

**PLANNING COMMISSION
STAFF REPORT**



Planning Division
Department of Community &
Economic Development

**Alta Club Parking Structure
Conditional Use – PLNPCM2012-00788
160 E. South Temple**

Meeting Date: January 23, 2013

Applicant

Property Reserve, Inc./LDS Church

Staff

Michaela Oktay, Principal Planner
(801) 535-6003 or
Michaela.oktay@slcgov.com

Tax IDs & Lot Sizes:

08-36-478-009 (1.32 acres)
16-06-102-013 (0.22 acres)

Total Lot Area:

1.54 Acres

Current Zone

D-1 (Central Business District)

Master Plan Designation

Central Community –
Central Business District

Council District

District 4 – Luke Garrott

Community Council

Central City
Thomas Mutter - Chair

Current Use:

Commercial Building

Applicable Land Use Regulations:

- Chapter 21A.54 – Conditional Uses
- Chapter 21A.59 – Conditional Building and Site Design Review
- Chapter 21A.30.020 – D-1 Central Business District

Attachments:

- A. City comments
- B. Citizen Input
- C. Site photos
- D. Applicant Information

Request

This is a request for a Conditional Use for the Alta Club parking structure project. The Planning Commission has final decision-making authority for these applications.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards for Conditional Use Review and therefore recommends the Planning Commission approve the application subject to the following conditions:

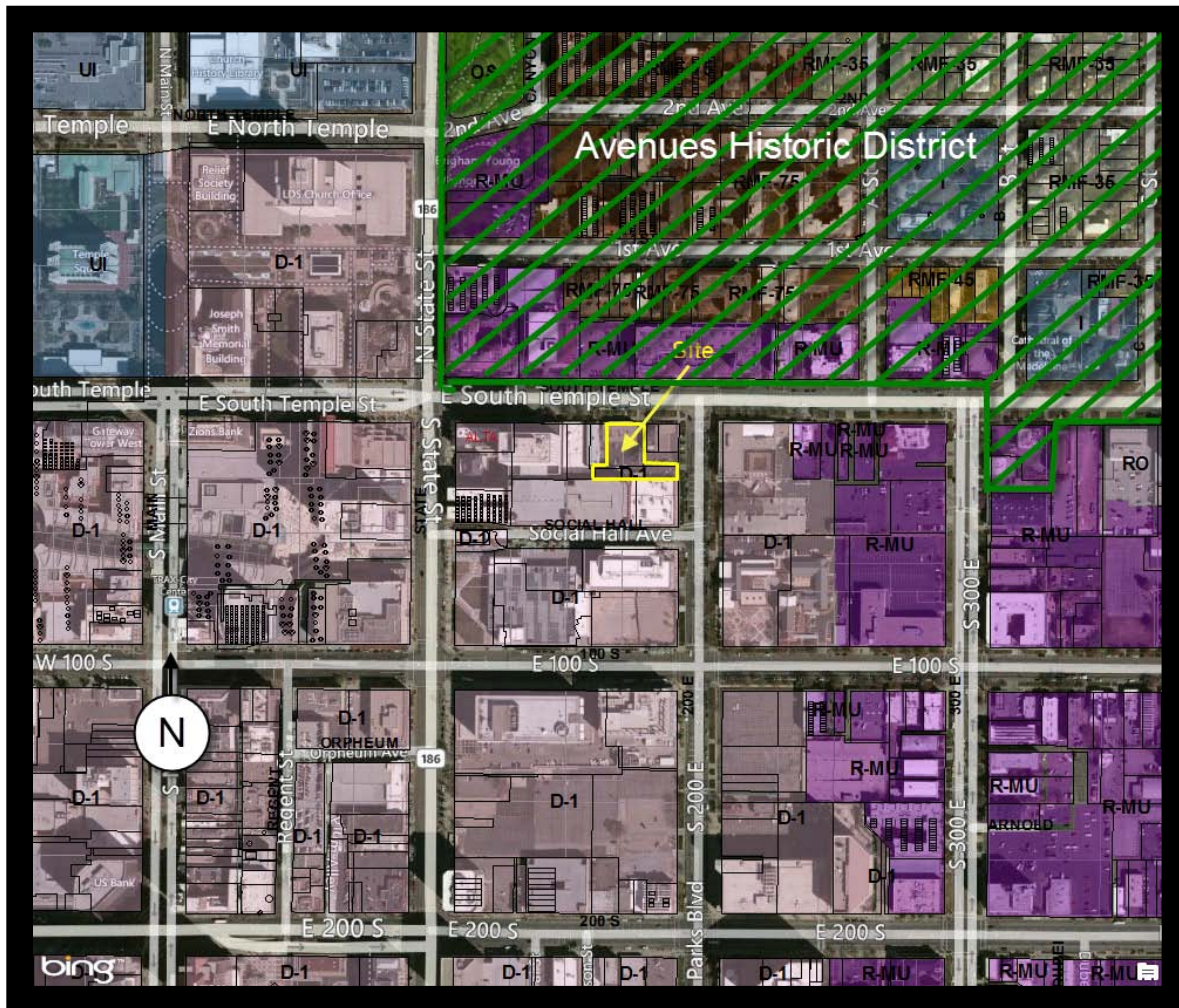
- 1) All parcels involved shall be consolidated into one lot within one year. Deeds shall be recorded with the Salt Lake County Recorder's Office to consolidate the lots.
- 2) Applicant shall respond to all City Departmental review comments to the satisfactory of each department.
- 3) Compliance with Environmental Performance standards as may be required by the zoning administrator.

Recommended Motion

Consistent with Staff Recommendation: Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

- 1) All parcels involved shall be consolidated into one lot within one year. Deeds shall be recorded with the Salt Lake County Recorder's Office to consolidate the lots.
- 2) Applicant shall respond to all City Departmental review comments to the satisfactory of each department.
- 3) Compliance with Environmental Performance standards as may be required by the zoning administrator.

VICINITY MAP



Background

Project Description

The project is a result of a land exchange arrangement between the LDS Church and the Alta Club. The LDS Church currently owns the subject site and will be transferring ownership of the parcel to the Alta Club in exchange for acquisition of the parking lot parcel located across the street. The Mr. Mac building located on site is proposed to be demolished. The Alta Club proposes to accommodate their off-site parking needs with a new parking structure on the subject property.

The subject property is located in the D-1 Central Business Zoning District. In this district, demolition of a building for a parking lot/structure is allowed only as a conditional use approved by the Planning Commission. Recently an amendment to the zoning ordinance was adopted by the City Council that eliminated the conditional use process option for the purpose of demolishing a principal building for principal use parking lots/structures in the D-1 zone. The applicants submitted this petition before any ordinance changes were adopted by Salt Lake City Council, therefore they are allowed to proceed with this conditional use petition.

Ordinance Requirement	Proposed	Compliance
Use vacant commercial building	A parking structure (as a result of a building demolition) is a Conditional Use in the D-1 Zone.	Must obtain approval from the Planning Commission
Minimum Lot Area And Lot Width: 10,000 square feet, 100 feet	67,082 square feet when both lots are combined.	Complies
Minimum Building Height: 100 feet	Conditional use for surface parking structure at grade with 12 ft. booth.	Must obtain approval from the Planning Commission
Minimum Front Yard Requirements: None, shall not exceed 5 feet	None.	Complies
Interior Side Yard: none	From zero to 20 ft. from the property line.	Complies
Rear Yard: none	None.	Complies

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Planning Division Open House held on December 20, 2012.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on January 11, 2013.
- Public hearing notice posted on property on January 11, 2013.
- Public hearing notice posted on City and State websites on January 11, 2013.
- Public hearing notice emailed to the Planning Division list serve on January 11, 2013.

City Department Comments

Comments were received from the following City departments and are attached as Exhibit A. No comments were received which would preclude the development. The applicant will be required to meet City standards for development as stipulated by the various City Departments/Divisions in the attached comments.

Public Comments

Comments have been received from the public and are found in Attachment B. General comments/questions have been about how the application can be considered in light of the recently passed ordinance. Staff has explained that it was submitted before the ordinance was changed by City Council. Additional comments received from members of the public as of the preparation and publication of this staff report will be forwarded to the Planning Commission before the public hearing.

Analysis and Findings

Conditional Use for Parking lot/structure Section 21A.30.020 D.3.e.

(Applied to this case but recently eliminated from the zoning ordinance)

The applicant is applying for the conditional use to facilitate a building demolition for a parking structure under subsection e.(2) stating that it is necessary for the Alta Club. The Alta Club is located within 500 feet of the principal use and the applicant claims the structure will not exceed more than 50% of the required parking for that club/lodge use.

e. Parking lots, proposed as a principal use to facilitate a building demolition, shall be permitted as a conditional use with the approval of the planning commission pursuant to the provisions of chapter 21A.54 of this title, where it is found that the parking lot is:

- (1) Associated with a proposed principal land use; or
- (2) Shown to be necessary for an existing adjacent land use(s). Demand shall be demonstrated through affidavits or executed lease agreements for off site parking. Said lot shall be located within five hundred feet (500') of the principal use(s) that it is proposed to serve, and shall not exceed more than fifty percent (50%) of the required parking stall count for said use(s); or
- (3) Not associated with a principal land use or a specific increase in parking demand. The applicant shall document to the planning commission's satisfaction that there is a need for more commercial parking in a given area and, if so, it must participate in the overall downtown token program.

Standards for Conditional Uses; Section 21A.54.080

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

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

Approval Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. The use complies with applicable provisions of this title;

Analysis: The proposed parking structure use is specifically allowed in the D-1 Zone through the Conditional Use process. The table in the "Project Description" section above demonstrates that the project generally meets the standards required in this particular Zone. If approved the applicants will need to combine the existing parcels into one parcel. The Planning Commission has the authority to grant Condition Use approval based on standards adopted by the City for these processes.

Finding: The proposal meets the standards of this provision; however the standard was deleted by the City Council as it was not consistent with the policies and provisions of the D-1 Zone. The conditional use provision to allow surface parking lots/structures to facilitate a building demolition conflicts with the provisions of the title in respect to the policies and regulations for the D-1 Central Business District. For example, the subject site is considered a "block corner," which would require parking behind a principal structure and that structure would be required to be at least 100 feet in height and depth. Additionally, the regulations discuss an "excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-1 district." These are examples of why the regulations were recently removed from the zoning ordinance. However, the provision does appear to provide a process which was intended to allow the use to disregard the other urban design regulations within the code.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The nature of the block is of higher density housing with a mix of commercial uses. There is

a significant amount of parking in the immediate vicinity. The use may be compatible in the sense that it is capable of existing together in a satisfactory relationship with neighboring properties. The applicant has provided a trellis and proposed landscaping adjacent the public sidewalk in order to provide some visual screening of the parking structure's top level which will be at the same grade as the sidewalk and readily visible from the street. Landscaping in conjunction with the trellis is proposed to aid and simulate some continuation of a wall that is being lost through building demolition of Mr. Mac along South Temple.

Across the street from the proposed project is the existing Alta Club surface parking lot located on a .61 acre parcel, west of project is the Carleton Hotel located on a .15 acre parcel, east of the project is an office-mixed building on a .07 acres and Big O tires off-site parking on .10 acre parcel.

The applicant has indicated that discussions have occurred with the surrounding uses but no objections have been received by City Staff as to the preparation of this report. Discussions have occurred about possible lease agreements for off-site parking and the LDS church has offered to accommodate parking in the social hall parking structure directly south of the subject property or to let the Alta Club negotiate agreements with neighboring properties.

Finding: The parking lot/structure use is compatible with surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The subject property is located within the Central Community Master Plan and Downtown Planning areas. The property is identified for Central Business District use. It is located within the Central Business Improvement District (CBID) which mixes entrepreneurial activities with the task of marketing and advocating for the downtown area for the benefit of property owners, businesses and citizens living there.

The *Urban Design Element* contains the City's urban design policies, which policies discuss preserving and improving the visual form of the city through appropriate building height and profile. The majority of the subject site is on a "Block Corner" where taller buildings of approximately 14-stories have been located. Additionally, South Temple is identified as a view corridor, where visual image from the street or pedestrian walkway is important. The north side of South Temple lies within the Avenues local Historic District which provides important visual elements to the street corridor. Buildings along street view corridors frame such vistas. The absence of a building on the site is replaced by the trellis and landscaping proposed by the applicant.

The demolition of CBD buildings for surface parking lots runs contrary to these goals and policies. It notes that the CBD should be designed with appropriate land use intensities, patterns and forms. Parking proliferation, specifically of surface parking, would have a negative effect and not be encouraged as appropriate in the D-1 zoning district.

Finding: The use is not consistent with adopted city planning policies, documents and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Analysis: Zoning ordinance section 21A.54.080 B identifies specific items that may determine what

constitutes a detrimental effect. In determining a detrimental effect, the following items shall be adequately addresses and/or mitigated:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

Finding: There are findings that the use may not be consistent with applicable policies set forth in adopted city plans. However, the applicant has taken into consideration other anticipated detrimental effects and should be able to reasonably addressed or mitigate said effects through the design of the proposed parking structure. The applicant must continue to work with the permits office to ensure that the plans comply with all zoning and building permit regulations.

Conditions Imposed

The Planning Commission may impose any condition upon a proposed Conditional Use in order to address any of the factors listed in Section 21A.54.080 of the Zoning Ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and,
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Analysis: The above analysis demonstrates that the applicant is able to, and has mitigated impacts associated with the proposed use. The standards for the Conditional Use processes, as previously discussed, address essentially the same design standards as the Conditional Building and Site Design Review process. Staff finds the proposal overall satisfies the standards of the two review processes, and therefore is compliant.

Finding: Planning Staff contends that the applicant has adequately mitigated impacts associated with the proposed parking structure. It is the Planning Commission's prerogative to impose any conditions necessary to mitigate unaddressed impacts as it sees fit. The project as proposed meets the standards of the Conditional use and Design Review process.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that "a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied. (Modify to meet the staff recommendation):

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use located at approximately 160 E. South Temple. The proposed conditional use will create (list the detrimental effects) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located

4. Will not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Exhibit "A"
City Comments

Public Utilities: Justin Stoker

There is an existing 1" culinary water service to the existing structure. With the demolition of the existing building, this water service will need to be either killed at the main (if the service will not be reused) or cut back to the meter and converted to an irrigation meter, if the meter is intended to be reused for irrigation. With the construction of improvements following the demolition, a new line may run from the meter if it is intended to serve a valid water need. The sewer service will need to similarly be cut back during demolition. For the parking structure, covered parking must be routed to the sewer line by way of a sand/oil interceptor. Levels of the parking area that are open to atmosphere must direct storm runoff to the storm drain system.

Building Permits: Ken Brown

This proposal involves two separate parcels that will need to be combined to allow the construction as planned (16-06-102-005 & 16-06102-013). The applicant will need to consult with the building code personnel regarding openings in walls near property lines, sanitation facilities for the valet and security guards, ADA parking and accessibility, etc. It is unclear how power is being provided to the site (location of transformer, etc). • Any encroachments of the landscape wall and trellis into the public way will require a Commercial Lease Agreement with SLC Property Management. • Proposal requires documentation as noted in 21A.30.D3e. • Proposal shall comply with the landscaping provisions of 21A.48, the official mid block walkway plan which is on file at the planning division office and 21A.59.060 Standards for Design Review.

Engineering: Scott Weiler

If any sidewalk panels or joints contain tripping hazards, it is recommended that these be remedied as part of this project.

Transportation: Barry Walsh

The proposed parking development indicates demolition of an existing 2 stories 6,000 SF bldg. and construction on two parcels. The 160 E lot has 19 stalls existing with one ADA stall and an existing drive access from So. Temple. The 020 So, 200 E lot has 18 existing stalls one ADA. The proposal will impact the west half of 020 So. removing 13 stalls - 5 for Carlton Hotel, 2 Quest, 2 Data service, 2 open, and 2 Ron-59. It will also restrict access to two stalls on 150 E. as well as pedestrian and service access to 140 E. and 125 E. Please verify existing parking designation, access easements and lease agreements etc. with subdivision process to combine lots. The new structure shows 40 stalls on the main level with 4 ADA stalls and 44 stalls below. Provide the 5% bicycle parking. For Clarification – I am concerned about the impact to abutting properties and their parking status.

Fire: Ed Itchon - No comment

Police: No comment

**Exhibit “B”
Citizen Input**

From: dswslc@xmission.com
To: [Oktay, Michaela](#)
Subject: No more parking lots.
Date: Thursday, December 06, 2012 2:09:42 PM

Dear Sir.

I am under the impression that the city council just passed an ordinance/law that prohibits demolition and building a parking lot in a building space.

The 160 E South Temple project would run counter to this ordinance.

Would it not? So why is this even on the table?

Thank you

Scott Weaver
SLC

Exhibit "C"
Site Photos

SITE PHOTOS-Alta Club Parking Structure Site



Looking south at Mr. Mac Building.



Looking east with Mr. Mac Building on the right.



Looking west towards downtown. Mr. Mac building is on the left with the Carleton Hotel further down.

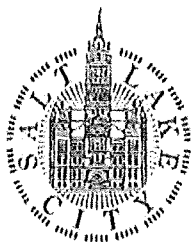


Walkway between Mr. Mac building and Carleton Hotel.

It is located entirely on the Carleton Hotel property.

Looking south and located on west side of subject site.

Exhibit "D"
Applicant Information



Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNPLM202-00788	Received By: DANIEL EDWARDS A	Date Received: 11/7/12	Zoning: D-1
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Project Name: 160 E South Temple, Commercial Parking Lot

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Conditional approval to demolish building and construct parking deck

Address of Subject Property: 160 E. South Temple St., Salt Lake City, UT 84111

Name of Applicant: William R. Williams Phone: 801.240.6754

Address of Applicant: 50 E. North Temple St., Rm. 1000, Salt Lake City, UT 84150

E-mail of Applicant: williamsr@ldschurch.org Cell/Fax: 801.597.4433

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant): Property Reserve, Inc.

E-mail of Property Owner: marksms@ldschurch.org Phone: 801.718.2785

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

➔ Filing fee of \$664.44 plus \$110.74 per acre in excess of one acre, plus additional cost of postage for mailing notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: William R. Williams, ITS: V.P.	Date: 10-31-12
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SUBMITTAL REQUIREMENTS

Staff Review

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Project Description (please attach additional sheet) |
| <input type="checkbox"/> | Written description of your proposal |
| <input checked="" type="checkbox"/> | 2. Conditional Use Information (please attach additional sheet) |
| <input type="checkbox"/> | If applicable, what is the anticipated operating/delivery hours associated with the proposed use |
| <input checked="" type="checkbox"/> | What are the land uses adjacent to the property (abutting and across-the-street properties) |
| <input checked="" type="checkbox"/> | How many employees are expected to work on-site during the highest shift |
| <input checked="" type="checkbox"/> | If applicable, how many seats will be provided as part of the conditional use |
| <input checked="" type="checkbox"/> | Have you discussed the project with nearby property owners?
If so, what responses have you received? |
| <input checked="" type="checkbox"/> | 3. Minimum Plan Requirements |
| <input type="checkbox"/> | Site plan and elevation drawing drawn to scale at a minimum 1:20 |
| <input checked="" type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input checked="" type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input checked="" type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| <input checked="" type="checkbox"/> | 4. Site Plan |
| <input type="checkbox"/> | Site plan (see <i>Site Plan Requirements</i> flyer for further details) |
| <input checked="" type="checkbox"/> | 5. Elevation Drawing (if applicable) |
| <input type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 Y I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Conditional Use Application (Page 2 Responses to Questions)

Parking Structure at 160 E. South Temple, Salt Lake City, UT 84108

1. Project Description:

We propose to demolish the existing building on the site and then construct a parking structure. The upper level of the parking structure would be entered at grade on the North and lower level parking area would be entered at grade on the South. We are seeking to meet the intent of the provision in City Ordinance 21A.30.020 D.3.e. Number 2.

2) Shown to be necessary for an existing adjacent land use(s). Demand shall be demonstrated through affidavits or executed lease agreements for off site parking. Said lot shall be located within five hundred feet (500') of the principal use(s) that it is proposed to serve, and shall not exceed more than fifty percent (50%) of the required parking stall count for said use(s); or

The parking structure is to be constructed for the Alta Club as part of a real estate transaction where Alta Club's existing surface parking land would be acquired by Property Reserve, Inc.(PRI). As part of the transaction, PRI is to construct a parking structure on the property to replace the surface parking. This parking structure would be within 500' of the Alta Club. The parking count would be less than 50% of the current city parking requirements for a club/lodge use based on the floor area of the Alta Club building.

We propose to visually screen the parking from street and pedestrian level with a brick veneer and metal trellis structure. The trellis would include a raised planter with vines that would grow up onto the trellis. Also, in front of the planter would be row of evergreen shrubs as well as a row of trees. Lighting would be carefully designed to minimize off-site illumination, but be sufficient for the safety of the parking users. There would be a small parking valet booth adjacent to the covered stair on the Northwest corner.

2. Conditional Use Information:

A. The parking garage would be used throughout the week and the valet booth would be staffed on occasion.

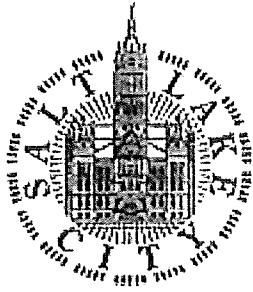
B. Adjacent land uses include offices and an auto shop on the East, parking structure and office on the South, residential and hospitality on the West, and a surface parking and residential on the North.

C. How many employees will be expected to work on the site: The parking booth will be staffed on occasion - approximately 0-3 employees.

D. How many seats? - Not applicable.

E. Have we spoken with the neighboring property owners? -

No. We intend to speak with each neighboring property owner and share design plans with them in the next few weeks.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Nov 07, 2012

□

PLANNING COMMISSION

50 E NORTH TEMPLE ST RM 1000
SALT LAKE CITY, UT 84150

Project Name: 160 E SOUTH TEMPLE, PARKING LOT

Project Address: 160 E SOUTH TEMPLE ST

Detailed Description:

□

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1005605							
Filing Fee (1	06	00900	125118	\$664.44		
Postage for Planning Petitions (100	06	00900	1890	\$45.00		
Total for invoice 1005605					\$709.44		\$709.44
Total for PLNPCM2012-00788					\$709.44		\$709.44

OFFICE USE ONLY
Intake By: EL6916

CAP ID #
PLNPCM2012-00788
Total Due: \$709.44

Salt Lake City Treasurer

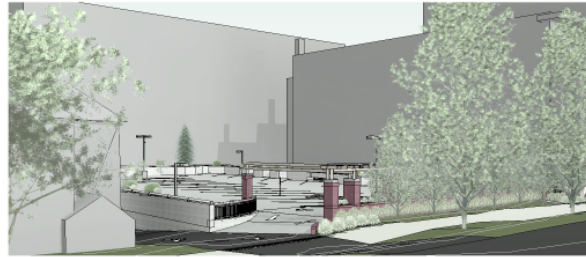
Rcpt# 1263737
PL PLNPCM2012-00788 CC
\$709.44 11/8/2012



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www.slepermits.com





PARKING STRUCTURE

CONDITIONAL USE SITE APPLICATION

11/06/12

FFKR
ARCHITECTS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
CMU	CONCRETE MASONRY UNIT
EIFS	EXTERIOR INSULATED FINISH
EQ	EQUAL
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
O.C.	ON CENTER
SPEC	SPECIFICATION
SIM	SIMILAR
TYP	TYPICAL
T.O.	TOP OF
B.O.	BOTTOM OF

SITE MAP



PROJECT TEAM

PROJECT ARCHITECT

FFKR Architects
730 Pacific Ave.
Salt Lake City, UT 84104
801-521-6186
801-539-1916



DRAWING INDEX

01 GENERAL:	
G-000	COVER SHEET
02 CIVIL / SITE:	
ASD100	SITE DEMOLITION PLAN
AS100	EXISTING SITE PLAN
AS101	SITE PLAN
AS102	ENLARGED PLANTER PLANS
03 ARCHITECTURAL:	
A-100	LOWER FLOOR PLAN
A-101	UPPER FLOOR PLAN
A-111	LOWER LEVEL REFLECTED CEILING PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTIONS
A-302	SECTIONS

MATERIAL LEGEND

	GYPSUM BOARD OR CONCRETE SURFACE
	CONCRETE
	STUD WALL
	GRAVEL
	COMPACTED FILL AND/OR EARTH
	CMU (CONCRETE MASONRY UNIT)
	BATT INSULATION
	RIGID INSULATION

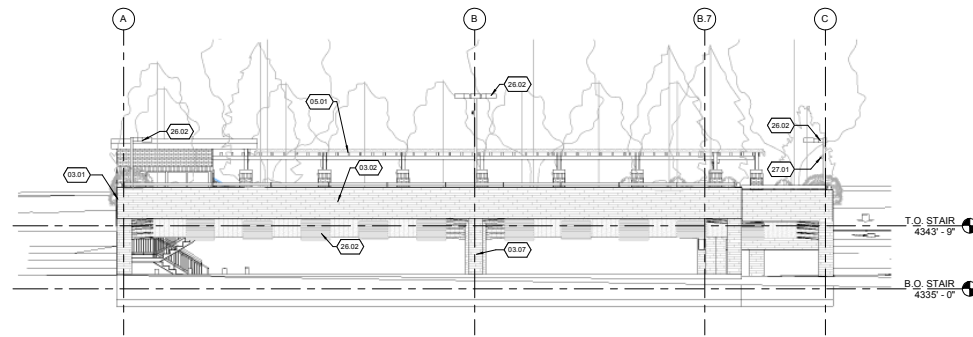
SYMBOLS LEGEND

ROOM IDENTIFICATION NUMBER		ROOM NAME ROOM NUMBER
DOOR NUMBER		
REFERENCE NOTE		
GLAZING TYPE		
PARTITION WALL TYPE		
INTERIOR ELEVATION		SHADE INDICATES ELEVATED WALL ELEVATION NUMBER SHEET NUMBER
BUILDING SECTION		SECTION NUMBER SHEET NUMBER
WALL SECTION		SECTION NUMBER SHEET NUMBER
EXTERIOR ELEVATION		ELEVATION NUMBER SHEET NUMBER
DETAIL		DETAIL NUMBER SHEET NUMBER
DETAIL TITLE		A1 DETAIL SCALE:
REVISION DELTA		REVISION NUMBER

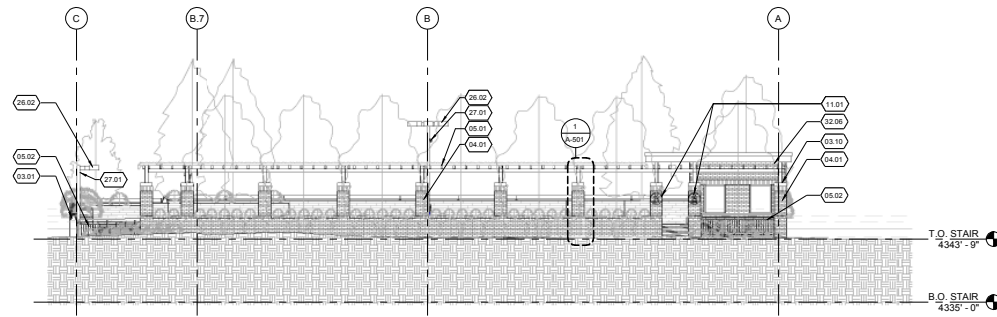
PARKING STRUCTURE
160 E SOUTH TEMPLE ST
SALT LAKE CITY, UT 84111

PROJECT NUMBER:
11119

1/17/2012 10:26:04 AM



B1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- 03.01 3'-4" HIGH CONCRETE GUARDRAIL
- 03.02 CONCRETE WALL
- 03.07 CONCRETE COLUMN
- 02.10 4" CONCRETE COLUMN CAP
- 04.01 18" X 36" BRICK COLUMN
- 05.01 PAINTED 3" X 6" STEEL TUBE TRELLIS
- 05.02 PAINTED STEEL GUARDRAIL
- 11.01 ALTA CLUB SIGNAGE, BY OTHERS
- 26.02 PARKING LIGHT FIXTURE, LIGHT LEVEL TO MEET CITY REQUIREMENTS.
- 27.01 SECURITY CAMERA, RE: ELECTRICAL.
- 32.06 GUARDS HOUSE



bogue building
730 pacific avenue
salt lake city
Utah 84104

• 801-521-6186
• 801-539-1916
ffkr.com

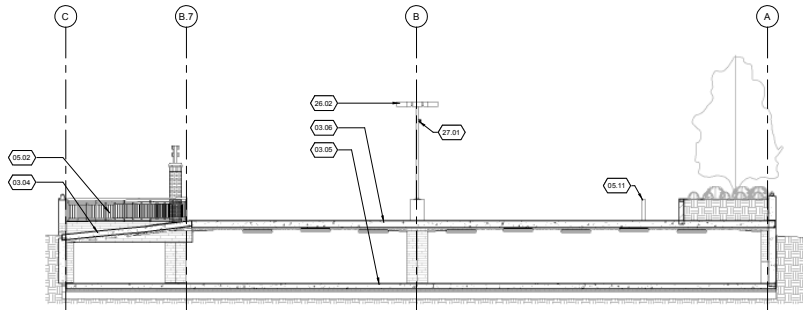
PARKING STRUCTURE
 160 E SOUTH TEMPLE ST
 SALT LAKE CITY, UT 84111
CONDITIONAL USE SITE APPLICATION

DATE	STATUS

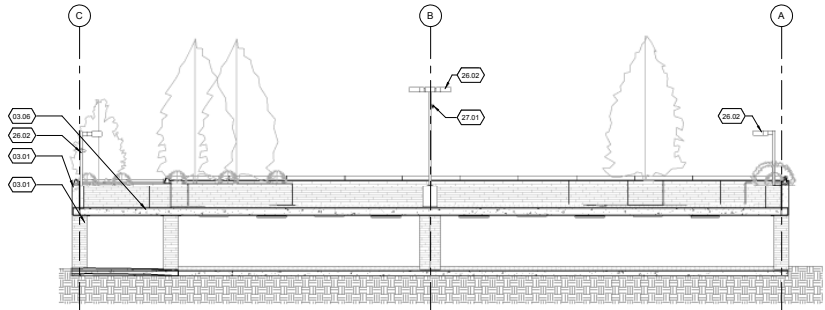
DATE	REVISION

PROJECT NUMBER	11119
FILE	
DRAWN BY	
CHECKED BY	
SCALE	1/8" = 1'-0"

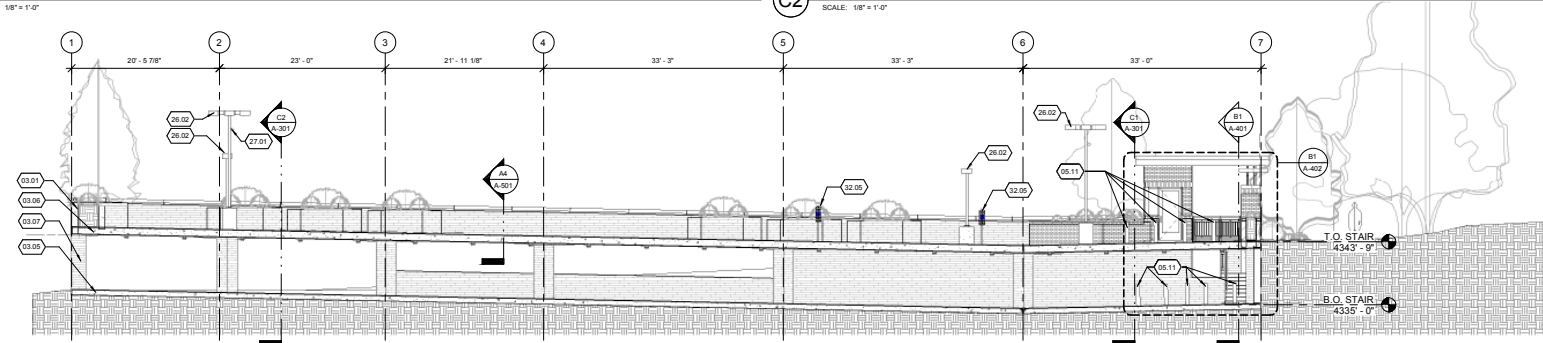
ELEVATIONS



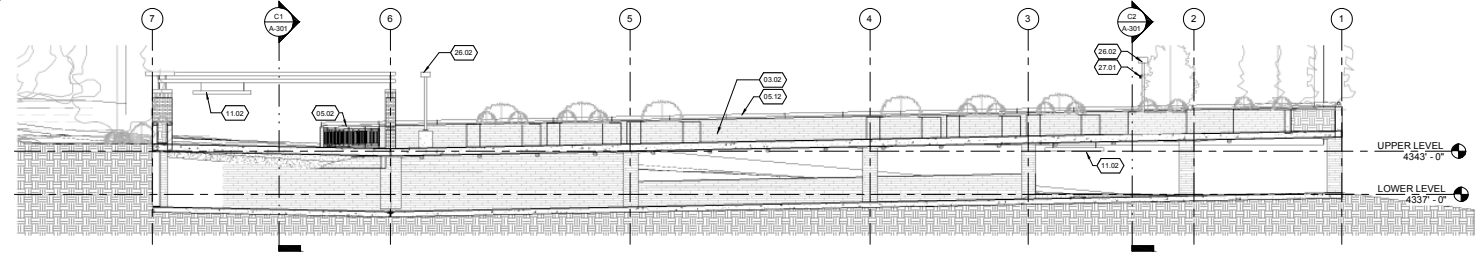
C1 SECTION
SCALE: 1/8" = 1'-0"



C2 SECTION
SCALE: 1/8" = 1'-0"



B1 SECTION
SCALE: 1/8" = 1'-0"



A1 SECTION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES	
03.01	3'-4" HIGH CONCRETE GUARDRAIL
03.02	CONCRETE WALL
03.04	CONCRETE RAMP
03.05	CONCRETE SLAB ON GRADE
03.06	CONCRETE STRUCTURAL DECK
03.07	CONCRETE COLUMN
05.02	PAINTED STEEL GUARDRAIL
05.11	6" DIA. STEEL BOLLARD
05.12	5" DIA. STEEL TUBE GUARD RAIL. RE: DETAIL A4/A-501.
11.02	CLEARANCE BAR (HEADACHE BAR). MAINTAIN 7'-2" MINIMUM CLEARANCE.
26.02	PARKING LIGHT FIXTURE. LIGHT LEVEL TO MEET CITY REQUIREMENTS.
27.01	SECURITY CAMERA. RE: ELECTRICAL.
32.05	ADA PARKING STALL SIGN

GENERAL NOTES	

SECTIONS

A-301

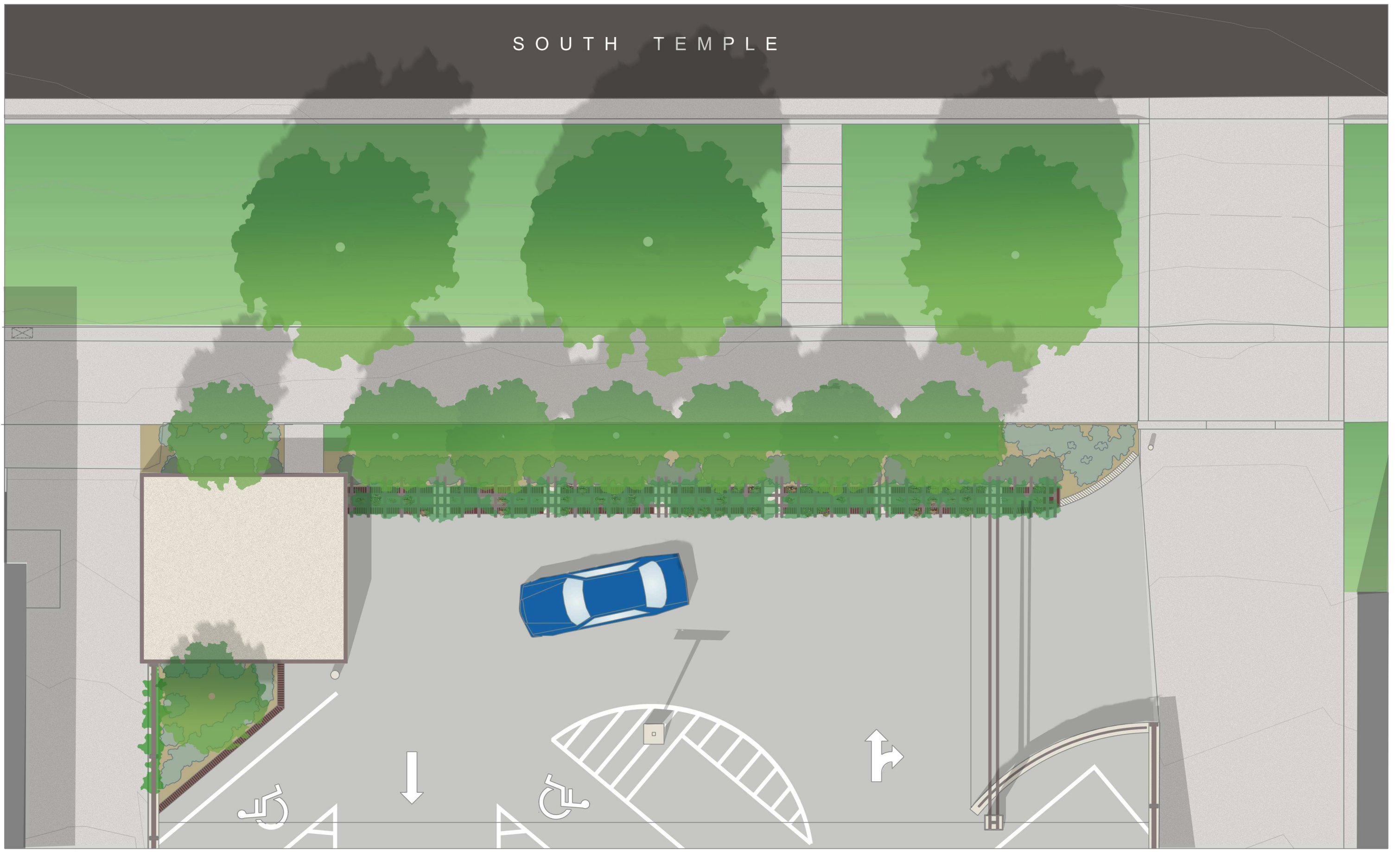
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SOUTH TEMPLE



Illustrative Site Plan

