

**DATE:** July 6, 2006

**TO:** Salt Lake City Planning Commission

**FROM:** Doug Dansie, Principal Planner

**RE:** **STAFF REPORT FOR THE JULY 12, 2006  
PLANNING COMMISSION MEETING**

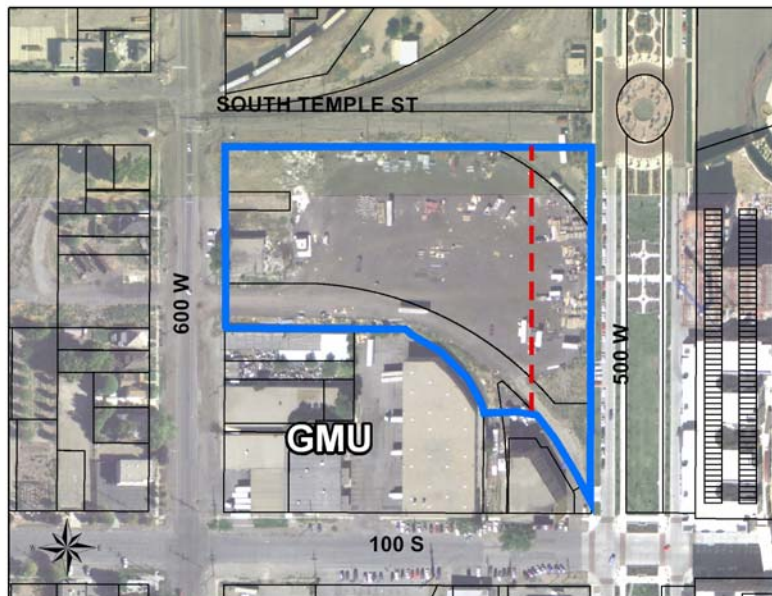
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**CASE#:** **Petitions 410-06-18 and 490-06-28**

**APPLICANT:** Jake Boyer/Boyer Company and Cowboy Partners

**STATUS OF APPLICANT:** Property Owner

**PROJECT LOCATION:** Approximately 500 West South Temple



**PROJECT/PROPERTY SIZE:** Total site approximately 6.37 acres.

**COUNCIL DISTRICT:** District Four, Nancy Saxton

**REQUESTED ACTION:** Petition 410-06-18: A request for a planned development for the construction of a housing complex and surface parking generally located at 500 West South Temple, in the Gateway Mixed-Use (GMU) Zoning District. All new construction is a planned development in the GMU District. This petition also includes a conditional use request to modify the exterior building materials and to approve a surface parking lot.

Petition 490-06-28: A request for preliminary subdivision approval.

**PROPOSED USE(S):** The applicant proposes to build housing adjacent to the 500 West street frontage and to build a surface parking lot on the interior of the block.

**APPLICABLE LAND USE REGULATIONS:** GMU Zoning District; 21A.31.020.C.  
Conditional Use standards, 21A.54.080  
Planned Development standards, 21A.54.150

**SURROUNDING ZONING DISTRICTS:** The subject property is surrounded on all four sides by the Gateway GMU Zoning District.

**SURROUNDING LAND USES:**  
**North** – vacant/railroad  
**South** – warehouse and mixed uses  
**West** – vacant and mixed uses  
**East** – office/retail/housing

**MASTER PLAN SPECIFICATIONS:** The Central Community and Downtown Master Plans generally defer to the Gateway Master Plan regarding land use in the Gateway area, but do make statements about the need for redevelopment of the Gateway area and the need to protect view corridors to Temple Square. The Gateway Master Plan identifies this area for mixed-use development. The Urban Design Element calls for the maintenance of a view corridor to Temple Square.

The City Housing Plan encourages a broad range of housing types.

**SUBJECT PROPERTY HISTORY:** The site is presently vacant. The subdivision proposal is to adjust property lines to separate the property into two parcels. The housing will occupy one lot; the surface parking lot will occupy the other lot.

**ACCESS:** Proposed primary automobile access to the site will be from South Temple for the surface parking and from 500 West for the housing.

**PROJECT DESCRIPTION:** The project involves the construction of approximately 150 new housing units along 500 West, with dedicated parking, and a commercial surface parking lot in the center of the block.

## **COMMENTS, ANALYSIS AND FINDINGS:**

### **1. COMMENTS**

The proposal is to approve a planned development for the construction of new housing units along 500 West and to approve a conditional use exception from certain design requirements (exterior materials) and surface parking as a land use. The housing development will have its own dedicated parking, within the building, as part of the project. The surface parking lot will be commercially operated, independent of the housing structured parking. A planned development is a form of conditional use and must meet the criteria of both the conditional use and planned development sections of the zoning ordinance.

Comments from City Departments and Community Council(s):

- a) **The Public Utilities Department** has no objection to the proposal. However, the water and sewer connections to the new building must meet current codes and standards.
- b) **The Permits and Licensing Division** did not provide comments.
- c) **The Airport** had no issues.
- d) **The Police Department** has no objection to the project provided CEPTED issues are resolved.
- e) **The Fire Department** has no objection to the project.
- f) **The Transportation Division** has no objection to the project.
- g) **The Engineering Division** had no issues.

- h) **Community Councils:** The petitioner presented the concept at an Open House on June 26, 2006. Those in attendance had general questions about the project but generally supported it.
- i) **Planning Commission Subcommittee:** Met with the petitioner on June 21, 2006. Issues raised include the need to address activity and detailing along the street frontage and to justify the surface parking (minutes attached).

## 2. ANALYSIS AND FINDINGS

### Issues that are being generated by this proposal.

The primary purpose of the proposal is to build approximately 150 housing units in the form of an apartment complex along the 500 West frontage, with internal parking and to provide a separate commercial surface parking on the remainder of the parcel. The parking will primarily be to serve tenants of the new Fidelity Investment Office Building presently under construction, but may also be available for general Gateway parking.

Issues for discussion include:

- The need for a conditional use waiver of materials requirements (more stucco than allowed by code). This project is generally designed to be similar in material to the adjacent gateway mixed-use project which received a similar building materials waiver.

Also a conditional use for commercial surface parking lot.

### CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

Since the request is a planned development/conditional use application, the Planning Commission must review the proposal using the following standards:

#### 21.54.080 Standards for Conditional Uses.

- A. The proposed development is one of the conditional uses specifically listed in this Title.**

**Discussion:** All new development in the G-MU Zoning District is required to be approved through the planned development process as identified in 21A.31.020.C.

The G-MU Zoning District also prescribes building materials allowed for new development; 21A.31.010.P. Exemption or alteration of this criterion is allowed as part of section 21A.31.010.P.6 as a conditional use.

Surface commercial parking lot development is allowed as a conditional use according to the land use charts identified in 21A.31.050.

Surface parking lots must maintain a 15 foot landscaped setback. Additionally parking lots located on a corner must be behind a building or be set back from the street by 75 feet. The proposed parking lot is behind a building on 500 West at South Temple, but is not on 600 West at South Temple. South Temple is presently a “paper street”; no actual street exists at this time. The corner of 600

West and South Temple is adjacent to an intersection that will be modified to accommodate commuter rail, therefore buffering is not necessary at this corner at this time. The Planning Commission may alter or waive the 75 foot setback requirement as a conditional use. The parking lot meets the 15 foot landscaped setback in all other locations.

**Finding:** The planned development is allowed by the Zoning Ordinance. Commercial surface parking lots are allowed as a conditional use. The Planning Commission may modify the 75 foot corner setback requirement for a surface parking lot as a conditional use. Therefore the project complies with this standard.

**B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

**Discussion:** The Gateway Master Plan identifies this area as mixed-use. The housing project is consistent with the Master Plan regarding land use. The Master Plan also indicates the Gateway area is to be a compliment - not competitor - to the main Downtown area. Height limits were established by the Zoning Ordinance in response to the Gateway Master Plan's intent that the area be visually secondary to the core Downtown area. The proposed project meet all height regulations.

The Downtown Master Plan calls for the maintenance of a view corridor from I-15 towards the spires of the LDS Temple (other view corridors in the City include the Cathedral of the Madeline and the City/County Building). The proposed housing is lower in height to other buildings in the area and will not affect views of the Downtown or Temple Square.

There are regulations requiring a housing component along 500 West. The proposed building meets these requirements.

Surface parking lots are generally discouraged as a long term use in the Gateway area. This particular lot is being constructed on vacant ground (demolition of one small structure facing 600 West is required). The parking will be supportive of the Gateway mixed use complex and will be mostly hidden from view by the housing complex. The parking will be replaced with more dense development when market conditions allow. No time frame for this has been discussed; however, ongoing investment in the general area would indicate that the land will be too valuable to leave as surface parking once commuter rail is completed.

**Finding:** The proposal is complies with this standard.

**C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

**Discussion:** The Salt Lake City Transportation Division has indicated that 500 West is a special collector, and a divided roadway, with one lane of traffic and a parking lane on each side of the road. Access to the residential building parking is restricted to right in / out only south bound traffic on 500 West. The two driveway accesses to the 200 stall parking structure within the housing structure is in keeping with the roadway capacity.

The two proposed driveways for the surface parking lot (600 West and South Temple) will provide adequate access for the approximately 600 Stalls noted on the plan.

Transportation and Engineering have also requested that public way improvements along 600 West and South Temple, including curb and gutter and driveway approach, be installed as needed to define the roadway function. Because of commuter rail construction and the questions surrounding the final location of track, the details of street elevations on 600 West and South Temple have not been finalized; therefore the improvements may be delayed. An alternate to immediate construction of public way improvements is the signing of a Special Improvement District SID Waiver, which will obligate the construction of the improvements when conditions allow.

**Finding:** The street system is capable of handling the volumes of traffic to be generated by the proposed use. The construction of public improvements or signing of a SID waiver is required.

**D. The internal circulation system of the proposed development is properly designed.**

**Discussion:** The Transportation Division identifies that there are no service or staging areas shown for the proposed building. On-street staging (space to accommodate moving into and out of the apartment building) is not in keeping with zoning and traffic concepts. Final plans will need to acknowledge service and staging. Otherwise, internal circulation is adequate.

**Finding:** Internal circulation is adequate but final plans must reflect areas for service and staging for the residential building.

**E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

**Discussion:** Public Utilities indicates utility service is adequate.

**Finding:** Utilities are adequate.

**F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.**

**Discussion:** There are no landscaped setback requirements for buildings in the GMU Zoning District. Surface parking lots are required to have a landscaped setback, interior landscaping and be buffered from adjacent property. All dumpsters and refuse collection are required to be screened. The proposed parking lot meets these standards.

The housing building will not have units facing the proposed surface parking lot (in the long term, the site is designed to allow a building to be placed adjacent to the residential structure); therefore parking lot lighting will not disturb residential tenants.

**Finding:** The building buffering is consistent with surrounding development and no additional buffering is needed.

**G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.**

**Discussion:** The proposed building is proposed to be constructed of EIFS, brick and other materials consistent with the Gateway mixed-use project. A more detail design palate will be forthcoming to provide to the Planning Director for final approval.

**Finding:** The proposed addition continues the general theme of the existing Gateway building and is consistent with the general neighborhood. The planning Commission will need to modify the materials requirement as part of the conditional use process. The exact details of the material will be included in the final plan to be reviewed by the Planning Director.

**H. Landscaping is appropriate for the scale of the development.**

**Discussion:** Landscaping will consist of trees planted within public way sidewalk improvements and parking lot landscaping consistent with zoning ordinance requirements.

The surface parking will meet all perimeter and interior landscaping requirements except the 75 foot landscaped setback from a corner.

**Finding:** Landscaping is appropriate to the development. The Planning Commission must modify the 75 foot landscaped requirement for surface parking lots located on a corner to accommodate this site plan.

**I. The proposed development preserves historical, architectural and environmental features of the property.**

**Discussion:** There are no historical, architectural or environmental features on the site that meet the criteria of this standard; therefore this standard does not apply

The proposed extension of City Creek will be on public property to the north (South Temple right-of-way).

**Finding:** This standard does not apply.

**J. Operating and delivery hours are compatible with adjacent land uses.**

**Discussion:** Land uses on adjacent properties consist of vacant land, warehousing, office, retail and housing. There are existing neighborhood housing units on the east side of 500 West. The new housing will be identical as a land use to its neighbors. The surface parking lot will be used consistent with Gateway Shopping Center Hours.

**Finding:** Hours of operation are consistent with adjacent land uses. Deliveries are of a residential nature and are consistent with adjacent land uses.

**K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.**

**Discussion:** The project meets the housing goals of the Gateway Master Plan and City Housing Plan. The surface parking lot is an interim use, which will occupy presently vacant land until market conditions allow more dense development. The project further the areas transition from rail yard to urban neighborhood and is in keeping with the concepts envisioned by the master plans.

**Finding:** The project will enhance the overall development goals of the City by providing high-density residential development in an urban format and will not create a cumulative negative impact.

**L. The proposed development complies with all other applicable codes and ordinances.**

**Discussion:** There are no outstanding issues that will prevent the proposed residential building and surface parking lot from meeting City code.

The GMU Zoning District requires that no less than 25 percent of the building façade be setback from the street facing property line by more than 5 feet. The proposed residential building is consistent with the regulations.

All surface parking lots are required to have a minimum 15 foot setback from the property line, or 75 feet from property line on a corner. The proposed surface parking lot will meet landscape requirements, but will need a modification of the 75 foot corner landscape setback to comply with code.



The maximum height is 75 feet for flat roofed buildings or 90 feet for non-flat rooflines. The proposed new building is approximately 65 feet tall and is within code requirements.

**Finding:** The project will be required to meet all other City Codes prior to receiving a building permit.

### **Section 21A.54.150 Planned Developments**

The purpose of a planned development is to provide flexibility in the ordinance to achieve the following objectives:

1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
5. Preservation of buildings, which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special development amenities.
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

All development in the G-MU Zoning District is required to be reviewed as a planned development. The proposed addition to the existing project is in conformity with objectives 2, 3, 6 and 7 of Section 21A.54.150.

#### **21A.54.150E - Other standards.**

Standards for Planned Development Approval include the following:

1. It must meet the minimum lot size.  
**Discussion:** All new construction is a planned development in the G-MU Zoning District regardless of lot size. There is no minimum lot size requirement.  
**Finding:** The project meets the criteria.
2. Residential density may not be greater than the base zone.  
**Discussion:** The base zoning has no density limitations for residential uses. The project contains approximately 150 dwelling units.  
**Finding:** The project meets this standard.
3. Reduced width streets must be properly engineered.  
**Discussion:** There are no reduced street widths proposed as part of this project.  
**Finding:** Not Applicable.

4. The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.

**Discussion:** There are no front, rear or side yards required in the G-MU Zoning District.

**Finding:** The project meets this standard.

5. The Planning Commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.

**Discussion:** The G-MU zone does not require side or rear yard setbacks.

**Finding:** Not applicable.

### **Additional G-MU requirements**

The G-MU Zoning District prescribes building materials allowed for new development; 21A.31.010.P. Exemption or alteration of this criterion is allowed as part of section 21A.31.010.P.6. The primary finish material is brick and stucco. The Zoning Ordinance allows only minor portions (less than 30%) of the facade to be of stucco without Conditional Use Approval.

The proposed project may need a waiver of this requirement based upon final design. It is requested that the Planning Director have final review for compliance to this requirement.

Section 21A.31.020.D.2 requires all development along the 500 West street frontage to have a residential component. Exceptions to this requirement are allowed as a conditional use according to 21A.31.020.D.4.

The proposed project meets this requirement

Section 21A.31.020.E requires a minimum height of 25 feet for all new construction along 200 South and 45 feet for all new construction along 500 West. Exceptions to this requirement are allowed as a conditional use according to 21A.31.020.E.1.

This project meets this requirement.

### **Subdivision requirements**

Petition 490-06-28: A request by the Boyer Company for a preliminary subdivision to accommodate housing and a surface parking lot under separate ownership.

Planning staff has analyzed the requested subdivision as to its compliance with the requirements of the Gateway Mixed-use G-MU zone. The proposed lot meets the minimum requirements of 50 feet of street frontage. There is no minimum lot size required in the G-MU Zoning District.

### **STANDARDS FOR APPROVAL**

#### **MINOR SUBDIVISION APPROVAL CHAPTER 20.20**

The Planning Commission, or designee, may, approve the proposed minor subdivision if the Commission finds that:

**Standard A:      The minor subdivision will be in the best interest of the City.**

**Discussion:** The proposed subdivision will allow for dense development that complies with the City's Master Plans, specifically the Gateway Master Plan and the G-MU Zoning Ordinance.

*Finding: The proposed subdivision is in the best interest of the City.*

**Standard B: All lots comply with the applicable zoning standards.**

**Discussion:** The proposed subdivision meets the fifty foot minimum frontage. No minimum or maximum lot size is required in the GMU Zoning District.

*Finding: The proposed lot compiles with all zoning standards.*

**Standard C: All necessary and required dedications are made.**

**Discussion:** The development will require upgrade of curb, gutter and sidewalk or a Special Improvement District waiver on 600 West and South Temple (and maintenance of existing infrastructure on 500 West).

*Finding: The subject subdivision has been reviewed by the Planning Division, Transportation Division and the Engineering Division; the project is acceptable however street improvements or SID waiver are required.*

**Standard D: Provisions for the construction of any required public way improvements are included.**

**Discussion:** As a condition of the Engineering and Transportation Divisions some minor public way improvements are required as part of this subdivision as outlined above in this staff report.

*Finding: Construction of the required public way improvements are a condition of this approval.*

**Standard E: The subdivision otherwise compiles with all applicable laws and regulations.**

**Discussion:** The proposed subdivision has been reviewed and approved by all relevant City departments and complies with all applicable City and State laws and regulations.

*Finding: The proposed subdivision complies with this standard.*

## **RECOMMENDATION:**

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission approve **Petition 410-06-18** with the following conditions:

- The Planning Commission approves a conditional use for a surface parking lot in the proposed configuration,
- The public way improvements must be constructed, or SID waiver signed, on 600 West and South Temple,
- The Planning Commission allows the modification of the material requirements, as long as the final design is consistent with adjacent building. The final plan is to be approved by the Planning Director.
- The Planning Commission modifies the 75 foot landscaped setback requirement on the corner of South Temple and 600 West.
- The petitioner met all other code requirements, including the provisions for on-site staging and refuse collection.

Based on the findings of fact in this staff report, Planning Staff recommends that the Planning Commission grant preliminary approval of the Minor Subdivision, **Petition 490-06-28**, conditioned upon the public way improvements must be constructed, or SID waiver signed, on 600 West and South Temple.

Doug Dansie  
Principal Planner

**Attachments: Exhibit 1 – Planning Commission Subcommittee notes, Exhibit 2 - Other Division Recommendations. Exhibit 3 – Open House Attendance list. Exhibit 4 - Site Plan. Exhibit 5 – Elevations and Illustrations. Exhibit 6 - Preliminary plat.**

**Exhibit 1**  
**Subcommittee notes**

## NOTES

### Planned Development Subcommittee Meeting June 21, 2006 12:15 p.m. - 12:55 p.m. Room 126

Commissioners present: Peggy McDonough, Prescott Muir, and John Diamond

Staff present: Doug Dansie, Cheri Coffey, and Joel Paterson

Applicants present: Jake Boyer and Scott Sandberg

Presenter: Doug Dansie

Mr. Dansie presented a brief overview of the project. He stated that the request is for a subdivision and a planned development use. Mr. Dansie added that the subdivision issues are also related to the Gateway Town Storage that was approved at a previous Planning Commission meeting. The planned development is being requested because all new development in the G-MU zone is a planned development. Conditional use approval is also being requested for the proposed surface parking lot. As part of the planned development, a housing component will front 500 West. Mr. Dansie also provided some of the preliminary design plans of the project including; windows, parking, and height.

The following were comments, concerns, or questions voiced by the Commissioners and the response of Mr. Boyer, Mr. Sandberg, and Staff.

- Is the surface parking lot a long-term objective, or is there consideration of additional development?
  - Mr. Boyer stated that the surface parking lot is being provided due to the need and the area. He stated that the area where the surface parking lot will be located would require further development along 600 West before additional thought would be considered for additional development.
- Where will the access to the parking lot be?
  - Mr. Boyer stated that the access will be off South Temple Street, as it is a dedicated roadway. Mr. Dansie included that he and Mr. Baxter have been working on various projects relating to the South Temple area and the railroad tracks. He noted that only a 66-foot right-of-way exists on South Temple, but will not anticipate problems due to the fact that it is not considered a main roadway.
- How accessible are the courtyard areas
  - Mr. Sandberg stated that the courtyards will be enclosed in order to avoid “peeping tom” alleys. He noted that the courtyards will be used to enhance interior light.
- Is there potential for breaking down the rear block face to allow for a penetration of development?
  - Mr. Boyer stated that if future development occurs on 600 West, there would be potential for breaking down the block face.

Mr. Dansie also raised the attention of the Commissioners to the potential of raised first-floor units and requested suggestions. The Commissioners suggested articulation on the in's and out's, a recess in the windows, and perhaps additional landscaping to add texture between the sidewalk and the face of the building. Additional comments were provided regarding the exit doors facing the street and perhaps glazing a story and a half of the stair tower.

There was discussion regarding the necessity of a pool versus green space in the area. The Commissioners also discussed the material for the frontage, and the modification that will be required from the 30 percent requirement.

Mr. Dansie requested confirmation from the Planning Commission that support would be provided for the request for a surface parking lot. The Commissioners noted that with the stated need of the parking stalls for designated use it may prove positive. They also suggested that the Boyer Company present the proposal to the Commission with a long-term view of changing the parking lot for growth

and proposed development. Mr. Boyer stated that he would do his best in providing the future outlook for the area.

**Exhibit 2**  
**Division Recommendations.**



Dear Doug,

Salt Lake City Public Utilities takes no exception to the proposed alteration of lot lines as defined in petition 490-06-28.

The following applies to petition 410-06-18;

Salt Lake City Public Utilities has reviewed the above referenced preliminary plat offers the following comments:

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

Water and sewer services can be connected top the existing facilities along 500 West. Plans must be submitted showing how the new water and sewer services will be connecting to the existing mains in 500 West. The plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. Culinary and fire connection must be separate connections at the main. For all culinary services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by an approved equivalent method. The engineer must provide calculations for expected peak sewer flows from this development. With this information Public Utilities will verify if the sanitary sewer system downstream for this development can handle these additional flows. If not, the developer will be responsible to provide offsite improvements as necessary to accommodate these additional flows.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots. The development will be required to provide on-site detention of the storm water. A storm drain report must be completed by the engineer and a copy provided to Public Utilities for review and approval. As part of this development, Public Utilities will require a new storm drain system to be installed along 600 West from South Temple to the existing sixty-inch storm drain line in 200 South. This new line will need to be adequately sized as to provide for future development in this area. High groundwater is typical in this area. If below grade buildings or structures are proposed, a stamped geotechnical report identifying the highest expected groundwater must be submitted to Public Utilities for review and approval. This assessment must be based upon historical well records, borings, etc. All finished floor elevations must be above the highest groundwater elevation. All offsite improvements must be approved by Salt Lake City Traffic and Engineering.

Fire Department approval will be required. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the Fire Department.

All existing easements must be provided before final plat recordation. If a sewer lateral or a water lateral service crosses through an adjacent property, an easement for that utility must be provided.

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any approvals from our Department. A \$343 per quarter acre drainage impact fee will be assessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

Please call Jason Brown or myself if you have any questions.

Peggy Garcia  
Salt Lake City Public Utilities  
(801) 483-6727

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Doug,

Question?

The May 31<sup>st</sup>, 2006 memo indicates a surface parking lot at this location but under conceptual design of Liberty Gateway dated June 11<sup>th</sup>, 2006 it indicates on site garage parking and apparently 3 levels under Objectives.

My concerns for a surface lot would be adequate lighting and appropriate landscaping using CPTED concepts.

If a tiered structure is used then I would expect a greater increased use of Police services due to the visibility factor unless Boyer/Cowboy Partners are planning for parking lot security to be handled similarly to what they currently have in place at Gateway and a controlled ingress/egress system.

J.R. Smith  
SLCPD  
Community Action Team

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Doug,

I received the notice for Petition 400-06-18, Boyer Company/Cowboy Partners for a housing development and surface parking lot. The address specified is 500 West and South Temple. This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations. -Allen McCandless, Planning Manager.

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June 19, 2006

Doug Dansie, Planning

**Re: Petition 410-06-18:** by Jake Boyer/Cowboy Partners for a Planned Development for housing and a surface parking lot at approximately 500 West South Temple in a GMU zoning district, also, **Petition 490-06-28** for a subdivision to alter lot lines.

The division of transportation review comments and recommendations are as follows:

The proposed housing fronting 500 West a special collector, is a divided roadway, with one lane and parking each way is restricted to right in / out only south bound traffic. The 200 stall parking structure and the two driveway accesses are in keeping with the roadway capacity. There are no service or staging areas shown for the proposed retail and building functions. On street staging is not in keeping with zoning and traffic concepts.

The surface parking lot proposal fronting 600 West and future North Temple will require full public way improvements in coordination with transportation development in this area. The two proposed driveways should provide adequate access for the 600 Stalls noted.

The proposed subdivision indicates no change to the existing public right of way transportation corridors, but may be subject to various transportation projects in this area.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Craig Smith, Engineering  
Larry Butcher, Permits  
Brad Larson, Fire  
Brad Stewart, Utilities  
File.

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Doug,

I have reviewed petition 410-06-18: a request by Cowboy Partners for a planned unit development located approximately between 500 west/600 west between 100 south and south temple.

The Division of Engineering review comments and recommendations are as follows:

500 west received public way improvements as a city project a few years ago. 600 west is void of any public way improvements, therefore, it is this departments recommendation that curb, gutter, and sidewalk, along with any drive approaches be considered by the developer along the portion of 600 west that fronts the proposed development. Civil drawings containing plan and profile of 600 west should be submitted to our department for consideration.

Should you have any questions, please don't hesitate to contact me @535-7995.

Sincerely,  
Craig

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Doug,

The Fire Department has no objections to the above named Petitions. Please note to the applicant that additional fire hydrants and emergency access may be required.

Thank you.

Brad Larson  
Deputy Fire Marshal  
Salt Lake City Fire Department  
801-799-4162 office  
801-550-0147  
bradley.larson@slcgov.com

**Exhibit 3**  
**Open House Attendance list**

**Exhibit 4**  
**Site plan.**

**Exhibit 5**  
**Elevations and**  
**Illustrations**

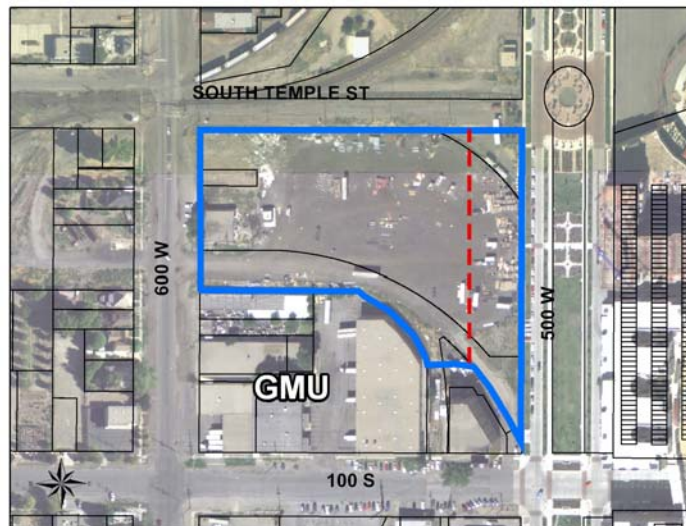
**Exhibit 6**  
**Preliminary plat.**



# MEMORANDUM

Date: May 31, 2006  
To: J.R. Smith, Police; Brad Larson, Fire; Larry Butcher, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.  
From: Doug Dansie, AICP  
Subject: **Petition 410-06-18:** by Jake Boyer/Cowboy Partners for a Planned Development for housing and a surface parking lot at approximately 500 West South Temple in a GMU zoning district, also, **Petition 490-06-28** for a subdivision to alter lot lines.

Jake Boyer of the Boyer Company and Cowboy Partners is requesting the Salt Lake City Planning Commission approve a Planned Development for a housing project and surface parking lot generally located at 500 West and South Temple, also a subdivision to alter lot lines. (see associated Petition 490-06-18 by Ken Menlove/Gateway Storage)



As part of the process the Planning Staff must make a finding relating to *the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies and wastewater and refuse collection.*

**Please provide comments relative to your area of expertise.**

Drawings of the proposed subdivision are attached to this email (a larger version is available upon request). Drawings of the layout of the residential building are being sent via interoffice mail. I would appreciate receiving your written comments as soon as possible. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by June 20, 2006, I will assume you have none. If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Cabinet email

- Tim Harpst- Transportation Division Director
- LeRoy Hooton Public Utilities Director
- Rick Graham- Public Services Director
- Chuck Querry- Fire Chief
- Chris Burbank - Police Chief
- Nancy Boskoff- Arts Council Director
- Tim Campbell- Airport Director
- LuAnn Clark- HAND Director
- Rocky Fluhart- Deputy Mayor (Management Services Department Director)
- Louis Zunguze- Community Development Director
- Alison McFarlane- Economic Development Director
- David Oka- RDA Director
- Ed Rutan- City Attorney

**Language for the e-mail to Cabinet members.**

**Petition 410-06-18** has been submitted by Jake Boyer/Cowboy Partners for a Planned Development for housing and a surface parking lot at approximately 500 West South Temple in a GMU zoning district, also, **Petition 490-06-28** for a subdivision to alter lot lines.

This e-mail has been sent to appropriate city staff who have been asked to review the technical details of the project and respond in writing with any comments they have. If you would like to review details of the proposed project, please let me know by June 20, 2006 and I will forward the specific information to you for your comments.

If you have any questions, please contact me at 535-6182.

**Planned Development  
Community Council / Citizen Group Input**

TO: Bill Davis, Chair Downtown Community Council,  
329 Harrison Ave. SLC, UT 84115  
gbrovers@aol.com

FROM: Doug Dansie, Planning Division Staff

DATE: March 31, 2006

RE: **Petition 410-06-18:** by Gateway Storage/Ken Menlove for a Planned development for a storage warehouse at 510 West 100 South in a GMU zoning district. Also, **Petition 490-06-18** for a subdivision to alter lot lines.

**Gateway Storage,** represented by **Ken Menlove,** is requesting the Salt Lake City Planning Commission approve a Planned Development for a Storage Warehouse at 510 West 100 South, also a subdivision to alter lot lines. As part of this process, the applicant is required to solicit comments from the Downtown Community Council. The purpose of the Community Council



review is to inform the community of the project and solicit comments / concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. (Please note that the vote in favor or against is not as important to the Planning Commission as relevant issues that are raised by the community council.) I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will also present information at the meeting.

If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning

Staff will begin processing the application. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the Planning Commission. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the Planning Commission, via the Planning Division, for their review prior to the Planning Commission Public Hearing.. I will be available, at your request, to attend the meeting to answer any questions and listen to the comments made by the Community Council members.

Following are City adopted criteria that the Planning Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

1. Consistency with the adopted policies of the Downtown Master Plan and Gateway Master Plan.
2. Adequacy of circulation including access to property, traffic congestion, parking, circulation (both vehicular and non-vehicular including pedestrian) and design issues such as safe and accessible sidewalks, pedestrian friendly emphasis and enhancements that encourage walking, street design and interconnections for pedestrians and cyclists, crosswalks, park strip landscaping, and traffic calming solutions;
3. Adequacy of existing or proposed utility services to accommodate the proposed use
4. Appropriateness of buffering to protect adjacent land uses from light, noise and visual impacts;
5. Consistency of architecture and building materials with the development and compatibility with the adjacent neighborhood;
6. Appropriateness of landscaping for the scale of the development;
7. Assurance of preservation of historical, architectural and environmental features of the property;
8. Compatibility of operating and delivery hours with adjacent land uses;
9. Compatibility with the neighborhood surrounding the proposed development and avoidance of a concentration of uses that results in a negative impact on the neighborhood or the City as a whole;
10. Appropriateness of design to prevent or minimize crime and/or undesirable activities and promote natural surveillance;
11. Recommend public way improvements adjacent to the subject property.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111; by Fax at (801) 535-6174 or via e-mail to me at [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com). If you have any questions, please call me at 535-6182 or via e-mail.

**COMMUNITY COUNCIL COMMENTS:**

The above referenced applicant, met with the Downtown Community Council on \_\_\_\_\_ . Approximately \_\_\_\_\_ people attended the meeting. Those in attendance made the following comments relating to the project.

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In general, was the group supportive of the project?

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Signature of the Chair or Group Representative

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**GATEWAY  
PLANNED DEVELOPMENT  
OPEN HOUSE**

**ROOM 335**

# Gateway Planned Development

**Open House**  
**June 26, 2006**

MAIL COMMENTS TO:  
DOUG DANSIE, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)

*Name:*

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*Address:*

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COMMENTS:

**SALT LAKE CITY PLANNING COMMISSION**  
**Gateway Planned Development Open House**  
**Petition 410-06-18 and 490-06-28**  
**Meeting Roll June 26, 2006**

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