

PLANNING COMMISSION STAFF REPORT

Saxton Grove Townhomes
Planned Development Petition 410-08-44
321 and 365 South 870 West
August 13, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Intermountain Home
Solutions

Staff:

Doug Dansie, Senior
Planner 535-6182
doug.dansie@slcgov.com

Current Zone: RMF-35
Moderate Density Multi-
Family

Master Plan

Designation: The West
Salt Lake Future Land
Use Designation is
"Medium Density
Residential" (15-30
dwellings units/acre).

Council District: District
2, Councilmember Van
Turner

Acreage: Approximately
0.63 and 0.32 Acres
0.95 Acres total

Current Use:

Vacant

Applicable Land Use

Regulations:

- 21A.24.130 RMF-35
- 21A.54.080 Standards
for Conditional Uses
- 21A.54.150 Planned
Developments

REQUEST

Petition 410-08-44: Is a request by Intermountain Home services for Planned Development approval to construct thirteen (13) new residential single family attached units, The units are being approved as a planned development because they are not In a traditional "lot" format but are being developed with common yard and condominium ownership.

PUBLIC NOTICE

Notice of the August 13, 2008 public hearing was mailed on July 29, 2008 to all property owners within 450 feet of the subject property, which satisfied the required fourteen day noticing provision for conditional uses and planned development requests. A sign was posted n the property on August 1, 2008, meeting the 10 day posting requirement. The agenda was also emailed to all those on the Planning Division list serve, including community council chairs and business groups. The agenda was posted on the Planning Department website.

STAFF RECOMMENDATION

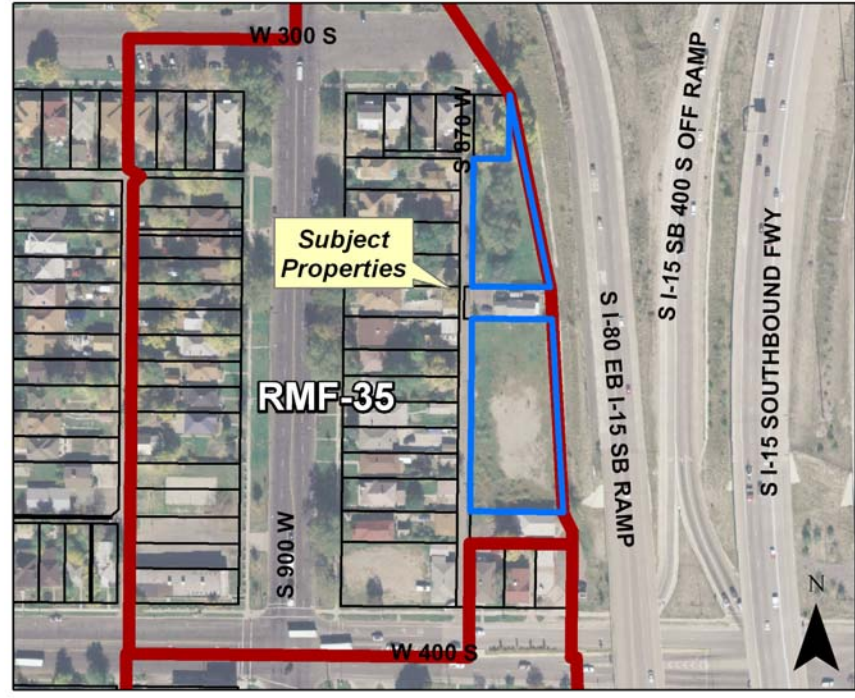
Based on the comments, analysis and findings of fact outlined in this staff report, Staff recommends that the Planning Commission grant Planned Development approval of Petition 410-08-44 subject to the following conditions:

1. The roadway be improved to meet Salt Lake City requirements
2. The units are fire sprinkled to compensate for fire access.

Attachments:

- A. Elevations and Site Plans
- B. Department commitments
- C. Planning Commission subcommittee comments

VICINITY MAP



OVERVIEW

The project site is located at approximately 321 and 365 South 870 West. The two lots are separated by a single family home. The property is in the RMF-35 zoning district. Intermountain Home Sales desires to construct single-family attached homes with a total of 13 units. The proposal is being processed through the Conditional Use/Planned Development review because the applicant seeks modification to requirements of the RMF-35 zoning district. Single family attached homes are allowed as a permitted use on individual lots in the RMF-35 zoning district; however, the proposed development has common grounds with individual condominium ownership of the units. By combing lots into a larger parcel the developer is able to have larger common landscaped areas.

Existing Conditions

The proposed site is vacant. It is a remnant parcel created by the construction of Interstate 15 to the east. The street is a former alley and is generally substandard in width.

SURROUNDING ZONING DISTRICTS:

North = RMF-35
South = CN Neighborhood commercial
East = I-15 right of way
West = RMF-35

SURROUNDING LAND USES:

North = Single family home
South = Single family homes
East = Interstate 15
West = Single family homes

COMMENTS

Public Comments

The petition was presented to the Poplar Grove Community Council on June 25; an overview was provided. Crime, lighting and home ownership were concerns. No vote was taken.

The property owner between the two lots has expressed concerns regarding her home: The home is for sale.

Planning Commission Subcommittee

The Planning Commission held a Planned Development sub-committee meeting on June 18, 2008. Commissioners felt that this petition was ready to be heard by the Planning Commission. Attachment C

City Department Comments

Comments submitted to the Planning Division are listed in Attachment B.

The most important issue if the substandard road, which hinders fire protection: The developer are sprinkling each unit to resolve the issue.

STAFF ANALYSIS AND FINDINGS

Project History

The subject property is a vacant corner lot with street frontage along 100 South mid-block between 500 and 600 West. The property was owned by the Tongan Methodist church which was located on the corner of 900 West and 400 South. They acquired it to be used as parking, but off-site parking is not allowed in residential zones. When the Church was destroyed by fire in the 1990's, he chose not to rebuild at the site and the property is being sold as surplus.

Master Plan Discussion

The **West Salt Lake Plan**, adopted in 1995, identifies the site as being part of the Future Land Use Designation; "Medium Density Residential" (15-30 dwellings units/acre). Under the existing RMF-35 Zoning, the use is a permitted use without Planning Commission approval; however, since the development proposal involves modification of strict zoning requirement, Planning Commission review is required. The proposed density complies with the Master Plan Future Land Use Classification and current zoning. The proposed density is 13.9 units per acre

Standards

Staff Analysis (Conditional Uses; Section 21A.54.080)

The following are the criteria that were in place at the time when the petition was submitted:

- A. General Standards for Approval: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

In order to identify and evaluate the detrimental affects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

Approval of Conditional Use Application

1. Master Plan and Code Compliance
 - A. *The proposed development is supported by the general policies of the City Wide, Community, and Small Area Master plan text and the future land use map policies governing the site;*

Analysis: The proposed development meets the general provisions of the master plan for use and density which identifies this property as multi-family residential.

Finding: The project satisfies this standard.

B. *The proposed development is one of the conditional uses specifically listed in this title;*

Analysis: Planned developments are allowed on lots larger than 9,000 square feet in the RMF-35 zoning district. The lots are 27,442 and 13,939 square feet.

Finding: The project satisfies this standard.

C. *The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.*

Analysis: The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings. The project provides 13 units of housing in two multi-family buildings. This project is applying for a planned development because it will have joint land and condominium ownership rather than individual lots. All other conditions (height, density, and etcetera) meet the zoning.

Finding: The project satisfies this standard.

2. Use Compatibility

The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:

A. *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;*

Analysis: The street is substandard (being a former alley) however Salt Lake City Transportation has indicated that with modifications and controls it will be functional to accommodate the development. The modification would include rebuilding portions of the street with curb, gutter and sidewalk. The street is 16 feet wide. Fire has indicated that they need a 20 foot wide street or the project must have fire sprinklers. The developer has chosen to sprinkle the project. A sidewalk along the east side of the street is also being requested. Homes accessing the rear of their property on 900 west must also be accommodated.

Finding: The project satisfies this standard. A condition of approval has included.

B. *The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:*

Analysis: The proposed use is a permitted use. The project is being reviewed as a planned development to accommodate a more creative layout of individual building.

Finding: The project satisfies this standard. A condition of approval has included. See further considerations that follow.

i) *The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;*

Analysis: The driveway will filter onto 870 West, a local public street, which will access major street to the north and south of the site. 300 South is a large street with low traffic volumes. 400 South is a major street adjacent to a freeway off-ramp.

ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*

Analysis: The street is substandard therefore on-street parking is prohibited. All parking will be accommodated on-site in both garage and parking lot settings. Each unit has its own garage.

iii) *Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and*

Analysis: This residential development will have hours of operation similar to adjacent land uses.

iv) *The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise, height, or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.*

Analysis: The hours of operation are similar to all adjacent land uses.

C. *The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;*

Analysis: The internal circulation has been reviewed by the Salt Lake City Transportation Division and will be made adequate prior to the issuance of a building permit. The project will need to provide sidewalk and street upgrades.

Finding: The project satisfies this standard.

D. *Existing or proposed utility and public 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; and*

Analysis: Existing utility and public services have been deemed adequate by the City's Public Utilities Department.

Finding: The project satisfies this standard.

E. *Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.*

Analysis: The proposed building is located in the interior of the block immediately adjacent to the Interstate freeway. The freeway has been buffered from the use by sound walls. The project will be required to have appropriate landscaping according to code.

Finding: The project satisfies this standard.

F. *Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.*

Analysis: Staff conducted an analysis, as required, for this request and found no conditional use or non-conforming uses within a quarter mile radius. No detrimental concentration of similar uses was found.

Finding: The project satisfies this standard.

3. Design Compatibility

The proposed conditional use is compatible with:

A. *The character of the area with respect to: site design and location of parking lots, access ways, and delivery areas; impact on adjacent uses through loss of privacy, objectionable views of large parking or storage areas; or views and sounds of loading and unloading areas;*

Analysis: The parking is generally within garage structures or adjacent to the freeway.

Finding: The project satisfies this standard.

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

Analysis: The project is residential in nature similar to adjacent land uses.

Finding: The project satisfies this standard.

C. *The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.*

Analysis: The project generally increases the density on the block, consistent with the master plan. The density and the height of the buildings are consistent with the zoning. Other land owners on the block are also able to make similar density and height choices as an over the counter permit. This project is being pursued as a planned development

because of the layout of the units; not the height, intensity, size, type or the density.

Finding: The project satisfies this standard.

4. Detriment to Persons or Property

The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The applicant shall demonstrate that the proposed use:

A. *Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;*

Analysis: The residential project will have no greater affect than other residential land uses.

Finding: The project satisfies this standard.

B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*

Analysis: There is no adjacent streams or rivers

Finding: The project satisfies this standard.

C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*

Analysis: The residential nature of this project does not introduce dangerous hazards into the neighborhood.

Finding: The project satisfies this standard.

D. *Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.*

Analysis: The project introduces housing and a new housing type to a difficult site and creates new investment into the neighborhood. The owner of the remaining home on the block has expressed concern that they are left between the two sides of the development and are concerned about potential impacts (new sidewalk, moving power poles etc.). The remaining home actually faces away from the street because when it was built, 870 West was an alley (800 West does not exist anymore at this location because of the construction of Interstate 15). The home is for sale. The new housing type is consistent with the zoning. landscaping is provided on both sides of the remaining home.

Finding: The project satisfies this standard.

5. Compliance with Other Applicable Regulations

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

Analysis: The proposed building must complies with all other applicable codes and ordinances.

Finding: The project will satisfy this standard.

6. Imposition of the Conditions of Approval

The Planning Commission may impose conditions on the proposed use which are in addition to any conditions specifically listed within this chapter. All conditions imposed shall meet the following criteria:

A. *The condition is within the police powers of Salt Lake City.*

Analysis: The proposed conditions are within the purview of the planned development. These are within the police powers of the City.

B. *The condition must substantially further a legitimate public purpose.*

Analysis: The proposed conditions of approval assure that the project will comply with all applicable codes and ordinances that ensure orderly development in the City.

C. *The condition must further the same public purpose for which it is imposed.*

Analysis: The condition to improve the street will ensure adequate access is provided to the site and that the project will comply with all applicable codes and ordinances.

Finding: The project satisfies this standard.

D. *The applicant/owner may not be required to carry a disproportionate burden in furthering the public purpose; and.*

Analysis: The applicant will be responsible for compliance with all conditions, but these conditions are for the specific project and future residents and are not intended to place a disproportionate burden on the applicant for furthering a public purpose..

Finding: The project satisfies this standard.

E. *Dedications of land and other contributions as conditions of approval must be reasonably related and roughly proportionate to the use of the property for which the conditional use permit is required.*

Analysis: Improvement of sidewalk and street surfaces immediately adjacent to the project have been requested by Engineering and Transportation. These improvements are directly proportionate to eh development.

Finding: The project satisfies this standard.

7. Mitigating Conditions

A. *As part of their review, the Planning Commission may impose mitigating conditions on the proposed development.*

Analysis: Adverse impact may include increased traffic on 870 West, which is a substandard street. The home between the two lots may be impacted by the project. The Planning Commission may wish to consider fencing or lighting requirements to lessen impacts on the adjacent land uses.

Finding: The project satisfies this standard by upgrading the street; however the Planning Commission may wish to consider other conditions.

B. *These conditions may include but are not limited to the following areas: landscaping; access; loading and parking areas; sanitation; drainage and utilities; architecture and signage; fencing and screening; setbacks; natural hazards; public safety; environmental impacts; hours and methods of operation; dust, fumes, smoke and odor; noise, vibrations; chemicals, toxins, pathogens, and gases; and heat, light, and radiation.*

Analysis: The conditions are intended to compensate for a substandard street by requiring better fire protection.

Finding: The project satisfies this standard.

C. *The conditions which are imposed on a conditional use permit must be expressly attached to the permit and cannot be implied.*

Analysis: The conditions are expressly attached and not merely implied.

Finding: The project satisfies this standard.

8. Denial of Conditional Use Application

The following findings or others may, in the judgment of the Planning Commission, be cause for denial of a conditional use application:

A. *The proposed use is unlawful.*

Analysis: The proposed use is permitted in the zoning district.

Finding: The project satisfies this standard.

B. *Conditions of approval could not reasonably mitigate the negative impacts of the proposed use.*

Analysis: The conditions are intended to mitigate any adverse impacts.

Finding: The project satisfies this standard.

C. *The proposed use would create or pose a nuisance, conflict, or hazard relating to noise, vibration, light, electrical or electronic interference, traffic, odor, fumes, dust, explosion, flooding, contaminations, or other negative effects on the neighboring properties or the community in general, without adequate mitigation.*

Analysis: No nuisance, conflict, or hazard relating to noise, vibration, light, electrical or electronic interference, traffic, odor, fumes, dust, explosion, flooding, contaminations, or other negative effects on the neighboring properties or the community in general are anticipated.

Finding: The project satisfies this standard.

Staff Analysis (Planned Development)

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the planning commission shall find that the proposed planned development:

1. *Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.154);*

Analysis: The proposed development meets the general size and area requirement of the zoning, however since it is on two lots, varying the lot sizes allows the development to fit into the neighborhood better by respecting typical street setbacks. The project will ultimately have condominium ownership rather than standard individual lot ownership. A condominium application is proceeding separately. Section 21A.54.150 indicates that 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.

The proposed project is in conformity with objectives 1, 2, 3 and 6 of Section 21A.54.150. The project is not inconsistent with other criteria, they are generally not applicable (i.e. there are no historic structures to preserve, etc.)

Finding: The project satisfies the purposes for planned developments.

2. *Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the planning commission or the city council.*

Analysis: The following table shows the dimensions of the thirteen proposed dwelling units compared to the minimum lot standards in the RMF-35 Zoning District:

	Lot Width	Lot Area
RMF-35 District Minimum Requirements for Single-Family Attached Dwellings	22 feet of frontage for each of 13 units equals 286 linear feet	3,000 square feet for each of 13 dwelling units equals 39,000 square feet
Provided by the project	165.02' feet of street frontage on the north lot 247.53 feet of frontage on the south lot 412.55 - total	Two lots of 27,442 and 13,939 square feet equals 41,381 total Square Feet

Summary: The table shows that the proposed lot meets the minimum zoning standards for the development of attached single-family dwellings in the RMF-35 Zoning District.

The proposed planned development achieves the purposes for which planned developments were instituted and does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the planning commission or city council. Specifically, the project supports the intent of the Zoning Ordinance to accommodate medium density residential units at this location.

Finding: The project satisfies the purposes of the Zoning Ordinance.

21A.54.150E - Other standards.

Standards for Planned Development Approval include the following:

1. It must meet the minimum lot size.

Discussion: The project meets the minimum lot size of 9,000 square feet in the RMF-35 zoning District. The lots are 13,939 and 27, 442 respectively

Finding: The project meets the criteria.

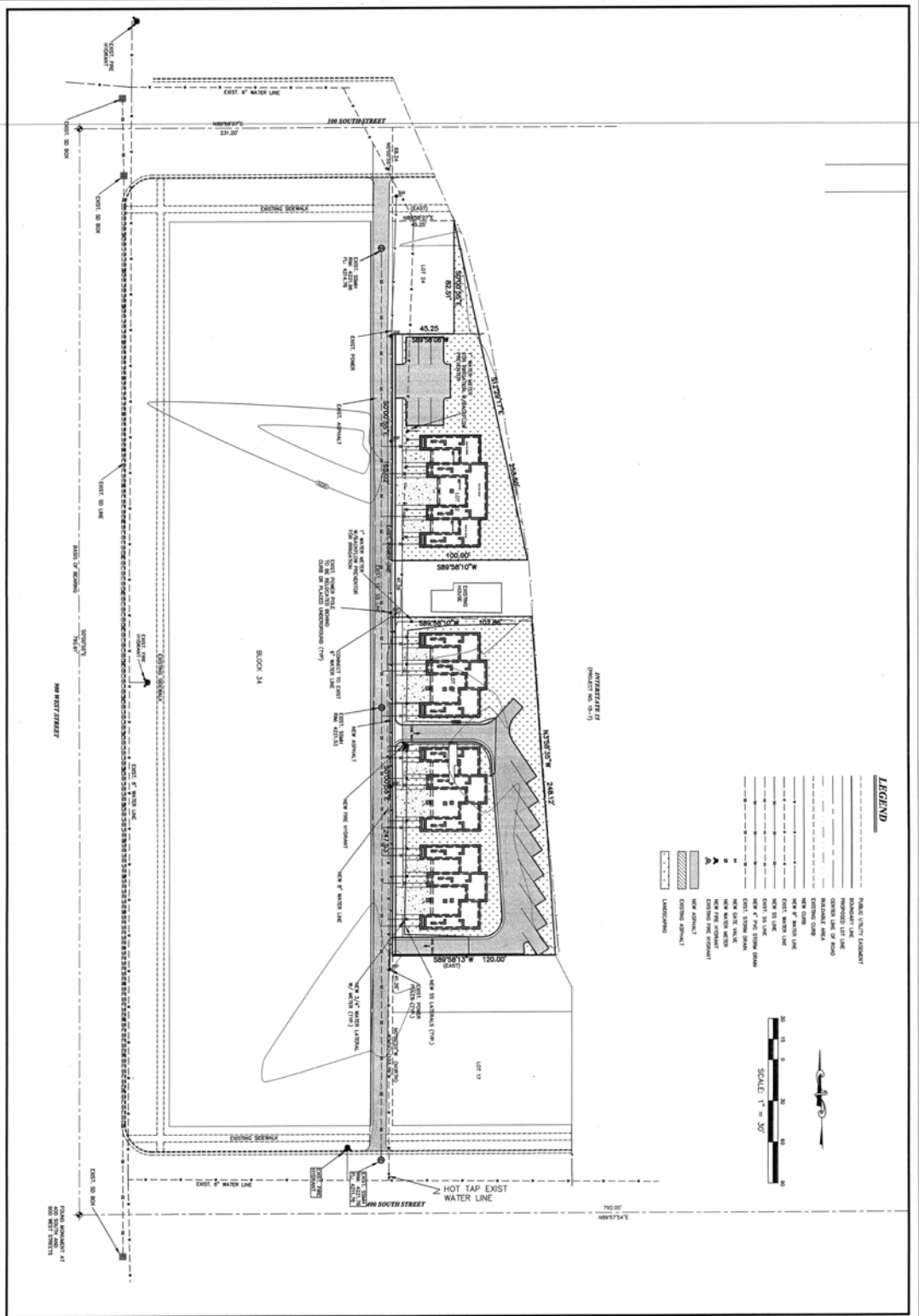
2. Residential density may not be greater than the base zone.
Discussion: The RMF-35 District require 3,000 square feet per attached unit. The total square footage of these two combined lots would allow for 13 residential units on a lot of this size.
Finding: The project meets this standard.

3. Reduced width streets must be properly engineered.
Discussion: The street already exists. The developer will provide public improvements that improve the existing conditions. They are not requesting a reduced width street.
Finding: The street will become more conforming due to the fact that the applicant will be required to make improvements to it.

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: The building setbacks are being generally met but have been modified some to allow for better location of the units. If the building were located on individual lots, the opportunity for landscaping would be decreased. Y consolidating the lots, the developer has more landscaping at each end of the project. This project is in general conformity with the concept.
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 site does not have topographic changes.
Finding: Not applicable.


Attachment A
Elevations and Site Plan



PROJECT NO. 08-142	SHEET NO. 1	DATE 5/1/08	SCALE 1" = 30'
PROJECT NAME UTILITY PLAN	DATE 5/1/08	DATE 5/1/08	DATE 5/1/08
PROJECT LOCATION 300 SOUTH STREET	DATE 5/1/08	DATE 5/1/08	DATE 5/1/08
PROJECT OWNER HILL & ARGYLE, Inc.	DATE 5/1/08	DATE 5/1/08	DATE 5/1/08
PROJECT NO. 08-142	DATE 5/1/08	DATE 5/1/08	DATE 5/1/08

UTILITY PLAN
PRINCIPLE DESIGN

PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 2, T1S, R1W, S1B4M
LOCATED IN BLOCK 34, ATLAS PLAT C, PLAT 4
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



H HILL & ARGYLE, Inc.
Engineering and Surveying

180 North 250 West, Suite #4, Bountiful, Utah 84002
(801) 288-2136 Phone, (801) 288-5983 Fax

Insert scanned drawings here

Attachment B
Department Comments

Public Utilities

Doug,

Public Utilities has reviewed the above mentioned petition and offer 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.

Currently there are no water mains in 870 West. The developer will be required to extend the water main from 300 South to 400 South in 870 West and reconnect the existing services to 869 West, 321 South and 331 South to the new water main. This planned development will be required to install separate master meters on both of the non-contiguous parcels. Plans must be submitted showing how the new water meters will be connecting to the new main. The new water main must be shown in plan and profile from the points of connection to the existing mains. The typical location of the water main is three feet from the lip of gutter in the asphalt. The plans must also 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. All existing water services not used must be killed at the main and all existing sewer services that are not used must capped at the property line per Salt Lake City Public Utilities standards.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots or the street. The development will not be required to provide on-site detention of the storm water if the total acreage is less than 1.0 acres. 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 expected groundwater elevation. Drainage in the streets must be directed to the closest public catch basin. For lengths of curb without a catch basin

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 an existing 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 accessed 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 Peggy Garcia or myself if you have any questions.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax

Fire

The following items need to be addressed:

- Fire hydrants shall be located within 400 feet of all exterior walls.
- The units shall be provided with automatic fire sprinkler systems
- The fire sprinkle systems shall be mentored and interconnected to an approved off site station.
- Each unit shall be provided with an automatic fire detection system as per International building and Fire Codes.
- Fire Department access roads shall be a minimum 20 foot wide. If fire hydrants are provided then the the width shall be 26 feet on both sides of the fire hydrant for a distance of 20' on both sides of the fire hydrant.
- Turning radius are 45' outside and 20' inside.

Police

Reference 410-08-44:

This project should not adversely affect the Police Departments ability to provide services in the area.

On behalf of the Police Department we would request the following considerations:

- Common parking areas have adequate lighting.
- Address numbers for individual units be of a size and placement making them easily identifiable.
- Avoid concealment of lower level windows and alley ways by landscaping, shrubberies etc.

Lt. Dave Askerlund
Salt Lake City Police Dept.
Fusion Division
801-799-3180

Transportation

June 4, 2008

Doug Dansie, Planning

Re: Petition 410-08-44, Saxton Grove Townhomes: Planned Development located at 321 and 365 South 870 West.

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

The plans are conceptual in that there is no plat with roadway right of way definition. The existing 870 West is a converted alley about 16 feet wide between 300 and 400 South. Discussions have leaned toward a one way designation and a minimum ROW dedication for a 20' plus vehicular corridor (FIRE?) Ted Itchon 535-6636, and abutting 5' pedestrian corridor.

The Proposal is for 13 Townhomes with single car garages setback 17.5' plus from walk and 15 surface parking stalls.

The plans need to address the roadway section (curb & gutter, drainage, sidewalk, etc) multi driveways for the new proposal and driveway access to the existing west side alley frontage. (type subject to road section)

Drainage needs to be confined to private property, no surface drainage into alleyway per driveways, etc. and address drainage impact at end of roadway on existing area. Street lighting will also need to be addressed per Michael Barry, 535-7147.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Ted Itchon, Fire
Peggy Garcia, Public Utilities
Larry Butcher, Permits
File

Engineering

TO: DOUG DANSIE, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JUNE 5, 2008

SUBJECT: Preliminary PUD Subdivision, Saxton Grove Townhomes,
321 - 365 South 870 West
#410-08-44

Engineering review comments are as follows:

1. This is a residential project to construct 13 townhomes on vacant property with an alley access-way located at approximately 321-365 South 870 West. Water and sewer utility lines appear to exist in the alley, and as shown on the plans there are existing dwellings that have either frontage or rear-access onto the alley. The alley is partially paved, with various degrees of condition on the existing surface. Portions have recently been re-paved, other portions exist as weathered surface, and some exist with almost no asphalt surface remaining. It appears, from reviewing the plans submitted, that the developer intends to replace the entire alley with new asphalt surface, along with curb, gutter and sidewalk along the frontage of his property and one property between his two parcels. The drawings also depict a concrete curb wall on the west boundary of the alley. This will create a concern to the residents who have rear-yard garages and other access onto the alley unless some sort of depression is provided in the curb wall. As designed, the alley access width is 17.5'. The Fire Department has determined that if a 20' wide all-weather surface is not provided, additional fire sprinkler improvements to the buildings will be required. The 20' width can be created along the project frontage by installing an APWA Std. Dwg. 205G type roll gutter abutting the proposed sidewalk. The fire department will have to determine what, if any, widening is required north and south of the project frontage of 870 West Street. The existing driveway approach on 300 South is severely cracked and meets the criteria of APWA Std. Dwg. #291 for replacement.
2. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of the public improvements. It also requires the payment of a stepped fee starting at 5% based on the estimated cost of constructing the street improvements. A copy of the agreement can be picked up from our office if the developer needs one. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. SLC Transportation must review and approve all street geometrics and street lighting.

4. 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 (SWPP) must also be submitted to and approved by SLC Public Utilities.

5. The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.

6. In addition to the previously mentioned changes and additions, plan & profile drawings for the proposed new streets, must comply with Salt Lake City Engineering design regulations. Some of the significant requirements are as follows:
 - Minimum design grade is 0.50%.
 - The profile view for top of curb on each side and centerline must be shown.
 - The horizontal scale shall be 1"=20', 1"=30' or 1"=40'. The vertical scale shall be one-tenth the horizontal scale.
 - The minimum size lettering shall be 1/10" and capital letters shall be used.
 - The north arrow shall point toward the top or left of the sheet with stationing progressing from west to east or from **north to south**.

 - The following approval signatures are required on the cover sheet for the project:
 - SLC Transportation for approval of street geometrics and street lighting.
 - SLC Fire Department
 - SLC Public Utility Department (sewer, water & drainage improvements)
 - SLC Engineering Division (street design)
 - SLC Planning DepartmentDrawings must be submitted by the developer to each of these SLC divisions for review.

7. Alice Montoya (535-7248) in SLC Engineering will assign addresses. A certified address is required prior to applying for a building permit.

8. A Plat will be required for this project, and I have included a copy of the Subdivision checklist for use by the applicant's consulting surveyor in preparing the plat.

cc: Brad Stewart
Barry Walsh
Scott Weiler
Vault

Building Services

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: August 7, 2008

Project Name: Saxton Grove Townhomes

Project Address: 321 South 870 West
365 South 870 West

Contact Person: Doug Dansie
(801) 535-6174

Fax Number:

Phone Number: (801) 535-6182

E-mail Address:

Zoning District: RMF-35

Reviewer: Alan Hardman

Phone: 535-7742

Comments

This preliminary zoning review is based on DRT meetings held on January 7, 2008, and March 5, 2008.

1. Planned Development Petition #410-08-44 must be approved.
2. Condominium Plat must be approved.
3. Please show front yard setbacks of 20' - 0" from property lines or setbacks as approved by the Planned Development process. No setbacks are shown.
4. The minimum rear yard setback is 25% of the lot depth, but not less than 20 feet. The building at 321 South does not meet the setback. This must be waived and/or approved by the Planned Development process.
5. The parking lot for the building at 321 South must be back at least as far as the front of the building. Parking is not allowed in the front yard area.
6. Verify that the surface coverage of buildings on each lot does not exceed 60% of the lot area.
7. Provide screened trash dumpster locations in rear yards per 21A.48.120.
8. Public Utilities approval required.
9. Fire Department approval required.
10. Engineering Division approval required for all street and public way improvements.

11. Transportation Division approval required for all traffic-related issues, such as parking stall layout, vehicle circulation, access from public streets, public pedestrian access, etc.

Airport

Doug,

Thank you for the notice regarding Saxton Grove Townhomes; Planned Development located at 321 and 365 South 870 West.. This address is in the Salt Lake City's Airport Influence Zone "H" this area having specific height restrictions. This project area has a height restriction of 4,577.4' MSL approximately 350' AGL. Salt Lake City does not require an avigation easement for new development in this zone. This project creates no observed impacts to airport operations.

David Miller
Airport Principal Planner
Salt Lake City Department of Airports
P.O. Box 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community

TO: Scott Weiler, Engineering 5506
Edward Itchon, Fire Code Review 5490
Peggy Garcia, Public Utilities 5528
Larry Butcher, Building Permits and Licensing 5490
Barry Walsh, Transportation 5502
Dave Askerlund, Police, 5497

FROM: Doug Dansie, Planning 5480

DATE: May 27, 2008

SUBJECT: **410-08-44** – Saxton Grove Townhomes; Planned Development located at 321 and 365 South 870 West.

Attached is a request for a Planned Development submitted by Intermountain Home Solutions. The proposed development of townhomes is located at 321 and 365 South 870 West.

Please review the attached documents and respond with comments by June 8, 2008. If you have questions or need additional information, please contact me at 535-6182, or doug.dansie@slcgov.com.

Thank you.

From: Dansie, Doug

Sent: Tuesday, May 27, 2008

To: Baxter, DJ; Butterfield, Edward; Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; Goff, Orion; Graham, Rick; Harpst, Tim; Riley, Maureen; Rutan, Ed; Niermeyer, Jeff; McKone, Dennis; De La Mare-Schaefer, Mary; Limburg, Garth

Cc: Paterson, Joel; Hunter, Esther; Coffey, Cheri

Subject: 410-08-44 – Saxton Grove Townhomes; Planned Development located at 321 and 365 South 870 West.

The Planning Division is currently reviewing a request for a Planned Development submitted by Intermountain Home Solutions. The proposed development of townhomes is located at 321 and 365 South 870 West.

The property is currently designated RMF-35 Multi-family residential. **As a Department Director/Cabinet Member, courtesy notice is being sent to you to inform you of the project. You are not required to respond to this email unless you choose to do so.** The information regarding this proposal has been sent to the following staff members for review:

Peggy Garcia – Public Utilities

Ted Itchon – Fire

Scott Weiler – Engineering

Barry Walsh – Transportation

Larry Butcher – Permits Counter Supervisor

Dave Askerlund – Police

If you would like to review the details of this proposal, please let me know by June 8, 2008, and I will forward information to you. If you have any questions, please do not hesitate to contact me.

Doug Dansie AICP

Senior Planner

Salt Lake City Corp.

451 South State Street #406

Salt Lake City, UT 84111

(801)-535-6182

Doug.Dansie@slcgov.com

Attachment C
Planned Development Subcommittee Comments

Planning Commission Subcommittee

June 18, 2008

Attendees:

Planning Commission: Babs De Lay, Frank Algarin, Tim Chambless, and Mary Woodhead.

Planning Division Staff: Doug Dansie

Applicant: Ronald Arnold, Ben Bishop, and Elias Bishop.

Background and Project Location: Saxey Place/Saxton Grove Planned Development at approximately 870 West

Presentation in summary including changes to the project: A request to build a series of townhomes (13 units). Ted Ichon agreed that the narrower streets would not be a problem if the highest grade fire sprinkler system were placed in the units. There was a possibility that the street would be made one-way, but it was not absolute, but the parking should be designed for one-way traffic flow.

Commissioners inquired if the developers felt there would be a problem selling the units because they were so close to the freeway.

Applicants said they looked into the selling market and compared properties between the \$180,000 to \$215,000 range and these would be viable. They stated that a large sound wall is built to keep freeway noise out, plus they are located less than a mile from the Gateway.

Another feature would be that each unit would have a single parking garage, plus available visitor parking spaces. Applicants inquired if they could have a further setback to have a deeper driveway, for additional parking.

Mr. Dansie stated that the driveway would not count as a parking stall, and the applicants would still have to provide two parking spots per unit. He noted that the applicant needed to make the driveway deeper.

Commissioner Chambless inquired about the applicant's lighting plan. The applicant noted that they had not completely looked at that yet, but there would

be plenty of lighting in the parking areas. Commissioner Chambless noted that decorative lighting should be more than adequate, and possibly floodlights that were off of the streetscape.

Commissioners agreed that the setbacks were okay, especially with the abutting existing home. The applicants mentioned that they had offered to buy the existing home, but they have not heard yet from the existing homeowner.

Mr. Dansie said the side yard was 3 inches short on the very back north east corner. The Commissioners did not feel that this would be an issue.

Conclusion:

Commissioners felt that this petition was ready to be heard by the Planning Commission.