

# Planned Development

## 4th Avenue Well Building



Department of Community  
and Neighborhoods  
Planning Division

## What Is the Project?

Salt Lake City Department of Public Utilities operates the existing 4th Avenue Well. This well is a critical water source used to meet existing City culinary water demands. The well has been in active service since it was drilled in 1968. The existing well is located in an underground concrete vault. From the surface, a metal lid and access hatch with concrete curbing is visible (along with various electrical and miscellaneous equipment). Due to aged electrical equipment at the well, electrical and State of Utah Division of Drinking Water code violations, and to maintain functionality, the well needs to be upgraded to current standards. Due to the well's outdated configuration, it is very susceptible to various issues that pose serious risks of knocking the well, and its associated relatively large production of culinary water, out of commission for many weeks.

## Project Location:



## Proposed Improvements

To correct the existing deficiencies and bring the well into regulatory compliance, the following are the most significant of the improvements required:

1. The existing well is located in an underground vault that needs to be brought above ground. The existing well vault will be demolished. The existing well casing will be extended above ground and a new building to house the well's mechanical and electrical equipment (including chlorine and fluoride treatment processes) will be constructed above ground.
2. Chlorine and fluoride treatment processes will be added to the water produced by the well to meet State and County requirements; this will result in a larger building than the existing vault size.
3. The electrical components need to be updated to modern safety standards and include an alternate power source in the event of an emergency (an on-site power generator will be added).
4. A 6-foot tall ornamental fence will be provided to improve site security.
5. As there is very limited existing street parking, a concrete driveway access/parking location will be added to the site.

# Proposed Design



## Project Justification:

- The existing well, piping, and associated electrical equipment located in an underground concrete vault need to be upgraded and installed above ground in order to prevent possible leaks.
- The new well system will add fluoride to the drinking water. Not only benefiting the public but meeting the regulations set by Salt Lake County Health Department Regulations for public water.
- Additionally State regulations require that the combined water distribution system have a detectable amount of chlorine present in all water at all the delivery points. The new 4th Avenue Well will have chlorine injection capability.
- The current transformer is 15 years old and is an out of date model. With the new structure the transformer will be updated with modern equipment.

## The Historic Landmark Commission Petitions and Review

The Historic Landmark Commission is charged with the responsibility of reviewing and approving applications for new construction of principal structures located within Local Historic Districts, as well as major modifications to contributing structures within Salt Lake City's Local Historic Districts. The Commission utilizes the ordinance standards of review for both alterations to contributing structures, as well as new construction, to ensure compatibility with historic architectural character.

For the review and approval of new principal structures, the Commission is tasked with ensuring compatibility with neighborhood character, landscape, form and scale, and building character. These standards also include reviewing the proposed materials and detailing. Public Utilities is attending a Work Session with the Commission on September 6, 2018. Work Sessions are not public hearing, but are rather opportunities for applicant's to receive design input and feedback from the Historic Landmark Commission. To review the adopted standards for New Construction, please visit the following link to Chapter 21A.34.020.H. [http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter\\_id=49078#s928576](http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49078#s928576)

If you have any questions or comments, please contact Kelsey Lindquist at 801-535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com).

Written comments can be submitted via email or mailed to:

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