

Planning Commission Hearing Staff Report

Urbana on 11th

Building and Site Design Review (Petition 430-07-05)
Preliminary Condominium Review (Petition 480-08-01)

Located at approximately 1988 South 1100 East

Hearing date: February 13, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Gardiner Properties, LLC
John Gardiner

Staff:

Casey Stewart 535-6260
casey.stewart@slc.gov.com

Tax ID:

16-17-456-030

Current Zone:

CSHBD-2 (Sugar House Business
District - 2)

Master Plan Designation:

Sugar House:
Business District Mixed Use –
Neighborhood Scale

Council District:

District 7 - Soren Simonsen

Lot size: 0.28 acres

Current Use:

Conditional use parking lot

Applicable Land Use

Regulations:

- Chapter 21A.26.060 CSHBD2 Zoning District
- Chapter 21A.56 Condominium Approval Procedure
- Chapter 21A.59 Conditional Building and Site Design Review

Attachments:

- A. Applicant's Project Description
- B. Site and building drawings
- C. Department comments
- D. Community Council Comments
- E. Public Comments

REQUEST

Building and site design review for a new residential condominium project and preliminary plat review for the associated condominium plat. The proposal involves construction of a new building for 31 residential condominium units and a detached accessory garage. Building and site design review is required because the proposed height and total floor area exceed the ordinance limits that can be approved administratively. The property is located in the Sugar House Business District No. 2 (CSHBD2).

PUBLIC NOTICE

A notice of public hearing was mailed to all property owners within 450 feet of the subject property on February 2, 2008. The site was posted with a notice of public hearing sign on February 2, 2008.

COMMUNITY COUNCIL COMMENTS

This request was reviewed by the *Sugar House Community Council* at their November 7, 2007 meeting. Minutes from that meeting are included as Attachment "D" but a summary of their comments includes: support for the live/work unit on the first floor and encouragement to enlarge the work portion of it, and; concerns of traffic problems resulting from the primary access to the project being through an old canal parcel. A previous version of the project was reviewed by the same council in May of 2007 before any application was submitted to the Planning Division and the applicant revised his project to try and accommodate the initial feedback. The minutes from the May review are not included with this report because they did not pertain to an active application at the time they were given and are therefore not related to the current version under review by the City.

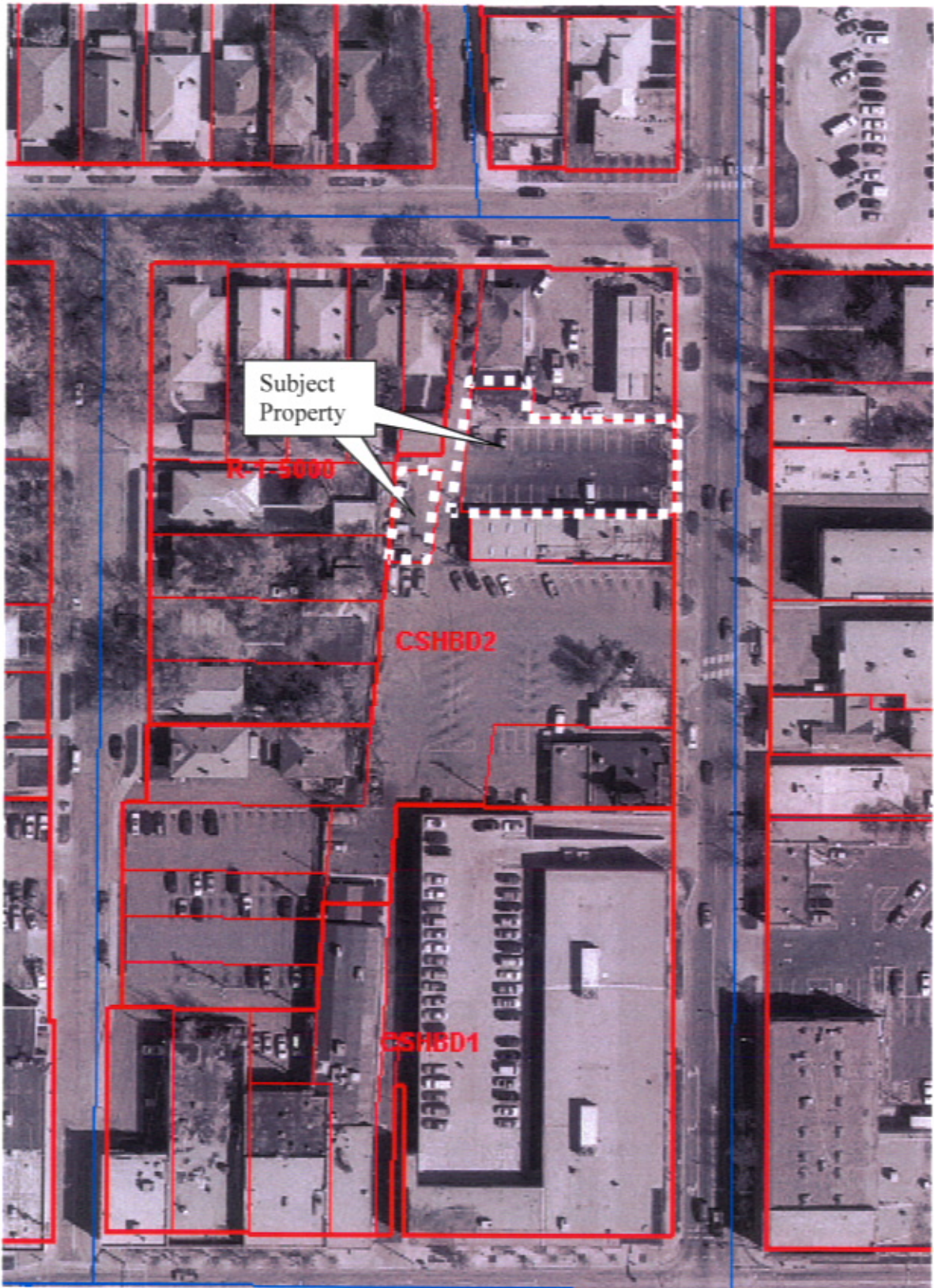
STAFF RECOMMENDATION:

Staff recommends approval of the conditional building and site design review (430-07-05) and preliminary approval of the proposed residential condominium plat (480-08-01) subject to the following conditions:

1. Approval of design review shall be void unless a building permit has been issued or use of the land has commenced within twelve (12) months from the date of approval. Upon request, revalidation of the site plan may be granted for an additional twelve (12) months if all factors of the original design review are the same.
2. The final condominium plat, which creates the lot containing the condominium project, shall be recorded with the Salt Lake County Recorder.
3. Compliance with the departmental comments as outlined in this staff report.
4. Full compliance with the Utah Condominium Act of 1975 and the Condominium Approval Procedure regulations in the Salt Lake City Zoning Ordinance (Section 21A.56).
5. No condominium shall have final approval, or shall said units be sold, until the plat has been recorded with the Salt Lake County Recorder.

VICINITY MAP

1988 S. 1100 E.



Overview

The project site is located at approximately 1988 South 1100 East on the west side of 1100 East, in the Sugar House Business District (CSHBD2). The applicant proposes to construct a new residential condominium building for 31 residential units, including one unit to be used as a live/work space, and a detached 6-car garage. Parking for the project will be located at ground level and will be enclosed. The four levels above the parking garage will all contain residential units, primarily one bedroom.

The proposed condominium building will have a height of 60 feet, a building footprint of approximately 8800 square feet, and a total floor area of approximately 44,000 square feet. The residential units will range in size from 590 square feet up to 1082 square feet and will consist of 29 one-bedroom units and one two-bedroom unit. One unit will be used for both residential and work purposes and utilizes two levels with a residential component on the second floor directly above and accessible from the first floor where the work component is located.

Parking for the project will be located in three areas, in an enclosed ground level area as the first level of the principal building; in a detached garage located on the smaller, separated piece of land located west of the old canal parcel; and on 1100 East directly in front of the building. The enclosed parking structure will have enough parking for 25 vehicles, the detached garage will have space for 6 vehicles, and the on-street parking is available for three vehicles for a total parking capacity of 34 vehicles. The required number of parking stalls for this project is 32.

The project is being reviewed by the Planning Commission due to the building height and floor area. Buildings in the CSHBD2 that exceed 30 feet in height or 20,000 square feet in size are subject to conditional building and site design review, which the Planning Commission has authority to review and approve.

Existing Conditions

The project site is considered one legal parcel that is bisected by a portion of another parcel not owned by the applicant. The image on the previous page shows the current parcel configuration. The existing site is level and consists of an asphalt parking lot on both pieces of land. The parking lot has 35 stalls and has served as additional parking for occupants of the Wells Fargo Bank building on the corner since it was approved as a conditional use in 1998 for off-site parking. The additional parking was not required by the city, it was merely offered by Wells Fargo as additional parking for occupants and employees of the Wells Fargo Bank building. The lease that Wells Fargo obtained to use the site as parking expires in 2008. Therefore, converting the existing parking lot to a different use does not pose any conflicts with parking requirements because the parking was not required by any neighboring business. Vehicle access is currently provided by a right-of-way agreement across a deeded and privately owned canal parcel that ties into Hollywood Avenue. The applicant proposes to utilize this same access scenario.

A Surface Fault Rupture Hazard Study was performed by Applied Geotechnical Engineering Consultants, Inc. on each portion of the property. The study concluded that the East Bench fault zone, which is near this property, appears to be west of this site. Based on this conclusion, the location of the buildings do not appear to conflict with the fault zone.

Discussion

The following discussion clarifies and addresses aspects of the project that were expressed as concerns by members of the community council.

Building Height: the CSHBD2 zoning district allows for building heights up to sixty feet (60') in two cases. In a mixed use project, for each additional floor of nonresidential use above thirty feet (30') one floor of

residential use is required; or if a building is used exclusively for residential purposes, it may be built to a height of sixty feet (60'). This project is primarily residential but does have one unit that could be used for strictly commercial purposes. Therefore, under the first provision, because all floors above the first floor are residential floors, the proposed building height is allowed.

Access: the applicant/property owner has right-of-way through a deeded canal parcel that ties into Hollywood Avenue north of the project. This same parcel also accesses 2100 South and 1100 East but the applicant does not have a right-of-way from those directions. According to a past deed, Salt Lake City Corporation conveyed its fee simple interest in this canal parcel and merely retained right-of-way for where the canal and conduit pipe is located. The property considered the "alley" is privately owned by the owners of the current Fiddler's Elbow Restaurant located south of this project. Based on the residential use of the building, this old canal parcel access is deemed adequate. It will also avoid adding yet another curb cut to 1100 East in this section that has a high number of curb cuts in such a short distance. Adding a curb cut would increase turning movements in this congested section, would require removal of at least one tree, and would eliminate two on-street parking spaces which are at a premium in this area. It would also conflict with pedestrian activity along the sidewalk and in front of the building, which is contrary to the community master plan policies.

Trail system: the old canal parcel that provides access to this project also aligns with a portion of the Jordan and Salt Lake Canal, which was put underground in the early 1900's. The old canal parcel is part of the Canal/McClelland Corridor as designated by the Salt Lake City Open Space Plan. Recommendations for this corridor provided by the Open Space Plan include: (1) enhance McClelland Street, (2) acquire appropriate lots for neighborhood parks along this corridor, and (3) develop major street crossings and maintain the existing right-of-way from disposition and encroachment. None of these recommendations conflicts with the proposed condominium project. The applicant has left approximately 47 feet between the back of the proposed condominium building and the detached 6-car garage on the other side of the old canal parcel. The old canal parcel is approximately 30 feet wide. Any future enhancement of the old canal parcel for trail purposes could be accommodated in this space. Because the old canal parcel is privately owned, and not owned by the applicant, incorporation of this section of the old canal parcel into a trail system will be difficult. At this time the proposed corridor travels mainly private alleys with multiple holders of rights-of-way, and at other points along the corridor buildings exist over the canal and where buildings are not built over the right of way, there are much narrower spots than 47 feet.

Live/work: The live/work unit and the single commercial unit proposed by the applicant are in harmony with the Sugar House Business District land uses (pg. 5, Sugar House Community Master Plan). These units provide the opportunity for residents of the building to work in the same building, thus reducing the dependence on automobile transportation in this area and promoting many of the master plan goals of mixed use and increased pedestrian activity.

Comments

Public Comments

Four letters of support were received from citizens located adjacent to or near the project. Their comments are in favor of the design, proposed use, and perceived benefits that the proposed project will create for the Sugar House area. One letter in objection to the project was received and the comments spoke to the mass and height of the proposed building. These letters are attached for review as "Attachment E".

Community Council comments

The comments from the Sugar House Community Council are included as "Attachment D".

City Department Comments

Fire Department:

A list of standard fire department comments were provided that includes a list of 15 items related to fire protection of the structure that the applicant will need to comply with as part of the construction of the proposed development. No objections were posed by the department.

Public Utilities:

Culinary, irrigation and sanitary sewer service can be provided from the existing mains in 1100 East. The Jordan and Salt Lake Canal is located between the two parcels as shown on the submitted plans. Public Utilities is researching the ownership but at this time the information available indicates that the City does not have any fee simple interest in the canal parcel and merely holds an easement over the canal location for maintenance access. The department is working with the applicant to formalize this easement and in the mean time is willing to allow the construction of the garage as shown on the project site plan with the requirement that along the length of the parking structure a retaining wall must extend to the same depth of the existing canal. This wall will allow maintenance crews access to the canal while minimizing the impact to the structures. All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Utility service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Building Services and Licensing:

The division offered comments related to parking, the requirement of a 15-foot step back in the building beginning at the 30-foot height mark, a 7-foot landscape buffer along the back side of the detached garage, and the proximity of the windows to the north and south property lines. The landscape buffer is shown on the site plan and the applicant has addressed each of the building design requirements by revising the design. Artist renderings of the original and revised design are included with "Attachment B".

City Engineering:

1100 East is fully improved, and has all the required right-of-way. There are 2 sections of curb and gutter along 1100 East that have been elevated by tree roots. The applicant will need to work with the City's Urban Forester on a method of lowering the curb and gutter while maintaining the health of the trees. The paved canal parcel that provides vehicular access needs some minor work to repair an existing hole in the asphalt. The applicant shall submit a detailed drawing to the Engineering Division for all the required work to be accomplished. Any work within the public way will also require a Public Way Permit from the Engineering Division Office.

Transportation:

The conversion from a commercial parking lot for 35 stalls to a residential use for 31 stalls, continuing the access per the canal parcel presents no undue change to traffic fronting this lot. The impact is the displaced commercial parking demand in the immediate area, which is proposed to be accommodated at the Sugar House Commons development. The proposed parking is within code for one stall per residential unit and on street parking will sufficiently serve the proposed commercial unit. The bicycle parking should be located in the front of the building to be visible from the street for visitor parking and promote walk-able communities. Final plan approval is subject to compliance with all parking geometrics and current city design standards.

Staff Analysis (Conditional Building and Site Design Review)

Conditional building and site design review shall be approved in conformance with the Sugar House Business District Design Guideline Handbook and the provisions of the following standards for design review found in

chapter 21A.59 of the City's Zoning Ordinance. Discussion of the project's conformance with the Sugar House Business District Design Guidelines is part of standard 'I'.

A. *The development shall be primarily oriented to the street, not an interior courtyard or parking lot.*

Analysis: The proposed condominium building will face 1100 East. No Interior courtyards or parking lots are proposed.

Finding: The project satisfies this standard.

B. *The primary access shall be oriented to the pedestrian and mass transit.*

Analysis: The front of the proposed building is along 1100 East, which is an existing UTA bus route and is improved with sidewalks, curb, gutter, and landscaping. The project is oriented to the pedestrian and mass transit system.

Finding: The project satisfies this standard.

C. *The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.*

Analysis: The façade of the building will consist of concrete, storefront door and window system, brick, unit windows, awnings, and relief changes that are designed to facilitate pedestrian activity and interest. The ground level units will be oriented toward small retail and commercial uses that will interact with the pedestrian.

Finding: The project satisfies this standard.

D. *Architectural detailing shall emphasize the pedestrian level of the building.*

Analysis: The proposed glass, concrete, red brick and building relief all work to complement the historic architecture in the area. In conformance with CSHBD2 design guidelines, the front of the building steps back 15 feet beginning with the fourth floor. This gives the impression to pedestrians on the street of a smaller scale building. All of these aspects emphasize the pedestrian level of the building.

Finding: The project satisfies this standard.

E. *Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.*

Analysis: On site vehicle parking will be accommodated by a proposed parking garage at ground level and cannot be seen from the public way. Access to the parking garage will be through an old canal parcel off of Hollywood Avenue. This will prevent another curb cut on 1100 East which would add to traffic movements onto an already busy street.

Finding: The project satisfies this standard.

F. *Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.*

Analysis: On site vehicle parking will be accommodated by a proposed parking garage at ground level and cannot be seen from the public way. Lighting will not be a problem.

Finding: The project satisfies this standard.

G. *Dumpsters and loading docks shall be appropriately screened or located within the structure.*

Analysis: The dumpster location will be at the rear of and immediately adjacent to the principal structure in the southwest corner of the property. This location is screened by the building itself. Since this is a residential project, there are no loading docks.

Finding: The project satisfies this standard.

H. *Signage shall emphasize the pedestrian/mass transit orientation.*

Analysis: Two signs are proposed for the front of the building. One sign will be located approximately 55 feet high centered in the gable. The second sign will be located on the face of a metal awning directly above the main lobby entrance. The sign above the main entrance is oriented to the pedestrian and mass transit system.

Finding: The project satisfies this standard.

I. *Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.*

Analysis: “The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.” The proposed project is a high density residential land use that is oriented to a walkable and transit oriented community. The limited automobile access promotes walking and working in the immediate area. The project is sited within walking distance of a grocery store, fitness center, library, bookstore, medical clinic, churches, and restaurants. It contributes to the policies of pedestrian oriented, urban mixed use development and is sensitive to the building design of older buildings in the area which are primarily brick and close to the street.

When considering the projects design and purpose indicated above, the following goals of the Sugar House Master Plan are deemed supported by this proposal:

- *...promote a vibrant character of the area, and direct new development to create the synergy necessary to support a light rail station, encouraging “pedestrian-first” development;*
- *... commitment to a mixed land use strategy in the Business District through incentives for residential development; and*
- *...optimizing the pedestrian experience and alternatives to automobile travel, particularly in the Sugar House Business District...*

The building design and site layout substantially comply with the design guidelines governing the Sugar House Business District. Specifically, the vehicle and pedestrian accesses are separated; the front of the building is facing the street and located at the front of the lot encouraging pedestrian access; vehicle parking is located in a parking structure at ground level and screened from public view; the site utilizes on street parking that acts as a buffer between vehicle traffic and pedestrians; the building mass and height comply with the City ordinance and incorporate a step back beginning at the third floor in an effort to avoid an overwhelming appearance; the primary building material will be brick which is a common material in the Sugar House Business District.

Finding: The project satisfies this standard.

Staff Analysis (Preliminary Condominium Plat)

- A. **Zoning Administrator Duties and Responsibility:** *The zoning administrator shall perform a zoning compliance review and report the findings to the building official and the planning official. The review shall document the site plan compliance under the zoning ordinance.*
Analysis: The building and site plan as proposed are in compliance with the requirements and allowances of the CSHBD2 zoning district. All requirements of the Zoning Ordinance must be complied with in the issuance of a building permit.
Finding: The project complies with the zoning ordinance.
- B. **Building Official Duties and Responsibility:** *The building official shall obtain the zoning compliance review from the zoning administrator. The building official shall review plans for new construction to determine if such plans conform to applicable building codes.*
Analysis: The Building Services Department has reviewed the preliminary condominium application and determined that the project can conform to applicable building codes. All requirements stated in the Building Officials review must be complied with prior to the issuance of a building permit.
Finding: The project has demonstrated that it can comply with applicable building codes and must comply prior to issuance of a building permit.

- C. Planning Official Duties And Responsibility: *The planning official shall review the application, the zoning compliance review and related documents to determine compliance with requirements of Utah Condominium Ownership Act of 1975 and applicable provisions of this part.*

Analysis: Planning Staff has reviewed the proposed preliminary condominium plat, the preliminary declaration of covenants and the zoning compliance review and finds that the preliminary plat and declaration of covenants are substantially compliant with the Utah Condominium Ownership Act of 1975. The final plat and declaration of covenants must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

Finding: The preliminary plat and declaration of covenants are substantially compliant with the Utah Condominium Ownership Act of 1975. The final plat and declaration of covenants must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

A condominium project shall also meet the following standards for minor subdivision:

- A. *The minor subdivision will be in the best interests of the city.*

Analysis: This area is located in the Sugar House Master Plan area. The area is developing as a mixed use area with a number of large projects being planned. The proposed mixed use condominium is consistent with the development pattern, District design guidelines, and master plan policies of the Sugar House Business District that encourage high density residential and mixed uses. The proposed use of the lot for residential and commercial use will be in the best interest of the city.

Finding: Staff finds that the proposed condominium will be in the best interest of the city.

- B. *All lots comply with all applicable zoning standards.*

Analysis: The existing lot and individual residential and/or commercial units comply with zoning regulations for the CSHBD2 zoning district.

Finding: Staff finds that all lots and residential units comply with all applicable zoning standards.

- C. *All necessary and required dedications are made.*

Analysis: The existing dedications were determined sufficient and no new dedications will be required.

Finding: Staff finds that all existing dedications are sufficient.

- D. *Provisions for the construction of any required public improvements are included.*

Analysis: There are 2 sections of curb and gutter along 1100 East that have been elevated by tree roots. The applicant will need to work with the City's Urban Forester on a method of lowering the curb and gutter while maintaining the health of the trees.

Finding: All required upgrades to existing improvements shall be completed prior final plat recording.

- E. *The subdivision otherwise complies with all applicable laws and regulations.*

Analysis: The preliminary condominium plat has been forwarded to the pertinent City Departments for comment. All public improvements must comply with all applicable City Departmental standards.

Finding: Staff finds that the condominium complies with all applicable laws and regulations.

Summary

The proposed building design, site design, and preliminary condominium plat have all demonstrated compliance with, or the ability to comply with, all of the standards required of them. The design and proposed use of the development support the policies, goals, and design guidelines of the Sugar House Master Plan. Each of these is discussed in the preceding report. Planning Staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

ATTACHMENT 'A'

APPLICANT'S PROJECT DESCRIPTION

Application to Salt Lake City
Planning Commission
for
Building and Site Design Review

Originally Submitted October 11, 2007
Revised January 24, 2008



GARDINER
PROPERTIES

**Application to Salt Lake City Planning Commission
for
Building and Site Design Review**

URBANA ON IITH

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Project Description

The proposed project, to be known as “Urbana on 11th” is located at 1988 South 1100 East, Salt Lake City, in the Sugarhouse Business District (CSHBD-2 Zoning). The project site is currently a surface parking lot for tenants of the nearby (1100 E 2100 S) Wells Fargo Bank building. The proposed project will be an approximate 41,000 sf four-story wood frame condominium structure to be built over a one story on-grade concrete parking structure. The project will consist of (1) two bed/two bath unit (29) one bed units (many having 1.5 baths) and (1) live work unit for a total of 31 units. The average residential unit size, excluding terrace space, loft space and workspace, is 755 sf. The street frontage on 1100 East will consist of a lobby and the work space portion of a live/work unit.

The smaller size of the units and the fact that virtually all of the units are one bedroom units will provide for relatively affordable units when compared with the other higher cost units that have been proposed on the Granite Block. Smaller, more affordable units will make the opportunity to live in the Sugarhouse Business District within reach of a broader range of community members.

As can be seen from the artist’s rendering (Exhibit 6), exterior project materials include brick and galvanized steel on the upper levels and concrete on the lower level. The architecture is urban with both modern and historical elements and is in conformance with the Business District Design Guidelines Handbook which is part of the Sugarhouse Master Plan.

Project Concept

The trend towards urban living has taken hold in many areas of the western United States in the past decade. While urban living has been well established for generations in the Eastern U.S., it has only been in the last 5 – 10 years where the concept has taken hold in many areas of the western U. S. Examples of vibrant and successful urban living environments are the Pearl District and South Waterfront areas of Portland, Oregon, Lower Downtown in Denver, the Gaslamp District in San Diego and historic downtown areas in Seattle. As is true with many urban trends, the trend toward urban living has been later to arrive in Salt Lake City. Although late to arrive, it is now taking hold, particularly in the downtown central business district with many condominium projects announced and several under construction.

The Sugarhouse Business District (SBD) although less dense and urban than the Salt Lake City CBD, is an excellent location for urban living on a less intense scale. The SBD has a town center feel with the monument being the center. The SBD has great potential to become a walkable community although currently it is a very automobile oriented community with little pedestrian traffic and with few people living in the SBD and most all people commuting in and out of the SBD daily. The addition of high density housing, such as the subject project, to the SBD is a key and essential step in transforming the SBD from an automobile orientation to a pedestrian orientation. We

consider the SBD to be an ideal location for our project due to the following features all within easy walking distance of the project:

- Grocery: Smiths and Wild Oats
- Shopping: Sugarhouse Commons, eclectic shops on 1100 E and elsewhere, possible new Granite Block
- Restaurants: Sugarhouse Commons, independents, new places on 2100 S
- Sprague Library: close to project, beautiful restored building.
- Green Space: Sugarhouse Park and Fairmont park within walking distance of project provide huge open area parks
- Gyms: Fairmont Swimming Pool, 24 Hr. Fitness, Gold's Gym, 1100 E Personal Training
- Art Lessons: Petersen Art Gallery
- Churches: a number are within walking distance

All of the features listed above are available to most residents of the Salt Lake Valley, but only by driving an automobile. All of these features, available to our project owners in the SBD, can be accessed by walking. Having features and amenities such as those listed above within walking distance, is an essential element for a successful urban housing project. Urban buyers want walkability/pedestrian orientation and do not want to rely on the automobile for everything.

Although the SBD has great potential for pedestrian orientation, at present there are very few people walking the sidewalks during the day or at night (We observe it every day as our business office is at 1073 E 2100 S). There are a number of reasons for this condition, one of which is the lack of high density housing in the SBD. By building one of the first for sale high density housing projects in the SBD, Gardiner Properties is, in addition to normal risks, taking on a "pioneering type" risk that the SBD will evolve into a desirable pedestrian-oriented living environment. As discussed more fully below, in the Zoning/Master plan, the URBANA ON IITH squarely fits the purpose statement of the CSHBD zoning and as such will greatly benefit Salt Lake City by being a step in the fulfillment of the vision of the Salt Lake City Planning Commission, City Council and Planning Staff in transforming the Sugarhouse Business District into a walkable community that can support a 24 hour population.

CSHBD Zoning/Sugarhouse Master Plan Compliance

As indicated above, the project is responsive to the purpose statement of the CSHBD zoning that was enacted for the area in December 2005. The purpose statement of the zoning is

"to promote a walkable community That can support a 24 hour population with incentives for a high density residential land use".

The URBANA ON IITH is such a high density housing project.

Currently there is very little high density housing in the Sugarhouse Business District SBD other than the Irving Schoolhouse Apartments which is rental. The URBANA ON IITH will be one of the first for sale high density projects to be built in the SBD. As stated above, the project will help facilitate the transformation of the business district from its present state of being primarily automobile oriented to being more pedestrian oriented.

As designed, the URBANA ON IITH is in full compliance with the intent of the Sugarhouse Master Plan and Business District Design Guidelines Handbook and with the specific requirements of the CSHBD-2 zoning code.

Numerous consultations have occurred between planning staff and Gardiner Properties principals and/or architects, including a pre-submittal meeting on 5/10/07 and a DRT meeting on 5/17/07.

CSHBD-2 Zoning Code Compliance

A.. Purpose Statement

As indicated above, the project complies with the purpose statement.

B. Uses

Multi-Family housing is a Permitted Use in the CSHBD-2 zone.

C. Conformance with Adopted Business District Design Guideline Handbook

Conformance is required for buildings that increase the off-street parking requirement. The subject does not really increase the off street parking requirement because it is replacing an existing surface parking lot that provides more parking spaces than will be provided for condominium owners.

Although not increasing parking in the area, the subject conforms with the Business District Design Guideline Handbook.

D. Building and Site Design Review

Since the project exceeds 20,000 sf in size, it is subject to Building and Site Design Review conducted by the Salt Lake City Planning Commission.

E...Minimum Lot Size

No minimum lot area is required. The subject lot area is .28 acres.

F. Minimum Yard Requirements

1. Front and Corner Side Yards: No minimum is required.

The subject has substantially no front or corner side yards.

2. Maximum Setback: 15 feet

On floor one, the subject will be built to the property line on 1100 East, thus setback is 0 feet. On floors 2,3,4,5 there will be a 5 foot setback from the side property lines.

3. Interior Side Yards: None Required

The subject, on the main floor, will be built to the property line on both sides, thus having no side yards.

4. Rear Yards: No minimum yard is required

5. Buffer Yards: 21A.48 of the code requires a 7 foot landscape buffer where the project abuts a lot in a residential district.

The subject parcel consists of an east portion and a west portion (see Site Plan and Survey). The west portion has some areas that abut residential districts. A 7 foot landscape buffer will be provided in these areas.

G. Maximum Height

2. CSHBD-2: d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

The subject building is 60 feet tall at the peak of the roof.

3. Step Back Requirement: Floors rising above 30' shall be stepped back 15' (horizontal) from the building foundation at grade, in those areas abutting low density, single family residential development and/or public streets.

The subject abuts 1100 East (a public street) on the front side of the building. The first three floors of the building have a height of 30'. Floors 4 and 5 are stepped back 15 feet as required. The height at the peak of the roof is 60 feet.

H. Minimum First Floor Glass

The project meets the minimum first floor glass requirements based on plans for live/work units and a lobby that front on 1100 East.

I. Mechanical Equipment

As required rooftop mechanical equipment will be screened with architecturally integrated elements of the building.

J..First Floor/Street Level Requirements

The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns, lounges, brewpubs, private clubs, art galleries, theatres or performing arts facilities.

The First Floor space of the subject will consist of structured parking at the back with the frontage on 1100 East consisting of a lobby for the building and 1 – 2 live/work units.

Page 21 of the Sugarhouse Master Plan, when referring to high density residential development, states:

“Live/Work units are particularly suitable for the business district”.

Since the live/work units will be sold as integrated units, they also satisfy the zoning requirement allowing residential on the first floor of buildings.

III. Project Issue Details

1. Parking

Under “Vehicular Circulation and Parking Design Guidelines” on page 92 of the Business District Design Guidelines Handbook (part of the Sugarhouse Master plan) it is suggested that developers

....”Incorporate structured parking into new structuresparking structures should not occupy the street frontage of 1100 East/Highland Drive and 2100 South”

The subject incorporates structured parking on the first level which does not occupy the street frontage on 1100 East. The work space portion of the live/work unit occupies the street frontage on 1100 East. A parking structure on grade was selected for a number of reasons including the fact that an underground parking structure is not feasible due to the fact the length of the ramp would take up so much room, little room would remain for parking stalls.

Page 93 of the Business District Design Guideline Handbook (part of the Sugarhouse Master Plan) under “Residential” states:

“Allow surface and structured parking; however, structured parking is preferred.”

The subject provides structured parking which meets the suggestion of the Sugarhouse Master Plan. In fact, the subject is being built on an existing parking lot that is currently on a short-term lease to Wells Fargo Bank. Thus structured parking is replacing the more unsightly, undesirable surface parking that currently exists. The construction of a condominium building over one level of structured parking is a significant improvement and enhancement of the site and neighborhood when compared to the current surface parking lot. A surface parking lot for automobiles, such as currently exists facilitates an automobile oriented environment. The condominium project, which will replace the surface lot, will help create a pedestrian oriented environment and due to structured parking will eliminate the unsightly street scene of a surface parking lot.

No traffic study has been completed for the subject. It is suggested that no traffic study is needed because no increase (a 4 car decrease) in the number of cars parked on site will occur as a result of the project, when compared with existing use. In fact the number of parking stalls for the condominium project (31) is less than the number of parking stalls in the existing Wells Fargo lot (35) upon which the subject will be built (see below for calculation).

On the west portion of the parcel, across the alley from the condominium building, six parking garages will be constructed with storage units located in the attic of the garages.

The following table compares the number of parking stalls currently existing in the surface lots on site and the number of stalls that will exist in the structured lot and the west garages when the subject project is completed:

	Number of Stalls
Wells Fargo Large Lot (East)	29
Wells Fargo Small Lot (West)	6
Total Existing Stalls	35
Subject Condominium Structured Stalls (East)	25
Subject Condominium Garages (West)	6
Total Proposed Stalls	31

The number of stalls existing prior to construction of the subject (currently used by Wells Fargo employees) exceeds the number of stalls existing after the project is built by 4 stalls. Therefore there will be no negative impact on the neighborhood from incremental traffic and no traffic study is necessary. Wells Fargo has obtained replacement surface parking in the Sugarhouse Commons lot.

Parking - Ingress/Egress

In order to maintain the pleasant walkable atmosphere on the 1100 East street frontage, no curb cuts are proposed in the front of the project on 1100 East. Providing access via a curb cut on 1100 East would result in a more automobile oriented project rather than a pedestrian oriented project.

Access to the parking will be through the rear (west alley). The west alley is privately owned, but Gardiner Properties holds a 14.69 foot wide right-of-way over the alley. Condominium owners may access either the structured parking garage, which will be controlled access, or the 6 garages to the west through the alley. There are three ways to enter the alley; 1) from Hollywood Avenue on the north 2) From 1100 East on the east (through the large surface lot) 3) from 2100 South on the south (alley extends north from 2100 south to Hollywood Ave.) This alley has been used for generations to access all of the buildings on 1100 East between Hollywood Avenue and 2100 South. Having the alley for automobile access is consistent with the goal of having a walkable environment on 1100 East. The historical pattern of development in Sugarhouse is one of detached garages located in the back of the house with garage access through the back alley. The auto access plan for Urbana on 11th is consistent with this historical pattern and with the principles of “new urbanism”. Cars belong in the back alley and people belong in the front.

The Master Plan makes passing reference to an idea that someday an urban trail might be developed along the alley as part of the right-of-way held by Salt Lake City for the Salt Lake Jordan Canal. Since there will be over 30 feet between the west edge of the condominium building and the east edge of the 6 parking garages, plenty of room exists for a potential urban trail through the alley behind the subject property. Nothing in the development plan of Urbana on 11th in any way impairs the future possibility of an urban trail along the canal corridor. In fact, leaving a 30 foot distance provides significantly more room for a potential trail than exists adjacent to many other properties that abut the canal. In several places just south of the subject parcel, property owners have built buildings on top of the canal leaving no room at all for a potential urban trail making the likelihood that such a trail will ever be built quite low.

Given that the number of parking stalls will actually decrease by 4 as a result of the project, traffic patterns should not change significantly from those currently existing, particularly since a curb cut will not be made on 1100 East.

Parking Requirements in Zoning Code

The Salt Lake City Code requires two (2) stalls for each unit consisting of two (2) bedrooms or more and one (1) stall for each unit consisting of one (1) bedroom or more. Following is a matrix showing the unit configuration, required stalls and proposed stalls at the subject:

	1 Bed	2 Bed	3 Bed	Live Work	Required Stalls
1 st Floor	0	0	0	0	0
2 nd Floor	8	0	0	1	9
3 rd Floor	9	0	0	0	9
4 th Floor	7	0	0	0	7
5 th Floor	5	1	0	0	7
Totals	29	1	0	1	32

The number of stalls provided by the project is as follows:

	Number of Stalls
Subject Condominium Structured Stalls (East)	25
Subject Condominium Garages (West)	6
Total Proposed Stalls	31
Plus street parking (1)	3
Total Stalls provided by Project	34

(1) Code 21A.44.040 D provides that credit for on street parking shall be equal to the number of spaces provided along the street frontage adjacent to the use. The street frontage adjacent to the subject is on 1100 East and is 63.5 feet in length thus providing for (3) On Street Parking Spaces for purposes of calculating the total number of stalls provided by the project.

The number of stalls provided by the project exceeds by two the number of stalls required by the city, thus meeting the zoning code requirement for number of car parking stalls.

ADA Stalls

According to the Salt Lake City Code, two (2) ADA stalls are to be provided based on the size of the subject parking lot.

Two (2) stalls are provided. Both stalls are located in the structured garage.

Bicycle Parking

Requirement

Zoning Code 21A.44.040 A requires that the number of bicycle parking spaces provided shall be equal to 5% of the vehicular parking spaces required for the project.

$$5\% * 32 = 1.60 \text{ rounded} = 2 \text{ Bicycle Stalls}$$

2 Bicycle stalls have been provided west of the 6 garages in the alley. An additional 2 bike parking racks will be provided on the curb median at the front of the building for a total of 4 bicycle stalls.

b. Earthquake Fault Study

The project sits within the Salt Lake County Surface Fault Rupture Special Study Area. As such, a Fault Rupture Study is required by Salt Lake City in order to obtain a building permit. The site is adjacent to the East Bench Fault which is a splay of the Wasatch Fault. If the study indicates that there is a fault on the site, mitigation must occur which in many cases includes building no more than a prescribed number of feet from the fault.

On March 28 and 29, 2007, excavation was conducted wherein an exploratory trench was dug across each of the larger east portion of the site and the smaller west portion of the site across the alley. The work was performed by Applied Geotechnical Engineering Consultants, P.C. under the direction of C. Charles Payton, a Professional Geologist.

The report concluded as follows:

“Based on a review of the available geologic literature, aerial photographs and field observations, there is no evidence of active faulting extending through the areas trenched Based upon the available geographic mapping and aerial photograph review, the East Bench fault zone appears to be west of the site.”

c. Salt Lake and Jordan Canal

The Salt Lake and Jordan Canal is a conduit installed in the late 1800's whereby water is transported from the Jordan River narrows across the east side of Salt Lake City for irrigation of farmland on the east bench of Salt Lake. This canal is owned, maintained and operated by Salt Lake City Public Utilities. The 48 inch canal skirts the east boundary of the portion of the site west of the alley. Six garages and storage are to built on this portion of the site. Extensive title and legal research has been done with respect to the property interest of Salt Lake City as it pertains to the canal crossing the edge of the subject property. According to pertinent deed of conveyance, Salt Lake City Corporation conveyed its fee simple interest in the property “subject to right-of-way for canal and conduit where canal is now situated”. The City thus has only a right-of-way, and no greater property interest, for the canal (48 inch diameter) as then existing on the date of this conveyance. Gardiner Properties 1100 East, LLC owns fee simple interest in the real estate where the canal crosses our property.

Gardiner Properties has discussed with Salt Lake City Public Utilities the amount of space needed by Public Utilities on the west side of the canal to maintain and have access to the canal. Access for maintenance or replacement on the east side of the canal

can easily be made from the alley which is 14.75 feet wide which would provide ample space for any necessary excavations. This alley will always remain an alley because three landowners, including Gardiner Properties, have a right of way over it.

Several meetings have been held with Jason Brown (engineering) and Karen Greenleaf (contracts) regarding this matter and the Director of Public Utilities, Jeff Niermeyer has also been consulted. The site plan submitted represents a plan supported by public utilities whereby the garages to the west would be built 13 feet back from the centerline of the canal thus giving SLC Public Utilities its requested right-of-way width to maintain and/or replace the canal. This 13 foot distance in front of the garages, leaves the required 7 foot setback between the back of the subject garages and the abutting single family residential lots (Steele – 6007 Stewart -6008).

d. Utility Locations/Plans

Electric Power Service

There is an electric power service line running north to south near the west end of the large parcel. This line was installed in 2006 to service the Sinclair convenience store and gas station. Since the subject building would be too close to this line, it will be necessary to relocate this line. A relocation study and estimate has been received from Rocky Mountain Power. The new route for this electric line, which will service the subject and the Sinclair property, will follow existing lines and poles to the west of the site. Please see red pencil markings on the survey that show the route of the new line. It will also be necessary to relocate the power pole located just north of the northwest corner of the property. The pole will be moved 10 feet to the north because it would be too close to the subject building. Rocky Mountain Power included this pole relocation in the line relocation study.

Natural Gas Service

Questar Corp. has completed a preliminary gas service study and provided cost estimates. The proposed route for the line would be to bring a lateral south from Hollywood Avenue through the alley to the back of the building.

Water/Sewer

A conversation has been held with Brad Stewart of the Salt Lake City Water Department. This discussion indicated that it appears that existing water and sewer lines on 1100 East are of sufficient capacity to serve the subject project.

e.Meeting with Affected Recognized Organizations

Code 2.62.040 B “encourages”, but does not require all zoning petition and/or conditional use applicants to meet with affected Recognized Organizations to discuss and receive input on the application.

Gardiner Properties, LLC (sponsor) generally desires to work in conjunction with community organizations to develop projects that are compatible with the local community. In accordance with this company policy, John Gardiner, President of Gardiner Properties, LLC met with members of the Sugarhouse Community Council, as a scheduled agenda item on July 11, 2007.

At the community council meeting, the primary concern of the council was the proposed use of space on 1100 East which consisted of a "Window Shopping Art Gallery". Many felt that this was not enough of an active use for 1100 East. The members who showed an understanding of the zoning regulations and the master plan liked the idea of high density housing but wanted a different use on the front of the building facing 1100 East, other than the "Art Window" plan which was presented.

Gardiner Properties has responded to the concern of the community council relative to "active use" on the 1100 East frontage by proposing live/work space on the main floor on the 1100 East frontage. The project was redesigned to address community council concerns on the issue of street frontage. Page 21 of the Sugarhouse Master Plan, when referring to high density residential development states:

"Live/Work units are particularly suitable for the business district"

Although not required, on November 7, 2007, Gardiner Properties made a second visit and second presentation to the Sugarhouse Community Council, along with project architect Allen Roberts of Cooper Roberts Simonsen. Gardiner made this visit voluntarily to present a new design that addressed community council concerns. Casey Stewart, Salt Lake City Planning also attended the meeting. In the meeting Gardiner indicated that it had redesigned the project to address concerns expressed by the community council in the July meeting. Gardiner explained that it had eliminated the Art Display Window that the community council had objected to and instead had replaced it with the much larger work space portion of the live/work unit, thus providing for a more active use on the street level and responding to the master plan's call for live/work units. This redesign process was extensive and took several months to complete and involved giving up parking spaces in order to create work spaces on the front of the building.

Following Gardiner's presentation, each community council trustee expressed opinion on the Urbana on 11th project. With only one exception, (Rawlins Young) all trustees appeared to either openly support the project or to have no further significant issues with the project since the project had been redesigned to address previous issues. Many of the community council trustees supported the project. One trustee noted that not only is Gardiner Properties proposing a project that will be beneficial to the community but it has also located its business office in the Sugarhouse Business District thus showing longer term support for the area. There were some passing comments and questions about access to the parking facility through the alley at the back of the project. Gardiner has addressed these access issues to the satisfaction of the planning staff.

As part of the legislative history of the enactment of CSHBD zoning changes in December 2005, up until a few weeks prior to enactment of the CSHBD zoning changes, the subject parcel and others on the west side of 1100 East and north of 2100 South were proposed to be zoned CSHBD-1, which would have allowed for a 105 foot height for residential projects. At the last minute a compromise was made which resulted in the current zoning of CSHBD-2 which provides for a 60 foot height for high density residential projects. Thus the scale of the subject project is already smaller than what the prior zoning proposal would have provided and smaller scale than the 105 foot zoning that is allowed across 1100 East from the subject.

It should also be noted that community councils may or may not be representative of the views of community members depending on the level of community participation in such councils. In many cases, the community council does not necessarily represent the “voice” of the community. Community Councils also have no legal authority and their input is advisory only to be considered, along with other public input, at the public hearing for the Conditional Building and Site Design Review.

In addition to appearing before the Sugar House Community Council two times and actually redesigning the project to address community council concerns, Gardiner has also reached out to neighboring property owners to discuss the Urbana on 11th project. The project has been discussed with all abutting property owners and with many others residing in the Sugarhouse Business District. To illustrate this effort, a number of letters of support from abutting and neighboring property owners and others in the community have been included as an exhibit. Following are excerpts from several of these letters:

Barbara Green Letter

Barbara Green is a trustee of the Sugarhouse Community Council and, along with her husband Jerry, is a large property owner directly across 1100 East from the subject project. Since she was absent from the Nov. 7 community council meeting, she provided Gardiner Properties with a letter to read at the meeting voicing her opinion of the Urbana on 11th project. Following is quote from a portion of the letter:

“ It appears that you (Gardiner Properties) implemented the Sugarhouse Master Plan regulations in your design. The 15 foot setbacks, enough parking for the tenants and the Live/Work space seems inviting for the urban dweller as well as the size of the condominiums. They also look to be affordable as many are one bedroom. The brick, as well as the idea of aluminum clad wood windows will give a good appearance. It is an attractive building”

Neil Stewart Letter

Mr. Stewart lives in a single family house at 1991 McClelland St. His property abuts the west side of our project. Following is a quote from his letter:

“I am in favor of this condominium project. It will bring new residents and vitality to the neighborhood and will replace a parking lot that is an eyesore and a source of transient activity at night. The addition of six single garages and the cleanup and fencing of the property behind my home will help eliminate the constant problem we have had of littering, graffiti and transients occupying this area of our property”

Todd Scurr Letter

Mr. Scurr lives in a residential area in the SHBD just south of the project. Following is a quote from his letter:

“I am a two and half year resident of Sugarhouse, located near the Sugarhouse Commons”.

Philosophically, I have been against the upcoming redevelopment, particularly because of its impact on small businesses, local charm, and the incoming glut of box stores.

In the case, however, of John Gardiner’s 31 unit condominium development on 11th East, not only do I have absolutely no concerns, I am in full support.”

Jan Caldwell Letter

“I am a long time resident of SugarhouseIts “village” feel, diversity, overall convenience, and charm make it one of the most desirable neighborhoods in the area; And the Urbana on 11th project is nothing less than another wonderful addition to Sugar House and will serve to further the appeal ambiance of our Sugar House neighborhoods”.

Gardiner Properties has worked diligently will all community groups and has responded positively by making changes that address community concerns. Gardiner has discussed the project and taken input from all abutting property owners and many others.

Conclusion

URBANA ON 11TH squarely fits the intent, purpose statement and details of the CSHBD -2 zoning, the adopted master plan policies and the design guidelines governing the Sugarhouse Business District. The project will greatly benefit Salt Lake City by being a step in the fulfillment of the vision of the Salt Lake City Planning Commission, City Council and Planning Staff in transforming the Sugarhouse Business District into a walkable community that can support a 24 hour population.

CONTACT INFORMATION

Project Owner

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Fax: 801 487 2093
Mobile: 801 971 6151

johngardiner1234@msn.com

Project Architect

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Principal
Cooper Roberts Simonsen Architecture
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Phone: 801 355 5915
Fax: 801 355 9885
Cell: 801 635 6918

allen@crsa-us.com

Surveyor

James D. Pitkin, P.L.S.
Project Manager
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Murray, Utah 84123

jimp@dominioneng.net

Phone: 801 713 3000
Fax: 801 713 3030

ATTACHMENT 'B'

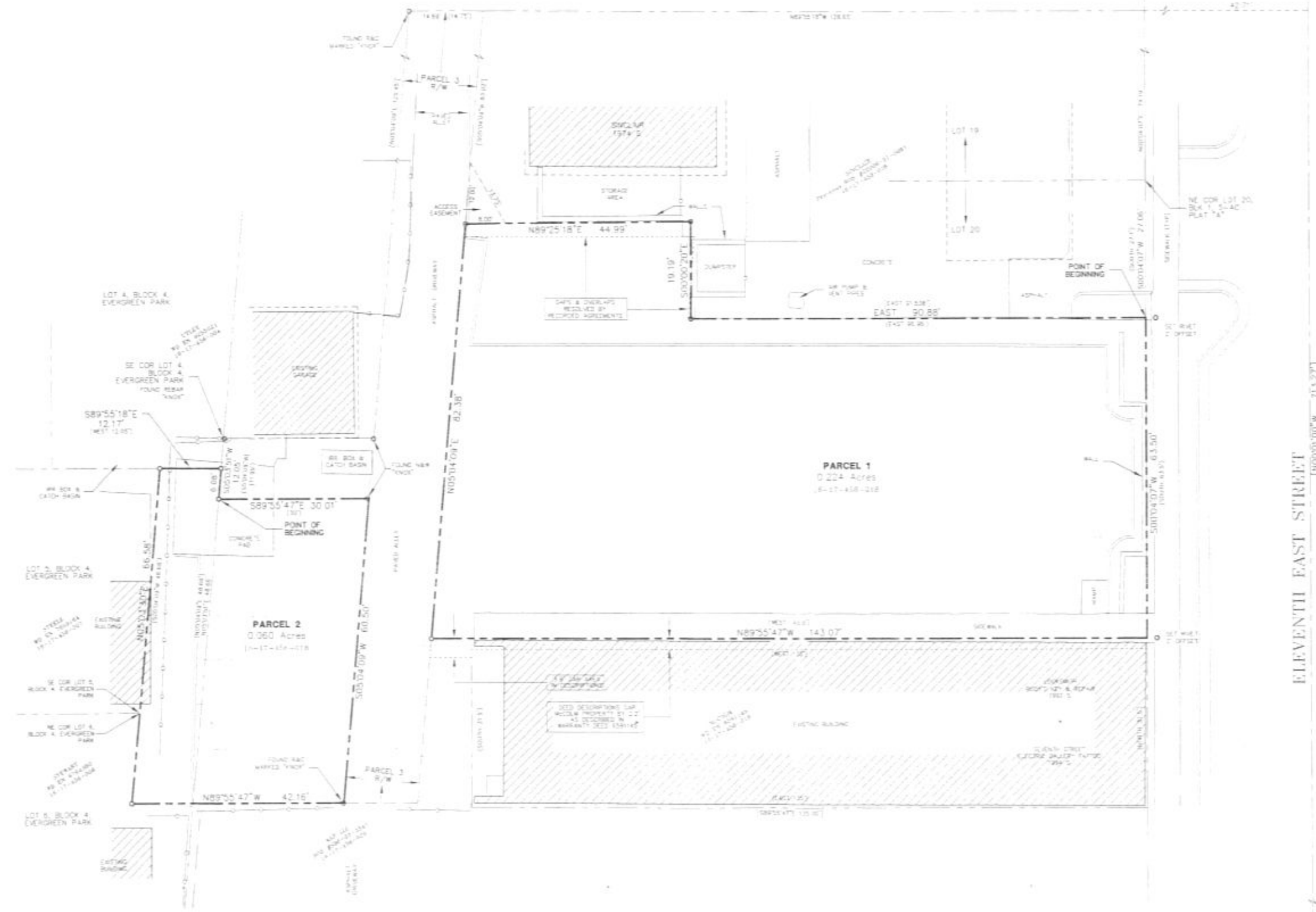
SITE AND BUILDING DRAWINGS

BASIS OF BEARINGS
 N89°55'18" W 424.27' (424.24)
 HOLLYWOOD AVENUE



LEGEND

	EXISTING BUILDING
	RECORD/DEED INFORMATION
	FILED SURVEY MAP INFORMATION
	FOUND PROPERTY CORNER (NOTED)
	SET PROPERTY CORNER (NOTED)
	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	DEED LINES (OVERLAPS & GAPS)
	SALT LAKE CITY STREET MONUMENTS FOUND/REFERENCED



UPDATES & SUPERSEDES S2007-06-0518

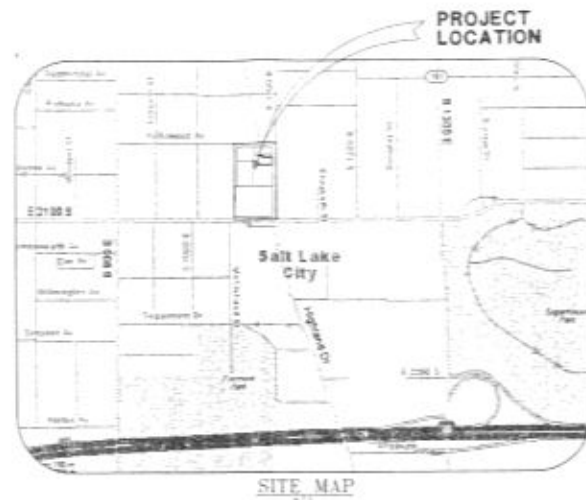
DRAWN	JDF 12/07	CHECKED	DATE
DESIGNED	DATE	PROJECT ENGINEER	
APPROVED	DATE	JDF	PROJECT MANAGER

GARDINER PROPERTIES, L.L.C.
 SALT LAKE CITY, UTAH



REVISED BOUNDARY - RECORD OF SURVEY MAP
 SUGARHOUSE ALTA
 LOCATED IN THE SOUTHEAST QUARTER OF SEC. 17,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB&M

PROJECT NO.		1278-02	
SHEET NO.		2 of 2	
NO.	REVISIONS	BY	DATE
1	FILED & OFFICE OF S.L.C.	JDF	12/07
			SCALE
			1"=10'



SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546 do hereby certify that a survey of the described property was made under my direction and that the map hereon is a true and correct representation of said survey.

Date December 21, 2007

James D. Pitkin, PLS
License No. 171546



NARRATIVE

The boundary survey of the subject property has been updated to reflect the resolution of several boundary gap/overlap and inconsistency issues, the details of which are reflected on the previously filed Record of Survey Map (ROS) No. S2007-06-0518. The original "record" descriptions and other associated title information are also reflected on said previously filed ROS Map.

The documents recorded to correct and/or modify the property boundaries shown hereon include, but may not be limited to the following:

- Boundary Line Agreement recorded 11-01-07 as Entry No. 10264944 in Book 9532 at page 8891
- Boundary Line Agreement recorded 11-01-07 as Entry No. 10264942 in Book 9532 at page 8875
- Easement Agreement recorded 11-01-07 as Entry No. 10264943 in Book 9532 at page 8884

The information initially provided (previous ROS) for this survey is that certain Commitment for Title Insurance prepared by Metro National Title, Order No. 07050461C, Dated May 30, 2007. We anticipate a new/updated ALTA/ACSM Land Title Survey will be requested at some time in the near future to reflect the updated and modified boundary lines of the subject property.

The Basis of Bearings for this survey is North 89°55'18" West 424.27 feet measured between the Salt Lake City street monuments found marking the monument line at Hollywood Avenue at the intersections of 11TH East Street and McClelland Street as shown on that certain ALTA/ACSM Land Title Survey filed in the Office of the Salt Lake County Surveyor, No. 596-07-0347.

The boundary lines of the adjacent Sinclair Oil property (16-17-456-026) were modified along the common boundaries and were marked and staked as shown hereon. An updated description for the Sinclair property is provided hereon. The boundary lines of the adjacent Stewart property (16-17-456-008) were modified along the common boundaries and were marked and staked as shown hereon. The updated boundary corners for the subject property (16-17-456-018) described hereon, were staked as of the date of this certification and as shown hereon.



SURVEYED BOUNDARY DESCRIPTIONS
(16-17-456-018)

PARCEL 1

A parcel of land, part of Lot 20, Block 1, Five Acre Plat "A", Big Field Survey located in the Southeast Quarter of Section 17, Township 1 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point, which is 27.06 feet South 00°04'07" West from the Northeast corner of said Lot 20 and running thence South 00°04'07" West 63.50 feet, thence North 89°55'47" West 143.07 feet, thence North 05°04'09" East 82.38 feet, thence North 89°25'18" East 44.99 feet, thence South 00°00'20" East 19.19 feet, thence East 90.88 feet to the POINT OF BEGINNING.

Containing 9.765 square feet or 0.224 acres.

PARCEL 2

A parcel of land located in the Southeast Quarter of Section 17, Township 1 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point, which is South 05°03'51" West 12.06 feet from the Southeast corner of Lot 4, Block 4, Evergreen Park Subdivision and running thence South 89°55'47" East 30.01 feet, thence South 05°04'09" West 50.50 feet, thence North 89°55'47" West 42.16 feet, thence North 05°03'30" East 66.58 feet, thence South 89°55'18" East 12.17 feet, thence South 05°03'51" West 6.08 feet to the POINT OF BEGINNING.

Contains 2.515 square feet or 0.060 acres.

SINCLAIR OIL PARCEL
(16-17-456-026)

BEGINNING at the Southeast Corner of Lot 19, Block 1, 5-Acre Plat A, Big Field Survey and running thence South 00°04'07" West 27.06 feet along the westerly line of ELEVENTH EAST STREET, thence West 90.88 feet, thence North 00°00'20" East 19.19 feet, thence South 89°25'18" West 44.99 feet to the easterly line of a 14.75 foot wide right-of-way, thence North 05°04'09" East 83.02 feet along said easterly line to the southerly line of HOLLYWOOD AVENUE, thence South 89°55'18" East 128.65 feet along said southerly line to said westerly line of ELEVENTH EAST STREET, thence South 00°04'07" West 74.19 feet along said westerly line of ELEVENTH EAST STREET to the point of beginning.

Containing 12.620 square feet or 0.290 acres.

SURVEYOR'S NOTES

- A) The difference (gap) shown along the southerly boundary line of Parcel 1 was not addressed or corrected as a part of this survey. The apparent gap is a result of properties described from two different points of origin that don't adequately address the surveyed locations of the lots and blocks of Five Acre Plat "A", Big Field Survey.
- B) There's also an issue with the encroachment of a structure on the westerly boundary line of Parcel 2, as shown hereon. Corrective action and/or a boundary line agreement is expected to be made in an effort to remediate said encroachment at a later date.

UPDATES & SUPERSEDES S2007-06-0518

DRAWN <u>JP 12/07</u> CHECKED _____ DATE DATE		GARDINER PROPERTIES, L.L.C. SALT LAKE CITY, UTAH	 Dominion Engineering Associates, L.C. 3-884 South Green Street Murray, Utah 84115 801-712-3000	REVISED BOUNDARY - RECORD OF SURVEY MAP 1988 SOUTH 1100 EAST		PROJECT NO. 1278-02
DESIGNED _____ PROJECT ENGINEER _____ DATE DATE				LOCATED IN THE SOUTHEAST QUARTER OF SEC. 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB&M		SHEET NO. 1 of 2
APPROVED _____ PROJECT MANAGER _____ DATE DATE						FILE NAME 1278-02

7



COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

700 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103
(801) 333-5913
(801) 333-8888 FAX
WWW.CRSA-UT.COM

**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 8TH
1000 S. 1100 E.
Salt Lake City, Utah

GARDINER
PROPERTIES, LLC

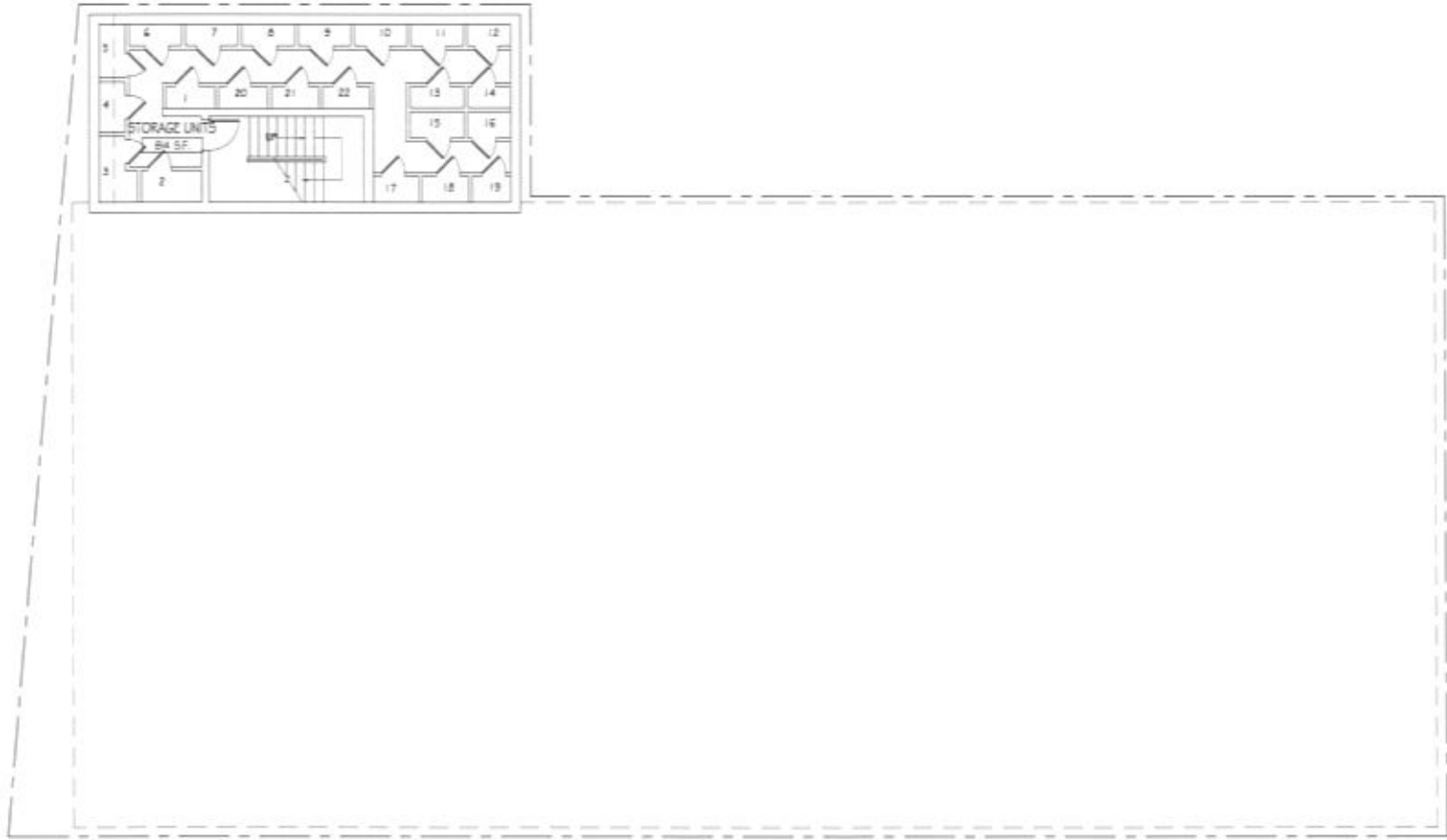
1072 S. 2100 E.
SALT LAKE CITY, UTAH 84106
(801) 487-2012

PROJECT NO. 807-025
CAD DWG FILE: ae100.dwg
DRAWN BY:
CHECKED BY:

BASEMENT LEVEL

AE100

SHEET OF



(A1) BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

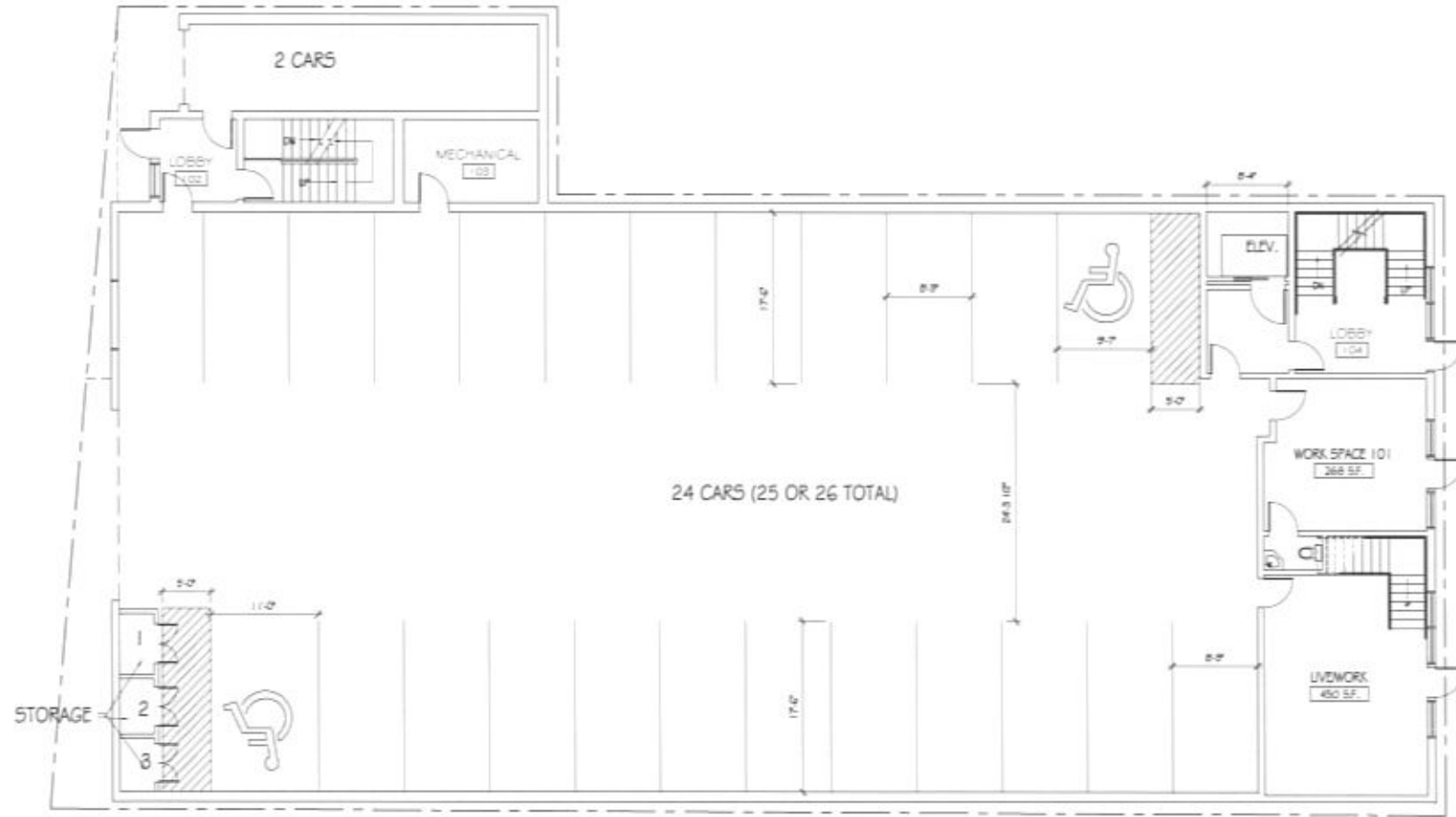


**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 87TH
1555 S. 1100 E.
Salt Lake City, Utah

GARDINER
PROPERTIES, LLC

1073 E. 2100 S.
SALT LAKE CITY, UTAH 84106
(801) 457-2012



COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

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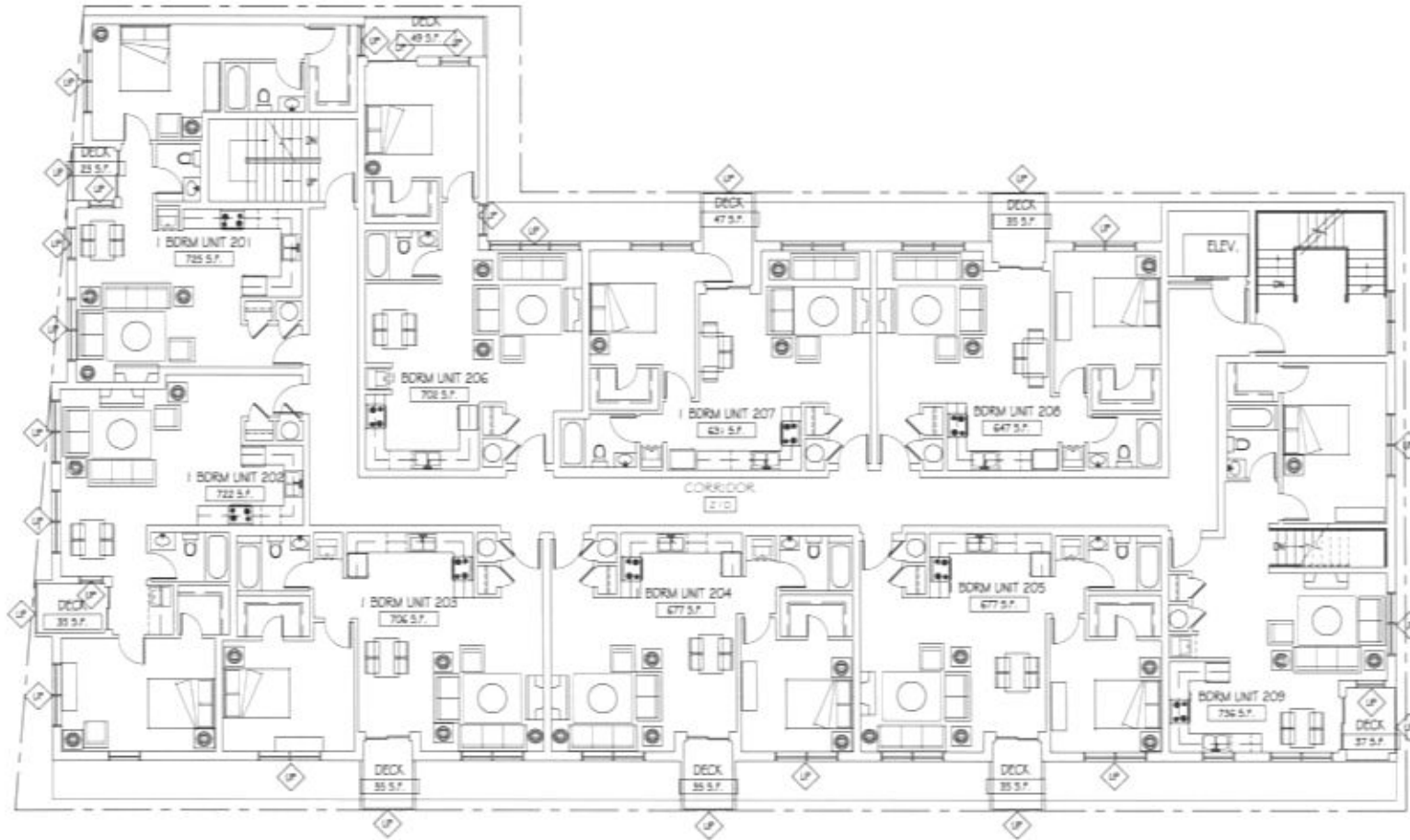
**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 10th

1956 S. 1100 E.
SALT LAKE CO., UTAH

GARDINER
PROPERTIES, LLC

1073 S. 2100 E.
SALT LAKE CITY, UTAH 84106
(801) 487-2012



(A1) SECOND FLOOR
SCALE: 1/8" = 1'-0"



SECOND FLOOR

AE102

SHEET OF

COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

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(801) 355-5315
(801) 355-9885 FAX
WWW.CRSA-UT.COM

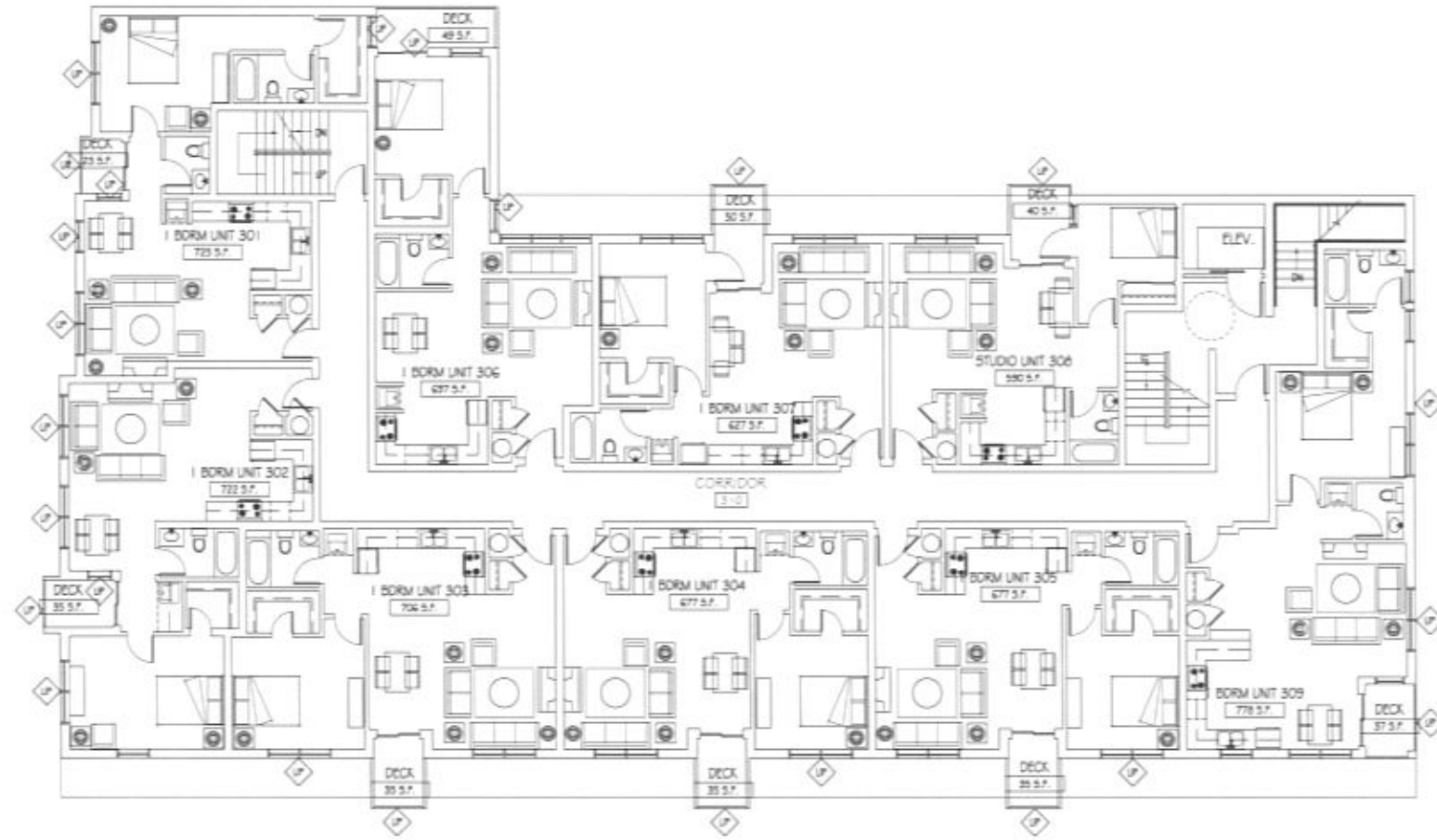
**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 17th

1956 S. 1100 E.
SALT LAKE CO., UT

GARDINER
PROPERTIES, LLC

1772 S. 2100 S.
SALT LAKE CITY, UTAH 84106
(801) 487-2012



(A1) THIRD FLOOR
SCALE 1/8" = 1'-0"



THIRD FLOOR

AE103

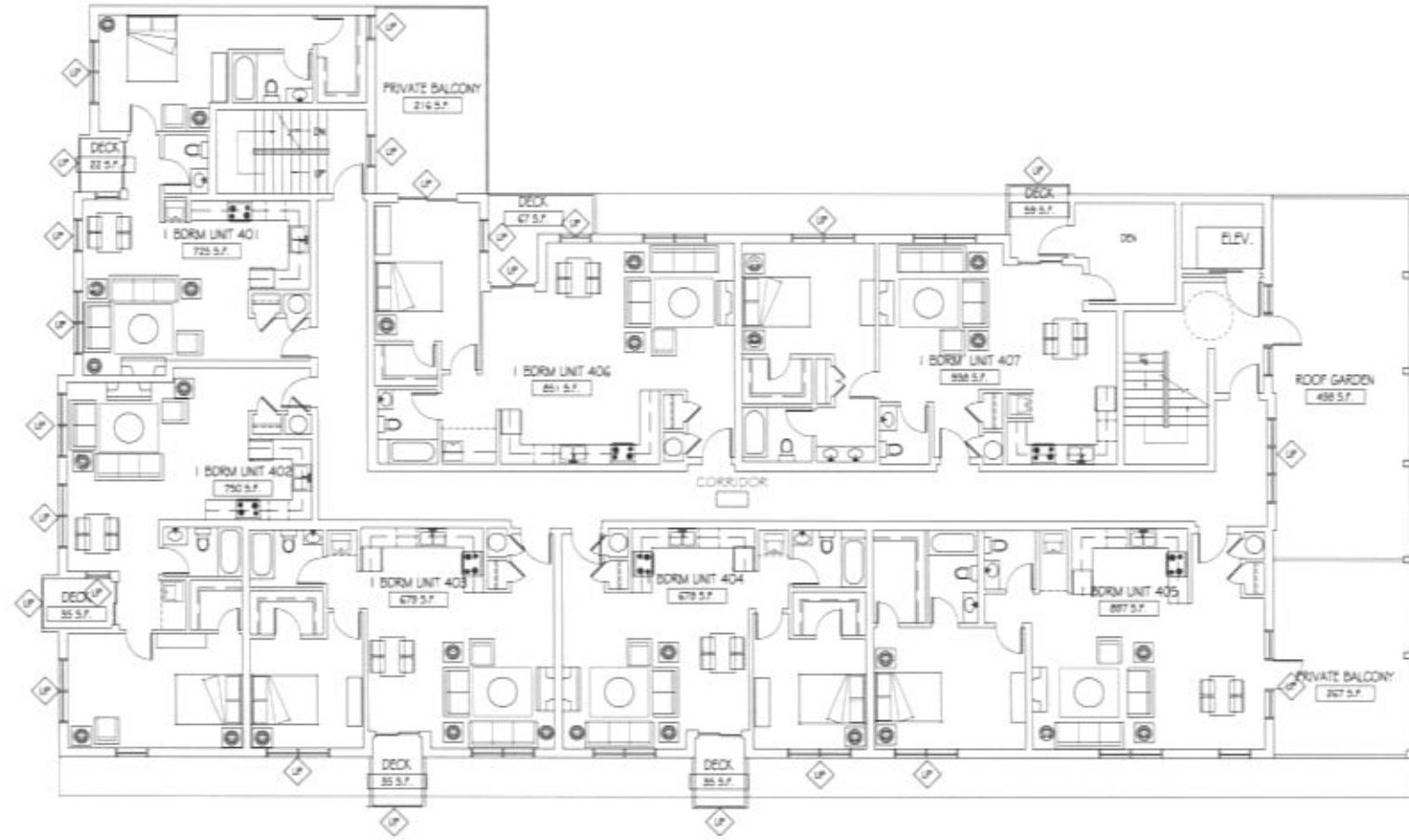
SHEET OF

COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

700 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103
(801) 355-6915
(801) 355-6666 FAX
WWW.CRSA-UT.COM

**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**



URBANA CR 877

1558 S. 1100 E.
Salt Lake City, Utah

GARDINER
PROPERTIES, LLC

1073 E. 2100 S.
SALT LAKE CITY, UTAH 84104
(801) 487-2012

PROJECT NO. 507-025
CAD DWG FILE: 417_04.dwg
DRAWN BY
CHECKED BY: ADK

FOURTH FLOOR

AE104

SHEET OF

A1 FOURTH FLOOR
SCALE: 1/8" = 1'-0"



COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

700 NORTH 200 WEST
SALT LAKE CITY, UT 84103
(801) 355-8915
(801) 355-9885 FAX
WWW.CRSA-UT.COM

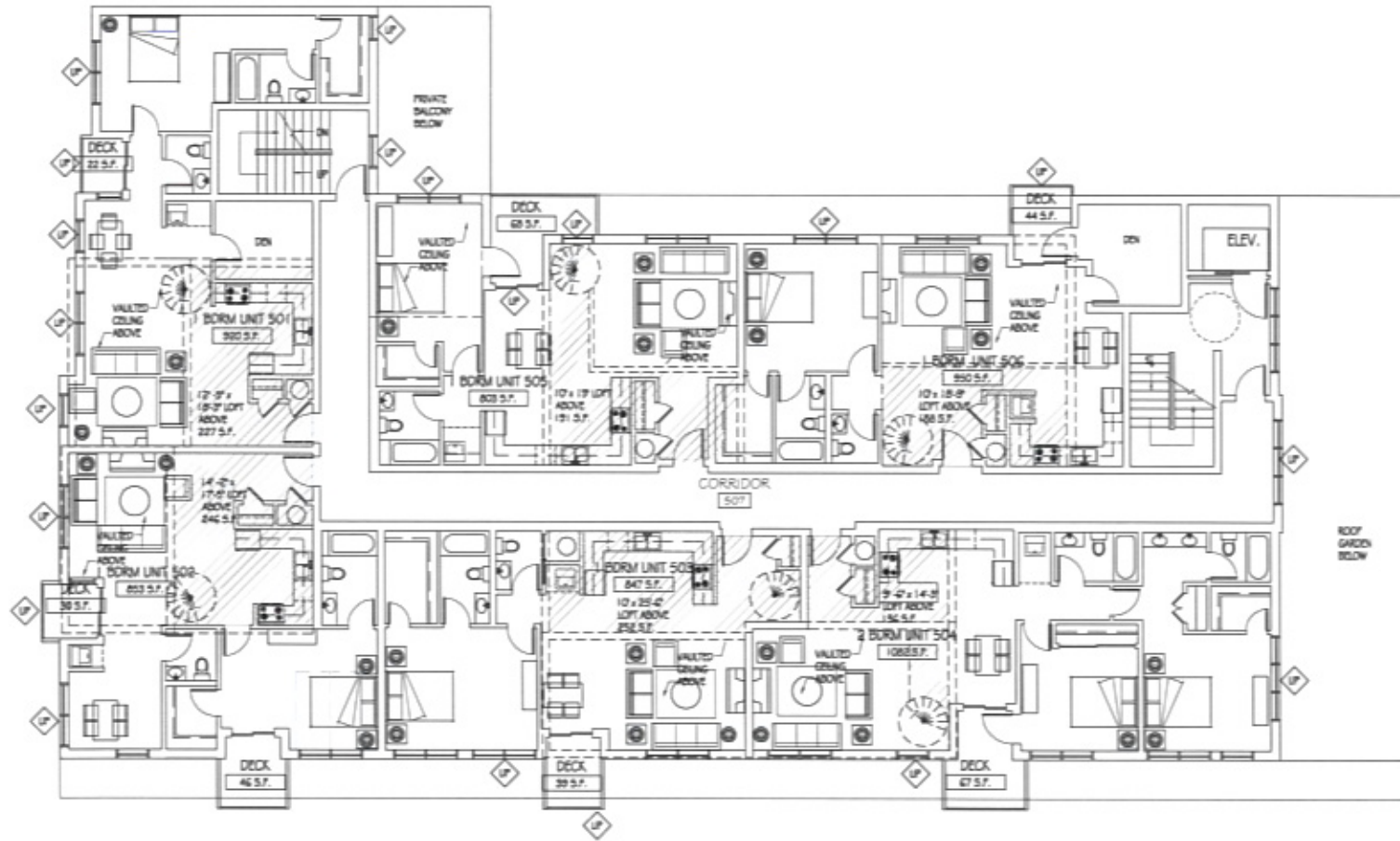
**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 11TH

1506 S. 1100 E.
Salt Lake City, Utah

**GARDINER
PROPERTIES, LLC**

1073 E. 2100 S.
SALT LAKE CITY, UT 84106
(801) 487-2012



A1 FIFTH FLOOR
SCALE 1/8" = 1'-0"



FIFTH FLOOR

AE105
SHEET OF

COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

700 NORTH 200 WEST
SALT LAKE CITY, UTAH 84108
(801) 355-5915
(801) 355-9885 FAX
WWW.CRSA-US.COM

**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**

URBANA ON 11TH
1988 S. 1100 E.
Salt Lake City, Utah

GARDINER
PROPERTIES, LLC

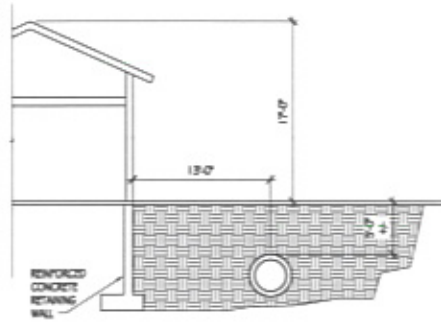
1073 E. 2100 S.
SALT LAKE CITY, UTAH 84106
(801) 487-2012

PROJECT NO: 807-025
CAD DRAW FILE: AE107.dwg
DRAWN BY:
CHECKED BY: ADR

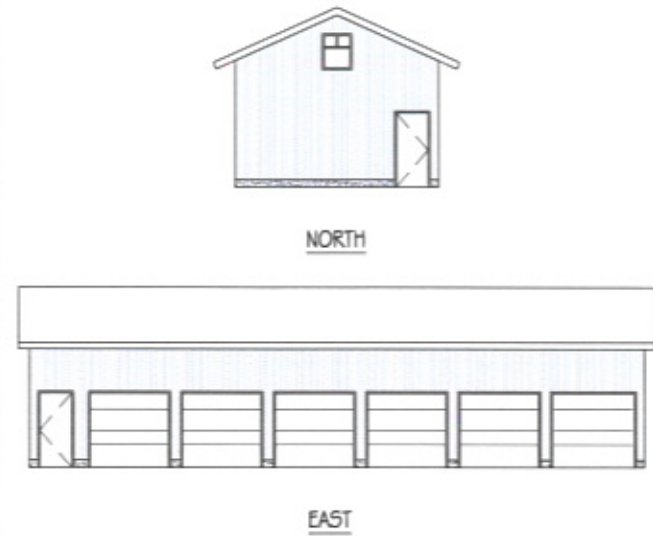
**GARAGE BUILDING
FLOOR PLANS**

AE107

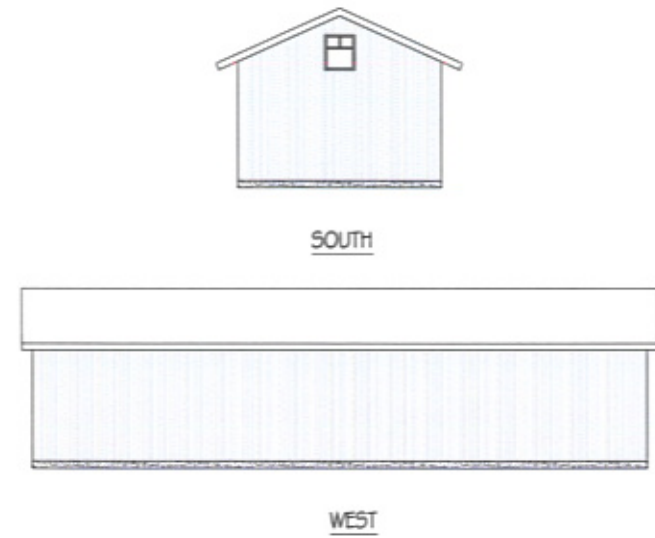
SHEET OF



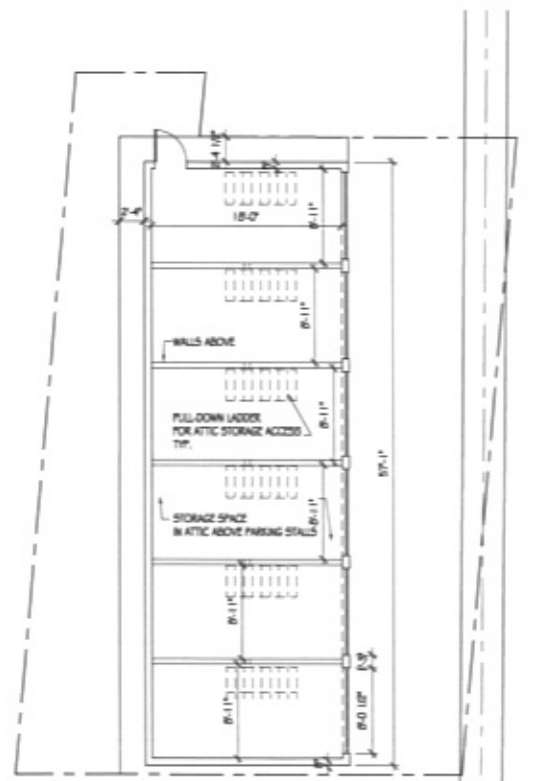
GARAGE SECTION
SCALE: 1/8" = 1'-0"



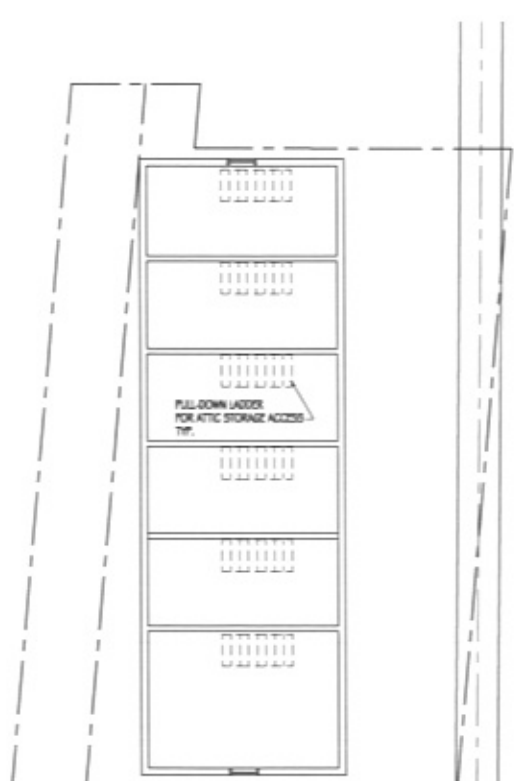
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



GARAGE EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



GARAGE ATTIC PLAN
SCALE: 1/8" = 1'-0"

COOPER
ROBERTS
SIMONSEN
ASSOCIATES

crsa

700 NORTH 200 WEST
SALT LAKE CITY, UTAH 84108
(801) 355-0910
(801) 355-9985 FAX
WWW.CRSA-US.COM

**PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION**



URBANA ON 17TH

1368 S. 1100 E.
Salt Lake Co., Utah

GARDINER
PROPERTIES, LLC

1072 E. 2100 S.
SALT LAKE CITY, UTAH 84106
(801) 487-2012

PROJECT NO. 807-029
LEAD DWG FILE: ae201.dwg
DRAWN BY:
CHECKED BY: ACR

EAST (FRONT)
ELEVATION

AE201

SHEET OF

(A) EAST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

ATTACHMENT 'C'

DEPARTMENT COMMENTS

Public Utilities
(Building and Site Design)

Stewart, Casey

From: Brown, Jason
Sent: Wednesday, November 28, 2007 4:55 PM
To: Stewart, Casey
Cc: Garcia, Peggy; Greenleaf, Karryn
Subject: Petition 460-07-05 Urbana on 11th - Conditional Building and Site Design
Categories: Program/Policy

Casey,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

Culinary, irrigation and sanitary sewer service can be provided from the existing mains in 1100 East. According to our records there is an existing ¾-inch water meter and four-inch sanitary sewer lateral servicing this property. The existing meter can remain to provide culinary and irrigation services. The existing sewer lateral can also remain provided it is in satisfactory condition. All exiting utilities must be used or be killed per SLC Public Utilities standards. If required a new two-inch minimum fire sprinkler lateral can be connected to the main in 100 East.

The Jordan and Salt Lake Canal is located between the two parcels as shown on the submitted plans. Public Utilities attorneys are reviewing the ownership of the property and have not given us a final determination. In the mean time Public Utilities is willing to allow the construction of the garage as shown on the exhibit with one additional item. Along the length of the parking structure a retaining wall must extend to the same depth of the existing canal. This wall will allow our maintenance crews access to the canal while minimizing the impact to the structures.

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.

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

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
jason.brown@slcgov.com

1/31/2008

Stewart, Casey

From: Garcia, Peggy
Sent: Friday, January 04, 2008 4:31 PM
To: Stewart, Casey
Subject: Petition #480-08-01 Urbana at 11th Condominiums(new residential)
Categories: Program/Policy

Casey,

Salt Lake City Public Utilities has reviewed the above-mentioned petition and offers the following comments:

Culinary, irrigation and sanitary sewer service can be provided from the existing mains in 1100 East. According to our records there is an existing ¾-inch water meter and four-inch sanitary sewer lateral servicing this property. The existing meter can remain to provide culinary and irrigation services. The existing sewer lateral can also remain provided it is in satisfactory condition. All exiting utilities must be used or be killed per SLC Public Utilities standards. If required a automatic fire sprinkler lateral can be connected to the main in 1100 East.

The Jordan and Salt Lake Canal is located adjacent to the parcel. 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. Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Utility service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. The agreement will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these services. Work for public utility system improvements must be bonded based upon an approved engineer's estimate. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all water, fire, sewer, drainage and connection impact and inspection fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

If you need any further information please contact Jason Brown at 483-6727.

Thank you,

Peggy Garcia

Transportation (Building and Site)
Design

Stewart, Casey

From: Walsh, Barry
Sent: Monday, November 26, 2007 5:15 PM
To: Stewart, Casey
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: RE: Pet 430-07-05 Urbana

From: Walsh, Barry
Sent: Monday, November 19, 2007 2:50 PM
To: Stewart, Casey
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 430-07-05 Urbana

November 19, 2007

Casey Stewart, Planning

Re: Petition 430-07-05, Urbana on 11th – Conditional Building and Site Design at 1100 East 1988 South.

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

The impact statement that the existing parking lot used by the Wells Fargo Bank and now to be used by the New housing proposal will not impact traffic is misleading in that that traffic will need to be displaced with in the immediate area to continue serving the bank needs.

The parking provision addresses minimum provisions for todays lifestyle, but is with in code for one stall per residential unit etc, thou it does not address the retail work space, which should be directed to the on street parking as surplus.

Final review of parking geometrics is required for fully dimensioned parking layout to include the one foot wall/column buffers, ADA van accessibility (17.5' deep x 16' wide, 8'2" high). The bicycle parking should be located in the front of the building to be visible from the street for visitor parking and promote walk-able communities.

Sincerely,

Barry Walsh

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

Stewart, Casey

From: Walsh, Barry
Sent: Tuesday, January 15, 2008 12:38 PM
To: Stewart, Casey
Cc: Young, Kevin; Drummond, Randy; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 480-08-01 Urbana Condo
Categories: Program/Policy

January 15, 2008

Casey Stewart, Planning

Re: Petition 480-08-01 Preliminary approval of proposed Urbana at 11th Condominiums at 1988 South 1100 East.

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

The conversion from a commercial parking lot for 35 stalls to a residential use for 31 stalls, continuing the access per the common alleyway presents no undue change to traffic fronting this lot. Per our past review comments the impact is the displaced commercial parking demand in the immediate area. The proposed change on the arterial classification of 2100 South and the collector classification of 1100 East roadway should present a minimal impact to the existing traffic system.

Final plan approval is subject to all parking geometrics complying to current city design standards.

Sincerely,

Barry Walsh

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

Engineering (Preliminary Plat)

TO: CASEY STEWART, PRINCIPAL PLANNER, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JAN. 10, 2008

SUBJECT: **Urbana at 11th Condominiums –
Petition 480-08-01
1988 S 1100 E**

SLC Engineering's review comments are as follows:

1. This is a condominium project to provide 31 residential units on 0.224 acres at 1988 S 1100 E. The frontage on 1100 East has curb, gutter and sidewalk in satisfactory condition with the exception of two sections of curb & gutter that park strip trees have raised. These sections must be replaced per APWA Std. Dwg. 205A and APWA Std. Dwg. 251 or 252. The developer will need to contact the Urban Forester, Bill Rutherford, at 972-7849 and receive instruction so that the curb and gutter can be lowered while preserving the health of the trees. Along the west boundary of the parcel, an off-site paved easement, which will provide the sole access to the proposed condos, requires some minor work to repair a hole in the asphalt that must be done as part of this project. Any required utility trenches in 1100 East will need to be installed per APWA Std. Dwg. # 255. The developer's consultant will need to submit a drawing of the required work to be accomplished, and the work within the right of way will require a Public Way Permit that the developer's contractor will obtain from our office.
2. The plat is being reviewed and any changes will be made known to the developer's consultant via redlines.

cc: Scott Weiler
Craig Smith
George Ott
Brad Stewart
Barry Walsh
Bill Rutherford
Vault

Building Services (Building + Site Design)

Stewart, Casey

From: Stewart, Casey
Sent: Monday, December 03, 2007 8:40 AM
To: 'JOHN A GARDINER'
Subject: FW: 1988 S. 1100 E. / Conditional Site Design / #430-07-05
Categories: Program/Policy

John,

The comments below come from Building Services (Zoning and Permits). The issue of the neighboring garage was discussed by Building Services and the Zoning Administrator. The 7' landscape buffer will be measured from the property line, not the encroaching building. Furthermore, if the lot line is adjusted to accommodate the garage, the 7' buffer would need to mirror the adjustment.

Building Services phone: 535-7752

Casey

From: Butcher, Larry
Sent: Saturday, December 01, 2007 10:26 AM
To: Stewart, Casey
Subject: 1988 S. 1100 E. / Conditional Site Design / #430-07-05

Casey:

Here are my preliminary comments:

I have attached the DRT notes from a May 18th meeting

- Off site parking is a conditional use in the CSHBD Districts. However, a subdivision review of this property should be completed to determine if this is a legally existing parcel. If determined that the parcel legally exists, it is my opinion that the two boundaries could be considered as one site for on site parking purposes in much the same way as the avenues area.
- The proposed elevator violates the required front yard setback for buildings over 30' in height. Also, I note patio covers that violate the required 15' setback.
- A 7' landscape buffer is required along the west boundary of the proposed parking area.
- This project would occupy an existing parking lot. City records do not indicate formal approval given for off site parking related to neighboring properties. The applicant should provide documentation that the existing parking is not legally required for neighboring uses.
- I note that windows are in close proximity to property lines. Suggest the design architect consult with a Code Reviewer in Building Services.

Larry

12/5/2007

MEMORANDUM

DATE: 13 NOVEMBER 2007

TO: CASEY STEWART, PLANNER

FROM: TED ITCHON 

RE: 430-07-05 URBANA ON 11TH CONDITIONAL BUILDING & DESIGN SITE

SYNOPSIS:

1. Structure require four fire hydrants.
2. Provide Fire Hydrants at the street a minimum 350 feet on centers.
3. No part of the building maybe further than 400 feet from a fire hydrant.
4. The primary fire hydrant shall be within 400 feet of a fire hydrant.
5. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
6. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
7. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
8. Fire hydrants shall not be installed closer than 30' to a building.
9. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
10. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
11. Fire Hydrants shall be obstruction free within 3' around the hydrant.
12. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
13. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
14. Fire Department Connection (FDC) shall be placed at the front of the structure and be no further than 100 feet from a fire hydrant.
15. The structure requires the following fire detection and suppression systems.
 - a. Local smoke detection in the dwelling units.
 - b. General smoke detection in the corridors and hall ways in the dwelling and work place and any exit ways from the structure.
 - c. Automatic fire sprinkler system in the parking, work areas and dwelling areas.
 - d. Standpipes in the stairs.
 - e. Additional fire suppression systems for cooking or clean gas systems.
16. Fire Department access roadway both temporary and permanent shall be installed and maintained to meet the requirements of Public Works Department.

17. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
18. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
19. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.
20. Fire Department access roads shall be a minimum of 26 foot clear width. This access road turning radius shall be a minimum of 20 foot inside and 45 foot outside. The minimum clear height is 13 feet 6 inches.
21. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
22. On street parking is permitted on one side of the street. No parking signs and red curb shall be installed on the same side as the fire hydrants.
23. On streets 30 foot in width parking is prohibited on one side. No parking fire lane signs and red curbs are required on the same side as the fire hydrants.
24. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
25. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

(Fire) Corrections (Building and Site)
Design

Stewart, Casey

From: JOHN A GARDINER [johngardiner1234@msn.com]
Sent: Monday, November 26, 2007 12:03 PM
To: allen@crsa-us.com
Subject: False Alarm from the Fire Department

The issue of the 24 foot wide fire access road requirement for SLC Fire Dept. has been resolved. It is no longer a requirement. After meeting with SLC officials this morning, 11 of the 26 items on their required list have been removed. The 24 foot access road requirement was a Mistake and SLC has apologized for the mistake. The whole thing was a 'False Alarm'.

John A. Gardiner
President
Gardiner Properties, LLC
1073 East 2100 South
Salt Lake City, Utah 84106

(801) 487-2012 (Office)
(801) 487-2093 (Fax)
(801) 971-6151 (Mobile)

ATTACHMENT 'D'

SUGAR HOUSE COMMUNITY COUNCIL COMMENTS

**Conditional Use
Community Council / Citizen Group Input**

TO: GRACE SPERRY, Chair SUGAR HOUSE Community Council

FROM: CASSY STEWART, Planning Division Staff

DATE: NOVEMBER 19, 2007

RE: Condominium Development

Applicant GARDNER PROPERTIES, represented by JOHN GARDNER, is requesting the Salt Lake City Planning Commission approve a Conditional Use for a CONDO UNIT - SITE DESIGN REVIEW 1988 South 1100 East. As part of this process, the applicant is required to solicit comments from the Sugar House 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 also 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 Master Plan policies of the Sugar House 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 _____@slcgov.com.

If you have any questions, please call me at _____ or via e-mail.

COMMUNITY COUNCIL COMMENTS:

The above referenced applicant, met with the Sugar House Community /
Neighborhood Council on November 7, 2007. Approximately 13 Trustees
~~people~~ attended the meeting. Those in attendance made the following comments relating to the project.

See attached notes

In general, was the group supportive of the project? See attached notes

Signature of the Chair or Group Representative

Dave Fynn (Chairman - LU:Z)

Gardiner Properties – New Condominiums
1988 South 1100 East
Sugar House Community Council
November 7, 2007

Comments at the Sugar House Community Council Meeting (Nov. 7, 2007):

Project History at the SHCC: This is the second time that the project has come before the Sugar House Community Council. At the first presentation to the Council in July of 2007, there were very strong and specific concerns about the project from both citizens that live in the area and the trustees. See the notes from that meeting (attached).

Gardiner Properties presentation: John Gardiner gave an overview of the proposed project. The project has been modified since the last time Mr. Gardiner presented to the Sugar House Community Council. The most noticeable change to the project is that the Owner has located “live-work” units on the street frontage on 1100 East. This use is one of the recommended uses for a ground level at a project in the Sugar House Master Plan for this area. Mr. Gardiner stressed that there is three automobile access points into the project for the prospective condominium owners. No other significant changes have been made to the project that were apparent during the presentation.

Trustee Comments:

Russ Callister: Russell stated that he feels that the zero-lot line issues that were apparent in the first presentation had been resolved in this revised scheme.

Susan Petheram: Susan stated that she appreciates the Owner bringing the project back for a second look at this project. This is a courtesy that Mr. Gardiner doesn't have to do.

Rawlins Young: The project is in contradiction to the development of the proposed City trail system that is envisioned along the Jordan Canal. The garages that front on this proposed trail system do not put the best face of the project towards this important future access, and will set a precedent in not respecting this proposed trail way. Rawlins thought that amenities for the trails should replace the garages.

Andrea Wargula: Andrea felt that the facades of the building on the north and south sides need more three-dimensional relief. Andrea also felt that the project is just too big for the area, although it apparently meets the zoning requirements.

Emil Kmet: Emil is concerned about the access to the property, especially since one of the access points that Mr. Gardiner spoke of is privately owned, and can be shut off at any time. Emil thought that entering the property from the residential side on Hollywood Avenue is a concern.

Cabot Nelson: Cabot likes the project and welcomed Mr. Gardiner and his project to the neighborhood.

Ray Pugsley: Ray stated that he likes the project.

Philip Carlson: Phil stated that he likes the changes that he has seen in the project, but has worries that it may be difficult to make the "live-work" units active enough for the intent of the Master Plan to make the street active and walkable, especially since the proposed square footages of the units are so small.

Steve Wilson: Steve also liked the fact that Mr. Gardiner has come back to review his proposed changes.

Gary Johnson: Gary stated that the alley on Hollywood Avenue is too narrow for adequate ingress and egress.

Dolores Donohoo: Dolores likes the brick color for the project.

Derek Payne: Derek stated that he appreciates the Owner including activities on the ground level that will allow for a more active street frontage as mandated by the Sugar House Master Plan.

Derek lives in the area (Hollywood Avenue) and he has major concerns about including yet another large commercial project with its added automobile traffic mainly being forced onto Hollywood Avenue (a residential street) and accessing the project from a very narrow alley that is adjacent to a residence on Hollywood Avenue.

Derek asked Casey Stewart (the SLC Planner assigned to the project in attendance) what the City's review of the project has revealed. Mr. Stewart responded that the City has not yet reviewed the project. Derek stated that he feels that the City must at least perform a preliminary review of projects so that the Council can be assured that there is not a blatant disregard of either the zoning requirements or the Master Plan. The Trustees of the Council are not professional planners and they rely on the advice from the City's professional planners in their reviews of the project.

Summary:

A vote was not taken for approval of the project, however, some aspects of the new revised project were well received, but other concerns about the logistics of the project remain.

These issues are as follows:

- 1.) The addition of the "live-work" units was well received by the Council. If the "work" portion of the "live-work" units could be enlarged, it would benefit the project and the Community tremendously.

Summary Cont'd:

- 2.) The access into the project is still a major concern. The encouragement of the residents of the condominiums to use Hollywood Avenue and the very narrow alley from Hollywood Avenue would be a detriment to the adjacent residential neighborhoods. Automobile traffic and overflow parking from the adjacent commercial ventures would not be a welcome addition to the residential neighborhoods.
- 3.) Some sort of City review from Planning and Zoning should be performed before projects are brought to a Community Council. Without benefit of that review, the Council is left to interpret important zoning and Master Plan requirements. This should not happen! Please make it a requirement of the Site Design Review process that Planning and Zoning does some kind of review before a project is brought to the Community Council.

Stewart, Casey

From: Butch Kmet [utahbungalows@yahoo.com]
Sent: Wednesday, December 12, 2007 8:37 AM
To: Stewart, Casey
Subject: Urbana on 11th Comment

Hi Casey,

This is Emil Kmet from the Suagr House Community Council writing you in regards to the meeting that you attended with John Gardiner and his Urbana proposed development on 1100 E in Sugar House. I wanted to address his erroneous letter specifically addressing my comment/question.

John Gardiner wrote:
Emil Kmet Comments:

I do not recall Mr. Kmet being concerned about access to the property or commenting about privately owned access points being cut off. Someone must have added this language in after the fact. The fact is that while the entire alley is privately owned many different property owners hold rights of way over the alley.

My question was about the main access on 1100 east because I already know that it is the parking area and property held by another property owner. I asked about this and commented that it could certainly be developed in the future which Mr. Gardiner tried to dismiss. My point was that he has no control over this access and it certainly can be developed just as he is developing a parking lot.

I think it is misguided for Mr. Gardiner to claim three access points when the main one from 1100 East is crossing another persons property. Since so much development is ongoing, one must certainly consider future developments and impacts to the area.

Also I would like to add at this time that I find his other two access points as being questionable too. The "alley" from 2100 S. and from Hollywood Ave. is actually the Salt Lake Jordan canal and is in the masterplan as a proposed trail. Also the city has responded to the Hollywood Ave residents and has incorporated speed/traffic reduction measures on Hollywood. The width from Hollywood is quite narrow and I would see difficulty in larger vehicles using it such as service vehicles and garbage trucks. For Mr. Gardiner to dismiss Hollywood as not being used by his development is completely wrong since 2100 S and 1100 E does get backed up at peak times with traffic.

The Sugar House Community Council has passed a motion in our December meeting petitioning the city to follow through with the masterplans and protect and develop the canal corridor as a trail as the masterplans suggest.

thank you, Emil Kmet
2509 S. Highland Drive
SLC, Ut 84106

ATTACHMENT 'E'
PUBLIC COMMENTS

Neil Stewart
1991 S. McClelland St
Salt Lake City, Utah 84105

October 29, 2007

Members of the
Sugarhouse Community Council
c/o Grace Sperry, Chairman
2660 Highland Drive
Salt Lake City, Utah 84106

Salt Lake City Planning Commission
451 South State
Salt Lake City, Utah

To whom it may concern,

I live at and own the property at 1991 South McClelland St. which abuts and is located directly west of Gardiner Properties 1100 East's west "alley parcel". I have met with Mr. John Gardiner who has explained to me the details of the condominium project to be built at 1988 S. 1100 E.

I am in favor of this condominium project. It will bring new residents and vitality to the neighborhood and will replace a parking lot that is an eyesore and a source of transient activity at night. The addition of six single garages and the cleanup and fencing of the property behind my home will help eliminate the constant problem we have had of littering, graffiti and transients occupying this area of our property.

Sincerely,



Neil Stewart

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Letter of Support

From: **Todd Scurr** (tmithras@comcast.net)
 Sent: Wed 11/07/07 8:44 PM
 To: ~~John Gardiner~~ (johngardiner1234@msn.com)

To Whom It May Concern:

I am a two and half year resident of Sugarhouse, located near the Sugarhouse Commons.

Philosophically, I have been against the upcoming redevelopment, particularly because of its impact on small businesses, local charm, and the incoming glut of box stores.

In the case, however, of John Gardiner's 31-unit condominium development on 11th East, not only do I have absolutely no concerns, I am in full support.

I know John to stand for some very rare and worthwhile sensibilities. He is committed to adding value to the community, both in terms of aesthetics and a neighborly connectedness. He is driven by high quality, from the foundation on up to the final touches of painting and cabinetry. And the progressive, artistic architectural design of the development itself, attests to John's commitment to introduce urban living in way that is tasteful, affordable, and non-intrusive to the local way of life.

As a Sugarhouse resident, Gardiner Properties has my support.

Kindest regards,

Todd Scurr

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JERROLD & BARBARA GREEN
2005 South 1100 East
Salt Lake City, Utah 84106
(801) 484-5259

November 1, 2007

John Gardiner
Gardiner Properties LLC
1073 East 2100 South
Salt Lake City, Utah 84106

Dear John,

Thank you for the opportunity of reviewing your plans for the property at 1988 South 1100 East (Urbana on 11th). Inasmuch as it is located in close proximity to our business, we were curious about your plans.

It appears you implemented the Sugar House Master Plan regulations in your design. The 15' setbacks, enough parking for the tenants and the "Live, Work Space" seems inviting for the urban dweller as well as the the size of the condominiums. They also look to be affordable as many are one bedroom. The brick, as well as the idea of aluminum clad wood windows will give a good appearance. It is an attractive building.

The parking space is adequate for the building. We were especially glad to see three access points to the project for parking.

Inasmuch as there has been some night time activities in the area (grafitti, etc.) that we would like to have disappear, we are looking forward to having more people living in that space, because more people walking and shopping in the area seems to diminish the illegal activities,

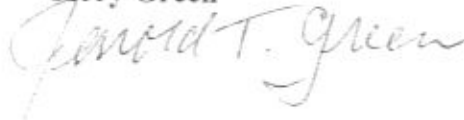
Good luck to you and the project.

Sincerely,

Barbara Green



Jerry Green



JAN CARROLL
2586 Elizabeth St.
SLC UT 84106

January 24, 2008

To Whom It May Concern:

I am a longtime resident of Sugar House and although I've lived in other parts of the valley, it's always Sugar House that draws me back. Its 'village' feel, diversity, overall convenience and charm make it one of the most desirable neighborhoods in the area. And the 'Urbana on 11th' project is nothing less than another wonderful addition to Sugar House and will serve to further the appeal ~~and~~ ambience of our Sugar House neighborhoods.

Sincerely,
Jan Carroll

Stewart, Casey

From: Ann Lange [annlange@comcast.net]
Sent: Tuesday, January 29, 2008 5:11 PM
To: Stewart, Casey
Subject: condo project at 1988 S 1100 East

I am writing to oppose this project. The building would overshadow the adjacent residential area. It is not in keeping with the general character of that part of Sugar House; all other buildings nearby buildings are 1-story, with the exception of the Wells Fargo building on the corner of 2100 S. The Sugar House Community Council was not in favor of this project when it was first proposed to them. The developer suggested using the US Post Office parking lot after hours but that is against Federal regulations. This project would cover the entire property with no green space. Thank you for your consideration.

Ann Lange
1468 Redondo Ave
SLC 84105
474-0473