modern interpretation of historic home features. The plans show low sloping roofs, a covered front porch, balcony, and a consistent fenestration pattern. Proposed materials include stone veneer, synthetic stucco, cedar lap siding, fiber cement lap siding, steel columns, and architectural grade asphalt shingles. Please refer to the detailed site plan, elevations and context photos that are included for reference – Attachment C – Development Plan Set.

The subject lot is challenging as it is steeply sloped from east to west, has a natural swale that creates extreme cross slopes and is a double frontage lot. There have been a least of couple of different residential housing proposals on this parcel that have come before the HLC in the last ten years, including a proposal for seventeen (17) single family homes that were approved by the HLC and the PC. The property remains vacant.

Due to the topographical challenges on the parcel, the applicant is requesting that the HLC approve modifications to zoning requirements through the Special Exception process as follows:

1. Accept the average block face height of **26'-1"** to be used as the height limit for this property. This will allow all but three (3) units to meet building height. Staff notes that a building height study was conducted along West Capitol Street in 2007 as part of a previous proposal for the subject property. The summary of the study is included as an attachment and shows that the

average building height along N. West Capitol Street was/is 26'1". This summary is included for reference as Attachment E – Building Height Study.

2. For the three (3) units that exceed the average block face height, the applicant requests that **average block face building height be flexible and modified by up to five feet (5') to allow for** accommodation of cases where extreme cross slopes exist. The applicant asserts that this accommodation will provide better transition between the buildings along the street face to maintain a more consistent relation to the street. The three units in question are those on proposed Lots 7-9. Please see the Height/Slope Study page D102 included in the attached plans – Exhibit C – Development Plan Set.

3. The applicant also requests a modification of interior side yard wall height of up to six and a **half feet (6'-6") from the calculated** side yard wall height to allow for accommodation of extreme cross slope conditions, especially those affected by the area of the natural swale.

4. Grade changes that exceed 4 feet in required setback areas.

The Landmark Commission has the authority to approve the requested additional building and wall height in the H- Historic Preservation Overlay District through the Special Exception process.

KEY ISSUES:

Issue 1: The project parcel is a double frontage lot.

Discussion: As stated in Zoning Ordinance Section 20.12.20 (F), *Lots other than corner lots, having double frontage shall not be approved except where necessitated by topographic or other unusual conditions.* The subject lot has significant topographical challenges. Because Victory Road UT-186, is a UDOT road, it is highly unlikely that access would ever be granted for these homes onto Victory Road; topographic elevation differences also make this highly unlikely. The logical access and frontage for the proposed homes is via N. West Capitol Street.

Issue 2: Proposed building height – Special Exception Request

Discussion: Maximum building height for a pitched roof in the SR-1A Zone is twenty- three feet (**23'**) measured to the roof ridge, or the average height of other principal buildings on the block face. Using a study that was conducted for a project on the same property a dozen or so years ago (Attachment E – Building Height Study), the applicant asserts that based on this study the average building height in the area along N. West Capitol Street is approximately twenty-six feet one inch (**26'1"**). Using the building height of approximately twenty-six feet one inch (**26'1"**), the applicant indicates that seven (7) of the proposed units would be below this building height, one (1) at this height, and two (2) above. The maximum building height proposed above **twenty-six feet (26')** is **approximately five feet (5') for the structure on proposed Lot 8.** The applicant has provided a useful visual demonstration of where building height would exceed **twenty-six feet (26')** on **page D102 of the submitted plans – Attachment C – Development Plan Set.**

The surrounding area sees many buildings with a broad range of building heights; some greatly exceeding a **twenty-six foot (26') height limit.** Of interest, in a prior proposal on this parcel referred to previously, the HLC at that time approved building heights of up to **twenty-seven feet four inches (27'4")**. The HLC has the authority to approve the proposed building heights as a Special Exception should it be found that adopted standards are met. Planning staff's audit of the area finds that the proposed building heights are not out of character with the rest of the block or the overall vicinity, given the challenging terrain.

Issue 3: Exterior wall height – Special Exception Request

Discussion: The maximum exterior wall height adjacent to interior side yards in the SR-1A Zone is sixteen feet (**16'**). Wall height adjacent to interior side yards was first adopted as part of the Yalecrest Compatible Infill Ordinance and is intended to ensure that structures are constructed in such a manner to be compatible with existing adjacent structures in terms of building height. The applicant is requesting a Special Exception for

modification of interior side yard wall height of up to six and a half feet (6'-6") to allow for accommodation of extreme cross slope conditions, especially those affected by the area of the natural swale toward the south end of the property. Planning staff asserts that exterior wall height in the interior side yards between the proposed units is a non-issue. On the other hand, exterior wall height is an issue where proposed development abuts existing. In this case, the applicant is requesting an increase in exterior wall heights adjacent to interior side yards for the structure on Lot 1 of an additional 2.7 feet, and an additional wall height of 4.5 feet on Lot 10. Of note, existing residential development to the north and south of the subject parcel is at such a distance from proposed development that additional wall height for these two proposed units should have little to no impact on existing adjacent development and should be allowed. Planning Staff notes that there are many examples of exterior wall heights in interior side yards that exceed sixteen feet (16') throughout the neighborhood primarily due to topography. **The applicant's request is not unreasonable.**

Issue 4: Grade changes that exceed 4 feet in required setback areas.

Discussion: The significant grade of the project lot necessitates grading in required yards greater than four feet (4') in order that the buildings can be set into the hillside. The side yards are of particular interest. The houses will essentially be tucked closely into the hillside, this will necessitate cuts into the slope for retaining walls. Table 21A.36.020B of the Zoning Ordinance addresses grade changes in excess of four feet (4') and calls for a process that requires public review. In order to develop the site as noted on the proposed site plan, the applicant is requesting flexibility to modify the site/individual lots as necessary in areas that may exceed the imposed grading limit of four feet (4'). Given the topographic challenges on the subject lot, Planning Staff asserts that exceeding grade changes in excess of four feet (4') in required yards is warranted.

The HLC has the authority to modify grade changes to accommodate appropriate development in the local historic districts.

Issue 5: Subdivision

Discussion: Should the HLC approve the proposal, the applicant will be required to complete a subdivision process. **In coordination with the "New Construction" petition, the applicant has also submitted an application for "Preliminary Subdivision". While the HLC does not have decision making authority for subdivision, this type of request falls under the jurisdiction of the PC, the HLC can certainly comment on the appropriateness of the proposed subdivision from an historic perspective.**

NEXT STEPS:

If the project is approved by the HLC, the applicant will proceed with a subdivision process to create lots for each individual residence. Once any subdivision process is complete, the applicant would be issued a Certificate of Appropriateness for the proposed New Construction and associated Special Exception and then proceed to the building permit stage. **If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the proposed New Construction and associated Special Exception and any new proposal would require a new application.**

ATTACHMENTS:

- A. Vicinity Maps
- B. Historic District Map
- C. Development Plan Set
- D. Applicant Information
- E. Building Height Study
- F. Existing Conditions
- G. Analysis of Standards for New Construction
- H. Applicable Design Guidelines
- I. Analysis of Standards for Special Exceptions
- J. Public Process and Comments
- K. City Department/Division Comments

ATTACHMENT A: VICINITY MAPS



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: DEVELOPMENT PLAN SET



STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

PROJECT DEVELOPMENT PLAN

1. VICINITY MAP AND SITE PHOTO LOCATIONS
2. SITE PHOTOS
3. SITE PLAN
4. HEIGHT / SLOPE STUDY ANALYSIS
5. EXISTING BLOCK FACE HEIGHT EXHIBIT
6. EXTERIOR ELEVATIONS
7. EXTERIOR ELEVATIONS
8. TYPICAL EXTERIOR VIEW
9. STREET VIEW/MATERIAL BOARD
10. TYPICAL FLOOR PLAN
11. NEW CONSTRUCTION EXAMPLES
12. NEW CONSTRUCTION EXAMPLE - GARBETT HOMES
13. HISTORIC DISTRICT MAP AND PROJECT LOCATIONS



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WEST CAPITOL STREET, SALT LAKE CITY UTAH

VICINITY MAP & SITE
PHOTO LOCATIONS

D001

30 JAN. 2018



SITE PHOTO #1

SITE PHOTO #4



SITE PHOTO #2

SITE PHOTO #5



SITE PHOTO #3

SITE PHOTO #6



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SITE PHOTOS

D002

30 JAN. 2018



Think

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

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SITE PLAN
SCALE: 1" = 30'-0"

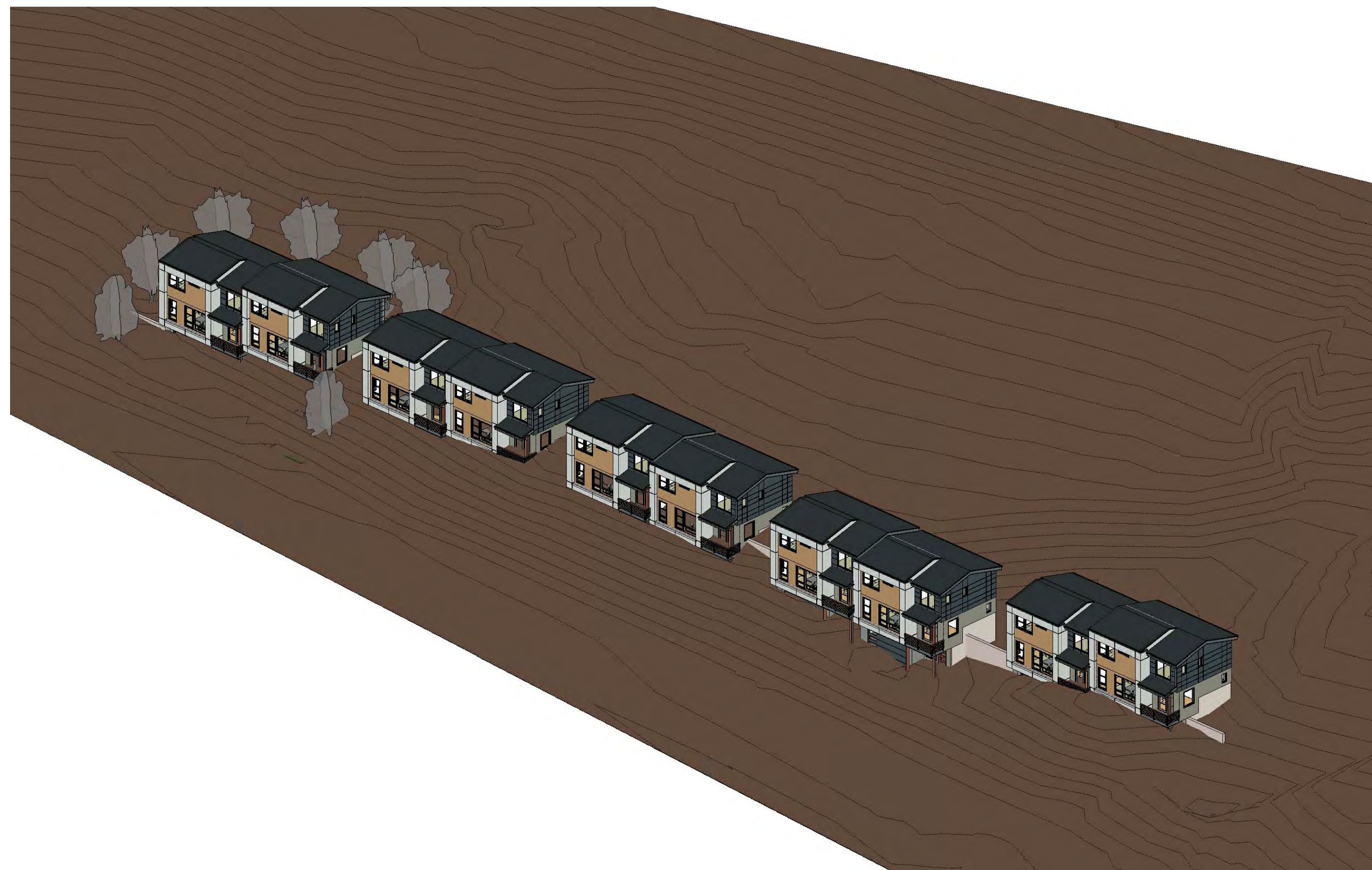


STERLING
ON CAPITOL HILL
WEST CAPITOL STREET
SALT LAKE CITY, UTAH

PROJECT NO. 16126
DATE: 26 JAN., 2018
REVISIONS:

SHEET TITLE:
TWIN HOME
MASTER PLAN

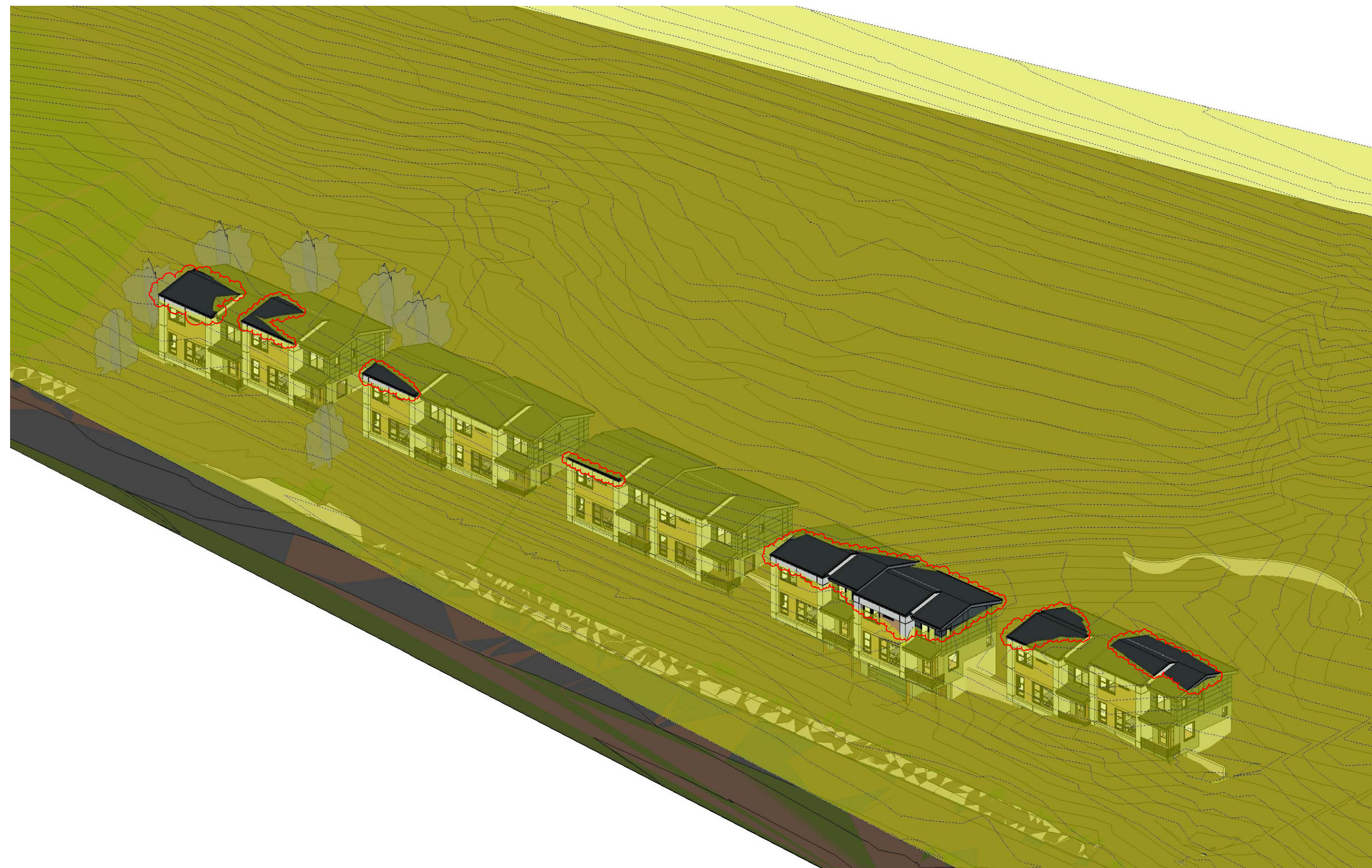
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D101



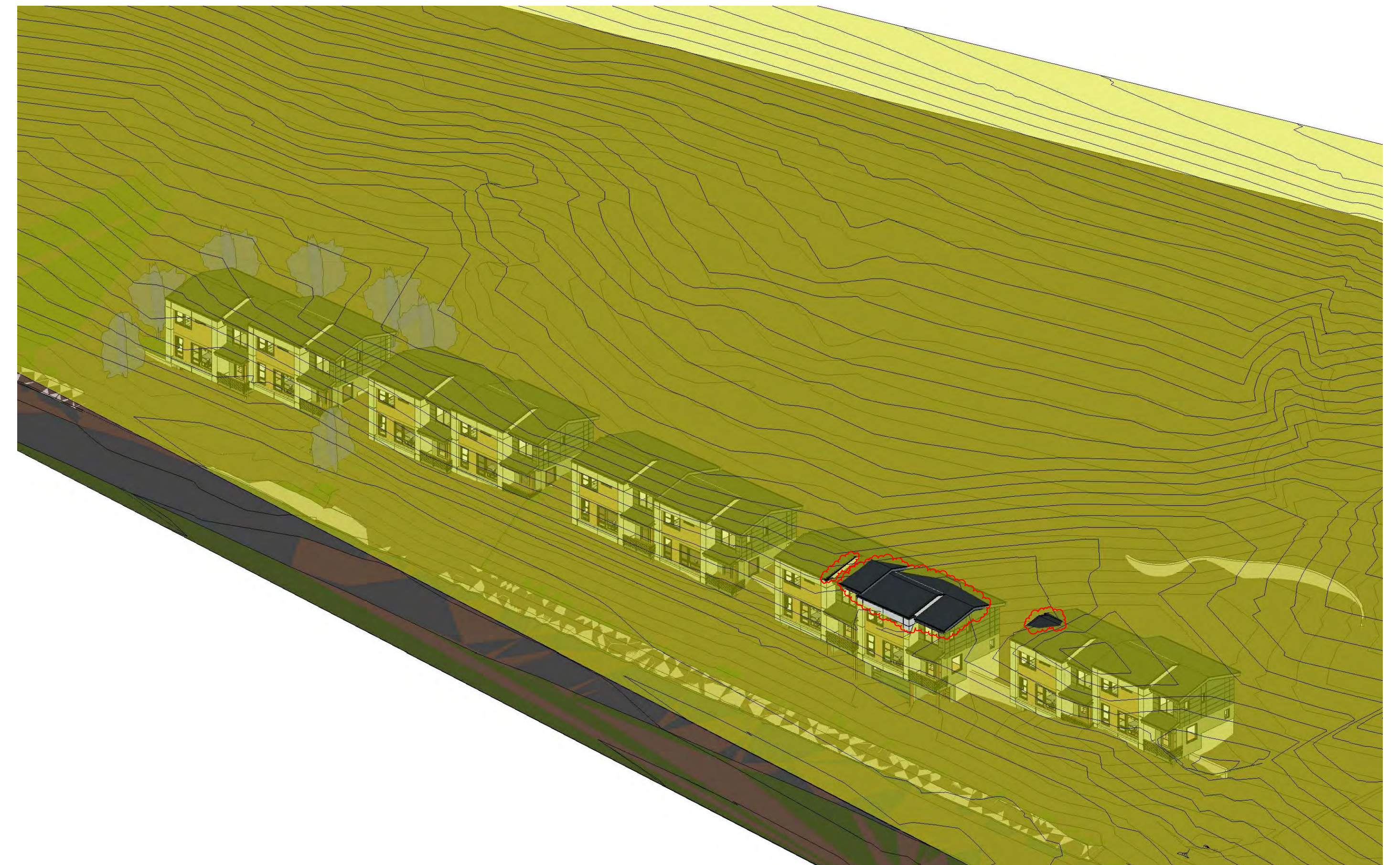
HOMES RELATIVE TO EXISTING TOPOGRAPHY



NORTH HOMES SHOWING EXCAVATION TO EXPOSE GARAGE LEVEL AND PROVIDE DRIVEWAY ACCESS TO STREET



AREAS WHERE HOMES EXCEED 23' HEIGHT LIMIT



AREAS WHERE HOMES EXCEED 26'-1" HEIGHT LIMIT

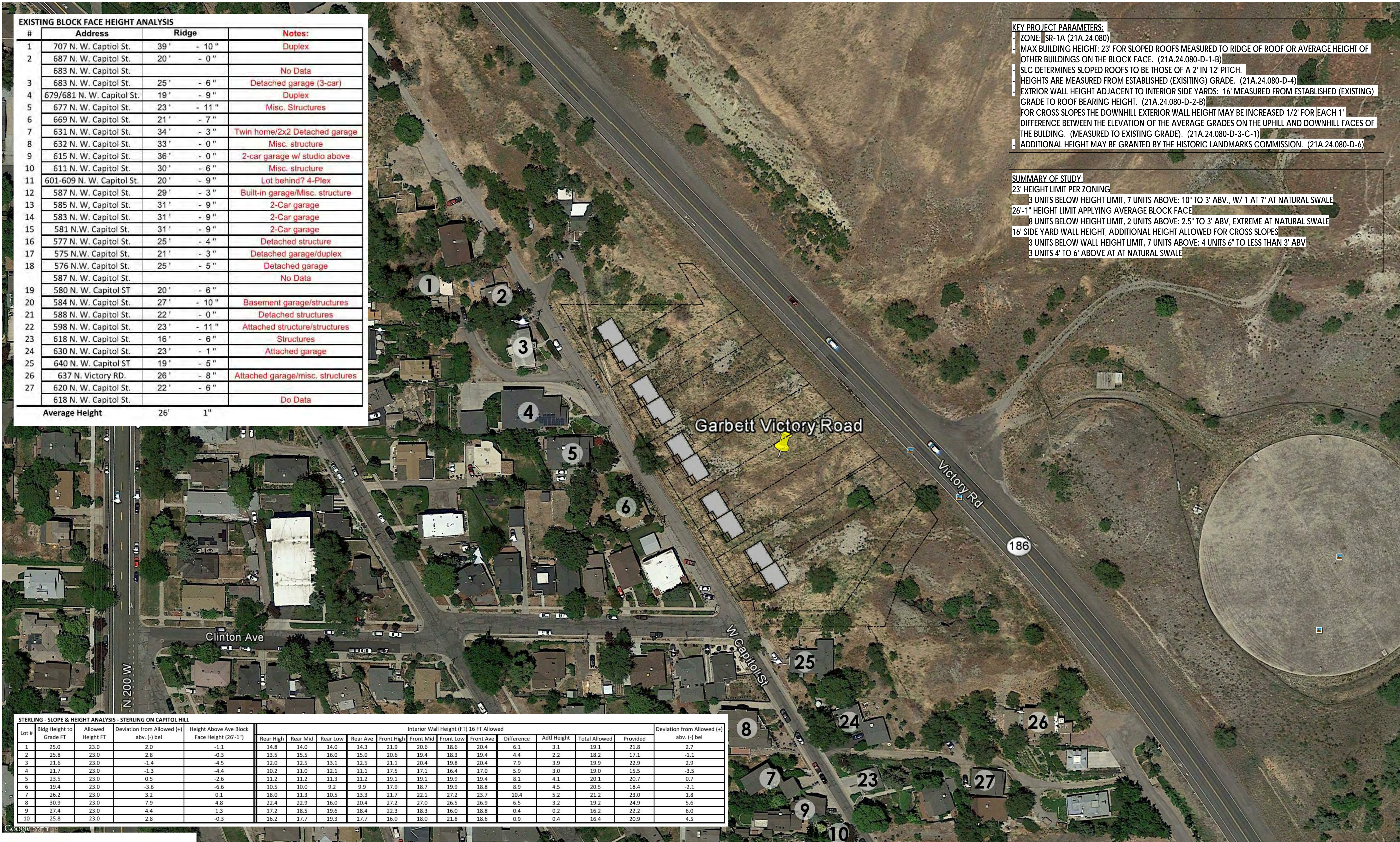
EXISTING BLOCK FACE HEIGHT ANALYSIS			
#	Address	Ridge	Notes:
1	707 N. W. Capitol St.	39' - 10"	Duplex
2	687 N. W. Capitol St.	20' - 0"	
	683 N. W. Capitol St.		No Data
3	683 N. W. Capitol St.	25' - 6"	Detached garage (3-car)
4	679/681 N. W. Capitol St.	19' - 9"	Duplex
5	677 N. W. Capitol St.	23' - 11"	Misc. Structures
6	669 N. W. Capitol St.	21' - 7"	
7	631 N. W. Capitol St.	34' - 3"	Twin home/2x2 Detached garage
8	632 N. W. Capitol St.	33' - 0"	Misc. structure
9	615 N. W. Capitol St.	36' - 0"	2-car garage w/ studio above
10	611 N. W. Capitol St.	30' - 6"	Misc. structure
11	601-609 N. W. Capitol St.	20' - 9"	Lot behind? 4-Plex
12	587 N. W. Capitol St.	29' - 3"	Built-in garage/Misc. structure
13	585 N. W. Capitol St.	31' - 9"	2-Car garage
14	583 N. W. Capitol St.	31' - 9"	2-Car garage
15	581 N. W. Capitol St.	31' - 9"	2-Car garage
16	577 N. W. Capitol St.	25' - 4"	Detached structure
17	575 N. W. Capitol St.	21' - 3"	Detached garage/duplex
18	576 N. W. Capitol St.	25' - 5"	Detached garage
	587 N. W. Capitol St.		No Data
19	580 N. W. Capitol St.	20' - 6"	
20	584 N. W. Capitol St.	27' - 10"	Basement garage/structures
21	588 N. W. Capitol St.	22' - 0"	Detached structures
22	598 N. W. Capitol St.	23' - 11"	Attached structure/structures
23	618 N. W. Capitol St.	16' - 6"	Structures
24	630 N. W. Capitol St.	23' - 1"	Attached garage
25	640 N. W. Capitol St.	19' - 5"	
26	637 N. Victory Rd.	26' - 8"	Attached garage/misc. structures
27	620 N. W. Capitol St.	22' - 6"	
	618 N. W. Capitol St.		Do Data
Average Height		26' 1"	

KEY PROJECT PARAMETERS:

- ZONE: SR-1A (21A.24.080)
- MAX BUILDING HEIGHT: 23' FOR SLOPED ROOFS MEASURED TO RIDGE OF ROOF OR AVERAGE HEIGHT OF OTHER BUILDINGS ON THE BLOCK FACE. (21A.24.080-D-1-B)
- SLC DETERMINES SLOPED ROOFS TO BE THOSE OF A 2' IN 12" PITCH.
- HEIGHTS ARE MEASURED FROM ESTABLISHED (EXISTING) GRADE. (21A.24.080-D-4)
- EXTERIOR WALL HEIGHT ADJACENT TO INTERIOR SIDE YARDS: 16' MEASURED FROM ESTABLISHED (EXISTING) GRADE TO ROOF BEARING HEIGHT. (21A.24.080-D-2-B)
- FOR CROSS SLOPES THE DOWNHILL EXTERIOR WALL HEIGHT MAY BE INCREASED 1/2' FOR EACH 1' DIFFERENCE BETWEEN THE ELEVATION OF THE AVERAGE GRADES ON THE UPHILL AND DOWNHILL FACES OF THE BUILDING. (MEASURED TO EXISTING GRADE). (21A.24.080-D-3-C-1)
- ADDITIONAL HEIGHT MAY BE GRANTED BY THE HISTORIC LANDMARKS COMMISSION. (21A.24.080-D-6)

SUMMARY OF STUDY:

- 23' HEIGHT LIMIT PER ZONING
- 3 UNITS BELOW HEIGHT LIMIT, 7 UNITS ABOVE: 10' TO 3' ABV., W/ 1 AT 7' AT NATURAL SWALE
- 26'-1" HEIGHT LIMIT APPLYING AVERAGE BLOCK FACE
- 8 UNITS BELOW HEIGHT LIMIT, 2 UNITS ABOVE: 2.5" TO 3" ABV, EXTREME AT NATURAL SWALE
- 16' SIDE YARD WALL HEIGHT, ADDITIONAL HEIGHT ALLOWED FOR CROSS SLOPES
- 3 UNITS BELOW WALL HEIGHT LIMIT, 7 UNITS ABOVE: 4 UNITS 6" TO LESS THAN 3' ABV
- 3 UNITS 4' TO 6' ABOVE AT AT NATURAL SWALE



STERLING - SLOPE & HEIGHT ANALYSIS - STERLING ON CAPITOL HILL																	
Lot #	Bldg Height to Grade FT	Allowed Height FT	Deviation from Allowed (+) abv. (-) bel	Height Above Ave Block Face Height (26'-1")	Interior Wall Height (FT) 16 FT Allowed										Total Allowed	Provided	Deviation from Allowed (+) abv. (-) bel
					Rear High	Rear Mid	Rear Low	Rear Ave	Front High	Front Mid	Front Low	Front Ave	Difference	Adtl Height			
1	25.0	23.0	2.0	-1.1	14.8	14.0	14.0	14.3	21.9	20.6	18.6	20.4	6.1	3.1	19.1	21.8	2.7
2	25.8	23.0	2.8	-0.3	13.5	15.5	16.0	15.0	20.6	19.4	18.3	19.4	4.4	2.2	18.2	17.1	-1.1
3	21.6	23.0	-1.4	-4.5	12.0	12.5	13.1	12.5	21.1	20.4	19.8	20.4	7.9	3.9	19.9	22.9	2.9
4	21.7	23.0	-1.3	-4.4	10.2	11.0	12.1	11.1	17.5	17.1	16.4	17.0	5.9	3.0	19.0	15.5	-3.5
5	23.5	23.0	0.5	-2.6	11.2	11.2	11.3	11.2	19.1	19.1	19.9	19.4	8.1	4.1	20.1	20.7	0.7
6	19.4	23.0	-3.6	-6.6	10.5	10.0	9.2	9.9	17.9	18.7	19.9	18.8	8.9	4.5	20.5	18.4	-2.1
7	26.2	23.0	3.2	0.1	18.0	11.3	10.5	13.3	21.7	22.1	27.2	23.7	10.4	5.2	21.2	23.0	1.8
8	30.9	23.0	7.9	4.8	22.4	22.9	16.0	20.4	27.2	27.0	26.5	26.9	6.5	3.2	19.2	24.9	5.6
9	27.4	23.0	4.4	1.3	17.2	18.5	19.6	18.4	22.3	18.3	16.0	18.8	0.4	0.2	16.2	22.2	6.0
10	25.8	23.0	2.8	-0.3	16.2	17.7	19.3	17.7	16.0	18.0	21.8	18.6	0.9	0.4	16.4	20.9	4.5



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STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

EXISTING BLOCK FACE HEIGHT ANALYSIS

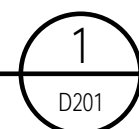
D103

30 JAN. 2018



GARAGE WIDTH CALCULATION
 $(16' + 16') / 64.5' = 49.6\%$

WEST ELEVATION
 1/4" = 1'-0"



PROJECT PARAMETERS:

ZONE: SR-1A (21A.24.080)

MAX BUILDING HEIGHT: 23' FOR SLOPED ROOFS MEASURED TO RIDGE OF ROOF OR AVERAGE HEIGHT OF OTHER BUILDINGS ON THE BLOCK FACE. (21A.24.080-D-1-B)

SLC DETERMINES SLOPED ROOFS TO BE THOSE OF A 2' IN 12' PITCH.

HEIGHTS ARE MEASURED FROM ESTABLISHED (EXISTING) GRADE. (21A.24.080-D-4)

EXTRIOR WALL HEIGHT ADJACENT TO INTERIOR SIDE YARDS: 16' MEASURED FROM ESTABLISHED (EXISTING) GRADE TO ROOF BEARING HEIGHT. (21A.24.080-D-2-B)
 FOR CROSS SLOPES THE DOWNHILL EXTERIOR WALL HEIGHT MAY BE INCREASED 1/2' FOR EACH 1' DIFFERENCE BETWEEN THE ELEVATION OF THE AVERAGE GRADES ON THE UPHILL AND DOWNHILL FACES OF THE BUILDING. (MEASURED TO EXISTING GRADE). (21A.24.080-D-3-C-1)

ADDITIONAL HEIGHT MAY BE GRANTED BY THE HISTORIC LANDMARKS COMMISSION. (21A.24.080-D-6)

MINIMUM FRONT YARD SETBACK: 20' (21A.24.080-E-1-B)

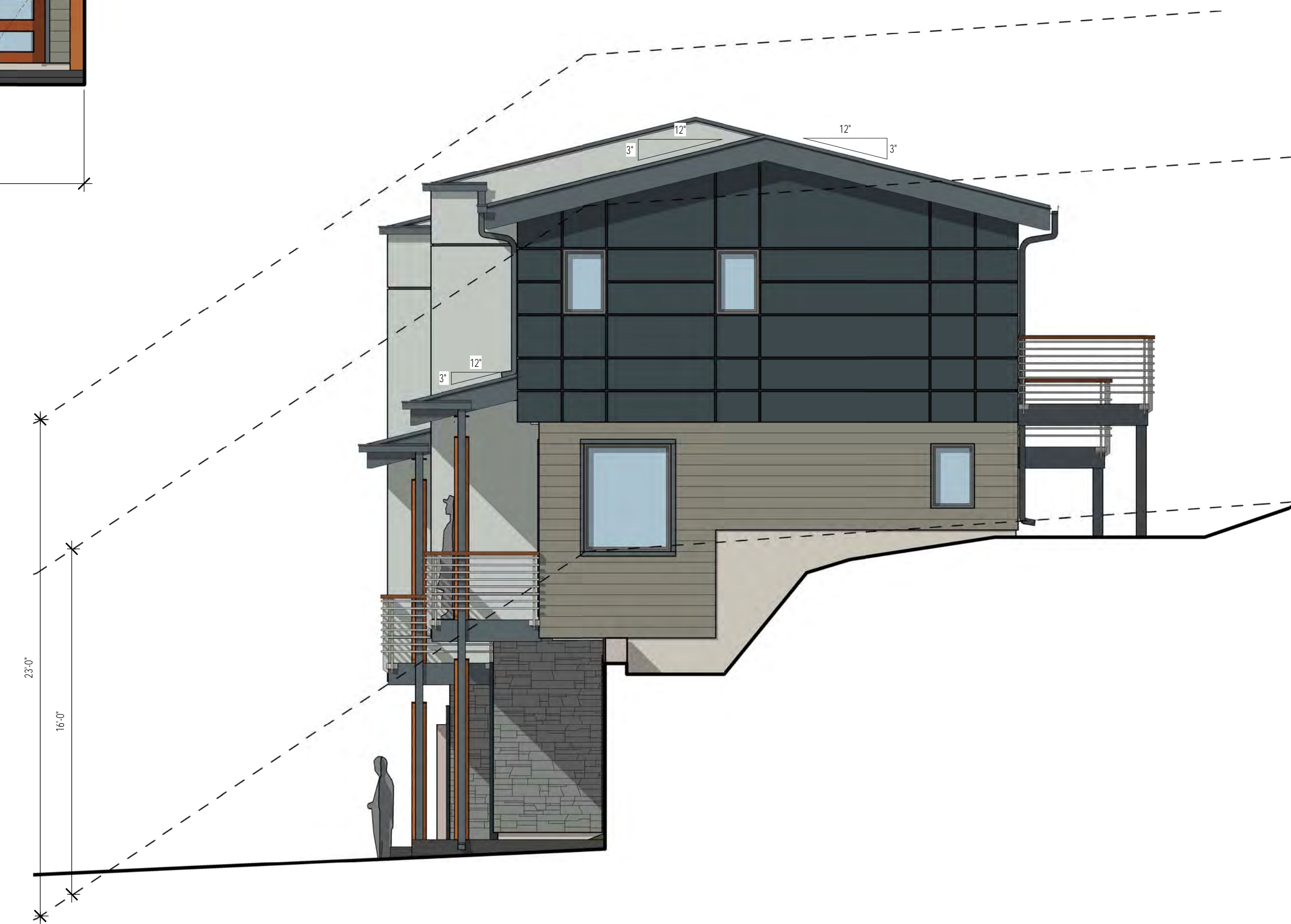
MINIMUM CORNER SIDE YARD SETBACK: 10' (21A.24.080-E-2-B)

MINIMUM INTERIOR SIDE YARD SETBACK: 10' (21A.24.080-E-3-A)

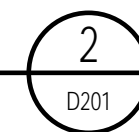
REAR YARD SETBACK: 25% OF LOT DEPTH, NOT LESS THAN 15' AND NOT GREATER THAN 30' (21A.24.080-E-4)

MAXIMUM LOT COVERAGE: 40% OF THE LOT AREA (21A.24.080-F)

STANDARDS FOR ATTACHED GARAGES: WIDTH OF ATTACHED GARAGE FACING THE STREET MAY NOT EXCEED 50% OF THE WIDTH OF THE FRON FACADE OF THE HOUSE. (21A.24.080-H)



SOUTH ELEVATION
 1/4" = 1'-0"



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WEST CAPITOL STREET, SALT LAKE CITY UTAH

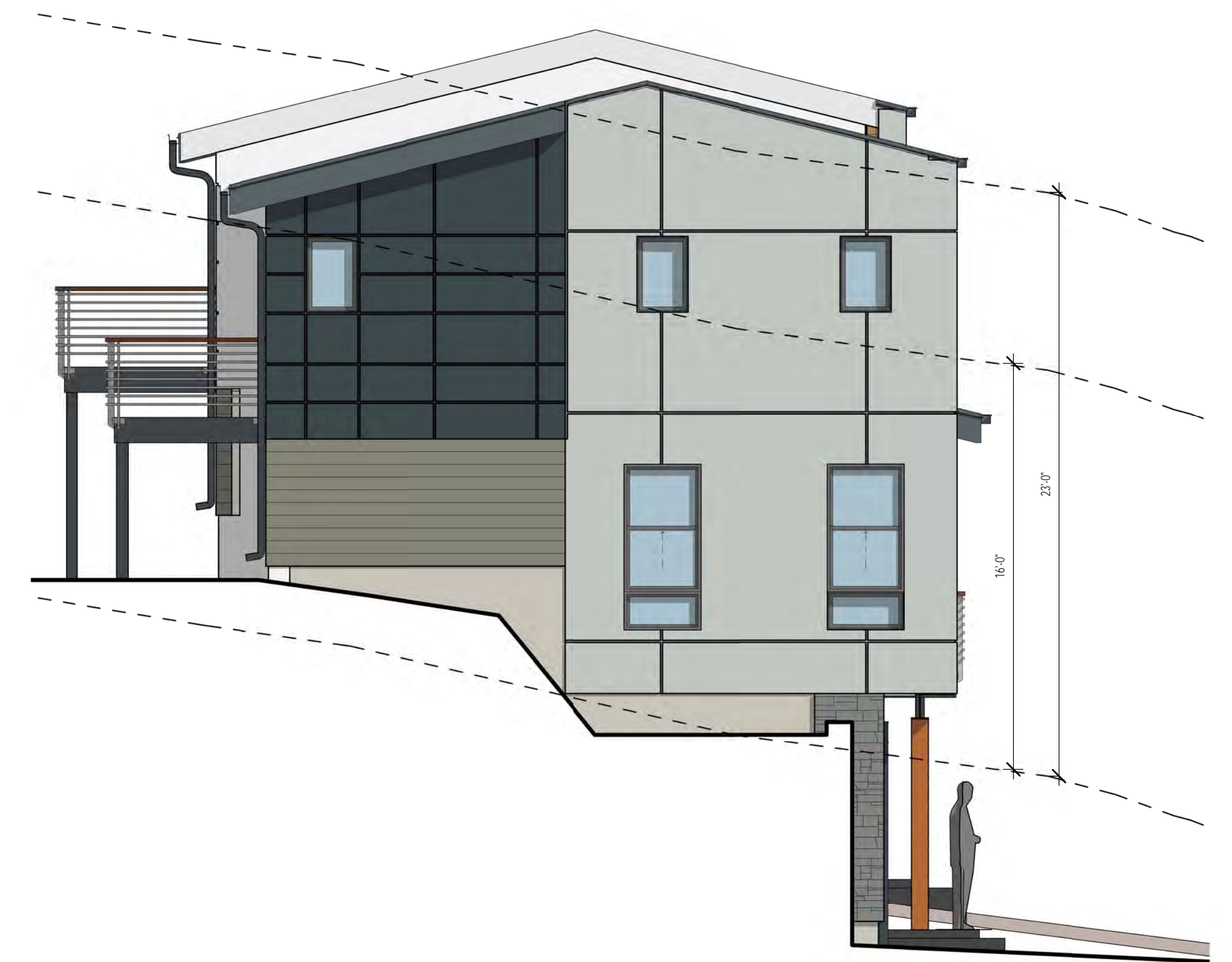
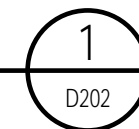
EXTERIOR ELEVATIONS

D201

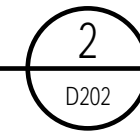
30 JAN. 2018



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"





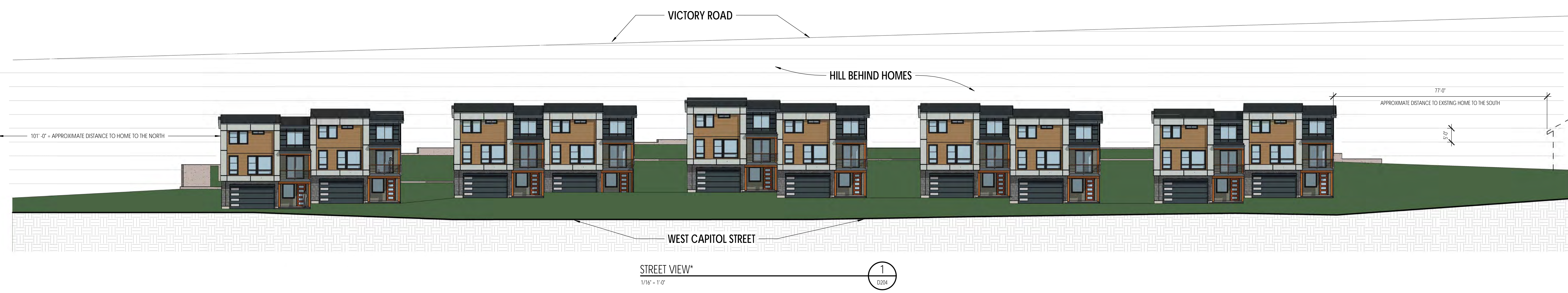
STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

EXTERIOR VIEW

D203

30 JAN. 2018



MATERIAL CHART



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



GARAGE DOORS
 Material: Glass/Steel
 Manufacturer: TBD
 Color: Paint to match trim color



WINDOWS
 Material: Vinyl
 Manufacturer: AMSCO Artesian
 Color: Silver



SIDING
 Material: Natural Cedar or Pre-stained Fiber Cement Cedar Tone
 Manufacturer: TBD
 Color: Natural Stain



SIDING
 Material: Fiber Cement Lap
 Manufacturer: TBD
 Color: "Downing Stone" SW 2821
 SHERWIN-WILLIAMS



STONE VENEER
 Material: Manufactured Stone
 Manufacturer: TBD
 Color: Gray Gold



STUCCO
 Material: Synthetic Stucco
 Manufacturer: TBD
 Color: Pure White SW 7005
 SHERWIN-WILLIAMS



PANEL SIDING
 Material: Fiber Cement "Smooth"
 Manufacturer: TBD
 Color: Mount Etna SW 7625
 SHERWIN-WILLIAMS



ROOFING
 Material: Asphalt Shingle
 Manufacturer: GAF Timberline or Equal
 Color: Charcoal



STEEL COLUMNS/BEAMS
 Material: Painted Steel
 Manufacturer: TBD
 Color: Copper Pot SW 7709
 SHERWIN-WILLIAMS



TRIM
 Material: Fiber Cement
 Manufacturer: TBD
 Color: Grays Harbor SW 6236
 SHERWIN-WILLIAMS



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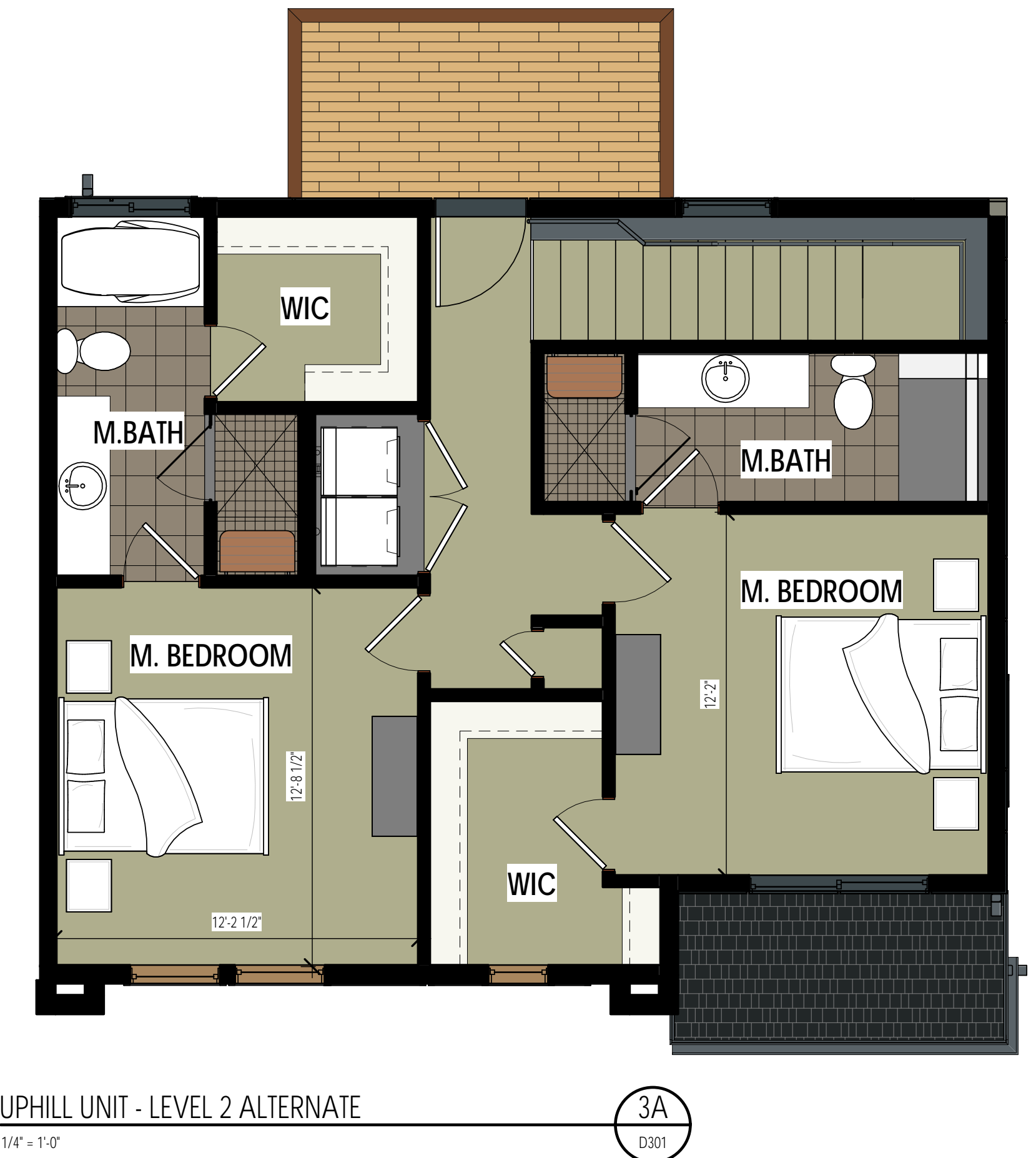
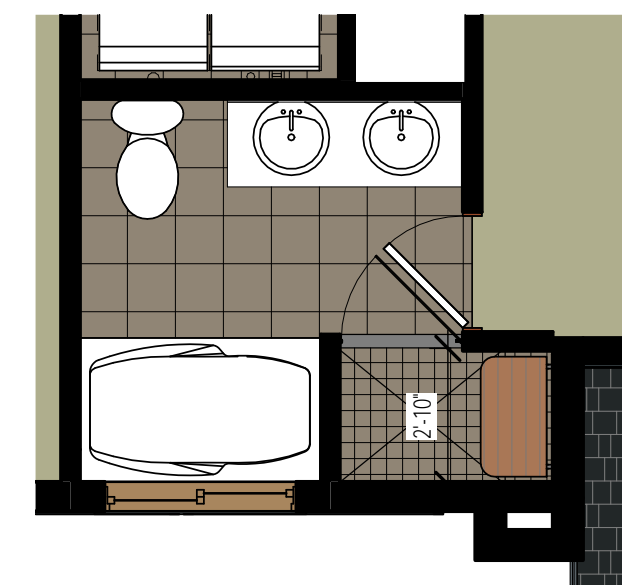
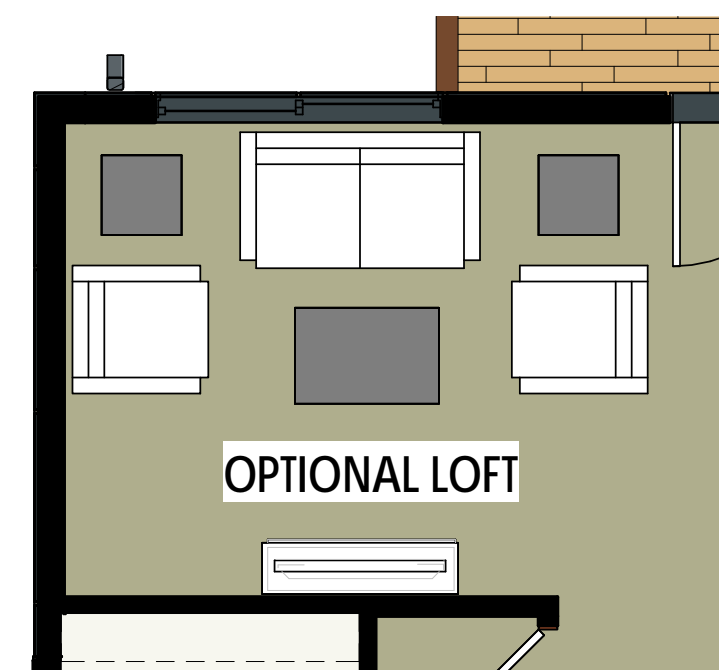
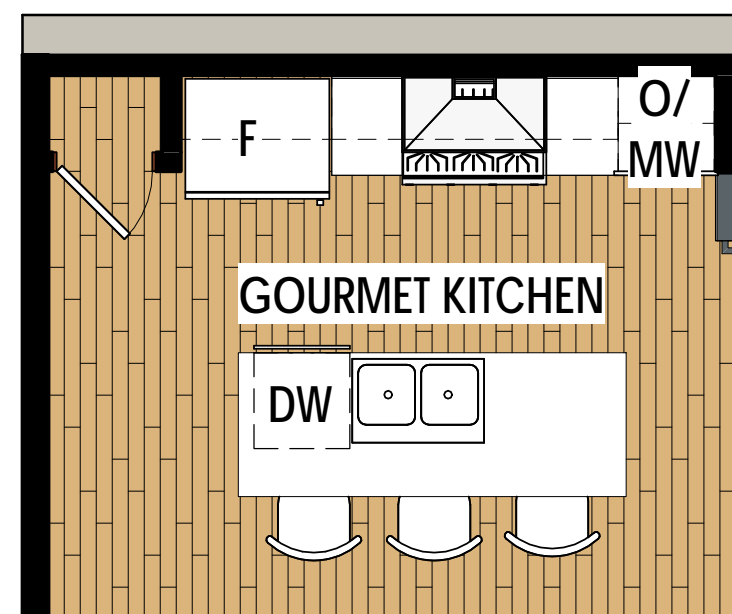
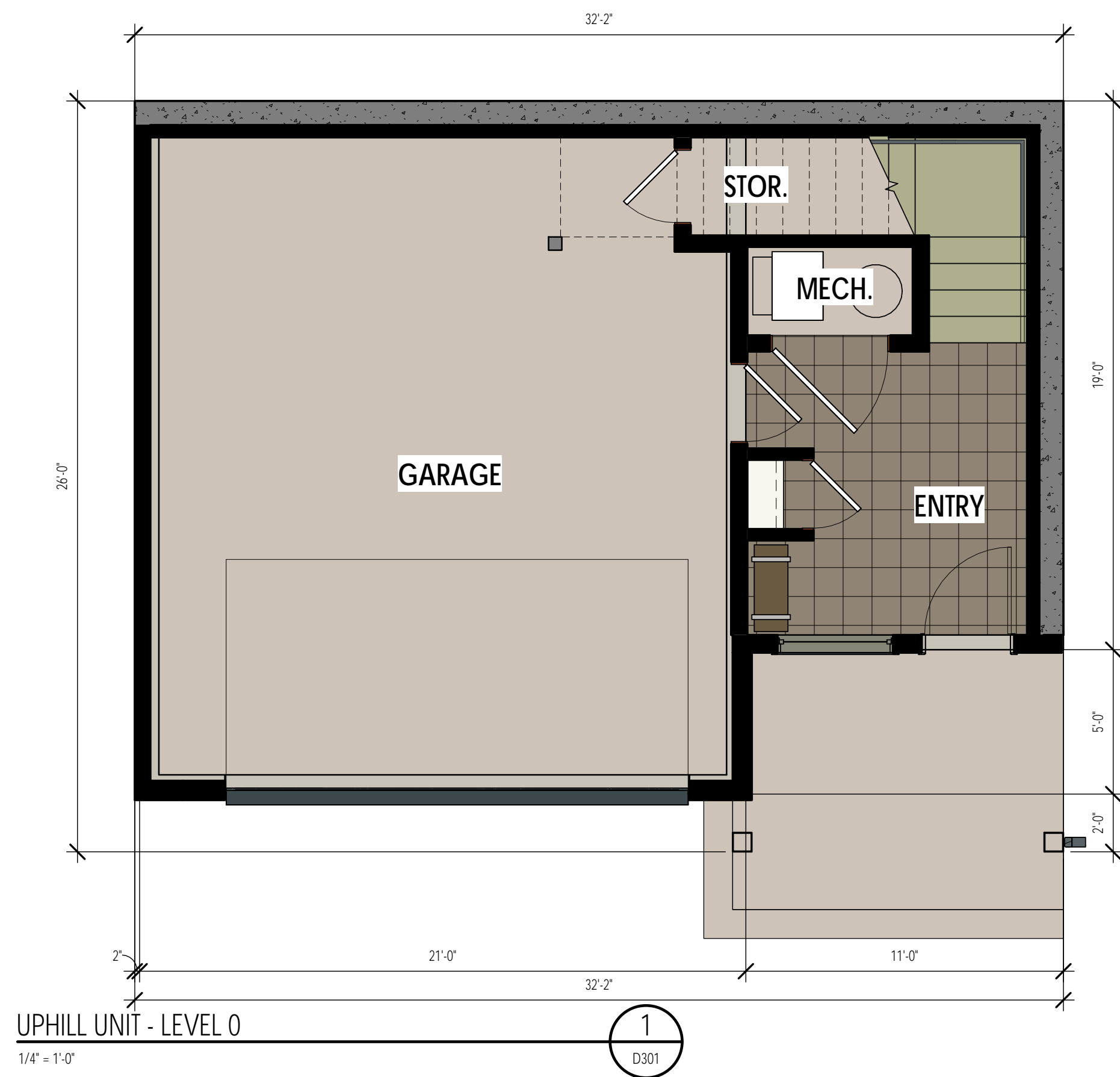
STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

STREET VIEW

D204

30 JAN. 2018



UPHILL UNIT SQUARE FOOTAGE

AREA	SO. FT.
GARAGE LEVEL	200
MAIN LEVEL	747
UPPER LEVEL	754
TOTALS	1701

2 CAR GARAGE 468



STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

FLOOR PLANS

D301

30 JAN. 2018

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NEW CONSTRUCTION PROJECT EXAMPLES
IN HISTORIC DISTRICTS



1. 700 NORTH 300 WEST



2. 500 NORTH CENTER STREET



3. 524 N. MAIN STREET



4. 388 EAST SOUTH TEMPLE



5. 700 EAST 275 SOUTH



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STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

NEW
CONSTRUCTION
EXAMPLES

D501

30 JAN. 2018



6. ALMOND STREET PROJECT BY GARBETT HOMES -275 NORTH WEST TEMPLE

STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH



STERLING ON CAPITOL HILL

WEST CAPITOL STREET, SALT LAKE CITY UTAH

811
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 PRIOR TO THE
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BENCHMARK
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 STREET AND CLYTON AVENUE. SECTION 25
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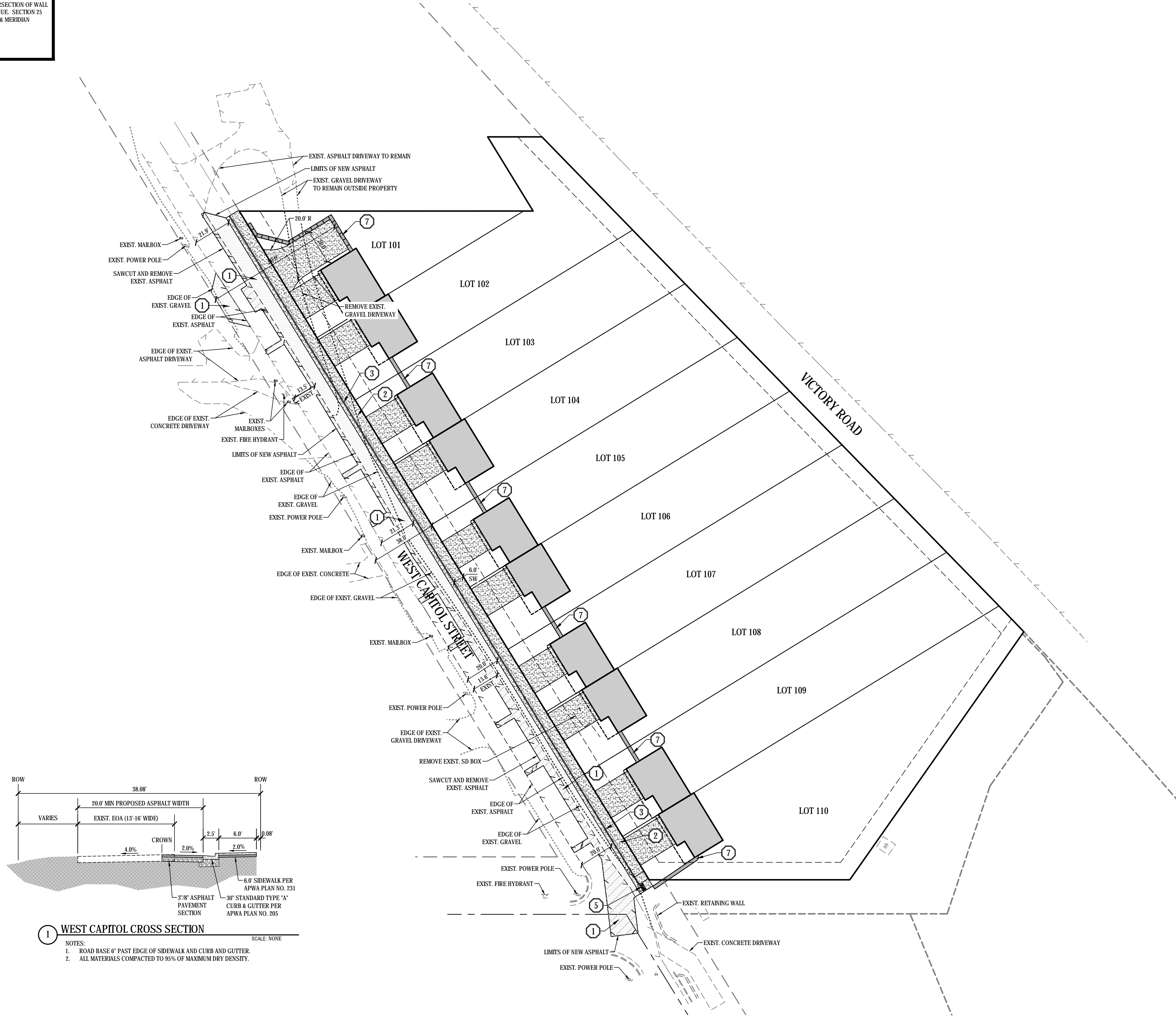
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FOR:
 GARRETT HOMES
 273 NORTH EAST CAPITOL STREET
 SALT LAKE CITY, UT 84103

CONTACT:
 JACOB BALLSTAEDT
 PHONE: 801-455-5131

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER DETAIL 1-C-400.
 - 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 - 3" STANDARD TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
 - INSTALL DRIVEWAY APPROACH PER APWA PLAN NO. 215
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
 - RETAINING WALL - SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - RETAINING WALL PER DETAIL 2-C-400. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - 10' PUE AND LANDSCAPE EASEMENT
 - 10' PUE
 - SALT LAKE CITY PUBLIC UTILITIES EASEMENT
 - STREET LIGHT
- ZONE - SR-1A



STERLING ON CAPITOL HILL
 651 NORTH VICTORY ROAD
 SALT LAKE CITY, UTAH

2017-11-13 FOR REVIEW

SITE PLAN

PROJECT NUMBER: 6512 PRINT DATE: 2/20/18
 DRAWN BY: D. COWLEY CHECKED BY: B. MORGAN
 PROJECT MANAGER: B. MORGAN

C-100

REVIEW SET - NOT FOR CONSTRUCTION

ATTACHMENT D: APPLICANT INFORMATION

Date: 11-13-17

Salt Lake City Planning Department
451 South State Street Room 215
Salt Lake City, Utah

Subject: 651 N. Victory Road Preliminary Subdivision Plat

The applicant, Garbett Homes, is applying to subdivide the subject property into 10 twin-home lots. The subdivision complies with the SR - 1A Special Development Pattern Residential District zone, in which the property is zoned. The property is currently undeveloped; there are no structures on the property. The subdivision will require a special exception to grading changes in excess of 4 feet. As shown in the application the topography map shows well over 50 feet of slope on the property. Nothing would ever be built on this site without the exception being granted. I respectfully request the exception as available in section 21A.52 of the municipal code.

Sincerely,



Jacob Ballstaedt
Garbett Homes
Land Acquisition and Entitlement
801-455-5131
Jacob@garbetthomes.com



January 30, 2018

Response to Zoning Review Comments

RE: Sterling on Capitol Hill

To:
Salt Lake City
451 South State Street
Salt Lake City, UT 84111
c/o Alan R. Michelsen and Lex Traughber

Thank you for your review of the Sterling on Capitol Hill Project in anticipation of obtaining planning approval. This response is in regard to comments received on January 15, 2018 via E-Mail from Jacob Ballstaedt with review comments dated December 14, 2017. Please see our response to the comments.

- 1) The dwellings for the proposed subdivision fall within a surface-fault-rupture special-study area and require a Site Specific Natural Hazards Report that shows the buildings will not be built over a fault line. Setbacks From Faults: Section 18.28.40.I.3 states that no structure shall be located over a fault. Determinations of the appropriate setback distance from the fault shall be made based on recommendations contained in the geological report required by section 18.28.40.C.

Answer: *to be completed by Garbett Homes under separate cover*

- 2) Will need to address grade changes that exceed 4 feet, cut or fill, in required setback areas. Grading plans need to show existing and proposed contour lines.

Answer: *to be addressed by Civil Engineer Under separate cover*

- 3) Will need to address building height that exceeds the maximum 16 feet for flat roof structures.

Answer: *Per zoning ordinance building height can be 23' for sloped roofs measured to ridge of roof or average height of other buildings on the block face. (21A.24.080-D-1-B). Building heights are measured from the established (existing) grade (21A.24.080-D-4). Per your previous comments, SLC allows for 2:12 pitched roofs to be classified as "pitched."*

We have adjusted our main roof structure to be a 3:12 pitch. Utilizing the height limit of 23' from established grade, this results in 2 units that are below the max height limit and 8 units that are above the max height limit. After applying the average block face building height of 26'-1" the result changes to 7 units below the height limit and 3 units above the height limit. One unit is only a little over 1" above the adjusted height limit and the most extreme case is 4'-9-1/2" above. All 3 conditions occur where there is a natural swale in the topography which makes for difficult transitions between units/buildings.

5151 South 900 East
Suite 200
Salt Lake City, Utah 84117
801-269-0055

www.thinkaec.com

Technical data validating this study can be seen on sheets D102 & D103.

- 4) Will need to address the maximum exterior wall height adjacent to interior side yards exceeds the maximum 16 feet.

Answer: *Per zoning ordinance side yard wall height can be 16' maximum measured from established (existing) grade to roof bearing height (gable ends do not count against wall height). (21A.24.080-D-2-B). For cross slopes the downhill exterior wall height may be increased 0.5' for each 1' difference between the elevation of the average grades on the uphill and downhill faces of the building measured to existing grade. (21A.24.080-D-3-C-1). Additional Height may be granted by the Historic Landmarks Commission. (21A.24.080-D-6).*

Based on above, the majority of the side yard wall heights at the rear of the units are below the 16' max height. There are 3 extreme cases where there are cross slopes in 2 directions causing those units to have portions of the side yard walls 2' to 4' above the 16' height limit.

In almost all cases the front of the side yard wall heights are above the 16' height limit. By applying the cross slope analysis outlined above and the corresponding additional wall height allowed, the result is 3 units below the allowable side yard wall height and 7 units above. 4 of the 7 units are between 6" and 3' above allowable. The remaining 3 units are at more extreme conditions where the natural swale in the topography occurs which results in those wall height being 4'to 6' above allowable.

Technical data validating this study can be seen on sheets D102 & D103.

- 5) Dimensions are required to show compliance with required setbacks. Upper levels may not encroach into required setbacks. Refer to table 21A.36.020.B for permitted obstructions in required yards.

Answer: *Per zoning, elements allowed are: Eaves 2' or less, Architectural Ornament projecting 4" or less. All buildings are behind the minimum setback of 20', see sheet A101.*

- 6) Landscaping shall comply with Chapter 21A.48.

Answer: *to be addressed by others*

- 7) A tree protection and removal plan as determined by the Urban Forester will be required pursuant to the provisions of section 21A.48.135 and 2.26.300.

Answer: *to be completed by Garbett Homes under separate cover*

- 8) Central air conditioning systems shall not be located closer than 4 feet to a property line unless reviewed and approved as a special exception.

Answer: *all air conditioning units will be located at the rear of each home, see sheet A101.*

In summary, this project is very difficult due to the extreme slope conditions and construction difficulties imposed by such slopes. Additionally there is a natural swale in the property that creates extreme cross slopes. These cross slopes create strange conditions where some units would be placed abnormally low compared to the other proposed homes along the street face. In order to smooth out the transition between buildings and the street, some accommodation for flexibility in the measurement of building height will be needed. Thus in order to make this project viable we would like to ask for a variance on 3 specific items:

- 1) Accept the average block face height of 26'-1" to be used as the height limit for this property. This will allow all but 3 units to fit below that building height.
- 2) For the 3 units that still exceed the block face height, we would like to ask for an exception to allow up to a 5'-0" (5 foot) deviation from the max building height of 26'-1". This will allow for accommodation of cases where extreme cross slopes exist. Additionally, we feel this will help the transitions between buildings along the street face to feel more natural and proper in relation to the street slope.
- 3) For the side yard wall height we would like to ask for a variance of up to 6'-6" (6.5 foot) from the calculated side yard wall height. This will allow for accommodation for extreme cross slope conditions, especially those affected by the area of the natural swale.

Again, I thank you again for your review of this project submittal. I hope you find the clarifications/corrections acceptable. If you have any questions, please don't hesitate to call.

Best Regards,



Tyler K. Kirk, AIA
Principal Architect

Attachments:

Revised Project development plan package

CC: Jacob Ballstaedt

ATTACHMENT E: BUILDING HEIGHT STUDY

Building Heights - "Block Face" Study

All of West Capitol	# of Lots	% of Total
All lots on West Capitol	28	100%
Lots along WC </+ .25 Acres Only	24	86%

SouthEast of Clinton	# of Lots	% of Total
All lots on W. Cap. SouthEast of Clinton	9	100%
Lots along WC </+ .25 Acres Only	5	56%

North of Clinton	# of Lots	% of Total
All lots on W. Cap. North of Clinton	6	100%
Lots along WC </+ .25 Acres Only	6	100%

Darwin South	# of Lots	% of Total
All lots on Darwin South	5	100%
Lots along WC </+ .25 Acres Only	3	60%

	Heights Along West Capitol "Block Face" Study					Heights Along West Capitol "Block Face" Study </= .25 acres				
	Average	Range		Standard Deviation		Average	Range		Standard Deviation	
		High	Low	+ 1 STDV	-1 STDV		High	Low	+ 1 STDV	-1 STDV
Lots along all of W. Capitol	26.1'	39.8'	16.5'	32.0'	20.1'	26.9'	39.8'	16.5'	33.2'	20.7'
Lots along WC North of Clinton	24.1'	35.8'	18.1'	31.5'	16.7'	24.1'	35.8'	18.1'	31.5'	16.7'
Lots along WC SE of Clinton	22.5'	27.8'	16.5'	25.9'	19.1'	22.4'	27.8'	16.5'	26.6'	18.2'
Lots along Darwin South	31.3'	41.0'	21.8'	40.0'	22.7'	28.1'	35.8'	21.8'	35.1'	21.0'
17 Unit PUD	28.6'	30.9'	23.0'	28.6'		28.6'	30.9'	23.0'	28.6'	

ATTACHMENT F: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently undeveloped and vacant. The site has significant topographic challenges as it is a steep hillside.

SR-1A (Special Development Pattern Residential District)

The purpose of the SR-1A Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Ordinance Standards for SR-1A – Special Development Pattern Residential District.

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 4,000 square feet per dwelling unit, twenty-five foot (25') minimum lot width.	Complies	Lot areas range from 4,999 square feet (Lot 1) to 14,178 square feet (Lot 10). Lot widths range from 78.2' (Lot 1) to 34.2' (Lot 10)
Maximum Building Height: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face	Does not comply	Must obtain Special Exception for building height from the HLC as discussed previously.
Exterior Walls: Maximum exterior wall height adjacent to interior side yards: SR-1A: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.	Does not comply	Must obtain Special Exception for wall height from the HLC as discussed previously.
Minimum Front Yard Requirements: Twenty feet (20') .	Complies	All units will meet the twenty foot (20') setback requirement.
Interior Side Yard: Twin Home Dwellings: No side yard (0') is required along one side lot line while a ten foot (10') yard is required on the other.	Complies	Showing ten feet (10') on all interior side yards between twin homes.
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	Complies	All units meet the rear yard requirements.
Maximum Building Coverage: 40%	Complies	The building coverage is well below the maximum.
Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed one hundred fifty percent (150%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:	Will comply after subdivision	The sizes of the proposed lots will be compatible with the rest of the block after subdivision. Lot sizes, shapes, and lot frontage vary widely along N. West Capitol Street as demonstrated in the attached vicinity map – Attachment A. As previously noted, the subject parcel is topographically challenged as are other parcels in the immediate vicinity. Parcel configuration in the area, and on the same block face, varies widely and there is little to no uniformity to existing parcels in the vicinity. The

<ul style="list-style-type: none"> • The size of the new lot is compatible with other lots on the same block face; • The configuration of the lot is compatible with other lots on the same block face; and • The relationship of the lot width to the lot depth is compatible with other lots on the same block face. 		<p>proposed lots are quite large, elongated up the hillside, compared to existing lots in the vicinity in terms of square footage, however the area to be built upon is small and oriented to the street. The proposed siting of the residential units will lend to the preservation of the hillside which is a positive aspect of the proposed development from Planning Staff's perspective. The resulting units on the proposed lots will create a street front that is compatible with surrounding development.</p>
<p>Attached Garages:</p> <p>1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building"</p>	<p>Complies</p>	<p>The width of the proposed units is approximately 32'6'. The garage doors are 16' wide. The garages meet width requirement and are located in line with the front of each unit.</p>

ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.02OH): 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
<p>Standard 1: Scale and Form:</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p>	<p>There is a wide variety of architectural styles of homes on the subject block face and along N. West Capitol Street, and no particular architectural style dominates. There are older traditional historic homes as well as a large amount of homes built more recently in a modern style. That said, the proposed structures will have similar mass and scale, height and width, as well as form, to existing structures in the immediate area. The appropriate scale and mass is reinforced by the proposed solid to void ratio, as well as the manner in which building mass is “broken up” by various exterior materials to achieve an interesting development with a human scale. The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape. The proposed building heights will be visually compatible, tucking the homes into the hill. The low sloping roof shapes of the structures will be visually compatible with surrounding structures and the streetscape, as again roof shapes vary widely from flat to steeply pitched, including a “barrel” roof across the street from the subject property.</p>

<p>Standard 2: Composition of Principal Facades:</p> <ul style="list-style-type: none"> 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. 	<p>Complies with conditions.</p>	<p>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. Vinyl windows are proposed and are acceptable if they are installed in such a manner that they are inset into the window opening to provide depth. Installation of windows that create a “flat plane surface” are not appropriate from an historic perspective. The proposed window and door opening patterns are 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, attached garages have been allowed on new construction in local historic districts. With this being a high-slope development with little extra space, particularly along the street, an attached garage will help prevent parking issues. 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 provided conditions are met. Structures on the block face have exterior materials that include brick, stucco and wood lap siding. The applicant is proposing stone veneer, fiber cement lap siding, cedar lap siding, and synthetic stucco. Due to the extent of the stucco used, real cement stucco should be used. Stone veneer is not a material this is typical of historic residential structures and should not be used. A more historically appropriate material should be utilized in the locations on the proposed structures where stone veneer is shown. Cement lap siding must be of the smooth variety as opposed to one with a false wood grain. The proposed materials with the exception of synthetic stucco and stone veneer are all high quality building materials typically observed in the Capitol Hill Historic District.</p>
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<p>Standard 3: Relationship to Street:</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p>	<p>The relationship to the street of structures along N. West Capitol Street varies widely. There is little to no predominant development pattern, which makes the streetscape interesting and unique. The proposed structures will be sited on the subject property in a manner similar to other residential development on the block face and would contribute to the variety of development along the street. The vast majority of homes on the block face are built very closely to the front property lines, many at an angle. The proposed structures would also be built to maintain the established setbacks, close to the front property lines. The orientation of the structures are toward West Capitol Street and respects the historic development pattern of the District.</p>
<p>Standard 4: Subdivision of Lots:</p> <p>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).</p>	<p>Will comply pending subdivision approval.</p>	<p>The subdivision proposal will maintain appropriate setbacks, character, and scale of the neighborhood.</p>

ATTACHMENT H: 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
<p>Mass and Scale</p> <p>12.5 A new building should be designed to reinforce a sense of human scale.</p> <ul style="list-style-type: none"> ● A new building may convey a sense of human scale by employing techniques such as these: <ul style="list-style-type: none"> ● 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. <p>12.6 A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> ● 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 compatibility in building scale. <p>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> ● 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. <p>12.8 A front façade should be similar in scale to those seen traditionally in the block.</p> <ul style="list-style-type: none"> ● 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 not exceed the typical maximum façade width in the district. 	<p>Standard 1: Scale and Form Standard 3: Relationship to the Street</p>
<p>Height</p> <p>12.9 Building heights should appear similar to those found historically in the district.</p> <p>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.</p>	<p>Standard 1: Scale and Form</p>

<p>Width 12.11 A new building should appear similar in width to that established by nearby historic buildings.</p> <ul style="list-style-type: none"> • 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. 	<p>Standard 1: Scale and Form</p>
<p>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.</p> <ul style="list-style-type: none"> • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. 	<p>Standard 1: Scale and Form Standard 2: Composition of Principal Facades</p>
<p>Building Form Guidelines 12.13 Building forms should be similar to those seen traditionally on the block.</p> <ul style="list-style-type: none"> • 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. <p>12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.</p> <ul style="list-style-type: none"> • 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. 	<p>Standard 1: Scale and Form</p>
<p>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.</p> <ul style="list-style-type: none"> • 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. 	<p>Standard 1: Scale and Form</p>

<p>Rhythm & Spacing of Windows & Doors</p> <p>12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. <p>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> • 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. 	<p>Standard 2: Composition of Principal Facades</p>
<p>Materials</p> <p>12.17 Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. <p>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> • Alternative materials should appear similar in scale, proportion, texture and finish to those used historically 	<p>Standard 2: Composition of Principal Facades</p>
<p>Windows</p> <p>12.20 Windows with vertical emphasis are encouraged.</p> <ul style="list-style-type: none"> • 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). <p>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.</p> <ul style="list-style-type: none"> • 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). 	<p>Standard 2: Composition of Principal Facades</p>

<p>Architectural Character</p> <p>12.23 Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> • These include eaves, windows, doors, and porches, and their associated decorative composition and detail. <p>12.26 The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> • 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. 	<p>Standard 2: Composition of Principal Facades</p>
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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.

- 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.

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.

Standard 1: Scale and Form
Standard 2: Composition of Principal Facades
Standard 3: Relationship to the Street

ATTACHMENT I: ANALYSIS OF STANDARDS FOR SPECIAL EXCEPTIONS

Section 21A.06.050(C) authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. The applicant has requested two (2) special exceptions as follows:

- i. **The applicant requests that the building height be flexible and modified by up to five feet (5')** from the average building height on the block face (**26'1"**) to allow for building accommodation of cases where extreme cross slopes exist.
- ii. The applicant requests modifications of interior side yard wall height (**maximum 16' in the SR-1A Zone**) of up to six **and a half feet (6'-6") for a maximum of 22'6"**, to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

Standard	Finding	Rationale
<p>A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>Complies</p>	<p>The purpose of the H historic preservation overlay district is to:</p> <ol style="list-style-type: none"> 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance; 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks; 3. Abate the destruction and demolition of historic structures; 4. Implement adopted plans of the city related to historic preservation; 5. Foster civic pride in the history of Salt Lake City; 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; 7. Foster economic development consistent with historic preservation; and 8. Encourage social, economic and environmental sustainability. <p>The purpose of the SR-1A Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places</p>

		to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	Complies	The subject property is currently vacant. It is a challenging property to develop due to topographic issues. Staff has not received any information or evidence indicating that the proposal would substantially diminish or impair the value of the property within the neighborhood. In fact, with required right-of-way improvements, the proposed residential development will most likely increase the value of property in the area. This standard is met.
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	Complies	The proposed use is residential consistent with the surrounding residential neighborhood. The applicant is proposing development that is consistent with standards for new residential construction in a local historic district, and is therefore consistent with the character of the area. The proposed residential development will have little if any impact on public health, safety and general welfare. This standard is met.
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	Complies	The proposed special exceptions would accommodate portions of the proposed residential units to be compatible with the existing character and development patterns of neighboring properties and the surrounding context. Adjacent and surrounding residential development include a wide range of building and wall heights primarily due to the topography in the area. The proposed development requests minimal amounts of increased building and wall heights on portions of the proposed buildings to respect the development pattern in the area and at the same time allow for new residential construction. This standard is met.
E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies	This request results in a residential development that is consistent with historic development patterns in the area. While the property is currently a vacant hillside, the proposed residential development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance. This standard is met.
F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Complies	There is no foreseen material pollution of the environment. This standard is met.
G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Not Applicable	There are no additional standards for these types of special exception requests. This standard is met.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on February 16, 2018.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 16, 2018.
- Hearing notice posted on the subject property on February 16, 2018.

Written public comments received as of the preparation and publication of this staff report are included for reference. In addition, staff has received several phone calls; a log of the phone calls noting the concerns/comments expressed is included.

Traughber, Lex

From: megg morin <meggmorin@gmail.com>
Sent: Thursday, February 22, 2018 1:24 PM
To: Traughber, Lex
Subject: lloking for additional details on PLNHCL2017-00941

hello Lex,

I live quite close to where a proposed new development is located, and I received notice of an upcoming Historic Landmark Commission meeting on March 1, 2018 qt 5:30pm regarding this proposed development. I plan to attend and voice my opposition to this plan as I feel strongly that the impact on the neighborhood would be very negative and the proposal suggests adding in far too high a population density for what this very small parcel of land could support. In addition, the roads surrounding the proposed development are already narrow and crowded with existing residents' vehicles. I see no value or merit to the proposed development.

I'm after some details beyond what's provided on the 2 postcards I have received. The postcard notes "10 single-family homes (twin homes)" are proposed so I want to clarify how many structures this is. 5 twin homes, or 10 individual buildings? Also I'd like to know how many parking spaces are allotted/home and per building in the proposal. Can you provide this info for me?

Finally, can you tell me what the object of the Historic Landmark Commission is with regards to the proposed development? The postcard notes that Jacob Ballstaedt, Garbett Homes, is requesting approval for the proposed development. What other approvals need to be in place for this proposed development; is the LC a first step or are there other approvals already in place?

thanks very much,

Margaret Morin

640 N Wall St
SLC 84103

--

Megg Morin
meggmorin@gmail.com
cell 801-243-6743

Traughber, Lex

From: Cyndi Meszaros <cyndisharp@gmail.com>
Sent: Thursday, February 22, 2018 10:00 PM
To: Traughber, Lex
Subject: Case Number: PLNHLC2017-00941

Dear Chris Wharton,

I recently received the mailer about the proposed plans to build 10 twin homes on the lot at 690 N West Capitol Street. I have multiple concerns about construction in that area and I thank you ahead of time for taking them into consideration.

I have lived in Marmalade for 7 years and have completely fallen in love with the neighborhood. My husband and I rented for 5 years before buying a house just one block away. Both the house we rented and the home we now own are over 100 years old. Part of why we fell in love with Marmalade was its unique historic homes and beautiful tree lined streets. It is a neighborhood filled with a strong sense of community and amazing diversity.

I live at 686 Wall street and the proposed development would be just behind my back yard. As it is now, my backyard is a beautiful, private and modest lot. We enjoy sitting in the back yard and seeing the stars over the dark foothills behind us. We have deer that venture down from the foothills and rest in our neighbors yard. If this plan was to be approved my private backyard would have 20 different households looking down on it. The noise and traffic from that many residents would greatly disturb the natural wildlife that enriches this neighborhood. The height of the buildings and the light pollution would destroy any night sky that we now enjoy.

I am not against development in this neighborhood, I welcome it. I would like to see it done in a way that maintains the unique character of this older and predominately single family home neighborhood.

Please represent your constituents and deny the request for approval for Garbett Homes to build 10 twin homes on 690 N West Capitol Street.

Thank you for your time,

Cyndi Meszaros
686 Wall St.
SLC, UT 84103

Traugher, Lex

From: Ben Meszaros <ben@underbelly.is>
Sent: Thursday, February 22, 2018 10:02 PM
To: Traugher, Lex
Subject: Case number PLNHLC2017-00941 and PLNHLC2018-00096

Hi Chris and Lex,

Thank you for taking the time to read this email. This is the first time I've had the honor of writing you Chris, since we voted for you last year. I hope you are getting settled into your new position ok!

My wife and three year old son own a home at 686 Wall St, just around the corner from where the development referenced in these case numbers will take place, if construction is allowed to move forward. I'm writing in regards to the building of 10 twin homes on the property referenced in these case numbers. I have a number of concerns about this project. For readability sake, I'll number them below to make it easier to digest.

1. I am concerned about the damage that will be done to the beautiful view and our privacy, and therefore property value and charm of the surrounding homes. Right now we have a gorgeous view of the mountains and hillside. We sit on our back porch for a large portion of the year because the view is so beautiful. It's an amazing perk to living where we do. The houses we can see from our yard are charming Marmalade staples, just like our home that was built in 1901. Building new homes on the hill will impact the views for virtually the entire neighborhood and destroy our privacy, especially if PLNHLC2018-00096 is allowed to move forward so that the houses are even taller than is allowed for the area. I absolutely do not support this.
2. Traffic to the area. The street on which this development is planned to take place is a very small, dead end road. Parking is already a challenge. I am very concerned about the impact that this development, and 20 new households as a result will have on the dynamic of the neighborhood, and the comfort of my neighbors who live on West Capitol. The block is simply not setup to accommodate that type of growth.
3. The neighborhood is a historic district, and already suffers from a number of non-historic buildings that were erected decades ago. Some newer single family homes have been built, and great care has been taken in virtually all cases to ensure that the style of the home matches the surrounding historic homes. However, many apartment buildings, duplexes, and twin homes that have a significantly negative impact on the style and feeling of the neighborhood have been built as well. We have also seen a rise in crime to do the aging apartment buildings and rental properties that dot the neighborhood (my car has been stolen twice). Marmalade is the oldest neighborhood in Salt Lake and has a rich tradition that it's residences want to safeguard. Building 10 twin homes will significantly damage our traditions and history. Especially if they all look alike and don't match the old-Utah style that Marmalade showcases and preserves so well. This development will absolutely stick out like a sore thumb, and I do not support it

Please let me know if there are any other hearings on the matter that we can attend. My family and I are not opposed to new developments in the area, but only if these developments match the strict standards of an SR-1A zone and take great care to preserve the long established home styling found in this area. I look forward to hearing your stance on the matter, and how you intend to preserve the rich architectural tradition that we hold so dear here in Marmalade.

Thank you again for your time. I hope things are well, and thank you for your continued service.

- Ben Meszaros

--

underbelly.is

C 801.668.3182

[@lungsoftheocean](https://www.instagram.com/lungsoftheocean)

LOG OF COMMENTS, CALLS, & CONCERNS:

DATE	NAME	PHONE NUMBER	CONCERNS
2.20.18	TOM GRANT	801. 520.1385	
2.20.18	SEAN JACOBS	801.703.6796	GENERAL QUESTIONS, MEETS ZONING EXCEPT FOR SPECIAL EXCEPTIONS.
2.21.18	VICKI GARDUS	801. 933.2061	KEEP THE ROAD OPEN DURING CONSTRUCTION!

ATTACHMENT K: CITY COMMENTS



Work Flow History Report

690 N WEST CAPITOL St

PLNSUB2017-00943

Date	Task/Inspection	Status/Result	Action By	Comments
12/1/2017	Staff Assignment	In Progress	Traughber, Lex	
12/5/2017	Planning Dept Review	In Progress	Traughber, Lex	
12/5/2017	Staff Assignment	Routed	Traughber, Lex	
12/6/2017	Transportation Review	Complete	Barry, Michael	No objections to plat. Public way improvements shown should include 20 feet (width) of asphalt on West Capitol St.
12/11/2017	Fire Code Review	Additional Information	Itchon, Edward	<p>This site if developed for single family, duplex or townhomes will have a fire flow of 1,000 GPM @ 20 psi. The distance from a fire hydrant to all exterior walls of the first floor shall not be greater than 600 feet. This measurement is critical and shall take into account of the grade change from the street to the structure. Due to the condition of terrain this Office and the Fire Prevention Bureau needs to work closely with the developer to formulate the fire department access to the project. The following code references are reprinted for discussion topics. These maybe a few of the items in question and additional items may be addressed during the development of the project.</p> <p>503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions:</p> <ol style="list-style-type: none"> 1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: <ol style="list-style-type: none"> 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 1.3. There are not more than two Group R-3 or Group U occupancies. 2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities. <p>503.1.2 Additional access. The fire code official is authorized to require</p>

				<p>more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.</p> <p>D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief.</p>
12/14/2017	Building Review	Complete	Traughber, Lex	See Zoning comments
12/14/2017	Fire Code Review	Complete	Christensen, Kenney	
12/14/2017	Zoning Review	Complete	Michelsen, Alan	<p>1) The dwellings for the proposed subdivision fall within a surface-fault-rupture special-study area and require a Site Specific Natural Hazards Report that shows the buildings will not be built over a fault line. Setbacks From Faults: Section 18.28.40.I.3 states that no structure shall be located over a fault. Determinations of the appropriate setback distance from the fault shall be made based on recommendations contained in the geological report required by section 18.28.40.C.</p> <p>2) 7) A tree protection and removal plan as determined by the Urban Forester will be required pursuant to the provisions of section 21A.48.135 and 2.26.300.</p>
1/17/2018	Public Utility Review	Complete	Draper, Jason	<p>Acceptance of the preliminary plat does not provide public utility approval for building or development.</p> <p>Utilities cannot cross property lines without appropriate easements and agreements.</p> <p>Public Utility permit, connection, survey and inspection fees will apply.</p> <p>Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.</p> <p>Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.</p> <p>All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.</p> <p>Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.</p> <p>Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.</p> <p>Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for</p>

			<p>review.</p> <p>All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.</p> <p>The existing water main is a 6" water main. Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.</p> <p>One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.</p> <p>There is not currently sewer service available to this propoerty</p> <p>No building or excavation will be allowed within 20 feet of the water main south of the proposed development</p> <p>There is a storm drain that crosses victory road on the east side of this project. This drainage must be evaluated and conveyed through the property</p>
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FIRE COMMENTS

Traughber, Lex

From: Itchon, Edward
Sent: Friday, February 16, 2018 4:26 PM
To: Traughber, Lex
Subject: RE: Sterling Hammer Head

Lex,

I meet with Jacob on this very project and it does meet the requirements for the fire department.

Regards,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636
FAX 801-535-7750

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The best time of your career is when you ride backwards to a job.~Hugh Halligan, FDNY Dep.Chief

From: Traughber, Lex
Sent: Friday, February 16, 2018 12:28
To: Itchon, Edward <Edward.Itchon@slcgov.com>
Subject: FW: Sterling Hammer Head

Ted,

Have you seen the attached plan and hammerhead idea for the Sterling on Capitol Hill project? Is this gonna meet what the fire dept needs?

Thx!

Lex

From: Jacob Ballstaedt [<mailto:Jacob@garbetthomes.com>]
Sent: Wednesday, February 14, 2018 2:34 PM
To: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: Sterling Hammer Head

Lex

I have attached the drawings with the hammer head. These are not final, we still have a little messaging to do before they are ready to go. I just want you see what we had in mind and see that we can make it work.

Thanks

JACOB BALLSTAEDT

Land Acquisition and Entitlement

Garbett Homes

C: (801) 455-5131

O: (801) 456-2430

F: (801) 456-2431

Jacob@garbetthomes.com

FIRE COMMENT

Traughber, Lex

From: Itchon, Edward
Sent: Friday, February 2, 2018 11:17 AM
To: Traughber, Lex
Cc: Mikolash, Gregory; Oktay, Michaela
Subject: RE: Petition PLNHLC2017-00941 - Sterling on Capitol Hill - New Construction in an Historic District

Lex,

Provide a turnaround for end of the dead end road that has an outside turning radius of 45 ft. Or a road to connect to either Wall Street or Victory Road that does not exceed 10%. Widen Capitol road to 26 foot clear width and the clearance shall extend 13 ft. 6 inches. This requirement may be reduced to 20 foot clear width road way if the average height of the dwellings are less than 30 ft. when measuring grade plane by the International Building Code (IBC). Grade Plane is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

I hope the above information will assist you in explaining to the developer the needs of the fire service.

Regards,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636
FAX 801-535-7750

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The best time of your career is when you ride backwards to a job.~Hugh Halligan, FDNY Dep.Chief

From: Traughber, Lex
Sent: Friday, February 02, 2018 11:00
To: Itchon, Edward <Edward.Itchon@slcgov.com>
Cc: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Oktay, Michaela <Michaela.Oktay@slcgov.com>
Subject: RE: Petition PLNHLC2017-00941 - Sterling on Capitol Hill - New Construction in an Historic District

Ted,

Can you spell out in laymen's terms what this means for the developer so that I can let them know what they will be required to do?

Thx!

Lex Traughber
Senior Planner

PLANNING DIVISION
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com

TEL (801) 535-6184

FAX (801) 535-6174

WWW.SLCGOV.COM

From: Itchon, Edward

Sent: Thursday, February 1, 2018 11:11 AM

To: Traughber, Lex <Lex.Traughber@slcgov.com>

Cc: Mikolash, Gregory <gregory.mikolash@slcgov.com>

Subject: RE: Petition PLNHLC2017-00941 - Sterling on Capitol Hill - New Construction in an Historic District

Lex,

Some of the items of concern are: West Capital is a dead end street of 150 ft. without a turnaround. The width of this fire department access road is not a minimum of 26 ft. I am only surmising the average grade of the structures but it appears do to the slope of the lots the structures will be considered as structures above 30 feet tall. I did not up load this info in PLNHLC2017-00941.

Regards,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636

FAX 801-535-7750

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The best time of your career is when you ride backwards to a job.~Hugh Halligan, FDNY Dep.Chief

BUDG/PERMIT COMMENTS

Traughber, Lex

From: Michelsen, Alan
Sent: Friday, February 2, 2018 10:51 AM
To: Traughber, Lex
Subject: RE: Petition PLNHLC2017-00941 - Sterling on Capitol Hill - New Construction in an Historic District

Lex,

The revised plans now show pitched roofs with a 3:12 slope instead of the flat shed roofs on the previous submittal. However, the majority of the dwellings still exceed the maximum 23 feet height limitation and the 16 feet wall height limitation and will require landmarks approval. The grade changes also exceed the maximum and will need to be addressed.

ALAN R. MICHELSEN
Senior Development Review Planner

BUILDING SERVICES DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7142
FAX 801-535-7750

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From: Traughber, Lex
Sent: Thursday, February 01, 2018 9:36 AM
To: Michelsen, Alan <Alan.Michelsen@slcgov.com>; Mikolash, Gregory <gregory.mikolash@slcgov.com>
Cc: Oktay, Michaela <Michaela.Oktay@slcgov.com>
Subject: Petition PLNHLC2017-00941 - Sterling on Capitol Hill - New Construction in an Historic District

Greg and Alan,

On January 17, 2018, we met with Jacob Ballstaedt (Garbett Homes) and Tyler Kirk (Think Architecture) to discuss the comments provided by you, Alan, dated 12/14/17 (Attached). At that meeting, the issues of overall building height, wall height, grading etc were discussed (there could have been others that are slipping my mind but these issues were the focus). In response, the applicant and architect went back and revised the plans to better address these issues. Attached are the revised plans and a narrative addressing each point in the comments provided on 12/14/17.

Alan, would you please review the revised narrative and plans, and provide any comments that you may have. They are requesting relief from the HLC regarding several points that they discuss at the end of their narrative that I will include in the staff report to the HLC for their consideration.

Greg, would you please request that Ted re-review these revised plans to make sure that the original comments made regarding fire are still valid?

If you could let me know of any comments by the end of next week, **Friday, February 9, 2018**, it would be appreciated. I will be in the process of preparing my staff report by that time.

Thank you for your assistance.

Lex Traughber
Senior Planner

PLANNING DIVISION
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com
TEL (801) 535-6184
FAX (801) 535-6174

WWW.SLCGOV.COM

BUDG/PERMIT COMMENTS

December 14, 2017

Zoning Review Comments for Sterling on Capitol Hill

Petition numbers: PLNSUB2017-00943 and PLNHLC2017-00941

Reviewer Alan R. Michelsen

- 1) The dwellings for the proposed subdivision fall within a surface-fault-rupture special-study area and require a Site Specific Natural Hazards Report that shows the buildings will not be built over a fault line. Setbacks From Faults: Section 18.28.40.I.3 states that no structure shall be located over a fault. Determinations of the appropriate setback distance from the fault shall be made based on recommendations contained in the geological report required by section 18.28.40.C.
- 2) Will need to address grade changes that exceed 4 feet, cut or fill, in required setback areas. Grading plans need to show existing and proposed contour lines.
- 3) Will need to address building height that exceeds the maximum 16 feet for flat roof structures.
- 4) Will need to address the maximum exterior wall height adjacent to interior side yards exceeds the maximum 16 feet.
- 5) Dimensions are required to show compliance with required setbacks. Upper levels may not encroach into required setbacks. Refer to table 21A.36.020.B for permitted obstructions in required yards.
- 6) Landscaping shall comply with Chapter 21A.48.
- 7) A tree protection and removal plan as determined by the Urban Forester will be required pursuant to the provisions of section 21A.48.135 and 2.26.300.
- 8) Central air conditioning systems shall not be located closer than 4 feet to a property line unless reviewed and approved as a special exception.

PUBLIC UTILITIES

Traughber, Lex

From: Draper, Jason
Sent: Wednesday, January 17, 2018 3:09 PM
To: Traughber, Lex
Subject: RE: PLNHLC2017-00941 - Sterling on Capitol Hill New Construction in an Historic District

Hi Lex,

Thanks for reaching out. I really think that I might get caught up on reviews this year....

We have no specific concerns with the Historic District reviews but provide the following comments for the develop regarding ultimate project development.

Public Utility Concerns:

The water line in West Capitol Boulevard is a 6" line and will likely need to be replaced with an 8" Main.

There is not currently sewer service available to this property.

A complete sewer design will be required for the development.

No building or excavation will be allowed within 20 feet of the large water main that is just south of the proposed development.

There is a storm drain pipe that crosses victory road. This drainage must be evaluated and conveyed through the property.

Thanks

JD

From: Traughber, Lex
Sent: Wednesday, January 17, 2018 12:27 PM
To: Draper, Jason <Jason.Draper@slcgov.com>
Subject: FW: PLNHLC2017-00941 - Sterling on Capitol Hill New Construction in an Historic District

Jason, please respond with any comments from the PU perspective. Thx!

From: Traughber, Lex
Sent: Tuesday, December 5, 2017 2:10 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Weiler, Scott <scott.weiler@slcgov.com>; Barry, Michael <Michael.Barry@slcgov.com>; Draper, Jason <Jason.Draper@slcgov.com>; Ewell, Lamar <Lamar.Ewell@slcgov.com>
Subject: PLNHLC2017-00941 - Sterling on Capitol Hill New Construction in an Historic District

Good afternoon again,

Jacob Ballstaedt, Garbett Homes, has also submitted an application for New Construction in an Historic District for the Sterling on Capitol Hill project located at approximately 690 N. West Capitol Street. Please see the attached plans. While we don't normally route these for review, I wanted to give you an opportunity to comment should you have any.

Traughber, Lex

TRANSPO COMMENTS

From: Barry, Michael
Sent: Wednesday, December 6, 2017 1:31 PM
To: Traughber, Lex
Subject: RE: PLNHLC2017-00941 - Sterling on Capitol Hill New Construction in an Historic District

Lex,
No objections from Transportation.
Thanks,

MICHAEL BARRY, P.E.
Transportation Engineer

TRANSPORTATION DIVISION
COMMUNITY and NEIGHBORHOOD DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7147

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www.SLCTRANS.com

From: Traughber, Lex
Sent: Tuesday, December 05, 2017 2:10 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Weiler, Scott <scott.weiler@slcgov.com>; Barry, Michael <Michael.Barry@slcgov.com>; Draper, Jason <Jason.Draper@slcgov.com>; Ewell, Lamar <Lamar.Ewell@slcgov.com>
Subject: PLNHLC2017-00941 - Sterling on Capitol Hill New Construction in an Historic District

Good afternoon again,

Jacob Ballstaedt, Garbett Homes, has also submitted an application for New Construction in an Historic District for the Sterling on Capitol Hill project located at approximately 690 N. West Capitol Street. Please see the attached plans. While we don't normally route these for review, I wanted to give you an opportunity to comment should you have any.

This type of project does not have a workflow in Accela, so if you have any comments, please send them to me via email preferably no later than **Wednesday, December 20, 2017**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Lex Traughber
Senior Planner

PLANNING DIVISION
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com

TO: LEX TRAUGHBER, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: FEBRUARY 23, 2018

SUBJECT: **Sterling on Capitol Hill Subdivision**
690 North Victory Road
PLNSUB2017-00943

City Engineering review comments are as follows:

1. Based on the submitted preliminary plat, this project proposes to create 10 lots on approx. 2 acres between Victory Road and West Capitol Street, north of Clinton Avenue. A previous proposal was made in 2015 by a different developer to develop this site using the name Victory Road Twinhomes.
2. For the plat to be recorded, the subdivider must enter into a Subdivision Improvement Construction Agreement. This agreement requires the subdivider to provide a security device, such as a Payment & Performance Bond, to guarantee acceptable completion of the public way improvements, including public utility improvements. The agreement also requires insurance from the subdivider and the contractor and the payment of a fee based on the estimated cost of constructing the proposed street improvements in West Capitol Street (not including sewer, water, storm drain or street light improvements). The fee is calculated as 5% of the first \$100,000 of street improvements and 2% of the amount over \$100,000. A copy of the agreement can be sent to you via email, if requested.
3. SLC Transportation and SLC Fire Department will determine the acceptability of the street geometrics. SLC Transportation will determine sidewalk width requirements.
4. Improvement plans for the proposed street construction must comply with the Salt Lake City Engineering design standards. Some of the significant requirements are as follows:
 - The engineering drawings must show the profile view for top back of curb grade to be installed along the east side of West Capitol Street.
 - Minimum curb design grade is 0.50%.
 - The minimum size lettering is 1/10" and capital letters shall be used.
 - The text shall be readable from one of two directions on a given sheet.
 - The north arrow shall be towards the top or left of the sheet.

A cover sheet, with approval signatures from SLC Planning, SLC Public Utilities, SLC Fire Department and SLC Engineering must accompany the improvement plans.

5. The preliminary plat has been reviewed and redlined by the SLC Surveyor and was sent December 15, 2017.
6. The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.
7. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
8. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities.

cc: Vault

ENGINEERING

Traughber, Lex

From: Weiler, Scott
Sent: Friday, December 15, 2017 4:14 PM
To: Traughber, Lex
Cc: Murphy, Peter; Ostradicky, Victoria
Subject: FW: PLNSUB2017-00943 - Sterling on Capitol Hill Preliminary Plat
Attachments: Sterling on Capitol Hill addresses (003).pdf; Sterling on Capitol Hill.pdf; Ordinance 56 of 2016.pdf

Lex,

Please forward the attached redlined pdfs to the applicant.

I'm attaching Ordinance 56 of 2016, listing the 11.5' vacation width. Do you know if the conditions of this ordinance were met? If they were, the width of West Capitol Street is no longer 50'. The cross section on Sheet C-100 shows the width as 38.0'. Perhaps the correct width is $50' - 11.5' = 38.5'$.

Please let us know whether we should consider the ordinance vacating 11.5' to be valid.

Thanks,

SCOTT WEILER, P.E.
Development Engineer

ENGINEERING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6159
CELL 801-381-4654

WWW.SLCGOV.COM

From: Ostradicky, Victoria
Sent: Friday, December 08, 2017 11:48 AM
To: Weiler, Scott <scott.weiler@slcgov.com>
Subject: RE: PLNSUB2017-00943 - Sterling on Capitol Hill Preliminary Plat

Scott,

Please see our comments in the attached file.

Thanks,

Sincerely,

VICTORIA OSTRADICKY
City Surveyor

ENGINEERING DIVISION
DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7973
FAX 801-535-6093



SALT LAKE CITY
451V, 10000 S, Suite 500
Salt Lake City, UT 84119
Phone: 801.261.0029

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.333.3336

CEDAR CITY
Phone: 435.555.1423

RICHFIELD
Phone: 435.866.2883

WWW.ENSIGNENG.COM

QUARTY #006
SALT LAKE CITY, UT 84119
SALT LAKE CITY, UT 84119
SALT LAKE CITY, UT 84119

PHONE: 801.458.2121

STERLING ON CAPITOL HILL

651 NORTH VICTORY ROAD
SALT LAKE CITY, UTAH

2017-09-26 FOR REVIEW

SITE PLAN

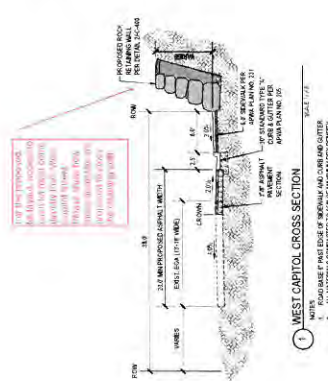
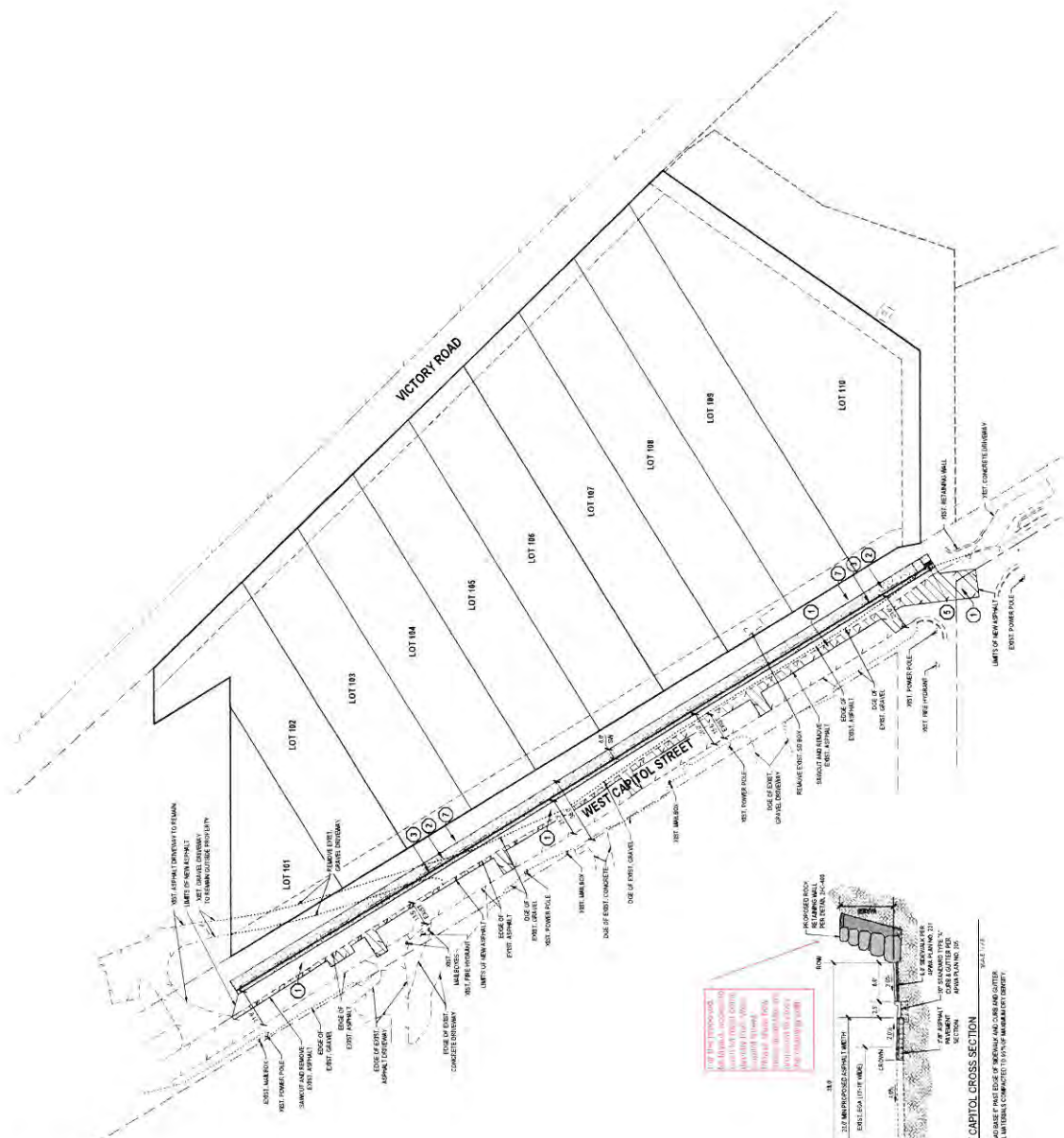
PROJECT NUMBER: 2017-09-26
CLIENT: S. MORGAN
DESIGNER: S. MORGAN
DATE: 9/26/17

C-100

REVIEW SET - NOT FOR CONSTRUCTION

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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 10. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.

- SCOPE OF WORK:**
1. PROVIDE ALL NECESSARY CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. PROVIDE ALL NECESSARY CONSTRUCTION DETAILS AND SPECIFICATIONS.
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BENCHMARK
ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.

801
The Standard in Engineering



SALT LAKE CITY
45 W. 10000 S. Suite 220
Salt Lake City, UT 84114
Phone: 801.293.0229

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.338.3300

CEGAR CITY
Phone: 435.854.1453

RICHFIELD
Phone: 435.892.2983

WWW.ENSIGNENG.COM

DAVE T. HANES
SALT LAKE CITY, UT 84113
JACOB S. HALLIDAY
SALT LAKE CITY, UT 84113
PHONE: 801.543.3131

STERLING ON CAPITOL HILL
651 NORTH VICTORY ROAD
SALT LAKE CITY, UTAH

2017-09-26 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER: 17-0001
DATE: 09/26/17
DRAWN BY: J. COVATTA
CHECKED BY: S. MORGAN
SCALE: AS SHOWN

C-300

GENERAL NOTES

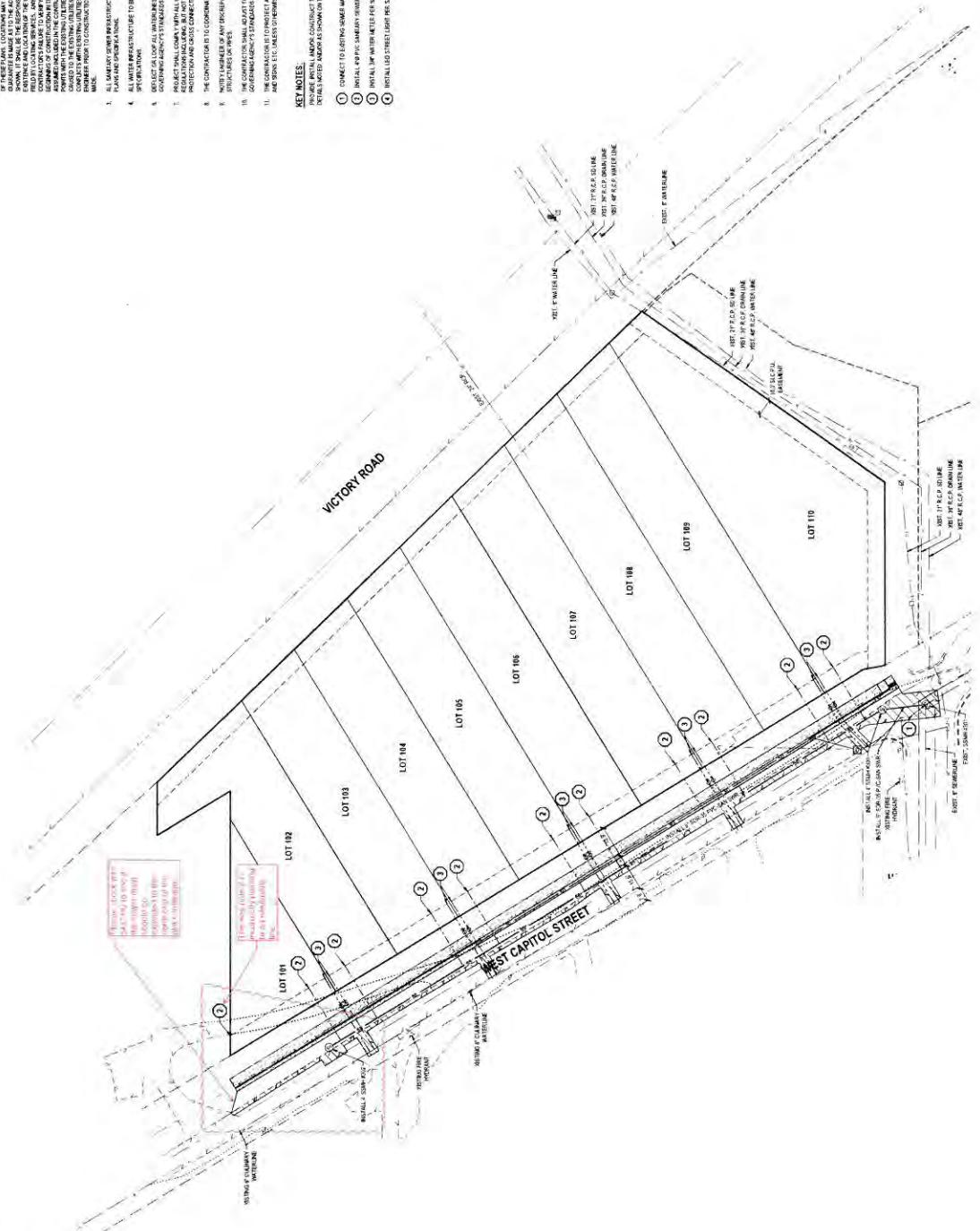
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UTILITIES AND STRUCTURES TO BE REMOVED OR IMPROVED SHALL BE SHOWN IN THE APPROPRIATE COLOR AND LINE STYLE. ALL UTILITIES TO BE INSTALLED SHALL BE SHOWN IN THE APPROPRIATE COLOR AND LINE STYLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY.
3. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER MAINS TO BE INSTALLED PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
5. ALL UTILITIES TO BE INSTALLED PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STANDARDS AND SPECIFICATIONS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY.
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11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GOVERNING AGENCY.

KEY NOTES

1. CONNECT TO EXISTING SANITARY SEWER MAINS PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
2. INSTALL 12" DIAMETER SANITARY SEWER MAINS PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
3. INSTALL 12" DIAMETER WATER MAINS PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
4. INSTALL 12" DIAMETER WATER MAINS PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.



BENCHMARK
THE 1984 NATIONAL BENCH MARK
SECTION 17
ELEVATION: 4495.42



REVIEW SET - NOT FOR CONSTRUCTION

