

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community &
Economic Development

Soleil Cove Subdivision & Planned Development PLNSUB2010-00154 & PLNSUB2010-00301

2178 E 1700 South

Public Hearing: August 11, 2010

Applicant:

Craig Anderson, Sequoia Development

Staff:

Michael Maloy, (801) 535-7118
michael.maloy@slcgov.com

Tax ID:

16-15-179-027

Current Zone:

R-1-7000 Single-Family Residential District

Lot Size:

1.92 ± acres (≈ 83,635 ft²)

Master Plan Designation:

Low Density Residential—Sugar House
Master Plan (published October 2005)

Council District:

District 6 – J.T. Martin

Community Council:

Sugar House Community Council – Philip
Carlson, Chair

Current Use:

Single-Family Residential

Applicable Land Use Regulations:

- Title 20 Subdivisions
- Section 21A.24.060 R-1/7000 Single-Family Residential District
- Chapter 21A.55 Planned Development

Notification:

- Notice mailed July 30, 2010
- Sign posted July 30, 2010
- Posted to Planning Division and Utah State Public Meeting websites July 30, 2010

Attachments:

- A. Preliminary Subdivision Plat
- B. Subdivision Development Plans
- C. Applicant's Narrative
- D. Proposed Architectural Elevations
- E. Article of Improvements from CC&R
- F. Public Comments
- G. Sugarhouse Community Council Comments
- H. Department Comments

Request

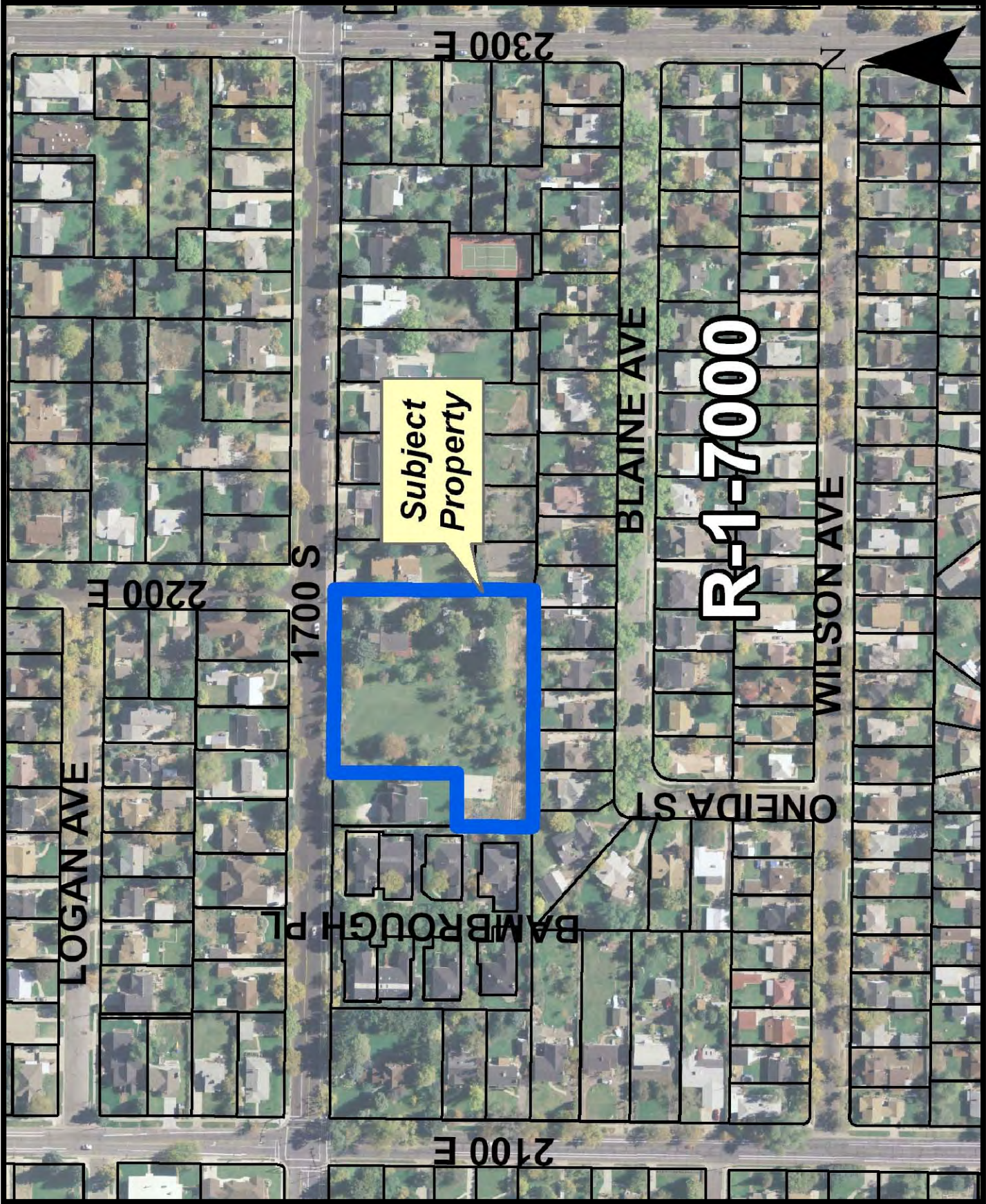
The applicant, Craig Anderson, has requested approval of a preliminary subdivision plat comprised of eight residential lots, one of which is a flag lot that requires planned development approval.

Recommendation

Staff recommends the Planning Commission approve Petition PLNSUB2010-00154 for a preliminary subdivision comprised of eight lots and Petition PLNSUB2010-00301 for a planned development to allow a flag lot and modification of the front yard setback subject to compliance with the following conditions:

1. The proposed development is subject to compliance with all applicable comments and regulations as noted within Attachment H – Department Comments.
2. The proposed development shall provide a solid privacy fence around the entire perimeter of the development prior to construction of the first dwelling unit.
3. To create a more pleasing environment, applicant shall submit a tree preservation plan and a uniform street tree planting to the Planning Director for final approval. Street trees are to be planted on 25 foot centers within the park strip, and should be deciduous with a spreading canopy to create shade while permitting vehicles to drive underneath.
4. Modification of the minimum front setback from 20 feet to 10 feet for primary structures, shall not apply to the proposed flag lot; attached garages must maintain a minimum 20 foot front setback.
5. With exception for providing two access points, the planned development shall comply with Sugarhouse Community Master Plan policies for planned developments.
6. Applicant shall modify subdivision development plans to provide a 24 foot wide access strip, a 16 foot wide driveway, and 4 feet of landscaping on each side of driveway for the flag lot.
7. Applicant shall provide a continuous high back curb, with 6 foot wide park strip, and a five foot wide sidewalk along the entire length of street and cul-de-sac.
8. Applicant shall prepare and submit to the City a final subdivision application and plat.
9. Final subdivision plat shall be recorded within 18 months of preliminary approval.
10. Any future development associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards. Additionally, any future development will be subject to requirements of the zoning ordinance.

Vicinity Map



Background

Project Description

The applicant, Craig Anderson, recently purchased the subject property, which is located at 2178 E 1700 South Street and contains a single-family dwelling on approximately 1.92 acres. The applicant intends to demolish the existing dwelling and subdivide the property into eight (8) single-family lots (see Attachment C – Applicant’s Narrative). The proposed subdivision would be accessible from a new street that extends south approximately 194 feet from 1700 South Street and ends in a cul-de-sac. Following construction, the short street and cul-de-sac would become part of the public right-of-way (see Attachment A – Preliminary Subdivision Plat).

The subject property is zoned R-1/7,000 Single-Family Residential District. City Code 21A.24.200 provides the following summary of “yard and bulk requirements” for the R-1/7,000 District:

District Symbol	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Building Coverage	Required Landscape Yard
R-1/7000	7,000 sq ft	50 ft	28 ft measured to the ridge of the roof	20 ft	20 ft	Corner lots: 6 ft Interior lots: 6 ft on one side and 10 ft on the other	25 ft	40%	Front and corner side yards

Within the proposed subdivision, known as Soleil Cove, Lot 3 is a “flag lot” (see Attachment B – Subdivision Development Plans). City Code 20.08.120 defines a flag lot as “a lot with the buildable area at a distance from a public street, and with a narrow extension or access strip to connect the buildable area to the street.” In addition to the above zoning regulations, the proposed flag lot is subject to the following City Code:

21A.24.010.G. Flag Lots in Residential Districts: Flag lots are a permitted use only as part of a new subdivision in the FP, FR-1, FR-2 and FR-3 districts. *Flag lots in all other residential districts, unless being approved through the planned development process, may be allowed as a conditional use pursuant to chapter 21A.54 of this title, provided the planning commission finds the flag lot proposal to be compatible with the existing pattern of property development of the surrounding area...*(italics added for emphasis).

Upon receipt of Petition PLNSUB2010-00154 for preliminary subdivision approval, staff questioned whether or not the proposed flag lot was “compatible with the existing pattern of property development of the surrounding area.” Based on a review of aerial photography and parcel data, staff determined that the nearest flag lot was located at 1867 E 2100 South, or 0.61 of a mile away from the subject property. Whereas the immediate neighborhood does not have an “existing pattern” of flag lot development, the applicant submitted Petition PLNSUB2010-00301 for a planned development (as per City Code). In addition to the proposed flag lot, the applicant requests approval of the following modifications of City Code (see Attachment C – Applicant’s Narrative):

1. Reduction of the minimum front yard setback from 20 feet to 10 feet for all proposed dwellings, while maintaining the existing 20 foot minimum front yard setback for attached garages.
2. Removal of park strip around the cul-de-sac, and use of “rolled curb” in place of standard “high back” curb.
3. Increase allowable building height from 28 feet to 32 feet.

Section 21A.55.030 of the zoning title grants the Planning Commission authority to modify certain zoning and subdivision regulations when approving a planned development petition:

21A.55.030 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; however, additional building height may not be approved in the FR, R-1, SR, or R-2 zoning districts. In zoning districts other than the FR, R-1, SR, or R-2 districts, the planning commission may approve up to five feet (5') maximum of additional building height in accordance with the provisions of this title if it further achieves one or more of the objectives in section 21A.55.010 of this chapter.

Public Participation

Public Comments

Prior to publication of this report, staff received written comments from eight separate property owners; five are opposed to the development proposal, and three are in support (see Attachment F – Public Comments).

Community Council Comments

The applicant presented the proposed planned development to the Sugarhouse Community Council on May 5, 2010. During the meeting, most comments were supportive of the proposal. Following the meeting, staff received a written summary on the petition from the Sugarhouse Community Council (see Attachment G – Sugarhouse Community Council Comments).

Whereas the subject property is located on the border of the Bonneville Community Council, a separate Open House meeting was held at the City and County Building on August 3, 2010. In addition to the applicant's development team and City staff, approximately 12 people attended the meeting. Most attendees were concerned with potential negative impacts caused by the development. Some attendees requested lowering the maximum height of dwellings to a single-story; others requested a solid privacy fence or masonry wall around the development. Other issues discussed were; construction duration, construction noise, dust, security, on-street parking, snow plowing, property values, and density.

City Department Comments

Comments were solicited from all applicable City Departments and Divisions on June 4, 2010. All respondents recommended approval subject to compliance with City regulations and policies (see Attachment H – Department Comments).

Analysis and Findings

Standards: Ordinance 20.20.070 lists the standards that have to be met for a minor subdivision to be approved. These standards are listed below:

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

Analysis: The proposed infill subdivision is compliant with this standard as it will efficiently utilize and extend existing infrastructure. It will also allow development of property within a residential area that would likely be underutilized.

Finding: Staff finds that the proposed subdivision is in the best interest of the city.

B. All lots comply with all applicable zoning standards.

Analysis: Based upon approval of the associated planned development petition, the proposed lots are compliant with zoning regulations for the R-1/7,000 District.

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

C. All necessary and required dedications are made.

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

Finding: Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

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

Analysis: All plans for required public improvements must be submitted and approved prior to approval of the final plat. As part of the planned development petition, the applicant requests approval to construct a rolled curb instead of a standard high-back curb. Whereas rolled curbing allows vehicles to easily drive upon adjacent park strips and sidewalks, staff does not recommend approval of this particular request.

Finding: Staff finds that provisions for construction of any required public improvement must be included as part of the final plat process; however staff does not recommend approval of rolled curbs within the subdivision.

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

Analysis: The proposed subdivision is subject to numerous applicable laws and regulations. To assess compliance with these regulations, staff forwarded the attached plans to all pertinent City Departments for comment. In addition to the regulations discussed within this staff report, all subdivision improvements will comply with all applicable City Departmental standards.

Finding: Staff finds that the proposed subdivision is compliant or will be made compliant with all applicable laws and regulations.

Within the R-1/7,000 Single-Family Residential District, the following regulation also applies to the proposed subdivision:

21A.24.060.G. Maximum Lot Size: With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed ten thousand five hundred (10,500) square feet. *Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards (italics added for emphasis):*

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

Analysis: All lots within the proposed subdivision meet or exceed the minimum lot size of 7,000 square feet. Proposed lots range in size from 7,052 square feet or 0.162 of an acre (which is Lot 7) to 12,444 square feet or 0.286 of an acre (which is Lot 3). However, only Lot 3, which is the proposed flag lot, exceeds the maximum lot size allowed within the R-1/7,000 District. The average lot size on the existing block face (excluding the subject property) is 0.32 of an acre.

With regard to the configuration and dimensions of Lot 3, the proposed flag lot is somewhat unique to the block face. Lot 3 is 101.16 feet wide and 109.1 feet deep, with a 20 foot wide access strip from the cul-de-sac. While the width of Lot 3 is slightly more than the existing block face, the proposed lot depth is less.

Finding: Whereas the area of Lot 3 is similar to other lots on the existing block face, and the lot configuration and relationship may be approved as part of a planned development, staff finds Lot 3 to be compatible with other lots on the same block face.

City Code 21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section;

Analysis: City Code 21A.55.010 provides the following purpose statement and objectives for planned developments:

A planned development 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. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. *A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations*, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives (italics added for emphasis):

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. Utilization of "green" building techniques in development.

Based on information received from the applicant, the proposed planned development seeks to achieve objectives A, B, and D. With respect to objectives A and D, the applicant submitted Attachment D - Proposed Architectural Elevations and Attachment E – Article of Improvements from CC&R for Planning Commission review and consideration.

With respect to objective B, the applicant intends to preserve the mature vegetation and trees located on the subject property that are outside of the buildable area for each lot. The applicant has also mentioned a desire to relocate (where feasible) select mature trees impacted by the proposed development. Although the applicant has submitted a preliminary survey of the subject property that notes the location of trees, staff has not received a specific tree preservation plan from the applicant.

Finding: Based on comments received from the Sugarhouse Community Council and from an Open House meeting with adjacent residents, the proposal seems to satisfy objectives A and D of the planned development purpose statement—except for the request for additional height which was not justified by the applicant. However, to satisfy objective B, staff recommends the applicant submit a tree preservation plan as a condition of approval. To create a more pleasing environment, staff also recommends that a uniform street tree planting plan be submitted by the applicant. Street trees are to be planted on 25 foot centers within the park strip. Street trees should be deciduous and have a spreading canopy to create shade while permitting vehicles to drive underneath.

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The Sugarhouse Future Land Use Map identifies the property as Low Density Residential (5-10 dwelling units per acre), which is intended “to preserve and protect the dominant, single-family character of...neighborhoods by holding the density between five and ten...dwelling units per acre.” The development proposal has a density rating of 5 units per acre, which is consistent with the Sugarhouse Future Land Use Map.

In addition to the Future Land Use Map, the Sugarhouse Community Master Plan (SCMP) provides the following statement and policies regarding flag lots:

The Sugar House Community contains several areas where lots are narrow and deep that may be suitable for Flag Lot development. An opportunity exists for infill residential units using the Flag Lot subdivision approach. If the residential lot is wide enough and the entire parcel is large enough, a driveway can be built along the side of the existing house to access a new lot and house behind the existing house. This approach of infill housing has been used in Sugar House in limited areas. However, the neighborhood response has generally been very negative.

Concerns have centered on the integration of such “houses behind houses” into well-established neighborhood blocks and how they may adversely affect the overall character of the area. When an interior area of a block is developed for a Flag Lot, the privacy and open space that was originally enjoyed by the neighboring residents is lost. The size, height and style of a new structure also have a significant impact on the neighborhood character. Of particular concern is when new structures are higher than adjoining homes due to existing grades

Balancing these issues are the rights of the property owner who owns a large portion of land that is underutilized; and the fact that the cost of this open space is borne by the one, yet enjoyed by many. Additionally, maintenance of these long deep lots can be problematic for some property owners. For these individuals, the opportunity to subdivide and develop the rear area of the lot for an additional home is viewed as a positive solution.

Policies

- Approve Flag Lots only if it is demonstrated that negative impacts can be minimized or avoided.
- Review Flag Lots under the following guidelines:
 - Preserve the existing privacy of the surrounding properties to the extent possible; and

- Support new structures of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood (SCMP, page 3).

The proposed flag lot does not appear to contain any unusual topography, but staff has received a written request from an abutting property owner, Roger McConkie, that the applicant provide a masonry wall (and a section of black iron fence) around the south and east sides of his property to preserve privacy. Also, the proposed flag will maintain the minimum required setbacks, except for the front yard, which has been requested by the applicant to be reduced from 20 feet to 10 feet. However, based on upon the above statements and policies from the SCMP, comments from adjacent property owners, and *City Code 21A.24.010.G Provisions for Flag Lots*, staff recommends that the proposed setback modification not apply to the flag lot.

The Sugarhouse Community Master Plan also provides the following statement and policies regarding planned developments:

Another common approach to infill housing is the use of Planned Developments. If the applicant desires some flexibility on zoning code standards in exchange for a higher level of design, the Planned Development/ Conditional Use process is a useful alternative. However, the community has expressed concern over the site plan and building design of many of these residential projects. Planned Developments have typically been oriented toward the interior of the development with only one access point so that the homes are isolated from the surrounding neighborhood. Planned Developments have also limited access to nearby schools and churches. Additionally, *features such as sidewalks, street trees, and park strips that are standard for a subdivision development oftentimes are not required*. Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character (italics added for emphasis).

Policies

- Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood.
- Discourage the development of “gated communities.”
- Review all proposed residential planned developments using the following guidelines:
 - Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;
 - Maintain an appropriate setback around the perimeter of the development;
 - *Position houses so that front doors and front yards face the street* (italics added for emphasis);
 - Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open;
 - *Design houses so that the garage doors do not predominate the front façade. Detached garages are preferred with access from an alley wherever possible* (italics added for emphasis);
 - Design streets to be multi-purpose public spaces comfortable for the pedestrian and bicyclist, not just as roads for cars;
 - Provide at least two access points wherever possible in order to connect the street system to the larger street network to maintain an integrated network of streets; and
 - *Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible* (SCMP, page 3, italics added for emphasis).

Based on a review of the planned development petition, the proposal does not appear to achieve each of the SCMP policies for planned development. For example, the proposed development eliminates the park strip and street trees around the cul-de-sac. With regard to architectural design, there are no requirements to position the front door to face the street, or provide options for detached garages which is common within the surrounding neighborhood. With exception to providing two access points, staff recommends the planned development comply with the SCMP policies stated above.

With regard to planned developments being permitted within the R-1/7,000 District, Table 21A.55.060 of City Code states that a planned development must have a minimum area of 14,000 square feet—as stated previously the subject property contains approximately 1.92 acres or 83,635 square feet, which exceeds the minimum area requirement.

Finding: The proposed use is consistent with the Sugarhouse Future Land Use Map and is allowed within the R-1/7,000 District; however it does not achieve all of the applicable SHCMP policy statements.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The proposed planned development is for 8 single-family dwellings, surrounded by residential development. Based upon a review of applicable Sugarhouse Community Master Plan policies and R-

1/7,000 zoning district regulations, the proposal is reasonably compatible (or can be made compatible) with existing development adjacent to the site.

With regard to appropriate buffering, the applicant intends to maintain as much of the mature vegetation as possible, some of which is along current property lines or fences. However, based upon concerns expressed by adjacent property owners, the applicant's proposal does not seem to adequately satisfy this issue. Unless otherwise negotiated to the satisfaction of the Planning Commission, staff recommends the applicant provide a solid privacy fence surrounding the perimeter of the subject property prior to construction of the first new dwelling.

With regard to engineering issues enumerated above, the Transportation Division, City Engineer, and Public Utilities have reviewed the petition and recommended approval subject to compliance with City Code and applicable policies.

Finding: With respect to vehicle access, vehicle circulation, parking area, and utility services, staff finds the proposed planned development compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. Furthermore, the proposed use is permitted within the R-1/7,000 District. However, staff finds the proposal does not adequately address buffering to protect adjacent land uses from noise, visual impacts and other unusual disturbances resulting from the proposed planned development.

- D. Landscaping:** Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: As stated previously, the applicant intends to maintain existing mature vegetation where feasible; however staff has not received a specific landscape preservation plan.

Finding: Proposal does not sufficiently comply with this standard. Staff recommends the applicant submit a landscape preservation plan to the Planning Director for final review and approval.

- E. Preservation:** The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: As stated previously, the proposed planned development includes demolition of an existing single-family dwelling, which was originally permitted for construction on June 15, 1931. Although the property is well-known within the neighborhood, and has served as a community gathering place for holidays and other events, the existing building is not considered as historically or architecturally significant. With regard to environmental features, the property contains mature vegetation, which the applicant intends to preserve where feasible.

Finding: The proposed planned development will not impact any historically or architecturally significant structure.

- F. Compliance with Other Applicable Regulations:** The proposed planned development shall comply with any other applicable code or ordinance requirement.

Analysis: As stated previously, the subject property is located within the R-1/7,000 District and contains a flag lot. As such, the proposed development is subject to compliance with additional regulations listed within this staff report.

Finding: Based upon a review of other applicable codes, staff does not find the petition wholly compliant with applicable regulations (as noted within this staff report). However, staff finds the proposed planned development may be reasonably modified to comply with applicable regulations.

21A.24.010.G. (General Provisions of) Flag Lots in Residential Districts: Flag lots are a permitted use only as part of a new subdivision in the FP, FR-1, FR-2 and FR-3 districts. Flag lots in all other residential districts, unless being approved through the planned development process, may be allowed as a conditional use pursuant to chapter 21A.55 of this title, provided that the planning commission finds the flag lot proposal to be compatible with the existing pattern of property development of the surrounding area. The planning commission shall also make findings on the standards listed in subsections G1 through G14 of this section:

1. In residential districts other than new subdivisions in the FP, FR-1, FR-2, FR-3 districts, flag lots shall be approved only when one flag lot is proposed at the rear of an existing lot, unless being approved through the planned development process;

Analysis: A portion of the proposed flag lot is located behind an existing lot located at 2158 E 1700 South Street, which is owned by Roger McConkie. However, because the proposed flag lot is not wholly contained behind the “rear of an existing lot,” and a pattern of flag lot development does not exist within the surrounding area, the applicant submitted petition PLNSUB2010-00301 for a planned development (which is *not* a conditional use).

Finding: The proposed flag lot is part of petition PLNSUB2010-00301 for a proposed planned development known as Soleil Cove.

2. Flag lots shall be used exclusively to provide lots for single-family residential dwellings;

Analysis: The proposed flag lot is for a single-family residential development.

Finding: The proposed flag lot shall be used exclusively for a single-family residential dwelling.

3. All lot and yard requirements applicable to flag lots shall apply to the main body of the flag lot. For flag lots, the front yard shall begin at the point where the access strip joins the main body of the lot;

Analysis: The applicant is proposing to reduce the front yard setback as part of a planned development petition PLNSUB2010-00301 (see page three). However, staff recommends that the planned development setback modification not apply to the proposed flag lot.

Finding: Staff recommends that Lot 3 of the preliminary Soleil Cove subdivision comply with all lot and yard requirements applicable to flag lots.

4. Except for the special provisions contained in this subsection G, the creation of a flag lot shall not result in a violation of required lot area, lot width, yards or other applicable provisions of this title;

Analysis: The proposed flag lot is compliant, or can be made compliant, with all applicable provisions of the zoning title.

Finding: Except for the special provisions contained in this subsection G, the proposed flag lot will not result in a violation of required lot area, lot width, yards or other applicable provisions of the zoning title.

5. Flag lots shall have a minimum lot depth of one hundred feet (100') measured from the point where the access strip joins the main body of the lot;

Analysis: The proposed flag lot has a lot depth of 101.16 feet.

Finding: The proposed flag lot exceeds the minimum depth of 100 feet when measured from the point where the access strip joins the main body of the lot.

6. The flag lot access strip shall have minimum of twenty four feet (24') of frontage on a public street. No portion of the flag lot access strip shall measure less than twenty four feet (24') in width between the street right of way line and main body of the lot. A minimum sixteen foot (16') wide hard surfaced driveway shall be provided along the entire length of the access strip. A four foot (4') minimum landscape yard shall be provided on each side of the driveway. (See illustration in chapter 21A.62 of this title.);

Analysis: The flag lot access strip is 20 feet wide, which is not in compliance with City Code. Furthermore, the proposed subdivision development plans do not indicate the width of the driveway to the body of the flag lot or required landscaping. Applicant should modify proposal to comply City Code.

Finding: Flag lot access strip does not comply with City Code.

7. Flag lots, including the access strip, shall be held in fee simple ownership;

Analysis: Fee simple ownership means the property owner is entitled to full enjoyment of the property, limited only by zoning laws, deed or subdivision restrictions or covenants. Based on information received from the applicant, the proposed flag lot and access strip are described as one lot, and will be held in fee simple ownership.

Finding: The proposed flag lot, including the access strip, shall be held in fee simple ownership.

8. The minimum lot area of a flag lot shall not be less than 1.5 times the minimum lot area of the applicable district. The lot area calculation excludes the lot access strip;

Analysis: The minimum lot area of a flag lot, excluding the lot access strip, within the R-1/7,000 District is 10,500 square feet. The area of the proposed flag lot, excluding the lot access strip, is approximately 11,036 square feet.

Finding: The area of the proposed flag lot, excluding the lot access strip, is more than 1.5 times the minimum lot area of the applicable district.

9. The minimum required side yard for a single-story building on a flag lot is ten feet (10'). If any portion of the structure exceeds one story in height, all side yard setbacks shall meet the required rear yard setback of the underlying zoning district. The planning commission may increase the side or rear yard setback where there is a topographic change between lots;

Analysis: Based on information received from the applicant, and from field observations, the subject property does not currently have a noticeable or unusual topographic change between lots. However, preliminary development plans indicate that the existing grade falls approximately 12 feet from the northeast corner of the proposed subdivision on Lot 8 adjacent to 1700 South, to the southwest corner of Lot 3. Based on concerns from adjacent residents about ground water and potential flooding, it is reasonable to assume that a grade change (to address drainage) in excess of 2 feet may occur within the

development, which could impact this standard if the grade change between the proposed flag lot and existing properties were significant.

Finding: Development of the proposed flag lot shall be subject to the additional setback provisions of this standard. If a grade change of more than 2 feet occurs on the flag lot, the Planning Commission may increase the side or rear yard setback of the lot.

10. Both the flag lot and any remnant property resulting from the creation of a flag lot (including existing buildings and structures) shall meet the minimum lot area, width, frontage, setback, parking and all other applicable zoning requirements of the underlying zoning district;

Analysis: Whereas the flag lot is part of a minor subdivision, the development will not create a remnant property. Unless modified by approval of a planned development petition, all lots within the subdivision will comply with all applicable zoning requirements of the underlying zoning district.

Finding: The proposed flag lot and subdivision shall meet the minimum lot area, width, frontage, setback, parking and all other applicable zoning requirements of the underlying zoning district.

11. Any garage, whether attached to or detached from the main building, shall be located in the buildable area of the lot;

Analysis: Although the development proposal does not specifically address this issue, staff is confident the applicant will comply with this standard.

Finding: Applicant shall locate any garage, whether attached to or detached from the main building, within the buildable area of the lot.

12. Accessory buildings other than garages may be located in the rear yard area, however, planning commission approval is required for any accessory building that requires a building permit;

Analysis: A building permit for an accessory structure is required for any building over 120 square feet. Although no accessory structure for Lot 3 has been proposed at this time, staff is confident the applicant will comply with this standard.

Finding: Accessory buildings other than garages may be located in the rear yard area; however, planning commission approval shall be required for any accessory building that requires a building permit.

13. A four foot (4') wide landscaped strip is required along both side property lines from the front to rear lot lines;

Analysis: Although the development proposal does not specifically address this issue, staff is confident the applicant will comply with this standard. If preferable, the Planning Commission could require the applicant to include a "no build area" notation (consistent with this standard) on the final subdivision plat.

Finding: A four foot wide landscaped strip will be provided along both side property lines from the front to rear lot lines.

14. Reflective house numbers shall be posted at the front of the access strip;

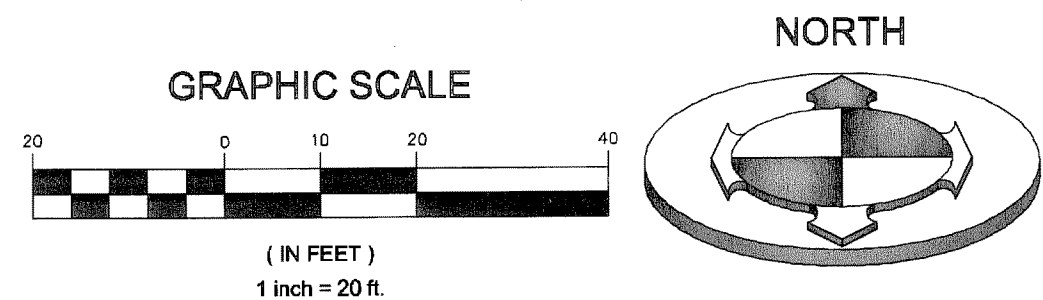
Analysis: Although the development proposal does not specifically address this issue, staff is confident the applicant will comply with this standard.

Finding: Reflective house numbers shall be posted at the front of the access strip.

Attachment A
Preliminary Subdivision Plat

SOLEIL COVE
(A PLANNED DEVELOPMENT)

LOCATED IN THE BLOCK 6, 5 ACRE PLAT C, BIG FIELD SURVEY
NW 1/4 OF SECTION 15, T1S, R1E, SLB&M
"PRELIMINARY PLAT"



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

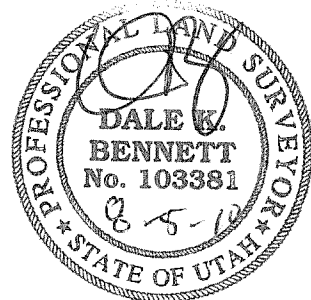
SOLEIL COVE
(A PLANNED DEVELOPMENT)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

COMMENCING 1.1 FEET WEST FROM THE NORTHEAST CORNER OF LOT 11, BLOCK 6, 5 ACRE PLAT C, BIG FIELD SURVEY, THENCE SOUTH 00°09'39" WEST 201.54 FEET; THENCE SOUTH 89°52'00" EAST 1.10 FEET; THENCE SOUTH 00°09'39" WEST 87.10 FEET TO THE NORTH BOUNDARY LINE OF THE ORCHARD HEIGHTS SUBDIVISION PLAT A; THENCE NORTH 89°52'00" WEST ALONG SAID SUBDIVISION BOUNDARY LINE 340.60 FEET; THENCE NORTH 00°09'39" EAST 110.64 FEET; THENCE SOUTH 89°52'00" EAST 75.86 FEET; THENCE NORTH 00°09'39" EAST 178.00 FEET; THENCE SOUTH 89°52'00" EAST 263.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.942 ACRES
CONTAINS 8 LOTS



VICINITY MAP

N.T.S.

LEGEND

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- S.L.C. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP OR AS NOTED ON PLAT) STAMPED BENCHMARK ENG.*
- LIGHT POLE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- P.U.E. AND D.E.
- PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT

DEVELOPER/OWNER:
SEQUOIA DEVELOPMENT
ADDRESS: 9055 S 1300 E
SANDY, UTAH 84094
TELEPHONE: (801) 944-4469

ACCURACY STATEMENT
THIS SURVEY WAS DONE BY BENCHMARK ENGINEERING AND LAND SURVEYING LLC IN THE WINTER OF 2007 WITH A SURVEY TOLERANCE OF 1 IN 15 THOUSANDTHS OF A FOOT.

BOARD OF HEALTH

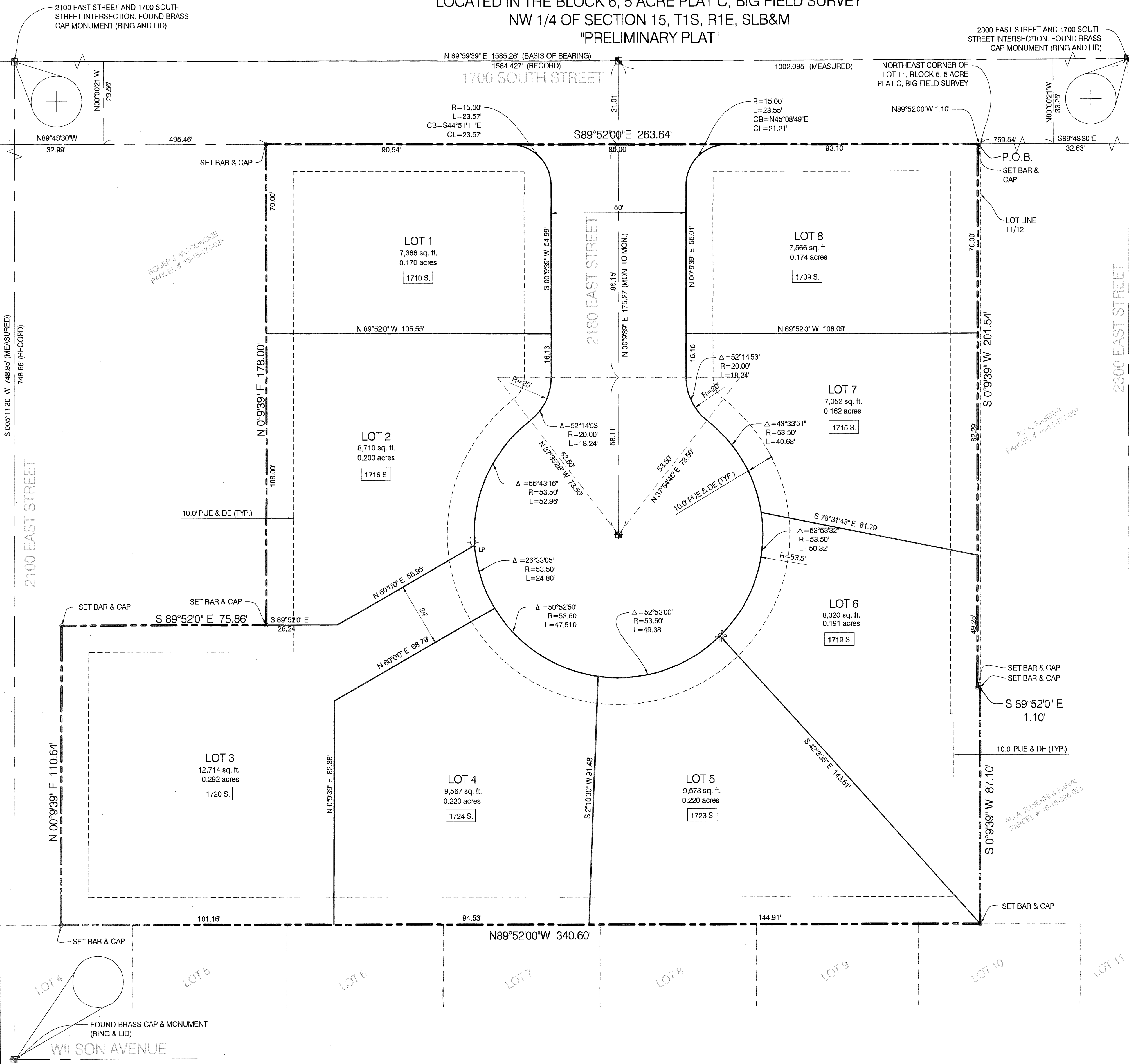
APPROVED THIS _____ DAY
OF _____ A.D., 20__

DIRECTOR S.L.CO. BOARD OF HEALTH

SOLEIL COVE
(A PLANNED DEVELOPMENT)

LOCATED IN THE BLOCK 6, 5 ACRE PLAT C, BIG FIELD SURVEY
NW 1/4 OF SECTION 15, T1S, R1E, SLB&M

SHEET 1 OF 1



NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SLC BUILDING OFFICIAL

APPROVED THIS _____ DAY OF _____ A.D., 20__, BY THE SALT LAKE CITY BUILDING OFFICIAL.

DATE _____

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D., 20__, BY THE SALT LAKE CITY PLANNING COMMISSION.

DATE _____

CITY DEPT. PUBLIC UTILITIES

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20__

DATE _____

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

CITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20__

SALT LAKE CITY ATTORNEY _____

CITY APPROVAL

PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SALT LAKE CITY RECORDER _____ SALT LAKE CITY MAYOR _____

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

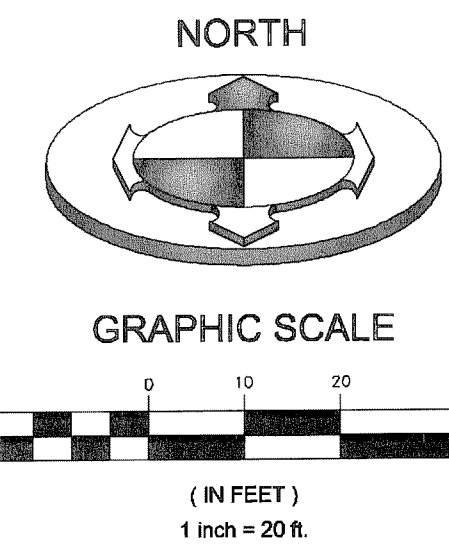
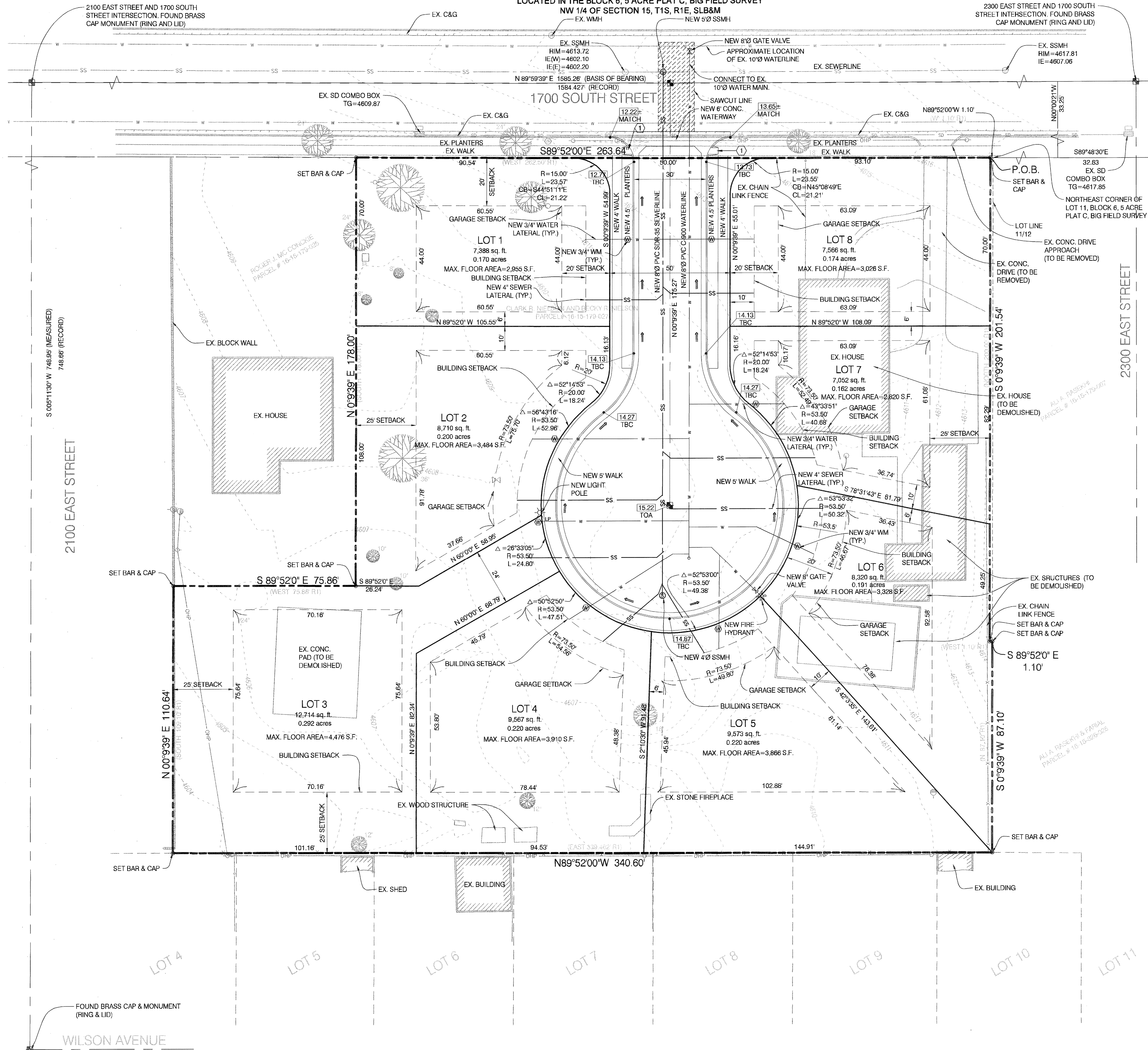
FEE \$ _____

CHIEF DEPUTY _____ SALT LAKE COUNTY RECORDER _____

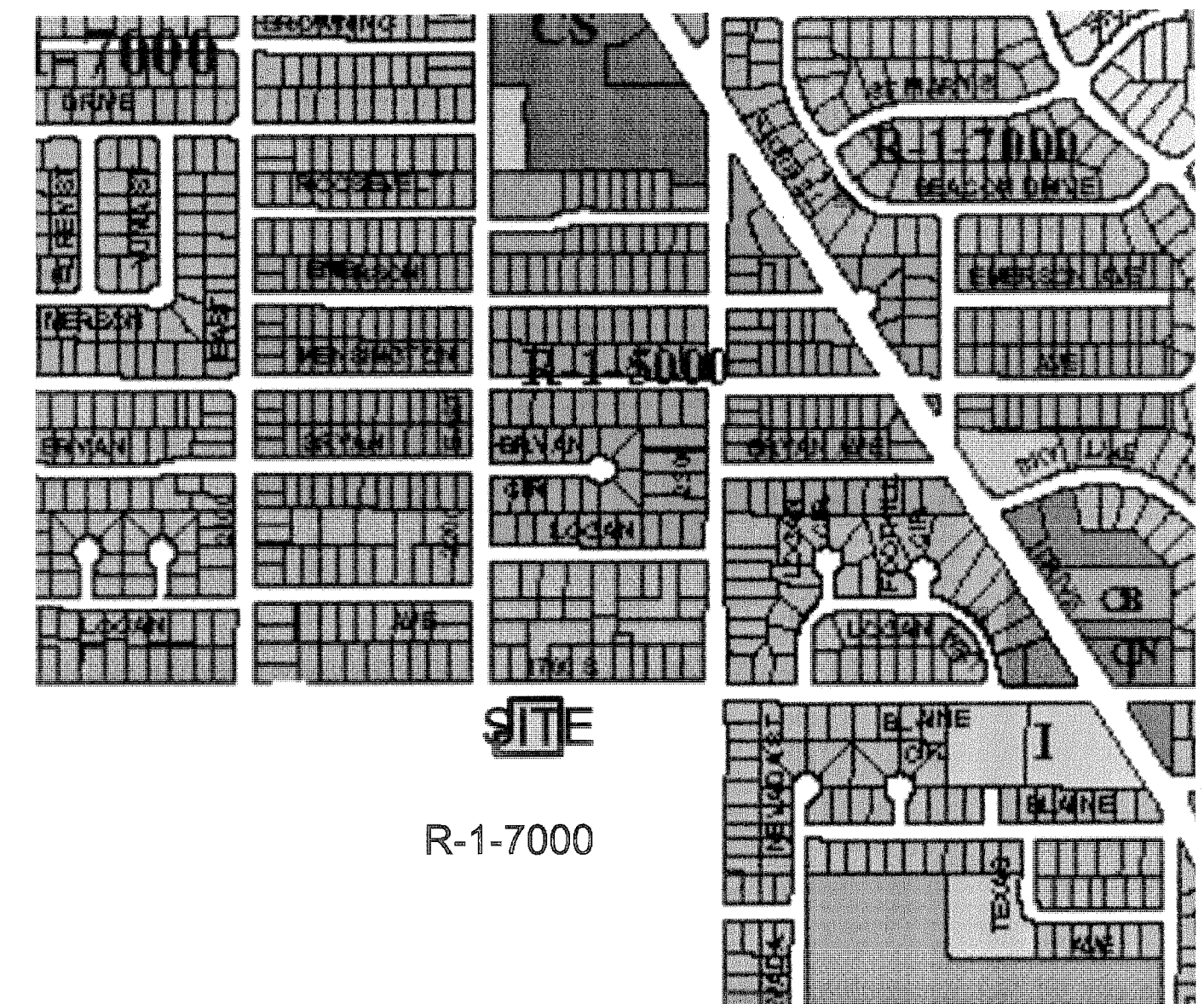
NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

SOLEIL COVE (A PLANNED DEVELOPMENT)

LOCATED IN THE BLOCK 6, 5 ACRE PLAT C, BIG FIELD SURVEY
NW 1/4 OF SECTION 15, T1S, R1E, SLB&M



ZONING: R-1-7000 - SINGLE FAMILY RESIDENTIAL DISTRICT



ZONING MAP
1"=500'

LEGEND:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
		TELEPHONE MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
		WATER MANHOLE
		WATER VALVE & WATER METER
		FIRE HYDRANT

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ADA RAMP WITH DETECTABLE WARNING SURFACE	1/CDT.01

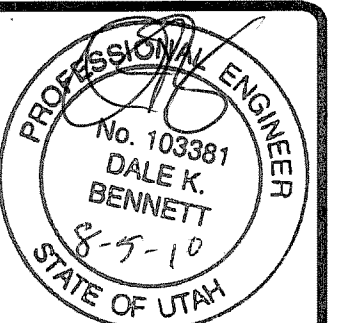
DEED DESCRIPTION
COMMENCING 1.1 FEET WEST FROM THE NORTHEAST CORNER OF LOT 11, BLOCK 6, 5 ACRE PLAT C, BIG FIELD SURVEY, THENCE WEST 262.5 FEET; THENCE SOUTH 178 FEET; THENCE WEST 75.862 FEET; THENCE SOUTH 109.1 FEET TO THE NORTH BOUNDARY LINE OF THE ORCHARD HEIGHTS SUBDIVISION PLAT A; THENCE EAST ALONG SAID SUBDIVISION BOUNDARY LINE 339.462 FEET; THENCE NORTH 87.1 FEET; THENCE WEST 1.1 FEET; THENCE NORTH 200 FEET, TO THE POINT OF BEGINNING. (16-15-179-027)

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

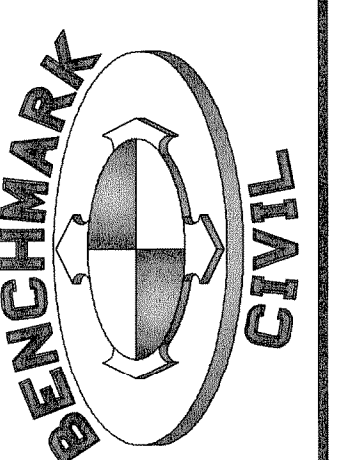
1-800-962-4111
www.bluestakes.org

DATE	DESCRIPTION
05/13/10	UPDATE ROAD ENTRY PER COMMENTS
05/13/10	UPDATE UTILITY PER COMMENTS
05/13/10	UPDATE UTILITY PER COMMENTS



**BENCHMARK
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9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
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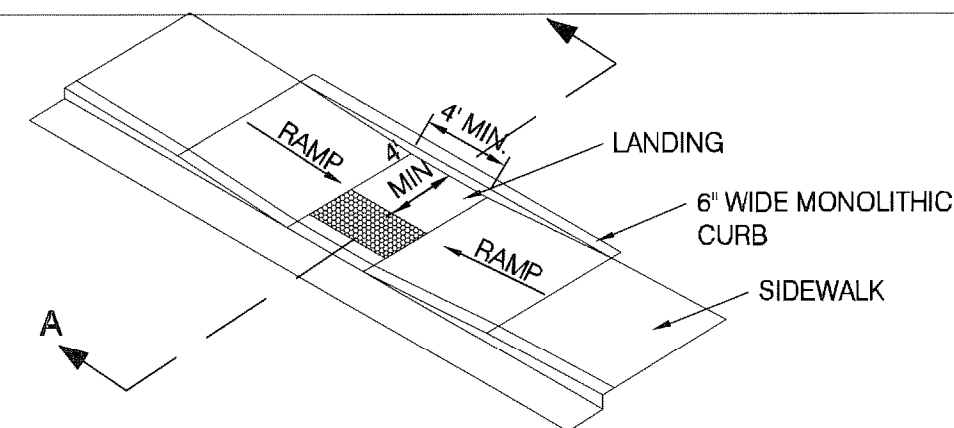
**SOLEIL COVE (A PLANNED DEVELOPMENT)
SEQUIA DEVELOPMENT**

2178 EAST 1700 SOUTH
SALT LAKE CITY, UTAH

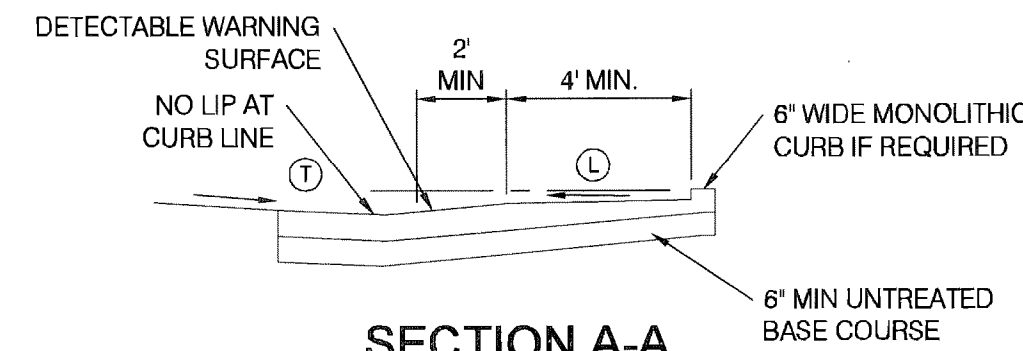
PROJECT NO. 1001009

**PRELIMINARY
PLAT**

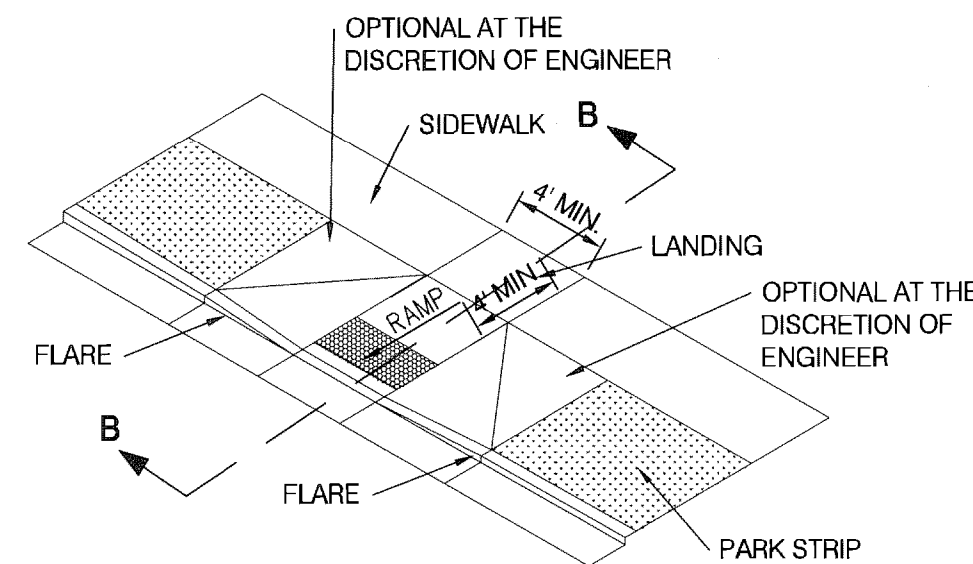
1 OF 3



**PARALLEL
PEDESTRIAN RAMP**

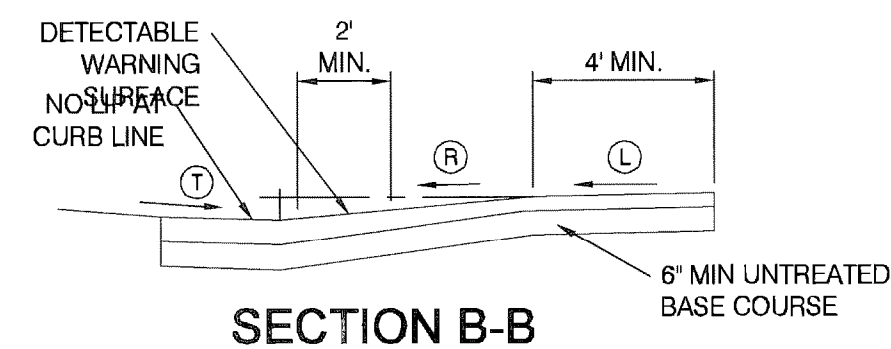


SECTION A-A

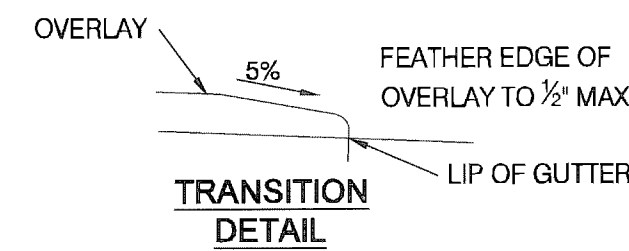


**PERPENDICULAR
PEDESTRIAN RAMP**

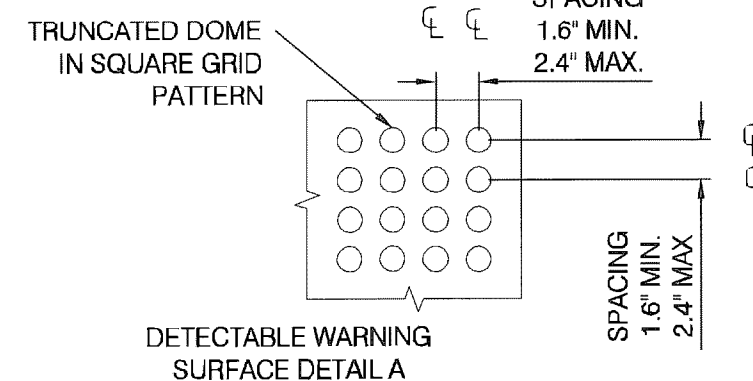
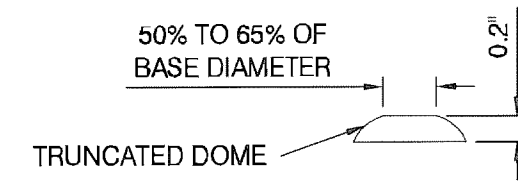
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



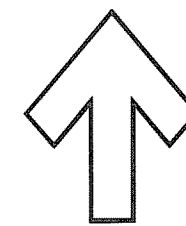
SECTION B-B



**TRANSITION
DETAIL**

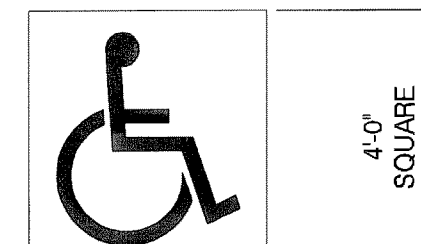


THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD



**DIRECTION OF TRAVEL
OR APPROACH**

THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD



**INTERNATIONAL SYMBOL
OF ACCESSIBILITY**

THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD

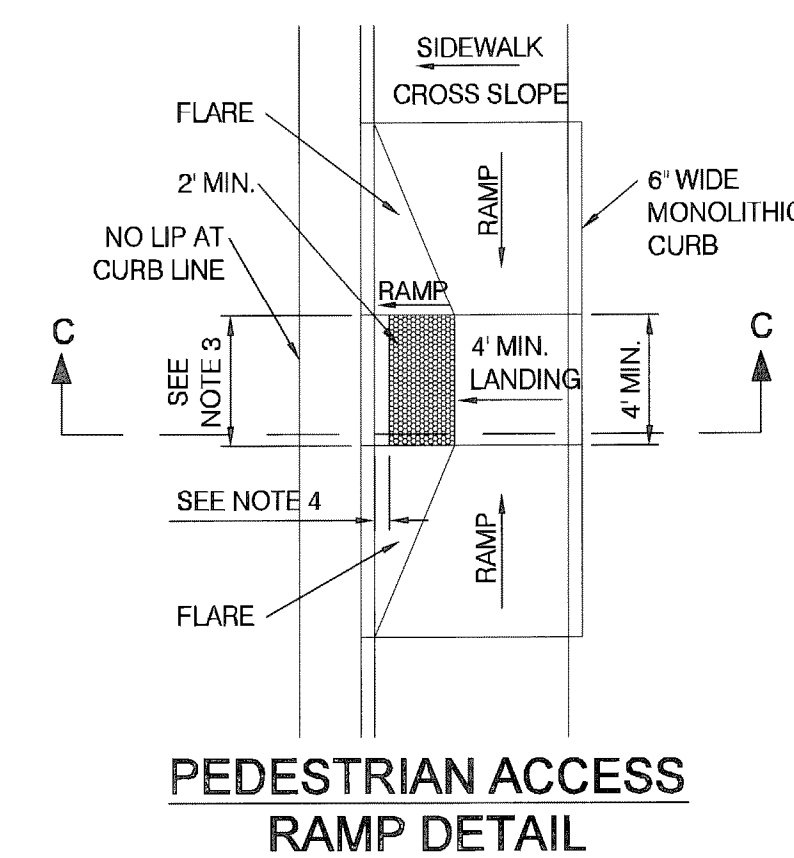
STRIPING SYMBOLS

SCALE: N.T.S.

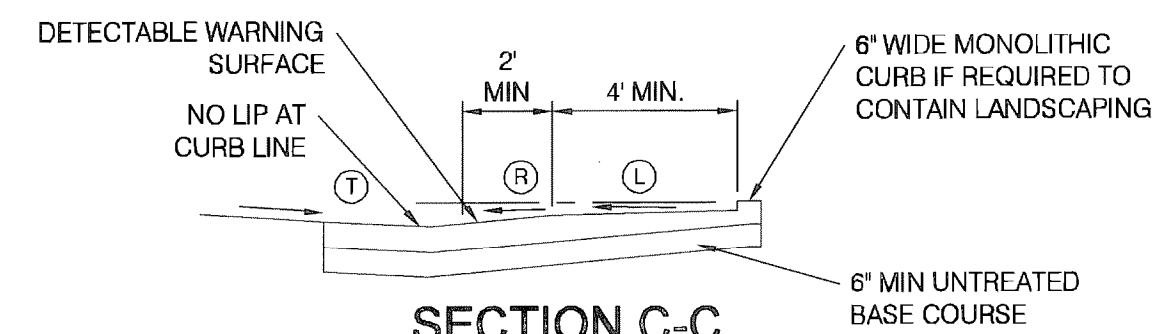
STANDARD ACCESS RAMP

SCALE: N.T.S.

1



**PEDESTRIAN ACCESS
RAMP DETAIL**



SECTION C-C

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (A) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

REFLECTORIZED SIGN PANEL MIN. OF 16 GA. GALV. STL. W/PORCELAIN ENAMEL FIN. WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #15090 FED. STANDARD 595a. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN W/ LETTERING NO LESS THAN 1" HI. BOLTED TO GALV. STL. TUBE

2" X 2" GALV. STEEL TUBE
CONTRACTOR HAS THE OPTION TO USE A PRE-SET SLEEVE AND FILL SOLID W/ GROUT

FINISH SURFACE

DASHED LINE SHOWS CONC. WALKWAY AND CONC. CURB WHERE OCCURS

CONC. FOOTING

ADA SIGN POST DETAIL

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5 2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

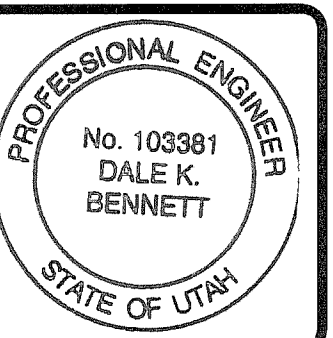
EXCEPTION:

(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

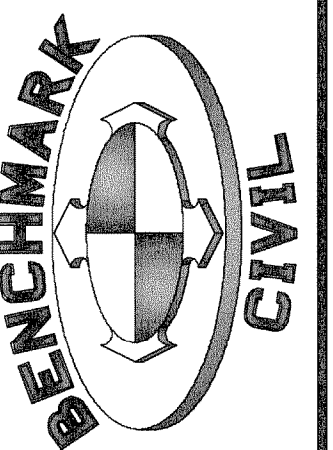
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

NO.	DATE	DESCRIPTION
1	02/10	UPDATE ROADWAY PER COMMENTS
2	7/8/10	UPDATE UTILITIES PER COMMENTS
3	05/13/10	SURVEY
4	05/13/10	DATE
5	1001009pre	PROJECT NO.
6	0.5	SCALE



**BENCHMARK
ENGINEERING &
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SANDY, UTAH 84070 (801) 542-7192
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**SOLEIL COVE (A PLANNED DEVELOPMENT)
SEQUOIA DEVELOPMENT**
2178 EAST 1700 SOUTH
SALT LAKE CITY, UTAH

PROJECT NO. 1001009

**DETAILS
AND
NOTES**

CDT.01
3 OF 3



Sequoia Development, Inc.

9055 South 1300 East, Suite 104
Sandy, Utah 84094
(801) 944-4469 Fax (801) 944-4947
www.sequoiadevelopment.com

March 21, 2010

Mayor Ralph Becker
Salt Lake City Community Development
451 so. State Street
Salt Lake City, UT 84114

Dear Mr. Becker,

This letter is to request the Subdivision Amendment for the property located at 2178 East 1700 South Salt Lake City, UT. The tax ID #'s for the parcel is #16-15-179-027. It is currently an open 1.92 acre lot with a single residence. We have figured a public single family Cul-De-Sac to access the proposed lots. We propose to divide this into 8 single family residences.

Please feel free to contact me if you have any further questions.

Sincerely,

Craig Anderson
Sequoia Development



Sequoia Development, Inc.

9055 South 1300 East, Suite 104
Sandy, Utah 84094
(801) 944-4469 Fax (801) 944-4947
www.sequoiadevelopment.com

May 18, 2010

Mr. Michael Maloy
SLC Planning
451 So. State Street
Salt Lake City, UT 84114

Dear Mr. Maloy:

In accordance with your instructions we are submitting Solei Cove (formally applied as Nielsen Gardens) to you as a Planned Development. My understanding is that this application will satisfy the conditions for the flag lot. We have carefully reviewed the requirements and believe that they are all attached and listed on the plat map. I am grateful that you attended the Sugar House Community Council meeting on May 5, 2010, where we presented our project plan. I am happy as I am sure you were that the project was warmly received by the community.

Attached you should find the following documents:

1. Planned Development Application
2. Check #5970 for the application fee in the amount of \$885.96
3. Ten (10) copies of the proposed plat

The Sidwell map was contained in our original subdivision application which you should have in your possession. In addition to the above items I would like to make note of the following:

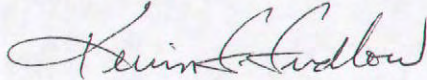
1. Since each of the homes in this project will be custom designed and built, I have attached an elevation of a typical type of home we will be building to give the planning staff a flavor of the development style.
2. All homes in the project are single family residences.
3. The plat delineates the lot sizes and buildable areas as per code requirements.
4. All homes will be accessed through a public street.
5. All homes will be landscaped with trees, shrubs, planting areas and grass. Each home will have a separate sprinkling system.
6. There is a park strip at the entrance to the project off of 1700 South. There is a four foot (4') sidewalk all around the cul-d-sac.

Mr. Michael Maloy
SLC Planning
May 18, 2010
Page 2

7. I would ask that the minimum height of the structures in Solei Cove be raised from 28 feet to 33 feet, so that the homes will be similar to existing adjacent homes and other homes located between 2100 East and 2200 East on 1700 South.
8. The owners authorization was submitted with the subdivision application.

Thank you for your time and support. Please feel free to contact myself or Craig Anderson, project manager, by email or telephone. We would greatly appreciate the opportunity to be included on the May Planning Commission Meeting agenda.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin L. Ludlow".

Kevin L. Ludlow

Enclosures

SOLEIL COVE

Items of Modification:

1. Modify Front Yard Setbacks from twenty (20) feet to ten (10) feet for front face of house only (front face of garage to remain at twenty (20) feet Front Yard Setback).
2. Modify pedestrian sidewalk around the cul-de-sac only, as approved by City Transportation Engineer, to remove planter strip and increase width of the walk from four (4) feet to five (5) feet, increase the depth of concrete from four (4) inches to six (6) inches and provide a rolled style curb in place of typical straight curb. This will allow driveways to individual homes to be placed anywhere along the cul-de-sac without the need to cut, remove and replace the straight curb at time of building (the cul-de-sac pavement section and right-of-way were increased from the City Standard design to accommodate additional turning radius).
3. Modify the allowable building height from twenty-eight (28) feet to thirty-two (32) feet.

Provided Additional Benefits:

1. Maintain existing healthy trees to the greatest extent possible outside of buildable areas (trees larger than 6" caliper have been field surveyed) and provide continued water and care.
2. Require each lot to install a minimum of two (2) trees at a minimum of two (2) inches in caliper in either the front yard planter strip or the ten (10) foot front yard setback within six (6) months of completion of the home on the lot.
3. Act upon neighbor's comments and concerns and erect a six (6) foot high wood style fence or equivalent along the south, east and west overall property boundary to be erected in conjunction with the construction of each residence.

Careful consideration was given to the neighbors and communities comments and implemented throughout the planning process. The developer attended and/or held the following meetings.

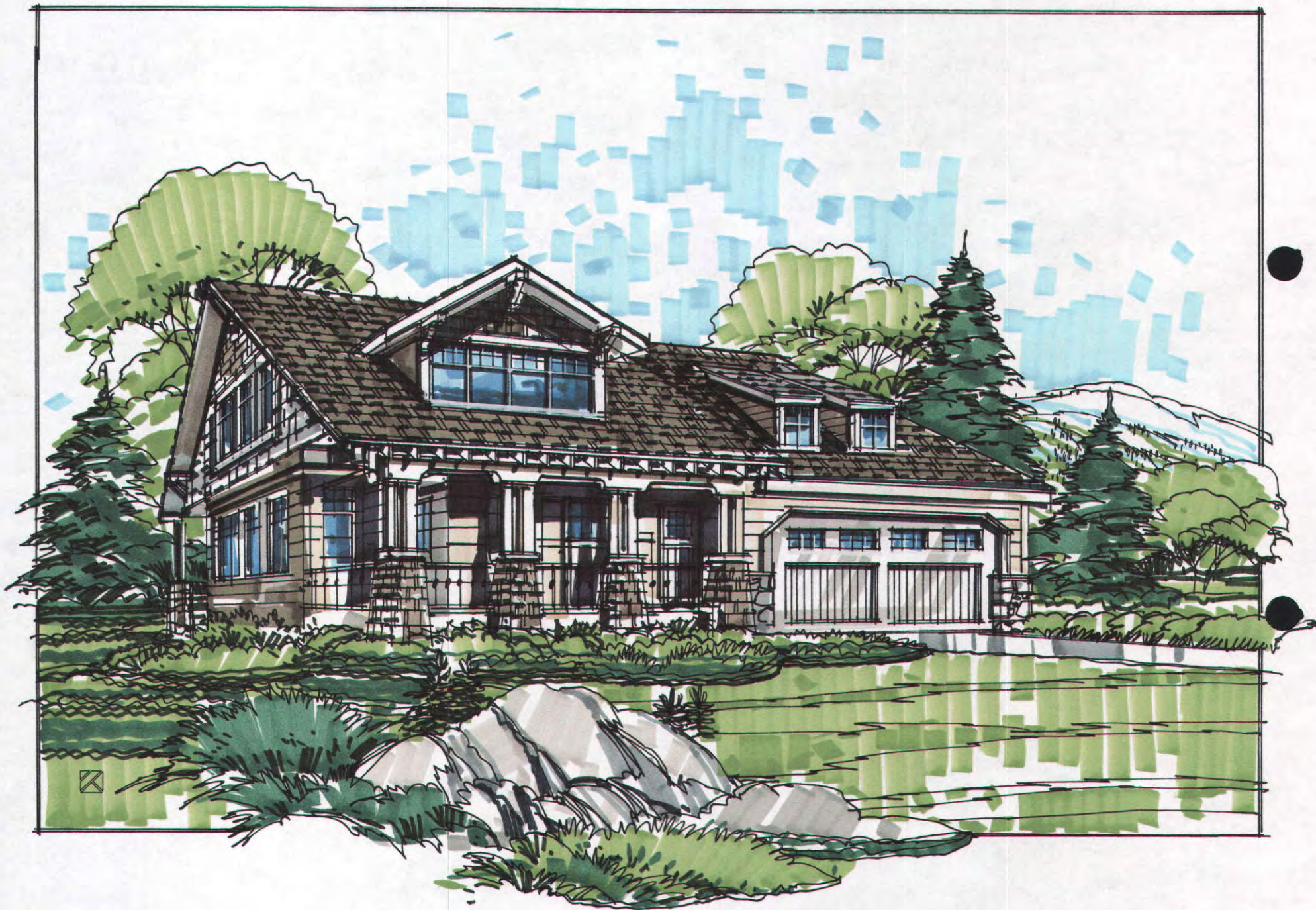
May 5, 2010 – Sugar House Community Council

June 17, 2010 – Developer initiated Neighborhood meeting at project site (Developer hand delivered invitations to all adjacent property owners)

June 21, 2010 – Sugar House Community Council Land Use Committee

August 3, 2010 – City Open House meeting

Attachment D
Proposed Architectural Elevations





PRECEDENT IMAGES — SOLEI COVE

ARTICLE III IMPROVEMENTS

Description of Improvements. Each of the Lots shall, when improved, contain one detached single family building, which buildings shall be principally constructed of wood frame, , rock, brick, cement board siding, cement board shingle siding, a maximum of 20% stucco on any rear or side elevation, wainscoating, sheetrock interiors and asphalt shingle roofs, and such other materials as allowed by current building codes. Each lot may also construct a detached garage within the lot boundary according to approved building and zoning codes for the subdivision.

Size of Dwellings. The size, height and location of each single family dwelling and any other improvements constructed on each Lot within Solei Cove Subdivision shall be constructed in a manner to have the building mass follow the natural, existing contour of the land. Dwelling heights must not exceed thirty three (33) feet in height. Each single family dwelling shall be a minimum of 3,500 square feet and no greater than 7,000 square feet.

Description and Legal Status of Lots. The Plat shows the number of each Lot. All Lots shall be capable of being independently owned, encumbered, and conveyed.

ARTICLE IV NATURE AND INCIDENTS OF OWNERSHIP

Ownership and Maintenance of Lots. Except as otherwise set forth in this Declaration, each Owner shall have the exclusive right to construct, improve, reconstruct, and repair the house and other improvements located on his Lot. All construction, improvements, reconstruction, and repair must comply with applicable land use planning, regulations, and such design guidelines as may be adopted by the Association from time to time. Subject to the provisions of this declaration, each Lot, and the improvements located thereon, being the sole and exclusive property of the Owner thereof, shall be maintained and repaired by the Owner and shall be kept in a clean and sanitary condition and in a state of good repair.

Title. Title to a Lot within the Project may be held or owned by any person or entity or any combination thereof and in any manner in which title to any other real property may be held or owned in the State of Utah, including without limitation, joint tenancy or tenancy in common.

Prohibition Against Subdivision of Lot. No Owner, by deed, plat, or otherwise, shall subdivide or in any manner cause his Lot to be subdivided, partitioned, or separated into physical tracts or parcels smaller than the whole Lot as shown on the Plat.

Maloy, Michael

From: Saffari, Angela [angelasaffari@yahoo.com]
Sent: Monday, August 02, 2010 5:39 PM
To: Maloy, Michael
Subject: Solei Planned Development
Attachments: SLC Planning Commission.doc

Categories: Other

Michael,

Please read the attached letter regarding our opposition to the Solei Cove Planned Development at approximately 2178 E 1700 S. Please forward to all the decision-making parties involved or other people who can help me. Please email me back to let me know you've received this and if there's anything else I can do to prevent Mr. Anderson from building eight homes on this lot. I appreciate you taking the time to read my letter. Thank you!

Peace Love and Happiness, Angela

August 2, 2010

Attn: Salt Lake City Planning Commission

We are writing this to inform you that we **STRICTLY OPPOSE** the Solei Cove Planned Development at approximately 2178 E 1700 S. We pay over \$4000 property tax and feel that our opinion should be taken into consideration.

KEY POINTS:

- The development would increase the levels of noise, pollution and traffic on an already noisy and congested busy main road.
 - We've seen the residential "planned developments" of Sequoia Development. They cram homes so close together that people do not want to live there. There's no privacy. The garages are so tight, the owner of the home is barely able to fit 1 car in (most families have at least 2). There's barely enough room to back out (takes great skill in maneuvering). This forces the people living there to park their cars along 1700 S. We've seen this problem in other areas where homes have been crammed in. What about visitor parking? There is none in the "planned" cul-de-sac...not even for emergency vehicles. When friends and family visit, they'll park their cars along 1700 S, making 1700 S more dangerous and congested. This will cause an obstructed view, making it difficult for the neighbors to back out of their driveways.
 - Our area already contains many planned developments that are nearly vacant or unfinished.
 - a. 1850 Sugarhouse Lane: Extra large homes. Model home is still vacant after 3 years.
 - b. East Point Lane Condos 2011 S 2100 E: Not filled after years on the market.
 - c. Corner of 2100 S 1100 E: Building permit was issued, properties were torn down, ran out of money to start and finish project. Now, it's an abandoned pile of dirt and an eyesore. The same thing can happen here. We have no guarantee Mr. Anderson will complete the project!
 - With a new subdivision comes maintenance crews, yard care specialists, snow removal machines, moving crews, etc. to create a sense of "maintenance-free" living. There isn't enough parking to accommodate all the extra vehicles. Where will they park?
 - Why build new homes when existing ones are not selling? Why make it even more difficult in this economy for people to sell their existing homes? It is not sensible to build in this area as it is already saturated with empty homes that aren't selling. The demand for homes is low and it doesn't make sense to build more. People cannot qualify to buy homes.
-
- The development will not enhance our area. It will cheapen it and destroy the charm of our neighborhood. The idea of cramming 8 homes into this space is absurd. We can understand Mr. Anderson requesting to build one or two homes using the established building regulations, setbacks and codes, NOT 8! This is not about improving our neighborhood; this is about GREED and PROFIT. This is what ruined the economy in the first place.
 - We already have one subdivision across the street from us. This is a bad location for another one. These "planned developments" should be limited to 1 per block. We need to maintain some regulation of building in this neighborhood to conserve its beauty and functionality.
 - Bambrough Place is located across the street from our house. We know first hand that building another cul-de-sac like this will increase traffic problems. We've nearly collided into vehicles exiting Bambrough Place while attempting to back out of our driveway. Bambrough place has no visitor parking; visitors park their vehicles along 1700 S. Sometimes the entire block is filled and it's difficult to see when exiting the driveway. I can only imagine the strain this will cause to Jean Everett and the other neighbors located across the street from the requested subdivision. 1700 S is too busy a street to add subdivisions/planned developments without adequate parking.

- We had a fire and lost home 5 years ago. We know how construction works. We do not want to deal with the annoyances of construction. It causes dust, traffic, pollution and noise for numerous years while the homes are being built. Sidewalks are unusable, construction crews park along the street and port a potties litter the area. At the end of the day, a trail of jagged rocks, dirt, nuts, nails, bolts and other road hazards litter the street. The early morning noise makes getting adequate rest nearly impossible. With the taxes we pay, we deserve to enjoy our home and established neighborhood. We deserve to have a voice.
- New homes will decrease the value of existing homes and ruin the integrity of our community. Part of the charm of living here are the established historic homes and their design.
- More traffic means more danger to the children who play in this neighborhood, the people who walk their dogs daily and the many bicyclists. We live in a neighborhood, NOT a subdivision! A through street will make 1700 S more dangerous and compromise the safety of those who live here. The corner of 2100 E and 1700 S is already dangerous. There have been many accidents (look it up).
- Mountain views and nature will be compromised. We cherish being able to see fireworks on the 4th and 24th of July from our home. The homes will be large, two-story, split level homes. We're certain that's the plan since the space is limited.
- Safety Compromised: With more homes to tend to, our safety will be compromised. Police, fire and safety crews will now be responsible for the new 8 homes and their families. Their safety will be at risk as well since there isn't enough room for emergency vehicles.

The idea of inserting this "planned development" in our neighborhood is a slap in the face. We cannot believe the Planning Commission is even considering the idea. We understand subdivisions going up in new areas of town but not existing, established historical neighborhoods. As far as we're concerned the cost is much greater than the benefit. It's insulting. If you want to enhance our area in some way, why not allow Mr. Anderson to put a small scenic dog park there? A small park would be much more useful and valuable to our community. It's definitely more PRACTICAL to build upon the existing park-like scene. There's nature and established greenery all around. It's so beautiful that red foxes and deer are drawn to it. Why ruin a good thing? Why tear down trees and foliage that has been there over 50 years? The trees are irreplaceable.

We feel that decisions are being made without proper thought and input from those affected and we're not certain that our voice even matters, at this point. We do not believe that our neighbors have been properly informed and if they were, would it matter? Most of our neighbors are too elderly to attend this impromptu meeting to voice their opinion. We feel it is our duty to speak on behalf of all our beloved elderly neighbors and friends. Jean Everett, our 90 year-old neighbor and friend lives across the street from this "planned development". She has lived there well over 60 years and has many cherished stories to tell about this neighborhood and the people in it.

We hope you will NOT take our concerns lightly. We rely on you to look out for our best interest. Without your support, our voice is not heard. These builders have been getting away with enough. There must be some point when you guys take a stand and say no. We hope we have given you enough reasons to do just that.

Thank you.

Sincerely,

James and Angela Saffari
2141 E 1700 S
Salt Lake City UT 84108
(801) 918-6996

July 17, 2010

Dear Mr. Maloy:

Thank-You Mr. Maloy for answering my e-mail concerning the new subdivision that is planned for 2187 East 1700 So. As neighbors on the north side of Blaine Ave. we have a number of concerns about the proposed development. We would like to voice these concerns for your consideration. We would like to say that we all respect the right of the Nielsons to sell and do some development of their property, but we all feel that to allow eight two story homes, plus a cul-de-sac is too many for the size of the lot, let alone in keeping with the character of this Sugar House neighborhood. The area is zoned for single-family homes R-1-7000. After reading the Sugar House Master Plan, which is looking to keep dense housing out of the single family zoning areas, we feel that this development is leading in the wrong direction in order to keep this area in compliance with that master plan.

We attended a meeting that the developer had to inform the neighbors of the proposed plan. It only led us to have more questions than answers. We are concerned about the financing of the project. When asked about the state of their financing, the developer only declared that financing had been secured without further details. Additional inquiries at a later time point only revealed that the financing was funded on a private basis. This does little to reassure us as to the completion of the project. The uncertainty of the financing is compounded by the surprisingly optimistic expectations on the timeline of the project. As stated at the neighborhood meeting, the developer expects to have sold and completed all eight homes within one year. Even under more favorable economic conditions this does appear an

entirely unwarranted rosy scenario. As of July 9th, over 7000 homes were listed for sale in the Salt Lake area, with 400 in the Sugarhouse area alone. For Salt Lake County alone, the real estate web site Realtytrac lists 4600 properties in foreclosure proceedings with another 3000 in pre-foreclosure.

If the financing has been arranged assuming the above timelines, we are concerned that once economic reality sets in, progress and completion of the project will be in question. The lack of preparation is also underlined by no apparent thought having been given to the state of the property during the time of the development. The plan foresees for the cul-de-sac to be constructed, with the custom designed homes to be added one at a time as individual lots are being sold. No specifications were given as to the maintenance of the unsold parts of the property in the meantime. The construction of the cul-de-sac will undoubtedly destroy the waterlines that currently irrigate the property. With no plan how to deal with this situation, the vegetation will suffer and wither. This puts into question the ostensible desire to save as much of the old growth trees on the property as possible. Apparently, the existing vegetation has been examined as to the value it adds for selling the property, but little planning has gone into the requirements to maintain it.

The developer stated that they really didn't have to tell the neighbors, Sugar House Community Council or anyone else what there definite plans were for each property site, they were only doing it out of respect. This only leads us to be very concerned about what won't be done as the developer stated. Some of the presentation material was clearly ambiguous and led some attendees to assume less intrusion on their property than what would in reality be possible. When the developer has no idea what style home will be placed on each individual parcel, it seems very unlikely that the

development would, without detailed plans, be completed as the developer states. We request that a written, detailed plan be given to all adjacent property owners and approval by the planning commission only be granted for this written detailed plan.

The developer stated that they wanted to ask for a variance to exceed the height limit on the homes. We are very against this and request that the developer be held to the zoning 28 foot heights as the law now requires. We are also requesting that the zoning commission would require that two story homes be allowed only on the 1700 So. and single story homes in the back to conform to the existing homes in the neighborhood. One of the property owners on the west side also stated that the plans call for building within six feet of their property line, this we are also against and we would request that current ten foot limit be required. There are several two story homes on 1700 South and 2100 East, however they are built on the street with a full lot behind to the property line. The Bambrough Condominiums to the west of the property are single story and fit in well with the other single story homes in the area. For further comparison we have attached a listing of the current properties surrounding the new development. (see attachment1). The average size of the houses on this and adjacent blocks is 2300 sq. ft.. With a stated maximum of 7000 sq. ft., the planned development will create houses 2-3 times larger than the rest of the neighborhood on relatively small lots.

The developer stated that they are going to dedicate the cul-de-sac to the city, thus the city would be responsible for snow removal. We are concerned about the ability of the city to remove snow without pushing it onto 1700 South, thus causing a problem with the traffic that is already very heavy at drive times. With the Bambrough Place Condominiums to the west, the only place to plow the snow would be onto 1700 South or straight across the

street thus causing an inconvenience for those property owners on the north side of 1700 South.

One of the property owners of the condominiums to the west of the property brought up the problem of the high water table in the area and the problems he has had with standing water. This is a problem that others in the area have every time it rains with water seeping into our basement. The development property has well water in place, which has been used regularly to water the yard. If the developer isn't required to properly cap the well water or divert it away from the area the problem will only increase. The development property, along with the use of well water was established in the late 1940's and in place before most of the homes in this area were built. We are concerned that if this water problem is not dealt with before the permit for development is issued it could cause major problems to the already existing homes in the area.

The back of the property, south side, has a Rocky Mtn. Power Company right of way and when the developer was questioned about it he had no idea where the right of way was or if he had to make adjustments to the property. We were always advised that nothing could be built on the right of way and access must be granted at all times. We request that the developer be informed of the right of way and the requirements to keep access open.

As property owners we feel that due to the high density of the proposed subdivision, we would request that the developer be required to place a six foot solid fence around the property to protect our property from what we consider over development of the area and to protect the children in the area from injury. Both the other high-density developments on 1700 So. (Bambough Place Condominiums, "The Bungalows at Sugarhouse" 1800 E. and 1700 So., and other high density developments) have been required to

encircle the property with solid fences. When we asked the developer concerning a fence, he stated he would put a temporary fence around the development. This is unacceptable to us as we feel we have a right to protect our property and since the entire developments not being done at one time we would like to not have to be observant of a development that might go on for years, Nor do we desire to be looking at two story homes crammed onto very small lots.

As property owners we are very concerned how placing \$600 thousand dollar homes in an area where home values are in the \$300 thousands would affect our tax base, causing a detriment to those in the area who live on fixed incomes and would thus end up moving because of the increased tax base. Checking tax bases in other areas where homes have been allowed that are so much higher priced than those that currently exist it has only led to one thing, higher property taxes. This puts a liability on existing property owners that is not acceptable. As reference we have added in attachment 2 a compilation of the increases in taxable values for the houses surrounding the recent development on 1700 So. and 1800 E., called "The Bungalows at Sugarhouse" and constructed in 2005/2006. When compared with the Blaine/1700 neighborhood, the houses adjacent to the Bungalows saw twice the increase in taxable burden than the Blaine area. This may be welcome to real estate flippers and speculators, it does little to encourage homeownership with its willingness to maintain and improve the property and rather promotes treating a house as a mere short-term investment vehicle.

This property is a beautiful area with very mature trees that it would be a shame to have destroyed. As property owners in this area we earnestly request that the planning commintion be very diligent in allowing this

subdivision to be built. We request that the commission look at the existing homes in the area and only allow development that is in the same structure as the existing homes. We request the commission to require the developer to surround the property with a six-foot solid fence. We would like to see this neighborhood maintained in the same style that is currently in place and request that the development be down sized to fit in the exiting neighborhood. We are very concerned about a development being approved that makes a sharp contrast to the existing homes. Current property owners who own homes in the area should not be punished by having our home values go down but our tax bases go up. We earnestly request that the planning commission give the single story home owners respect and not allow another over sized development to destroy the area. Your attention to this is greatly appreciated and we would be very willing to talk to you personally if you would so desire.

Sincerely Yours,

Suzanne Wagner 2171 Blaine Ave. 801-467-9432

Suzanne Wagner

Doris Jung and Karl Seljass 2179 Blaine Ave. 801-583-5452

Doris Jung Karl Seljass

Dennis and Sandy Clark 2185 Blaine Ave. 801-581-0257

Dennis and Sandy Clark

Other concerned neighbors of the Sequoia Development

street	year built	sqft living	sqft ground
1700S	1951	3900	
1700S	1946	2334	6534
1700S	1946	1081	7405
1700S	1928	1292	19602
1700S	1952	2384	18295
1900E	1954	2094	6534
1900E	1951	2050	12632
1900E	1938	2287	12196
1700S	1951	1811	6969
1700S	1912	1200	6534
1700S	1938	1458	7840
1700S	1954	1587	8276
1700S	1949	3841	83635
1700S	1954/2009	5252	20908
1700S	1958	2112	20908
1700S	1993	2754	19166
1700S	1960	3098	19166
1700S	1954	2815	12632
1700S	1953	2672	15681
1700S	1949	1270	4791
2100E	1931	2714	25700
2100E	1942	2862	10018
2100E	1942	1980	10018
2100E	1948	2209	19602
2100E	1950	1368	19602
2100E	1948	2768	19602
2100E	1954	3864	19602
2100E	1952	1488	6534
2300E	1949	1874	5662
2300E	1942	2511	10890
2300E	1950	2103	10890
2300E	1950	2218	10890
Blaine	1951	1994	
Blaine	1944	1924	6534
Blaine	1944	1794	6969
Blaine	1950	2648	6534
Blaine	1950	2513	9583
Blaine	1949	2904	9583
Blaine	1949	1382	6996
Blaine	1950	2074	6969
Blaine	1950	2495	11325
Oneida	1950	3040	13503
Oneida	1950	2080	15681
Oneida	1950	2033	9583
Wilson	1947	1237	6098
average sq ft		2297	
average sq ft without 2009		2194	

street	2005	2006	2007	2008	2009	2006/2005	2007/2005	2008/2005	2009/2005
1700S	221	263	351	364	350	19%	59%	65%	58%
1700S	179	219	266	267	235	22%	49%	49%	31%
1700S	166	207	240	255	368	25%	45%	54%	122%
1700S	291	348	415	419	397	20%	43%	44%	36%
Sugarhouse Ln		81	606	1038	1089				
Sugarhouse Ln		77	567	881	948				
Sugarhouse Ln		523	735	793	749				
Sugarhouse Ln		77	851	886	834				
Sugarhouse Ln		84	850	909	857				
1700S		77	812	812	767				
1700S	239	261	248	217	216	9%	4%	-9%	-10%
1700S	161	202	242	238	194	25%	50%	48%	20%
1900E	173	217	270	243	206	25%	56%	40%	19%
1900E	260	317	391	351	316	22%	50%	35%	22%
1900E	193	257	359	255	182	33%	86%	32%	-6%

						22%	49%	40%	33%

street	2005	2006	2007	2008	2009	2006/2005	2007/2005	2008/2005	2009/2005
1700S	698	772	907	900	797	11%	30%	29%	14%
1700S	163	157	166	156	135	-4%	2%	-4%	-17%
2100E	192	206	229	221	185	7%	19%	15%	-4%
2300E	203	238	270	272	236	17%	33%	34%	16%
2300E	208	241	279	264	220	16%	34%	27%	6%
Blaine	388	424	521	461	328	9%	34%	19%	-15%
Blaine	210	240	320	344	318	14%	52%	64%	51%
Blaine	278	307	336	371	330	10%	21%	33%	19%
Blaine	187	210	235	238	191	12%	26%	27%	2%
Blaine	227	251	275	297	246	11%	21%	31%	8%
Blaine	237	339	378	388	362	43%	59%	64%	53%
Blaine	305	342	378	380	324	12%	24%	25%	6%
Blaine	239	269	295	317	273	13%	23%	33%	14%
Blaine	369	407	481	484	439	10%	30%	31%	19%
Blaine	268	288	307	326	301	7%	15%	22%	12%
Blaine	266	311	360	342	255	17%	35%	29%	-4%
Blaine	236	260	318	298	252	10%	35%	26%	7%
Blaine	309	336	367	392	360	9%	19%	27%	17%
Blaine	271	301	336	371	330	11%	24%	37%	22%
Blaine	238	266	295	297	254	12%	24%	25%	7%
Blaine	223	254	282	292	254	14%	26%	31%	14%
Blaine	217	247	275	288	243	14%	27%	33%	12%
						13%	28%	30%	12%

Maloy, Michael

From: Colleen [colleen@friendsforsight.org]
Sent: Monday, June 21, 2010 11:29 AM
To: Maloy, Michael
Subject: In favor of Sequoia Development @ 2178 E. 1700 South

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Good morning - I understand there has been discussion/objection about the impact the Sequoia Development project will have at 2178 E. 1700 South. My residence at 1707 Bambrough Place is west of this property. The neighbors have come to expect - and some appreciate the generosity of the Nielsen's in sharing this lovely property. We on the north east side of Bambrough Place have been directly impacted by the McConkie home since it was constructed in 2002. In fact Roger said "now I know how you felt when we built our home." We protested that the side yard was too close and the height of their home exceeded then zoning restrictions. They kept building against our objections and we were told the city would not require them to tear down the part of their home under construction. The disturbance caused by their construction they blamed on the contractor who agreed to fix his mess, but immediately left for a mission and I never heard from him again.

I understand Lester Johnson had many neighbor complaints and demands when building Bambrough Place, but everything I've heard is that Bambrough residences are good neighbors and it is a great improvement to the neighborhood. I attended the meeting last week with Sequoia Developers and found their presentation to be thoughtful, honest and concerned about the best interest of the property and neighbors. Some protestors presented their own selfish attitudes about how and what should be developed, though it seemed unreasonable to some in the audience.

I'm sure you will consider all sides to the development and realize it will be in the best interest of the neighborhood to let a sophisticated, well planned development be constructed at 2178 East 17th, South
Sincerely, Colleen Malouf

Colleen Malouf

Colleen Malouf
President & CEO
Friends for Sight
801-524-2020
colleen@friendsforsight.org
www.friendsforsight.org

Donate \$2 to Friends for Sight



Maloy, Michael

From: Laurie Harker [laharker@comcast.net]
Sent: Tuesday, June 22, 2010 8:59 PM
To: Maloy, Michael
Subject: Proposal for project at 2178 E 1700 S

Follow Up Flag: Follow Up
Flag Status: Flagged

Categories: Other

My name is Laurence Harker. I am a resident at 1711 Bambrough Place, Salt Lake City UT 84108, which is part of a community complex on the same block and same side of the street as the proposed project. I have attended the neighborhood meeting held 14 June 2010 discussing the proposed 8 unit project.

I am writing in support of the proposed project. The project is well planned, it will enhance the neighborhood, and raise the property values of all the neighbors.

My views are in common with the seven other residents of Bambrough Place.

If you want additional information or documentation, please contact me at laharker@comcast.net, or call 801-582-9679.

Laurence Harker

Maloy, Michael

From: Becky Nielsen [becky1950@comcast.net]
Sent: Friday, June 18, 2010 12:42 PM
To: Maloy, Michael
Subject: FW: 2178 E 1700 S development

Categories: Other

From: Becky Nielsen [mailto:becky1950@comcast.net]
Sent: Friday, June 18, 2010 9:27 AM
To: 'MichealMaloy@slcgov.com'
Subject: 2178 E 1700 S development

I would like to comment on the development of the 2178 proposed property development. My husband and I are the owners who are under contract with Sequoia development. Last night the Developer Kevin Ludlow invited the neighbors most impacted by this development to come over and learn more of it. It was well attended and well presented. I just want to thank you for the cities new requirements of requiring Sequoia to not build within 25 feet from the outside property lines. That is so much better than what the city has allowed everyone else in the neighborhood to do which is 6-8 feet from the property line. How the McConkie's got away with building 8 feet from the Brambrough Place is a wonder. We sold them that property 10 years ago and they have had unlimited access to our basketball court and yard and have enjoyed living next to a "park" and are finding it hard to lose it. Because we sold them the corner piece, it has created an unusual shape to the property that we are able to sell. I am very pleased with the vision of Sequoia for the utilization of the back piece. So I say thank you for requiring 20 and 25 feet for it will create a beautiful development with lots of green space and allow many of the wonderful trees to remain. This development will allow 8 families to live and enjoy the beauty of this neighborhood which is a much desired community to live in.

Sincerely, Becky Nielsen @2178 E 1700 S 84108 #801-581-9561 becky1950@comcast.net

Maloy, Michael

From: clarkds@comcast.net
Sent: Wednesday, June 16, 2010 9:00 PM
To: Maloy, Michael
Subject: 2178 East 1700 South Development

Categories: Other

Hello, My name is Dennis Clark. My wife and my self own property on Blaine Ave which is on the property line of this development. Through the grape vine, I have been told that the developer had talked with ALL effected property owners. This is totally un-true and at this point in time want to go on record that myself, and four other neighbors are totally in the dark as to what has been proposed. The reason for this email is to ask you if this development had been brought before the city fathers for approval or what ever and if so, what is the current status? As we are directly effected by this development, I feel that I have a right to present my position to those who are in the decision making position.

Thank you for your reply.

Dennis P. Clark, Ph.D

Maloy, Michael

From: clarkds@comcast.net
Sent: Monday, May 31, 2010 8:27 PM
To: Maloy, Michael
Subject: development at 2178 East 1700 South Nielsen property

Categories: Other

Dear Mr. Maloy:

We received your name and e-mail from Judi Short of the Sugar House Community Council. As property owners that butt up against the Nielson property we were surprised that a hearing on the proposal was held without notification of those that will be directly affected by the project. Judi Short informed us that there were no objections to the project probably because no one was notified. To hold a hearing without notification of property owners that butt up against the property is unethical as far as we are concerned. All of the property owners on the south of the proposed development are against the proposal as it stands. We are not against redevelopment but putting 8 two story houses on this property plus a road is too many as far as we are concerned. We have checked with legal advice and find that as property owners we have some rights to protect our property and its market value. We will definitely require a cement wall at maximum height to surround the entire project. Maximum distance from our property line and a total compliance to all building and health codes. We plan filing our concerns with all agencies involved and will defiantly be at the planning commission hearing to make our demands heard along with a number of other neighbors who have only learned of this project in the last few days. We would appreciate your response to our letter.

Thank you
Sandy and Dennis Clark
2185 Blaine Ave.
Salt Lake City, Utah 84108
801-581-0257

Maloy, Michael

From: Roger J. McConkie [rjm@princeyeates.com]
Sent: Monday, May 24, 2010 11:15 AM
To: Maloy, Michael
Subject: FW: 2176 East 1700 South Development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Dear Michael,

It was a pleasure meeting you last week. Pursuant to your suggestion, I am confirming in writing the things which we discussed last week.

I reside at 2158 East 1700 South in Salt Lake City. I live immediately west of the property which is proposed to be developed. Currently, the developer is requesting permission from the city to build eight homes on the property. Three of those homes will border my property. It is my understanding that in order to put eight lots on the property that the developer is proposing a planned development. I further understand that the proposed planned development includes a lot directly south of my property which would allow for a home to be built within twenty feet, and perhaps even within fifteen feet, of my property line.

The proposed lot on the south border of my property will directly impact the enjoyment of my property. My wife and I respect the developers' rights and desires to develop the property. However, we strongly feel that the proposed plan unfairly impacts us and infringes our rights as property owners as well. As I explained in our conversation, I know one of the partners who is proposing to develop the property. They are good people who have expressed a desire to make this development as painless as possible for us and the other neighbors. We want to be good neighbors. We are pleased that they are planning to be homeowners in the new development. We are confident that they will do their best to make this a beautiful development.

My wife and I, and other neighbors, were extremely disappointed to learn that the proposed development plans were brought before the Sugarhouse community council without any notice of this being given to us or any of the neighbors who would be impacted. Without any input from those who border the proposed development, any report or recommendation from the community council would be skewed and likely may create an inaccurate impression that there is no opposition to the proposed plan. I appreciate your assurances that we and the other neighbors will be given notice of any meetings that the city will hold regarding the proposed development.

My wife and I recognize and respect the developers' rights to develop the property and, if the city allows, to even put eight homes on the property. However, as the city considers the proposed development, my wife and I respectfully request the following:

1. That in return for permitting the developers to build a home within twenty feet of our south property border that the city require the developers to build a six foot masonry wall along the south and east border of our property. Our current neighbors to the west of our property live in the Bambrough Place community, a very successful Salt Lake City Planned Unit Development. Bambrough erected a brick wall all along their property including what is now our west boundary line. This wall provides privacy and protection. We feel that this request is reasonable and necessary. The requested wall need not extend all the way along our eastern boundary. We propose that the wall extend to approximately the front of our home. However, we request that a four foot wrought iron fence be constructed along the eastern border of our front yard. This will insure that foot traffic, especially construction workers will not trespass along our front yard property. My wife and I still

have four children living at home, including two young daughters. We very much desire to continue to enjoy the safe, private yard that we developed, particularly during the construction period which likely could last for years.

2. That the developers be required to use a staging area for their construction confined to an area that does not border any of the neighbors' properties and that will not allow for trucks and other vehicles to be parked along 1700 South. We have young teen agers who are learning to drive and 1700 South is difficult enough as it is to be able to access from our driveway. We are concerned that large vehicles will make it very difficult and unsafe to back onto 1700 South from our driveway.
3. That the developers build the wall and fence prior to any construction on the property so as preserve some privacy for our family and to protect our family during the construction process. We also request that we be provided some say as to the type of wall and fence to be constructed.

Thank you for your consideration of these matters. I would be very happy to discuss this matter with you or anyone at the city. I also would be happy to discuss this with the proposed developers. As I mentioned above, I know Craig and Missy Anderson who are partners in the proposed development. We respect them very much and think highly of them and look forward to having them as neighbors.

Sincerely, Roger J. McConkie

Roger J. McConkie
Prince, Yeates & Geldzahler
175 East 400 South, Suite 900
Salt Lake City, Utah 84111

Phone (801) 524-1000
Fax (801) 524-1098
E-mail rjm@pyglaw.com
Web-Site www.princeyeates.com

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June 26, 2010

TO: Salt Lake City Planning Commission
FROM: Judi Short, Land Use Chair
Sugar House Community Council
RE: Solie Cove Planned Unit Development



**Sugar House
Community Council**

I have attached for you comments from people in attendance at the May 5, 2010 Sugar House Community Council meeting, and emails sent to me after the meeting for the project we know as the Nielsen Planned Unit Development, now known as Solie Cove.

As you can see from the comments and questions, this project pretty well has the approval of everyone who has seen the proposal. Sequoia Development met with the Sugar House Land Use Committee, and then the full community council. After our May 5 meeting, I got two emails from neighbors who live behind this proposed development to the south. They said that they had not talked with the developer, and were extremely worried that they were going to lose their privacy in the back yard because a large, two-story house is going to be built behind them. I asked them to meet with everyone to the south, and then report back to the Sugar House Land Use Committee for the second time, and tell us the results of that meeting, and explain how their project complied with the zoning requirements.

When they came to the Land Use meeting on May 16, one of the affected neighbors also came. They told us they held a meeting, and all the affected neighbors attended. Sequoia Development said they felt that they had explained the project clearly, and the neighbors were reassured. They realize that whoever buys the various parcels will have their own ideas of the size of their house. The Land Use Committee urged them to review plans house by house with the affected adjacent land owner, to be sure everyone understands, and hopefully agrees, on the proposed house to be built. They also let us know that they are asking for a variance now, up to 32 feet, just to be able to meet any requests from the people who purchase the lots. No one had any objections.

This is one project pretty much everyone agrees on. Sequoia Development will need to tear down the Nielsen home, and there are some who would like that to stay. In order to make the project work, the house must go. However, they plan to retain as many of the old trees as possible, including moving some on the parcel to another location in the project. We like the fact that this will not be a small street, but rather a full sized regulation cul-de-sac. We think this is a project we all will be proud to have in our neighborhood, and urge you to approve the project.

Nielsen Subdivision – Craig Anderson SHCC May 5, 2010

Kevin Ludlow, Sequoia Development, (SD) with Craig Anderson who lives in SH, also of Sequoia Development, and Dale Bennett, of Benchmark Engineering made a presentation to the community council.

Kevin introduced project at 2178 East 1700 South. We have made an application as a minor subdivision and Planned Unit Development. This will be a single cul de sac with 8 homes. We are not asking for anything different, this follows all the zoning requirements for lot size, setbacks, everything. This will be a public street, not a private street, regulation size street. Our main intent is to provide a nice area for couples, families, individuals, room to roam, nice lot sizes. This will be zoned R1/7000. Can we answer any questions?

Grace made a motion to accept the plan with a plaque on the street and a picture of the original home.

Kevin reiterated that this is a Planned Development, meets all the public requirements, because of the flag lot on the property (southwest corner) we have to do the PUD. Have you looked at any options for increasing density? I think there is a market for homes or more dense developments. My initial reaction is to have more porosity, but there really aren't any options. We are landlocked.

David – if there is any way you can keep the trees, etc, I haven't noticed that property before, probably because there are so many trees. Put houses up but keep the trees so I can drive by without seeing them. SD We are not disturbing the trees on 17th, we are going to save as many trees as we can, are also going to scoop some up and move them, so they can be saved.

A neighbor spoke - We have enjoyed the Nielsen property for some time, we don't like idea of this change, we will miss it, are you going to knock the house down? Are homes all the same or different? SD old house will be removed. Homes will not all look alike, they will be custom homes according to the purchaser, without letting anyone get out of hand, minimize, looking at cottage style designs, craftman style, we are tired of the new architecture that has been going up. Yards have good side yards and rear yards, grouped up near the cul de sac. Zoning is R1/7000 square foot minimum. There are 7000 sf lots to one being 12000 sf. All lots are good sizes, and more buildable area.

This will be an improvement to help all property values.

Shiela have you talked to the neighbors about how they will deal with having that much more housing in the neighborhood. SD It is true, this piece of ground has been there a long time. We know people will miss it. Craig actually has been to most of the July 4th parties, we just cannot figure out a way to keep the house. Fire department likes the cul de sac because it is good sized. Shiela - price range? – not as expensive as SH Bungalows, ours will be smaller and priced a little less. Won't all look the same like the bungalows do.

Ruth – what loving thing you are doing, putting houses in rather than a gated community, or a big apartment building. I want to compliment you on this, although it clearly it is a big loss to the neighborhood.

Maggie – can you give me a price idea? SD \$600-\$700k

Cabot – is this PUD with homeowners association? SD We are trying to keep the subdivision public, no homeowners association. Cabot - if you don't grow, you die. So this will increase our population a bit, that is a good thing.

Mr Nielsen spoke, said he is getting old, sorry he has to sell this, but none of his children want to take over the property. He has been there nearly all his life, hate to see it go, hate to see the July 4 tradition go by the wayside. I want to tell you how much my family has benefited from the SH community This has been in my family since 1939. Hard to leave it.

Travis - I'd like to invite you to build this sustainably in every way that you can. Stretch, do as much as you can, not just to make this economically feasible. We appreciate the fact that you respect our community enough to do it a good job.

Email comments sent by Sugar House Community Council Trustees to Judi Short

I support the *Nielsen Gardens* proposal. It is clear that this is what the owner, Craig Nielsen wants and that's good enough for me. The plan as presented appears to be very well thought out and will be a nice addition to the neighborhood.

Jim Brown, Trustee, Dilworth Neighborhood
Sugar House Community Council

Bnny Keele PUD - I approve all the way.

Scott Kisling (former trustee) I thought Chick Fil A always had a drive thru. If that's the case I'm 100% against it since it is against the Master Plan. Otherwise, I see no problem, though I think it is a sad commentary on the food preferences of our residents. I also prefer local, but what can we do?

BTW, according to CoStar.com, the company is renovating many of their restaurants this year, so what we think of the look may be outdated.

Sheila O'Driscoll Nielsen Property on 17th South.

I really will miss this tranquil place in Sugar House. I have known the Nielsen family for years. I don't relish the idea of PUD's. However, IF.... this project moves forward and actually ends up being what was presented, I like the following: The street is public and not private. It is big enough to allow easy access by emergency vehicles. The lots will be approx. 1/2 acre, that is quite a bit larger than many in Sugar House and this neighborhood. The houses will not be "McMansions". The developers suggested that they will fit into the established neighborhood and be complimentary. I hope that is true.

I am concerned with the current economy, that the new property owners and developers will actually have the financing in place to complete this project. (We have plenty of unfinished projects in Sugar House and others that are mostly empty, already) Have they done this successfully before? Where? Can we see their finished project and how have other neighborhoods and residential property owners already vested in neighborhood feel about these people, after having lived through the development of a PUD?

I liked the suggestion of one of the new trustees that they use "green build and sustainable" construction methods as much as possible.

Delores Donohoo I oppose the planned unit development because this is a single family dwelling area.

Larry Miggiaciao Planned unit development:

1. I had the impression the cul de sac was actually a City street. Is this really a PUD?
2. I am for the development, but parking in front of the units on the cul de sac should be clearly marked and limited. If this is a PUD, it will be the owner's responsibility and this will go away. Garbage pickup is also a question, that will depend on if this is a PUD.
3. I favor this development and believe a PUD is the most appropriate way to do this.

Sandy and Dennis Clark::

We just received the last issue of the community council news letter and we were very upset by the proposal to build 8 homes on this small size lot at 2178 E 1700 So. Is this a done deal and why wasn't a neighborhood meeting held for our input? If there is going to be an impact hearing we would like to be informed of the time and place of the meeting and if not why. We would like to hear from you as to the current status to this plan. Sub-dividing the lot into 4 homes is an acceptable plan but not crowding 8 homes on this small a lot is not acceptable. We look forward to hearing from you.

Thank-you for your reply. I guess there was no objection to the project because none of the property owners that butt up against the property even knew about the meeting. If you ask any of the four property owners south and west of the project we are all against the proposal as it stands. No one is against having the property developed but putting 8 two story houses on this amount of property is not acceptable to us. I don't think anyone would want a two story house at your back fence with the occupants looking down on the single story homes. We will definitely contact all agencies involved and file our grievances and demand our rights as property owners also.
Thanks for the info. Sandy and Dennis Clark

Hi Judi,

Sandy Clark is a neighbor and suggested we contact you. She informed us about the proposed development of the large plot of land that is/was the Nielson's property on 1700 S between 2100 and 2300 E in Sugarhouse. Our address is 2157 Blaine Ave. Our backyard is adjacent to part of this property. Right now behind our house is the corn field, basketball court and then the McConkie's home. Sandy Clark said that the Sugarhouse housing and zoning commission was told that the Nielson's neighbors have been informed about this property being developed with 8 2-story homes with an additional road being built on this property. According to Sandy, the proposal has 2 2-story houses between our backyard the McConkie's home.

First, our family was never informed about this property being developed. Sandy Clark's information on June 2nd is the first and only information we've heard about any change or development of the Nielson's property. No one ever asked our opinion of this development and how it would affect us.

Second, assuming the information about the type of development is accurate, we are not in favor of such an extensive, dense development on this piece of property. It is not in keeping with the feel of the neighborhood having such extremely dense homes of this size. Having another house so close to our yard is very distressing and would greatly impact the feel of our yard and the views from inside our home. A different type of development for this property seems reasonable but 8 2-story houses would be very disruptive to the feel of this Sugarhouse neighborhood.

Thanks for your attention. If there is something further that we can do to voice our opinions and feelings on this situation, please let me know.

Best wishes,

Maggie Kasten and Robert Mecklenburg, 2157 Blaine Ave (801) 583-1871

I see from the Sugar House Community Council web site that there is a meeting tonight June 2nd. Will there be any discussion about the development on the Nielson property on 1700 South. Since you told me that the developer said he had spoken to everyone I have personally spoken to all but one of the five neighbors to the south of the property. Not one of these neighbors even knew anything about the development much less being contacted so as we could attend the council hearing. I did find out that the Salt Lake City Board will hold their next meeting on June 21st. but they do not show any agenda items concerning the Nielson property, however the neighbors to the south will be at this meeting. If anyone should have been notified of the development it should have been the neighbor to far southwest side as they will be impacted the most with two homes being squished between the home on 1700 south and their property. They knew nothing of the development until we informed them last night. We sincerely hope that the Sugar House Community Council will look at this proposal and not come to any decisions by what the developer presented because it is obvious to our side of the development that the developer is saying whatever they want to get your council's approval. As neighbors we feel it would be advantageous to the Sugar House Neighborhood to require the developer to have an impact study done to determine the impact on the neighborhood and surrounding area. If the council and the sugar House community don't take a stand on over development of our neighborhoods Sugar House will become like every other over developed neighborhood and lose the characteristics of the Sugar House area. Please let me know of any further information you can about this development and we appreciate your efforts to help us on this matter.

Thank-You Sandy and Dennis Clark

Maloy, Michael

From: Stoker, Justin
Sent: Monday, June 21, 2010 11:13 AM
To: Maloy, Michael
Cc: Garcia, Peggy
Subject: PLNSUB2010-00154 Residential Subdivision at 2178 E 1700 S

Categories: Other

We have reviewed the preliminary concept plan for the Solei Cove development at 2178 E 1700 S. We have no objection to the proposal. We ask that full civil engineering plans be submitted for a detailed review. The following issues must be addressed before permits and construction may begin.

Water laterals must be tapped to the proposed water main at 90 degree angles and continue perpendicular to the main until it crosses the property line. Propose an 8" gate valve near the connection in 1700 South as an isolation valve to the main in the proposed 2180 East street. All new utility mains must be drawn in a plan and profile format. Show all appurtenances and lateral connections. Label clearances between crossing utility lines.

The development must comply with the city stormwater restrictive discharge policy. Provide calculations and show on plan proper detention and compliance with the policy. Show a detailed grading plan and label the floor elevations. Grading must comply with city and building codes.

Provide a demolition plan showing the proper removal of the existing building and what is to be done with the existing utility laterals.

Further comments may be provided when detailed plans have been provided.

Justin

Justin D. Stoker, PE, LEED® AP, CFM
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, June 15, 2010 4:12 PM
To: Maloy, Michael
Cc: Young, Kevin; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Butcher, Larry; Spencer, John
Subject: PLNSUB2010-00301 00154.
Categories: Other

June 15, 2010

Michael Maloy, Planning

Re: New subdivision development Solei Cove at 2178 East 1700 South.
PLNSUB2010-00301 Planned Development for Solei Cove Subdivision
PLNSUB2010-00154 Preliminary Minor Subdivision Application for Solei Cove Subdivision.

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

The proposed 8 lot residential subdivision is in keeping with the existing 1700 South residential local class roadway and the proposed 30 foot wide residential Cul De Sac with a 92 foot diameter turn around. Due to the minimum proposed road width development, on street parking will be limited.

The Preliminary Plat indicates a 20 foot building setback and a 10 foot garage setback. Transportation requires a minimum of 17.5 feet from back of walk to face of garage for staging. If there is less than the 17.5 feet then we require "No Parking" sign be posted on the garage door face. Due to the minimum road widths proposed there will be no available parking, if the garage is setback less than 17.5 feet. We recommend that the garage be setback 20 feet to match the building and parking needs.

There is also an existing drive approach and driveway that is not labeled to be removed. Until an approved site plan for that lot is issued that complies with the existing drive, it must be removed.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Ted Itchon, Fire
Peggy Garcia, Public utilities
Larry Butcher, Permits
John Spencer, Property Management
File

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Petition #	Petition Type	Opened Date	Number	Direction	Street Name	Street Type	First Name	Last Name
<input type="checkbox"/> PLNSUB2010-00301	Planning/Subdivision and Condominium/Planned Dev - Conditional Use/NA	05/18/2010	2178	E	1700 S		Craig	Anderson

PETITION #: PLNSUB2010-00301

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 A notice was added to this record on 2009-11-20.
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Task Details Zoning Review

Assigned Date 06/08/2010 Assigned to Alan Hardman Current Status Complete Action By Alan Hardman Comments See DRT notes dated 11-18-09. No zoning issues. End Time: Billable: Yes Time Tracking Start Date In Possession Time(hrs) Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> CAP Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner	Due Date 06/18/2010 Assigned to Department Permit Plan Examiners Status Date 06/14/2010 Overtime: Yes Start Time: Hours Spent: Action by Department Permit Plan Examiners Est. Completion Date Display Comment in ACA <input checked="" type="checkbox"/>
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Address: 2178 East 1700 South
Project Name: Sequioa Development
Contact: Craig Anderson 801 656-9395 craig@sequoiadevelopment.com
Date Reviewed: November 18, 2009
Zone: R-1-7000

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Project Description: New single family dwelling subdivision.

Ken Brown/Zoning:

Option #1: is a 7' lot subdivision with the existing house being demolished. In each case, each lot shall have a minimum of 7,000 s/f and a minimum lot width of 50' at the front yard setback line (20'). Buildable areas shown on these proposals need to show compliance to the front, side and rear setback requirements unless modified in a Planned Development process.

Option #2: Is a Planned Development proposal, private road, 8 lot subdivision with the house being demolished.

Barry Walsh/Transportation:

Propose 7 or 8 lot development with public 50' cul-de-sac or private 30 ft. roadway. Private land to be drive approach with pedestrian access. Public road to be intersection with ADA ramp along 1700 S. Cul-de-sac to have public street light and sidewalk behind curb. Driveway not to be part of subdivision. Driveway to be designated with individual lot & building permit.

Ted Itchon/Fire:

Fire hydrant intersection. Turning radius outside 45'.

Brad Stewart/Public Utilities:

Good water in 1700 South, connect to the 10 inch and not the 36 inch. Run public main in public cul-de-sac, and fire hydrant at the end of the main-standard ¾ inch service connections to each lot. Sewer is about 11 feet deep. Should have gravity flow sewer to all basements on all lots. Engineer will have to carefully work through elevation issues because property slopes away from 1700 S. Storm drainage will be the biggest challenge for the Engineer. Public Utilities wants cul-de-sac to drain, by gravity, to 1700 S. to avoid very substantial drainage problems created when a street drains towards a private property. There is a public storm drain in 1700 S. to take the drainage from this project.

George Ott/Engineering:

Subdivision or Condominium plat required. Certified address required prior to building permit issuance. See Alice Montoya at 801 535-7248. Subdivision Improvement Construction agreement required. Said agreement will require a guarantee (bond), insurance certificate(s), and payment of fees. See Joel Harrison (535-6234) for details on insurance and guarantee provisions. Subdivision improvement plans required.

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PETITION #: PLNSUB2010-00301

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Task Details Engineering Review

Assigned Date
06/08/2010

Assigned to

Current Status
Complete

Action By
Randy Drummond

Comments
TO: MICHAEL MALOY, AICP, PRINCIPAL PLANNER, PLANNING DIVISION FROM: RANDY DRUMMOND, P.E., ENGINEERING DATE: JUNE 8, 2010 SUBJECT: Solei Cove Subdivision 2178 East 1700 South Preliminary Plat/Planned Development - PLNSUB2010-00301 & 00154 City Engineering review comments are as follows: 1. This is an 8 lot residential subdivision. Based on the information submitted with the lot layout, the applicant is proposing to develop 8 residential lots with frontage on 1700 South and an un-named new public street with a cul-de-sac. Lots 1 and 8 have frontage on 1700 South, as well as the un-named street. 1700 South is improved with curb, gutter, sidewalk and asphalt pavement, and the sidewalk has 11 trip hazards that will need to be removed by grinding the raised edge(s). Lots 2-7 will require the dedication and improvement of the un-named street with curb, gutter, sidewalk and full-width asphalt pavement, plus the cul-de-sac. There will also need to be a waterway and two waterway transition structures installed at the intersection of 1700 South and the un-named street to handle the drainage on the south side of 1700 South as well as the drainage required for the un-named street. In addition, handicapped access ramps will need to be installed at the entrance to the cul-de-sac. 2. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of constructing the utility and roadway improvements. The agreement also requires the payment of a stepped fee based on the estimated cost of roadway improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project. 3. SLC Transportation must review and approve street geometrics and street lighting. 4. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision. 5. The plan & profile drawings for the proposed new streets must comply with Salt Lake City Engineering design regulations. Some of the significant requirements are as follows: Minimum design grade is 0.50%. The profile view for top of curb on each side and centerline must be shown. The horizontal scale shall be 1"=20', 1"=30' or 1"=40'. The vertical scale shall be one-tenth the horizontal scale. The minimum size lettering shall be 1/10" and capital letters shall be used. Solei Cove Subdivision - Preliminary Plat June 7, 2010 Page 2 The north arrow shall point toward the top or left of the sheet with stationing progressing from west to east or from north to south. The following approval signatures are required on the cover sheet for the project: SLC Transportation for approval of street geometrics and street lighting. SLC Fire Department SLC Public Utility Department (sewer, water & drainage improvements) SLC Engineering Division (street design) 6. Sewer, water and drainage improvements must conform to the requirements of the SLC Public Utility Department and a public way permit is required for their installation in 1700 South. 7. A copy of the storm water pollution prevention plan (SWPP) must also be submitted to SLC Public Utilities. 8. The plat is being reviewed, and comments will be returned to the developer's surveyor. cc: Scott Weiler Brad Stewart Barry Walsh Vault

End Time:

Billable:
Yes

Time Tracking Start Date

In Possession Time(hrs)

Comment Display in ACA ☒ All ACA Users ☒ CAP Creator ☒ Licensed Professional ☒ Contact ☒ Owner

Due Date
06/08/2010

Assigned to Department
Engineering Engineer

Status Date
06/09/2010

Overtime:
Yes

Start Time:

Hours Spent:

Action by Department
Engineering Engineer

Est. Completion Date

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<input type="checkbox"/> PLNSUB2010-00154	Planning/Subdivision and Condominium/Preliminary Subdiv-Minor/NA	03/26/2010	2178	E	1700 S		Craig	Anderson

PETITION #: PLNSUB2010-00154



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Task:

Building Review

Status:*

Complete

Status Date:*

06/08/2010

Assigned to Department:

Permit Admin Official

Assigned to:

Larry Butcher

Assigned Date:

06/08/2010

Action by Department:*

Permit Admin Official

Action By:*

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Due Date:

06/08/2010

Comments

Construction plans shall meet adopted Building Code standards

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PETITION #: PLNSUB2010-00154



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Task Details Building Review

Assigned Date

06/08/2010

Assigned to

Larry Butcher

Current Status

Complete

Action By

Larry Butcher

Comments

Construction plans shall meet adopted Building Code standards

End Time:

Billable:

Yes

Time Tracking Start Date

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Due Date

06/08/2010

Assigned to Department

Permit Admin Official

Status Date

06/08/2010

Overtime:

Yes

Start Time:

Hours Spent:

Action by Department

Permit Admin Official

Est. Completion Date

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