

ATTACHMENT I: EXISTING CONDITIONS

Existing Condition

The lot is currently occupied by existing utility boxes and a vault, which houses the well head. The subject property is located in the OS (Open Space) zoning district.

Zoning Ordinance Standards for OS (Open Space) 21A.32.100.

Purpose Statement: The purpose of the OS open space district is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors, preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Standard	Proposed	Finding
Minimum lot size: none required Minimum lot width: non required	None required None required	Complies
Maximum building and recreation equipment height: 1. Lots four (4) acres or less. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1'). 2. Lots greater than four (4) acres. Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') up to sixty feet (60') may be approved through the conditional building and site design review process and that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1').	The subject property is approximately .74 acres in size. Therefore, the height limitation is approximately 35'. The proposed structure is approximately 13'.	Complies

<p>3. Recreation equipment heights or heights for buildings or structures for the Salt Lake City Public Utilities Department that are not specifically exempt in Section 21A.02.050, in excess of sixty feet (60') may be approved through the special exception process.</p>		
<p>Minimum yard requirements: Lots four (4) acres or less:</p> <ul style="list-style-type: none"> a) Front Yard: ten feet (10') b) Corner Side Yard: Ten Feet (10') c) Interior Side Yard: Ten feet (10') d) Rear Yard: Ten feet (10') 	<ul style="list-style-type: none"> a) The front yard is determined to be the southern yard for this proposal. The proposed structure is setback approximately 2'3" at the closest and 4'7" at the furthest point. b) The western yard is determined to be the corner side yard for this proposal. The proposed structure is setback approximately 19'6". c) No interior side yard exists for this property. d) No rear yard exists for this property. 	<ul style="list-style-type: none"> a) Complies with special exception approval. b) Complies c) Not applicable d) Not applicable
<p>Landscape yard requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures in conformance with the requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.</p>	<p>The modified front yard setback from 10' to 2'3" also requires a modification of the landscape yard requirement. All other yards comply with this requirement.</p>	<p>Complies with special exception approval.</p>
<p>Lighting: All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.</p>	<p>The existing site lighting will remain in place. The existing pole fixtures will have a cap piece installed to help curb light pollution. Building-mounted sconces will light the two entrances and will be programmed on the same timer as the site lighting. The lighting plan will be required to ensure that installations do not have an adverse impact on traffic safety or the surrounding properties.</p>	<p>Complies</p>