

# PLANNING COMMISSION STAFF REPORT



Planning Division  
Department of Community &  
Economic Development

## My Place Planned Development PLNSUB2011-00204 Zoning Amendment PLNPCM2011-00203

545 & 555 West 500 North and 446 Tuttle Court  
August 24, 2011

### Applicant

Marie Ginman

### Staff

Katia Pace 801 535-6354  
katia.pace@slc.gov.com

### Current zone

(TSA and SR-3 pending Council approval)

### Current master plan designation

Low and Medium Density Residential

### Council District

District 3 – Stan Penfold

### Community Council

Fairpark (Gordon Storrs)

Lot size: 1.25 acres

### Current Use:

Residential

### Applicable Land Use Regulations:

- Chapter 21A.55 Planned Developments
- Chapter 21A.50.050 Amendments
- Chapter 21A.02.030 Purpose and Intent
- Chapter 21A.24.100 SR-3
- Chapter 21A.26.078 TSA

### Attachments:

- A. Drawings/Plans
- B. Application Information
- C. City Department Comments

### *Request*

This is a request by Marie Ginman for a Zoning Amendment and a Planned Development located at 545 - 555 West 500 North and 446 Tuttle Court. The Zoning Amendment consist of amending the zoning on the frontage of 545 and 555 West 500 North from SR-1A and SR-3 (Special Development Pattern Residential) to TSA (Transit Station Area) and amending the zoning on the rear of 555 West 500 North from SR-1A to SR-3.

### *Staff recommendation*

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for planned development approval and therefore recommends the Planning Commission approve the application as proposed subject to the following conditions:

1. A subdivision plat will be required subject to the Planned Development and Zoning Amendment being approved. As part of the subdivision, declarations will need to be established with an owners association and with long term maintenance mechanism for the lane and private utilities.
2. A deed restriction on the proposed TSA property will be required to guarantee that any future development will not exceed the building height of the existing buildings.
3. The applicant will be required to comply with all applicable recommendations made through the review process.

## VICINITY MAP



## Background

### Project Description

The Guadalupe neighborhood is an isolated area bounded by rail tracks and the freeway. It is composed of low-density residential structures constructed between the 1890s and early 1900s as well as several established industries. Tuttle Court is a private street located in the Guadalupe neighborhood. It is an existing inner block development created in the 1890s. It consists of a single family home and three duplexes built in 1898 facing Tuttle Court and two multifamily buildings (five and six units) built in 1948 facing 500 North. The site is located within the Northwest National Historic District.

The applicant's husband, Dee Dillman, is the owner of the property and has given authorization for the applicant to pursue the request. For years the buildings on the property have been in disrepair and boarded. In May 2010 Mr. Dillman purchased the property and since then the applicant has been in the process of rehabilitating the existing buildings. The applicant proposes to:

1. Subdivide the site composed of three parcels and a private street, Tuttle Court, into a Planned Development.
2. Amend the zoning on the frontage of 500 North where the two existing multi-family buildings are located from SR-1A and SR-3 to TSA.
3. Create five new residential lots on the rear of 555 West 500 North and amend the zoning on the proposed lots from SR-1A to SR-3.
4. Rehabilitate and separate the four existing structures located at 446 Tuttle Court into individual lots (zoning to remain SR-3).
5. Rebuild Tuttle Court and update the utility infrastructure.

The applicant would like to develop the entire property; however, due to financial limitations some of the property may be sold.

A future subdivision will create lots for each of the buildings and rename the private street from Tuttle Court to "My Place." Declarations will establish an owners association and long term maintenance mechanism for the lane and private utilities.

## **Comments**

### **Public Comments**

The application was presented to the Fairpark Community Council on May 26, 2011, and to the Capitol Hill Community Council on July 20, 2011. Comments from attendees of both meetings were positive. Although not required to vote, both Community Council attendees voted unanimously in support of this project.

### **City Department Comments**

Comments were solicited from all applicable City Departments and Divisions on May 4, 2011. All respondents recommended approval subject to compliance with City regulations and policies (see Attachment C).

## **Analysis and Findings**

### **Standards for Planned Developments (21A.55.050)**

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:

- 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.

The applicant is requesting the Planning Commission to waive features such as street width, sidewalks, street trees, and park strips that are standards for a subdivision development.

The historic buildings located in the site are listed as architecturally significant in the Northwest National Historic District Architectural Survey. The applicant is rehabilitating the site and remodeling the structures as affordable housing. In addition the applicant is proposing to build five additional affordable single family homes.

**Finding:** The project, through use of the planned development process, achieves at least three of the objectives for planned development, thereby satisfying this standard. Those objectives are C, F, and G related to preservation of buildings which are historically significant, elimination of blighted structures through rehabilitation, and inclusion of affordable housing with market rate housing.

- 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:** This site is within the Capitol Hill Community Master Plan and the North Temple Boulevard Plan area. The master plans objectives and policies related to this project are re-iterated below and demonstrate that the proposed planned development is consistent with those policies.

***Quotes from the Capitol Hill Community Master Plan, adopted in 1999:***

- “The Guadalupe neighborhood, an enclave of low-density residential structures constructed between the 1890s and early 1900s. The Guadalupe Neighborhood’s historic layout consists of a grid street pattern with regular shape lots and small alleys and lanes.”
- “Because the area contains 10-acre blocks with deep lots, there are large portions of unused property which exist on the interior of these blocks. New housing could potentially be built in these areas through proper block redesign.”
- “Require that new residential development be compatible in scale, design, site configuration and character with the historical development patterns present in Guadalupe, to strengthen the stability of the neighborhood.”
- “Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.”

***Quotes from the North Temple Boulevard Plan, adopted in 2010:***

- “One of the Urban Center Transition Area characteristics is a mix of housing types, ranging from three or four story multi-family dwellings to row houses.”
- “The Guadalupe Neighborhood is an example of a stable area which contributes to the uniqueness of the station area. It is not anticipated that the existing zoning in the stable areas will change unless the zoning is not consistent with the physical characteristics of the area. If any zoning changes are considered in the future, the zoning regulations should ensure new development is appropriately scaled and compatible with existing development.”

**Finding:** The project is supported by and consistent with the policies and intent of Capitol Hill Community Master Plan and of the North Temple Boulevard Plan. It is allowed by the proposed and existing zoning districts (SR-3 and TSA), assuming the proposed zoning amendment is adopted by the City Council.

**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.

**Analysis:** This proposed planned development is oriented toward the interior of the block with only one access point so that the homes are isolated from the surrounding neighborhood. The project has been designed to be compatible with the character of the site and surrounding area and is not anticipated to create unusual pedestrian or traffic patterns or volumes.

Due to the deep lots and large portions of unused property in the inner blocks, the Guadalupe neighborhood has had other infill projects developed over the years. Here are some examples:

- 540 West, access from 400 North.
- Hodges Lane with, from 400 North.
- Edmonds Place with, from 400 North.
- Argyle Court with, from 300 North.
- Rendon Court with, from 300 North.
- Bliss Court with, from 300 North.

For the existing structures facing Tuttle Court, the legal nonconforming parking will be located behind the façade of the structures and in the side yard and there will be one parking stall for each unit. Cross easements will be required since the parking stalls will crossover the proposed lot lines. For the existing structures facing 500 North, parking will be behind the buildings and the number of required parking is met with an additional stall provided. These are one bedroom apartments, the building on the north having 5 units and the building on the south having 6 units.

For the future new housing, the applicant proposes to build two homes with a single car attached garage facing the street; one home with a double car attached garage facing the street and two homes with rear yard parking.

**Finding:** Staff finds that although the parking requirements are met, because of the waiver for street width street parking will not be possible and therefore parking might become a problem for this development. Staff finds that the proposal poses little impact to surrounding streets.

- 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:** A community garden with approximately 800 square feet has already been installed. The site is home to several mature trees, including two cedars framing the entrance to the project and two large shade trees, one behind each of the existing multi-family buildings which front 500 North. All of these trees will be preserved. The applicant did not submit a formal landscape plan.

**Finding:** Staff recommends that the project comply with the landscape standards listed in Section 21A.48 of the Zoning Ordinance.

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

**Analysis:** The site is located within the Northwest National Historic District and according to the district's survey the existing structures located in the subject property are considered eligible for preservation and are architecturally significant. The structures consist of:

- Facing 500 North: two multifamily buildings built in 1948 with a Minimal Traditional architectural style; and
- Facing Tuttle Court: a single family home and three duplexes built in 1898 with a Victorian Eclectic architectural style.

These buildings are currently being rehabilitated, and there are no plans for demolition.

**Finding:** Staff finds that when building the proposed new structures, consideration should be given to compatible building design in order to maintain the character of the development.

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

**Analysis:** All applicable departments/divisions reviewed this request for compliance with City regulations and policies (see Attachment C). Furthermore, a subdivision plat will be required subject to the Planned Development and Zoning Amendment being approved.

**Finding:** The applicant will be required to comply with all applicable recommendations made through the review process. Also, further compliance will be ensured during review of the subdivision plat and construction permits.

### **Standards for General Amendments (21A.50.050)**

A decision to amend the text of the Zoning Ordinance or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.

Section 21A.50.050.B, states that in making a decision to amend the zoning map, the City Council should consider the following:

**1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

**Analysis:** The purpose of the proposed zoning amendment is to create conforming districts for the subject properties.

*Amending the Zoning from SR-1A to SR-3(Special Development Pattern Residential)*

Currently, the zoning on the west side of Tuttle Court is SR-1A and on the east of Tuttle Court the zoning is SR-3. The applicant is requesting the zoning on the west side to be changed to the SR-3. The SR-3 is a district specifically designed for city interior blocks. This amendment is requested in order to facilitate a future subdivision which would create five new single family residential lots.

*Amending the Zoning from SR-1A and SR-3(Special Development Pattern Residential) to TSA (Transit Station Area)*

The two multi-family buildings located at the entrance of the project facing 500 North are currently zoned SR-1A and SR-3. The applicant is requesting these zoning designations to be changed to TSA. The TSA zoning district was requested for its greater density and liberal parking standards. No additional units or height are proposed or anticipated. A deed restriction to that effect would be required.

***Quotes from the Capitol Hill Community Master Plan, adopted in 1999:***

- “The Guadalupe neighborhood, an enclave of low-density residential structures constructed between the 1890s and early 1900s. The Guadalupe Neighborhood’s historic layout consists of a grid street pattern with regular shape lots and small alleys and lanes.”
- “Because the area contains 10-acre blocks with deep lots, there are large portions of unused property which exist on the interior of these blocks. New housing could potentially be built in these areas through proper block redesign.”
- “Require that new residential development be compatible in scale, design, site configuration and character with the historical development patterns present in Guadalupe, to strengthen the stability of the neighborhood.”
- “Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.”

***Quotes from the North Temple Boulevard Plan, adopted in 2010:***

- “One of the Urban Center Transition Area characteristics is a mix of housing types, ranging from three or four story multi-family dwellings to row houses.”
- “The Guadalupe Neighborhood is an example of a stable area which contributes to the uniqueness of the station area. It is not anticipated that the existing zoning in the stable areas will change unless the zoning is not consistent with the physical characteristics of the area. If any zoning changes are considered in the future, the zoning regulations should ensure new development is appropriately scaled and compatible with existing development.”

**Finding:** The proposed zoning map change is consistent with adopted policy documents.

**2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.**

**Analysis:** There are three purpose statements that are applicable to this zoning amendment request; the Purpose and Intent of the Zoning Ordinance (Section 21A.02.030), the purpose statement of the SR-3 zoning district (Section 21A.24.100A), and the purpose statement of the TSA zoning district (Section 21A.26.078A).

***The purposed statement of the Zoning Ordinance states:***

“The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- a. Lessen congestion in the streets or roads;
- b. Secure safety from fire and other dangers;
- c. Provide adequate light and air;
- d. Classify land uses and distribute land development and utilization;
- e. Protect the tax base;
- f. Secure economy in governmental expenditures;
- g. Foster the city's industrial, business and residential development; and
- h. Protect the environment.”

***The purpose statement of the TSA states:***

The purpose of the TSA transit station area district is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations.

Transition Area: The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas are generally located within a one-half (1/2) mile from the station platform, but may vary based on the character of the area. Transition areas typically serve the surrounding neighborhood; include a broad range of building forms that house a mix of compatible land uses. The minimum desired density is ten (10) dwelling units per acre.



Requirement		Standard	Existing	
			555 West 500 North	545 West 500 North
Height	Minimum	25'	Approximately 30'	Approximately 30'
	Maximum	60'		
Front Yard	Minimum	None	16'	16'
	Maximum	15'		
Minimum Side Yard		None	16' & 21'	17' & 23'
Minimum Rear Yard		None	60'	60'
Minimum Lot Coverage for Structures		50%	16%	15%
Minimum Lot Size		1,500 square feet	8,415 square feet	8,572 square feet

***The purpose statement of the SR-3 states:***

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations in scale with the character of development located within the interior portions of city blocks.

Requirement	Standard	Proposed Lots
Minimum Lot Area	2,000 square feet	Between 2,494 and 2,503
Minimum Lot Width	30'	38'
Front Yard	10'	10'
Side Yard	4'	4'
Rear Yard	15'	15'
Building Coverage	60%	

**Finding:** Staff finds that the proposed zoning amendment does not conflict with the purpose and intent of the Zoning Ordinance and the characteristics of the property are consistent with the purpose of the proposed zoning district.

**3. The extent to which a proposed map amendment will affect adjacent properties.**

**Analysis:** The surrounding uses are mixed, including single and multi-family, and industries uses including a beer distributor directly across 500 North from the subject property. The applicant has already had a positive impact of the surrounding properties when it cleaned up the trash on the site and started rehabilitating the existing structures.

The proposed Planned Development is contingent on the Zoning Amendment. The Planned Development calls for five new single family houses which are consistent with the existing development and surrounding properties.

**Finding:** The proposed map amendment will have a positive effect on adjacent properties.

**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.**

**Analysis:** The site and adjacent properties are not subject to any overlay zoning districts, and thus not contrary to any overlay district provisions.

**Finding:** The proposed map amendment does not conflict with any overlay districts

**5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

**Analysis:** The existing water main for this project is only a 4 inch dead end pipe located in Erie Street, a street parallel to Tuttle Court on the east side. It will not meet today's fire flow requirements for new development. The sewer main is very old, the connections were made in 1917, it is also located in Erie Street, and it is 8 inches thick. The ground water in the area is generally very shallow. In response to these issues the Public Utility Department has made the following recommendation:

“The proposed Planned Development located at Tuttle Court will need to have a new sanitary sewer main and a new culinary water main installed in Tuttle Court. The existing water connections for the existing four houses located between Tuttle Court and Erie Street will need to have their water connection connected properly out to the new water main in Tuttle Court. The existing sewer connection for those four houses can continue to connect to the main in Erie Street, if the main and the laterals are found to be in acceptable condition. Any new properties built along Tuttle Court will need to be connected to the new sewer main which is to be constructed in Tuttle Court. These mains will need to be constructed as part of a Private Main extension and will be the responsibility of the home owners or home owners association. Although the mains will be privately owned, they will need to be built to public standards in case Tuttle Court is ever fully dedicated, owned, and maintained as a public street, at which point the utilities will be considered for public ownership and maintenance.”

Also, in a previous recommendation (see Attachment C) concerning the low level of the ground water in the area, the Public Utility Department recommended that basements should not be allowed in this site.

**Finding:** Staff finds that the current public facilities and services intended to serve the subject property is not adequate, and should be addressed in the final subdivision plat. A subdivision plat will be required subject to the Planned Development and Zoning Amendment being approved.

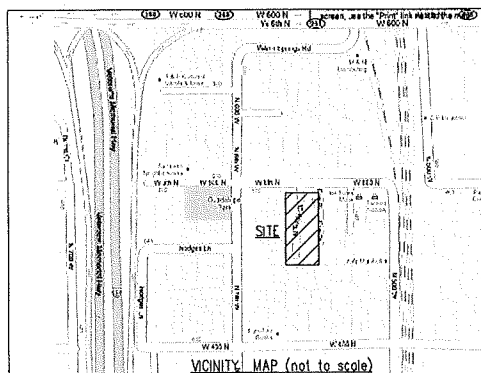
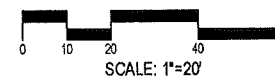
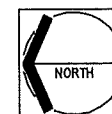
## ***Notification***

- Notice mailed August 11, 2011
- Sign posted August 15, 2011
- Posted to Planning Division and Utah State Public Meeting websites August 11, 2011

***Attachment A***  
Drawings/Plans

# MY PLACE P.U.D. SUBDIVISION

LOCATED IN THE WEST HALF  
OF THE NW 1/4 OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SLB&M



### SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 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, hereafter to be known as

### MY PLACE P.U.D. SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage and area requirements of the applicable zoning ordinances and the minimum lot area is 1,15,000 or greater.

Russell E. Campbell \_\_\_\_\_ Date \_\_\_\_\_

### LEGAL DESCRIPTION

Beginning at the monument at the intersection of 500 North Street and 600 West street and running thence North 89°59'51" East 398.21 feet along the monumented centerline of 500 North Street and South 00°00'09" 68.03 feet to the true point of beginning and the Northeast Corner of Lot 6, Block 118, Plat A, Salt Lake City Survey, and running thence South 00°02'45" East 330.00 feet; thence South 89°59'11" West 165.00 feet; thence North 00°02'03" West 330.00 feet; thence North 89°59'10" East 164.93 feet to the point of beginning. Containing 14,737 square feet or 0.34 acres.

### OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the owners of the herein described tracts of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2011.

MARIE GINMAN, OWNER

### ACKNOWLEDGMENT

State of Utah  
County of Summit

On this \_\_\_\_ day of \_\_\_\_\_, 2010, personally appeared before me,

the signers of the above Owner's Dedication, \_\_\_\_\_ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

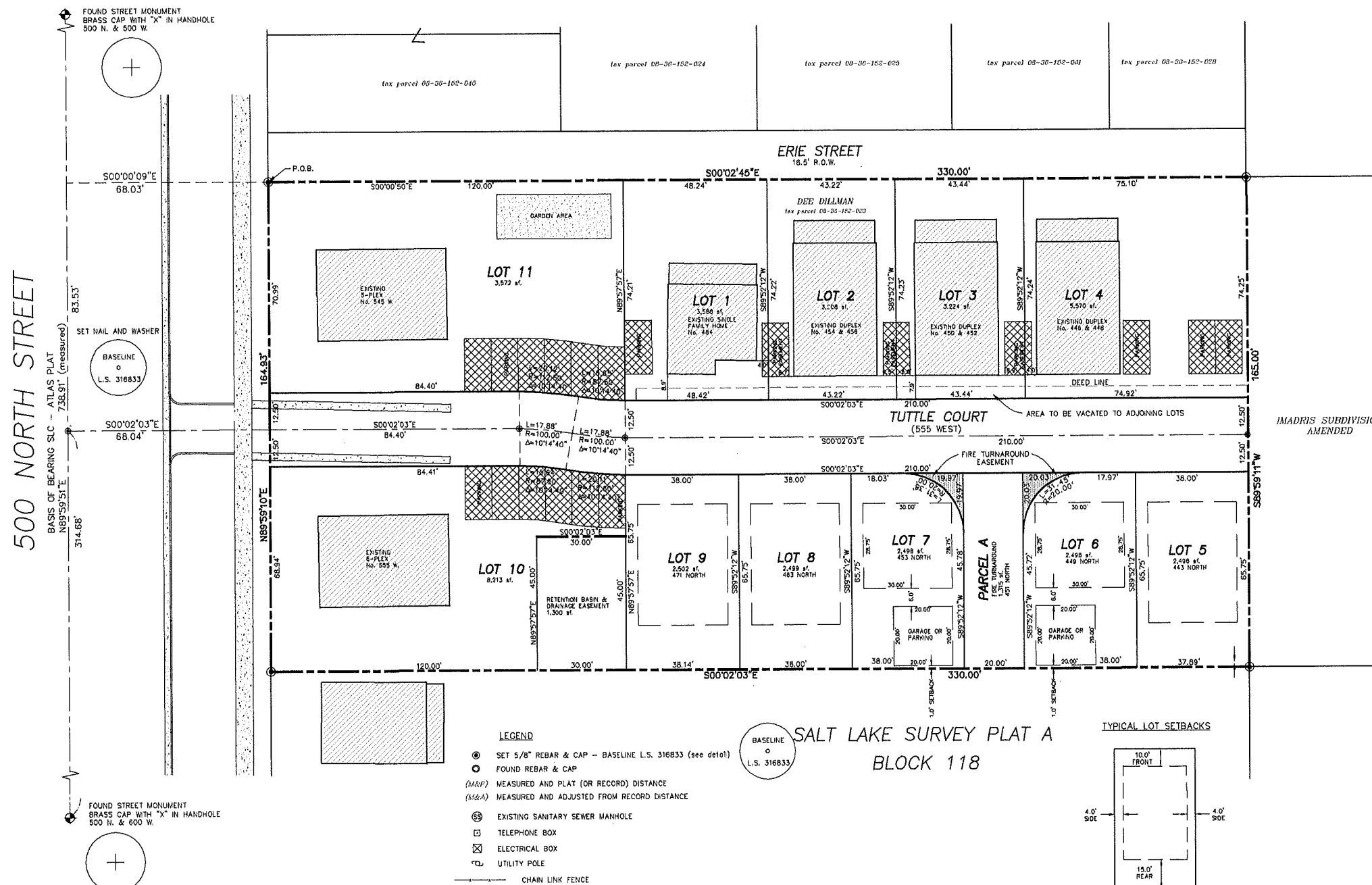
## MY PLACE P.U.D. SUBDIVISION

464, 454 & 456, 450 & 452, 446 & 448  
471, 463, 453, 451, 449, 443, 442  
TUTTLE COURT  
SALT LAKE CITY, UTAH  
LOCATED IN  
BLOCK 118, PLAT A  
SALT LAKE COUNTY, UTAH

### PREPARED BY

**BASELINE SURVEYING, Inc**

1058 East 2100 SOUTH  
Salt Lake City, UT 84106 (801) 209-2152



NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 20____. DIRECTOR S.L.CO. BOARD OF HEALTH	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ 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 PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER 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
	PREPARED BY <b>BASELINE SURVEYING, Inc</b> 1058 East 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152							



ERIE STREET  
16.5' R.O.W.

900'02'43"E

210.00'

LOT 1  
3,294 sq. ft.

LOT 2  
3,199 sq. ft.

LOT 3  
3,224 sq. ft.

LOT 4  
3,177 sq. ft.

PARCEL B

TUTTLE COURT

N00°02'03"W

FIRE TURNAROUND  
EASEMENT

900'02'03"E

210.00'

LOT 10  
3,415 sq. ft.

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

PARCEL C  
FIRE TURNAROUND

EXISTING  
S-FLN  
No. 515 W.

EXISTING GARAGE  
FAMILY HOME  
No. 451

EXISTING DUPLEX  
No. 452 & 456

EXISTING DUPLEX  
No. 456 & 457

THIS PROPERTY  
RENDERED

L=12.88'  
R=100.00'  
Δ=1074'33"

L=15.63'  
R=87.50'  
Δ=1074'33"

L=12.88'  
R=100.00'  
Δ=1074'33"

L=17.88'  
R=100.00'  
Δ=1074'33"

L=15.64'  
R=87.50'  
Δ=1074'33"

L=20.71'  
R=112.50'  
Δ=1074'33"

900'02'03"E

EXISTING GARAGE  
FAMILY HOME  
No. 451

EXISTING DUPLEX  
No. 452 & 456

EXISTING DUPLEX  
No. 456 & 457

EXISTING DUPLEX  
No. 456 & 457

EXISTING DUPLEX  
No. 456 & 457

***Attachment B***  
Application Information

## **My Place Planned Development**

The property is located at 545 West 500 North in the Guadalupe Neighborhood, an area adopted by the nationally recognized non-profit group, Neighborhood Housing Services. Over the last twenty years, they have spurred an incredible amount of renovation and investment helping to improve this small isolated area just west of downtown. The neighborhood is home to several established industries, including a beer distributor directly across 500 North from the subject property. Various residential units surround the property on the remaining boundaries, including a recent infill project to the south with access from 400 North. The six structures on the property have been in disrepair and boarded up and the property has been the dumping ground for years. Many dumpsters have already been filled and removed.

The project consists of a variety of existing housing types with frontage on 500 North and a private lane currently known as Tuttle Court. The applicant is proposing to maintain and renovate the existing structures (already well underway), rebuild the private street and utility infrastructure, and add five new single family homes. A future subdivision will create lots for each of the buildings and rename the private street "My Place". New parking stalls will be constructed providing one stall per unit. Declarations will establish an owners association and long term maintenance mechanism for the lane and private utilities. In addition, a few community amenities are planned. A community garden with approximately 800 square feet has already been installed. A picnic area with a barbeque is also planned. The site is home to several mature trees, including two cedars framing the entrance to the project and two large shade trees, one behind each of the existing multi-family buildings which front 500 North. All of these trees will be preserved, contributing significantly to the aesthetics of the plan.

The exterior of the existing homes are currently being repaired and painted. New windows have also been recently installed. The new single family homes planned for the west side of the private lane will each be a different, but compatible, design. Two of them will have rear detached garages in order to add variety to the streetscape. Each will have approximately 2,000 square feet of living space. While it is not intended to be built in phases, timing of construction of each of the homes will depend on market forces and may take several years to complete. Typical City standards, such as storm water detention, fire apparatus access, and roadway design specifications will be incorporated into the construction drawings, pending approval of a zoning map amendment required to entitle the project. Pedestrian access will be provided on the west side of the private lane. A four foot wide path will be incorporated into the twenty foot travelway by either striping or a change in materials. The Planned Development application and future subdivision are proposed as a mechanism to limit the entitlements that could accompany the proposed zoning district. It is the applicant's intent to condition the zoning by the approval of the PUD and the recordation of a subdivision plat that dictates limitations on building height to ensure neighborhood compatibility.

Several of the planned development objectives stated in the ordinance will be satisfied by this proposed project. There will be a combination of architectural styles and building forms, preservation of desirable mature trees, preservation of the existing historic buildings on the property, inclusion of amenities and the elimination of blight. We hope that the staff and Planning Commission members support the proposed project and forward a positive recommendation of the request zoning map amendment to the City Council.

***Attachment C***  
City Department Comments



## Department Comments

Department	Name of Reviewer	Comments
Building Review	Anderson, Kenneth	All new home construction will require fire rated assemblies (both sides of the wall) for walls within five feet of the property lines. Buildings located within three feet from the property line will require one hour rated assemblies (both sides of the wall) with no openings parallel to the property line. Eave extensions into these offsets could be limited.
Fire Code Review	Itchon, Edward	Provide fire hydrant within 600 feet of all exterior walls of the first floor for all structures. the fire flow is a minimum of 1,500 GPM @20 psi
Zoning Review	Michelsen, Alan	Please consider if sidewalks will be provided and how trash will be disposed of.
Sustainability Review	Bennett, Vicki	No comments.
Police Review	Ross, Michelle	The PD has no issue with either project.
Transportation Review	Walsh, Barry	<p>The proposed development indicates parking to be provided for each unit: The SR-3 zone notes 1 stall per unit for the existing single family and the three duplexes, as well as the 5 new single family lots. The two existing 5 plexes and 6 plexes lots are to be TSA zone. The development is to comply with required parking stall quantities, locations, and their dimensions table 21A.44.020.</p> <p>Some parking stalls are shown on other lots (lot B) or crossing lot lines and need to have designated access easements or Association common areas designation etc. like parcel A parcel B and Tuttle Court – private roadway as common areas.</p> <p>All lots are to comply with requirements for an ADA access corridor to the public sidewalk along 500 North.</p>
Public Utilities Review	Stoker, Justin	<p>The proposed PUD located at Tuttle Court will need to have a new sanitary sewer main and a new culinary water main installed in Tuttle Court. The existing water connections for the existing four houses located between Tuttle Court and Erie Street will need to have their water connection connected properly out to the new water main in Tuttle Court. The existing sewer connection for those four houses can continue to connect to the main in Erie Street, if the main and the laterals are found to be in acceptable condition. Any new properties built along Tuttle Court will need to be connected to the new sewer main which is to be constructed in Tuttle. These mains will need to be constructed as part of a Private Main extension and will be the responsibly of the home owners or home owners association. Although the mains are privately owned, they will need to be built to public standards in case Tuttle Court is ever fully dedicated, owned, and maintained as a public street, at which point the utilities will be considered for public ownership and maintenance.</p> <p>Grading and drainage must be designed by a licensed engineer to ensure that city and general grading and drainage codes are followed.</p> <p>Plans by a licensed civil engineer will be required for any utility improvements and will be required to be reviewed and permitted prior to any construction or connection to existing public utility services.</p>

Engineering Review	Weiler, Scott	<ol style="list-style-type: none"> <li>1. Based on the submitted plat, 11 residential lots and 2 alpha parcels are proposed on 1.25 acres. A new private street is proposed to occupy the historical corridor of Tuttle Court, changing the name to "My Place". An inverted crown concrete street is recommended for this reconstruction. If the Planning Commission or City Council mandates that it be a public street, further discussion may be required to decide how to handle pedestrian accessibility along one or both sides. Erie Street runs along the east border of the proposed subdivision but the subdivision will not rely on Erie Street for any access. Curb, gutter and sidewalk exist on the plat frontage of 500 North Street. The cracked concrete sidewalk (3 panels) in front of 545 W. 500 North and at the west edge of the existing Tuttle Court drive approach (2 panels) must be replaced as part of this project.</li> <li>2. For the project to be constructed, the developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a 5% fee based on the estimated cost of constructing the proposed private street improvements. A copy of the agreement will be sent to you via email. Please forward it to the developer. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.</li> <li>3. SLC Transportation and SLC Fire Department will determine the acceptability of the street geometrics, fire turnaround and street lighting.</li> <li>4. Improvement plans for the proposed private street must comply with the Salt Lake City Engineering design standards. Some of the significant requirements are as follows: <ul style="list-style-type: none"> <li>• The engineering drawings must show the profile view for top back of curb grade on both sides of Tuttle Court and its centerline grade. Minimum curb design grade is 0.50%.</li> <li>• The minimum size lettering shall be 1/10" and capital letters shall be used.</li> <li>• The text shall be readable from one of two directions on a given sheet.</li> <li>• A geotechnical investigation report containing a pavement section design for the proposed private street must be submitted for review.</li> <li>• A cover sheet, with approval signatures from SLC Planning, SLC Public Utilities, SLC Fire Department and SLC Engineering must accompany the improvement plans.</li> </ul> </li> <li>5. The subdivision plat has been reviewed and redlined. Please forward the redlined plat to the applicant.</li> <li>6. The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.</li> <li>7. 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.</li> <li>8. The construction contractor must file a Notice of Intent and a pollution prevention plan to the appropriate governmental review agency.</li> </ol>
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**Address:** 446 North Tuttle Court  
**Project Name:** (n/a)  
**Contact:** Marie 801 860-4425 [marie.ginman@gmail.com](mailto:marie.ginman@gmail.com),  
[ddd@xmission.com](mailto:ddd@xmission.com), [Katia.pace@slcgov.com](mailto:Katia.pace@slcgov.com)  
**Date Reviewed:** December 6, 2010  
**Zone:** SR-3

**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: Routine & uncontested matter for split lot development.*

**Ken Brown/Zoning:**

As proposed, the lots meet minimum lot width and lot area requirements, however it is not clear whether the building coverage exceeds 60% for each lot. It is also difficult to determine compliance to side yard set-back for the duplexes as 21A.24.100E3 does not address side yard set-backs for duplexes, only single family detached dwellings, single family attached dwellings, and twin home dwellings. Need cross access lease agreements recorded for the parking as designed (partially on the abutting property).

**Barry Walsh/Transportation:**

Utility service issues. No frontage on public R.O.W., Tuttle Ct. & Erie St. are private. Existing parking-new development requires parking per current standards.

**Justin Stoker/Public Utilities:**

A new 8 inch water main and a new 8 inch sewer main would be required in Tuttle to service the new lots. Sewer service for the existing homes on proposed lots 1-4 current sewer out to a main in Erie. A blow off would be required at the terminus of the new Tuttle water main. New water meters would be required for all 9 lots. An easement would then be required for access and maintenance of the utility mains or an agreement be made for privately owned and maintained utility mains. Check with Ted Itchon regarding the possible need for a fire hydrant on the new water main in Tuttle to satisfy fire requirements. Please begin with the Planning Dept. to determine whether this will be a PUD or a subdivision.

**Randy Drummond/Engineering:**

Subdivision or Condominium plat required for new development on western parcel. 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. Soils Report required for subject property. Subdivision Improvement plans required. Site plan review for lot split. Public way permit for water main installation, obtain decision on improvement of Tuttle Court.



# Work Flow History Report

## 545 W 500 N

### DRT2011-00092

Date	Task/Inspection	Status/Result	Action By	Comments
3/29/2011	Application Acceptance	Accepted	Robinson, DeeDee	
3/29/2011	Engineering Review	Comments	Norlem, Christopher	PUD Subdivision partial approval requested. See Scott Weiler for approval of proposed layout, 349 S 200 E, Suite 100, 801-535-6159, Scott.Weiler@slcgov.com.
3/29/2011	Public Utilities Review	Comments	Draper, Jason	<p><b>Public Utilities Review - jd - 3.29.11</b></p> <p><b>My Place PUD - Tuttle Court and 500 North</b></p> <p><b>555 West property has existing water and sewer service to 500 North</b></p> <p><b>545 West property has existing water service to 500 North</b></p> <p><b>450 North Homes have existing water from the 545 West Meter and individual sewer to Erie Street.</b></p> <p><b>A site utility plan will be required for review - Include water and sewer main lines and services to each individual home. The easement for the new mains will be required at the time of plat. Contact Public Utilities 801-483-6727 to initiate agreements and requirements for the main extensions, bonding and cost estimates. Subdivision plans will require full utility plans including sewer and water plan and profiles. Provide grading and drainage plans including drainage calculations and report. Plans, calculations, estimates will need to be submitted for review to public utilities.</b></p>
3/29/2011	Transportation Review	Comments	Walsh, Barry	<p><b>Proposal for zoning change with out Sub for a split zone to accomodate lot size and parking distribution.</b></p> <p><b>No site design to date. proposal for PUD with 9 lots in rear and two lots fronting 500 north.</b></p> <p><b>Access to be (Tuttle) private street ?20-24' wide/Fire review. Provide pedestrian access from each unit to the public way.</b></p> <p><b>Parking to comply with current standards,</b></p>
3/29/2011	Zoning Review	Comments	Brown, Ken	New PUD, and rezone to RMU. To also include the front portion of 555 West 500 North. Discussed Public/Private roads, Fire Dept. turn around, minimum lot width, lot area and parking for the proposal, etc. Proposal will likely require a reduced lot width approval through the planned development. Further review may be required as the project is developed.

From: [Stewart, Brad](#)  
To: [Pace, Katia](#)  
Cc: [Stewart, Brad](#); [Garcia, Peggy](#); [Itchon, Edward](#)  
Subject: RE: PLNBOA2010-00689 Split Lot  
Date: Tuesday, November 02, 2010 4:45:24 PM

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Katia,

Is either Tuttle Ct or Erie Street public? If not we will want to look at the newly stated position of the city council on private streets.

The existing water main is in Erie Street. It is only a 4 inch dead end pipe. It will not meet today's fire flow requirements for new development. Part of the cost of this project will be to upsize the water main, most likely to an 8 inch pipe to the end of the street. It will need either a fire hydrant or wash out at the end of the street. The other existing water services along the 4 inch pipe will need to be connected to the new line and the 4 inch abandoned. A public water main extension agreement and bond will be required for the water main replacement work. If the street is private we'll have to review the city council intent on private streets.

There is an 8 inch sewer in Erie Street. It should be adequate to service the new development. The existing sewer connections were made in 1917. As the existing residences are demolished these connections will need to be plugged with concrete. New sewer laterals will be needed.

Each new parcel will require a separate water and sewer service connection.

The ground water in the area is generally very shallow. Basements will not be allowed. The developer needs to be aware of this because it is typical on very small lots to want multiple floors. In this case without basements the tendency will be to push upward. The developer will need to be aware of maximum height restrictions.

We will be able to provide more detailed comments when plans are submitted.

Please let me know if there are any questions.

Thanks,

Brad

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From: Pace, Katia  
Sent: Monday, November 01, 2010 2:26 PM  
To: Stewart, Brad  
Subject: PLNBOA2010-00689 Split Lot

Brad,

This is a request to split on parcel with 3 duplexes and one single family home into 4 parcels. Are the utilities separate for each dwelling? Can you let me know if there are any issues with Public

Utilities.

Thank you.

Katia Pace  
Principal Planner  
SLC Planning Division  
Office: (801) 535-6354  
Fax: (801) 535-6174