



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Daniel Echeverria, 801-535-7165, daniel.echeverria@slcgov.com

Date: November 6, 2014

Re: PLNSUB2014-00439/00441 Sugar House Townhomes Planned Development and Preliminary Subdivision

Planned Development & Preliminary Subdivision

PROPERTY ADDRESS: 2204 S 800 East
PARCEL ID: 16-20-107-024
MASTER PLAN: Sugar House
ZONING DISTRICT: RMF-35, Moderate Density Multi-family Residential

REQUEST: Wayne Corbridge, representing Sego Homes, is requesting approval from the City to develop a 4-unit attached single-family (“townhome”) development at 2204 S 800 East. The applicant is requesting to modify the requirement that the proposed lots have street frontage, and is also requesting modifications to setbacks and lot size standards. The purpose of these modifications is to align the homes so that they face the Sugar House Streetcar Greenway. This type of project requires Planned Development and Preliminary Subdivision approval. The property is zoned RMF-35, Moderate Density Multi-family Residential, and is currently occupied by a vacant single-family residence. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at 801- 535-7165 or daniel.echeverria@slcgov.com. Case numbers PLNSUB2014-00439/00441)

RECOMMENDATION (Planned Development, Subdivision, and Zoning Amendment): Based on the findings listed in the staff report, it is the Planning Staff’s opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Preliminary Subdivision and Planned Development request.

Staff recommends the following motion:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Preliminary Subdivision and Planned Development request as proposed. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. The applicant shall file a final subdivision plat for approval by the City.
3. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
4. The applicant shall provide landscaping plans that comply with 21A.48.055 “Water Efficient Landscaping” for building permit approval.
5. Fencing located adjacent to the streetcar corridor greenway shall comply with the sight distance requirements of 21A.40.120.E.
6. Final approval authority shall be delegated to the Planning Director based on the applicant’s compliance with the standards and conditions of approval noted in this staff report.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Site Plans
- C.** Building Elevations
- D.** Additional Applicant Information
- E.** Property Photographs
- F.** Existing conditions
- G.** Analysis of Standards – Planned Development
- H.** Analysis of Standards – Preliminary subdivision
- I.** Public Process and Comments
- J.** Department Review Comments
- K.** Motions

PROJECT DESCRIPTION:

The applicant is requesting approval from the City to develop a four (4) lot attached single-family (“townhome”) development at approximately 2204 S 800 East. The property is directly adjacent to the Sugar House Streetcar “S-Line” Greenway and is currently occupied by a vacant single-family home. The applicant is proposing to configure the associated four new lots so that each residence faces the streetcar line greenway, as opposed to 800 East. Since the streetcar right-of-way is not considered a public street and all lots are required to have frontage on a public street by the Zoning Ordinance, the applicant is requesting to modify that standard for this project. Additional zoning modifications are requested to the front and rear setbacks and minimum lot size, due to the configuration of the homes in relation to 800 East and the streetcar line. These modifications are discussed in detail in the following “Key Issues” section.

The developer must meet certain Planned Development purposes in order to modify the requested zoning standards through this process. The developer has provided documentation about how the development will meet those purposes in Attachment D. Discussion of the proposed modifications in relation to the required purposes is located under the Key Issues section below, as well as in Attachment G.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Frontage of Lots on the Sugar House Streetcar Right-of-way
2. Modification of Required Yards
3. Modification of Lot Size

Issue 1 – Frontage of Lots on the Sugar House Streetcar Right-of-Way

The Salt Lake City Zoning Ordinance in section 21A.36.010.C requires that “all lots front on a public street unless specifically exempted from this requirement by other provisions of this title.” The intent of this regulation is to ensure orderly development that can be easily accessed and is visible from public streets. The lack of such a regulation before zoning standards were adopted allowed for haphazard development that was sometimes tucked away behind other properties and structures and hidden from public view. These developments were often accessed on substandard private roads which were difficult to access for emergency vehicles and were served by inadequate utility infrastructure. However, in some cases it is appropriate to modify this street frontage standard through the Planned Development process if such a modification will result in a better development result.

In this case, the developer is requesting a modification of the street frontage requirement in order to align the proposed lots so that each residence will face the abutting Sugar House Streetcar “S-Line Greenway.” (Please see Attachment B for the proposed lot configuration.) The greenway was designed to encourage bicycle and pedestrian use of the streetcar corridor, and to beautify the

previously abandoned and ignored rail corridor. Configuring the lots in this manner will allow for the front facades of the proposed townhomes to be oriented toward this greenway. Configuring the properties this way can help increase the visibility of activity on the greenway, potentially increasing the safety of this public space. Additionally, embracing this public open space through this design of the proposed buildings helps create a more pleasing environment for both the residents and users of the greenway in accordance with one of the purposes required for approval of a Planned Development. Strict application of the zoning ordinance would not allow this development to be designed in this manner and would not require design features, such as windows, doorways, and patios, on the side of the development facing the greenway. As such, staff recommends modification of the frontage standard as it will result in a better product and an enhanced development.

Necessary vehicle and pedestrian access can be a concern for properties that do not have public street frontage. However, in this case, adequate vehicle access to each property would be preserved by the proposed shared driveway on the north side of the development, with long-term maintenance shared by the property owners through a home owners association. Additionally, pedestrian access is being provided by a shared walkway along the south property line that will also be maintained by the home owners association.

Issue 2 – Modification to Required Yards

The development requires a number of modifications to dimensional zoning standards in order to allow for the orientation of the buildings toward the streetcar greenway. The requested modifications generally allow for a better development than would otherwise be allowed by strict application of the zoning ordinance. Furthermore, in accordance with the purposes for a planned development, the development incorporates design features that will help create a more pleasing environment and results in an improved building relationship to the streetcar greenway. The modifications are discussed below.

Lot 1 Rear Yard Modification to 0 (Zero) Feet

In addition to the modification to the requirement for street frontage, the configuration of the homes results in the need for modifications to the normal yard requirements for some of the lots. Since the primary entrance and front façade of the home on Lot 1 faces 800 East, the rear yard is opposite that side of the home and thus needs to be modified from 20' to 0' as this is the side of attachment to the abutting residence. This modification preserves visual interest through front façade features, such as the entrance, porch, and windows, along 800 East, while at the same time allowing the other lots in the development to create visual interest along the abutting greenway.

Lots 2, 3, & 4 South Yard of ~13' Feet

The front facades of the homes on lots 2, 3 and 4, face south toward the streetcar greenway. Each front façade is set back at least approximately 13' from the corridor, creating at least a 13' yard on the south. This complies with the zoning standard 21A.24.010.H, which requires a minimum 12' side yard for homes that have a side yard entrance as opposed to a front yard entrance. However, the development orientation suggests that the front yard should be considered this south yard as the front façade features are located on this side of the lots. In this case, the homes would normally need to be set back 20' from the south property line.

The 20' front yard setback established for the RMF-35 zone was intended to ensure that new development would maintain compatibility with existing residential development patterns of 20' deep yards along streets. A full 20' minimum setback from the greenway would not be necessary for compatibility as there is no established 20' yard development pattern along the greenway, and for most of the development along the corridor the property line closest to the greenway functions as a side or rear yard. The proposed configuration serves to embrace the greenway, rather than ignore it, as would otherwise occur if this yard was treated simply as a side yard for the side of the building. Additionally, the limited setback allows for the addition of open porches and balconies that provide depth and break up the façade providing visual interest. Given the relationship of the buildings to the

greenway, staff finds that the setbacks as proposed are contextually appropriate and improve the design of the development, and is recommending approval of the proposed setbacks.

Issue 3 - Lots 2 & 3 Lot Size Modification to ~2,000 Square Feet

The minimum lot size for lots containing single family attached dwelling in the RMF-35 zoning district is 3,000 square feet. The property is approximately 11,545 square feet in size, which is under the minimum lot size of 12,000 that would be required for four single family attached dwellings. However, City ordinance allows properties to count one half of the width of adjacent alleys when calculating lot areas. The portion of the alley that is adjacent to the subject property is approximately 75 feet by 20 feet wide, with a total of area of approximately 1,500 square feet. One half of that area equals 750 square feet. When this amount is added to the total lot area, it equals approximately 12,295 square feet, which would be enough lot area for a total of 4 single family attached dwellings.

The Planned Development process allows the Planning Commission to modify the dimensions of the lots and the lot areas of individual lots, but not increase the permitted number of units. This means that the Planning Commission may approve smaller lot sizes than what the minimum is provided the overall density of the project does not exceed the maximum permitted number of units. Lots 1 and 4 meet this minimum at approximately 3,800 square feet each, but lots 2 and 3 are under this minimum at approximately 2,000 square feet each. Despite being under the minimum lot size, the development maintains compliance with the density limit of 3,000 square feet per dwelling unit. The minimum lot size is proposed to be modified as it is not ideal to develop the attached single-family homes with lots much wider than 26' due to the normal width of such homes. In addition, the depth of the property does not make possible the incorporation of sufficient additional lot area for zoning compliance for the middle lots. Staff recommends approval of this modification as this modification will allow for a better design and more efficient use of land than would otherwise be possible without this modification.

DISCUSSION:

As discussed above and in attachment G, the proposal generally meets the standards for a Planned Development and provides a better product than would be allowed with strict application of the zoning ordinance. Specifically, the proposed modifications allow the development to embrace the open space along the greenway corridor, as opposed to ignoring the greenway as development along this section of the corridor currently does. The proposal is a desirable development configuration and helps make the greenway a more attractive and safe public amenity. As such, staff is recommending approval of the proposed development.

NEXT STEPS:

Planned Development/Subdivision Approval

If the Planned Development and associated Preliminary Subdivision are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval. Additionally, the developer will need to file a final subdivision plat with the Planning Division. Final certificates of occupancy for the buildings will not be given until all conditions are met and the final subdivision plat has been approved by the City and recorded with the County Recorder's Office.

Planned Development/Subdivision Denial

If the Planned Development and associated Preliminary Subdivision are denied, the applicant will still be able to develop the property for attached single-family homes through the subdivision and building permit processes. However, the attached single-family homes would need to have frontage on 800 East and the lot width minimum of 22 feet would result in only three homes. Alternatively, the developer could also construct a multi-family residential building, which could be apartments or condominiums, with a maximum density of four units.

ATTACHMENT A: VICINITY MAP

Vicinity Map



Legend
Zoning Districts

OS

Open Space

R-1/5000

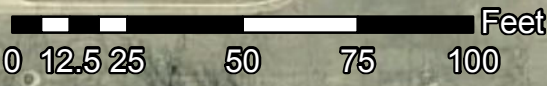
Single-Family Residential

RMF-35

Moderate Density Multi-Family Residential

Transit Line

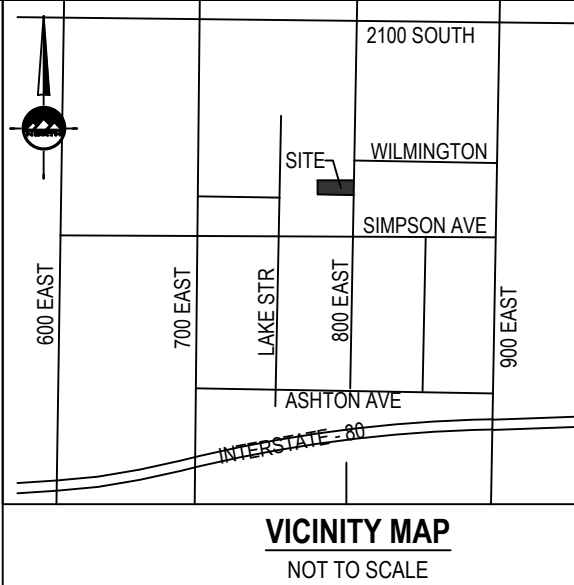
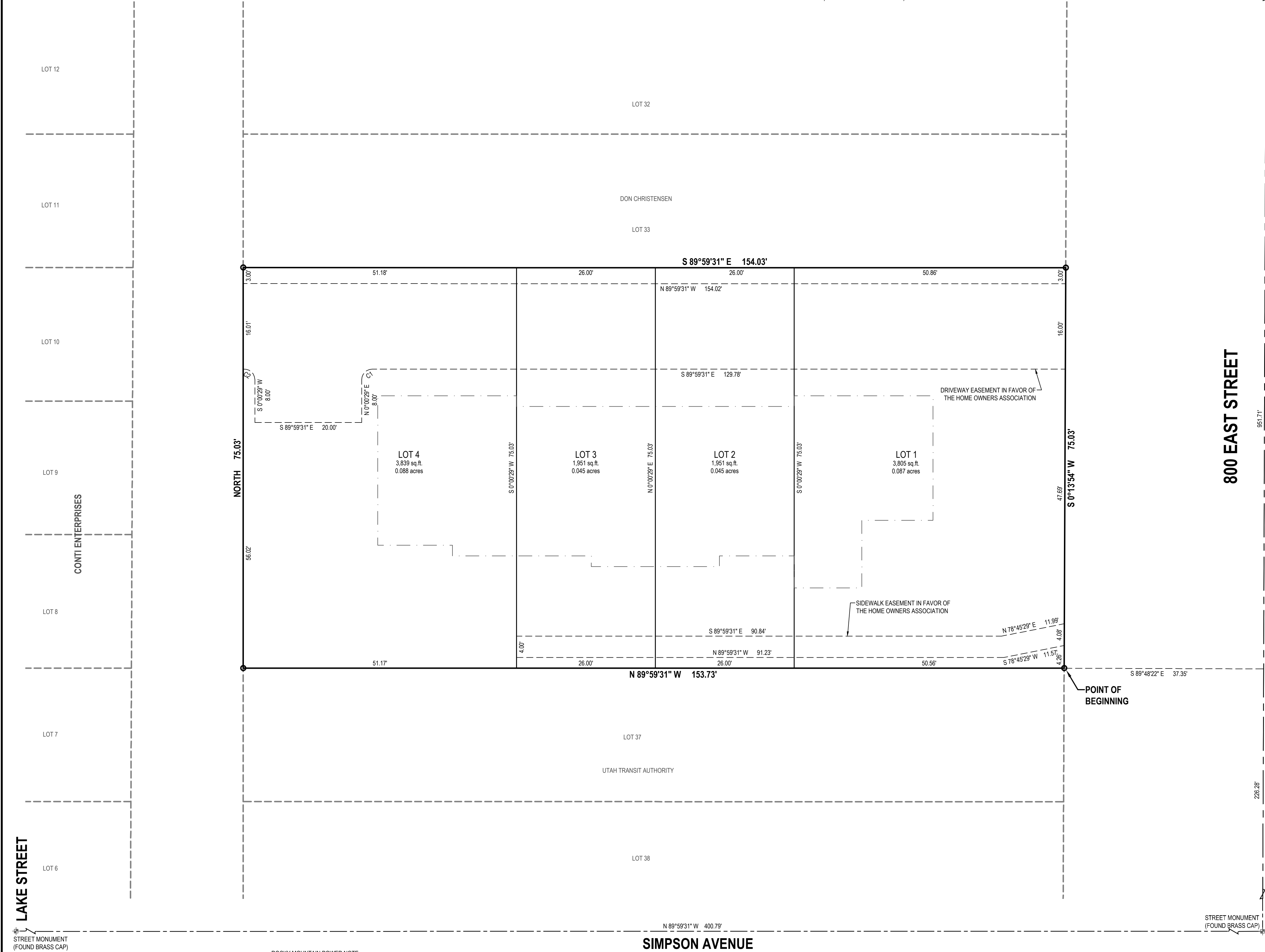
S-Line



ATTACHMENT B: SITE PLANS

SUGAR HOUSE TOWHHOMES

AMENDING LOTS 34, 35 & 36 BLOCK 10 FOREST DALE
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

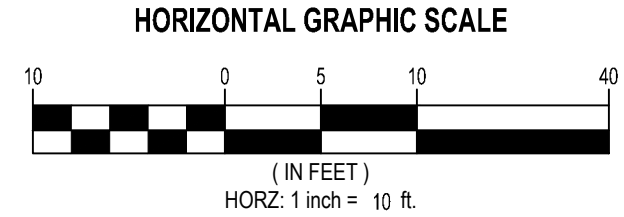
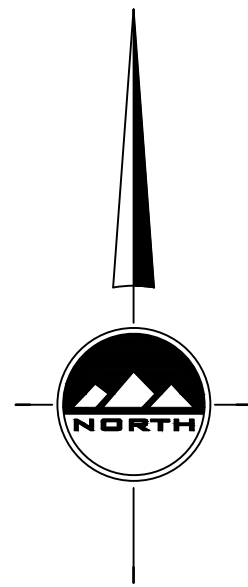


- LEGEND**
- EXISTING STREET MONUMENT
 - SECTION CORNER
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - BUILDING/GARAGE ENVELOPE

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:15,000.

NOTICE TO PURCHASERS:
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|-------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 2.00' | 3.14' | 90°00'00" | N45°00'29"E | 2.83' |
| C2 | 2.00' | 3.32' | 95°02'30" | S47°30'46"E | 2.95' |



SHEET 1 OF 1

PROJECT NUMBER: 6033
MANAGER: ROE
DRAWN BY: JMJ
CHECKED BY: KFW
DATE: 08/17/2014

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under 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 SUGAR HOUSE TOWNHOMES, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Lots 34, 35 and 36, Block 10, Forest Dale, as recorded in the official plat thereof on file in the Salt Lake County Recorder's Office, being more particularly described as follows:

Beginning at the Northeast Corner of Lot 37, Block 10, Forest Dale said point also being North 00°11'38" East 226.28 feet along the center line of 800 East Street and North 89°59'31" West 37.35 feet from a found Street Monument at the intersection of said 800 East Street and Simpson Avenue; and running

thence North 89°59'31" West 153.73 feet along the north line to the Northwest Corner of said Lot 37;
thence North 75.03 feet to the Southwest Corner of Lot 33, of said Block 10, Forest Dale;
thence South 89°59'31" East 154.03 feet along the south line to the Southeast Corner of said Lot 33;
thence South 00°13'54" West 75.03 feet along the east line of said Block 10, Forest Dale to the point of beginning.

Contains 11,545 square feet or 0.265 acres

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SUGAR HOUSE TOWNHOMES

AMENDING LOTS 34, 35 & 36 BLOCK 10 FOREST DALE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

UTILITY DEDICATION

The owner(s) also hereby dedicate a non-exclusive public utility easement within Lots 1, 2, 3 and 4 as shown hereon except within the building and garage structures for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake)
On the _____ day of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake)
On the _____ day of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

SUGAR HOUSE TOWNHOMES

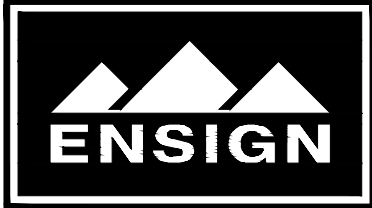
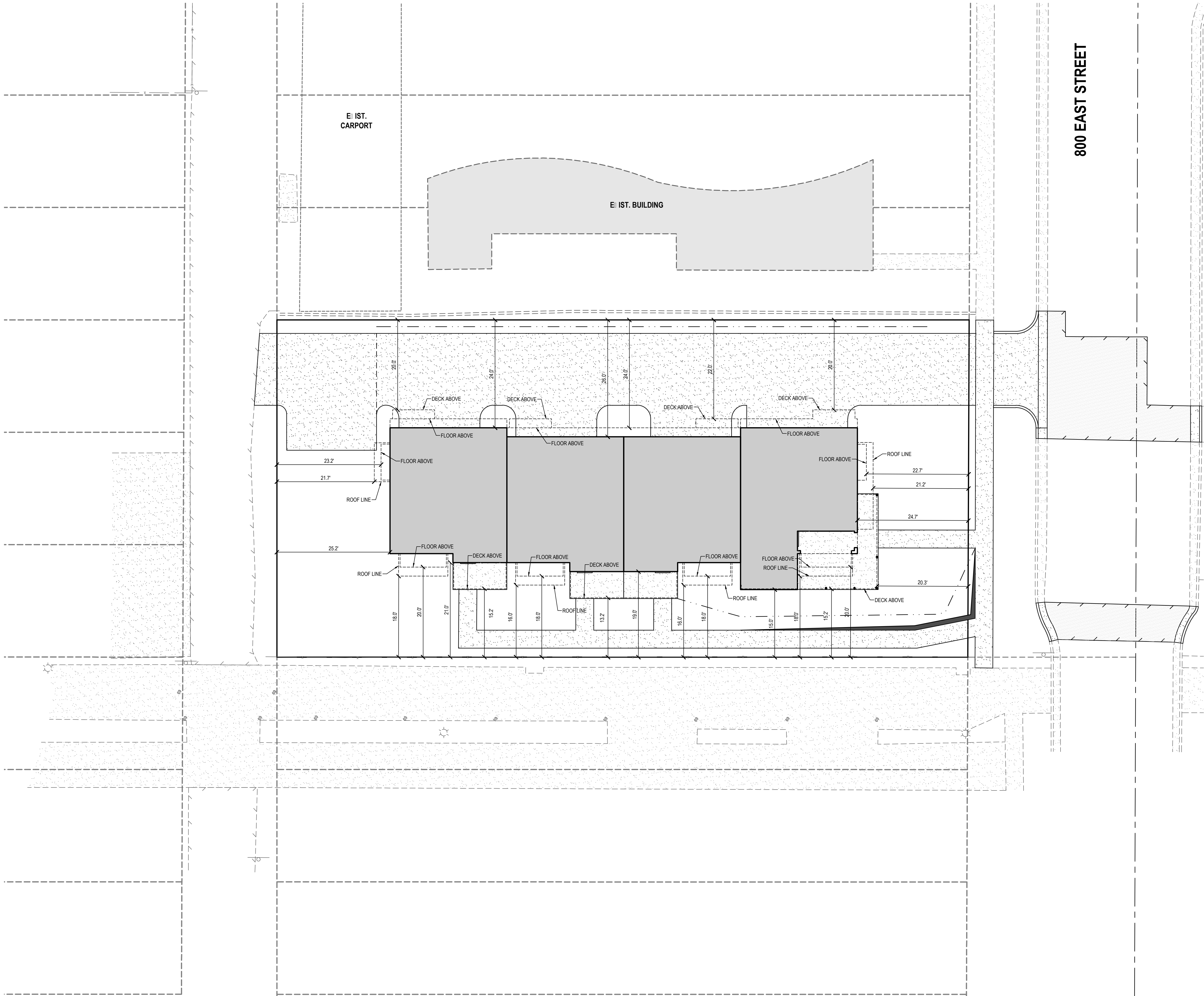
AMENDING LOTS 34, 35 & 36 BLOCK 10 FOREST DALE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

| | | | | | | | | | | |
|---|--|--|--|---|--|--|--|---|--|---|
| NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS | SALT LAKE CITY 445 W. 10000 S. Blvd Suite 500 Sandy, UT 84070 Phone: 801.547.1100 801.255.0529 Fax: 801.255.4449 WWW.ENSGN.UTAH.COM | LAYTON Phone: 801.547.1100 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 | BOARD OF HEALTH APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE BOARD OF HEALTH. SALT LAKE COUNTY HEALTH DEPT. | CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR DATE | CITY ENGINEER 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 DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR | CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY ATTORNEY. SALT LAKE CITY ATTORNEY | CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IS HEREBY APPROVED. SALT LAKE CITY MAYOR ATTEST: CITY RECORDER | RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER | NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS |
|---|--|--|--|---|--|--|--|---|--|---|



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

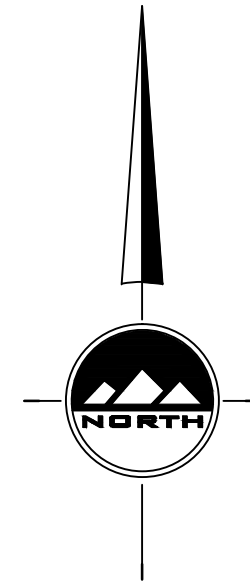
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

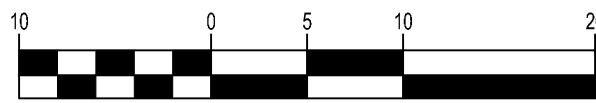
FOR:
SEGO HOMES
1028 EAST 140 NORTH
LINCOLN, UTAH 84042

CONTACT:
WAYNE CORBRIDGE
PHONE: 801-850-2040 / 801-362-6228
FAX:

SUGAR HOUSE TOWNHOMES BY SEGO HOMES 2204 SOUTH 800 EAST SALT LAKE CITY, UTAH



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 10 ft.



CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

SITE DIMENSIONS

PROJECT NUMBER
6033

PRINT DATE
10/8/14

DRAWN BY
D GLASS

CHECKED BY

PROJECT MANAGER
B.MORGAN

EX-1.0



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

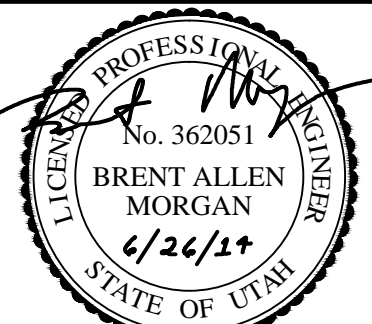
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

FOR:
SEGO HOMES
1028 EAST 140 NORTH
LINDON, UTAH 84042

CONTACT:
WAYNE CORBRIDGE
PHONE: 801-850-2040 / 801-362-6228
FAX:

SUGAR HOUSE TOWNHOMES BY SEGO HOMES 2204 SOUTH 800 EAST SALT LAKE CITY, UTAH



2014-06-27 REVIEW SET

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
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| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

SITE PLAN

PROJECT NUMBER
6033

PRINT DATE
6/26/14

DRAWN BY
D. GLASS

CHECKED BY

PROJECT MANAGER
B. MORGAN

C-2.0

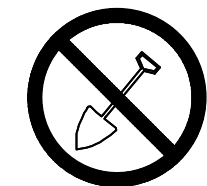
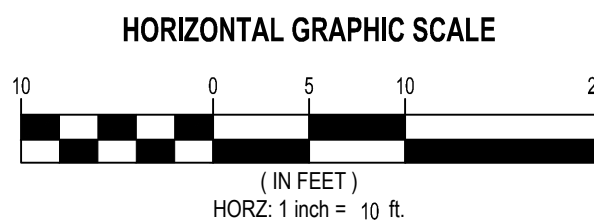
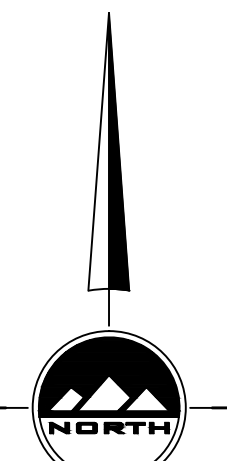
WILMINGTON AVENUE

800 EAST STREET

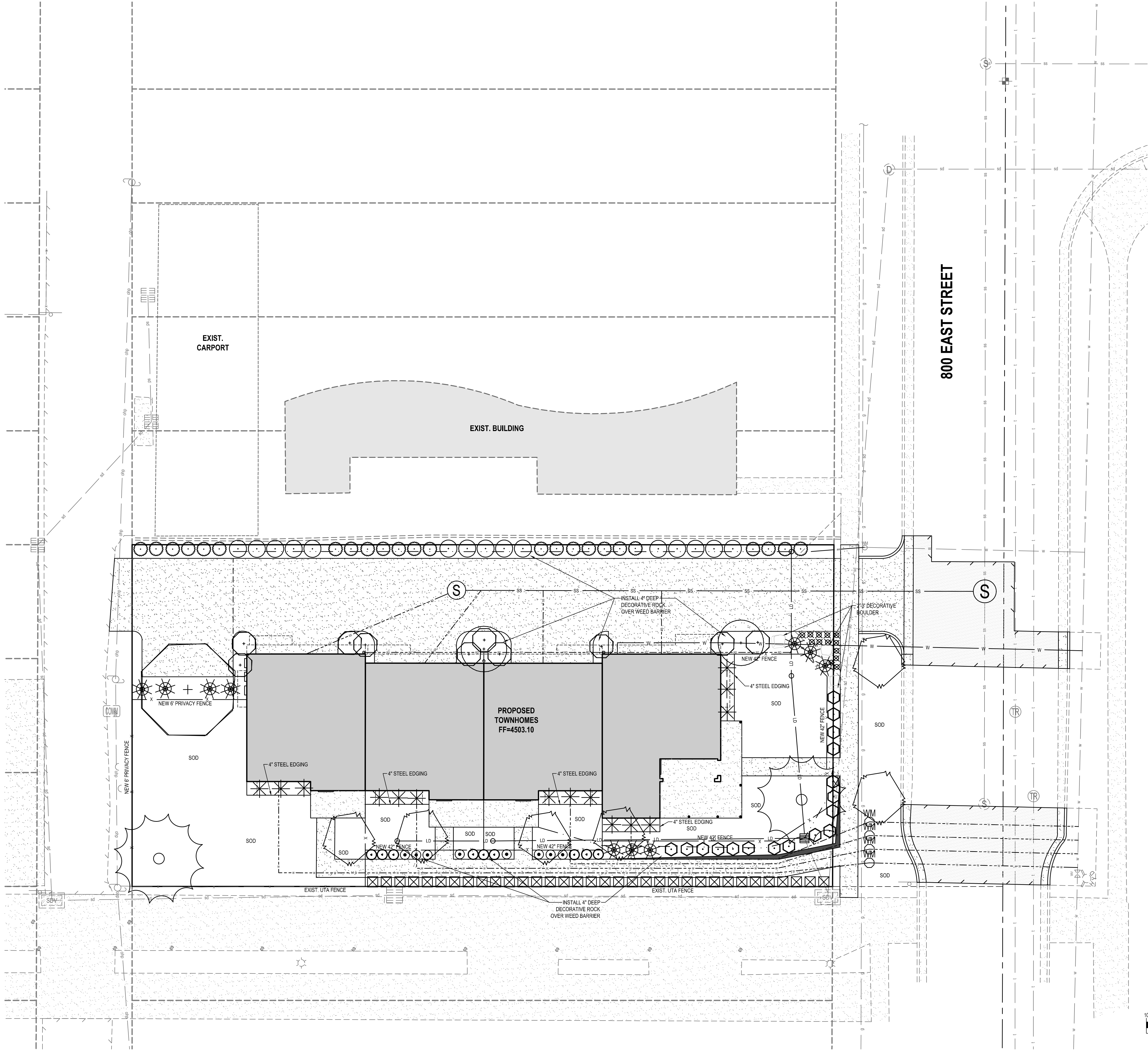
NOTES:
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH SALT LAKE CITY PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
ALL SIDEWALKS SHALL BE CONSTRUCTED WITH MAXIMUM 2% CROSS-SLOPE.
ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS.
ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
CONTRACTOR TO PROTECT & PRESERVE EXISTING UTILITIES (TYPICAL UNLESS OTHERWISE NOTED).

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 ASPHALT PAVEMENT: SECTION PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS. REPLACE ASPHALT AS CLOSE TO EXISTING ELEVATIONS AS POSSIBLE.
- 2 CONCRETE PAVEMENT: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER DETAIL 1 SHEET C-6.0 AND SPECIFICATIONS.
- 3 OPEN DRIVEWAY APPROACH INCLUDING 8" THICKENED SIDEWALK PER APWA STANDARD PLAN NO. 225 AND SPECIFICATIONS. SEE GRADING PLAN FOR DESIGN ELEVATIONS.
- 4 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
- 5 FENCE PER ARCHITECTURAL DIRECTIVE.
- 6 SWALE FLOWLINE: SEE GRADING PLAN FOR DESIGN ELEVATIONS.
- 7 SIGHT TRIANGLE.
- 8 ROCK RETAINING WALL: SEE GRADING PLAN FOR DESIGN ELEVATIONS.
- 9 REPLACE CURB AND GUTTER, MATCHING EXISTING WIDTH AND TYPE, SIMILAR TO APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
- 10 REPLACE EXISTING LANDSCAPING AND IRRIGATION PIPING NECESSARY.



CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



| Trees | | | | |
|-------|--------|-----------------|---------------------------|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 6 | | Redbud, Western | Cercis occidentalis | 2" cal. |
| 1 | | Goldenrain Tree | Koeleruteria paniculata | 2" cal. |
| 2 | | Pine, Austrian | Pinus nigra | 6' MIN. |
| 2 | | Juneberry | Amelanchier x grandiflora | 2" cal. |

| Shrubs Under 4 Feet | | | | |
|---------------------|--------|----------------------|--|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 10 | | Pine, Mugo | Pinus mugo 'Compacta' | 5 Gallon |
| 24 | | Dwarf Korean Lilac | Syringa patula | 5 Gallon |
| 17 | | Cinquefoil | Potentilla fruticosa 'Gold Drop' | 2 Gallon |
| 15 | | Mountain Lover | Pachistima myrsinites | 5 Gallon |
| 10 | | Compact Oregon Grape | Mahonia Compacta | 5 Gallon |
| 34 | | Winter Gem Boxwood | Buxus Microphylla asiatic 'Winter Gem' | 5 Gallon |

| Ground Cover-Vines | | | | |
|--------------------|--------|------------------------------------|--|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 9 | | Feather Reed Grass 'Karl Foerster' | Calamagrostis acutiflora 'Karl Foerster' | 5 Gallon |
| 8 | | Blue Oat Grass | Helictotrichon sempervirens | 5 Gallon |
| 15 | | Snow in Summer | Cerastium tomentosum | 5 Gallon |

| Annuals-Perennials | | | | |
|--------------------|--------|-------------|----------------|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 13 | | Daylily | Hemerocallis | 1 Gallon |

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 10 ft.

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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

SUGAR HOUSE TOWNHOMES
BY SEGO HOMES
2204 SOUTH 800 EAST
SALT LAKE CITY, UTAH

2014-06-27 REVIEW SET

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

LANDSCAPE PLAN

| | |
|-----------------------------|-----------------------|
| PROJECT NUMBER 6033 | PRINT DATE 6/26/14 |
| DRAWN BY D.GLASS | CHECKED BY |
| PROJECT MANAGER B.MORGAN | |

L1.0

ATTACHMENT C: BUILDING ELEVATIONS

Sugar House Townhomes
by Sego Homes
Salt Lake City, UT



CODE ANALYSIS

APPLICABLE CODES

2012 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY SEPARATION

ALL LIVING UNITS ARE SEPARATED FROM EACH OTHER BY A 2 HR. SEPARATION - (U.L. #U373)

SQUARE FOOTAGE TABULATIONS

| HABITABLE NET SF | UNIT A | UNIT A INTERIOR | UNIT A INTERIOR MIRROR | UNIT A END |
|------------------|---------|-----------------|------------------------|------------|
| LEVEL 1 | 63 SF | 63 SF | 63 SF | 135 SF |
| LEVEL 2 | 741 SF | 727 SF | 727 SF | 719 SF |
| LEVEL 3 | 757 SF | 757 SF | 757 SF | 760 SF |
| TOTAL | 1561 SF | 1547 SF | 1547 SF | 1608 SF |

| | | | | |
|----------------|--------|--------|--------|--------|
| NON-HABITABLE | | | | |
| GARAGE & DECKS | 738 SF | 733 SF | 733 SF | 897 SF |

TOTAL HABITABLE NET = 6,263 SF
TOTAL HABITABLE & NON-HABITABLE NET = 9,364 SF

INDEX TO DRAWINGS

C COVER SHEET AND DRAWING INDEX

CIVIL
GRADING PLAN

ARCHITECTURAL

A-0.01 GENERAL NOTES
A-0.02 SITE PLAN
A-1.01 OVERALL FLOOR PLANS
A-1.02 ROOF PLAN
A-1.03 UNIT A FLOOR PLAN
A-1.03.1 UNIT A OPTIONS
A-1.04 UNIT A INTERIOR FLOOR PLAN
A-1.04.1 UNIT A INTERIOR OPTIONS
A-1.05 UNIT A INTERIOR MIRROR FLOOR PLAN
A-1.05.1 UNIT A INTERIOR MIRROR OPTIONS
A-1.06 UNIT A END FLOOR PLANS
A-1.06.1 UNIT A END OPTIONS
A-2.01 ELEVATIONS
A-2.02 ELEVATIONS
A-3.01 SECTIONS
A-3.02 SECTIONS
A-4.01 WALL SECTIONS
A-4.02 WALL SECTIONS
A-5.01 UNIT A POWER & LIGHTING PLAN
A-5.02 UNIT A INTERIOR POWER & LIGHTING PLAN
A-5.03 UNIT A INTERIOR MIRROR POWER & LIGHTING PLAN
A-5.04 UNIT A END POWER & LIGHTING PLAN
A-6.01 DOOR & WINDOW SCHEDULES
A-7.01 FINISH SCHEDULE
A-8.01 DETAILS
A-8.02 DETAILS
A-8.03 DETAILS
A-8.04 DETAILS

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S2.0 SECOND FLOOR FRAMING PLAN
S3.0 THIRD FLOOR FRAMING PLAN
S4.0 ROOF FRAMING PLAN
SD1.0 STRUCTURAL DETAILS
SD2.0 STRUCTURAL DETAILS AND NOTES

MECHANICAL

M-1.01 SCHEMATIC HVAC DUCT LAYOUT

CONTACTS

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URBAN DESIGN ASSOCIATES

STRUCTURAL ENGINEER

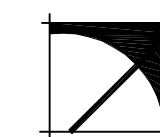
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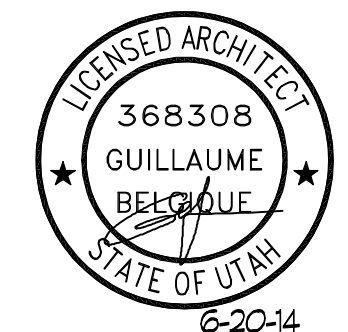
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2204 South 800 East
Salt Lake City, Utah 84106

Sheet Title

Cover Sheet

Date

June 20, 2014

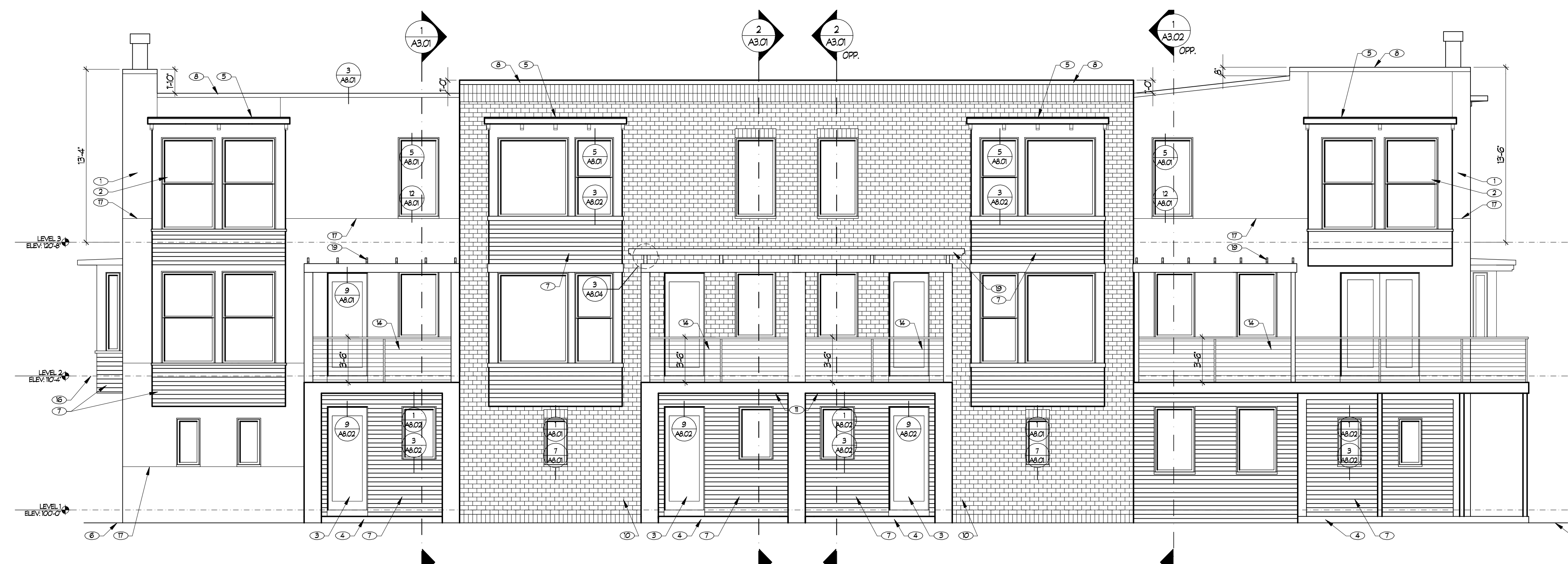
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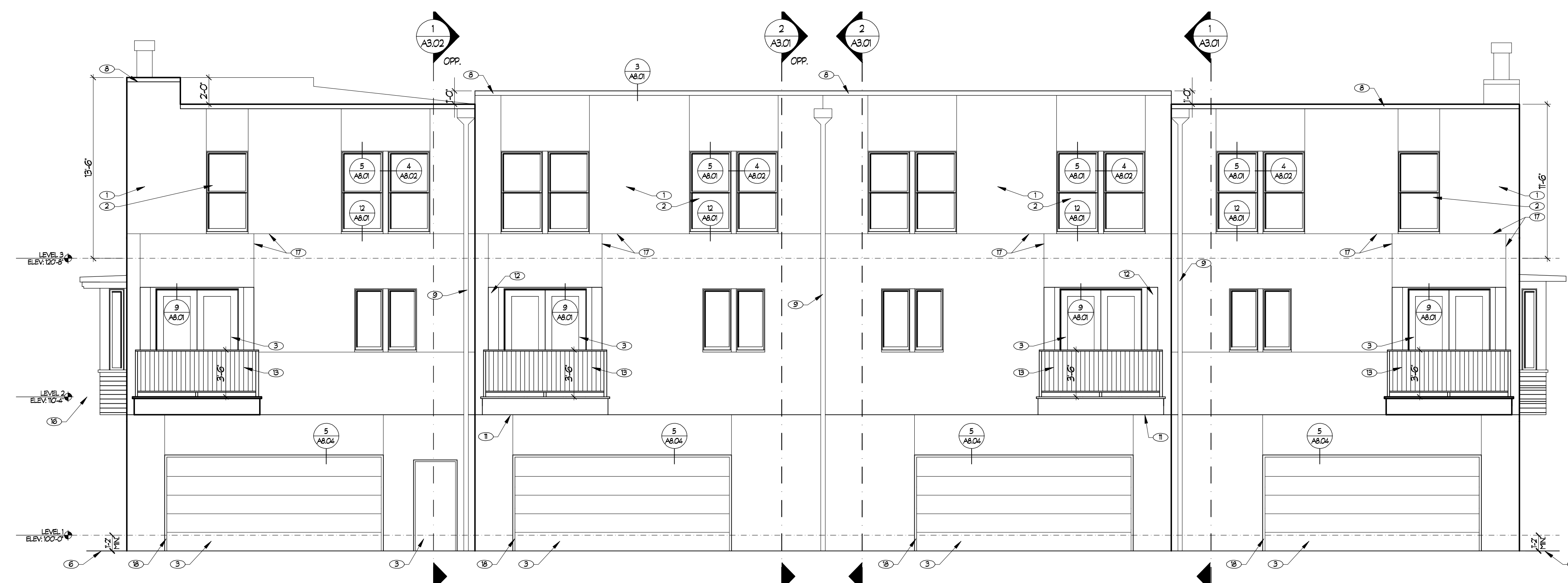
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1
A-2.01
FRONT ELEVATION
SCALE: 3/16" = 1'-0" (24X36")
SCALE: 3/32" = 1'-0" (11X17")

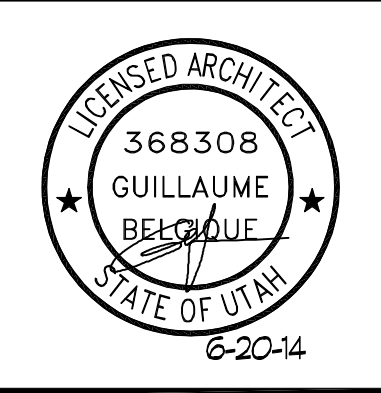


2
A-2.01
BACK ELEVATION
SCALE: 3/16" = 1'-0" (24X36")
SCALE: 3/32" = 1'-0" (11X17")

- EXTERIOR ELEVATION KEYED NOTES:
- STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM ON SCHEDULED SHEATHING OVER 2x6 BRACING SPACED @ 16" O.C. (MIN.). PROVIDE VAPOR BARRIER @ ALL INTERIOR SIDES OF EXTERIOR WALLS (TYP). COLOR & TEXTURE OF FINISH TO BE SELECTED BY OWNER.
 - SCHEDULED WINDOW. SEE WINDOW SCHEDULE & TYPES ON SHEET A-6.01. WINDOW COLOR & MANUFACTURER TO BE OWNER SELECTED. PROVIDE & INSTALL ALL REQUIRED WINDOW SEALANTS & FLASHING AS PER MANUFACTURER'S RECOMMENDATIONS.
 - SCHEDULED DOOR. SEE DOOR SCHEDULE & TYPES ON SHEET A-6.01. DOOR COLOR & MANUFACTURER TO BE OWNER SELECTED. PROVIDE & INSTALL ALL REQUIRED DOOR SEALANTS & FLASHING AS PER MANUFACTURER'S RECOMMENDATIONS.
 - VERIFY NUMBER OF STAIRS WITH CIVIL DRAWINGS.
 - SINGLE PLY ROOFING MEMBRANE TYP (OR APPROVED EQUAL) OVER (2) LAYERS (MIN.) OF 1 1/2" POLY-ISO RIGID INSULATION (OR APPROVED EQUAL) ON SCHEDULED SHEATHING AND SCHEDULED ROOF JOISTS. PROVIDE CRICKETS AS NECESSARY TO PROVIDE ADEQUATE DRAINAGE TO SLOPPER.
 - BUILDING EARTHWORK. ALL FINISHED GRADES TO SLOPE AWAY FROM PERIMETER OF BUILDING TO PROVIDE POSITIVE DRAINAGE. SEE CIVIL DRAWINGS.
 - CEMENTITIOUS "HARDPLANK" HORIZONTAL EXTERIOR SIDING SYSTEM W/ MATCHING HORIZONTAL & VERTICAL TRIM COMPONENTS. TO BE SMOOTH FINISH. NOT WOOD GRAIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - CONTINUOUS GALVALUME (OR APPROVED EQUAL) METAL PARAPET CAP FLASHING.
 - CONTINUOUS PREMANUFACTURED AND SEAMLESS GALVALUME (OR APPROVED EQUAL) METAL RAIN GUTTER AND DOWNSPOUTS W/ INTEGRAL GALV. PARAPET WALL SLOPPER (16" WIDE SLOPPER 12" WIDE WALL OPENING). SEE DETAIL 5/A6.02.
 - BRICK TO BE SELECTED BY OWNER. SEE STRUCTURAL PLANS FOR ATTACHMENT & REINFORCING REQUIREMENTS.
 - THE UNDER SIDE OF ALL EXTERIOR DECKS SHALL HAVE A 2-HR FIRE RATED SHEATHING 4'-0" OUT FROM BOTH SIDES OF PARTY WALL. THE REMAINING DECK AREA SHALL HAVE A 1-HR FIRE RATED MATERIAL STANDARD. SEE DETAIL 6/A6.03.
 - ALL OVERHANGS ABOVE ANY DECKS NEED A 1-HR PROTECTION ON THE UNDERSIDE OF THE OVERHANG 4'-0" FROM THE PARTY WALL ON BOTH SIDES.
 - GALVANIZED POSTS, TOP RAIL & BOTTOM RAILS WITH 1/2" GALVANIZED VERTICAL STEEL PIPE PICKETS.
 - GALVANIZED POSTS, TOP RAIL & BOTTOM RAILS WITH 1/2" GALVANIZED HORIZONTAL STEEL PIPE PICKETS.
 - ELEVATION HEIGHTS ARE TO TOP OF FLOOR JOIST (BELOW SHEATHING).
 - STUCCO JOINT LINE.
 - STUCCO RETURN AT GARAGE.
 - TRELLIS END, SEE DETAIL 6/A6.02.

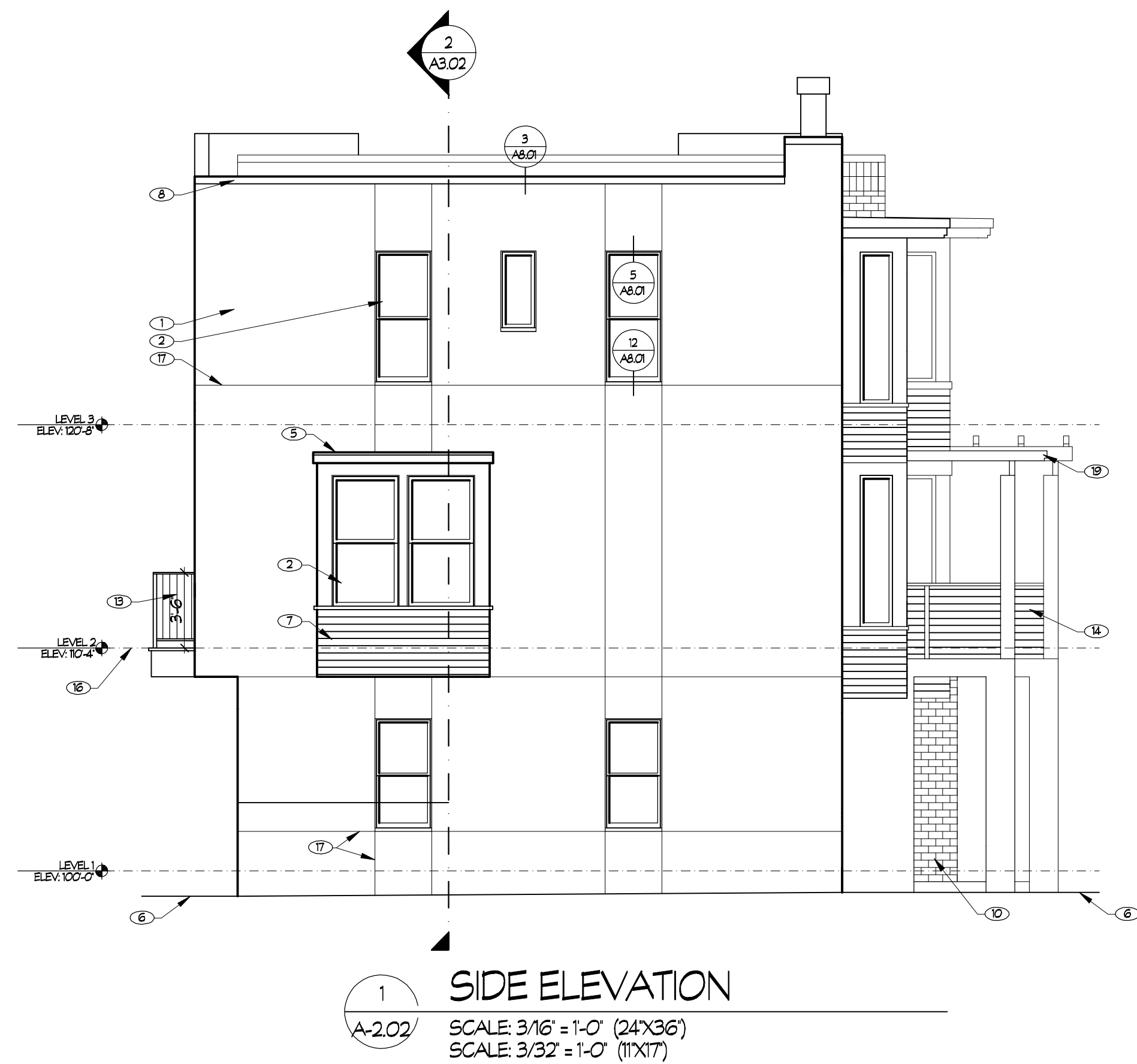
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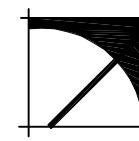


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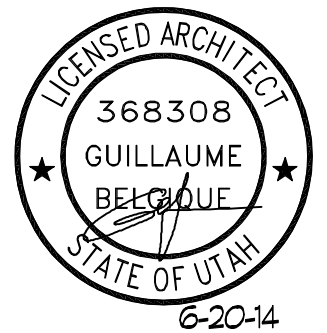
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| Elevations | |
| Date | |
| June 20, 2014 | |
| REVISIONS | |
| 1 | 5 |
| 2 | 4 |
| Sheet Number | |
| A-2.01 | |



- EXTERIOR ELEVATION KEYED NOTES:**
- STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM ON SCHEDULED SHEATHING OVER 2x6 FRAMING SPACED @ 16" O.C. (U.N.O.). PROVIDE VAPOR BARRIER @ ALL INTERIOR SIDES OF EXTERIOR WALLS (TYP.). COLOR & TEXTURE OF FINISH TO BE SELECTED BY OWNER.
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 - VERIFY NUMBER OF STAIRS WITH CIVIL DRAWINGS.
 - SINGLE PLY ROOFING MEMBRANE TPO (OR APPROVED EQUAL) OVER (2) LAYERS (MIN.) OF 1 1/2" POLY-ISO RSD INSULATION (OR APPROVED EQUAL) ON SCHEDULED SHEATHING AND SCHEDULED ROOF JOISTS. PROVIDE CRICKETS AS NECESSARY TO PROVIDE ADEQUATE DRAINAGE TO SCUPPER.
 - BUILDING EARTHWORK. ALL FINISHED GRADES TO SLOPE AWAY FROM PERIMETER OF BUILDING TO PROVIDE POSITIVE DRAINAGE. SEE CIVIL DRAWINGS.
 - CEMENTITIOUS HARD PLANK HORIZONTAL EXTERIOR SIDING SYSTEM W/ MATCHING HORIZONTAL & VERTICAL TRIM COMPONENTS TO BE SMOOTH FINISH NOT WOOD GRAIN. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - CONTINUOUS GALVALUME (OR APPROVED EQUAL) METAL PARAPET CAP FLASHING.
 - CONTINUOUS PRE-MANUFACTURED AND SEAMLESS GALVALUME (OR APPROVED EQUAL) METAL RAIN GUTTER AND DOWNSPOUTS W/ INTEGRAL GALV. PARAPET WALL SCUPPER 16" WIDE SCUPPER 12" WIDE WALL OPENING. SEE DETAIL 5/A6.02.
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Email: guillaume@archbelgique.com



Sugar House Townhomes by Sego Homes
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Salt Lake City, Utah 84106

Sheet Title

Elevations

Date

June 20, 2014

REVISIONS

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Sheet Number

A-2.02

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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

**PLANNED DEVELOPMENT SUBMITTAL REQUIREMENTS
FOR
SUGAR HOUSE TOWNHOMES BY SEGO HOMES**

Project Description

Existing Use: The current use of the property is that it contains one old single family detached home.

Proposed Use: We propose demolishing the old home and subdividing the lot into four lots and building four single-family attached townhomes. The property is zoned RMF-35 so the zoning would allow us to build four condominiums on the property. But we prefer to plat them and build them as single-family detached townhomes instead of condominiums. The design and construction of the four homes will be identical either way regardless of whether they are condominiums or single-family detached townhomes. But the long-term mortgages are much better for single-family detached townhomes so this is better in the long run for our buyers.

Planned Development Information

Our project meets the following four objectives for Planned Developments:

- **“Combination and coordination of architectural styles, building forms, building materials, and building relationships”** – The architecture uses a variety of materials. The two center townhomes will be predominately brick in the front reminiscent of the brick homes and commercial buildings in Sugar House. The two end townhomes are predominately stucco with bay windows and other architectural features clad with Hardi-Plank siding reminiscent again of siding materials historically used in Sugar House. The architectural style blend traditional elements with modern elements to create a pleasing combination of styles. The two center townhomes have been stepped forward two feet from the two end homes to break up the building elevation and create relief and shadow. This also facilitates the change in the building materials.
- **“Use of design, landscape, or architectural features to create a pleasing environment”** – We bought this lot because it was adjacent to the Sugar House Streetcar alignment. We love the pedestrian walkways created by the streetcar development and we love the liner landscape park created by this amenity. We want our project to embrace this amenity and help energize this public space. So the four homes front onto the Sugar House Streetcar park and relate to the park. We love the easy access that the Sugar House Streetcar provides to other mass transit and to commercial areas. Our architecture provides decks to allow residents to enjoy the views of this liner park and the surrounding area. Each home will be beautifully landscaped by Sego Homes and will include a 42” wood fence to provide privacy in each

yard and to contain pets but still allow for views and for interaction of neighbors. We hope other similar projects will be developed along the Sugar House Streetcar that will embrace and energize this exciting linear park amenity.

- **“Elimination of blighted structures or incompatible uses through redevelopment”** – Although the existing home was reasonably maintained, it was not architecturally attractive and the detached garage/shed in the rear of the lot was blighted. Plus the single story home was dwarfed by the three-story apartment building next door to the north and seemed out of place being sandwiched between the Sugar House Streetcar and the large apartment building. We think the scale of the proposed townhomes will fit very nicely and enhance the neighborhood.
- **“Utilization of “green” building techniques”** – Sego Homes is a 100% Energy Star Builder meaning everything we build complies with and exceeds the Energy Star certification requirements. We use a variety of energy saving green technologies such as high efficiency heating and cooling systems, programmable thermostats, low-e energy efficient windows, energy star appliances, etc. We use open web floor trusses to allow for more efficient installation of ductwork and mechanical systems. All our homes are constructed using a Tyvek house wrap to control moisture and to reduce air infiltration. We recycle all our construction waste materials. Landscape plants have been selected from Salt Lake City’s list of low water usage plant materials. A snow storage area has been provided for pushing and storing the snow from the driveway in the winter.

Planned Development Zoning Relief

Under the current RMF-35 Zoning ordinance (21A.24.130), it states that single-family attached dwellings (3 or more) must have a minimum of 3,000 sq ft per lot. The existing lot of land has 12,375 sq ft including ½ of the adjacent alley. We are planning to build four single family attached townhomes so there is an average of 3094 sq ft per lot. However, the setback requirements and the width of the homes, create two center lots with less than 3000 sq ft and two end lots with well over the required amount. Since we have more than the 3000 sq ft per lot in the overall parcel, we hereby request relief and approval to allow us to develop the site as four single-family lots.

We considered submitting the project for approval as a condominium project in which case we would comply fully with the ordinance and not require any relief from any part of the ordinance. However, financing for condominiums is, in some instances, more difficult to obtain versus financing for townhomes on single-family detached lots. Therefore, we feel, in the long run, it is in our buyer's best interest to get the project approved as a single-family attached development. We respectfully request your approval.

Sugar House Townhomes by Sego Homes

Level 1 Reserve Study

Report Period – 01/01/2015 – 12/31/2015

| | |
|--------------------------------|------------------|
| Client Reference Number | 17832 |
| Property Type | Townhouse |
| Number of Units | 4 |
| Fiscal Year End | 12/31 |

| | |
|------------------------|---------------------|
| Prepared By | Dale Gifford |
| Analysis Method | Cash Flow |
| Funding Goal | Full Funding |

Report prepared on – Wednesday, September 24, 2014



COMPLEX SOLUTIONS, LTD.

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WWW.COMPLEXSOLUTIONSLTD.COM

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Introduction

- Executive Summary page 1
- Introduction page 2
- General Information and Frequently Asked Questions page 3 - 4

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- Component Inventory page 7
- Significant Components page 8
- Significant Components – Graph page 9
- Yearly Summary page 10 - 11
- Yearly Reserve Contributions – Graph page 12
- Component Funding Information page 13
- Projected Reserve Expenditures by Year page 14 - 16

Glossary of Commonly used Words and Phrases

Executive Summary

Sugar House Townhomes by Sego Homes

ID # 17832

The community is not yet built and only plans for the community were available. The component type and quantity information were provided by the client. To the best of our knowledge, the conclusions and recommendations of this report are reliable and accurate.

This reserve analysis report spans a sixty year time period instead of the standard thirty year time period. This extension of the report period was a special request of the client.

| | |
|---|--------------|
| Projected Starting Balance as of 01/01/2015 | \$0 |
| Ideal Reserve Balance as of 01/01/2015 | \$0 |
| Percent Funded as of 01/01/2015 | 0% |
| Recommended Reserve Contribution (per month) | \$320 |
| Minimum Reserve Contribution (per month) | \$285 |
| Recommended Special Assessment | \$0 |

Sugar House Townhomes by Sego Homes is a 4-unit Condominium community. Construction on the community was not started at the time of this report.

Currently Programmed Projects

There are no projects programmed to occur this fiscal year (FY2015). (See page 14)

Significant Reserve Projects

The association's significant reserve projects are flat roof replace, TPO (Comp# 104), stucco surfaces repair/repaint (Comp# 201), balcony decks resurface (Comp# 204), and wood fencing repaint/stain (Comp# 209). The fiscal significance of these components is approximately 23%, 18%, 13%, and 10% respectively (see page 9). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding

In comparing the projected starting reserve balance of \$0 versus the ideal reserve balance of \$0 we find the association's reserve fund to be approximately 0% funded. This indicates a weak reserve fund position. In order to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$320 (\$80.00/unit) per month. We have also included a minimum reserve contribution of \$285 (\$71.25/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide an educated estimate of the necessary reserve balance and allocation. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample time to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. It will also ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

Mr. Gifford has been working in the community association industry for the last 11 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Personally has prepared over 600 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740,
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence In Chapter Leadership for service an achievement in 2010

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, operating and reserves. The operating budget includes all expenses that occur on an annual basis. These would include management fees, maintenance expenses, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the association's total budget. Therefore, reserves are considered to be a major part of the overall monthly association assessment.

Report Sections

The **Reserve Analysis** Section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

The **Component Evaluation** Section contains information regarding the physical status and replacement cost of major common area components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Why is it important to perform a Reserve Study?

As previously mentioned, the reserve allocation makes up a significant portion of the total monthly assessment. This report provides the essential information that is needed to guide the Board of Directors in establishing the budget in order to run the daily and long term operations of your association. It is suggested that a third party professionally prepare the Reserve Study since there is no vested interest in the property.

After we have a Reserve Study completed, what do we do with it?

Hopefully, you will not look at this report and think it is too cumbersome to understand. Our intention is to make this Reserve Study easy to read and understand. Please take the time to review it carefully and make sure the "main ingredients" (component information) are complete and accurate. If there are any inaccuracies, please inform us immediately so we may revise the report.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The reserve allocation makes up a large portion of the total monthly assessment and this report should help you determine the correct amount of money to go into the reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending projects. This will give you an opportunity to shop around for the best price available.

The Reserve Study should be readily available for real estate agents, brokerage firms, and lending institutions for potential future homeowners. As the importance of reserves becomes more of a household term, people are requesting homeowners associations reveal the strength of the reserve fund prior to purchasing a condominium, town home, or any property that belongs to an association.

How often do we update or review the Reserve Study?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Study should be reviewed each year before the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Deterioration rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the content of the Reserve Study. Therefore, this analysis should be reviewed annually, and a property inspection should be conducted at least once every three years.

What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life (for Reserve purposes less than 30 years), predictable remaining useful life, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold amount. An "Operating" expense is typically a fixed expense that occurs on an annual basis as well as general repairs and maintenance.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a reserve component.

What happens during the Site Visit?

The Site Visit was conducted of the common areas as reported by client. From our site visit we identified those common area components that we have determined require reserve funding. Based on information provided by the client, client's vendors, and our assessment of the components we have developed a component list and life and cost estimates.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the inspection. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the inspection. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

What is the Financial Analysis?

We projected the starting balance by taking the most recent balance statement, adding expected reserve contributions for the rest of the fiscal year, and subtracting any pending projects that will be paid for before the end of the current fiscal year. We compared this number to the ideal reserve balance and arrived at the percent funded level.

Measures of strength are as follows:

- 0% - 30% Funded** is generally considered to be a "weak" financial position. Associations that fall into this category are subject to special assessments and deferred maintenance, which could lead to lower property values. If the association is in this position, actions should be taken to improve the financial strength of the reserve fund.
- 31% - 69% Funded** is generally considered a "fair" financial position. The majority of associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the reserve fund.
- 70% - 99% Funded** is generally considered a "strong" financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the association.
- 100% Funded** is considered an "ideal" financial position. This means that the association has the exact amount of funds in the reserve account.

Disclosures:

We will identify only those major components with a useful life of 30-years or less that generally meet industry standards for reserve funding.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

Update Reserve Studies: Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. **Level III Studies:** In addition to the above we have not visited the property when completing a Level III "Financial Update" study. Therefore we have not verified the current condition of the common area components.

Insurance: We carry general and professional liability insurance as well as workers' compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is we have not verified or audited the reported rate. The interest rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

| | |
|-------------------------------------|--------|
| # of units | 4 |
| Fiscal Year End | 31-Dec |
| Budgeted Monthly Reserve Allocation | \$0 |
| Projected Starting Reserve Balance | \$0 |
| Ideal Starting Reserve Balance | \$0 |

Economic Assumptions

| | |
|----------------------------------|-------|
| Projected Inflation Rate | 3.00% |
| Reported After-Tax Interest Rate | 0.25% |

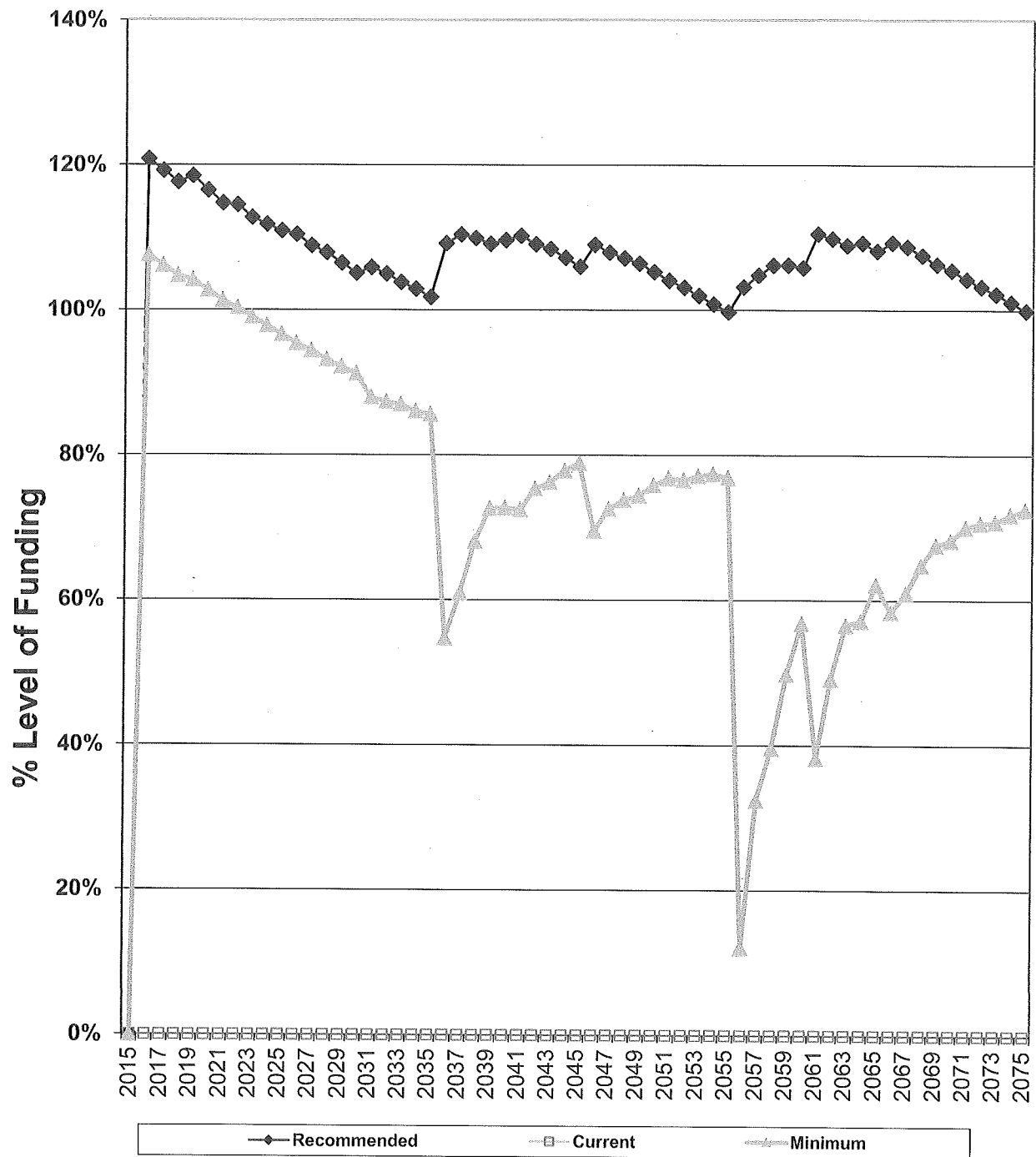
Current Reserve Status

| | |
|---|----|
| Current Balance as a % of Ideal Balance | 0% |
|---|----|

Recommendations

| | |
|--|---------|
| Recommended Monthly Reserve Allocation | \$320 |
| Per Unit | \$80.00 |
| Future Annual Increases | 3.00% |
| For number of years: | 60 |
| Increases thereafter: | 0.00% |
| Minimum Recommended Monthly Reserve Allocation | \$285 |
| Per Unit | \$71.25 |
| Future Annual Increases | 3.00% |
| For number of years: | 60 |
| Increases thereafter: | 0.00% |

Percent Funded - Graph



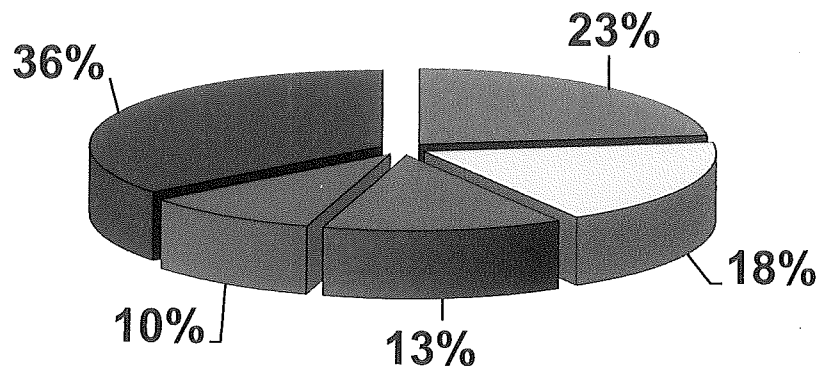
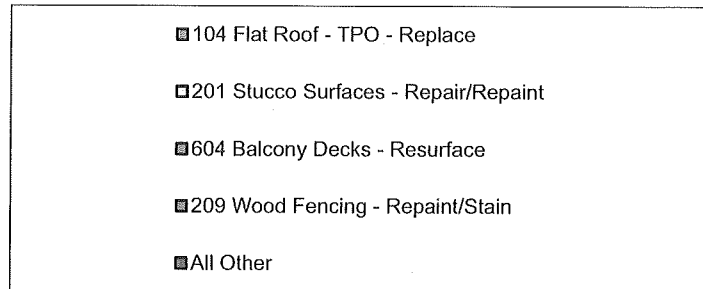
Component Inventory

| Category | ID # | Component Name | Useful Life (yrs.) | Remaining Useful Life (yrs.) | Best Cost | Worst Cost |
|------------------|------|---|-----------------------|---------------------------------|-----------|------------|
| Roofing | 104 | Flat Roof - TPO - Replace | 20 | 20 | \$12,480 | \$15,600 |
| Painted Surfaces | 201 | Stucco Surfaces - Repair/Repaint | 15 | 15 | \$6,450 | \$10,750 |
| | 202 | Trellises - Repaint | 3 | 3 | \$450 | \$550 |
| | 204 | Front Doors - Repaint | 6 | 6 | \$200 | \$300 |
| | 209 | Wood Fencing - Repaint/Stain | 3 | 3 | \$800 | \$1,000 |
| | 215 | Cement Fiberboard Siding - Repair/Repai | 8 | 8 | \$1,019 | \$1,223 |
| Siding Materials | 301 | Cement Fiberboard Siding - Replace | 40 | 40 | \$4,075 | \$4,890 |
| | 390 | Brick Siding - Replace | N/A | | \$0 | \$0 |
| Drive Materials | 403 | Concrete - Repair/Replace | 10 | 10 | \$2,000 | \$2,500 |
| Decking | 604 | Balcony Decks - Resurface | 20 | 20 | \$7,020 | \$9,360 |
| Fencing | 1001 | Wood Fencing - Replace | 20 | 20 | \$3,100 | \$3,875 |
| | 1090 | Metal Railing - Replace | 25 | 25 | \$2,400 | \$3,600 |
| Landscaping | 1812 | Irrigation System & Landscaping - Renov | 20 | 20 | \$2,000 | \$3,000 |
| Utility Systems | 2001 | Sewer System - Repair/Replace | N/A | | \$0 | \$0 |
| | 2002 | Water System - Repair/Replace | N/A | | \$0 | \$0 |
| | 2003 | Electrical System - Repair/Replace | N/A | | \$0 | \$0 |
| | 2004 | Natural Gas System - Repair/Replace | N/A | | \$0 | \$0 |

Significant Components

| ID # | Component Name | Useful Life (yrs.) | Remaining Useful Life (yrs.) | Average Current Cost | Significance: (Curr Cost/UL) | |
|------|--|-----------------------|---------------------------------|----------------------|---------------------------------|----------|
| | | | | | As \$ | As % |
| 104 | Flat Roof - TPO - Replace | 20 | 20 | \$14,040 | \$702 | 22.7208% |
| 201 | Stucco Surfaces - Repair/Repaint | 15 | 15 | \$8,600 | \$573 | 18.5564% |
| 202 | Trellises - Repaint | 3 | 3 | \$500 | \$167 | 5.3943% |
| 204 | Front Doors - Repaint | 6 | 6 | \$250 | \$42 | 1.3486% |
| 209 | Wood Fencing - Repaint/Stain | 3 | 3 | \$900 | \$300 | 9.7097% |
| 215 | Cement Fiberboard Siding - Repair/Rep | 8 | 8 | \$1,121 | \$140 | 4.5337% |
| 301 | Cement Fiberboard Siding - Replace | 40 | 40 | \$4,483 | \$112 | 3.6270% |
| 403 | Concrete - Repair/Replace | 10 | 10 | \$2,250 | \$225 | 7.2823% |
| 604 | Balcony Decks - Resurface | 20 | 20 | \$8,190 | \$410 | 13.2538% |
| 1001 | Wood Fencing - Replace | 20 | 20 | \$3,488 | \$174 | 5.6438% |
| 1090 | Metal Railing - Replace | 25 | 25 | \$3,000 | \$120 | 3.8839% |
| 1812 | Irrigation System & Landscaping - Rend | 20 | 20 | \$2,500 | \$125 | 4.0457% |

Significant Components - Graph



| ID # | Component Name | Useful Life | Remaining Useful Life | Average Current | Significance: | |
|-----------|----------------------------------|-------------|-----------------------|-----------------|---------------|------|
| | | | | | As \$ | As % |
| 104 | Flat Roof - TPO - Replace | 20 | 20 | \$14,040 | \$702 | 23% |
| 201 | Stucco Surfaces - Repair/Repaint | 15 | 15 | \$8,600 | \$573 | 18% |
| 604 | Balcony Decks - Resurface | 20 | 20 | \$8,190 | \$410 | 13% |
| 209 | Wood Fencing - Repaint/Stain | 3 | 3 | \$900 | \$300 | 10% |
| All Other | See Expanded Table For Breakdown | | | | \$1,105 | 36% |



Yearly Summary - 2015-2045

| Year | Fully Funded Balance | Starting Reserve Balance | % Funded | Reserve Contributions | Interest Income | Reserve Expenses | Ending Reserve Balance |
|------|----------------------------|--------------------------------|-------------|--------------------------|--------------------|---------------------|------------------------------|
| 2015 | \$0 | \$0 | 0% | \$3,840 | \$5 | \$0 | \$3,845 |
| 2016 | \$3,182 | \$3,845 | 121% | \$3,955 | \$15 | \$0 | \$7,815 |
| 2017 | \$6,556 | \$7,815 | 119% | \$4,074 | \$25 | \$0 | \$11,913 |
| 2018 | \$10,129 | \$11,913 | 118% | \$4,196 | \$33 | \$1,530 | \$14,612 |
| 2019 | \$12,334 | \$14,612 | 118% | \$4,322 | \$42 | \$0 | \$18,976 |
| 2020 | \$16,286 | \$18,976 | 117% | \$4,452 | \$53 | \$0 | \$23,481 |
| 2021 | \$20,464 | \$23,481 | 115% | \$4,585 | \$62 | \$1,970 | \$26,158 |
| 2022 | \$22,848 | \$26,158 | 114% | \$4,723 | \$71 | \$0 | \$30,952 |
| 2023 | \$27,448 | \$30,952 | 113% | \$4,864 | \$82 | \$1,420 | \$34,479 |
| 2024 | \$30,840 | \$34,479 | 112% | \$5,010 | \$90 | \$1,827 | \$37,753 |
| 2025 | \$34,036 | \$37,753 | 111% | \$5,161 | \$97 | \$3,024 | \$39,987 |
| 2026 | \$36,220 | \$39,987 | 110% | \$5,315 | \$107 | \$0 | \$45,409 |
| 2027 | \$41,711 | \$45,409 | 109% | \$5,475 | \$118 | \$2,353 | \$48,649 |
| 2028 | \$45,077 | \$48,649 | 108% | \$5,639 | \$129 | \$0 | \$54,417 |
| 2029 | \$51,103 | \$54,417 | 106% | \$5,808 | \$143 | \$0 | \$60,369 |
| 2030 | \$57,449 | \$60,369 | 105% | \$5,983 | \$139 | \$15,580 | \$50,911 |
| 2031 | \$48,084 | \$50,911 | 106% | \$6,162 | \$133 | \$1,798 | \$55,407 |
| 2032 | \$52,781 | \$55,407 | 105% | \$6,347 | \$147 | \$0 | \$61,901 |
| 2033 | \$59,624 | \$61,901 | 104% | \$6,537 | \$160 | \$2,809 | \$65,789 |
| 2034 | \$63,938 | \$65,789 | 103% | \$6,733 | \$173 | \$0 | \$72,695 |
| 2035 | \$71,436 | \$72,695 | 102% | \$6,935 | \$122 | \$55,028 | \$24,725 |
| 2036 | \$22,648 | \$24,725 | 109% | \$7,144 | \$68 | \$2,604 | \$29,332 |
| 2037 | \$26,565 | \$29,332 | 110% | \$7,358 | \$83 | \$0 | \$36,772 |
| 2038 | \$33,460 | \$36,772 | 110% | \$7,579 | \$102 | \$0 | \$44,452 |
| 2039 | \$40,745 | \$44,452 | 109% | \$7,806 | \$114 | \$5,632 | \$46,740 |
| 2040 | \$42,635 | \$46,740 | 110% | \$8,040 | \$119 | \$6,281 | \$48,618 |
| 2041 | \$44,107 | \$48,618 | 110% | \$8,281 | \$132 | \$0 | \$57,031 |
| 2042 | \$52,294 | \$57,031 | 109% | \$8,530 | \$150 | \$3,110 | \$62,601 |
| 2043 | \$57,728 | \$62,601 | 108% | \$8,786 | \$168 | \$0 | \$71,554 |
| 2044 | \$66,741 | \$71,554 | 107% | \$9,049 | \$190 | \$0 | \$80,794 |



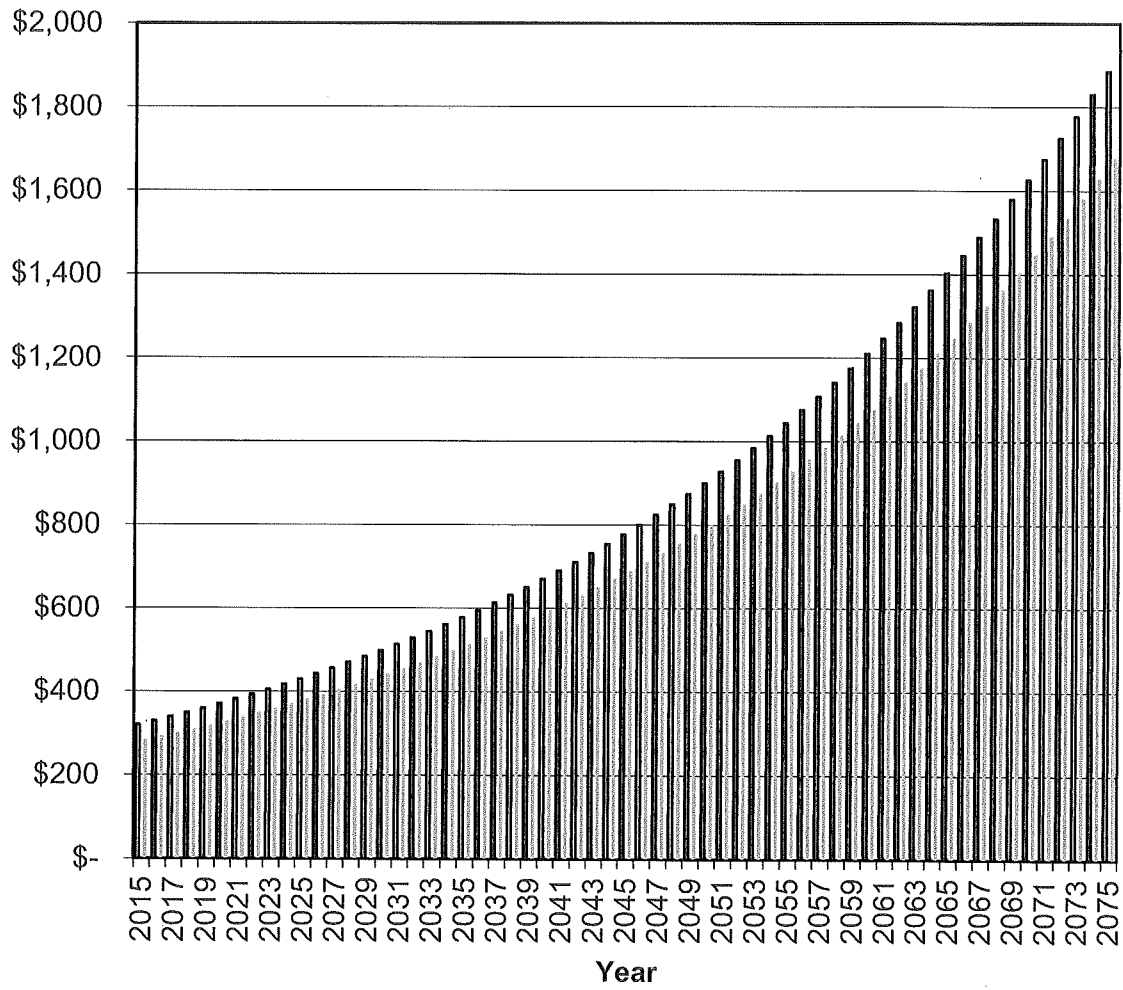
Yearly Summary - 2045-2075

| Year | Fully Funded Balance | Starting Reserve Balance | % Funded | Reserve Contributions | Interest Income | Reserve Expenses | Ending Reserve Balance |
|------|----------------------------|--------------------------------|-------------|--------------------------|--------------------|---------------------|------------------------------|
| 2045 | \$76,243 | \$80,794 | 106% | \$9,321 | \$176 | \$30,341 | \$59,950 |
| 2046 | \$55,004 | \$59,950 | 109% | \$9,600 | \$162 | \$0 | \$69,712 |
| 2047 | \$64,610 | \$69,712 | 108% | \$9,888 | \$183 | \$2,886 | \$76,898 |
| 2048 | \$71,771 | \$76,898 | 107% | \$10,185 | \$201 | \$3,713 | \$83,570 |
| 2049 | \$78,540 | \$83,570 | 106% | \$10,491 | \$222 | \$0 | \$94,283 |
| 2050 | \$89,590 | \$94,283 | 105% | \$10,805 | \$249 | \$0 | \$105,338 |
| 2051 | \$101,233 | \$105,338 | 104% | \$11,129 | \$272 | \$4,782 | \$111,956 |
| 2052 | \$108,567 | \$111,956 | 103% | \$11,463 | \$295 | \$0 | \$123,714 |
| 2053 | \$121,325 | \$123,714 | 102% | \$11,807 | \$324 | \$0 | \$135,846 |
| 2054 | \$134,749 | \$135,846 | 101% | \$12,161 | \$350 | \$4,434 | \$143,923 |
| 2055 | \$144,304 | \$143,923 | 100% | \$12,526 | \$229 | \$117,664 | \$39,014 |
| 2056 | \$37,820 | \$39,014 | 103% | \$12,902 | \$114 | \$0 | \$52,030 |
| 2057 | \$49,647 | \$52,030 | 105% | \$13,289 | \$140 | \$5,710 | \$59,749 |
| 2058 | \$56,268 | \$59,749 | 106% | \$13,688 | \$167 | \$0 | \$73,603 |
| 2059 | \$69,300 | \$73,603 | 106% | \$14,098 | \$202 | \$0 | \$87,903 |
| 2060 | \$83,063 | \$87,903 | 106% | \$14,521 | \$191 | \$37,816 | \$64,799 |
| 2061 | \$58,639 | \$64,799 | 111% | \$14,957 | \$181 | \$0 | \$79,937 |
| 2062 | \$72,794 | \$79,937 | 110% | \$15,406 | \$219 | \$0 | \$95,562 |
| 2063 | \$87,745 | \$95,562 | 109% | \$15,868 | \$245 | \$11,449 | \$100,226 |
| 2064 | \$91,735 | \$100,226 | 109% | \$16,344 | \$271 | \$0 | \$116,841 |
| 2065 | \$108,032 | \$116,841 | 108% | \$16,834 | \$285 | \$23,016 | \$110,945 |
| 2066 | \$101,518 | \$110,945 | 109% | \$17,339 | \$291 | \$6,322 | \$122,254 |
| 2067 | \$112,422 | \$122,254 | 109% | \$17,859 | \$328 | \$0 | \$140,441 |
| 2068 | \$130,596 | \$140,441 | 108% | \$18,395 | \$375 | \$0 | \$159,211 |
| 2069 | \$149,759 | \$159,211 | 106% | \$18,947 | \$412 | \$8,141 | \$170,429 |
| 2070 | \$161,568 | \$170,429 | 105% | \$19,515 | \$451 | \$0 | \$190,395 |
| 2071 | \$182,588 | \$190,395 | 104% | \$20,101 | \$494 | \$5,866 | \$205,125 |
| 2072 | \$198,682 | \$205,125 | 103% | \$20,704 | \$530 | \$7,548 | \$218,810 |
| 2073 | \$214,026 | \$218,810 | 102% | \$21,325 | \$574 | \$0 | \$240,709 |
| 2074 | \$238,120 | \$240,709 | 101% | \$21,965 | \$630 | \$0 | \$263,304 |



Reserve Contributions - Graph

Monthly Reserve Contributions



■ Recommended

■ Current

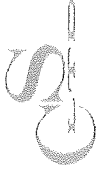
■ Minimum

Component Funding Information

| ID | Component Name | EQ | PL | Quantity | Average Current Cost | Ideal Balance | Current Fund Balance | Monthly |
|------|--|----|----|-----------------------|----------------------|---------------|----------------------|---------|
| 104 | Flat Roof - TPO - Replace | 20 | 20 | Approx 3,120 Sq.ft. | \$14,040 | \$0 | \$0 | \$72.71 |
| 201 | Stucco Surfaces - Repair/Repaint | 15 | 15 | Approx 4,300 Sq.ft. | \$8,600 | \$0 | \$0 | \$59.38 |
| 202 | Trellises - Repaint | 3 | 3 | Approx 370 Sq.ft. | \$500 | \$0 | \$0 | \$17.26 |
| 204 | Front Doors - Repaint | 6 | 6 | (4) Doors | \$250 | \$0 | \$0 | \$4.32 |
| 209 | Wood Fencing - Repaint/Stain | 3 | 3 | Approx 155 Linear ft. | \$900 | \$0 | \$0 | \$31.07 |
| 215 | Cement Fiberboard Siding - Repair/Repaint | 8 | 8 | Approx 815 Sq.ft. | \$1,121 | \$0 | \$0 | \$14.51 |
| 301 | Cement Fiberboard Siding - Replace | 40 | 40 | Approx 815 Sq.ft. | \$4,483 | \$0 | \$0 | \$11.61 |
| 403 | Concrete - Repair/Replace | 10 | 10 | Approx 5,000 Sq.ft. | \$2,250 | \$0 | \$0 | \$23.30 |
| 604 | Balcony Decks - Resurface | 20 | 20 | Approx 585 Sq.ft. | \$8,190 | \$0 | \$0 | \$42.41 |
| 1001 | Wood Fencing - Replace | 20 | 20 | Approx 155 Linear ft. | \$3,488 | \$0 | \$0 | \$18.06 |
| 1090 | Metal Railing - Replace | 25 | 25 | Approx 120 Linear ft. | \$3,000 | \$0 | \$0 | \$12.43 |
| 1812 | Irrigation System & Landscaping - Renovate | 20 | 20 | (1) System | \$2,500 | \$0 | \$0 | \$12.95 |
| | | | | | \$49,321 | \$0 | \$0 | \$320 |

Current Fund Balance as a percentage of Ideal Balance:

0%



Projected Reserve Expenditures by Year

| Year | ID # | Component Name | Projected Cost | Total Per Annum |
|------|------|--|----------------|-----------------|
| 2015 | | No Expenditures Projected | | \$0 |
| 2016 | | No Expenditures Projected | | \$0 |
| 2017 | 202 | Trellises - Repaint | \$530 | |
| | 209 | Wood Fencing - Repaint/Stain | \$955 | \$1,485 |
| 2018 | | No Expenditures Projected | | \$0 |
| 2019 | | No Expenditures Projected | | \$0 |
| 2020 | 202 | Trellises - Repaint | \$580 | |
| | 204 | Front Doors - Repaint | \$290 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,043 | \$1,913 |
| 2021 | | No Expenditures Projected | | \$0 |
| 2022 | 215 | Cement Fiberboard Siding - Repair/Repair | \$1,378 | \$1,378 |
| 2023 | 202 | Trellises - Repaint | \$633 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,140 | \$1,773 |
| 2024 | 403 | Concrete - Repair/Replace | \$2,936 | \$2,936 |
| 2025 | | No Expenditures Projected | | \$0 |
| 2026 | 202 | Trellises - Repaint | \$692 | |
| | 204 | Front Doors - Repaint | \$346 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,246 | \$2,284 |
| 2027 | | No Expenditures Projected | | \$0 |
| 2028 | | No Expenditures Projected | | \$0 |
| 2029 | 201 | Stucco Surfaces - Repair/Repaint | \$13,008 | |
| | 202 | Trellises - Repaint | \$756 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,361 | \$15,126 |
| 2030 | 215 | Cement Fiberboard Siding - Repair/Repair | \$1,746 | \$1,746 |
| 2031 | | No Expenditures Projected | | \$0 |
| 2032 | 202 | Trellises - Repaint | \$826 | |
| | 204 | Front Doors - Repaint | \$413 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,488 | \$2,727 |
| 2033 | | No Expenditures Projected | | \$0 |
| 2034 | 104 | Flat Roof - TPO - Replace | \$24,619 | |
| | 403 | Concrete - Repair/Replace | \$3,945 | |
| | 604 | Balcony Decks - Resurface | \$14,361 | |
| | 1001 | Wood Fencing - Replace | \$6,115 | |
| | 1812 | Irrigation System & Landscaping - Renova | \$4,384 | \$53,425 |
| 2035 | 202 | Trellises - Repaint | \$903 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,626 | \$2,529 |
| 2036 | | No Expenditures Projected | | \$0 |
| 2037 | | No Expenditures Projected | | \$0 |
| 2038 | 202 | Trellises - Repaint | \$987 | |
| | 204 | Front Doors - Repaint | \$493 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,776 | |
| | 215 | Cement Fiberboard Siding - Repair/Repair | \$2,212 | \$5,468 |
| 2039 | 1090 | Metal Railing - Replace | \$6,098 | \$6,098 |

| Year | Comp ID | Component Name | Projected Cost | Total Per Annum |
|------|---------|--|----------------|-----------------|
| 2040 | | No Expenditures Projected | | \$0 |
| 2041 | 202 | Trellises - Repaint | \$1,078 | |
| | 209 | Wood Fencing - Repaint/Stain | \$1,941 | \$3,019 |
| 2042 | | No Expenditures Projected | | \$0 |
| 2043 | | No Expenditures Projected | | \$0 |
| 2044 | 201 | Stucco Surfaces - Repair/Repaint | \$20,266 | |
| | 202 | Trellises - Repaint | \$1,178 | |
| | 204 | Front Doors - Repaint | \$589 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,121 | |
| | 403 | Concrete - Repair/Replace | \$5,302 | \$29,457 |
| 2045 | | No Expenditures Projected | | \$0 |
| 2046 | 215 | Cement Fiberboard Siding - Repair/Repair | \$2,802 | \$2,802 |
| 2047 | 202 | Trellises - Repaint | \$1,288 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,318 | \$3,605 |
| 2048 | | No Expenditures Projected | | \$0 |
| 2049 | | No Expenditures Projected | | \$0 |
| 2050 | 202 | Trellises - Repaint | \$1,407 | |
| | 204 | Front Doors - Repaint | \$703 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,532 | \$4,643 |
| 2051 | | No Expenditures Projected | | \$0 |
| 2052 | | No Expenditures Projected | | \$0 |
| 2053 | 202 | Trellises - Repaint | \$1,537 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,767 | \$4,305 |
| 2054 | 104 | Flat Roof - TPO - Replace | \$44,465 | |
| | 215 | Cement Fiberboard Siding - Repair/Repair | \$3,549 | |
| | 301 | Cement Fiberboard Siding - Replace | \$14,196 | |
| | 403 | Concrete - Repair/Replace | \$7,126 | |
| | 604 | Balcony Decks - Resurface | \$25,938 | |
| | 1001 | Wood Fencing - Replace | \$11,045 | |
| | 1812 | Irrigation System & Landscaping - Renova | \$7,918 | \$114,237 |
| 2055 | | No Expenditures Projected | | \$0 |
| 2056 | 202 | Trellises - Repaint | \$1,680 | |
| | 204 | Front Doors - Repaint | \$840 | |
| | 209 | Wood Fencing - Repaint/Stain | \$3,024 | \$5,544 |
| 2057 | | No Expenditures Projected | | \$0 |
| 2058 | | No Expenditures Projected | | \$0 |
| 2059 | 201 | Stucco Surfaces - Repair/Repaint | \$31,574 | |
| | 202 | Trellises - Repaint | \$1,836 | |
| | 209 | Wood Fencing - Repaint/Stain | \$3,304 | \$36,715 |
| 2060 | | No Expenditures Projected | | \$0 |
| 2061 | | No Expenditures Projected | | \$0 |
| 2062 | 202 | Trellises - Repaint | \$1,298 | |
| | 204 | Front Doors - Repaint | \$811 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,337 | |
| | 215 | Cement Fiberboard Siding - Repair/Repair | \$3,819 | \$8,266 |
| 2063 | | No Expenditures Projected | | \$0 |
| 2064 | 403 | Concrete - Repair/Replace | \$8,368 | |

| Year | Comp ID | Component Name | Projected Cost | Total Per Annum |
|------|---------|--|----------------|-----------------|
| | 1090 | Metal Railing - Replace | \$11,901 | \$20,269 |
| 2065 | 202 | Trellises - Repaint | \$1,419 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,554 | \$3,972 |
| 2066 | | No Expenditures Projected | | \$0 |
| 2067 | | No Expenditures Projected | | \$0 |
| 2068 | 202 | Trellises - Repaint | \$1,550 | |
| | 204 | Front Doors - Repaint | \$969 | |
| | 209 | Wood Fencing - Repaint/Stain | \$2,791 | \$5,310 |
| 2069 | | No Expenditures Projected | | \$0 |
| 2070 | 215 | Cement Fiberboard Siding - Repair/Repair | \$4,838 | \$4,838 |
| 2071 | 202 | Trellises - Repaint | \$1,694 | |
| | 209 | Wood Fencing - Repaint/Stain | \$3,049 | \$4,743 |
| 2072 | | No Expenditures Projected | | \$0 |
| 2073 | | No Expenditures Projected | | \$0 |
| 2074 | 104 | Flat Roof - TPO - Replace | \$74,071 | |
| | 201 | Stucco Surfaces - Repair/Repaint | \$44,575 | |
| | 202 | Trellises - Repaint | \$1,851 | |
| | 204 | Front Doors - Repaint | \$1,157 | |
| | 209 | Wood Fencing - Repaint/Stain | \$3,332 | |
| | 403 | Concrete - Repair/Replace | \$11,246 | |
| | 604 | Balcony Decks - Resurface | \$43,208 | |
| | 1001 | Wood Fencing - Replace | \$18,399 | |
| | 1812 | Irrigation System & Landscaping - Renova | \$13,189 | \$211,029 |

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.



Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.



ATTACHMENT E: PROPERTY PHOTOGRAPHS



View of subject property from 800 East (Streetcar on left; Apartments on right)



West facing view along streetcar corridor (Subject property on right)



View of north side of property (Subject property on left; Apartments on right)

ATTACHMENT F: EXISTING CONDITIONS

Sugar House Master Plan Discussion

The proposal is located within the Sugar House Master Plan area. The Future Land Use map for the plan designates the property for “Medium Density Residential (8-20 dwelling units an acre)” and the property has been zoned RMF-35, Moderate Density Multi-family, in compliance with this designation. The attached single-family or “townhome” use is an allowed use in this zone.

The Sugar House Master Plan contains specific policies to residential development such as the proposed townhomes. These policies are discussed in Attachment G, under standard B.

| RMF-35 Zone Standards for “Single-Family Attached Dwellings” | Finding | Rationale |
|---|---|--|
| Minimum lot area for single-family attached dwellings: 3,000 square feet per dwelling | Minimum lot area is being modified through Planned Development for two lots. Overall density complies with ordinance. | The existing lot size is 11,545 square feet. City ordinance allows properties to count one half of the width of adjacent alleys when calculating lot areas. Half of the adjacent alley is approximately 750 square feet. The total lot area, including the alley, is 12,295 square feet, which allows for 4 units. |
| Minimum yard requirements: <ol style="list-style-type: none"> 1. Front Or Corner Side Yard: 20 feet 2. Interior Side Yard: None. 3. Rear Yard: 25% of lot depth or 25 feet, whichever is less. 4. Buffer Yards (next to single/two family zone): 10 feet. 5. Accessory Buildings And Structures In Yards: n/a 6. Maximum building coverage: 60% | The proposed lots comply with most minimum yard requirements. The Planned Development process will be utilized to modify front and rear yard requirements for certain lots. | <ol style="list-style-type: none"> 1. Planned Development will modify 20’ front yard requirement to 13’ where development faces the streetcar greenway. 2. Complies. 3. Rear yard is being modified for Lot 1 to 0’, as that is the area of attachment to adjacent home. 4. Complies. Development not adjacent to single/two family zone. 5. None proposed. 6. Complies. |
| Landscaped yard requirements: Front and corner side yards shall be maintained as landscape yards. | Complies | The front yard setback will be landscaped. |
| Maximum building height: 35 feet | Complies | The building is 35 feet tall. Parapet walls exceed the height limit on the ends of the building, but are allowed by 21A.36.020C. |

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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:

| Standard | Finding | Rationale |
|---|----------|---|
| <p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p> | Complies | <p>The applicants intend to achieve objectives A, D, F, & H.</p> <p>As described in the applicant's narrative, they are proposing to meet objective A by combining different building materials and architectural styles, and coordinating the building forms. The proposal provides architectural detailing and breaks in the building form to create visual interest that is otherwise not a requirement of the RMF-35 zone. Furthermore, the development includes architectural detailing on both sides of the building that face a public way, including both 800 East and the Sugar House streetcar greenway. The architectural detailing and depth to the building form that faces the greenway helps create a more pleasing environment for users of the greenway, which is generally faced by the flat rear or side facades of buildings. As such, the proposal generally achieves objectives A & D.</p> <p>The applicant is also meeting the general purpose statement for a planned development by creating a more enhanced project than could be achieved with strict application of the zoning ordinance. As discussed in the issue discussion on page 2, the requested modifications to the zoning rules allow for an improved building interface with the greenway. Strict application of the zoning ordinance rules would prevent the proposed design for single-family townhomes on this property.</p> <p>Additionally, the applicant is meeting objective H by utilizing "green" building techniques. Specifically, the applicant is Energy Star certifying their building by building to certain energy efficiency standards established by the federal Energy Star program.</p> <p>Though the applicant contends they are meeting object F by eliminating an old garage in the rear yard of the property, staff does not view this as sufficiently substantive to meet this objective.</p> |
| <p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>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</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p> | Complies | <p>The proposal is located within the Sugar House Master Plan area. The Future Land Use map for the plan designates the property for "Medium Density Residential (8-20 dwelling units an acre)" and the property has been zoned RMF-35, Moderate Density Multi-family, in compliance with this designation. The attached single-family or "townhome" use is an allowed use in this zone.</p> <p>The Sugar House Master Plan includes language that supports "variations in densities and housing types" in Medium-Density Residential areas. The proposal includes a housing type that is not common in Sugar House neighborhoods.</p> <p>The Sugar House Master Plan includes the following policies regarding planned developments:</p> <ul style="list-style-type: none"> • <i>Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding</i> |

| | | |
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| | | <p>neighborhood.</p> <ul style="list-style-type: none"> • Discourage the development of “gated communities”. • Review all proposed residential planned developments using the following guidelines: <ul style="list-style-type: none"> - 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; - 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; - 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. <p>The proposal generally complies with the above policies. In particular the proposal has open front yards with low fences and garages located out of public view. Additionally, the development incorporates a pedestrian orientation toward the streetcar corridor with the incorporation of balconies and porches facing the streetcar greenway.</p> |
| <p>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:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 | <p>Complies</p> | <ol style="list-style-type: none"> 1. The property is provided access from 800 East, a residential local street, and from an alley to the west of the property. The four residential units are not expected to negatively impact the service level of 800 East and this street will provide adequate access to the properties. 2.a. The driveway to this property will direct traffic onto 800 East and the adjacent alley on the west. The amount of traffic generated from the four units is not expected to negatively impact the safety of the street, or change the purpose or character of the local, residential street. 2b. The development is providing two parking stalls per residential dwelling in compliance with the standard for single-family residences in the RMF-35 district. Due to the limited number of curb cuts on the west side of 800 East, guest parking can be provided on the street without impacting the use of adjacent properties. 2c. This is a small residential development and is expected to have hours of peak traffic similar to adjacent residential uses. 3. The development is providing only one driveway curb cut on 800 East, which will minimize any potential impact on pedestrian and motorized traffic. 4. The development will be connected to utility lines on 800 East. No concerns about service levels were received from Public Utilities. 5. The proposed development is residential in nature and abuts an apartment building on the north side and the streetcar greenway on the south side. The proposal includes a landscape buffer and 16’ wide |

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| <p>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.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>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;</p> <p>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</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>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.</p> | | <p>driveway on the north that buffers the rear of the town-homes from the apartment building. The proposal also functions as a single-family home where it faces 800 East and is not expected to negatively impact the single-family home across the street. As this is a single-family residential development, staff does not anticipate any unusual disturbances or nuisances coming from the development that would not normally result from other single-family uses.</p> <p>6. As identified above in criteria 5, the proposal is an attached single-family development that is adjacent to an apartment building and other single-family homes. The proposed home that sits closest to 800 East includes residential design features that are compatible with other single-family homes located along the street. Additionally, the one story single-family homes on the opposite side of 800 East are buffered by the street and mature street trees from possible negative visual impacts from the height of the proposed development. As the height and lot coverage of the proposed attached single-family homes meet the zoning standards of the RMF-35 zone, the development is of the expected intensity, size, or scale established for the area. The proposal is therefore generally compatible with the adjacent residential properties.</p> <p>The proposal does not involve commercial or mixed use development and is not subject to the Conditional Building and Site Design Review.</p> |
| <p>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;</p> | <p>Does not fully comply</p> | <p>Some mature vegetation, including at least two large trees, will be removed to construct internal sidewalks for connectivity from the public sidewalk to each home entrance. This does not comply with the requirement that “existing mature vegetation” be maintained on the development parcel.</p> <p>Although two mature trees will be lost, new landscaping will include two Austrian pine trees, one Goldenrain tree, four Western Redbud trees, and two Juneberry trees. The two additional trees located in the park strip will need to be reviewed by the City’s Urban Forester. The proposed plants and trees are all listed in the approved drought tolerant plant list in the “Salt Lake City Plant List & Hydrozone Schedule 2013” prepared by the Salt Lake City Public Utilities department.</p> |

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| | | The final landscape plan prepared for building permit approval will need to identify the “hydrozones” for plant watering purposes, as well as comply with all other applicable provisions of 21A.48.055 “Water Efficient Landscaping.” |
| E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property; | Complies | The proposal is not located within any local historic district; however, the property is located within the Forest Dale National Historic District. The home on the property was identified as “ineligible or non-contributing” to the character of the district in the associated district survey. As such, demolition of the home does not raise any historic preservation concerns. |
| F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. | Complies, with conditions | <p>The Planned Development will need to comply with the subdivision standards for a preliminary subdivision as discussed in the Attachment H. Lot size and width standards for the proposed lots are being modified through the Planned Development process.</p> <p>Planned developments must disclose future private infrastructure costs to property owners as per 21A.55.170. Such disclosures must cover a period of 60 years. The applicant has provided the necessary disclosure document, which is located in attachment D, and shall record the disclosure document and reference it on the final recorded plat.</p> <p>The development includes the installation of new fencing along the west boundary of the site, including up to a point adjacent to the greenway sidewalk. The proposed fence and any other fence installation or modifications will need to comply with the required sight distance triangle visibility areas to prevent conflicts with pedestrians and other users of the greenway sidewalk. Compliance with this requirement is a condition of approval.</p> |

ATTACHMENT H: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

| Standard | Finding | Rationale |
|---|----------------------------------|---|
| A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12. | Complies, with conditions | <p>The applicant is requesting modification to the subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development:</p> <ol style="list-style-type: none"> 20.12.010.E “Access to Public Streets.” The applicant is requesting that this provision be modified to allow the lots to be designed to take access from a private driveway, as opposed to directly from the public street, 800 East. As discussed in the issues section on page 2, the proposed lot configuration is a desirable development feature and staff finds that a full public or private street is not necessary for access to the small number of lots involved in this development. The proposed private driveway easement will provide adequate access to the lots from the public street and is the most logical way to provide this access. 20.12.020.A “Minimum Lot Size” & 20.12.020.C “Width” The applicant is requesting modification of the minimum lot size and lot widths required for lots in the RMF-35 zoning district. The proposed development orientation to the streetcar and normal building widths for attached single-family homes makes meeting this standard infeasible. As such, staff recommends approval of the modification as it allows for a better development as discussed in the issues section on page 2 of this staff report. <p>The proposed subdivision otherwise complies with the applicable standards.</p> |
| B. All buildable lots comply with all applicable zoning standards | Complies | The lots in the proposed subdivision will not comply with the normal standards of the zoning ordinance and the standards are being modified through the Planned Development process. The modifications are discussed under standard A. |
| C. All necessary and required dedications are made; | Complies | The proposal will not require any public dedications, such as new public right-of-way. Private easements are being provided for private walkways and driveways in order to provide necessary pedestrian and vehicle access to the house and will be recorded on the final plat. |
| D. Water supply and sewage disposal shall be satisfactory to the public utilities department director; | Complies, with conditions | The proposal was reviewed by the Public Utilities department and issues were identified with the proposed utility configuration. Please see attachment J for details. The applicant will need to develop an acceptable utility proposal before building permits can be issued and the final plat can be recorded. This is a condition of approval. |
| E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included. | Complies, with conditions | The proposal was reviewed by the Engineering department for compliance with this standard. The applicant will need to restore public way improvements, such as asphalt paving, along 800 East where they are making new connections to public utilities. Compliance with the comments received from Engineering is a condition of approval. |
| F. The subdivision otherwise complies with all applicable laws and regulations. | Complies | There is no evidence that the subdivision does not comply with all other applicable laws and regulations. |

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| <p>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</p> | <p>Not applicable</p> | <p>This proposal does not involve vacating a street, right-of-way, or easement.</p> |
|--|------------------------------|---|

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of Application:

A notice of application was mailed to the Sugar House Community Council chairperson. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. No concerns were received and the Council did not request that the applicant meet with them.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on October 30, 2014

Public hearing notice posted on October 30, 2014

Public notice posted on City and State websites and Planning Division list serve: October 30, 2014

Public Input:

No public comments received as of staff report publication.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Engineering – Scott Weiler (scott.weiler@slcgov.com or 801-535-6159)

The City Surveyor will begin her review of the plat when a final plat is submitted. Since April 2014, a Subdivision Improvement Construction Agreement is no longer required for a planned development unless the value of the public way improvements exceeds \$15,000. Please have the applicant submit a cost estimate of the public way improvements in 800 East, including the asphalt restoration above the utility cuts. The restoration of the pavement in 800 East for the utility cuts must be done per APWA Std. Plan 255. The proposed tree species in the park strip must be approved by the Urban Forester. Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.

(See Attached Plat with addressing redlines)

Zoning – Alan Hardman (alan.hardman@slcgov.com or 801-535-7742)

(See attached e-mail from 8/8/2014.)

Transportation - Barry Walsh (barry.walsh@slcgov.com or 801-535-7102)

The 4 unit Townhome proposal has been reviewed per permit BLD2014-05453 and approved as required for two on site parking stalls for each unit provided in attached garages. The Subdivision Plat indicates required cross easements to access each unit and does not encroach on the existing public right of way corridors of 800 East or the public alleyway.

Public Utilities - Justin Stoker (justin.stoker@slcgov.com or 801-483-6786)

We have a number of concerns regarding this project. The utility plan currently shows a shared sewer line, but separate water services. Depending on how the PUD is setup, typically you have a shared water service with a master water meter in addition to the shared sewer service. If there are separate ownership and not bound by a HOA, then it would be expected that each lot would have its own water and sewer service. Regardless of the form used, there would need to be easements on the plat for the private utilities, either in favor of the HOA for ownership and maintenance of the master utility service or private water or sewer easements in favor of the individual lot owners (depending on the situation).

We will attempt to work with the applicant and fix the issues through plan review of the building permit, but with the current state of the utility plan and until there are decisions made on the way the lots are assembled, the preliminary plat cannot be approved at this time.

Thanks,
Justin

SALT LAKE CITY BUILDING SERVICES

Zoning Review

Log Number: 14-05453

Date: August 8, 2014

Project Name: Sugarhouse Townhomes

Project Address: 2204 South 800 East
2206 South 800 East
2208 South 800 East
2210 South 800 East

Contact Person: Spencer Corbridge
Fax Number:

Phone Number: (801) 362-6228
E-mail Address: spencer@segohomes.com

Zoning District: RMF-35

Reviewer: Alan Hardman
E-mail Address: alan.hardman@slcgov.com
Phone: (801) 535-7742

Comments

Please respond in writing to each of the items below.
Revise the plans where appropriate.

Note: All zoning issues that cannot be met must be waived, modified or approved through the Planned Development approval process.

1. Public Utilities approval required. Submit plans to 1530 South West Temple Street. Phone (801) 483-6727. You must return stamped and approved plans from their office to our office to get a building permit.
2. Engineering Division approval required. Contact Randy Drummond at (801) 535-7995. Complete his revisions.
3. Planning Division approval required for PLNSUB2014-00439 and PLNSUB2014-00441 for subdivision, condominium and planned development petitions. Contact Daniel Echeverria at (801) 535-7165.
4. Lots #2 and #3 do not meet the minimum lot size of 3,000 square feet.
5. Lots #2, #3 and #4 do not have street frontage per PLNZAD2013-00967.
6. Provide the following information on the architectural site plan drawn to scale: 1) clearly defined property lines; 2) setback dimensions to the building from all property lines; 3) all existing and proposed conditions on the lot, including public way improvements; and 4) fence height for new fencing. Fencing between the street and the front of the building may not exceed 4 feet in height.
7. Provide minimum setbacks from property lines that meet the requirements of 21A.24.130.E.
8. For buildings whose principal means of entry is located along an interior side yard, the side yard shall not be less than 12 feet, eight of which shall be devoted to landscaping per 21A.24.010.H.
9. The surface coverage of all principal and accessory buildings shall not exceed 60% of the lot area. Please provide calculations.
10. The maximum building height is 35 feet, measured from existing grade to the roof deck. Please show building height on the Exterior Elevations as indicated.
11. The Level 1 Optional Flex Room plans shown are not allowed, since they encroach into the required minimum depth of a parking space, which is 17' - 6". Two legal parking spaces must be maintained. Please remove.
12. Park strip trees every 30 linear feet must be approved by the city's Urban Forester. Phone (801) 972-9818. Provide approval.
13. In addition to the requirements of the general Landscape Plan, the applicant shall complete the landscape submittals packet as outlined in the Salt Lake City Landscape BMPs for Water Resource Efficiency and Protection. (Landscape BMPs Manual, see Appendix A). The landscape submittal packet shall be prepared by a licensed landscaped architect, licensed civil engineer, licensed architect, certified irrigation professional,

or other landscape professional appropriately licensed or recognized by the State of Utah or Salt Lake City. It shall contain the submittal information listed in the Landscape BMPs Manual unless specifically waived in writing by the zoning administrator in consultation with the public utilities department director. Also, please note that prior to the issuance of any certificate of occupancy for a development subject to this ordinance, an irrigation audit report shall be submitted to the city as provided in Section 21A.48.055.C.3. Additionally, a backflow prevention inspection report by a certified backflow technician shall be submitted to the department of public utilities, and shall include a verification of compliance to approved submittal packet and an initial test report. Contact Daniel Echeverria at (801) 535-7165 for approval.

14. Impact Fees in the amount of \$9,105.00 will be due at the time the building permit is issued.
15. Complete all clearances for the existing SFD demolition.

ATTACHMENT K: MOTIONS

Potential Motions

Staff Recommendation: Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Preliminary Subdivision and Planned Development request as proposed. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. The applicant shall file a final subdivision plat for approval by the City.
3. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
4. The applicant shall provide landscaping plans that comply with 21A.48.055 “Water Efficient Landscaping” for building permit approval.
5. Fencing located adjacent to the streetcar corridor greenway shall comply with the sight distance requirements of 21A.40.120.E.
6. Final approval authority shall be delegated to the Planning Director based on the applicant’s compliance with the standards and conditions of approval noted in this staff report.

Not Consistent with Staff Recommendation: (Planned Development and Preliminary Subdivision)

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Preliminary Subdivision and Planned Development request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Subdivision standards and specifically state which standard or standards are not being complied with. Please see attachments F & G for applicable standards.)