

PLANNING COMMISSION STAFF REPORT

CitiView Condominium Project
313-323 North 300 West & 310 West 300 North
Conditional Uses & Planned Development
410-08-06
May 28, 2008



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Newport CitiView;
Michael Akerlow

Staff: Cheri Coffey; 535-6188;
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Tax ID: 08-36-401-001; 08-36-
401-004; 08-36-401-005

Current Zone: MU and PL

Master Plan Designation:
High Density Mixed Use and
Public Lands

Council District: District 3;
Council member Jergensen

Acreage: 0.92 or 40,075 square
feet, (condominium property);
and 0.09 or 3,920 square feet
(school district property)

Current Use:
Vacant Motel (applicant's
property)
Surface Parking Lot (school
district property)

Applicable Land Use

Regulations:

- 21A.32.070
- 21A.32.130
- 21A.54
- 21A.56

Attachments:

- A. Site Plan & Elevation Drawings;
- B. Photographs
- C. Department Comments
- D. Information from Applicant.

REQUEST

The project includes the demolition of an existing motel, construction of a new four story, 45-unit residential condominium project and the installation of a new six foot wide, six foot deep and approximately five foot high utility transformer to service the new condominiums. The applicant is requesting conditional use approval to exceed the 45 foot maximum height requirement by 10 feet; planned development approval to allow encroachment of the underground parking structure in the required rear yard setback by five feet and approval for the utility transformer. The condominium property is located at 313 and 323 North 300 West; the utility transformer is proposed for 310 West 300 North.

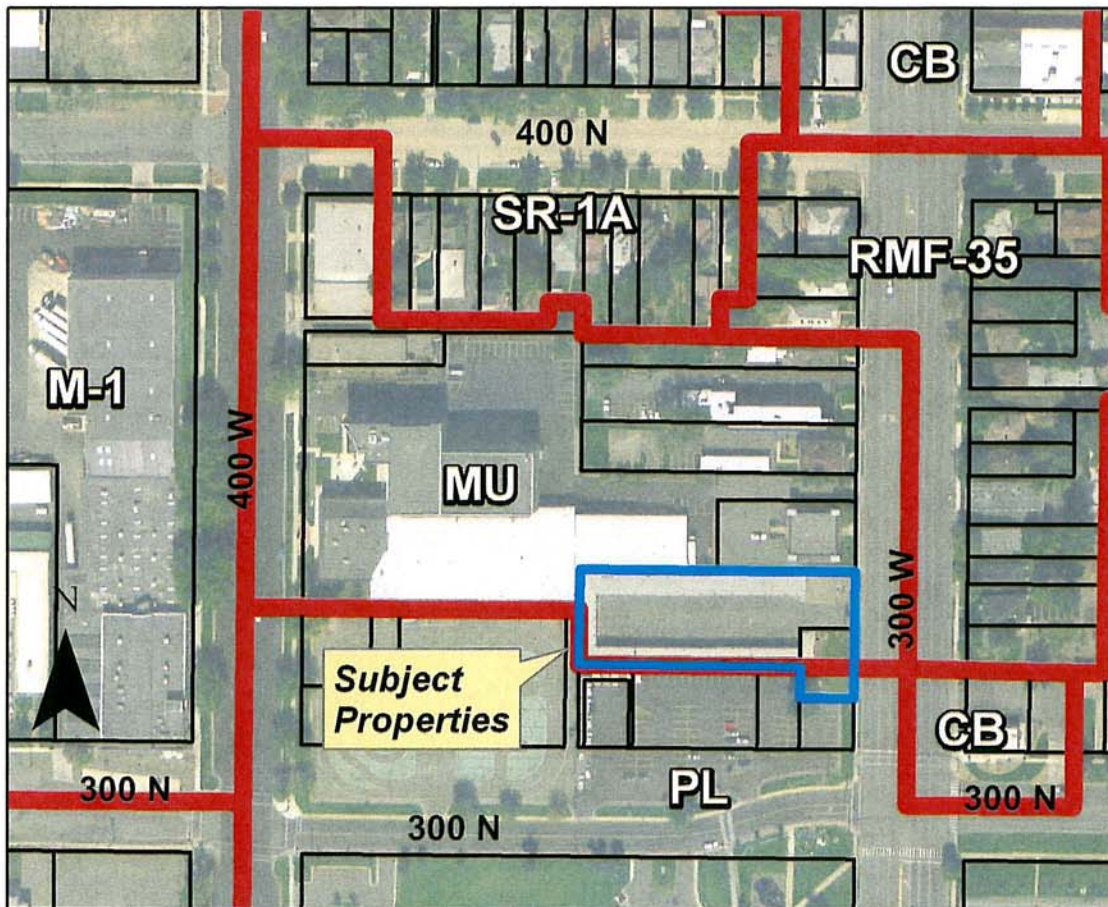
PUBLIC NOTICE

Public notice was mailed on May 13, 2008 to all property owners within four hundred and fifty feet (450') of the subject property which satisfies the Zoning Ordinance requirement for fourteen (14) day notice. A sign was posted on the property on May 13, 2008 meeting the minimum ten (10) day notification requirement for posting. In addition, the agenda for the Planning Commission was electronically sent to the Planning Division's listserv and was also posted on the Division's webpage.

STAFF RECOMMENDATION:

Based on the findings of fact listed in this staff report, Planning Staff recommends that the Planning Commission approve Petition 410-08-06 for the Conditional Use and the Planned Development as requested with the following conditions:

1. The maximum height of the structure shall be fifty-five feet as shown on the drawings;
2. The rear yard setback shall be a minimum of ten feet as shown on the drawings;
3. The approval is subject to the City Council's approval of Petition 400-08-05 a request to rezone the property at 313 North 300 West to Mixed Use.
4. The applicant secure approval from UDOT to access the property from 300 West prior to the issuance of a building permit.
5. The easement for the transformer is recorded with the County Recorder prior to the issuance of a certificate of occupancy.
6. The utility transformer be screened with landscaping rather than a wall enclosure. Final landscaping approval be delegated to the Acting Assistant Planning Director.
7. Approval shall not be valid for a period longer than one year unless the applicant submits a complete set of plans for building permit issuance within that time frame. However, upon written request of the applicant, the one year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further public hearing.
8. Compliance with the departmental comments as outlined in this staff report.



COMMENTS

Public Comments: The Capitol Hill Neighborhood Council reviewed the project twice: March 19, 2008 and April 16, 2008 where they passed a motion of support for the project. The specific comments relating to the project focused on the amount of parking proposed for the project and security for the owners of the units.

City Department Comments: The pertinent City Departments and Divisions have reviewed the proposed project. The project was reviewed by the Development Review Team twice (prior to submittal) on March 26, 2007 and December 12, 2007 as well as routed to the staff of the applicable review departments. No major issues were identified. The applicant must comply with all of the comments attached to this staff report and any that arise during the permit process. All of the Department responses are included in Attachment C. Their comments are as follows:

Permits: The Building Services and Licensing Division submitted the following comments:

- The Parking garage encroaches into the required rear yard area where it is exposed which would not be considered to be underground.

- The proposed density calculations are conforming and 45 units are permissible.
- The MU zoning allows for additional building height up to 60 feet through the Conditional Use Process.
- Refuse dumpster /service location are visible from the public way. A determination needs to be made stating that the screening minimizes impacts, visibility or appear to be part of the architectural design of the building.

Transportation: The Transportation Division recommends approval of the project with the following comments: The property has vehicular access to 300 West, a six lane, major arterial class UDOT roadway restricted to right in right out southbound travel. The proposed driveway revision will need to be reviewed and approved by UDOT. The final development will have to meet City regulations for circulation and parking.

Public Utilities: Public Utilities has reviewed the plans and has given the applicant their comments to be incorporated into the final plans.

Airport: The property is not in an established Salt Lake City Airport influence zone and does not create any observed impacts to airport operations.

Redevelopment Agency: The RDA did not submit comments.

Engineering: The existing condition of improvements on 300 West does not warrant any repairs or replacement. The replacement driveway and replacement curb and gutter must be built according to APWA standards.

Fire: The project must include automatic fire sprinkler which reports to an approved monitoring station. A class III standpipe system shall be installed and the density of the fire sprinkler system in the parking structure shall be a 0.20. Furthermore, the dwelling units shall be provided with local detection system.

Police: The Police Department did not submit comments.

Property Management: There do not appear to be any encroachments onto city property or the public right-of-way.

Staff Analysis and Findings

Project Description and History

The applicant owns two parcels of land, both of which were used as part of the motel operation. The parcel of land at 313 North 300 West was the site of the outdoor swimming pool for the motel. The motel building is located at 323 North 300 West. The new condominium will be on these parcels of land. A proposed utility box will be located on the surface parking lot for West High School, located at 310 West directly to the south side of the proposed condominium structure in a Public Lands (PL) zoning district.

The project site slopes westerly approximately five feet. The applicant is proposing to construct a 73 stall parking structure underneath the building. Due to the slope of the land, the overall height of the four story structure exceeds the forty-five foot (45') maximum height permitted in the Mixed Use (MU) zoning district in

the rear of the structure by approximately five feet. Therefore, per Section 21A.32.130.F of the Zoning Ordinance, the applicant can request conditional use approval by the Planning Commission for the additional height. The stairway tower, that is required by building code, will be the highest point on the structure at approximately 55 feet, but stairway towers are allowed to exceed the maximum height per Table 21A.36.020C; Height Exceptions.

The slope of the lot also causes the exposure of the underground parking structure at the rear (western) portion of the building. The required rear yard setback for this site is fifteen feet. The Zoning Ordinance allows structures to encroach into the rear yard setback if they are underground, but due to topography, the parking structure actually becomes exposed in the rear of the building and encroaches into the setback by approximately five feet. The parking structure is approximately four feet above grade where it is exposed on the south side and approximately five to six feet high where it is exposed on the west side. Because the exposure is on the rear of the building, in the interior of the block, it is not readily visible from the public right of way. The Planning Commission can authorize the encroachment, through the Planned Development process, by modifying the required rear yard setback.

The utility transformer will only service the proposed condominium project. The location of the proposed transformer is based on the requirements of Rocky Mountain Power which has requested this location for access to serve the utility. There is an existing power pole near this location to feed the proposed transformer. There are no specific dimensional requirements relating to the location of the utility structure. The location requirements focus on ensuring the location does not block views within sight distance angles of sidewalks, driveway and intersections and that the location minimizes blocking views from and of the principal structure.

Pre-Submittal meeting with Planning Staff

On January 17, 2008, the applicant attended a pre-submittal conference with members of the Planning Staff. Staff discussed issues relating to the zoning on the site, the conditional use process for additional height and the planned development process for encroachment into the rear yard setback with the portion of the parking structure that is exposed. Staff also discussed issues relating to a proposed Utility box that will be located on the school district property to the south, the standards for placement and the process for approval.

Internal Review with Planning Staff

On April 16, 2008, the project was reviewed by the Planning Staff during a Project Review Meeting. Issues that were discussed included the design of the building, specifically the exposed staircase and doors on the north elevation and whether they should be enclosed to have an internal hallway on the north, similar to the southern elevation; the need to screen the exposed portion of the parking structure with landscaping or other appropriate treatments and the design features of the project that could be counted toward the open space requirement including the balconies and patio areas for each unit.

Planning Commission Subcommittee

On April 30, 2008, the project was scheduled for review by the Planning Commission subcommittee. Only Commissioner Forbis was in attendance for this case. He made the following comments and identified the following issues:

- Rocky Mount Power should be at the meeting to explain why the utility box must be located where it is proposed.
- The applicant should explore other types of power, such as wind or solar power, rather than remaining on the grid to eliminate these types of placement concerns.

- Discuss the type and placement of lighting to be used on the project. (*The lighting would include pole lighting on the patio areas which would direct the light downward. There may also be bollards with lights in them along the patio area.*)

Staff Analysis

Options

Building to meet height requirement

If the applicant were to construct the building to meet the height requirement of forty-five feet (45') the building would probably have to consist of fewer units, possibly by limiting a level of the building to create a three rather than four story structure. There may be a way to step the building in the back to ensure it does not exceed the 45 foot height requirement, but the over all number of units for the project would probably still be decreased.

One of the purposes of the Mixed Use zoning district, as noted in the Zoning Ordinance as well as in the Capitol Hill Master Plan, is to encourage new housing development especially in the form of medium to high density multi-family residential development. The ordinance allows density bonuses for projects that include structured parking and increased amounts of open space. In addition, the ordinance specially allows extra height through the conditional use process, where the additional height will accommodate additional dwelling units.

Building to meet rear yard setback requirement.

If the applicant were to meet the required fifteen foot rear yard setback, the number of underground parking stalls would be decreased by approximately five stalls. The project would also loose some storage capacity. The current number of stalls is based on the number of units and number of bedrooms in each unit. This reduction in stalls could be accommodated, if the number of two and three bedroom units is reduced and the number of one-bedroom units was increased.

As noted above, one of the purposes of the Mixed Use zoning district is to encourage new housing development in the form of medium to high density residential. The overall density of the project is less than it could be based on the size of the lot (up to approximately 49 dwelling units) due to the existing lack of space for parking. The reason for the encroachment, however, is not based on the size of the lot. It is based on the fact that the property slopes approximately five feet from east to west, exposing the rear portion of the proposed underground parking.

Utility Transformer.

The applicant has worked with Rocky Mountain Power relating to the placement of the Utility Transformer. The power company's location requirement deals with proximity to the existing power source and the access to the transformer for maintenance. The power company has selected the site on that basis. The proposal includes placing the transformer approximately ten and a half feet from the 300 West property line and screening the facility with a six foot high concrete masonry unit (CMU) screen wall that would extend approximately twenty-six feet along the 300 West frontage. The wall would be opened to the south for access from the at grade parking lot). The applicants are proposing to exchange the easement they have to the rear of their property along an existing right of way that the school district owns and has encroached on with structures associated with their driving range, for an easement to this location.

1. One option is to locate the utility transformer to the rear of the property so it is less visible with access along the existing easement. The power company has stated that the cost to do this will be born on the developer.
2. Another option is to require the utility transformer to be located further west on the school district property (approximately 20 feet) with the access to the transformer from the west, so the facility is not as readily visible from 300 West or 300 North and so the six foot high retaining wall is not such a barrier to pedestrians along 300 West. This option would impact the existing parking lot in that it may require the removal of a few parking stalls on the school district property.
3. Another option is to allow for the transformer to be placed where proposed, with landscaping planted to screen the facility rather than a wall.

Standards for Conditional Uses (21A.54.080)

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

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

Approval of Conditional Use Application

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

Analysis: This property is within the Capitol Hill Community Planning Area and identified as high density mixed use on the future land use map of the Capitol Hill Community Master Plan.

The following policy documents were considered in evaluating this request:

Capitol Hill Community Master Plan (2001)

The property is located in the boundaries of the Capitol Hill Community Master Plan (2001). The Future Land Use Map classifies the subject property as High Density Mixed Use. Specific language in the plan identifies the encouragement of medium to higher density residential development in the area between 300 – 900 North and 300-400 West Street, which is the West Capitol Hill RDA Target Area. The plan notes that properties which front on 300 West Street are prime locations for market-rate, high density residential development because of their access to a major arterial, as well as their proximity to Warm Springs Park and Downtown.

The specific policies relating to this project include the following:

- Allow moderate increases in multi-family uses in appropriate locations and within the mixed use area.
- Encourage new medium / high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.

The Salt Lake City Community Housing Plan (2000)

The Housing Plan identifies a variety of policies relating to the encouragement of the type of development for which the applicants are proposing with the CitiView Condominium project. The applicants desire to obtain LEED Certification and will provide parking underneath the structure of the proposed project both of which are consistent with the Housing Plan's policies of encouraging new sustainable housing.

The Final Report Salt Lake City Futures Commission, Creating Tomorrow Together (1998).

Assertion "M" in the Futures Commission Report states that there is a desire to provide a mix of housing types, densities and costs so that people of various economic groups can co-exist. The recommendations under this assertion are to promote mixed use in appropriate areas and to include housing in all developments.

The City Vision and Strategic Plan for Salt Lake City, (1993). Objective "E" in the City's Strategic Plan states that the City will include a wide variety of affordable housing opportunities in attractive, friendly neighborhoods that provide a safe environment. The plan includes a specific action step of acquiring vacant and derelict commercial buildings in residential areas and demolishing or rehabilitating them into housing units. (14.6)

Finding: In addition to general city-wide plans that include policies supporting mixed use and additional housing in the City, the Capitol Hill Community Master Plan and its future land use map support the development of high density residential development in this area. The proposed utility transformer will be an accessory use to support the principal use supported by the planning policies. The project is consistent with this factor.

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

Table 21A.32.140- Table of Permitted and Conditional Uses For Special Purpose Districts notes "*No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public private utilities and related facilities, residential facilities for persons with a disability planned developments and educational facilities.*"

Finding: The Mixed Use Zoning District is a Special Purpose zoning district, not a residential zoning district. The subject properties are surrounded by non-residential zoning districts and do not abut a residential zoning district. Therefore the requested conditional use for height can be processed. As noted in the standard, planned developments and public / private utilities are specifically exempt from the standard.

The applicant is requesting the following types of conditional uses:

1. Exceeding the Height. Section 21A.32.130.F of the Salt Lake City Zoning Ordinance allows a structure to exceed the forty-five foot (45') maximum height limit through the conditional use process in the Mixed Use zoning district.
2. Encroachment into the rear yard setback. Section 21A.54.150 of the Salt Lake City Zoning Ordinance, allows Planned Developments as a category of Conditional Use. Section 21A.54.150C. gives the Planning Commission the authority to modify regulations in order to achieve the purpose for which a planned development may be approved and will not violate the general purposes, goals and objectives of the Zoning Ordinance or adopted plans.
3. Utility Transformer. Table 21A.32.140 of the Salt Lake City Zoning Ordinance allows public / private utility buildings and structures as a conditional use in the Public Lands (PL) zoning district.

Finding: The requested conditional uses and planned development are specifically listed as conditional uses in the Zoning Ordinance. The proposal meets this requirement.

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

The purpose statement of the Mixed Use Zoning District states;

"The purpose of the MU mixed use district is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design guidelines are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site."

The mixed use zoning district encourages the development of multi-family residential development by allowing a density bonus (when open space is increased and / or required parking is built underground) and allows for additional height, through the Conditional Use process, where the additional height will provide additional residential use. In addition, the lot and bulk requirements of the Mixed Use zoning district are such that they encourage a walkable development by requiring the structure to be built near the street. In a review of the bulk and lot standards of the Mixed Use zoning district, it was found that the project meets all requirements except the height and rear yard setback requirements.

Exceeding the Height

The subject property is a lot that slopes to the southwest. It is approximately 5 feet lower in elevation on the rear of the property than it is on the front (along 300 West). In general, the structure meets the forty-five foot (45') height level permitted in the MU zoning district. However, because of the slope, the building is higher on the rear elevation by approximately five feet. REVIEW THE SLOPE

Encroachment into the rear yard setback

The MU zoning district allows for a reduced rear yard setback to encourage the parking to be constructed within the principal building and / or underground (21A.32.130.E2.d.) The project includes underground parking. However, because the lot slopes to the west, the rear of the structure will be exposed above grade and encroach into the required 15 foot setback. The surrounding land uses and structures are non-residential (warehouse and surface parking lot) and therefore, the encroachment should not have a negative impact on those uses.

The purpose of the PL public lands district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.

Utility Transformer The location of the utility transformer is subservient to the principal use of the PL zoned property which is used as an at grade parking lot for West High School in keeping with the public use of the property.

Finding: Approval of the Conditional Uses and Planned Development requests will allow the development of a multi-family residential land use that will provide 45-units of owner occupied housing in the Capitol Hill Planning Community. The development will implement aspects of the purpose statement of the MU zoning district including underground parking and pedestrian oriented features that will promote walkability. The conditional use for the utility transformer will be subservient to the principal use of the PL zoned land which includes a parking lot to serve the off-street parking requirements for West High School.

2. Use Compatibility

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

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

Analysis: The subject property is accessed from 300 West, a State Highway (arterial). Existing curb cuts that formerly served the motel are required to be moved and the new curb cut to access the driveway will have to be approved by the Utah Department of Transportation (UDOT). The capacity of 300 West is such that it can handle the increased traffic generated by the proposed use. Access to the utility transformer will be from 300 North a local street. The facility will be accessed periodically for maintenance and repair. There will not be a marketable notice in traffic from this facility.

Finding: The streets capacity (both 300 West for the condominium and 300 North for the utility transformer) are such that they can handle the increased traffic to the site. The applicant will be required to obtain approval for access to 300 West by UDOT prior to the issuance of a building permit.

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

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

Analysis: The subject property, for the condominium project is accessed from 300 West, a State Highway (arterial). Directional access will be limited to right-in / right-out to ensure proper circulation from 300 West to the project. The access to the utility transformer will be from an existing curb cut on 300 North that provides access to the at-grade parking lot.

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

Analysis: Table 21A.44.060F of the Salt Lake City Zoning Ordinance requires one parking space per one bedroom residential units and two parking stalls for units with two or more bedrooms. The proposed condominium project will include 18 one-bedroom units, 24 two-bedroom units and three three-bedroom units. Therefore, 72 off-street parking stalls are required. The applicant is proposing to provide 73 parking stalls. This satisfies the off-street parking requirement for the project. There is no parking requirement for the utility transformer. Maintenance vehicles will drive to the facility to service it.

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

Analysis: The surrounding land uses include a surface parking lot to the south, and southwest, a warehouse building to the west, a small office building to the north and various types of residential land uses across the street (east). As a residential land use, it is expected that owners will be able to access their property 24 hours a day but the traffic generated from the proposed use is not expected to be constant, nor have peak periods that are dissimilar to other residential land uses or conflict with those uses abutting the proposed development. There will not be peak hours for the utility transformer. The vehicles will access the facility only for routine maintenance and when there are emergencies.

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

Analysis: The residential land use will probably have the greatest activity during opposite times of the abutting land uses but not dissimilar to other residential land uses in the surrounding area. The utility transformer is an accessory use to the proposed condominium use. The operation of the facility will not impact abutting land uses.

Finding: It is not anticipated that the activity from the proposed uses will negatively impact surrounding land uses in terms of noise, height or other impacts. The project meets this standard

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

Analysis: The internal circulation on the proposed condominium lot occurs in the underground parking garage. The ingress and egress from the parking garage is through a door on the northeast corner of the building (front). The parking requirement is 72 parking stalls, as noted above, and the development will meet that requirement. Public sidewalk exists along 300 West. Bicycle parking is proposed in the front of the building, near the pedestrian door. Walkways from the public sidewalk, to the main lobby as well as to the two units facing 300 West are proposed. The Transportation Division reviewed this request and has no objection. The utility facility will include space for internal circulation for maintenance vehicles. Pedestrians are not permitted within the facility.

Finding: The proposed uses are properly designed to adequately address vehicular and pedestrian circulation. The project meets this standard.

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

Analysis: The subject property is within a built area of the City and City public utilities and services exist. The Public Utilities Department has reviewed the request and has noted they have no objections to the project. The new power transformer will be built to service the project. The location of the proposed utility facility is setback ten feet from the sidewalk along 300 West with a six foot high masonry wall to screen the facility that will extend for approximately twenty-six feet along the 300 West frontage. Staff is of the opinion that this wall, so near the sidewalk, will have a negative impact on the pedestrians and the walkability of the area. The enclosure may also be an attractive nuisance and invite undesirable activities to the facility. Staff recommends that rather than a walled enclosure around the facility, the utility transformer be screened with landscaping to decrease the visibility from the street.

Finding: The existing and proposed utilities and public services will have to meet adopted regulations prior to the issuance of a building permit. The location of the power transformer is adequate if the facility is screened with landscaping rather than be enclosed with a masonry wall.

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

Analysis: Abutting land uses are non-residential, with typical hours of operation for schools and offices. The Zoning Ordinance does not require buffering of these uses from the proposed multi-family residential land use. The property is not adjacent to a single-family or two-family zoning district.

City regulations do require screening of the utility transformer to protect adjacent land uses from visual impacts. On May 6, 2008, the City Council adopted an ordinance which would allow these types of facilities to be approved as a Special Exception, through the Routine and Uncontested Matter process. If administrative approval is not possible, (due to the inability to obtain abutting

property owners' signatures), then the request would be decided by the Board of Adjustment. The applicants submitted the request for conditional use approval for the utility transformer in February 2008. They decided to continue the Conditional Use request with the Planning Commission because it may afford them a more expedient answer on May 28, 2008 rather than having to take time to collect the signatures from property owners.

The newly adopted standards for placement of the utility structure as a Special Exception include:

21A.40.160.2a.i-ii relating to location and screening requirements in the MU zoning district for large ground mounted utility boxes:

- i. Screen Standards: The intent of these screening standards is to minimize negative visual impacts while taking into consideration maintenance, access and public safety.
 - A. Screening materials are to be provided in a manner that minimizes the visual impact of the utility installation but also addresses crime prevention through environmental design (CPTED) principles of maintaining views of the subject area from public locations such as sidewalks and streets.
 - B. Solid or opaque screening materials are permitted when part of an existing design element of the site.
- ii. Location Standards
 - A. Location does not block views within sight distance triangles of sidewalks, driveways and intersections.
 - B. Located to minimize blocking views from and of the principal structure

Finding: The condominium project as proposed provides appropriate buffering and meets the zoning ordinance requirements. The proposed wall enclosure of the public utility transformer does not meet the standards for screening or location of the newly adopted utility regulations. Allowing the placement of the facility as proposed will not block views within sight distance triangles of sidewalks, driveways and intersections nor block the views of the principal structures. However, the proposed wall enclosure does not follow the principles of CPTED. Eliminating the proposed wall enclosure and providing landscaping for screening would be more appropriate in meeting the standards described above. Staff recommends the Planning Commission require that the screening for the utility transformer be through landscaping. Staff further recommends that the Planning Commission delegate final design of the landscaping to the Acting Assistant Director.

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

Analysis: Staff conducted an analysis, as required, for this request and found there were no non-conforming or conditional uses substantially similar to the uses proposed within a ¼ mile radius of the subject property.

Finding: The project satisfies this standard.

3. Design Compatibility

The proposed conditional use is compatible with:

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

Analysis: The parking for the project is proposed to be located under the building. Abutting land uses include non-residential land uses on the north, south and west. The dumpster for the project is proposed to be located on the north side of the structure with access from 300 West. It will be located approximately ten feet from the abutting property to the north, which is an office use. The dumpster area will be screened with a six-foot high CMU wall, which will match the wall that is proposed to extend along the sides and rear of the property. Storage areas for the residents will be within the building. The utility transformer will be screened to reduce its visibility but will not include any parking lots, access ways and delivery areas.

Finding: The site design, parking area and delivery areas will have minimal impact on adjacent land uses due to the layout construction of a six-foot high masonry wall, location of the parking, and screening of the dumpster area.

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

Analysis: The proposed use is residential. Operating hours and hours the development will be serviced (such as trash removal), will be typical of other residential uses. The utility transformer will only be accessed when routine maintenance or repairs are required. Adjacent land uses are non-residential.

Finding: Operating and delivery hours are compatible with adjacent land uses. The project meets the standard.

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

Analysis: The proposed design is consistent with four-story multi-family residential development. The land uses surrounding the property include a warehouse for the Utah Opera Company to the west, an at grade parking lot to the south and a two and a half story office structure to the north. The height of the development will be the highest structure on the block face, but the MU zoning, allows for structures of 45 feet in this Redevelopment Target Area. Therefore, redevelopment of similar sized structures is possible north and west of the development. The Public Lands zoning district allows structures to be between thirty-five feet and seventy-five feet depending on the type of use.

Finding: Surrounding land uses have a variety of intensities, sizes and scales. However, in general, the surrounding properties are non-residential and the existing zoning would allow for redevelopment of the properties in a manner that will continue to be compatible in terms of intensity, size and scale with the proposed development.

4. Detriment to Persons or Property

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

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

Analysis: The extra building height and encroachment into the rear yard setback will not result in pollutant emissions. The utility transformer will not emit pollutants into the ground or air.

Finding: The utility transformer must meet State Environmental requirements. The project satisfies this standard.

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

Analysis: There are no rivers or streams in proximity to the proposed uses.

Finding: The project satisfies this standard.

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

Analysis: The proposed residential use and proposed utility transformer are typical uses in the built environment and will not introduce hazards or potential for damage to neighboring properties that cannot be mitigated.

Finding: The project satisfies this standard.

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

Analysis: The proposed uses are for multi-family residential development and a utility transformer to services the new development. Abutting uses are non-residential with a mixture of residential densities across the street. Several multi-family residential developments exist or are proposed along the 300 West corridor north of the development. The project is in a Redevelopment Target Area, the purpose of which is to revitalize the area through redevelopment with an emphasis on multi-family residential development. Utility transformers are typically found in various locations in the built environment.

Finding: The project includes reinvestment on a property that has an existing vacant commercial use. The proposed uses will improve the character of the area.

5. Compliance with Other Applicable Regulations

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

Analysis: Staff is unaware of whether the project complies with all other applicable codes and ordinances. However, the project has been reviewed by the applicable City Departments / Division and they have no objection to the project.

Finding: Prior to the issuance of a building permit, the project must comply with all applicable Codes and Ordinances.

6. Imposition of the Conditions of Approval

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

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

Analysis: The proposed conditions of approval shown with the recommendation on page one of this staff report, are related to the rezoning request reviewed by the Planning Commission on May 14, 2008, modifications to regulations associated with the request, expiration of approval and compliance with City Ordinances and Department requirements.

Finding: The conditions recommended to be placed on the approval are all within the police powers of the City.

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

Analysis: The public purposes of the proposed conditions are an attempt to assure the project is built as approved, meets City requirements and construction begins in a timely manner.

Finding: The recommended conditional of approval meet this standard.

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

Analysis: The public purposes of the proposed conditions of approval are an attempt to assure the project will be completed in a timely manner, with all required approvals secured prior to the issuance of a building permit.

Finding: The project satisfies this standard.

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

Analysis: The applicant will be responsible for compliance with all conditions of approval.

Finding: The proposed conditions are required for the development to meet existing codes and will not place a disproportionate burden on the applicant.

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

Analysis: The project does not include dedications of land to the City or other contributions as conditions of approval.

Finding: The project satisfies this standard.

7. Mitigating Conditions

- A. *As part of their review, the Planning Commission may impose mitigating conditions on the proposed development. These conditions may include but are not limited to the following areas: landscaping; access; loading and parking areas; sanitation; drainage and utilities; architecture and signage; fencing and screening; setbacks; natural hazards; public safety; environmental impacts; hours and methods of operation; dust, fumes, smoke and odor; noise, vibrations; chemicals, toxins, pathogens, and gases; and heat, light, and radiation. The conditions which are imposed on a conditional use permit must be expressly attached to the permit and cannot be implied.*

Analysis: No adverse impacts are anticipated with additional building height or reduced rear yard setback. There may be visual impacts to the public and adjacent property owners by the utility transformer. Therefore, staff is recommending the Planning Commission impose a condition that the transformer be screened with landscaping to mitigate the visual impacts while not negatively impacting walkability along 300 West and undesirable activities near the transformer.

Finding: The regulations included in the ordinance, including the Mixed Use and Public Lands regulations, have requirements to mitigate adverse impacts. The proposed conditions will be attached to the permit and will not be implied. In addition, the Planning Staff will be required to sign off on the permit to ensure compliance with the conditions.

8. Denial of Conditional Use Application

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

- A. *The proposed use is unlawful;*

Analysis: The proposed additional height and placement of a utility transformer are within the parameters of the ordinance that regulates height in the MU zoning district and allows public utility structures in the PL zoning district. Furthermore, the ordinance grants the authority of the Planning Commission to modify lot and bulk regulations through the Planned Development process.

Finding: The project satisfies this standard.

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

Analysis: No adverse impacts are anticipated with the additional height and reduced rear yard setback. Conditions can be imposed that reasonably mitigate the negative impacts of the proposed utility transformer.

Finding: The project satisfies this standard.

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

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

Finding: The project satisfies this standard.

PLANNED DEVELOPMENT STANDARDS

Purpose Statement: A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the city seeks to achieve the following specific objectives:

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

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

1. Will achieve the purposes for which a planned development may be approved pursuant to subsection A of this section; and

Analysis: Approval of the modification of the rear yard setback is in keeping with objectives 1 and 2; allowing for the underground parking which creates a more desirable environment and a better design of the project.

Finding: The planned development will achieve the purpose of the planned development process.

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

Analysis: The project as proposed is consistent with the adopted land use policies of the master plan and the purpose for the mixed use zoning district.

Finding: The project is consistent with and implements the purpose and goals of the applicable land use policies and purpose statement of the Mixed Use zoning district.

D. Limitation: No change, alteration, modification or waiver authorized by subsection C of this section shall authorize a change in the uses permitted in any district or a modification with respect to any standard established by this section, or a modification with respect to any standard in a zoning district made specifically applicable to planned developments, unless such regulations expressly authorize such a change, alteration, modification or waiver.

Analysis: The proposed residential use is a permitted use in the MU zoning district. Modification of the rear yard setback requirement is specifically allowed through the Planned Development process as per Section 21A.54.150.C of the Salt Lake City Zoning Ordinance.

Finding: The request includes a permitted use with a rear yard setback modification that the Planning Commission has the authority to approve.

E. Other Standards:

1. **Minimum Area:** A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table [21A.54.150E2](#) of this section.

Analysis: The lot size of the proposed development is approximately 40,075 square feet. There is no minimum lot size required for planned developments in the MU zoning district.

Finding: The project meets this requirement.

2. **Density Limitations:** Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed.

Analysis: The MU zoning district allows a density of 49 units on a property of this size. This includes a density bonus allowed because the development includes underground parking. The applicant is proposing to building 45 residential units.

Finding: The proposed density meets the requirements of the MU zoning district.

3. **Consideration Of Reduced Width Public Street Dedication:**

Analysis: The proposal does not include a request for a reduced width public street.

Finding: This standard is not applicable.

4. **Planned Developments:** Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay, as well as planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street) may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

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

Analysis: The access to the development, as well as five of the units is oriented to the street. In addition, the lobby to the other forty units is accessed via 300 West. Although individual units will

have access to the balcony and patio areas on the sides, the orientation of the building is from the street.

Finding: The overall structure is primarily oriented to the street.

b. The primary access shall be oriented to the pedestrian and mass transit,

Analysis: The project is built close to the front property lines and promotes pedestrian activity through design of the site. 300 West is a bus route and a bus stop is located approximately ten feet south of the property in front of the school district property.

Finding: Public pedestrian improvements already existing along 300 West.

c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,

Analysis: The project is oriented to the street with details, entryways and 41% glass on the ground floor. The design provides details to the front façade to facilitate pedestrian interest. The Mixed Use zoning district requires a minimum of first floor glass on the front elevation of 25%.

Finding: The project is pedestrian oriented and meets this standard.

d. Architectural detailing shall emphasize the pedestrian level of the building,

Analysis: The architecture of the first floor front façade includes 41% glass, entry ways and pedestrian access points to create a design that is oriented to the pedestrian level for the building.

Finding: The project meets this standard.

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

Analysis: The majority of the parking lot will be located beneath the building and not visible. The portion of the parking structure above grade is located in the rear of the property and not readily visible.

Finding: The project meets this standard.

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

Analysis: Because the majority of the off-street parking will be underground, there will be no lighting from the parking that shines onto adjacent properties.

Finding: The project meets this standard.

g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and

Analysis: The dumpster is proposed to be located on the north side of the building. A masonry wall that matches the wall proposed for the perimeter (sides and rear) of the development will screen the dumpster from the adjacent property to the north and from the street.

Finding: The project meets this standard.

h. Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: Signage will be low-key signage indicating the name and address of the development.

Finding: Signage will require a separate permit but must meet the requirements of the MU Zoning District.

5. **Perimeter Setback:** The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.

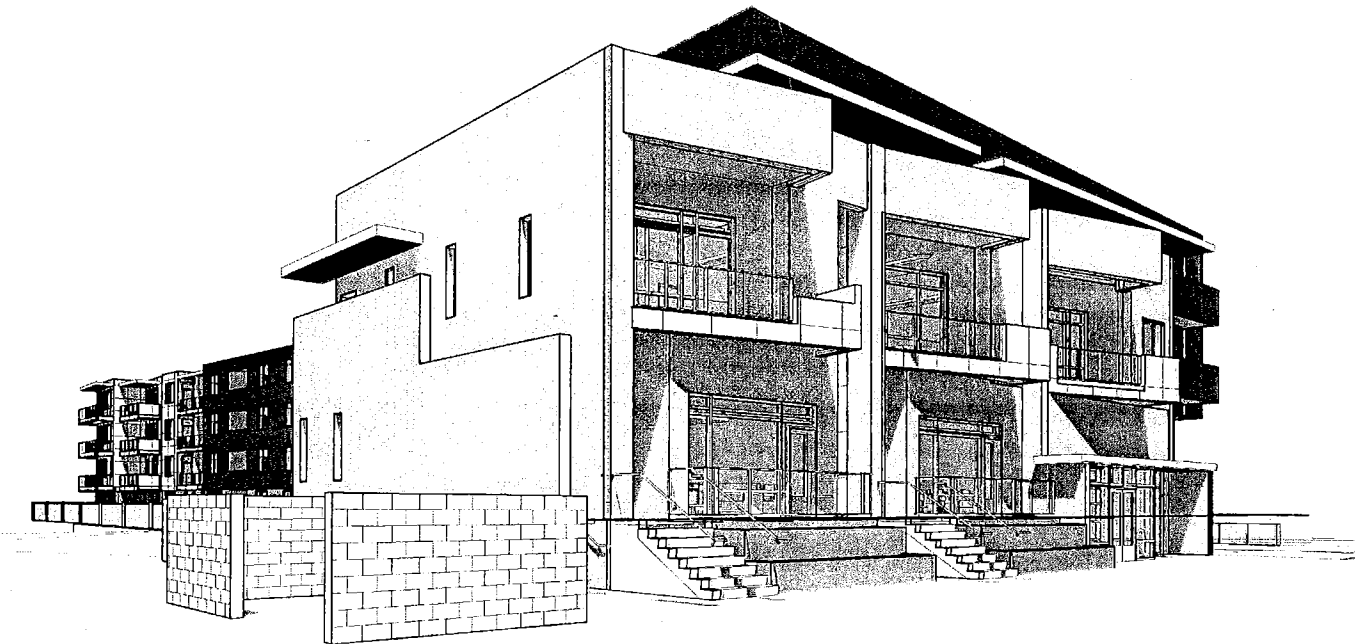
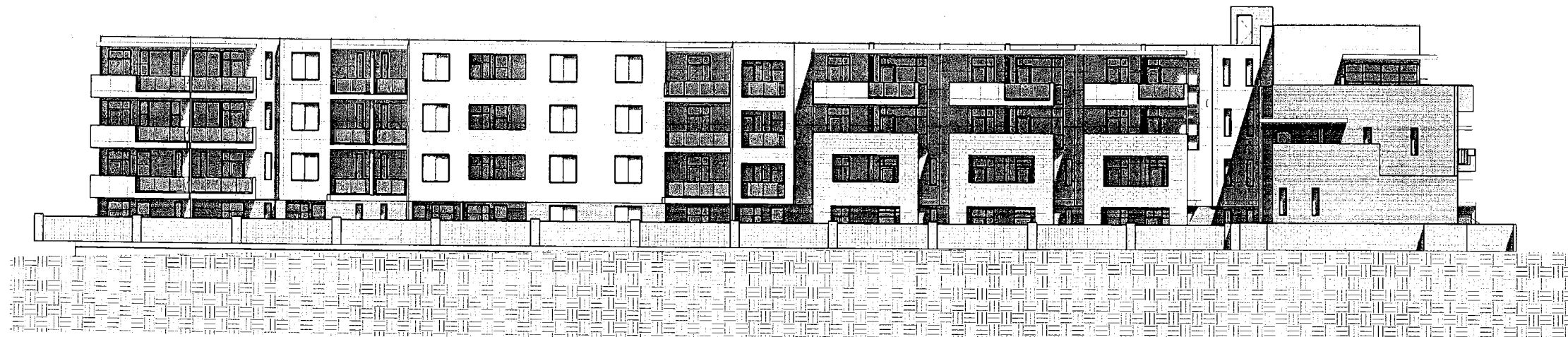
Analysis: This standard relates to a planned development that has more than one principal building and/or more than one lot. This planned development has only one principal structure on one lot. Therefore, the perimeter setback requirement is not applicable.

Finding: This standard is not applicable.

6. **Topographic Change:** The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.

Analysis: This planned development includes only one lot. Therefore, this standard is not applicable.

Finding: This standard is not applicable.



NEWPORT
 **citiview**

300 west 325 north
 salt lake city, utah
 condominiums

cover sheet
 january 28, 2007

Project Team:

Owner: Newport Enterprises, Inc.
 261 e. broadway, suite 100
 salt lake city, utah 84111
 (801) 363-3449

Architect: Methodstudio, inc.
 532 south 800 west
 orem, utah 84058
 (801) 598-8234

Construction Manager: Zwick Construction
 2364 South Main
 Salt Lake City, Utah 84115
 (801) 484-1746

Civil Engineer: McNeil Engineering
 6895 south 900 east
 midvale, utah 84047
 (801) 255-7700

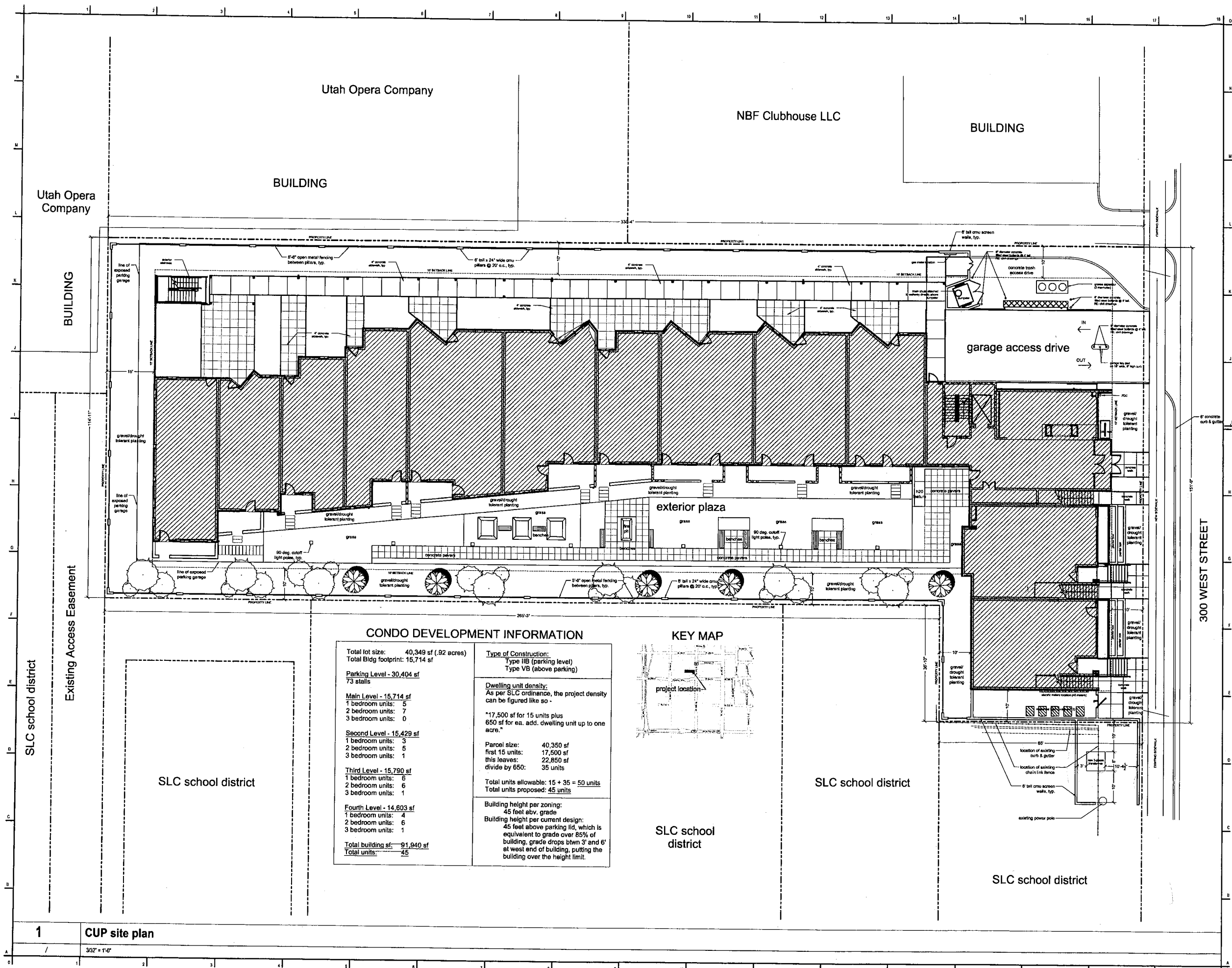
Structural Engineer: McNeil Engineering
 6895 south 900 east
 midvale, utah 84047
 (801) 255-7700

Mechanical Engineer: David L. Jensen & Associates
 545 west 500 south, suite 140
 bountiful, utah 84010
 (801) 294-9299

Electrical Engineer: Ken Garner Associates
 102 west 500 south, suite 225
 salt lake city, utah 84101
 (801) 328-8800



METHODSTUDIO
 242 south 400 east
 salt lake city, utah 84111
 phone: (801) 532-4422
 conditional use permit set



UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND NOTES ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

METHOD STUDIO INC.
 242 south 400 east
 salt lake city, utah 84111
 phone: (801) 532-4422

ZWICK CONSTRUCTION

PROTERRA

Newport Enterprises, Inc.

citiview condominiums
 300 west 350 north
 salt lake city, utah

project: 07.0030
 date: january 28, 2007

revisions:

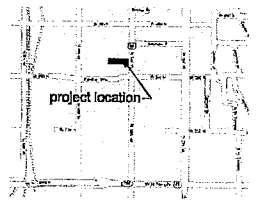
sheet name
CUP site plan

sheet number
as1.1
 conditional use set

CONDO DEVELOPMENT INFORMATION

Total lot size: 40,349 sf (.92 acres)	Total Bldg footprint: 15,714 sf	Type of Construction: Type IIB (parking level) Type VB (above parking)
Parking Level - 30,404 sf 73 stalls		Dwelling unit density: As per SLC ordinance, the project density can be figured like so - *17,500 sf for 15 units plus 650 sf for ea. add. dwelling unit up to one acre.*
Main Level - 15,714 sf 1 bedroom units: 5 2 bedroom units: 7 3 bedroom units: 0		Parcel size: 40,350 sf first 15 units: 17,500 sf this leaves: 22,850 sf divide by 650: 35 units
Second Level - 15,429 sf 1 bedroom units: 3 2 bedroom units: 5 3 bedroom units: 1		Total units allowable: 15 + 35 = 50 units Total units proposed: 45 units
Third Level - 15,790 sf 1 bedroom units: 6 2 bedroom units: 6 3 bedroom units: 1		Building height per zoning: 45 feet abv. grade Building height per current design: 45 feet above parking lid, which is equivalent to grade over 85% of building, grade drops btwn 3' and 6' at west end of building, putting the building over the height limit.
Fourth Level - 14,603 sf 1 bedroom units: 4 2 bedroom units: 6 3 bedroom units: 1		
Total building sf: 91,940 sf Total units: 45		

KEY MAP



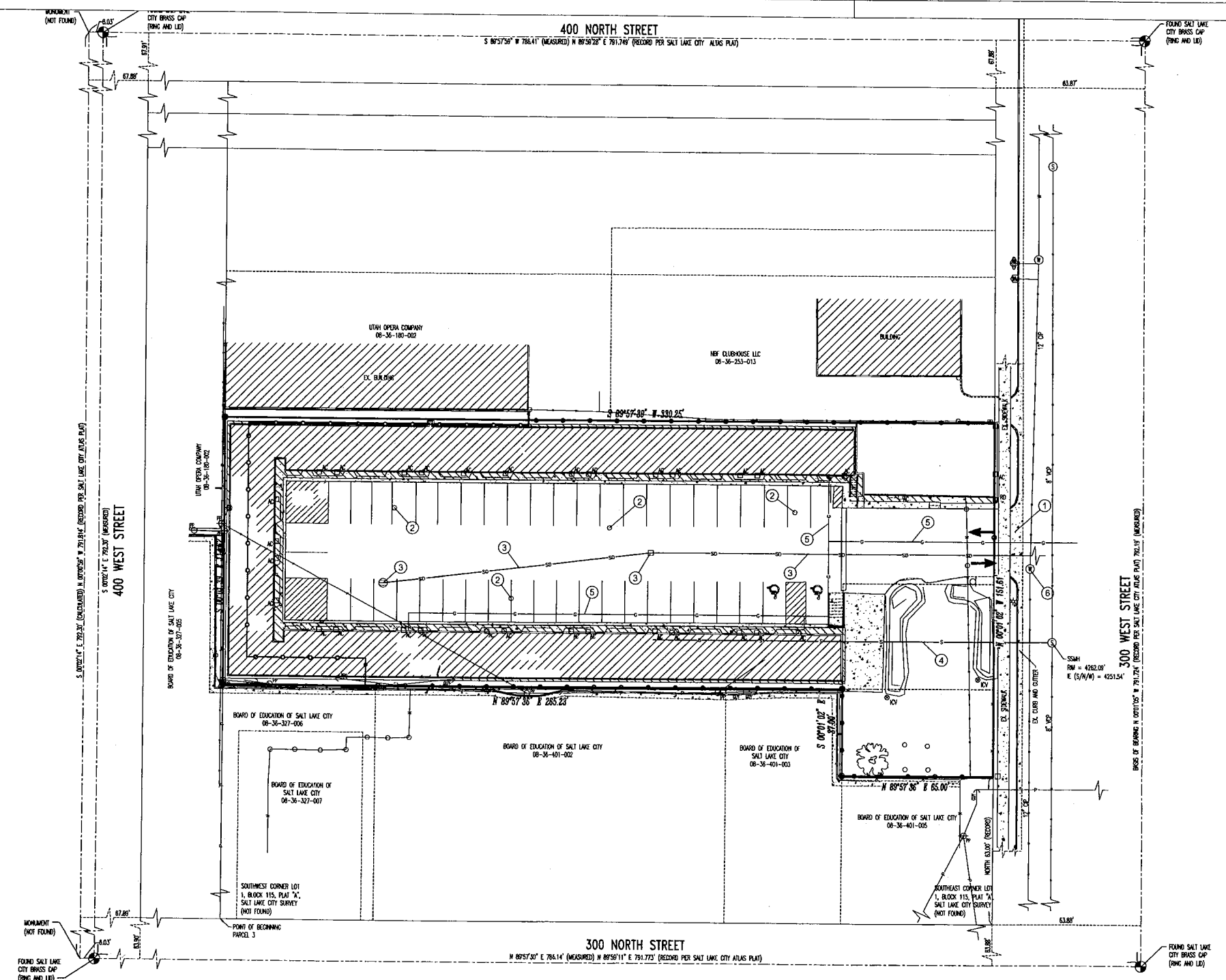
SLC school district

1 CUP site plan

3/32" = 1'-0"

DEMOLITION NOTES

- ① DEMOLISH, REMOVE AND DISPOSE OF EX. CONCRETE DRIVE APPROACH.
- ② DEMOLISH, REMOVE EX. CLEANOUT AND LATERAL.
- ③ DEMOLISH, REMOVE EX. STORM DRAIN (CATCH BASINS, SUMP, PIPE).
- ④ TERMINATE AND/OR REMOVE EX. SEWER LATERAL PER S.L.C. STANDARDS AND SPECIFICATIONS.
- ⑤ TERMINATE AND/OR REMOVE EX. GAS LINE PER S.L.C. STANDARDS AND SPECIFICATIONS.
- ⑥ TERMINATE AND/OR REMOVE EX. WATER SERVICE LATERAL PER S.L.C. STANDARDS AND SPECIFICATIONS.



1 Civil Demolition Plan

1/2" = 20'

UNDER A PROFESSIONAL SEAL, THE ENGINEER AND ARCHITECT ASSURE THE ACCURACY OF THE INFORMATION AND SERVICES FOR CONSTRUCTION, RECORDING PURPOSES OR APPLICATIONS.

METHOD STUDIO INC.

242 south 400 east
salt lake city, utah 84111
phone: (801) 632-4422

McNEIL ENGINEERING CIVIL, L.C.
PROFESSIONAL ENGINEERING SERVICE
380 SOUTH 100 EAST MIDVALE, UTAH 84002
TEL: 801-963-7700 FAX: 801-963-8887
E-MAIL: mcneileng.com 963-8752 WWW: mcneileng.com



NEWPORT
Newport Enterprises, Inc.

citiview
condominiums

300 west 350 north
salt lake city, utah

project: 07.0030
date: NOV.1, 2007

revisions:

sheet name
Civil Demolition Plan

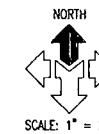
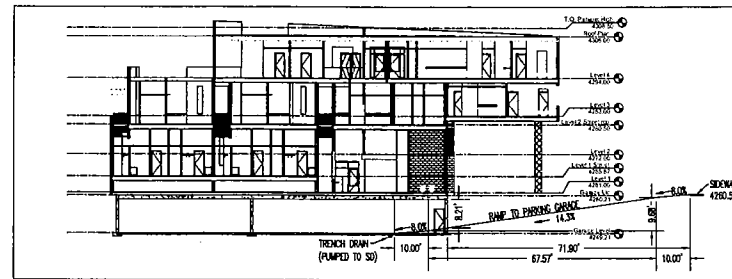
sheet number
C1.0
demolition permit set

GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

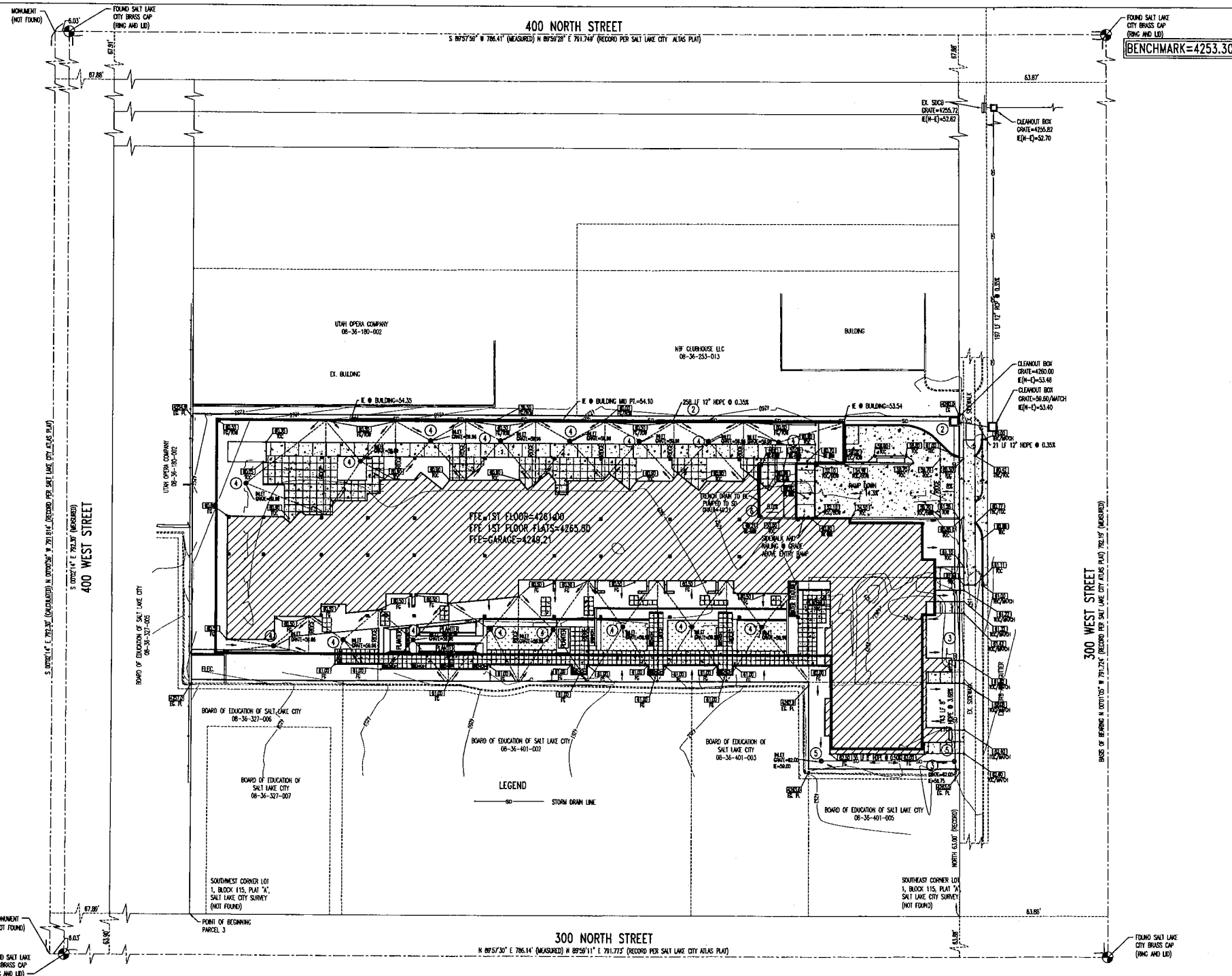
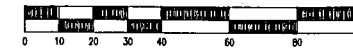
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN CONJUNCTION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

- SCOPE OF WORK NOTES:**
- GRADE SITE TO ELEVATIONS SHOWN ON PLAN
 - 12" HDPE STORM DRAIN PIPE @ 0.35% SLOPE.
 - 8" HDPE STORM DRAIN PIPE SEE PLAN FOR SLOPE.
 - NEW STORM DRAIN INLET GRATE. REFER TO MECHANICAL PLANS FOR ROUTING THROUGH PARKING STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR GRATE AND WATER PROOFING DETAILS.
 - NEW 8" NYLOPLAST YARD DRAIN BASIN. SEE DETAIL C3 SHEET C5.1.
 - NEW TRENCH DRAIN TO BE PUMPED UP TO STORM DRAIN SYSTEM. SEE DETAIL 1.7' FOR TRENCH DRAIN, SEE MECHANICAL PLANS FOR PUMP AND PLUMBING.



SCALE: 1" = 20'



1 Civil Grading and Drainage Plan

1/2" = 20'

BEFORE YOU CALL D₉ 1-800-662-4111

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR/REPLACEMENT OF ALL BARRIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.



METHOD STUDIO INC.

242 SOUTH 400 EAST
 SALT LAKE CITY, UTAH 84111
 PHONE: (801) 832-4422



PROTERRA



citiview
 condominiums

300 WEST 350 NORTH
 SALT LAKE CITY, UTAH

project#: 07.0030
 date: NOV. 1, 2007

revisions:

Civil Grading and Drainage Plan

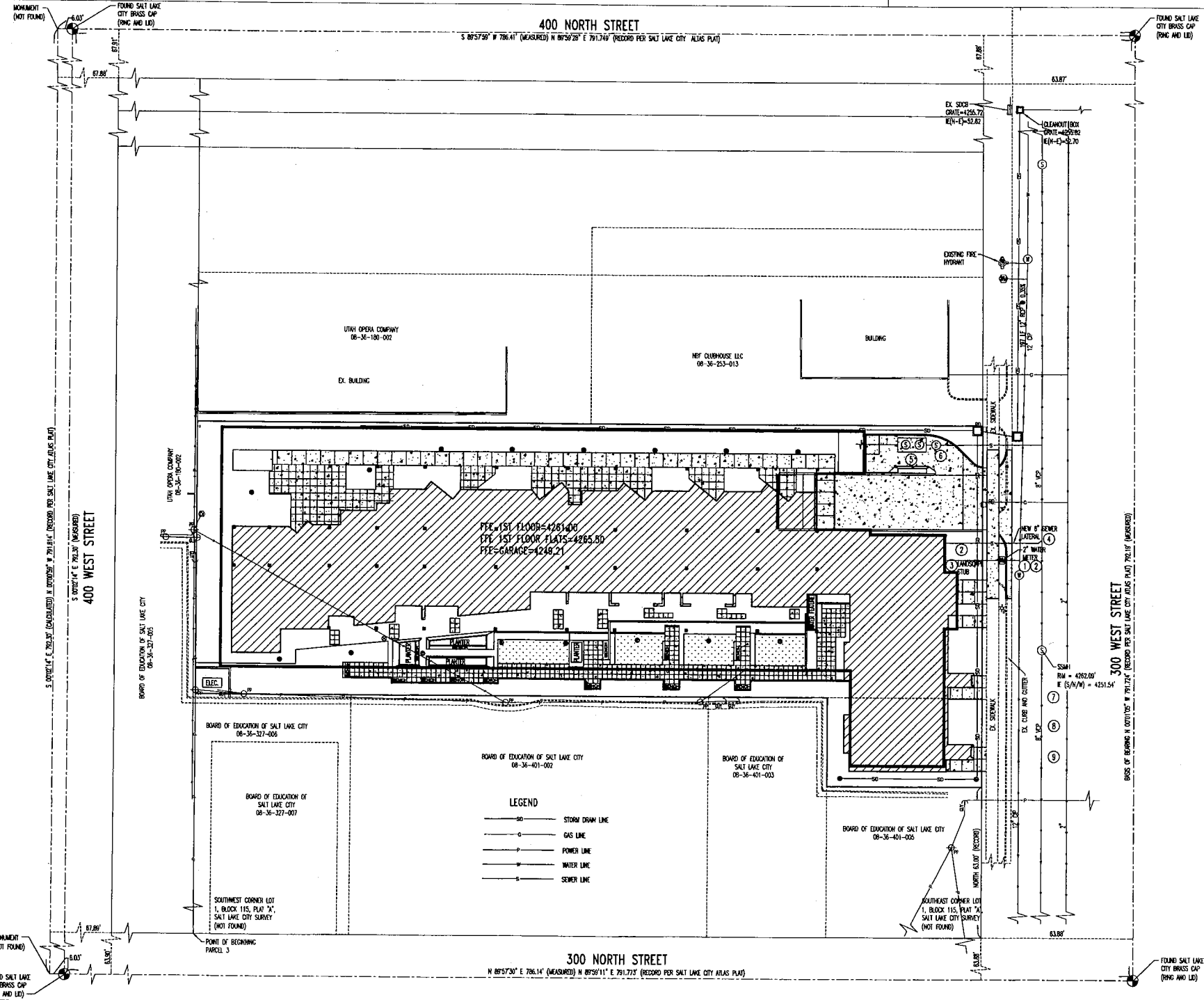
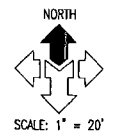
C2.1

building permit set

GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
 ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
 ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH QWEST.
 CONTRACTOR IS TO SUBMIT SITE PLAN TO QWEST GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH QWEST GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QWEST GAS LIMITS.
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 ① 2" WATER SERVICE METER PER SALT LAKE CITY STD PLAN W-5.
 ② 2" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO 12" WATER MAIN.
 ③ NEW 1.5" LANDSCAPE STUB WITH BACK FLOW PREVENTER PER SALT LAKE CITY STD'S AND SPECIFICATIONS.
 ④ NEW 6" PVC SDR-35 SEWER LATERAL @ 1.0% MIN. INCLUDE CLEANOUT 5' MIN OUTSIDE OF BUILDING PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL '107', SHEET CS.1.
 ⑤ NEW DUPRACRETE 800 GAL OIL WATER SEPARATOR SEE DETAIL '112' SHEET CS.1.
 ⑥ NEW SAMPLING MANHOLE PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL '114', SHEET CS.1.

⑦ NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE DESIGN AND INSTALLATION BY QWEST GAS WITH OTHER CONSTRUCTION.
 ⑧ TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR QWEST AND THEN BACKFILL AS REQUIRED.
 ⑨ NEW POWER SERVICE TO BUILDING. CONTRACTOR TO COORDINATE DESIGN WITH ROCKY MOUNTAIN POWER AND ELECTRICAL PLANS.



LEGEND

	STORM DRAIN LINE
	GAS LINE
	POWER LINE
	WATER LINE
	SEWER LINE

Call Djs
 1-800-862-4111

NOTICE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF ALL EXISTING OR ASSESSED GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

1 Civil Utility Plan

1" = 20'



METHOD STUDIO INC.

242 South 400 East
 Salt Lake City, Utah 84111
 phone: (801) 632-4422



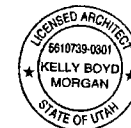
300 West 350 North
 Salt Lake City, Utah

project#: 07.0030
 date: NOV. 1, 2007

revisions:

Civil Utility Plan

C4.1
 building permit set



EXPLICIT PROFESSIONAL SEAL AND LICENSE NUMBER IS REQUIRED FOR ALL DRAWINGS AND SHALL BE PLACED IN THE LOWER RIGHT CORNER OF EACH SHEET.

METHOD STUDIO INC.

742 SOUTH 450 EAST
SALT LAKE CITY, UTAH 84111
PHONE: 801.551.4322



NEWPORT **citiview**
condominiums

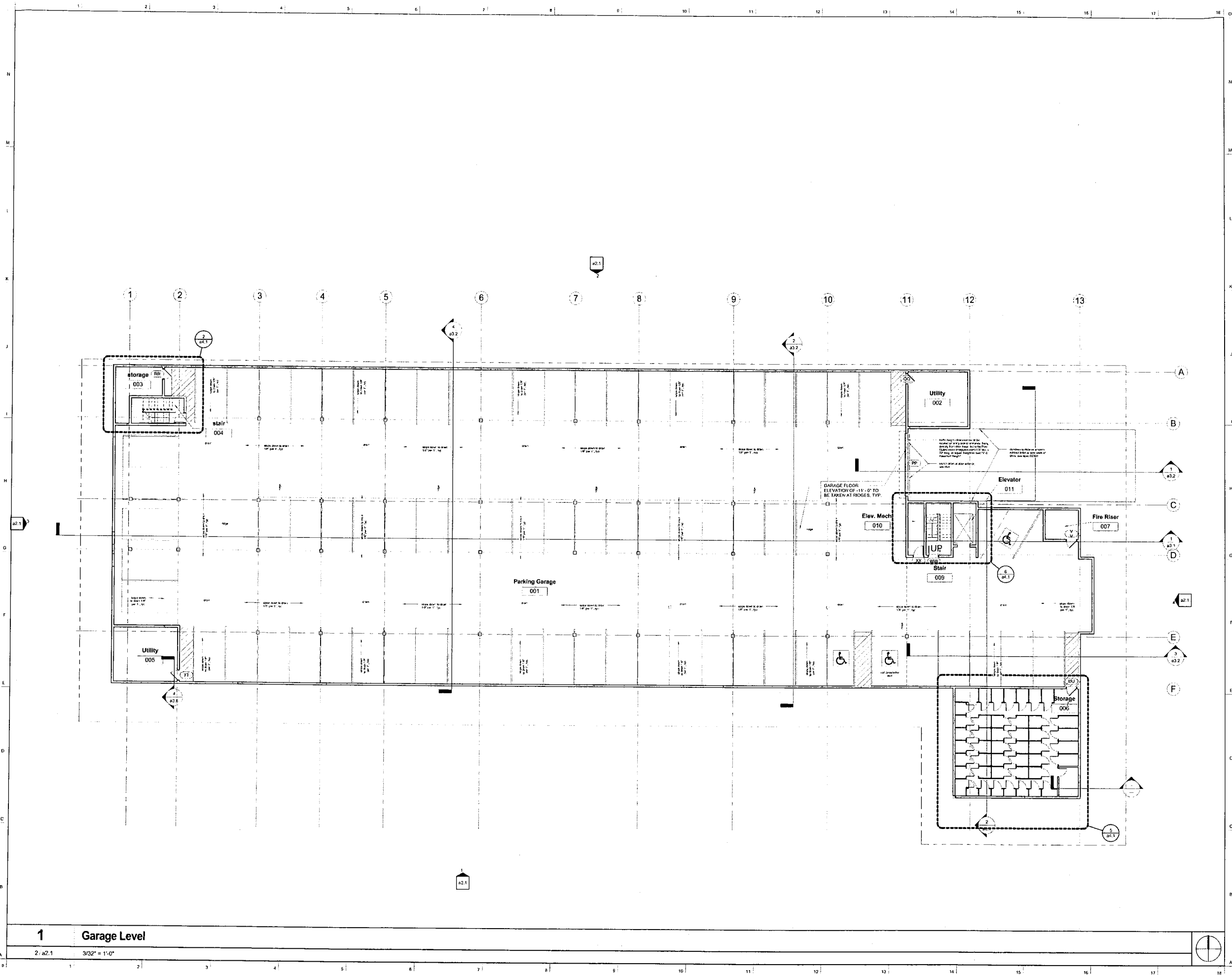
300 west 325 north
salt lake city, utah

PROJECT: 07.0030
DATE: november 1, 2007

garage level

a1.0

conditional use permit set



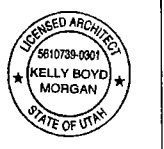
1 Garage Level

2 / a2.1 3/32" = 1'-0"



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL NEW MEASUREMENTS AND CONDITIONS. NOTIFY THE ARCHITECT/TOWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. CONTRACTOR TO PROVIDE 4'-0" HIGH 1x4 WOOD BACKER BOARD IN ALL MECHANICAL AND ELECTRICAL ROOMS MOUNTED 2'-0" A.F.F. FOR PERIMETER OF ROOM.
3. PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF PLASTER AND DRYWALL SURFACES UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO PROVIDE WOOD BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES, GRAB BARS, HANDRAILS, WOOD TRIM, AND WALL MOUNTED FIXTURES, AS PER PROJECT STANDARDS (W-2).



METHOD STUDIO INC.
 242 SOUTH 450 EAST
 SALT LAKE CITY, UTAH 84143
 PHONE: 320.55.5547



citiview
 NEWPORT ENTERPRISES, INC.

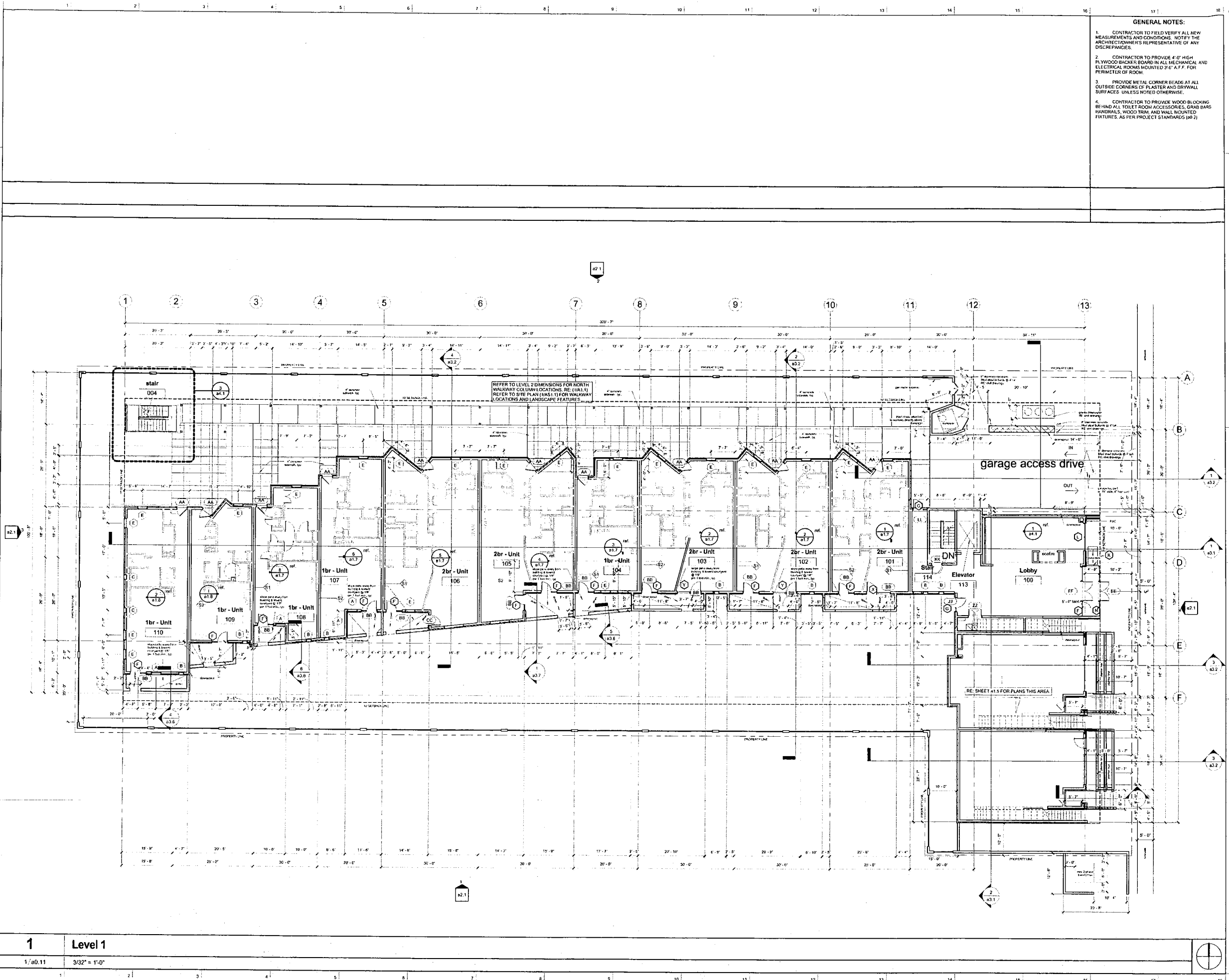
citiview
 condominiums

300 west 325 north
 salt lake city, utah

PROJECT: 07.0030
 DATE: november 1, 2007

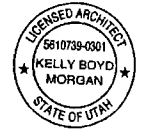
sheet: **floor plan level 1**

sheet: **a1.1**
 conditional use permit



1 Level 1
 1/20.11 3/32" = 1'-0"





REGISTERED PROFESSIONAL ARCHITECT
NO. 5610739-0301
KELLY BOYD MORGAN
STATE OF UTAH

METHOD STUDIO INC.

742 SOUTH 400 WEST
APRINGTON, UTAH 84203
PHONE: 435.892.4522



newport citiview
condominiums

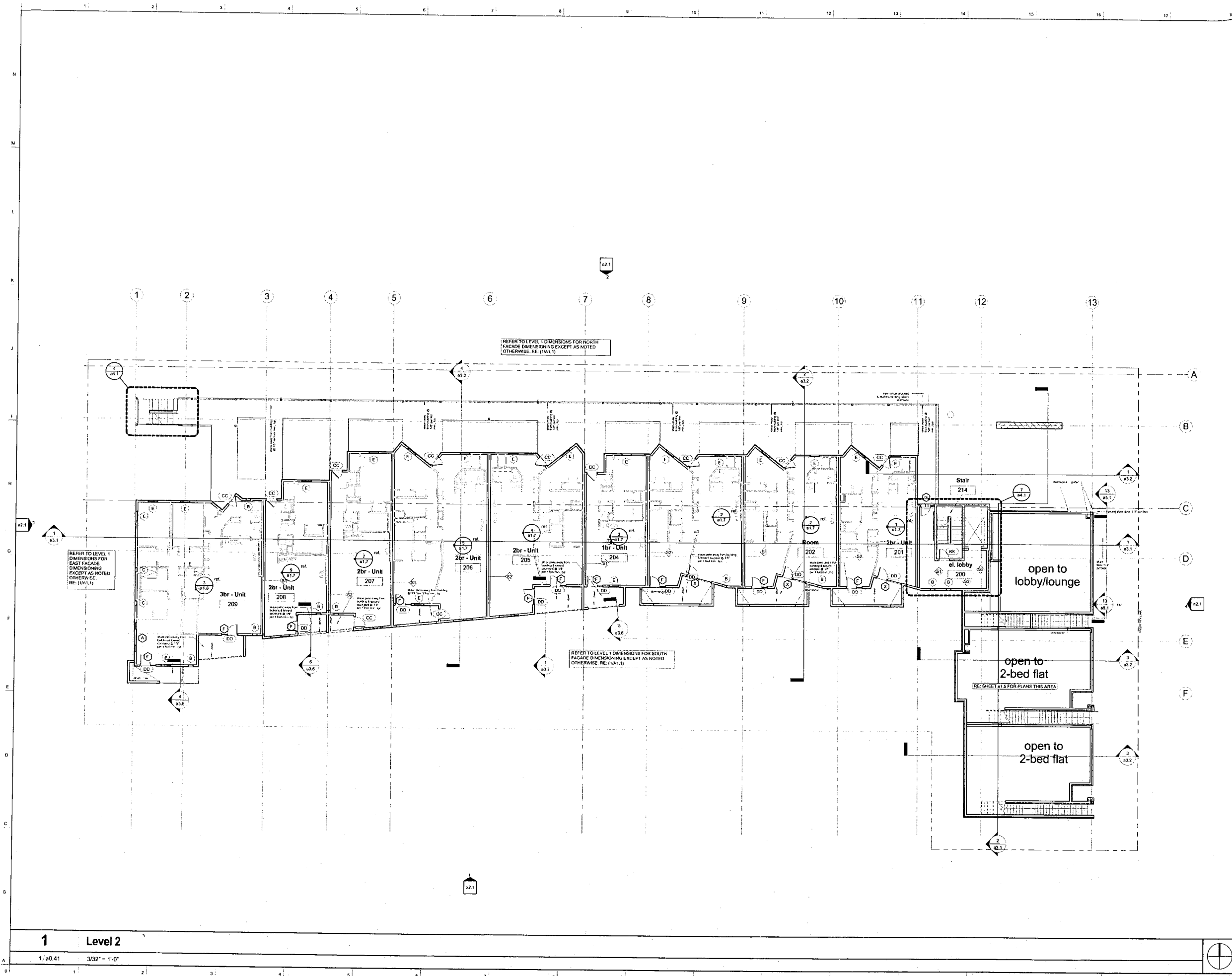
300 west 325 north
salt lake city, utah

PROJECT: 07.0030
DATE: november 1, 2007

floor plan
level 2

a1.2

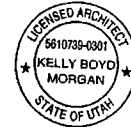
conditional use permit set



1 Level 2

1/32" = 1'-0"





REGISTERED PROFESSIONAL ARCHITECT
KELLY BOYD MORGAN
STATE OF UTAH
NO. 5610730-0301

METHOD STUDIO INC.

342 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84115
PHONE: (801) 270-1422



ZWICK CONSTRUCTION

PROTERRA



Newport Development, Inc.

NEPORT
citiview
condominiums

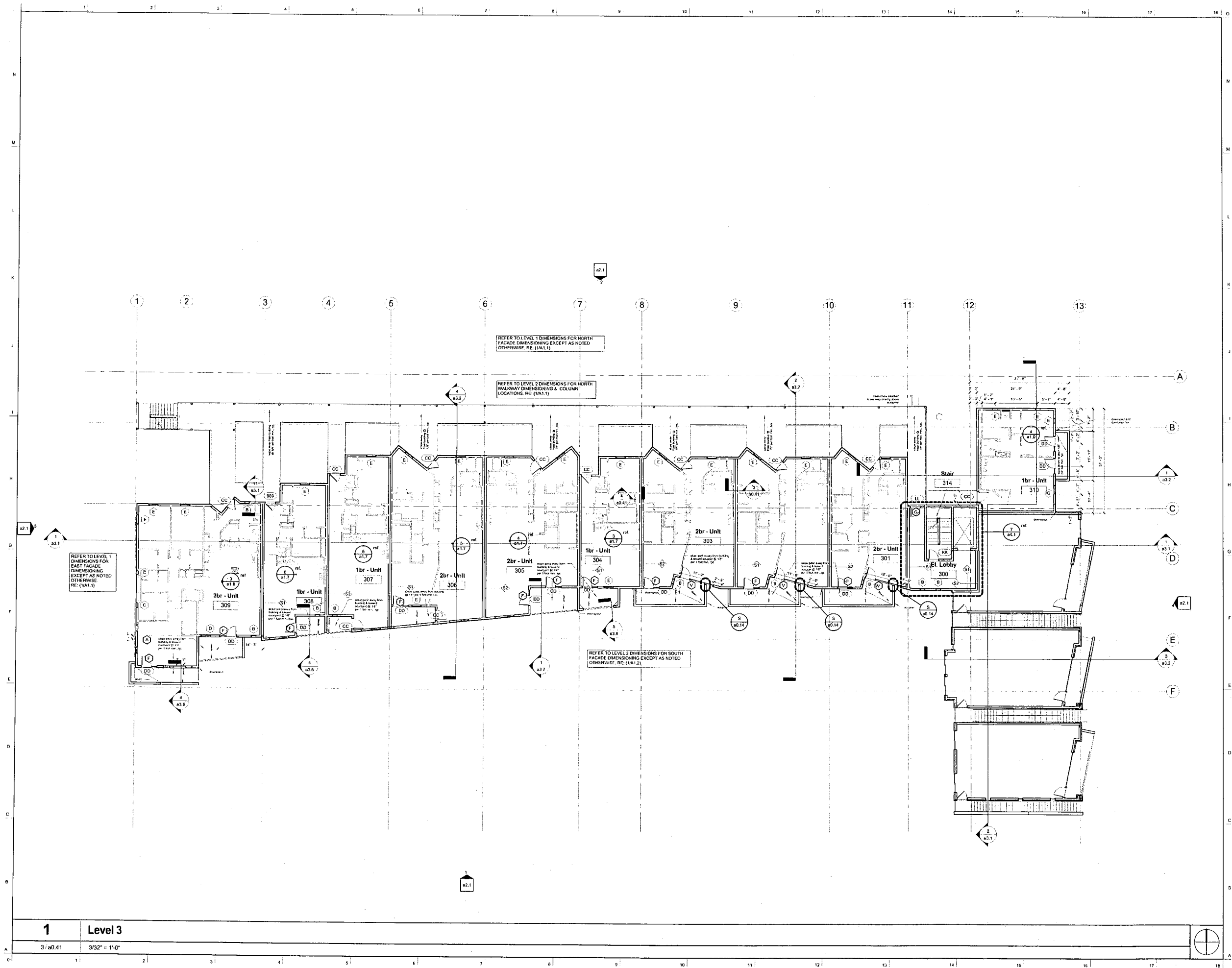
300 WEST 325 NORTH
SALT LAKE CITY, UTAH

PROJECT: 07.0030
DATE: november 1, 2007

floor plan
level 3

a1.3

conditional use permit set



1 Level 3

3/20.41 3/32" = 1'-0"





METHOD STUDIO ARCHITECTS

245 South 400 West
Salt Lake City, Utah 84115
Phone: 313.824.1212



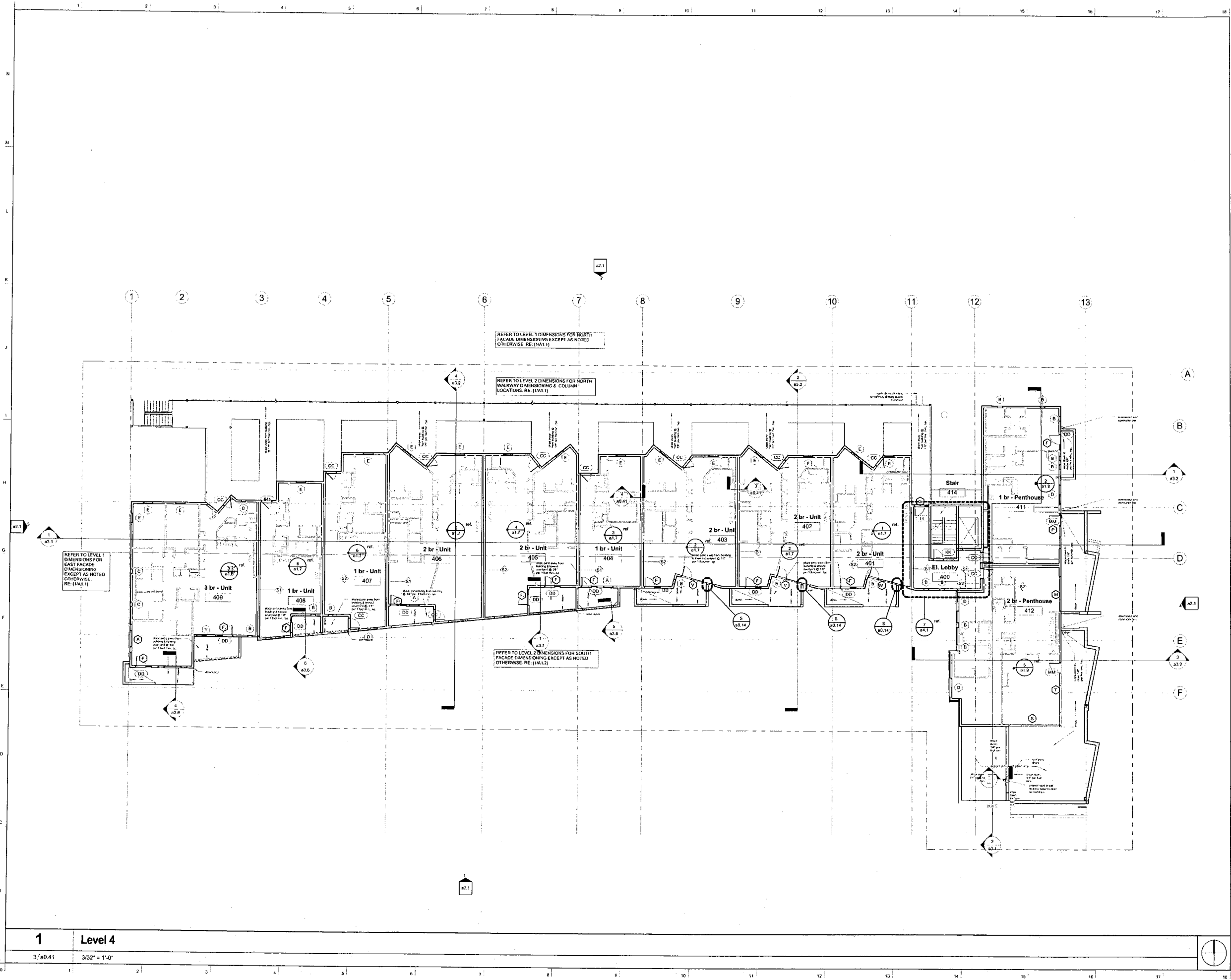
NEWPORT citiview
condominiums

300 West 325 North
Salt Lake City, Utah

PROJECT: 07.0030
DATE: November 1, 2007

floor plan
level 4

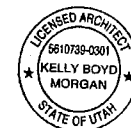
a1.4
conditional use permit set



1 Level 4

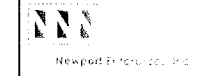
3/80.41 302' = 1'-0"





ALL PROFESSIONAL DESIGN SERVICES ARE PERFORMED BY THE DESIGNER OR UNDER HIS CLOSE PERSONAL SUPERVISION AND CONTROL. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO HIM BY OTHERS.

METHOD STUDIO INC.
142 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84115
PHONE: 320.727.1022



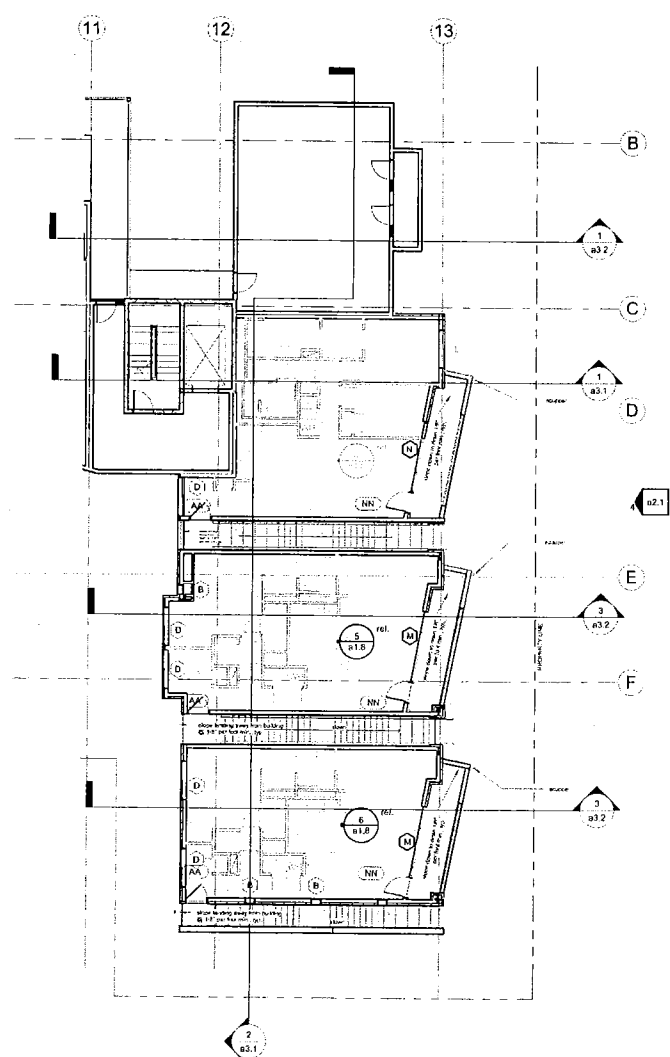
NEWPORT **citiview**
condominiums

300 west 325 north
salt lake city, utah

PROJECT: 07.0030
DATE: november 1, 2007

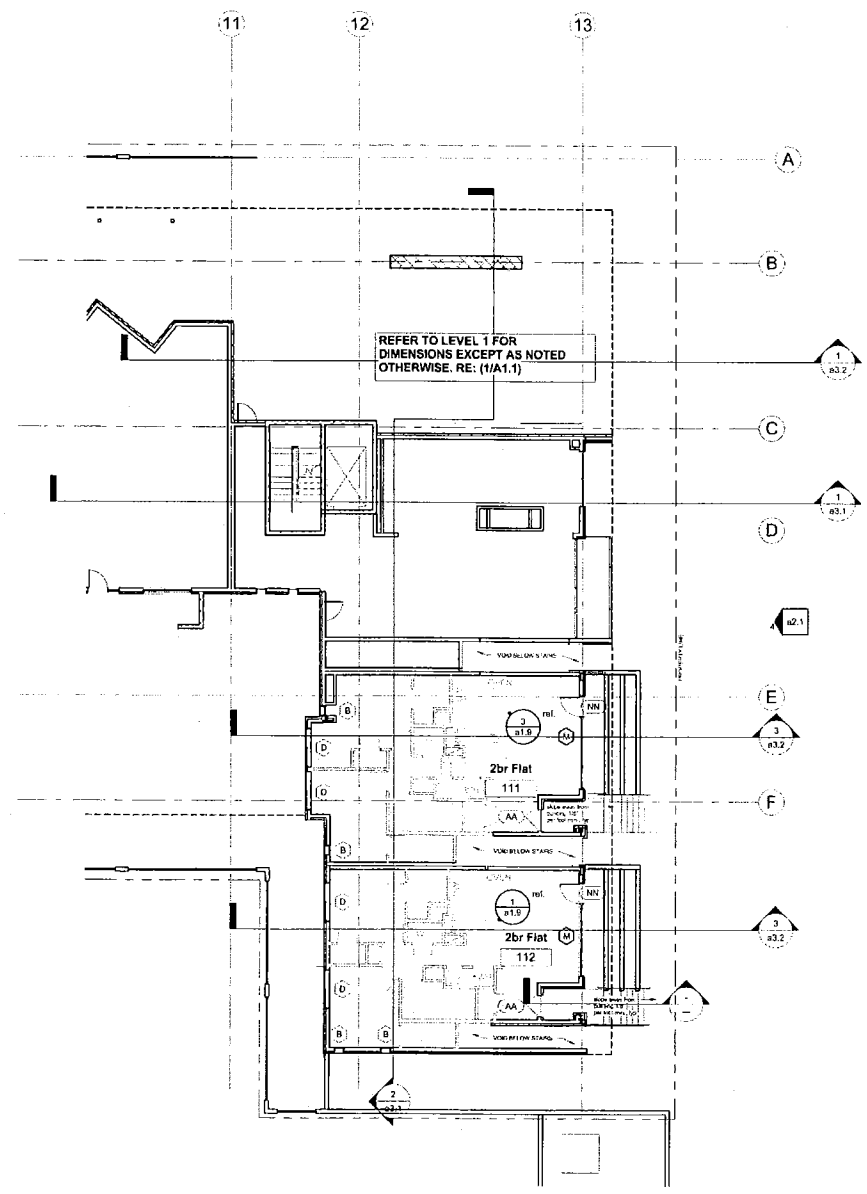
flr pln lvl
1 flats &
lvl 2
flats

a1.5
conditional use permit set



2 Level 2 Flats

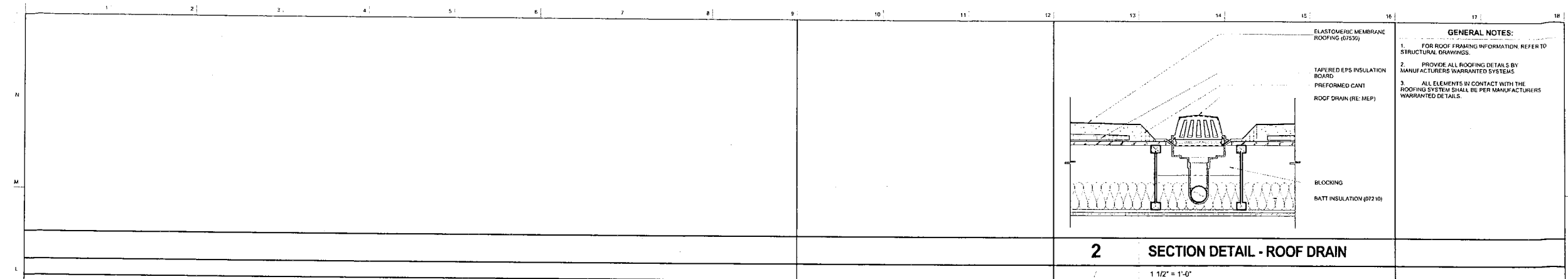
1/8"=1'-0"
3/32" = 1'-0"



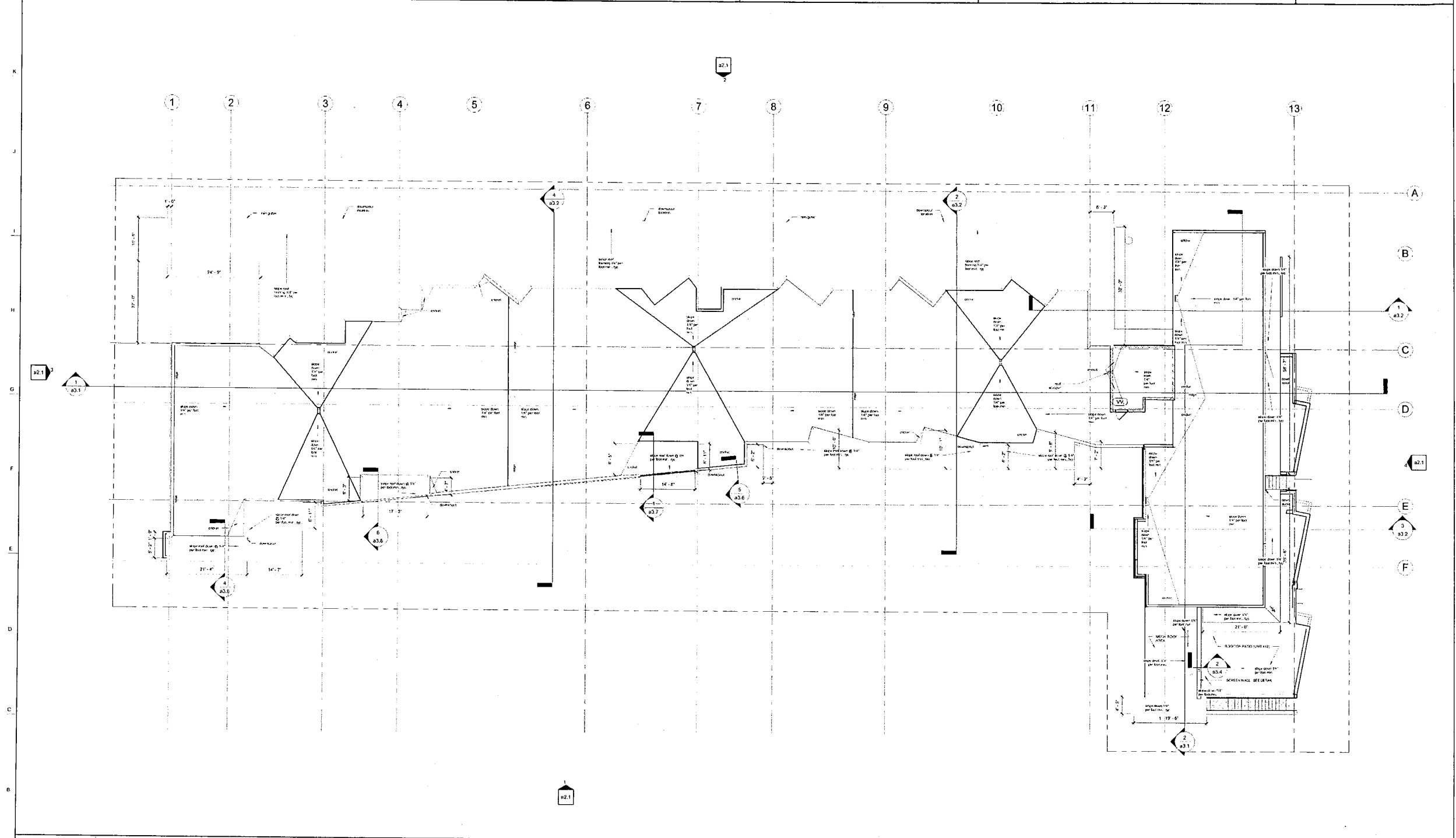
1 Level 1 Flats

1/8"=1'-0"
3/32" = 1'-0"

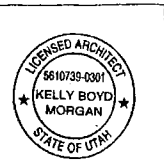




GENERAL NOTES:
 1. FOR ROOF FRAMING INFORMATION, REFER TO STRUCTURAL DRAWINGS.
 2. PROVIDE ALL ROOFING DETAILS BY MANUFACTURERS WARRANTED SYSTEMS.
 3. ALL ELEMENTS IN CONTACT WITH THE ROOFING SYSTEM SHALL BE PER MANUFACTURERS WARRANTED DETAILS.



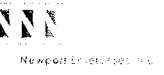
1 Roof Plan
 3/16/04 3/32" = 1'-0"



REGISTERED ARCHITECT
 KELLY BOYD MORGAN
 STATE OF UTAH
 NO. 5610739-0301

METHOD STUDIO

245 SOUTH 400 EAST
 SUITE 100 SALT LAKE CITY, UTAH 84115
 PHONE: 325-5511 FAX: 325-5512



newport citiview
 condominiums

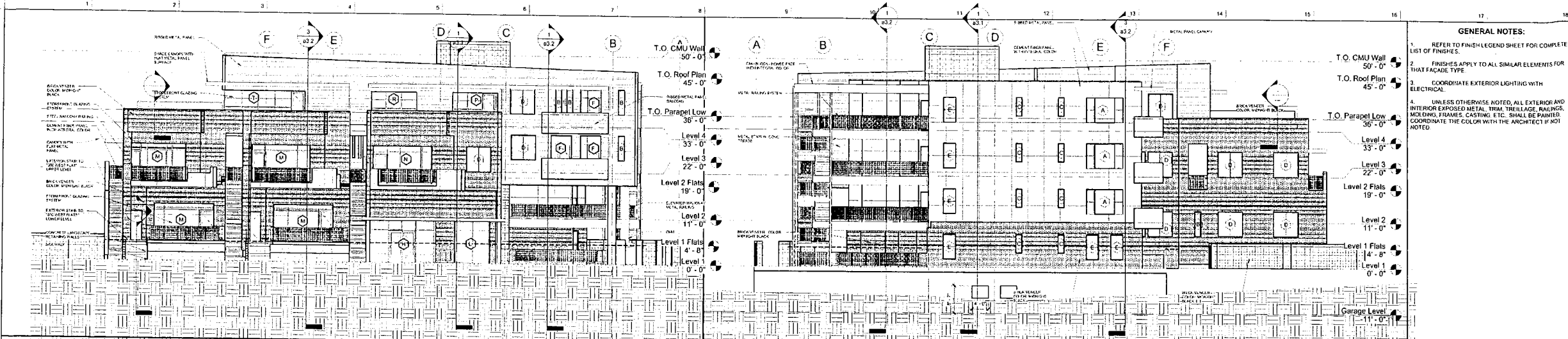
300 west 325 north
 salt lake city, utah

PROJECT: 07.0030
 DATE: november 1, 2007

REPORT: roof plan

a1.6

conditional use permit set

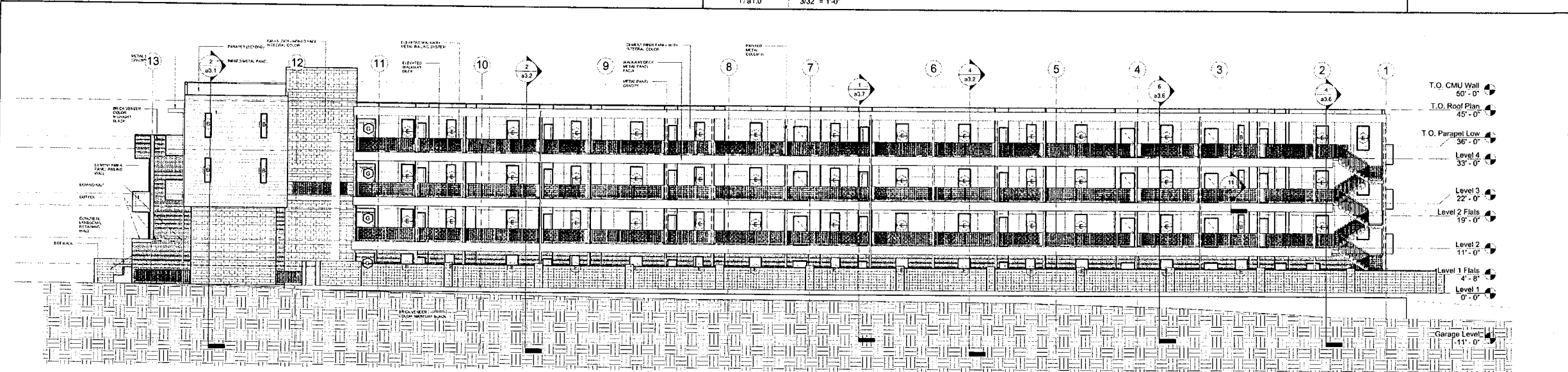


4 East
1/a1.0 3/32" = 1'-0"

3 West
1/a1.0 3/32" = 1'-0"

GENERAL NOTES:

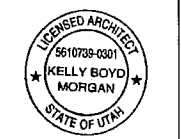
1. REFER TO FINISH LEGEND SHEET FOR COMPLETE LIST OF FINISHES.
2. FINISHES APPLY TO ALL SIMILAR ELEMENTS FOR THAT FACADE TYPE.
3. COORDINATE EXTERIOR LIGHTING WITH ELECTRICAL.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL TRIM, TRAILLAGE, RAILINGS, MOLDING, FRAMES, CASTING, ETC. SHALL BE PAINTED. COORDINATE THE COLOR WITH THE ARCHITECT IF NOT NOTED.



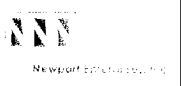
2 North
1/a1.0 3/32" = 1'-0"



1 South
1/a1.0 3/32" = 1'-0"



METHOD STUDIO INC.



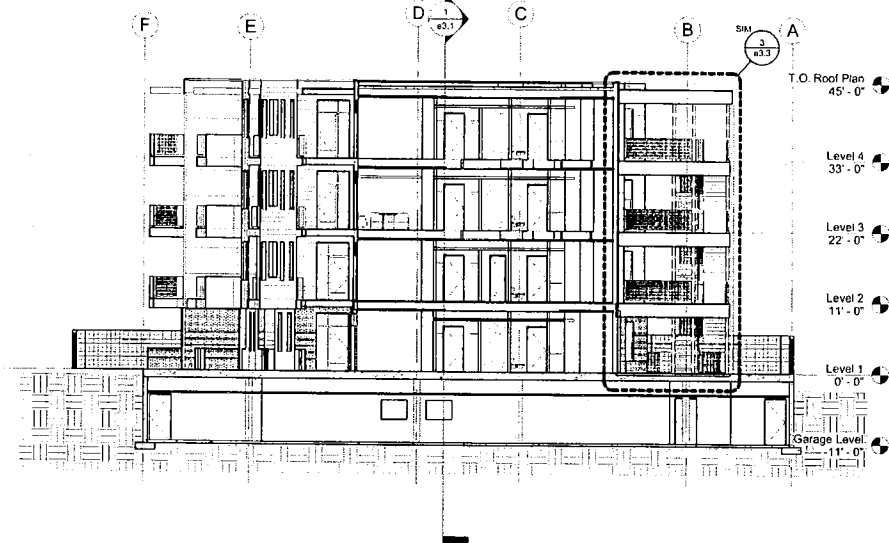
NEWPORT citiview
condominiums

300 west 325 north
salt lake city, utah

07.0030
november 1, 2007

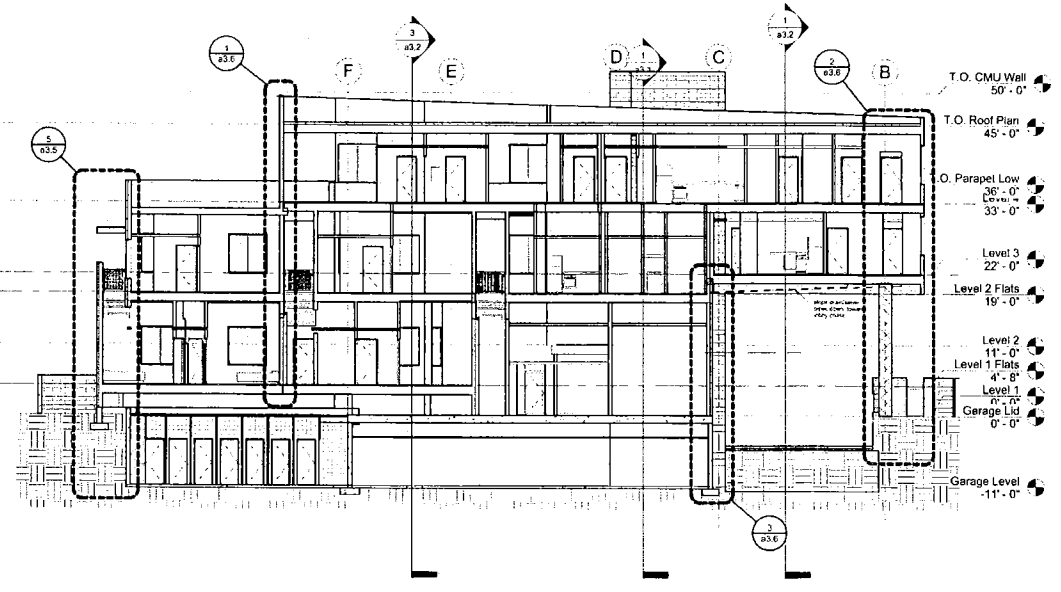
exterior elevations

a2.1
conditional use permit set



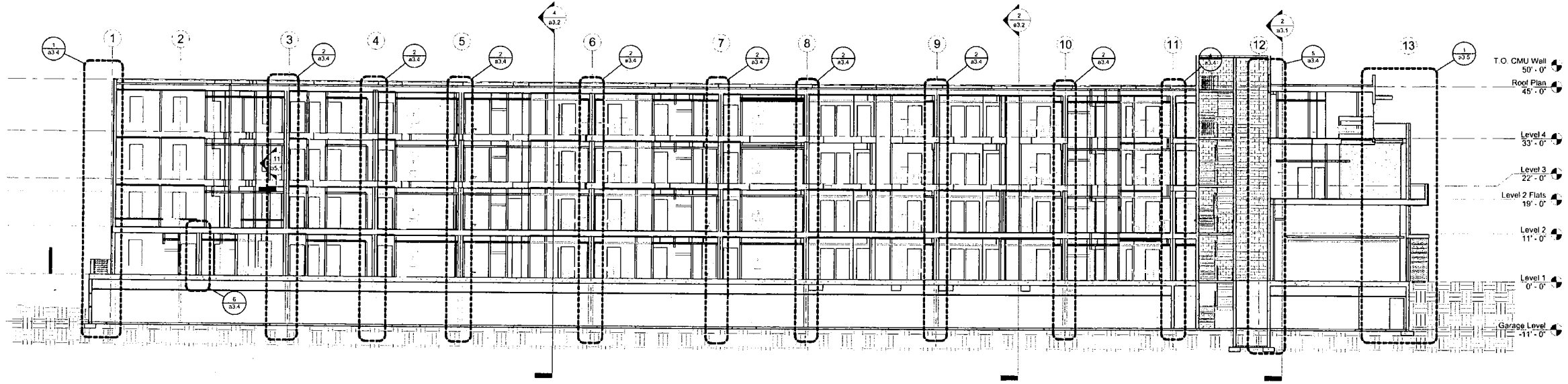
3 Section 2

4/a1.7 3/32" = 1'-0"



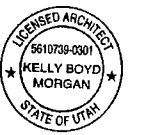
2 Section 4

1/a1.0 3/32" = 1'-0"



1 Section 3

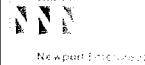
1/a1.0 3/32" = 1'-0"



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. FOR CONTRACTOR'S RECORDS PURPOSES ONLY.

METHOD STUDIO INC.

222 SOUTH 600 WEST
SALT LAKE CITY, UTAH 84143
PHONE: 408.572.4222



NEWPORT citiview
condominiums

300 west 325 north
salt lake city, utah

PROJECT: 07.0030
DATE: november 1, 2007

building sections

a3.1

conditional use permit set

Attachment B Photographs

8 1000-1000-1000

SWICK

Attachment C

Department Comments

Permits

Coffey, Cheri

From: Walkingshaw, Nole
Sent: Friday, April 11, 2008 1:18 PM
To: Coffey, Cheri
Cc: Butcher, Larry
Subject: Petition 400-08-05 and petition 410-08-06 Citi View Condo Project 313 323 N 300 W
Categories: Program/Policy

Cheri,

Building Services has the following comments:

400-08-05 Rezoning:

- Building Services has no issues with the proposed rezone from PL to MU.

410-08-06 Conditional Use:

- The parking garage encroaches into the required rear yard area. The garage structure is exposed and as such would not be a permitted encroachment, or considered to be "underground".
- The proposed density calculations are conforming and 45 units are permissible.
- MU zoning allows for additional building height up to 60 feet through the Conditional Use Process. The request is for approx. 55 feet
- Building Services has no comments on the power transformers servicing the condominium project, at this time additional issues may be discovered during the DRT review.
- Refuse dumpster/service location are visible from the public way a determination needs to be made stating that the screening minimizes impacts, visibility or appear to be part of the architectural design of the building.

Please contact your applicant and Dee Dee Robinson to discuss scheduling a DRT review of this proposal.

Thanks,

Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner
801-535-7128

Coffey, Cheri

Public Utilities

From: Brown, Jason
Sent: Friday, April 11, 2008 11:03 AM
To: Coffey, Cheri
Cc: Garcia, Peggy
Subject: Citiview Condominiums Petitions 400-08-05 and 410-08-06
Categories: Program/Policy

Cheri,

Public Utilities has reviewed the above mentioned petitions and have no comments. Site construction drawings were submitted to our office in October 2007. These plans were redlined and must be corrected and approved by our Department. All permits, agreements and fees must be paid and recorded before construction can begin.

If you have any questions please do not hesitate to contact me.

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

4/11/2008

Property Management

Coffey, Cheri

From: Lucas, Duran
Sent: Monday, April 07, 2008 2:57 PM
To: Coffey, Cheri
Subject: Petition 400-08-05, 410-08-06

April 7, 2008

Cheri Coffey, AICP

Re: Petition 400-08-05, 410-08-06 CitiView Condominium Project

Property Management has reviewed the referenced petition. The petitioner does not seem to be encroaching on any city property or public right-of-way, however, if at any time the planned development changes and an encroachment results, the petitioner will be required to sign a lease agreement for the encroachment. With that being said, we have no objection to the petitioner's request and will defer to the other City departments' comments.

Duran Lucas
Property Management

Engineering

TO: CHERI COFFEY, PLANNING DIVISION
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: APR. 4, 2008
SUBJECT: **CITIVIEW CONDOMINIUM**
313 – 323 N 300 W
Petition #410-08-06
(Comments on Condominium Project)

SLC Engineering's review comments are as follows:

1. It is our understanding that this project will provide a 45-unit condominium project after the existing buildings are demolished. All improvements and street right-of-way exist as required on 300 West, and the existing condition does not warrant any repairs or replacement. There is an existing driveway into the site, which will appear to be removed at the time of development. The replacement driveway must be built according to APWA Std. Dwgs. #225 and the replacement curb and gutter according to APWA Std. Dwg. #251 or 252. All of this work shall be completed by a licensed, bonded and insured contractor via a Public Way Permit to be obtained from our office. The applicant will need to obtain UDOT permission for the location of the new drive approach on 300 West.
2. No plat was submitted for review. I have included a copy of the plat checklist for use by the applicant's consultant in preparing the plat.

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

Airport

Coffey, Cheri

From: Miller, David
Sent: Thursday, April 03, 2008 2:24 PM
To: Coffey, Cheri
Cc: McCandless, Allen
Subject: RE: CitiView Condominium Project
Categories: Program/Policy

Cheri,

Thank you for the notice regarding a request from Newport CitiView LLC, for approval of a 45 unit condominium project at approximately 313-323 North 300 West. This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

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

From: Coffey, Cheri
Sent: Monday, March 31, 2008 5:04 PM
To: Baxter, DJ; Butterfield, Edward; Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; Goff, Orion; Graham, Rick; Riley, Maureen; Harpst, Tim; Rutan, Ed; Niermeyer, Jeff; McKone, Dennis; De La Mare-Schaefer, Mary
Cc: Coffey, Cheri; Garcia, Peggy; Itchon, Edward; Weiler, Scott; Walsh, Barry; Butcher, Larry; Askerlund, Dave; Spencer, John; Wilkerson-Smith, Jill
Subject: CitiView Condominium Project

Directors:

The Planning Division is currently reviewing a request from Newport CitiView LLC, for approval of a 45 unit condominium project at approximately 313-323 North 300 West. The project includes requests for a zoning map amendment, conditional use and planned development. **As a Department Director/Cabinet Member, courtesy notice is being sent to you to inform you of the project. You are not required to respond to this email unless you choose to do so.** The specific information regarding this proposal has been sent to the following staff members for review:

Peggy Garcia – Public Utilities
 Ted Itchon – Fire
 Scott Weiler – Engineering
 Barry Walsh – Transportation
 Larry Butcher – Permits Counter Supervisor
 Dave Askerlund – Police
 John Spencer – Property Management

4/3/2008

Jill Wilkerson-Smith- RDA

If you would like to review the details of this proposal, please let me know by Friday, April 4, 2008, and I will forward information to you. If you have any questions, please do not hesitate to contact me at cheri.coffey@slcgov.com or at 535-6188.

Thanks.

Transportation

Coffey, Cheri

From: Walsh, Barry
Sent: Tuesday, April 01, 2008 11:10 AM
To: Coffey, Cheri
Cc: Young, Kevin; Weiler, Scott; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Spencer, John
Subject: RE: CitiView Condominium Project
Categories: Program/Policy

April 1, 2008

Cheri Coffey, Planning

Re: CitiView Condominium Project at 313, 323 & 325 North 300 West – Petition 400-08-05 rezone and pet 410-08-06 Conditional Use.

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

This project proposal was reviewed at the December 12, 2007 DRT meeting with standard preliminary review comments for parking geometrics, ADA provisions and bicycle parking. Additional review items were discussed with the architect on January 14, 2008. Final approval is subject to full permit drawing review compliance.

The existing site is a Motel with 45 parking stalls and vehicular access to 300 West, a six lane, major arterial class UDOT roadway restricted to right in right out south bound travel.

The new proposal is for a 45 unit residential condominium with 73 parking stalls in an underground parking structure with vehicular access to 300 West. The proposed driveway revision will need to be reviewed by UDOT for public way permit approvals.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
 Scott Weiler, P.E.
 Peggy Garcia, Public Utilities
 Ted Itchon, Fire
 Larry Butcher, Permits
 John Spencer, Property Management
 File

From: Coffey, Cheri
Sent: Monday, March 31, 2008 5:04 PM
To: Baxter, DJ; Butterfield, Edward; Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; Goff, Orion; Graham, Rick; Riley, Maureen; Harpst, Tim; Rutan, Ed; Niermeyer, Jeff; McKone, Dennis; De La Mare-Schaefer, Mary

4/1/2008

Cc: Coffey, Cheri; Garcia, Peggy; Itchon, Edward; Weiler, Scott; Walsh, Barry; Butcher, Larry; Askerlund, Dave; Spencer, John; Wilkerson-Smith, Jill

Subject: CitiView Condominium Project

Directors:

The Planning Division is currently reviewing a request from Newport CitiView LLC, for approval of a 45 unit condominium project at approximately 313-323 North 300 West. The project includes requests for a zoning map amendment, conditional use and planned development.

As a Department Director/Cabinet Member, courtesy notice is being sent to you to inform you of the project. You are not required to respond to this email unless you choose to do so. The specific information regarding this proposal has been sent to the following staff members for review:

- Peggy Garcia – Public Utilities
- Ted Itchon – Fire
- Scott Weiler – Engineering
- Barry Walsh – Transportation
- Larry Butcher – Permits Counter Supervisor
- Dave Askerlund – Police
- John Spencer – Property Management
- Jill Wilkerson-Smith- RDA

If you would like to review the details of this proposal, please let me know by Friday, April 4, 2008, and I will forward information to you. If you have any questions, please do not hesitate to contact me at cheri.coffey@slcgov.com or at 535-6188.

Thanks.

Coffey, Cheri

Fire

From: Itchon, Edward
Sent: Tuesday, April 01, 2008 9:59 AM
To: Coffey, Cheri
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: Petition 400-08-05 Citi View Condo Project 313 & 323 North 300 West

It appears that the project drawings and the GIS map conflicts with each other. The comments will be based on the reduced set of drawings. The project shall be provided with automatic fire sprinkler system which reports to an approved monitoring station. Further a class III standpipe system shall be installed. The density of the fire sprinkler system in the parking structure shall be a 0.20. the dwelling units shall be provided with local detection system.

4/1/2008

DRT 12/12/07

5012038 325 North 300 West

Contact Person Alan Michelsen

Project Description "City View Condos"-New 45 unit condominiums.

Project Notes 12/12/2007

Ken Brown Zoning

Need 45 unit condo. Need to verify out of vault study area. Need to verify adequate lot area for 45 units, adequate setback, building height, open space, adequate parking, etc. Will need parkway strip trees & landscaping.

Barry Walsh Transportation

Need ADA, and 5% bike included on parking calculations. Section notes 7' 6" ceiling A3.3. Det. For ramps sheet A3.2. Grading 8%, 14.3%, 8% run. Trench drain at bottom of ramp not recommended.

Ted Itchon Fire

Dead end 150'+ is not permitted. Auto fire sprinkler, and 0.2 density. Auto detection, fire sprinkler, and stand pipe required with remote station interconnection.

Craig Smith Engineering

Contact Scott Weiler for condominium process, plat, and subdivision agreement.

DRT 3/26/07

5010925

323 North 300 West

Project Description "Newport City View Condos"-New multi-family condo project.

Project Notes 3/26/2007

Larry Butcher Zoning

Discussed R.O.W. to the West, check with Engineering to determine City interest. May be a civil action to dissolve. 45' height + 5' mechanical parapet. Applicant is not looking for density bonus. Discussed min. & max. set back allowance for underground parking. Parking requirement to meet min. Off-site parking is conditional. Max 20' set back for 75% of bldg. Separate demo permit required for motel. Certified address for new building required from Engineering Div. Open space 20% of lot area. ADA stalls (3 req'd), first is van accessible. Stairs permitted in front yard up to 4' high. On street parking can't be counted towards parking requirement.

Brad Stewart Public Utilities

Investigate 8" sewer on property with intent to abandon. Also check for & abandon easement. Developer is interested in utility easement at West edge of property. Possible ground water issue, no outfall for pumping w/o extension of storm drain. Will need to fire sprinkle, and stand pipe. Need to know sewer loading. Parking garage to SS through sand/oil separator. Is the site environmentally clean? Phase I was clean. Detention not required. Will go for some LEEDS level. Need civil plans.

Lisa Shaffer Building Code

Demolition of existing Temple View Motel. Proposed 43 units w/below grade parking. Vehicle access off of 300 West. 45' to highest. 1B construction below grade parking. V-A construction (4 levels) above for condos. 33'-34' to highest living unit. NFPA-3 sprinkler system req'd.

Scott Weiler Engineering

Any work in 300 West behind curb requires a permit to work in the public way, obtained from SLC Engineering. The access point from 300 West requires UDOT approval and UDOT permit. Due to the limited amount of on-site driveway to reach the structure, a subdivision improvement construction agreement is not required.

Ted Itchon Fire

Condos with below grade parking. Fire sprinkler (NFPA-13). R .2 density, Class III standpipe. Fire alarm, local in units. 13' side yard. 10' side yard. 15' rear yard.

Norm Weiss Transportation

300 West belongs to UDOT. Need their approval for driveway changes. Bike rack needed.

Attachment D

Information from Applicant

CONDITIONAL USE

Types of Conditional Use Requested:

1. Height of building to 55' instead of 45'.
2. Rocky Mountain Power transformer located on neighboring property. The property is owned by the Salt Lake Board of Education. The owner of the subject property has negotiated trade of an easement for the transformer. The transformer is a Phase 3 and will be used to service the subject property only.
3. Rear yard setback encroachment. West side of underground parking garage extends above finished grade approximately 5 feet.

Address of Subject Property:

313 North and 323 North 300 West
(currently the Temple View Motel)

Name of Applicant:

Newport CitiView LLC

Address, Phone, Contact of Applicant:

261 E. Broadway, Suite 100
Salt Lake City, Utah 84111
(801) 363-3390
(801) 244-1070 cell
(801) 363-3395 fax
Mike Akerlow
michael@newportutah.com

Applicant's Interest in Subject Property:

Owner/Developer

Name of Property Owner:

North Third West LLC

Address, Phone, Contact of Property Owner:

261 E. Broadway, Suite 100
Salt Lake City, Utah 84111
(801) 363-3390
(801) 244-1070 cell
(801) 363-3395 fax
Mike Akerlow
michael@newportutah.com

Existing Use of Property:

Motel

County Tax #:

0836401001; 0836401004

Zoning:

MU and PL (Owner is seeking a rezone on the PL portion. One parcel with a split zone of MU and PL.)

Acreage:

Approximately .92 acres

Please describe your project:

The site consists of two parcels that total .92 acres. Currently, an empty motel exists on the site. The proposed project is 45 residential condominiums with underground parking. The project also has 42% of open space.

List the primary street accesses to this property:

Currently there is one access located at the midpoint of the property facing 300 West. The proposed project also has one access to the street towards the north end of the property facing 300 West.

Operating/Delivery Hours

This is a residential use.

What are the land uses adjacent to the property?

To the north is a two-story office building. That property has a driveway that abuts the subject property. To the south is a parking lot owned by the Salt Lake Board of Education. To the west is also part of the parking lot and a portion of the warehouse for the Utah Symphony/Opera. Across the street are residential uses.

Have you discussed the project with nearby property owners and what are the responses you have received?

We have discussed the project with the property owners to the north, with the Board of Education and some discussion with those across 300 West. The Board of Education and owners across the street have been very supportive. The owner to the north is supportive but has expressed concerns about construction processes.

List the primary exterior construction materials:

The new building consists of brick, fiber cement panels (such as Hardiboard), and corrugated metal. The primary material being used is the fiber cement panel.

How many parking stalls will be provided?

There are 73 underground parking stalls. We currently exceed the requirement by 2 stalls.

No employees on site.

No seats being provided.

The gross floor area of the proposed building is 15,714 square feet.

NEWPORT CITIVIEW LEGAL DESCRIPTION
Salt Lake City, Utah

Real property in the City of **Salt Lake City**, County of **Salt Lake**, State of **Utah**, described as follows:

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SAID BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 49 1/2 FEET; THENCE WEST 330 FEET; THENCE SOUTH 114 1/2 FEET THENCE EAST 265 FEET; THENCE SOUTH 37 FEET; THENCE EAST 65 FEET; THENCE NORTH 102 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 3 RODS; THENCE WEST 20 RODS; THENCE SOUTH 114.5 FEET; THENCE EAST 265 FEET; THENCE NORTH 45 FEET; THENCE EAST 65 FEET; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT; NO SIDWELL)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SAID BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 49 1/2 FEET; THENCE WEST 330 FEET; THENCE SOUTH 114 1/2 FEET THENCE EAST 265 FEET; THENCE SOUTH 37 FEET; THENCE EAST 65 FEET; THENCE NORTH 102 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING 63 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 82 FEET; THENCE WEST 65 FEET; THENCE SOUTH 82 FEET; THENCE EAST 65 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH A RIGHT OF WAY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 16, 1995, AS ENTRY NO. 6023588, IN BOOK 7102 AT PAGE 2282 OF OFFICIAL RECORDS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 115, AND RUNNING THENCE WEST 16 1/2 FEET; THENCE NORTH 165 FEET; THENCE EAST 16 1/2 FEET; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING.