

MEMORANDUM

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



Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Senior Planner

DATE: June 17, 2009

SUBJECT: **PLNPCM2009-00417** – Planned Development: 38 West Merrimac.
PLNSUB2008-00679 - Rezone

Attached is additional information regarding the two petitions regarding the Merrimac townhomes.

- A zoning map from 1994 indicating that the site was zoned R-6 high density residential prior to the 1995 zoning ordinance rewrite. A map of the 1995 zoning indicating that the site has been zoned RMF-35 since the entire City was rezoned in 1995. *It is important to note that the petitioner has the right to build 5 units on the property regardless of the outcome of this petition request.* The rezone petition would increase the unit number from five to seven. The planned development would allow the development to be in a townhome format rather than a five-plex format (a five-plex would be allowed with an over-the-counter permit).
- The 2008 staff report from the previous approval allowing the 5 units to be in a townhome format..
- Comments received by a neighbor.
- Additional elevation drawings and a drawing indicating the scale in relationship to other buildings on Merrimac.

December
1994

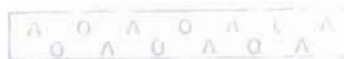
RESIDENTIAL

R-1



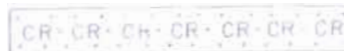
SINGLE-FAMILY DWELLINGS

R-1A



SINGLE-FAMILY AND/OR PLANNED UNIT DEVELOPMENTS

R-1C



RESIDENTIAL CANYON

R-2



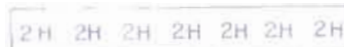
TWO-FAMILY DWELLINGS

R-2A



TWO-FAMILY DWELLINGS AND/OR PLANNED APARTMENTS OR GROUP DWELLINGS

R-2H



RESIDENTIAL HISTORIC DISTRICT

R-3A



SINGLE-FAMILY DWELLINGS AND/OR LOW DENSITY APARTMENTS

R-4



THREE AND FOUR FAMILY DWELLINGS

R-5



MULTIPLE FAMILY DWELLINGS MEDIUM DENSITY

R-6



MULTIPLE FAMILY DWELLINGS HIGH DENSITY

R-7



MULTIPLE FAMILY LIMITED OFFICE

R-H



RESIDENTIAL / HEALTH SERVICES

R-D



RESEARCH DEVELOPMENT

R-1-5000

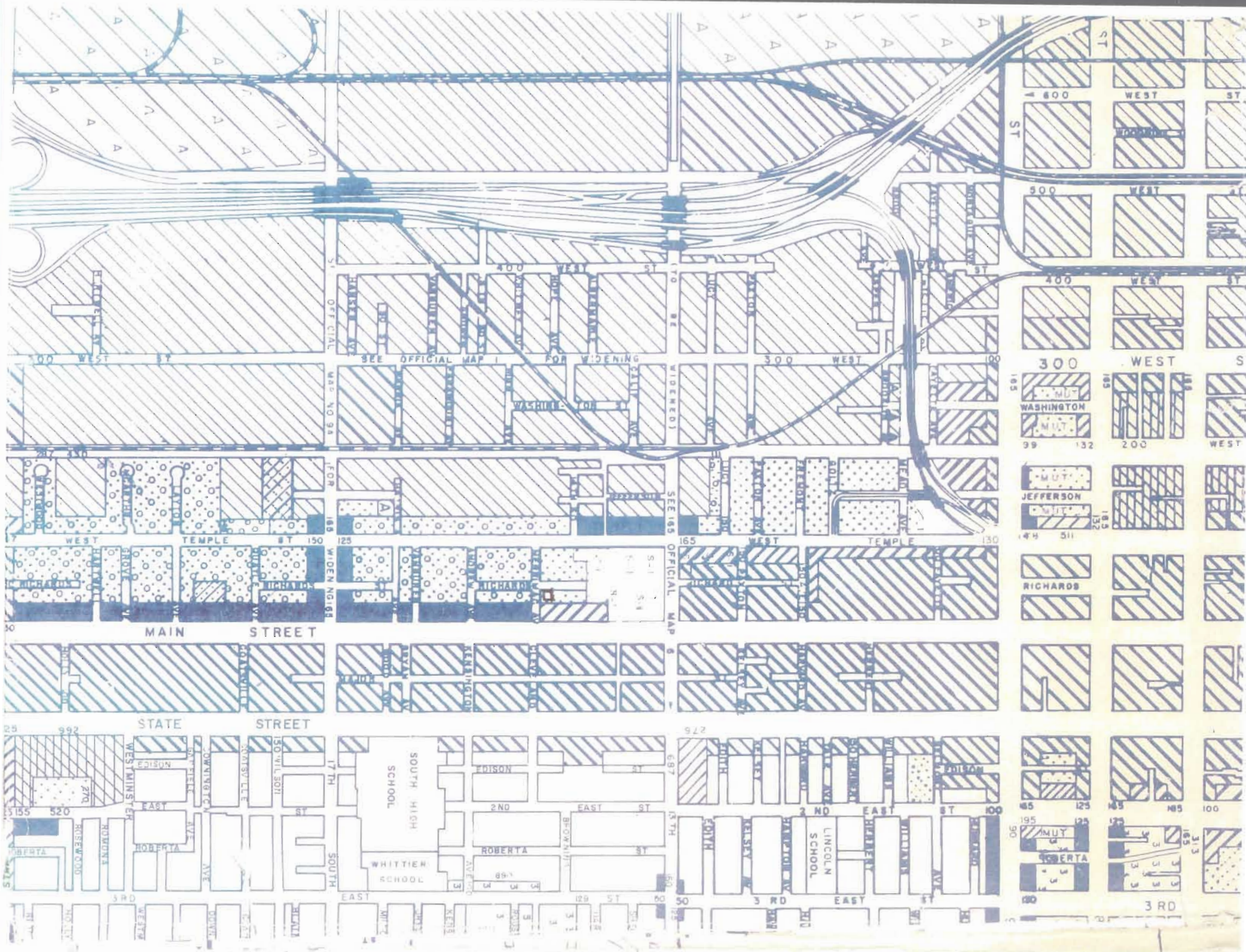


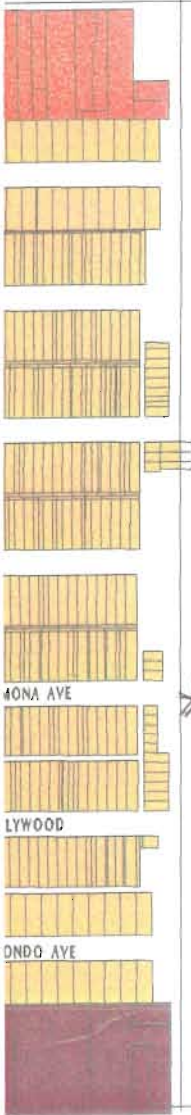
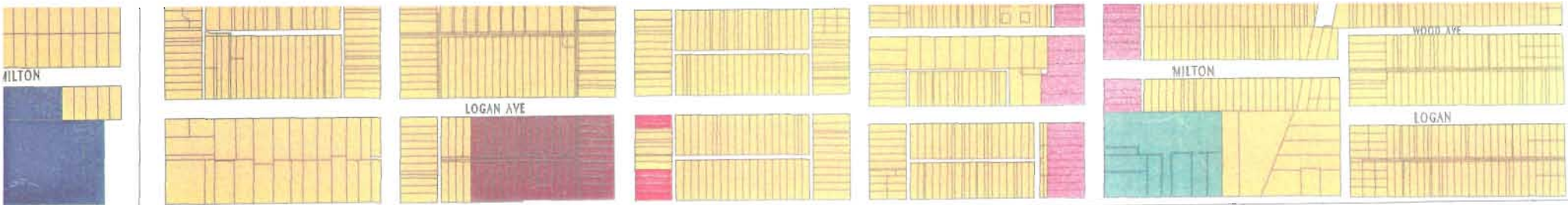
BUSINESS

B-3



LIMITED BUSINESS AND NEIGHBORHOOD SHOPPING





700 EAST

	SR-3		RMF-75		COMMERCIAL SHOPPING		BUSINESS PARK
	R-2		RMF-30		RB		D-1
	R-O		RMU		CB		D-2
	R-1-5000		COMMERCIAL CORRIDOR		PUBLIC LANDS		D-3
	RMF-35		GENERAL COMMERCIAL		INSTITUTIONAL		URBAN INSTITUT
	RMF-45		NEIGHBORHOOD COMMERCIAL		HOSPITAL		OPEN SPACE

ADOPTED APRIL	
SALT LAKE CITY PLANNING DIVISION GEOGRAPHIC INFORMATION SYSTEM SCALE 1" = 500'	REVISIONS DATE ORDINANCE NO. 12-12-95 NO. 26 of 1995 <i>April 1995</i>



PLANNING COMMISSION STAFF REPORT

Merrimac Flats
Planned Development Petition 410-07-45
Subdivision Petition 490-08-07
1440 S Richards
(1419 S Richards and 38 W Merrimac).
March 26, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Nathan Anderson, City
and Resort

Staff:

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

Current Zone: RMF-35
Moderate Density
Multi-Family

Master Plan

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

Council District:

District 5,
Councilmember Jill
Remington Love

Acreage:

Approximately .343
Acres

Current Use:

Vacant

**Applicable Land Use
Regulations:**

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

REQUEST

The applicant requests preliminary approval to construct five (5) new residential single family attached units.

Petition 410-07-45 - A request for Planned Development approval for site plan and design approval.

Petition 490-08-07 - A request for Subdivision approval.

PUBLIC NOTICE

Notice of the March 26, 2008 public hearing was mailed on March 11, 2008 which satisfied the required fourteen day noticing provision for conditional uses and planned development requests.

STAFF RECOMMENDATION

Based on the comments, analysis and findings of fact outlined in this staff report, Staff recommends, subject to departmental requirements, that the Planning Commission grant Planned Development approval of Petition 410-07-57 and Subdivision approval for Petition 490-08-07 subject to the following conditions:

- 1. The site (including the park strip) must be irrigated with an automatic sprinkling system.
- 2. A subdivision plat, conforming to the requirements of Salt Lake City Zoning Ordinance be recorded with the Salt Lake County Records Office.
- 3. The applicant shall comply with all City Department and Division conditions as stated in this Staff Report.
- 4. The applicant shall show on the final plat an approved trash removal plan for the project.
- 5. Identification of parking designation of the five units needs to be identified on the final plat and in the condominium bylaws.
- 6. The Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with the State of Utah and Salt Lake City Code requirements. Prior to final plat recording, the Declaration of Covenants shall be executed and recorded.

- Salt Lake City Subdivision Ordinance, Section 20.08.210, Minor Subdivision and Section 20.20.020, Required Conditions And Improvements

Attachments:

- A. Elevations and Site Plans
- B. Department commitments

- 7. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this Staff Report. Additionally, any future redevelopment will be subject to the requirements of the Zoning Ordinance.

VICINITY MAP



COMMENTS

Public Comments

The petition was presented to the People's Freeway Community Council. They voted to support the project with no objections.

Planning Commission Hearings

The Planning Commission held a Planned Development sub-committee meeting on March 11, 2008. Questions were asked about green practices and affordability. No opposition or major concerns regarding the project were expressed.

City Department Comments

The following comments were submitted to the Planning Division.

Transportation Division: The Transportation Division review comments and recommendations area as follows: Alley Access upgrades as needed, park strip trees to be reviewed by Bill Rutherford, street light up grades to be coordinated with Mike Barry, and public way upgrades to remove dead driveways and install new ones as required along with ADA ramps at the intersection etc.

The site plan needs to be revised to provide the minimum back out area for each garage parking space. Drainage needs to be addressed so that the common driveway does not surface drain across the public sidewalk.

The plat also needs to address the easement across each lot for the driveway.

Public Utilities Department: The Public Utilities Department has identified the following issues: All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Water, sewer and storm drain design and construction must conform to Salt Lake City Public Utilities General Notes. This project will be required to install a master meter to serve the condominiums with culinary service. If required by the Fire Department, a new public fire hydrant can be connected to the existing public water main. If the location desired by the Fire Department for a new hydrant is on private property then the new hydrant must be routed through a detector check valve. Any other water services discovered during construction must be killed at the main per Salt Lake City Public Utilities standards. Plans must be submitted showing the routing of the culinary and fire services. The plan must also show all proposed pipe sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meters and hydrants must be located a minimum five-feet outside of any drive approaches.

A new four-inch minimum PVC SDR-35 sewer lateral must be connected to sewer main. Any existing sewer lateral connections must be capped per Public Utilities standards.

If this site is over one acre and has more than 15,000 square feet of impervious area then the following would apply:

The development would be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Detention would need to be provided as needed to meet this flow requirement. Calculations must be approved by Public Utilities showing these conditions have been met. Public Utilities will not be responsible maintaining landscaping improvements within a detention area. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed.

A grading and drainage plan must be submitted for review and approval for this development. Fire Department approval will be required prior to Public Utilities approval.

Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Engineering Division: The Engineering states that determination will be made at a later date to determine need to update curb, gutter and sidewalk. The new driveway shall be constructed as per APWA Std. Dwg. #221 or 222, depending on the type of curb, gutter and sidewalk that exists on Richards Street. All of the public way improvements shall be constructed by a licensed contractor via a Permit to Work in the Public Way.

Building Services: This proposal was reviewed by the DRT on December 17, 2007 and had the following comments:

1. Conditional Use Planned Development Petition #410-07-45 approval required.
2. Consolidate two existing lots and create a new 5-lot Townhouse Subdivision Plat:
 - 38 West Merrimack – 15-13-231-014
 - 1419 South Richards – 15-13-231-015
3. Obtain new certified addresses for the five new lots.
4. Lots #2, #3, and #4 do not meet the 3,000 square foot minimum lot area. This must be waived and approved in the Planned Development process.
5. Townhouses do not meet the 20 foot minimum front yard setback. This must be waived and approved in the Planned Development process.
6. Meet all other requirements of the RMF-35 zone, including 60% maximum lot coverage.
7. Provide a Landscape Plan showing front yard, corner side yard and park strip landscaping.
8. Public Utilities approval required.
9. Transportation Division approval required for all parking and traffic-related issues. The detached garages do not meet the minimum 22' – 7" back out distance required.
10. Engineering Division approval required for all public way improvements, including the new driveway approach and alleyway improvements. Engineering needs to inventory the existing public sidewalks, curbs and gutters to determine replacement of any defective areas.
11. Obtain a demolition permit for the existing residential structure.

Fire: The units require a minimum NFPA 13 R fire sprinkler system. The fire department connection shall be within 100 feet of a fire hydrant. No part of the exterior walls shall be within 400 feet of a fire hydrant.

STAFF ANALYSIS AND FINDINGS

Project History

The subject property is a vacant corner lot with street frontage along Merrimac Avenue and Richards Street.

Petition 480-06-02 by Armen Taroian for a 5 unit condominium was processed on August 23, 2006 for a similar project on the same site, but it was not constructed. This previous proposal was considered at an Administrative Hearing on April 25, 2006 where it was tabled due to concerns raised by adjoining property owners. The item was again heard at an Administrative Hearing on May 16, 2006 and was forwarded to the Planning Commission due to concerns raised by adjoining property owners.

The following summarizes the comments received during the administrative hearings regarding the previous condominium proposal. The Planning Division responses to these concerns are italicized:

- A resident claimed that with the development of the Franklin-Covey Baseball Stadium, there were significant discussions about maintaining the single-family character of the neighborhood and that the proposed development is not consistent with those discussions.

No documentation supporting these claims has been provided to Staff. At the time the Baseball stadium was approved in 1993, the zoning on the property was R-6 which allowed high density residential development up to a height of 75 feet. As part of the 1995 Zoning Rewrite Project, the zoning on the property was changed from R-6 to "Moderate Density Multi Family Residential" (RMF-35), which reduced the maximum allowable height of buildings to 35 feet or 3 and 1/2 stories. The RMF-35 zoning has not changed since 1995. The Central City Community Master Plan, which was adopted in 2005, reaffirmed that medium density multi-family development is the most appropriate land use for this area.

- The overall height and setbacks were raised as an issue.

The proposed buildings are two-story townhouses. Although many of the adjoining structures are single story, there are two-story structures near by. The adjacent building to the west is a 2-story building and there is a commercial two-story building to the northwest of this property. The maximum allowable building height and setbacks are regulated by the RMF-35 Zoning Ordinance. All height

and setback issues must comply with the height and setback requirements of the RMF-35 Zoning District which will be reviewed as part of the building permit process. The proposed development meets the building setback requirements and must meet all other applicable zoning requirements.

- The proposed building design places the garages behind the building, impacting the adjoining property owner to the north.

Although the garages are oriented towards the adjoining property owner to the north, the proposed design is preferable to fronting the garages towards the streets. In addition, locating the garages behind the building, as proposed, provides more distance between the proposed residential building and adjoining neighbor to the north.

- Concerns were raised about diminished property values and that the proposed development will contribute toward the "overpopulation" of the neighborhood.

Both the recently adopted Central City Community Master plan and RMF-35 zoning support multi-family land uses. It is Staff's opinion that the proposed five new dwelling units will not contribute to the overpopulation of the area, nor will property values decrease because of this development.

- The proposed development increases the potential number of rental units in the neighborhood.

This application is for the condominium approval. Condominium approval will allow the units to be sold to individual owners which will increase the number of home ownership in the City.

Master Plan Discussion

The **Central Community Master Plan**, adopted in 2005, identifies the site of the as being part of the Future Land Use Designation; "Medium Density Residential" (15-30 dwellings units/acre). The proposed density complies with the Master Plan Future Land Use Classification.

The subject property is surrounded by a mix of land uses. To the east along Main Street are commercial businesses which are zoned Corridor Commercial (CC) and are primarily oriented toward Main Street. To the north, on Richards Street, between Merrimack and the Franklin-Covey stadium, are mostly single-family dwellings that are zoned RMF-35. To the west, there is a duplex and to the south, along Richards Street, are a mix of duplexes and single-family dwellings which are zoned RMF-35. With the exception of the commercial uses, most of the buildings are one and two-family dwellings.

Under the existing RMF-35 Zoning, the building could be built as a permitted use without Planning Commission approval, however, since the development proposal involves a new subdivision and substandard size lots, Planning Commission review is required. The Central Community Master Plan supports multi-family residential as the future land use plan identifies this property as "Medium Density Residential" (15-30 dwellings units/acre) The proposed density complies with the Master Plan Future Land Use Classification and current zoning.

SURROUNDING ZONING DISTRICTS:

North = RMF-35
South = RMF-35 and CC
East = CC
West = RMF-35

SURROUNDING LAND USES:

North = Single-Family Residences
South = Single-Family Residences and Duplexes
East = Commercial Buildings
West = Single Family Residences and Duplexes

Standards

Staff Analysis (Planned Development)

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

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

Analysis: The proposed development meets the general size and area requirement of the zoning, however since it is on a corner lot, varying the lot sizes allows the development to fit into the neighborhood better by respecting typical street setbacks.

The proposed design will promote a creative approach to the use of land resulting in better design and development.

Finding: The project satisfies the purposes for planned developments.

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

Analysis: The definition of lot area in 21A.02.040 include one-half of the right-of-way of any adjacent public alley. Alley inclusion provides adequate lot size to meet code requirements in this instance.

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

	Lot Width	Lot Area
RMF-35 District Minimum Requirements for Single-Family Attached Dwellings	32 (x1) plus 22 (x4) equals 120 linear feet	15,000 square feet for 5 dwelling units
	105.29' - Richards Street 141.91' - Merrimac Avenue	14,941.7 plus 868.6 (alley) equals 15,810.3 Square Feet

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

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

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

Standards for Conditional Uses

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

Analysis: Section 21A.54.150 of the zoning ordinance establishes planned developments as conditional uses in all zoning districts.

Finding: The project satisfies this standard.

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

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

Finding: The project satisfies this standard.

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

Analysis: The Transportation Division indicates access to the site is adequate. The subject property has access from Richards Street, Merrimac Avenue and from a public alley on the east side of the property. The proposed site plan shows that the five units will face Merrimac Avenue with the garages behind the dwellings. The garages will be accessed from a driveway that extends between Richards Street and the alley.

Finding: The project satisfies this standard.

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

Analysis: Parking for the development will meet code requirements.

Finding: The project satisfies this standard.

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

Analysis: The applicant has provided preliminary plans for utility service. The City's Public Utilities Department and City's Engineering Division have requested final drawings be submitted, reviewed, and approved for the proposed utility services prior to their final approval of the project.

Finding: The project satisfies this standard.

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

Analysis: The proposed development is bordered on the west by residential property (across street), on the south by residential property (across street), on the east by commercial property (across alley), and on the north by residential property. Security lighting is required for the drive along the north of the property. Efforts should be made to deflect light from adjacent properties. On the other frontages, buffering will be achieved by landscape buffers along the front and sides of the projects.

Finding: As long as lighting is properly shaded, the project satisfies this standard.

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

Analysis: The proposal consists of building materials that are common in residential areas. The building heights proposed do not exceed 35 feet, which is the code maximum. The proposed buildings are deemed compatible with the area.

Finding: The project satisfies this standard.

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

Analysis: The landscaping proposed is considered appropriate for the scale of this development and is consistent with adjacent properties.

Finding: The project satisfies this standard.

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

Analysis: There are no historical architectural or environmental features on the property that need preservation. The property is vacant, undeveloped and is not known to have had any buildings on it.

Finding: The project satisfies this standard.

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

Analysis: The proposed uses for the project include residential uses which are consistent with adjacent properties.

Finding: The project satisfies this standard.

K. *The proposed conditional use is compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.*

Analysis: The proposed residential uses are compatible with uses in the area. No adverse impacts are anticipated. The planned development has a higher lot to acre density than other properties in the area but is considered to have a net positive impact on the neighborhood and City as a whole by fostering infill development and providing a site that is efficient and more manageable for residential development.

Finding: The project satisfies this standard.

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

Analysis: The applicant continues to work with the appropriate City departments and has been able to comply, or demonstrated ability and commitment to comply, with all other applicable codes and ordinances.

Finding: The project satisfies this standard.

Staff Analysis (Minor Subdivision)

A minor subdivision shall conform to the required improvements specified in Section 20.28.010, or its successor, of this Title, and shall also meet the following standards:

Section 20.20.020 Required Conditions and Improvements

- A. *The general character of the surrounding area shall be well defined, and the minor subdivision shall conform to this general character.*

Analysis: The surrounding area is characterized by residential and commercial land and uses. The minor residential subdivision will continue this same general character.

Finding: The proposed minor subdivision satisfies this standard.

- B. *Lots created shall conform to the applicable requirements of the zoning ordinances of the city.*

Analysis: The proposed lots range in size from 2,502 to approximately 3,683 square feet and are as narrow as 23.77 feet, which still meets the 22 foot minimum. The minimum lot size requirement for the RMF-35 zoning district is 3,000 square feet per unit or 15,000 square feet for 5 attached units. Not all of the proposed lots conform to the minimum lot size; however the overall density of the planned development is consistent with code. The Planning Commission has been asked to modify the lot sized as part of the Planned Development process. The modifications to lot size proposed by the related planned development are considered acceptable and staff finds no reason to uphold the lot size requirements with this particular project.

Finding: The proposed minor subdivision does not meet the lot size and width requirements; however, waiving those requirements through the Planned Development is acceptable for this project because it meets the overall lot size required for 5 units and the project results in a development that is more compatible with the neighborhood.

- C. *Utility easements shall be offered for dedication as necessary.*

Analysis: All necessary and required dedications will be made with the recording of the final plat.

Finding: The proposed minor subdivision satisfies this standard.

- D. *Water supply and sewage disposal shall be satisfactory to the city engineer.*

Analysis: All plans for required public improvements must be submitted and approved prior to approval of the final plat.

Finding: The proposed minor subdivision satisfies this standard.

- E. *Public improvements shall be satisfactory to the planning director and city engineer.*

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

Finding: The proposed minor subdivision satisfies this standard.

Summary

The proposed planned development and minor subdivision have demonstrated compliance with, or the ability to comply with, all of the standards required of them. For those standards related to lot size, lot width, and landscaping that the applicant seeks to modify, staff concurs with the modifications and finds no reasons to object to them. Each of these was discussed in the preceding report. Planning staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

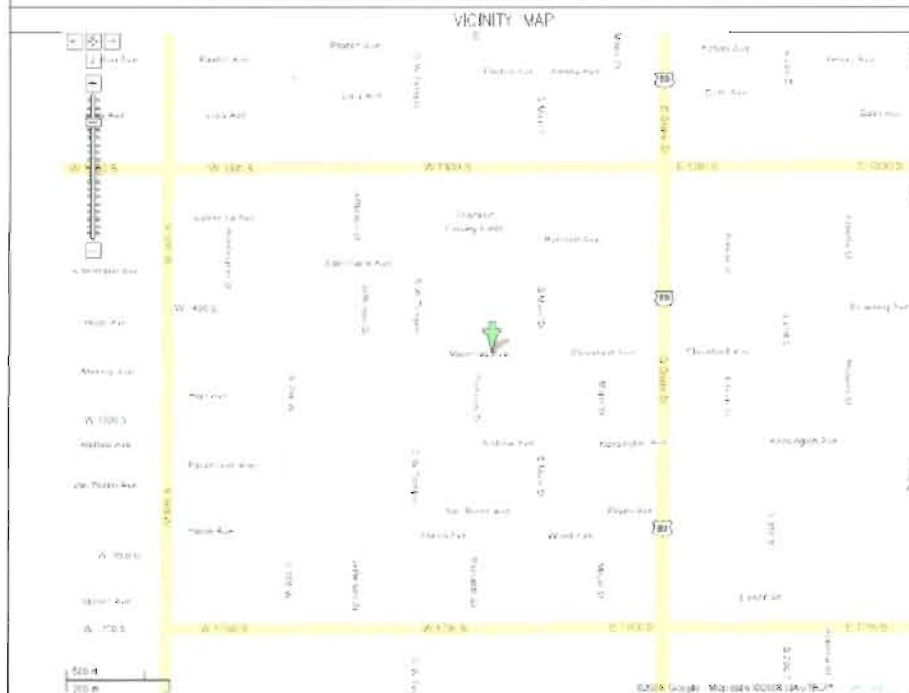
Based on the comments, analysis, and findings of fact noted in this report and on the submitted plans, the Planning Staff recommends that the Planning Commission approve the preliminary subdivision plat, located at approximately 38 West Merrimac Avenue as proposed, subject to the following conditions:

1. The site (including the park strip) must be irrigated with an automatic sprinkling system.
2. A subdivision plat, conforming to the requirements of Salt Lake City Zoning Ordinance be recorded with the Salt Lake County Records Office.
3. The applicant shall comply with all City Department and Division conditions as stated in this Staff Report.
4. The applicant shall show on the final plat an approved trash removal plan for the project.
5. Identification of parking designation of the five units needs to be identified on the final plat and in the condominium bylaws.
6. The Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with the State of Utah and Salt Lake City Code requirements. Prior to final plat recording, the Declaration of Covenants shall be executed and recorded.
7. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this Staff Report. Additionally, any future redevelopment will be subject to the requirements of the Zoning Ordinance.

Attachment A
Elevations and Site Plan

MERRIMAC FLATS

38 West Merrimac Ave.
SLC, UT 84115



CODE SUMMARY

IRC 2008	
CONSTRUCTION TYPE	R-2
MINIMUM NO. STORES	2
MINIMUM HEIGHT	40 FT
ALLOWABLE AREA	6,500 SQ FT
ALLOWABLE INCREASE	2,500 + 5 = 1,250.5
MAX ALLOWABLE	(1,250.5)
STRUCTURAL FRAME	0
FOUND. AND EXTERIOR	0
INTERIOR	0
NONRESIDENT WALL	0
FLOOR / CEILING	0
ROOF/CEILING	0
1 YEAR EXPOSURE PERIOD UNIT	

BUILDING SUMMARY

ACTUAL BUILDING TO FT	6,500 SQ FT
2-PLY BUILDING TO FT	2,500 SQ FT
MAX. BUILDING TO FT	1,250 SQ FT

MINIMUM NO. STORES	2
MINIMUM HEIGHT	20 FT
MAX. HEIGHT	

CONSULTANTS

G&A
ENG. SERVICES INC.
SALT LAKE CITY, UTAH

3270 EAST CORNELL DR
SALT LAKE CITY, UT 84124
PHONE 801 272-1622

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- 4-03 GARAGE FLOOR & DETAILS
- 4-04 DETAILS & CROSS SECTION

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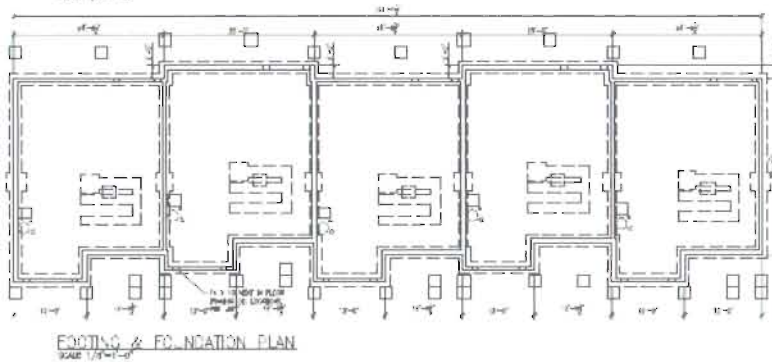
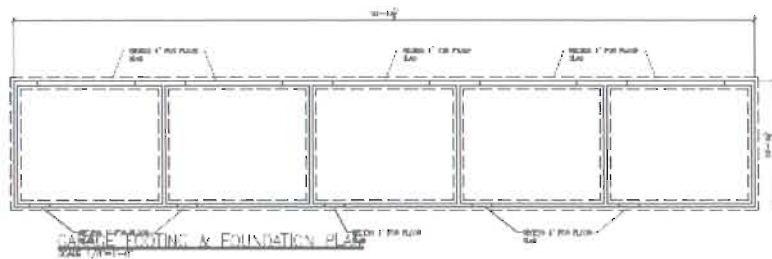


Sheet No. 001

Merrimac
Flats
38 West Merrimac Ave.
SLC, UT 84115

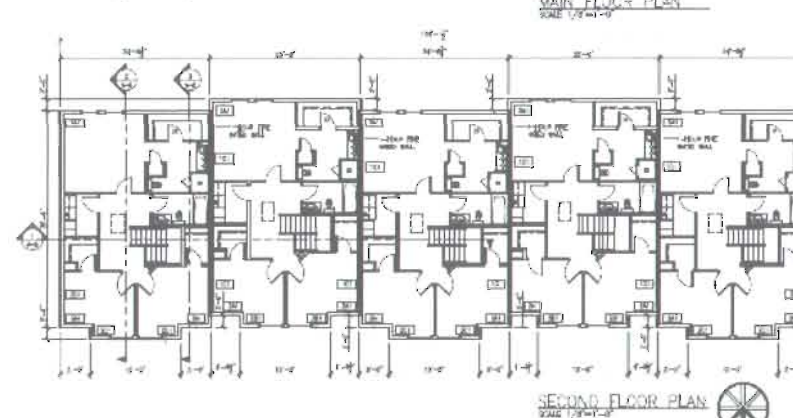
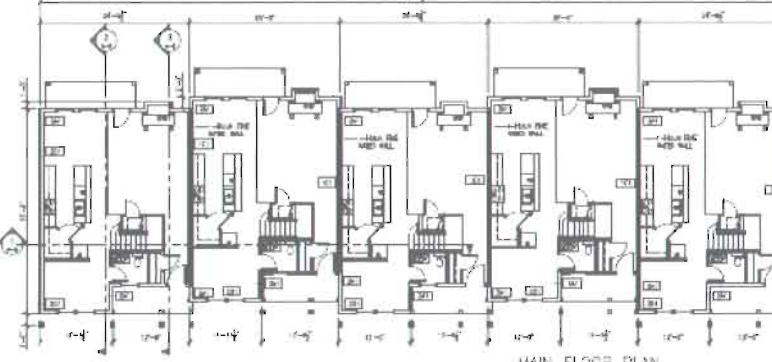
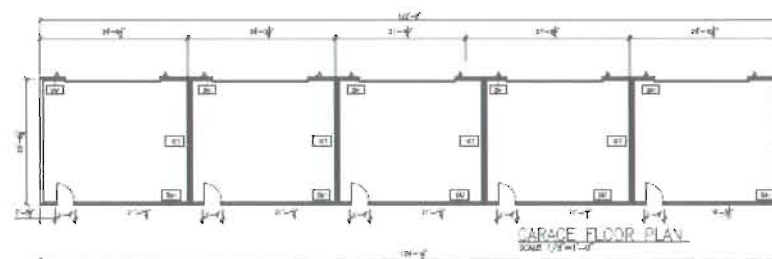
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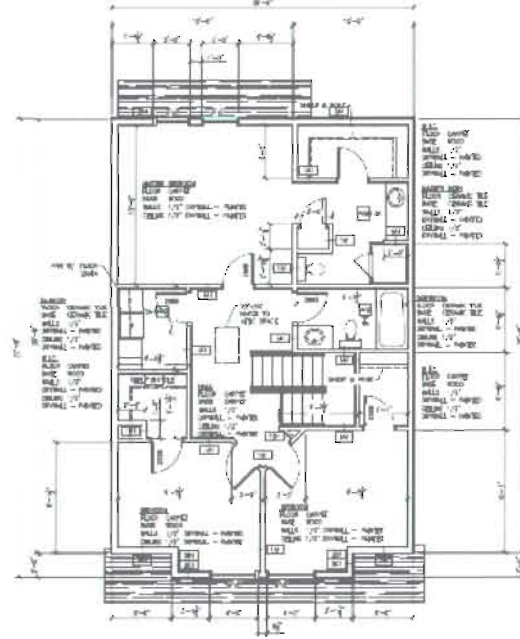
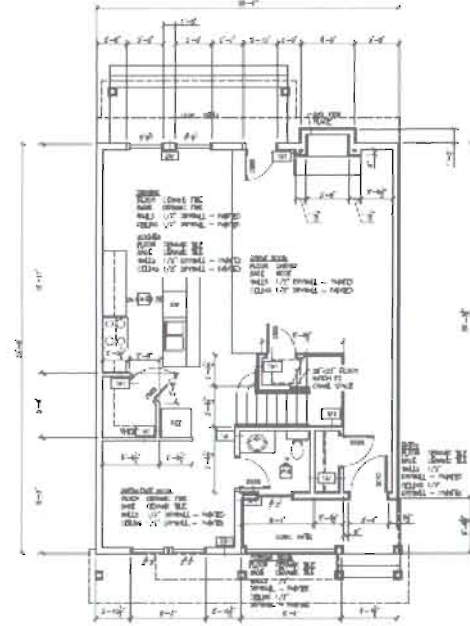
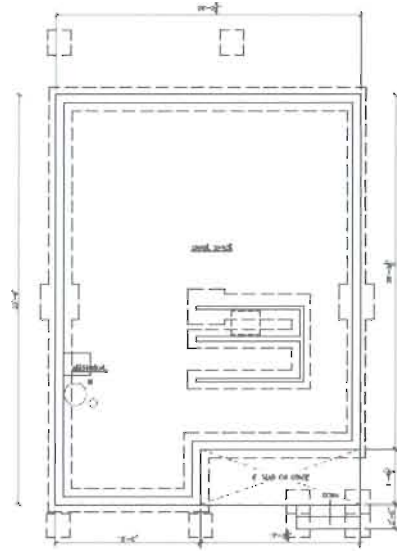
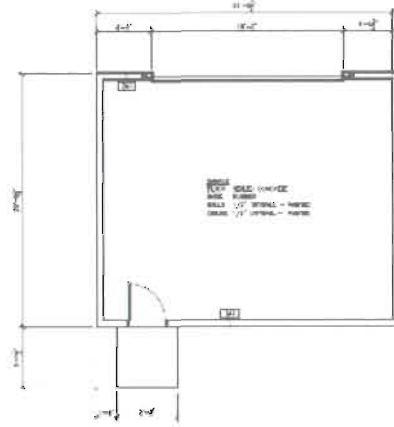
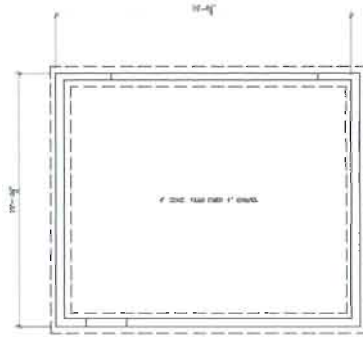


- NOTES:
1. PROVIDE GARAGE DOOR OPENERS
 2. PROVIDE VENTILATION RESISTANT LIGHT FIXTURES AT STORM AND TIE LOCATIONS
 3. GARAGE EXHAUSTS SHALL BE MAINTAINED BY EXISTING SUMP
 4. EXISTING EXHAUST SHALL BE PROVIDED ON EXISTING WALLS
 5. SEE SHEET 4-3 FOR WALL TIES
 6. ALL INTERIOR WALLS ARE BUILT TYPE 1A1

1'-0"=1'-0" SECTION 1/8"=1'-0"



RIDGELINE DESIGN ARCHITECTS 1000 W. 10th Ave. Suite 100 Denver, CO 80202 Tel: 303.733.1111 Fax: 303.733.1112 Email: info@ridgelinearchitects.com	
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1000 W. 10th Ave. Suite 100 Denver, CO 80202 Tel: 303.733.1111 Fax: 303.733.1112 Email: info@ridgelinearchitects.com	1000 W. 10th Ave. Suite 100 Denver, CO 80202 Tel: 303.733.1111 Fax: 303.733.1112 Email: info@ridgelinearchitects.com





FRONT ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"

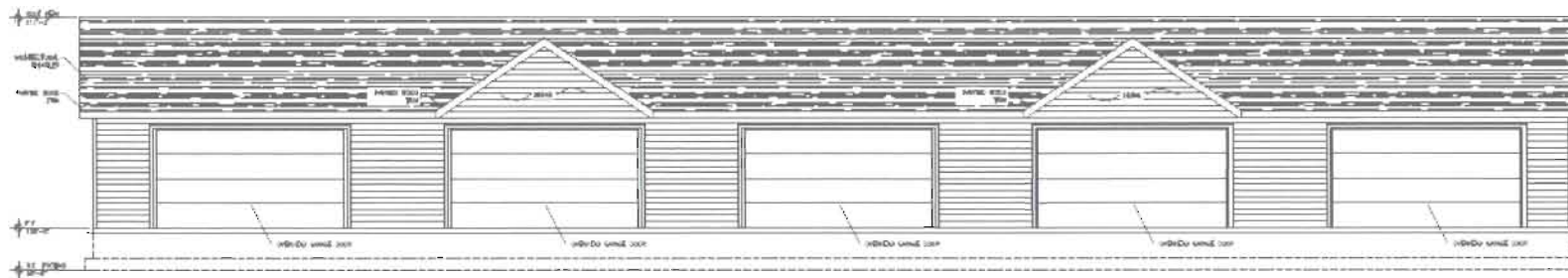
ADGELINE DESIGN ARCHITECTS
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DENVER, CO 80202
TEL: 303.733.1111
WWW.ADGELINEDESIGN.COM

CRITCHFIELD
DESIGN
ARCHITECTS

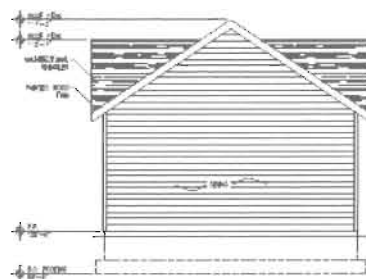
Memoranda
Flats
30 West Alameda Ave
S.C. 27th Flr

DATE
04/20/2011
BY
GAT/DAK/ST
DESCRIPTION
ELEVATIONS

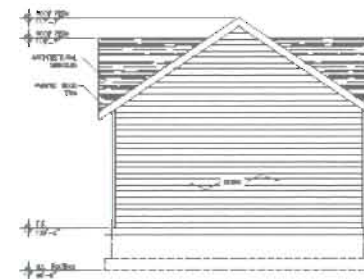
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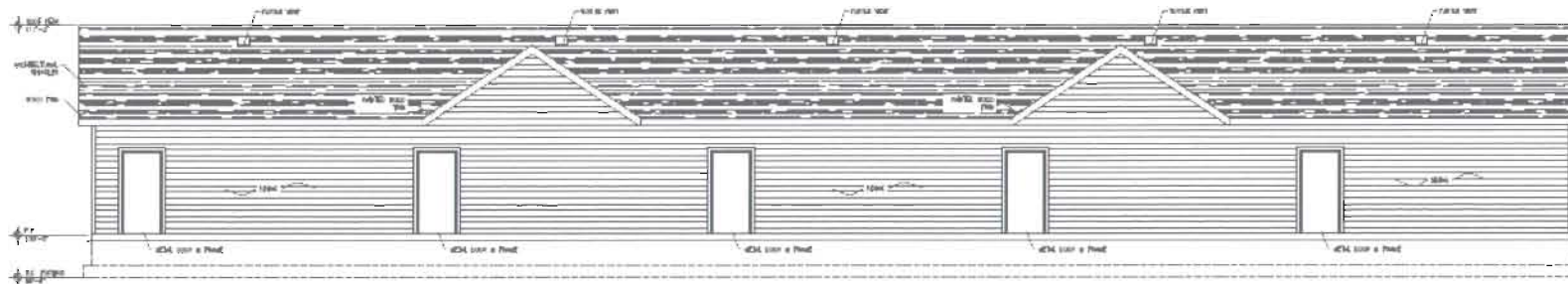
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SIDE ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

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DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.EDGELINEDESIGNARCHITECTS.COM

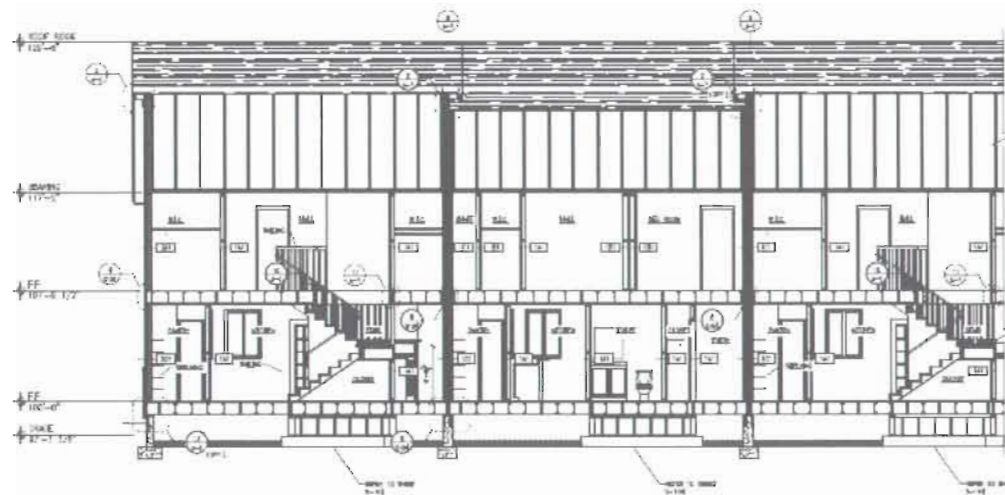


DATE: 01.30.2011

Memphis
FLATE
30' x 40' x 10' (10' x 10' x 10')

10' x 10' x 10' (10' x 10' x 10')

A5



FRONT ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"

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SUITE 1000
DENVER, CO 80202
303.733.1111
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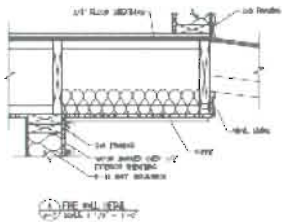
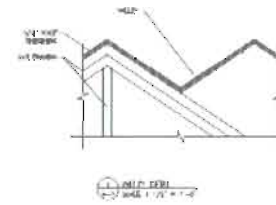
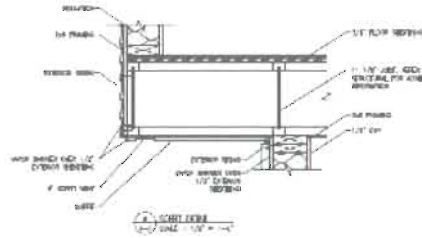
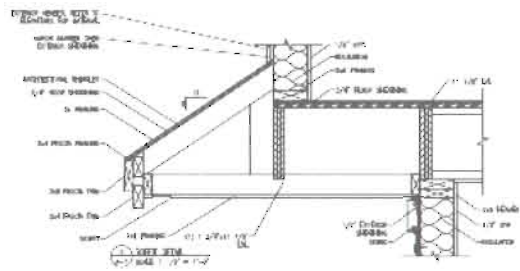
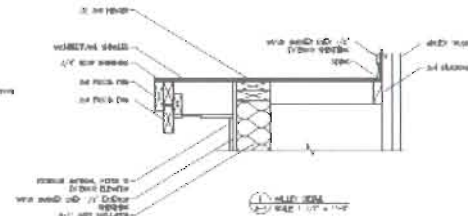
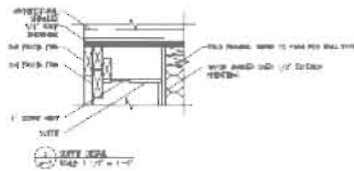
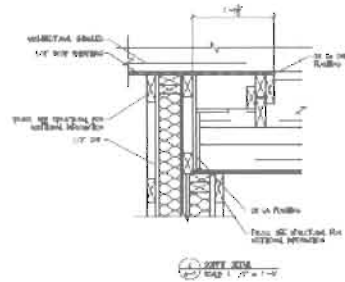
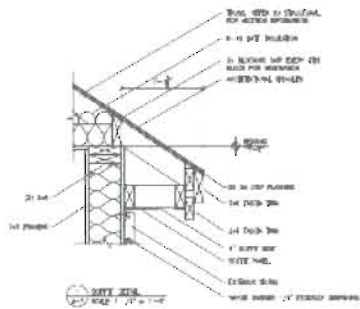


7-10
N. 3rd St.

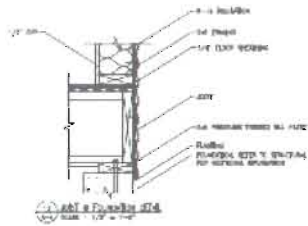
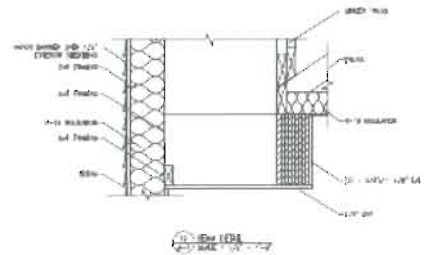
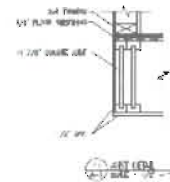
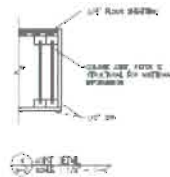
**Merrimac
Flats**
100 East 10th Ave
D.E. 10011

Project Name
10011
Project No.
10011
SECTION

Sheet
A6



NOT
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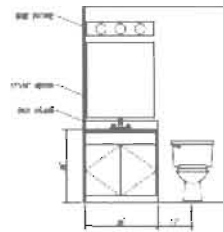


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 Phoenix, AZ 85001
 (602) 441-1111
 www.edgelinearchitects.com

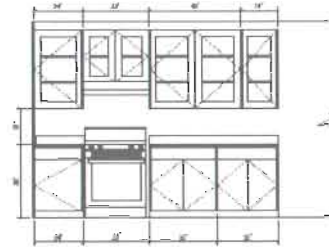
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 Phoenix, AZ 85001
 (602) 441-1111
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Memmac Flats
 1000 S. 10th St., Suite 100
 Phoenix, AZ 85001
 (602) 441-1111
 www.edgelinearchitects.com

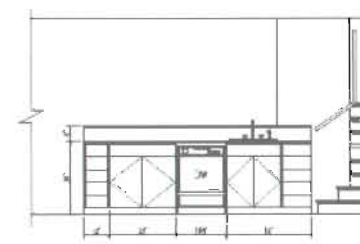
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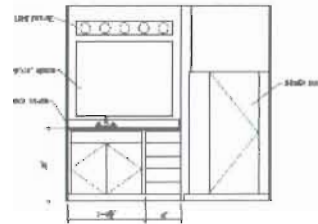
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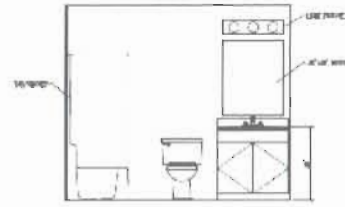
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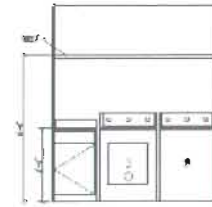
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SECTION ROOM
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SECTION ROOM
Scale 1/4" = 1'-0"



SECTION ROOM
Scale 1/4" = 1'-0"

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SUITE 100 DENVER, CO 80202
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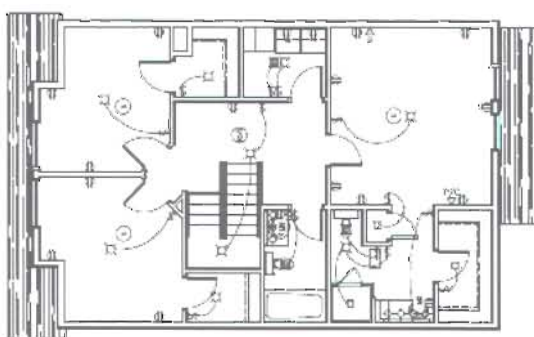
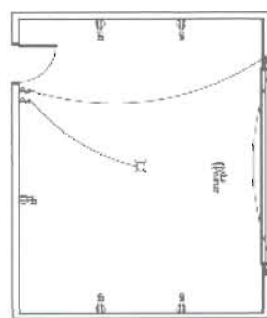
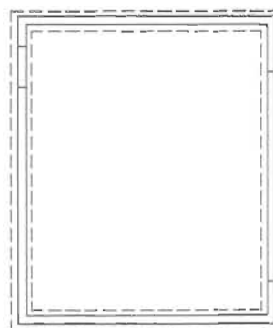
Architects

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Architects



MEMPHIS FLATS
 30 Years Memphis Run
 S.C. 37310
 RIDGELINE DESIGN ARCHITECTS
 10000 N. 10th Ave.
 Suite 100
 Phoenix, AZ 85020
 602.998.1111
 www.ridgeline.com

Attachment B
Department Comments

January 31, 2008

Doug Dansie, Planning

Re: Petition 410-07-45, Conditional use for PUD & subdivision at 1440 S Richards Street. (38 W. Merrimac)

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

The proposed 5 residential units are compatible with the Richard Street and Merrimac local residential class roadways.

There are no changes to the existing transportation corridor public right of ways.

We have reviewed this site for the proposed housing development at our 12/17/2007 DRT review meeting. There were a couple of minor comments to the plans for Alley Access upgrades as needed, park strip trees to be reviewed by Bill Rutherford, street light up grades to be coordinated with Mike Barry, and public way upgrades to remove dead driveways and install new ones as required along with ADA ramps at the intersection etc.

The site plan needs to be revised to provide the minimum back out area for each garage parking space. And drainage needs to be addressed so that the common driveway does not surface drain across the public sidewalk.

The plat also needs to address the easement across each lot for the driveway.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Craig Smith, Engineering
Ted Itchon, Fire
Peggy Garcia, Utilities
Ken Brown, Permits
Larry Butcher, Permits
File

TO: DOUG DANSIE, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JAN. 30, 2008

SUBJECT: **Merrimac Flats PUD Subdivision**
1440 South Richards Street
#410-07-45

Engineering review comments are as follows:

1. This is a project to create 5 new residential unit from four existing lots. All of the required right-of-way exists, and the street is fully improved. Inasmuch as the snow is covering the street, it is not possible to tell if any of the existing curb, gutter and/or sidewalk will need to be replaced, at this time. This determination will be made at a later date, when the condition becomes apparent. Access is available to the units via an alley to the east and a new access-way along the proposed north boundary. A new driveway will be required for access onto Richards Street. The new driveway shall be constructed as per APWA Std. Dwg. #221 or 222, depending on the type of curb, gutter and sidewalk that exists on Richards Street. All of the public way improvements shall be constructed by a licensed contractor via a Permit to Work in the Public Way.
2. The plat is being reviewed, and any required changes will be made known to the applicant's consultant.

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

Fire: The units require a minimum NFPA 13 R fire sprinkler system. The fire department connection shall be within 100 feet of a fire hydrant. No part of the exterior walls shall be within 400 feet of a fire hydrant.

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: February 26, 2009

Project Name: Merrimac Flats

Project Address: 38 West Merrimac Street
1419 South Richards Street

Contact Person: Doug Dansie
Phone Number: (801) 535-6182

Fax Number: (801) 535-6174
E-mail Address:

Zoning District: RMF-35 Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review summarizes the comments from a DRT meeting held on December 17, 2007.

12. Conditional Use Planned Development Petition #410-07-45 approval required.
13. Consolidate two existing lots and create a new 5-lot Townhouse Subdivision Plat:
 - 38 West Merrimac – 15-13-231-014
 - 1419 South Richards – 15-13-231-015
14. Obtain new certified addresses for the five new lots.
15. Lots #2, #3, and #4 do not meet the 3,000 square foot minimum lot area. This must be waived and approved in the Planned Development process.
16. Townhouses do not meet the 20 foot minimum front yard setback. This must be waived and approved in the Planned Development process.
17. Meet all other requirements of the RMF-35 zone, including 60% maximum lot coverage.
18. Provide a Landscape Plan showing front yard, corner side yard and park strip landscaping.
19. Public Utilities approval required.
20. Transportation Division approval required for all parking and traffic-related issues. The detached garages do not meet the minimum 22' – 7" back out distance required.

21. Engineering Division approval required for all public way improvements, including the new driveway approach and alleyway improvements.
Engineering needs to inventory the existing public sidewalks, curbs and gutters to determine replacement of any defective areas.
22. Obtain a demolition permit for the existing residential structure.

Doug,

Public Utilities has reviewed the above mentioned request and offers the following comments that will need to be addressed to gain approval from our Department;

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

This project will be required to install a master meter to serve the condominiums with culinary service. If required by the Fire Department, a new public fire hydrant can be connected to the existing public water main. If the location desired by the Fire Department for a new hydrant is on private property then the new hydrant must be routed through a detector check valve. Any other water services discovered during construction must be killed at the main per Salt Lake City Public Utilities standards. Plans must be submitted showing the routing of the culinary and fire services. The plan must also show all proposed pipe sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meters and hydrants must be located a minimum five-feet outside of any drive approaches.

A new four-inch minimum PVC SDR-35 sewer lateral must be connected to sewer main. Any existing sewer lateral connections must be capped per Public Utilities standards.

If this site is over one acre and has more than 15,000 square feet of impervious area then the following would apply:

The development would be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Detention would need to be provided as needed to meet this flow requirement. Calculations must be approved by Public Utilities showing these conditions have been met. Public Utilities will not be responsible maintaining landscaping improvements within a detention area. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed.

A grading and drainage plan must be submitted for review and approval for this development. Fire Department approval will be required prior to Public Utilities approval.

Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

Doug,

I wanted to let you know that last night I meet with the People's Freeway Community Counsel and discussed the proposed approval of the 5-lot PUD request at 38 West Merrimac Avenue. All the parties present were in favor of the project, there were no noted negative comments.

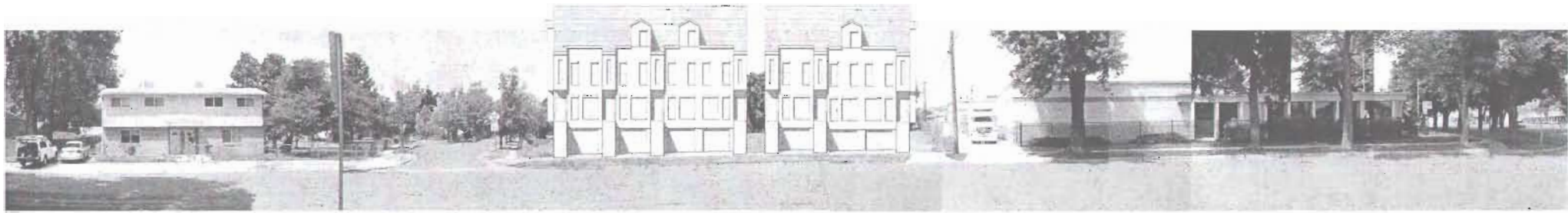
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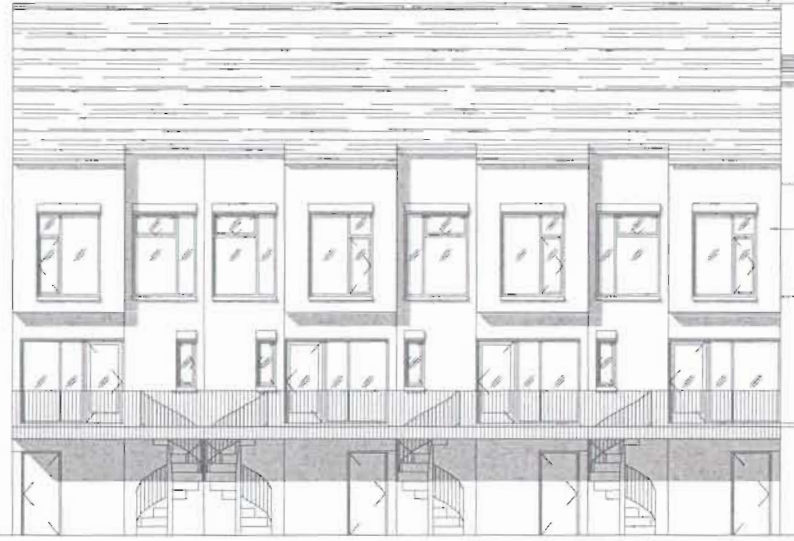
Nathan Anderson
599-0207

Doug

Nathan Anderson did appear before our council and presented this proposal. We did approve it with no objections.

Sincerely
Bill Davis - Chairperson
Peoples Freeway Community Council





- ASPHALT SHINGLE ROOFING
- TO ROOF 144'-1 1/2"
- THIRD FLOOR MEZZANINE 123'-2"
- HARDCOAT STUCCO
- THIRD FLOOR 119'-10"
- SECOND FLOOR 109'-2"
- FIRST FLOOR 100'-0"

NORTH ELEVATION

1/8" = 1'-0"

PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

MERRIMAC TOWNHOUSES

38 WEST MERRIMAC
SALT LAKE CITY, UTAH 84108

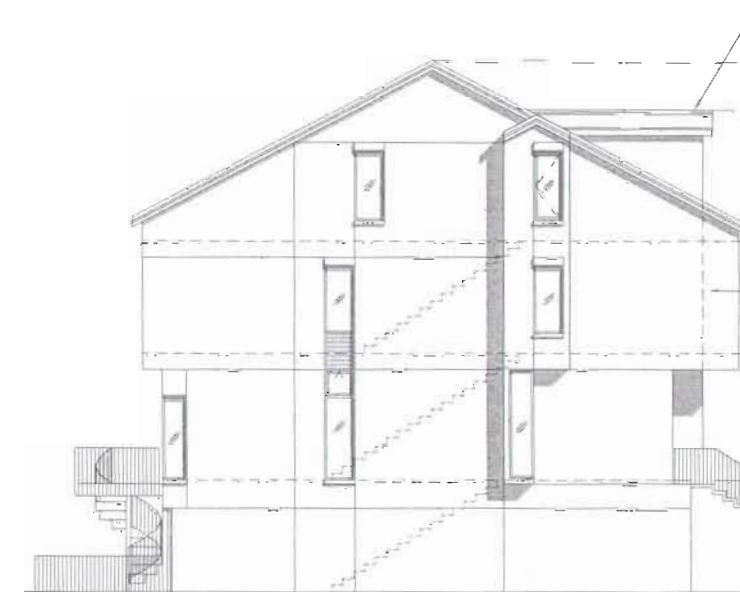
SHEET NO.	DATE	BY	CHECKED BY	DATE
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EXTERIOR ELEVATIONS



- ASPHALT SHINGLE ROOFING
- T.O. ROOF 144'-1 1/2"
- T.O. ROOF @ DORMER 140'-0 1/2"
- THIRD FLOOR MEZZANINE 129'-2"
- HARDBOARD STUCCO
- THIRD FLOOR 119'-10"
- SECOND FLOOR 109'-4"
- FIRST FLOOR 100'-0"

SOUTH ELEVATION
1/8" = 1'-0"



- ASPHALT SHINGLE ROOFING
- T.O. ROOF 144'-1 1/2"
- T.O. ROOF @ DORMER 140'-0 1/2"
- THIRD FLOOR MEZZANINE 129'-2"
- HARDBOARD STUCCO
- THIRD FLOOR 119'-10"
- SECOND FLOOR 109'-4"
- FIRST FLOOR 100'-0"

WEST ELEVATION
1/8" = 1'-0"

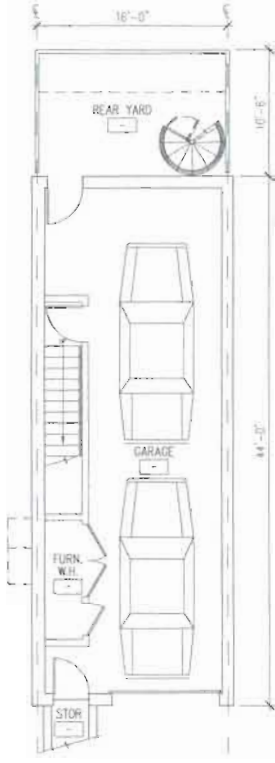
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MERRIMAC TOWNHOUSES

38 WEST MERRIMAC
SALT LAKE CITY, UTAH 84108

DATE	10/1/08
BY	PM
CHECKED BY	PM
DATE	10/1/08
PROJECT NO.	08-0008
CLIENT	MR. & MRS. J. & K. BAYNE
SCALE	1/8" = 1'-0"
NOTES	
1. ALL WORK TO BE IN ACCORDANCE WITH THE 2006 UTAH BUILDING CODE.	
2. ALL MATERIALS TO BE OF QUALITY AND DURABLE.	
3. ALL FINISHES TO BE OF QUALITY AND DURABLE.	
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.	
6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SCOPE.	
7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED LOCATION.	
8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED PERMIT.	
9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ZONING.	
10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED DEED.	
11. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED EASEMENT.	
12. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENCUMBRANCE.	
13. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED INTEREST.	
14. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED RIGHT.	
15. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TITLE.	
16. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED INTEREST.	
17. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED RIGHT.	
18. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TITLE.	
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20. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED RIGHT.	

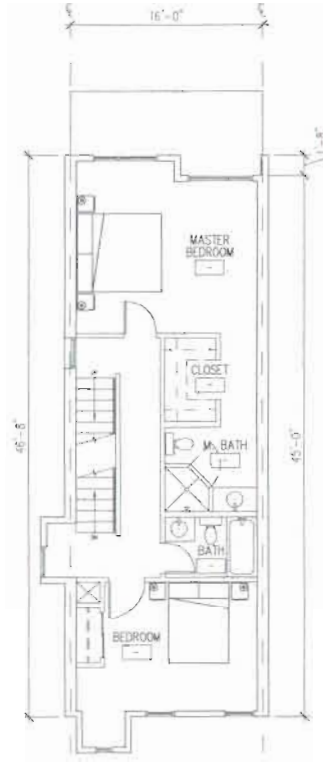
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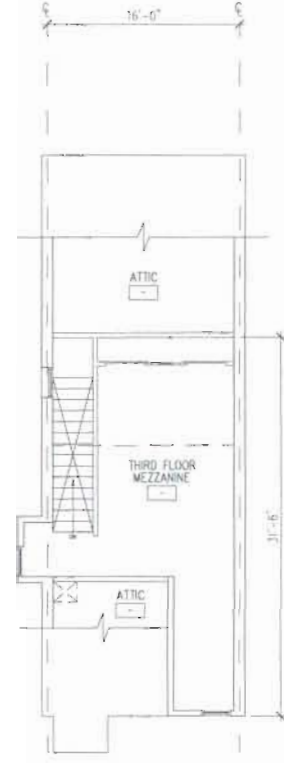
FIRST FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"



THIRD FLOOR PLAN
1/8"=1'-0"



THIRD FLOOR MEZZANINE
1/8"=1'-0"

PRESCOTT MUJR ARCHITECT

171 WEST PIERPONT AVE.

SALT LAKE CITY, UTAH 84101

TEL: 801.521.9111 FAX: 801.521.9158

SHEET NO.
A1.1

DATE
06/11/04

PROJECT NO.
00017

FLOOR PLANS

Dansie, Doug

From: Chris Derbidge [chris@autonomysoftware.com]
Sent: Monday, June 15, 2009 10:28 AM
To: Dansie, Doug
Subject: RE: Merrimac Flats Townhouse Development
Categories: Other

Yes please, but not just as my comments, I would like some answers to my questions, even if the answer is, there is no answer that can address my concerns.

From: Dansie, Doug [mailto:Doug.Dansie@slcgov.com]
Sent: Monday, June 15, 2009 9:51 AM
To: Chris Derbidge
Subject: RE: Merrimac Flats Townhouse Development

Thank you Chris
Do you want me to forward this to the Planning Commission

Doug

From: Chris Derbidge [mailto:chris@autonomysoftware.com]
Sent: Friday, June 12, 2009 4:22 PM
To: Chris Derbidge; Dansie, Doug
Subject: RE: Merrimac Flats Townhouse Development

I forgot to include my contact information, here it is:

Christopher Derbidge
1407 Richards Street
Salt Lake City, UT 84115
(801) 641-3979

From: Chris Derbidge
Sent: Friday, June 12, 2009 4:21 PM
To: 'doug.dansie@slcgov.com'
Subject: Merrimac Flats Townhouse Development

Doug:

You and I talked yesterday about the Merrimac Flats Townhouse Development. I just got off the phone with Nathan Anderson after he returned my call regarding this project. He was defensive, argumentative, and yelling at times. I kept asking him to calm down so that we could discuss my concerns, but he felt that my concerns were not for him to address. I maintained my cool and still plan to, despite his insults. I feel as though I need to state my concerns and have him or the city reasonably address those concerns. I have some recommendations to address those concerns.

Here are my list of concerns

1. Privacy – I live a few lots away North at 1407 Richards Street from the proposed back side of this development. The plans in the pamphlet show a third story balcony which is in a direct line of site of my back yard were my family and I like to take private refuge from time to time. The idea of a third story balcony overlooking my back

yard from seven different residents makes my wife and I feel uncomfortable as we feel it will take away from our current felt privacy while we are back there with our children. Currently we have been trying to save up enough money to build a privacy fence to give it even more privacy, but feel that the third story patio will again take away from that investment.

- Nathan has addressed this concern by stating that the plans in the file are incorrect and not current with his latest drawings. He stated that there will only be a second story deck or patio in his development.

2. Current Plans – If the handout was incorrect and his plans are different, I would like to see the updated plans. I want to ask that a second story deck be the second story of the building and not a second story living area where the bottom garage story is not counted. Nathan also indicated that the 700 North and 300 West structure was not like what he was planning to build. He referred me to the elevation drawings in the handout for a more accurate representation, but then admitted that the plans had changed. The plans do not show what kind of siding or façade will be placed on the building so that we can get an idea of how it will blend into the neighborhood. I would just like to request that we have an up to date plans so that we can see what kind of structure will be built to support his rezoning.
3. Rentals – Nathan said that if I objected to his plan to rezone this lot allowing him to build seven units instead of five units, then he go for the cost effective approach and build the cheapest 5 unit apartment he could and begin to rent the units. I find this concerning, because the other day he represented himself as the good neighbor, and promised that no units built would ever be rented out while he owned the properties. It causes me to feel as though he is not being honest with the council or with the residents about his plans.
4. Building what is being proposed – You and I discussed that the city could bind the developer's petition for rezoning to the exact building plan that he submitted. And, that if that same plan did not begin construction within a year that it would expire and the rezoning would not go into affect. I like this proposal so I asked Nathan if I changed my objection to an approval would he be fine with this restriction. I indicated that I am not completely against what I know about the design. I just want a reassurance that he is not using the rezoning as a way to get out from under the lot in an effort to increase its value and then just resale the lot leaving the design open and allowing him or someone else to put some other much less desirable structure on the lot. He told me that Obama's legislation had caused a poring of money into the economy that may inflate the dollar, this may preventing him from being able to obtain financing and build on this lot right away. And that he would want to be able to keep the new zoning in place so that he could sit on the property for four to five more years and sell it or build on it. He acknowledged that he is upside down on this investment now and is wanting this zoning to change so that he can get out of the woods. Again, if we can tie the rezoning to the final plans, and I am ok with the plans then I am willing to change my objection given my parking concerns are reasonably address by the developer or the city.
5. Parking – Adding seven more units to this lot will push additional traffic and limit parking on Richards street where I live a few doors down. We already have parking problems on the street because most residents do not have a driveway and need to use the street. The ongoing baseball games further exacerbate this problem and parking enforcement has not been able to reasonably stop this from reoccurring. Because, the current plan does not address visitor parking I feel as if the City needs to address this problem if they plan on letting the developer put such a high concentration of units on his lot, without leaving enough space on the adjoining curb to provide extra parking. If the developer or the city was willing to leave the street open to the public, but restrict vehicle parking to only local residents and friends of those who have a Richards Street address then I would be inclined to approve this development. The only way I can think of that would accomplish this is to put an electronic gate on Richards street, but still allow foot traffic through on the sidewalks. This would solve the problem where visitors coming to these seven new homes will park up and down our streets blocking our driveways and preventing our neighbors from being able to maintain their right of way and park in front of their own homes. Here is good example of what has transpired here because of the recently build apartment complex at Merrimac and West Temple: Residents of the apartment complex, and there visitors like to park on both sides of West Temple and up and down Merrimac. On three different occasions as I was turning right on West Temple to head north, I have had to back up from my right hand turn because a Semi truck heading south does not have enough room in his lane and has to drive in the middle of West Temple to avoid hitting the parked cars. Adding additional high concentration of residential units to Merrimac will no doubt create more parking problems and push that problem even more onto Richards street.

Another Concern - Nathan feels that he is only obligated to come in once a year to care for his property and landscaping. I let him know that it will take much more effort than once a year to maintain his lot. This past winter he also ignored the City's snow removal ordinances. The out of control weeds that are growing on his property are creating a bit of a public health concern. I take our family dog on walks using the sidewalk adjacent to his lot regularly. I now have to avoid the sidewalk near his lots because of the enormous build up of foxtails near the sidewalk and blowing around the street during storms. Last fall, our family dog Ripley had a foxtail penetrate his foot and it cause a sever infection. The resulting Veterinarian bill was near \$300 to have him seen and treated.