

**PLANNING COMMISSION STAFF REPORT  
ADMINISTRATIVE ITEM**



Planning Division  
Department of Community  
and Economic Development

**Foothill Home 2 Suites  
Conditional Use PLNPCM2013-00963 and  
Planned Development Review PLNPCM2013-00964  
2350 South Foothill Drive  
March 12, 2014**

**Applicant:** Gary Griffiths of Western States Lodging II, LLC on behalf of Frog Bench, LLC

**Staff:** Maryann Pickering at (801) 535-7660 or maryann.pickeirng@slcgov.com

**Tax ID:** 16-231-520-120

**Current Zone:** CB  
(Community Business)

**Master Plan Designation:**  
*East Bench Community Master Plan – Community Business*

**Council District:** Council District 7 represented by Lisa Ramsey Adams

**Community Council:** Sugar House Community Council

**Lot Size:** 1.74 acres or 75,794 square feet

**Current Use:** Existing commercial building

**Applicable Land Use Regulations:**

- 21A.54 – Conditional Uses
- 21A.59 – Conditional Building and Site Design Review

**Attachments:**

- A. Site Plan and Elevation Drawings
- B. Photographs
- C. Citizen Input
- D. Department / Division Comments

***Request***

Gary Griffiths of West States Lodging II, on behalf of Frog Bench, LLC, is requesting a Conditional Use and Planned Development Review to construct a new hotel at 2350 South Foothill Drive. The Planning Commission has final decision making authority for Conditional Uses and Planned Development Review requests.

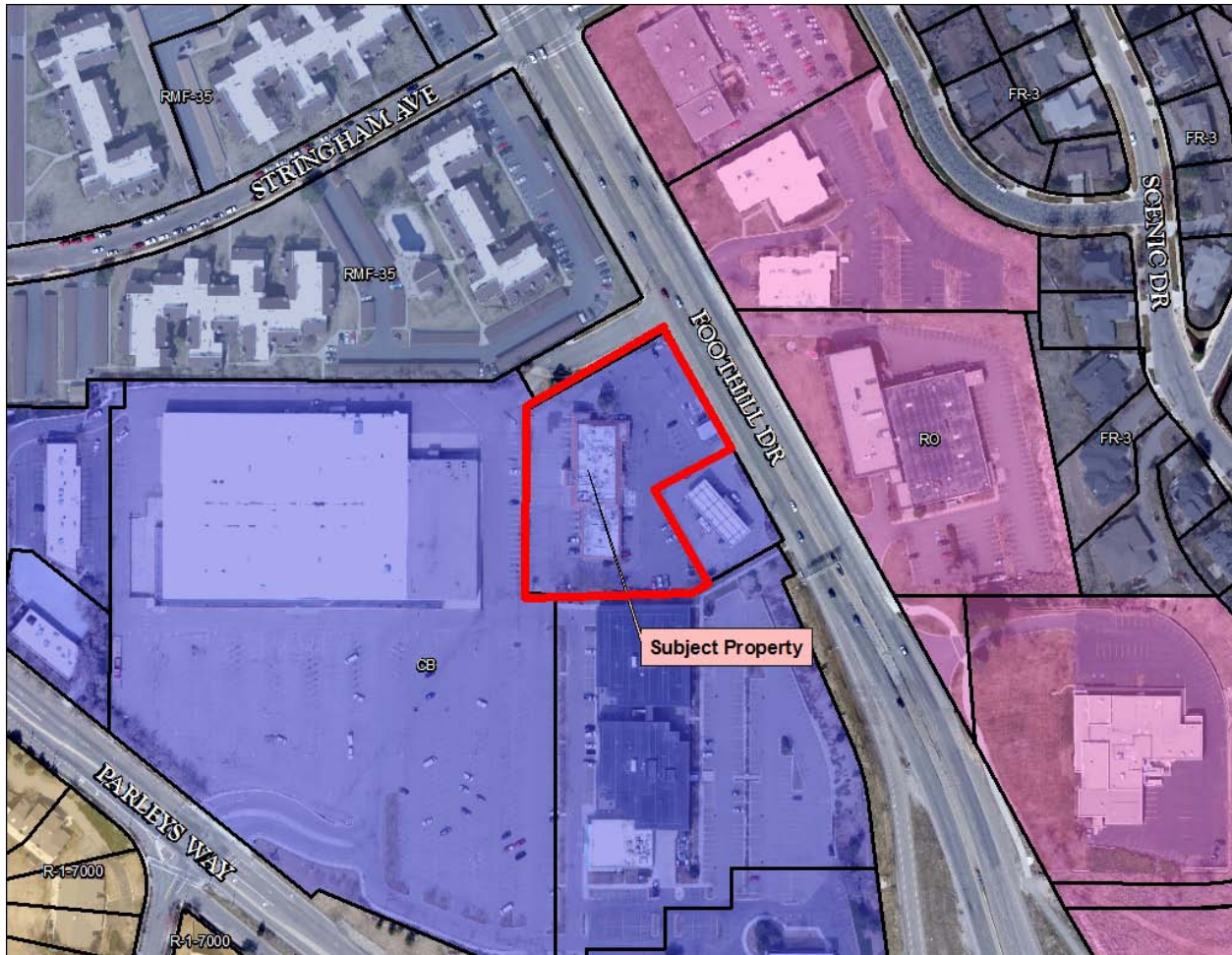
***Recommendation***

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 request.

***Recommended Motion***

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed Conditional Use and Planned Development Review petitions for the construction of a new hotel at 2350 South Foothill Drive.

## VICINITY MAP



### **Background**

#### **Project Description**

The applicant is requesting conditional use approval to construct a new 98 room hotel on the site. The existing commercial building will be demolished to make room for the hotel and parking lot. The smaller coffee shop building will remain on the site. The parking lot will be reconfigured for the new building and landscaping will be upgraded all around the site.

This project requires two approvals. Hotels in the Community Business (CB) zoning district are listed as a conditional use. Planned Development Review is required because the applicant is requesting an additional five feet of building height and relief to the maximum setback requirement. Zoning Ordinance Section 21A.55.030 "Authority to Modify Regulations" allows the Planning Commission to increase the height of a building by up to five feet above what is allowed in the underlying zoning district provided the Planned Development standards can be met. The CB zoning district allows a maximum height of 30 feet and the applicant is proposing a 35 foot tall building. The CB zoning district also limits the maximum setback for 75% of the building façade at 15 feet. The applicant cannot meet that requirement based on the natural topography and design of the building on the site.

As noted, this property currently contains two commercial buildings, the larger of which will be demolished. The site has a total of 1.74 acres and has access to two streets. Access to Foothill Drive is located on the eastern edge of the property and Stringham Avenue is accessed from the northern edge of the property. Stringham Avenue will be the main access for the hotel and the entry is designed towards this street. To the west of the subject property is a Wal-Mart Supercenter. Office building and office uses are located to the south of the subject site. The properties that directly adjoin the subject site are also zoned CB. The existing Chevron service station that is located next to this property is not proposed to be changed or modified as part of this request. Across Stringham Avenue (to the north) is RMF-35 zoning and a multi-family residential development.

The property is located within the East Bench Community Master Plan area. The Future Land Use Map in the East Bench Master Plan shows the property as Neighborhood Business; however, in 1995 the City completed a zoning re-write project and re-zoned all of the properties in the City. As part of the City-wide rezoning process, all of the City-wide community master plan future land use maps were amended to reflect the new zoning classifications in places where the new zoning conflicted with the future land use maps. In other words, the new zoning designations became the future land use classifications in all existing master plans in 1995. Therefore, the subject property is currently classified as Community Business.

### Project Details

Requirement	Standard	Proposed	Complies?
Height	30'	35'	No. Requesting relief as part of Conditional Building and Site Design Review.
Front or Corner Side Yard Setback	No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions	22' – Front 7' – Corner Side Yard	Yes. Minimum setback and landscaping requirement is met.
Maximum Building Setback	15' maximum for 75% of the building façade.	Varies from 22' to 45'.	No. Requesting relief as part of Planned Development Review.
Interior Side Yard	None	14'	Yes
Rear Yard Setback	10'	10'	Yes
Landscape Yard Requirements	If a corner of side yard is provide, it must be landscaped.	The front and a portion of the corner side yard will be landscaped. The portion with no landscaping is not part of the new construction.	Yes
Lot Area	No minimum.	Existing lot is 1.74 acres.	Yes

Parking Setback	Prohibited in front or corner side yard.	20' landscape buffer along Stringham Avenue and a portion of Foothill Drive	Yes
Parking Requirement	Maximizing the new parking ordinance allows for 64 parking spaces on the site for both businesses.	64	Yes

### **Public Notice, Meetings and Comments**

On January 16, 2014, an Open House meeting was held regarding the proposed project. Comments and notes can be found in Attachment C. In addition to the Open House meeting, the applicant met with the Sugar House and East Bench Community Councils. The applicant was not required by staff to meet with either of the community council because an Open House meeting was held by Planning Division Staff.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on February 27, 2014.
- Public hearing notice posted on property on February 27, 2014.
- Public hearing notice posted on City and State websites on February 27, 2014.
- Public hearing notice emailed to the Planning Division list serve on February 27, 2014.

### **Public Comments**

There were few comments received from the public regarding these requests. Comments made to staff at the open house included the following:

- Proposed height of the hotel may impact views east of Foothill Drive.
- Increasing the access and traffic on Foothill Drive is a concern.

Only one written comment was received at the open house and it was related to the traffic impact along Foothill Drive. That comment can be found in Attachment C.

In addition to the comments from the open house, the Sugar House Community Council submitted a letter to staff noting their support for the project. Again, it was noted that some in the area were concerned with traffic, but overall, the project was supported. The letter from the Sugar House Community Council can also be found in Attachment C. There was no formal response provided from the East Bench Community Council.

No other public comments were received prior to the publication of this staff report. Any comments received after will be provided to the Planning Commission members electronically or at the meeting.

### **City Department Comments**

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.



**Conditional Use Analysis and Findings**  
**Findings**

**21A.54.080.A – Specific Standards:** A conditional use shall be approved unless the evidence presented shows that one or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director’s designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

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

**Analysis:** Hotels are listed as a conditional use in the Community Business (CB) zoning district. The applicant has submitted a conditional use application for this request.

**Finding:** The applicant has submitted the conditional use petition for review by the Planning Commission. Should the request be approved, this item will be complied with.

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

**Analysis:** The proposed use of a hotel is compatible with the surrounding uses. Adjacent to this site are various small commercial businesses, office buildings, a gasoline service station and a large retail user. The site is located with access to two streets that will not impact any existing commercial or residential uses in the area. Although the applicant is requesting to increase the height by approximately five feet through the planned development review process, the building will be similar in height to the other buildings in the area. It will not be the tallest building in the area should it be approved.

The applicant has also designed and placed the building in the best possible location on the site. The proposed location works best due to the natural slope to the lot and placing the proposed driveway at the front of the hotel to make a defined entrance into the building. Placing the building anywhere else on the site would require a driveway with a difficult, sloping drive route for vehicles. By placing the building in this location, the maximum setback as required by the CB zoning district cannot be met. The CB zoning district requires a maximum setback of 15 feet for 75% of the building façade. The building is approximately 22 feet from Stringham Avenue.

**Finding:** In and around the area of the proposed site are other commercial and office uses. Staff finds that the proposed use is compatible in terms of height and building setbacks with these uses and will not negatively impact their operations. The project satisfies this standard.

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

**Analysis:** The East Bench Community Master Plan states that ‘as the public

employee/student population continues to grow, the need for services such as restaurants, retail shopping and lodging will also increase'. This statement is from the most recent update of the East Bench Community Master Plan from 1987. Though it is over 25 years old, the statement is applicable today. As part of the 1995 City-wide zoning rewrite, the future land use map in the East Bench was updated to match the zoning in locations where the zoning conflicted with the Master Plan. In this case, the property is zoned for Community Business, which is a more intense than what the East Bench Master Plan describes as Neighborhood Business. This is a conflict between the two and therefore, the 1995 Citywide zoning rewrite applies.

**Finding:** This project provides an opportunity to increase the lodging options in the East Bench area and complies with the policies in the East Bench Master Plan.

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

**Analysis:** Zoning Ordinance Section 21A.54.080.B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

1. This title specifically authorizes the use where it is located;  
**Finding:** The Zoning Ordinance authorizes this use as a conditional use in the zoning district that it is located within. The project satisfies this standard.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;  
**Finding:** The East Bench Community Master Plan notes that a need for lodging will increase and this proposed use meets that need. The project satisfies this standard.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;  
**Finding:** Other properties in the area around this site are commercial and office uses. The hotel use is compatible with these surrounding uses in terms of intensity of use. The height, size and location on the property of the proposed use are compatible with other buildings in the area. The project satisfies this standard.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;  
**Finding:** While the building is proposed to be five feet taller than what is allowed by the Zoning Ordinance, the increased height will not be detrimental to the existing views of properties east of Foothill Drive. In fact, the existing office building located to the south of the proposed hotel is taller than the hotel. Also to

be noted, the natural slope of the site is to the west and the building will be built into that slope, not built on top of it. The project satisfies this standard.

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;  
**Finding:** Parking is provided primarily on the east side of the hotel. The site meets the requirements of the new parking ordinance that was recently adopted by the City Council in terms of access, number of spaces and landscaping in the parking lot area. The community has expressed concerns regarding the potential increase in traffic along Foothill Drive. The City's Transportation Division has reviewed the project and has not required a traffic study for this use. The project satisfies this standard.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;  
**Finding:** The two drive approaches on the site will allow vehicles to arrive and depart the site without significant conflicts. In addition, sidewalks, providing safe access for non-motorized and pedestrian traffic, surround a majority of the site. This proposed circulation system also directs non-motorized and pedestrian traffic to Stringham Avenue instead of Foothill Drive which is a safer route than as the on-ramp for the freeway starts and the sidewalk ends at the edge of this property. The project satisfies this standard.
7. The site is designed to enable access and circulation for pedestrian and bicycles;  
**Finding:** The layout of the site allows for safe access for pedestrians and bicycles on the site. In addition, pedestrian access has been provided to other adjoining properties so that pedestrians can easily walk to other commercial businesses in the area. The project satisfies this standard.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;  
**Finding:** As noted above, a traffic study has not been required for this site. However, there is no anticipated impact to the level of service with the proposed uses. The current uses located on the property that will no longer be located on site (should the hotel be approved) are two restaurants, retail space and a real estate office. These uses create traffic impacts that are similar to a hotel of this size. The project satisfies this standard.
9. The location and design of off street parking complies with applicable standards of this code;  
**Finding:** The proposed off street parking area complies with the standards and requirements of the recently adopted parking ordinance. The project satisfies this standard.

10. Utility capacity is sufficient to support the use at normal service levels;  
**Finding:** All applicable city departments and divisions have reviewed the request and determined that no additional utility capacity is necessary. The project satisfies this standard.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;  
**Finding:** The proposed use is compatible with properties that directly adjoin the subject lot. To the north across Stringham Avenue is a multi-residential building. Landscaping has been provided along the Stringham Avenue frontage to mitigate any potential conflicts. The project satisfies this standard.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;  
**Finding:** The proposed hotel will not negatively impact the surrounding environment. The project satisfies this standard.
13. The hours of operation and delivery of the use are compatible with surrounding uses;  
**Finding:** Due to the nature of a hotel, it would never be closed and guests could arrive or depart at any time during the day. However, most arrivals and departures will occur during the daytime hours. In addition, the larger retail located to the west of this site is open 24 hours. The proposal is not anticipated to create any new impact to surrounding uses due to the hours of operation. The project satisfies this standard.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and  
**Finding:** Both of these items will need to meet all Zoning Ordinance requirements prior to the issuance of a building permit. The project satisfies this standard.
15. The proposed use does not undermine preservation of historic resources and structures.  
**Finding:** The property is not located within any historic district and the building that proposed to be removed is not historic. The project satisfies this standard.

### ***Conditions Imposed***

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

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

**Analysis:** Staff's review, including the analysis and finding in the section above, conclude that the project meets all applicable standards for conditional uses and that no conditions are necessary. The Planning Commission can certainly add conditions on the project if they feel it would be necessary to mitigate potential negative impacts.

**Finding:** Staff believes the project meets all the standards for conditional uses and therefore, no conditions are necessary.

***21A.55.030: Authority to Modify Regulations:***

In approving any Planned Development, the Planning Commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development; however, additional building height may not be approved in the FR, R-1, SR, or R-2 zoning districts. In zoning districts other than the FR, R-1, SR, or R-2 districts, the Planning Commission may approve up to five feet maximum of additional building height in accordance with the provisions of this title if it further achieves one or more of the objectives in Section 21A.55.010 of this Chapter.

**Analysis:** The applicant has requested to increase the height of the proposed hotel by the maximum allowed of five feet and exceed the maximum setback requirement. As noted above, the Planning Commission can approve this additional height or modify any other standards of the Zoning Ordinance if one or more the Planned Development objects are achieved.

Through the use of site design, the project has been designed to preserve the existing natural topography of the site (objective B) and use features such as design, landscaping and architecture to create a pleasing environment (objective D).

**Finding:** The project, through the use of the planned development process, achieves two of the objectives for planned developments, thereby satisfying this standard.

***21A.55.050: Standards for Planned Developments:***

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

- A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said section.

**Analysis:** The applicant pursued the planned development application to increase the building height by five feet. The modification is minimal and is in keeping with the height of other buildings and structures in the vicinity. The project is anticipated to be compatible with other properties to the south and west of the subject property.

Objective B states: Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion. Through the use of site design, the project has been designed to preserve the existing natural topography of the site.

Objective D states: Use of design, landscape, or architectural features to create a pleasing environment. The site design, proposed landscaping and the architecture of the structure create a pleasing environment that is in harmony with the surrounding area and is compatible with surrounding development.

**Finding:** The project, through the use of the planned development process, achieves two of the objectives for planned developments, thereby satisfying this standard.

- B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:
1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
  2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

**Analysis:** The East Bench Community Master Plan notes that a need for lodging will increase and this proposed use meets that need.

**Finding:** The project meets this standard. The project is consistent with the East Bench Community Master Plan and is allowed as a conditional use in the CB zoning district, provided a conditional use request for the hotel is approved.

- C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:
1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
  2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:



- a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
  - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
  - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
  4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
  5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
  6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

**Analysis:** The proposed project is compatible with adjacent properties and the surrounding neighborhood. The site will be primarily accessed through Stringham Avenue which terminates near the entrance of the driveway for this project. The street will see an increase in traffic from patrons of the proposed use, but will have no impact on the adjacent residential development. Some traffic will access the site directly from Foothill Drive; however, there is adequate area in the parking lot to accommodate this traffic. The proposed use of a hotel will most likely generate less traffic than the existing restaurant, retail and office uses on the site. No unusual traffic patterns, whether pedestrian or vehicle, are anticipated due to the project.

The proposed hotel use will not adversely impact adjacent properties. To the south and west are office and commercial uses which are compatible with a hotel use. The hotel use is not anticipated to create sounds, odors or other nuisance problems that would cause

concern. The project has requested relief to provide a larger setback than what is allowed by the Zoning Ordinance, but this larger setback will place the building further away from the multi-family residential located to the north and will provide more of a buffer and the proposed larger setback is not overly excessive.

Due to the nature of this project being new construction, subsection 6 above notes that compliance with the Conditional Building and Site Design Review standards found in Chapter 21A.59 of this title is necessary. These standards are also found in Section 21A.55.09 and will be addressed later in the staff report.

**Finding:** The project satisfies this standard as the proposed project is compatible with adjacent properties by the nature of its use and method of operation. In addition, various city departments and divisions have reviewed the project and determined that adequate facilities are in place to service the proposed use. There are no anticipated adverse impacts.

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

**Analysis:** The site will have most of its landscaping upgraded. The proposed landscaping is appropriate for this scale of a project. There are no requested variations or relief from the landscaping standards. The amount of landscaping on the existing site will be increased with the proposed project.

**Finding:** The project satisfies the landscaping standard.

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

**Analysis:** The larger existing building on the site will be demolished as part of the proposed project. The property is not located within any existing national or local historic district.

**Finding:** The project satisfies this standard.

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

**Analysis:** Other than the specific modifications and additional petition requested by the applicant, the project was determined to comply with all other applicable codes. Further compliance will be ensured during review of the construction permits.

**Finding:** The project satisfies this standard.

## **Conditional Building and Site Design Review Standards**

### **21A.59.060: Standards for Design Review**

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

**Analysis:** The proposed development is oriented towards Stringham Avenue. A new driveway will be added into the property along the north side that brings patrons directly to the front of the proposed hotel and the porte cochere for parking during check in. The building is setback to allow for adequate vehicle maneuvering in and around the porte cochere. The primary pedestrian access will be along Stringham Avenue, where the primary entrance of the hotel is closer to the street than it would be on Foothill Boulevard. Given the nature of the slope of the site and existing structures that will remain along Foothill Drive it is more appropriate to locate the primary entrance along Stringham Avenue. This allows for the pad site housing the coffee shop to remain closer to Foothill. In addition, the setback of the hotel is more similar to the other buildings to the north and south.

**Finding:** The proposed hotel layout is oriented towards a street and not towards an interior courtyard or parking area. The project satisfies this standard.

- B. Primary access shall be oriented to the pedestrian and mass transit.

**Analysis:** The primary access point for the proposed hotel is oriented towards a street and a designated pedestrian access has been provided from the sidewalk into the lobby area. Due to the nature of the street terminating near the entrance to this project, there is no mass transit along that street. In addition, the Utah Transit Authority is responsible for providing transit. There are bus stops located to the south of the property near the signalized intersection at Thunderbird Way and Foothill Drive.

**Finding:** The project satisfies this standard.

- C. Building façades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

**Analysis:** The proposed building façade includes glass along the streetscapes. Hotels generally provide windows in a similar fashion as multi-family residential uses. The intent is to allow some natural light in, but also provide privacy. The entrance into the lobby area has detailing with the porte cochere and different materials on the elevation to provide interest. The main entry elevation does provide glass along the face of the lobby area.

**Finding:** The project satisfies this standard.

- D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.

**Analysis:** Similar to item C above, each suite or room does have its own window area, but it does not extend along the entire face of the building. The entrance into the lobby area has detailing with the porte cochere and different materials on the elevation to provide interest. The pedestrian entry elevation does provide glass along the face of the lobby area.

**Finding:** The project satisfies this standard.

- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

**Analysis:** The proposed parking lot area will have significantly more landscaping than what exists on the site today. Trees will be added along the perimeter of the site and additional trees and shrubs will be placed in the planting strips throughout the parking lot area. The parking lot lights were not reviewed as part of this request, but will need to meet all applicable city standards during the plan review process. The parking lot is screened by landscaping which reduces the impact to the apartment complex to the north. The other nearby neighborhoods are separated by Foothill Drive and office uses to the east. The hotel building shields the parking from the distant neighborhood to the southeast.

**Finding:** The project satisfies this standard.

- F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.

**Analysis:** The proposed project provides a designated pedestrian pathway into the main lobby area of the hotel. In addition, the applicant has provided two additional pedestrian walkways and steps to connect with other adjacent properties. This will provide pedestrians a safe and designated walking path throughout the site.

**Finding:** The project satisfies this standard.

- G. Dumpsters and loading docks shall be appropriately screened or located within the structure.

**Analysis:** The proposed dumpster has been located at the far southeast corner of the property. This location is where it would be the least visible from any street. The dumpster will be screened with an enclosure and swinging gates. Due to the nature of the business, very few deliveries are anticipated and those that do occur will not warrant a loading dock. Therefore, no loading dock is proposed.

**Finding:** The project satisfies this standard.

H. Signage shall emphasize the pedestrian/mass transit orientation.

**Analysis:** Details of the proposed signs have not been submitted at this time. The building will include the name of the hotel on two elevations. In addition to the wall signs, a monument sign is proposed near the driveway along Foothill Drive. This type of sign will be lower to the ground and would be more visible to the pedestrians and those patrons who may use mass transit. All signs will need to comply with all applicable code standards for signs and will be reviewed during the plan review process.

**Finding:** The project satisfies this standard.

I. Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City lighting master plan dated May 2006.

**Analysis:** As with the signs discussed above, the details of the lighting have not been submitted at this time. The applicant has indicated that there are typically lights that shine onto the building from the ground and that there are no building mounted lights. However, the applicant is fully aware of the need to comply with all city standards for lighting and will adjust all lighting accordingly during the plan review process.

**Finding:** The project satisfies this standard.

J. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each 30 feet of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.
2. Landscaping material shall be selected that will assure 80% ground coverage occurs within three years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

**Analysis:** The landscape plan submitted with this proposed project includes the elements are noted above. Street trees have been provided for every 30 feet of street frontage the proposed patios have paving materials to designate those spaces. It is not clear if the City's Urban Forester has approved the proposed landscaping materials at this time. The

proposed materials will be reviewed during the plan review process associated with the building permit. Approval from the Urban Forester is required for all street trees.

**Finding:** The project satisfies this standard.

- K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding 60,000 square feet:

**Analysis:** The proposed project is approximately 57,300 square feet in size. Item K is not applicable.

**Finding:** This standard is not applicable.

- L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

**Analysis:** The proposed use is a conditional use in the zoning district and an analysis of the conditional use standards is contained in this report. The proposed project has also been reviewed against all other applicable city documents and guidelines and has been found to meet those standards.

**Finding:** The project satisfies this standard.

#### **21A.59.065: Standards for Design Review for Height**

In addition to standards provided in Section 21A.59.060 of this Chapter, the following standards shall be applied to all applications for conditional building and design review regarding height:

- A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.

**Analysis:** The line of the rooftop has been designed with varying heights to give it some distinction from the other flat roofed structures on adjacent properties. The roof itself will not be used for any purpose other than the location of necessary mechanical equipment for the building.

**Finding:** The project satisfies this standard.

- B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.



**Analysis:** The cornice of the building is the same on all four sides, but since the height of the roof is varied and setback in some parts to give it a distinct line, the cornice will not be a single long strip. The proposed cornice is appropriate for the architectural style of the building. A larger or more intricate cornice would not be appropriate on the building.

**Finding:** The project satisfies this standard.

- C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.

**Analysis:** Lighting fixtures are not proposed along the entire length of the building. Lighting will be included where necessary to provide safety to those on the outside of the building. Any lighting on the building will be accent lighting or lighting for the signs. All lighting will need to comply with all code standards and requirements and will be reviewed during the plan review process.

**Finding:** The project satisfies this standard.

### **Analysis**

Staff finds that the proposal meets the majority of the design standards. Considering the unique slope and existing grade of the property, the applicant has achieved a balance between the needs of pedestrians and the constraints imposed by grade on the site.

Even though the applicant is requesting to increase the height of the hotel by five feet over what the Zoning Ordinance allows, the building will not stand out as being taller than other buildings in the area. The applicant has prepared photo simulations that show how the building will fit in with the other buildings in the area and it does not readily stand out. It will be approximately five feet taller than the Wal-Mart Supercenter located to the west, but as stated, the architecture, design and height fits in with the compatible uses.

The location of the building behind the maximum setback line has been proposed so that the natural topography of the site can remain. The safety of the vehicular and non-vehicular or pedestrian traffic will be enhanced by the proposed location of the building. Vehicular traffic will be able to enter the site safely and sidewalks along with pedestrian paths will guide pedestrian safely to the front of the building.

The standards for *Conditional Uses* address essentially the same design standards as both the *Planned Development and Conditional Building and Site Design Review* processes. Staff finds the proposal overall adequately satisfies the standards of the two review processes, and where the standards might conflict, reaches a good balance of compliance. The project incorporates many building design and site layout features that lend themselves to both pedestrian, mass transit, and automobile access, while maintaining overall compatibility with the adjacent uses and

surrounding neighborhood. The project also serves to improve the increasing population and lodging needs as identified in the East Bench Community Master Plan.

### **Commission Options**

Options for the two requests include denial, approval or approval with conditions. These options apply to both the Conditional Use and Planned Development Review petitions.

If the Conditional Use is denied, the applicant could either rezone the property to a zoning district where hotels are permitted or apply for a text amendment to change the conditional nature of hotels in the CB zoning district. If the Planned Development Review were denied, the applicant would have the option to lower the height of the building by five feet or relocate the building to conform to the maximum setback. If the latter were done, a Conditional Use would still need to be approved for the hotel use.

If the Planning Commission determines that there are adverse impacts from the proposed project that need to be mitigated by conditions, the Planning Commission can approve the project with any conditions identified at the meeting. The applicant would then need to comply with those conditions as part of the development of the site.

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

### **Potential Motions**

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

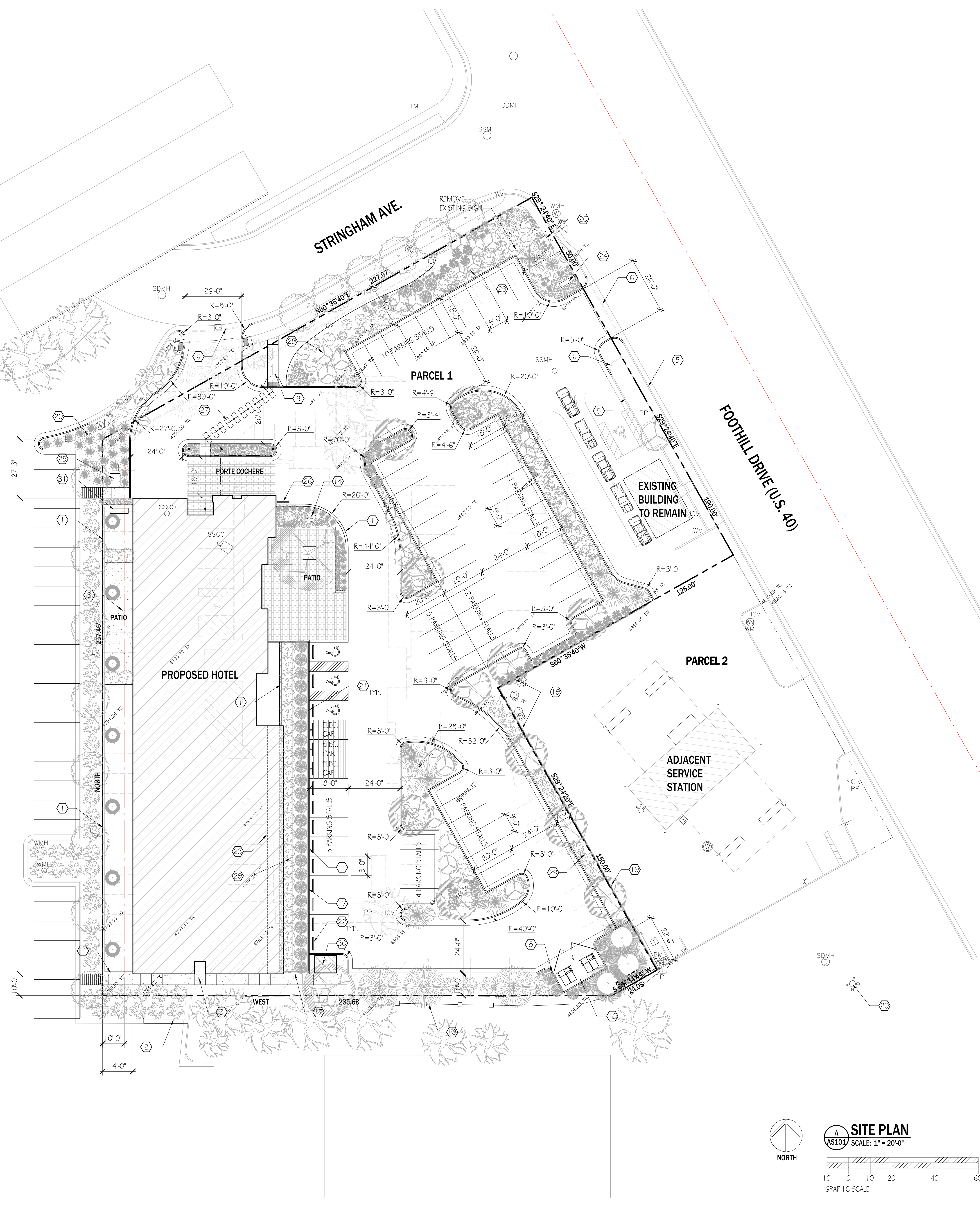
**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Conditional Use to allow construction of a new hotel, located at approximately 2350 South Foothill Drive. The proposed Conditional Use and Planned Development review requests will create (list the detrimental

effects) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

**Attachment A**  
**Site Plan and Elevation Drawings**





**SITE PLAN KEYNOTES:**

1. NEW RETAINING WALL.
2. NEW 30" HIGH BACK CURB AND GUTTER.
3. NEW 5'-0" WIDE, 4" THICK CONCRETE WALK ON 4" GRAVEL BASE W/ SCORE AND CONSTRUCTION JOINTS AS SHOWN.
4. ADA TRANSITION PAD.
5. EXISTING CURB & GUTTER.
6. EXISTING CURB & GUTTER TO BE REMOVED.
7. PRIMARY & SECONDARY ROOF DRAIN, "X".
8. 6" DIA. STEEL BOLLARD. SEE DETAIL.
9. 4" CONCRETE ON 4" GRAVEL BASE.
10. NEW TRASH ENCLOSURE, EIFS ON MASONRY COLOR TO MATCH BUILDING. SEE DETAIL - / AS701
11. TEXTURED COLORED CONCRETE PAVING.
12. NEW 26'-0" WIDE CONCRETE DRIVE APPROACH.
13. NEW 2 1/2" THICK ASPHALT PAVING ON 8" UNTREATED ROAD BASE ON COMPACTED SUBBASE (95% MAX. DENSITY)
14. NEW 35'-0" HIGH FLAGPOLE.
15. 6" CONCRETE SLAB (REINFORCE W/ MICROFIBERS) ON 4" GRAVEL BASE.
16. NEW 6" DIA. STEEL BOLLARD. SEE DETAIL - / AS701
17. NEW 42" HIGH GUARDRAIL.
18. EXISTING WOOD FENCE.
19. EXISTING RETAINING WALL.
20. EXISTING FIRE HYDRANT
21. ADA PARKING SIGN. SEE DETAIL - / AS701
22. NEW CONCRETE WHEEL STOP. SEE DETAIL - / AS701
23. BUILDING BELOW.
24. NEW MONUMENT SIGN.
25. NEW ELECTRICAL TRANSFORMER.
26. BICYCLE RACK (3 UNITS)
27. PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO ENTRY. PAINT PATHWAY AS SHOWN.
28. EXISTING CURB AND GUTTER.
29. LANDSCAPE AREA.
30. SMOKING SHELTER.
31. ELECTRICAL SWITCHGEAR.

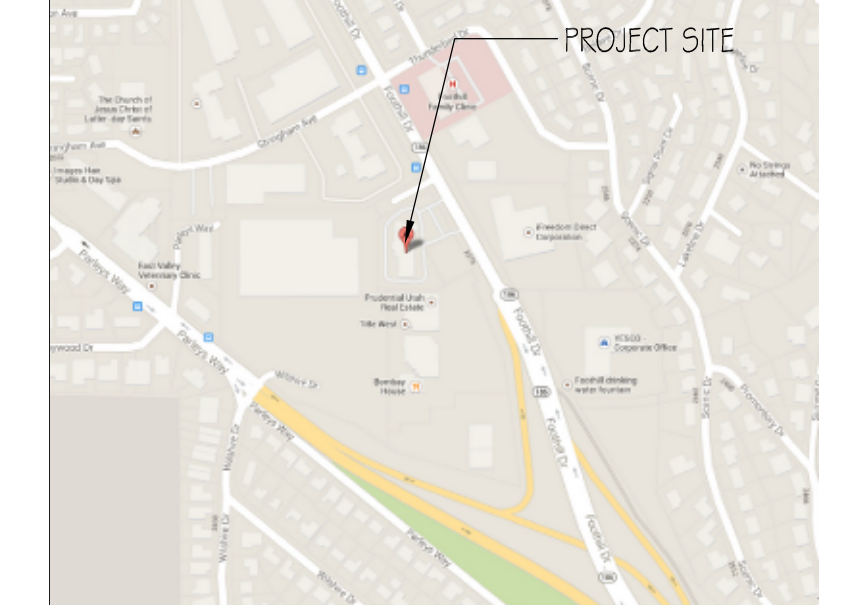
**ZONING & PARKING REQUIREMENTS**

LOT, SUBDIVISION		
ZONE:	CB	
BUILDING USE:	HOTEL	
SETBACKS	YARD	DISTANCE
	FRONT	7 FT.
	REAR	10 FT.
	SIDE	7 FT.
MAX. BLDG. HT. (BY CODE)	30 FT. + 5 FT. AMENDED	

COVERAGE:			
PARCEL #1	AREA	% REQ.	% OF LOT
BUILDING:			
MAIN LEVEL	14,467 SQ. FT.		19%
LANDSCAPING	17,521 SQ. FT.	NOT LESS THAN 5%	23%
PAVING	43,678 SQ. FT.		58%

PARKING MATRIX (BY SLC ORDINANCE)		
USE	RATIO	REQ. STALLS
HOTEL 98 ROOMS	1 STALL FOR EVERY 2 ROOMS	49
STALLS REQUIRED (HOTEL)		49
STALLS REQUIRED (EXISTING COFFEE SHOP)		2
TOTAL REQUIRED STALLS		51
MAXIMUM STALLS ALLOWED ON-SITE (1.25%)		64
ELECTRIC VEHICLE STALLS		3
ADA STALLS		3

**VICINITY MAP**



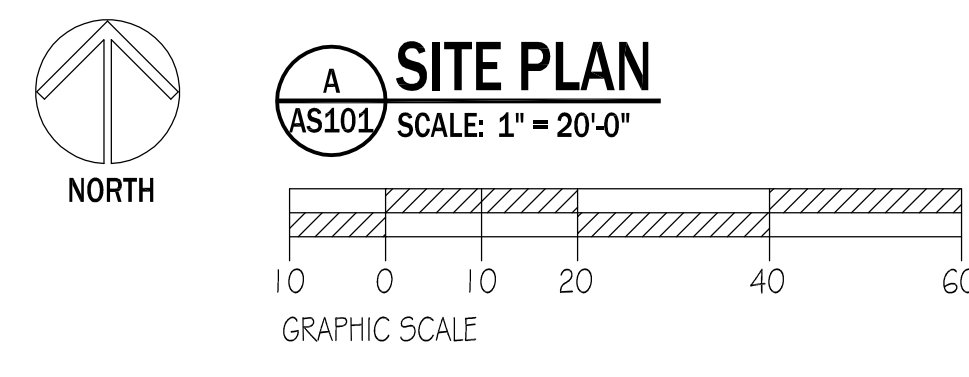
PROJECT NO: 13003  
 DRAWN BY: SL, TCG  
 CHECKED BY: ---

REVISIONS:

OWNER: WESTERN STATES LODGING  
 PROJECT: HOME 2 SUITES - FOOTHILL  
 LOCATION: 2350 FOOTHILL DRIVE, SALT LAKE CITY, UTAH 84109  
 © vanZeben Architecture. This drawing shall not be reproduced without consent of vanZeben Architecture, nor shall it be used for any project other than the originally intended project.



SITE PLAN  
 SHEET NUMBER:  
**AS101**  
 DATE: 12/17/13





MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
<b>ORNAMENTAL GRASSES</b>			
G-1	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	2 GAL. @ 1'8" O.C.
G-2	BIG BLUESTEM	ANDROPOGON GERARDII	2 GAL. @ 3' O.C.

MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
<b>PERENNIALS</b>			
P-1	WOOLLY YARROW	ACHILLEA TOMENTOSA	2 GAL. @ 1' O.C.
P-2	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	2 GAL. @ 2' O.C.
P-3	CALIFORNIA FUSCHIA	ZAUSCHNERIA CALIFORNICA	2 GAL. @ 3' O.C.
P-4	SUNDROPS	CALYLOPHUS HARTWEGII	2 GAL. @ 2' O.C.
P-5	ROCKY MOUNTAIN ZINNIA	ZINNIA GRANDIFLORA	2 GAL. @ 1' O.C.
P-6	SUNSET HYSSOP	AGASTACHE RUPESTRIS	2 GAL. @ 1'8" O.C.

MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
<b>GROUND COVER</b>			
GC-1	CEDAR BARK CHIPS		
GC-2	CRUSHED STONE		1/2" DIA. MAX
GC-3	WOOLLY THYME	THYMUS PSEUDOLANGINOSUS	@ 8' O.C.
GC-4	INDIAN MOCK STRAWBERRY	DUCHESEA INDICA	@ 8' O.C.
GC-5	GOLDMOSS SEDUM	SEDUM ACRE	@ 8' O.C.

MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
<b>SHRUBS</b>			
S-1	DIABOLO NINE BARK	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	5 GAL. @ 6' O.C.
S-2	BEARBERRY COTONEASTER	COTONEASTER DAMMERI	5 GAL. @ 7' O.C.
S-3	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. @ 5' O.C.
S-4	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. @ 6' O.C.
S-5	COMMON SNOWBERRY	SYMPHOROCARPUS ALBUS	5 GAL. @ 5' O.C.
S-6	GOLDEN CURRANT	RIBES AUREUM	5 GAL. @ 5' O.C.
S-7	SILVERBERRY	ELEGANUS COMMUTATA	5 GAL. @ 6' O.C.
S-8	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. @ 5' O.C.
S-9	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL. @ 5' O.C.
S-10	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL. @ 3' O.C.

MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
<b>TREES</b>			
T-1	GINKO	GINKGO BILOBA	2" CAL.
T-2	INDIAN SUMMER CRABAPPLE	MALLUS 'INDIAN SUMMER'	2" CAL.
T-3	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.
T-4	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CAL.
T-5	PAPERBARK MAPLE	ACER GRISEUM	2" CAL.
T-6	GAMBELS OAK	QUERCUS GAMBELLII	2" CAL.
T-7	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	5'
T-8	COLUMNER BLUE SPRUCE	PICEA PUNGENS 'FESTIGIATA'	5'
T-9	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	5'
T-10	DOUGLAS FIR	PSUDOTSUGA MENZIESII 'GLAUCA'	5'



PROJECT NO: 13003  
DRAWN BY: SL  
CHECKED BY: ---

REVISIONS:



**PLANTING KEYNOTES:**

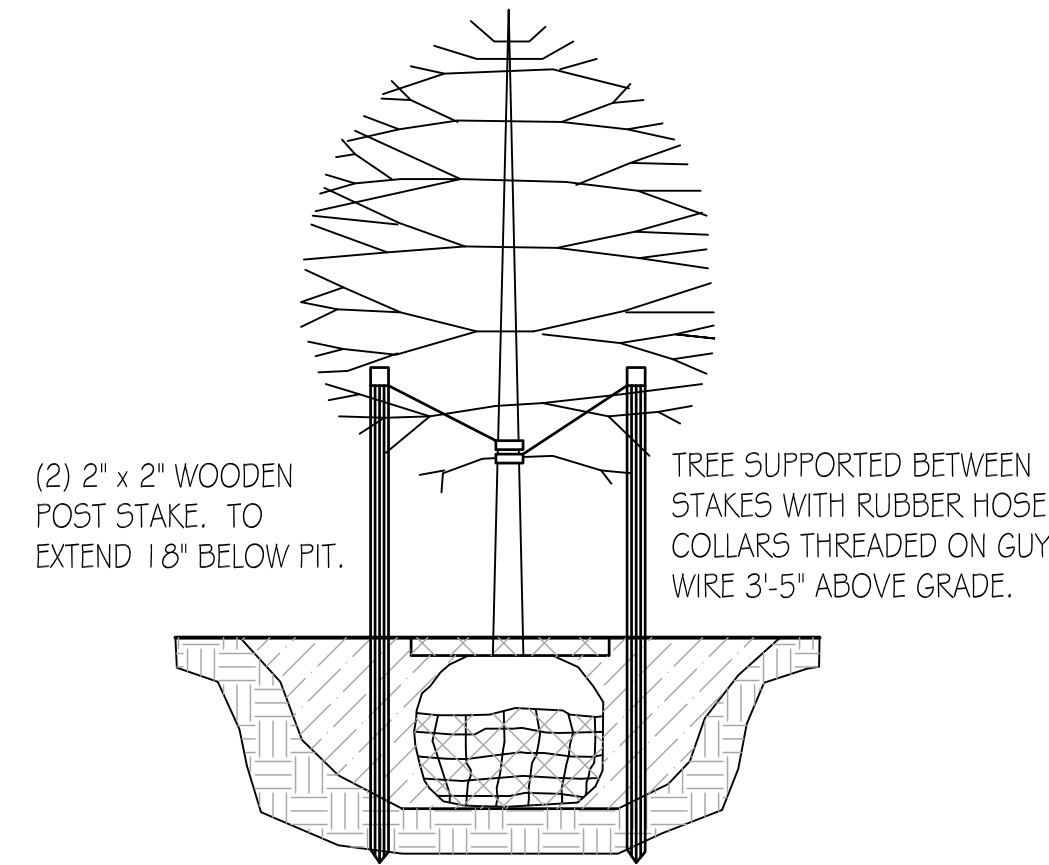
1.

**PLANTING NOTES:**

- EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:  
SHRUB AREAS: 8"  
AREAS: 3"
- ALLOW FOR 3" DEPTH OF BARK CHIPS IN SHRUB AREAS.
- PROVIDE 3" DEPTH BARK MULCH IN PLANTING AREAS AND AT TREE WELLS.
- PROTECT TREES SPECIFIED TO REMAIN.

**LANDSCAPE SUMMARY DATA:**

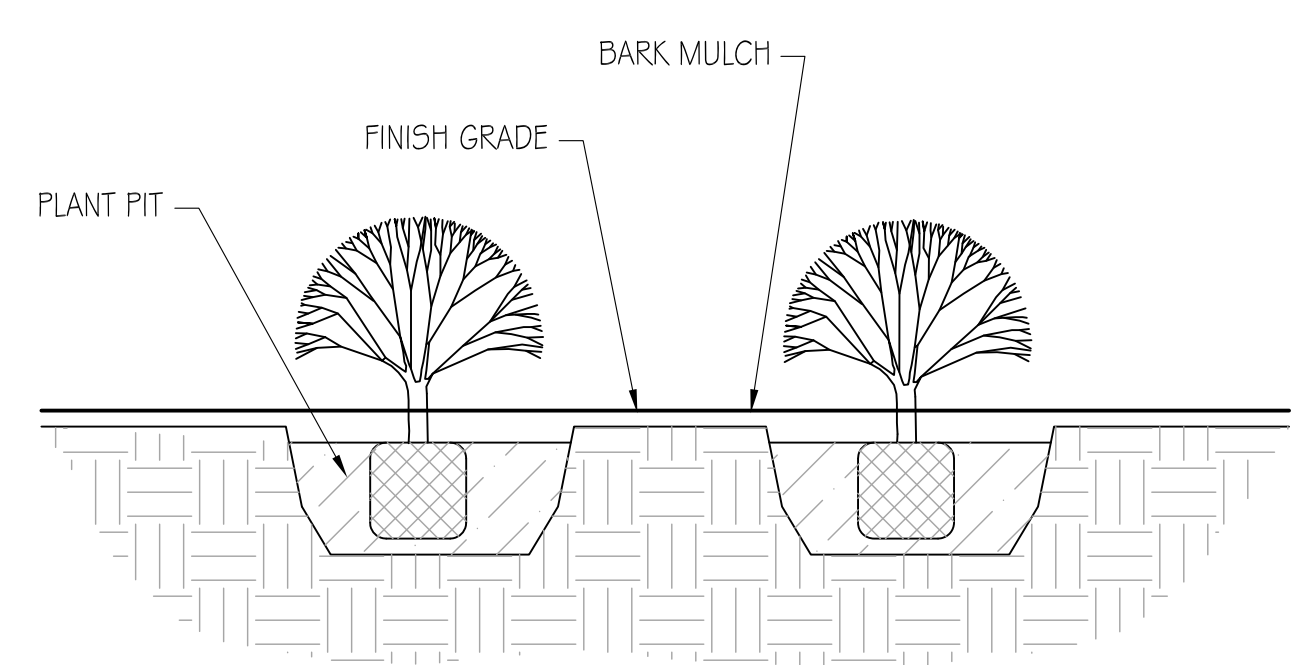
STREET FRONTAGE TREES (1 PER 30 FT.)			
STREET:	REQ.	PROVIDED	
FOOTHILL DRIVE	N/A		
STRINGHAM AVE.	6		
INTERIOR PARKING LOT LANDSCAPING			
PARKING LOT AREA		50. FT.	
INTERIOR LANDSCAPING AREA REQUIRED		5%	
AREA REQUIRED:		50. FT.	
AREA PROVIDED:		50. FT.	
INTERIOR PARKING TREES (1 PER 120 SQ. FT. OF AREA PROVIDED)			
TREES REQUIRED:			
TREES PROVIDED:			
PERIMETER PARKING LOT TREES (1 PER 50 LINEAR FT.)			
	LINEAR FT.	REQUIRED	PROVIDED
NORTH	5		
SOUTH	6		
EAST	190'	4	
WEST			
PERIMETER PARKING LOT SHRUBS (1 PER 3 LINEAR FT.)			
	LINEAR FT.	REQUIRED	PROVIDED
NORTH			
SOUTH			
EAST			
WEST			
DROUGHT-TOLERANT PLANTINGS REQUIRED:			80%
DROUGHT-TOLERANT PLANTINGS PROVIDED:			%



**STAKING TREES:**  
1. STAKING IS NOT GENERALLY REQUIRED FOR ALL TREE PLANTING. IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER. ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE THE ROOT BALL.

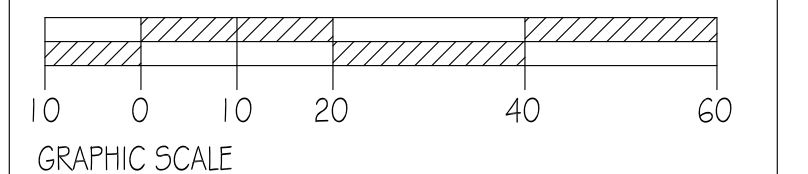
**2 TREE STAKING**  
L102 SCALE: N.T.S.

SOAK TOPSOIL AND ALLOW TO PERCOLATE PRIOR TO PLANTING. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.



**SHRUB PLANTING**  
L102 SCALE: N.T.S.

**PLANTING PLAN**  
L102 SCALE: 1" = 20'-0"



OWNER: WESTERN STATES LODGING  
PROJECT: HOME 2 SUITES - FOOTHILL  
LOCATION: 2350 FOOTHILL DRIVE, SALT LAKE CITY, UTAH 84109  
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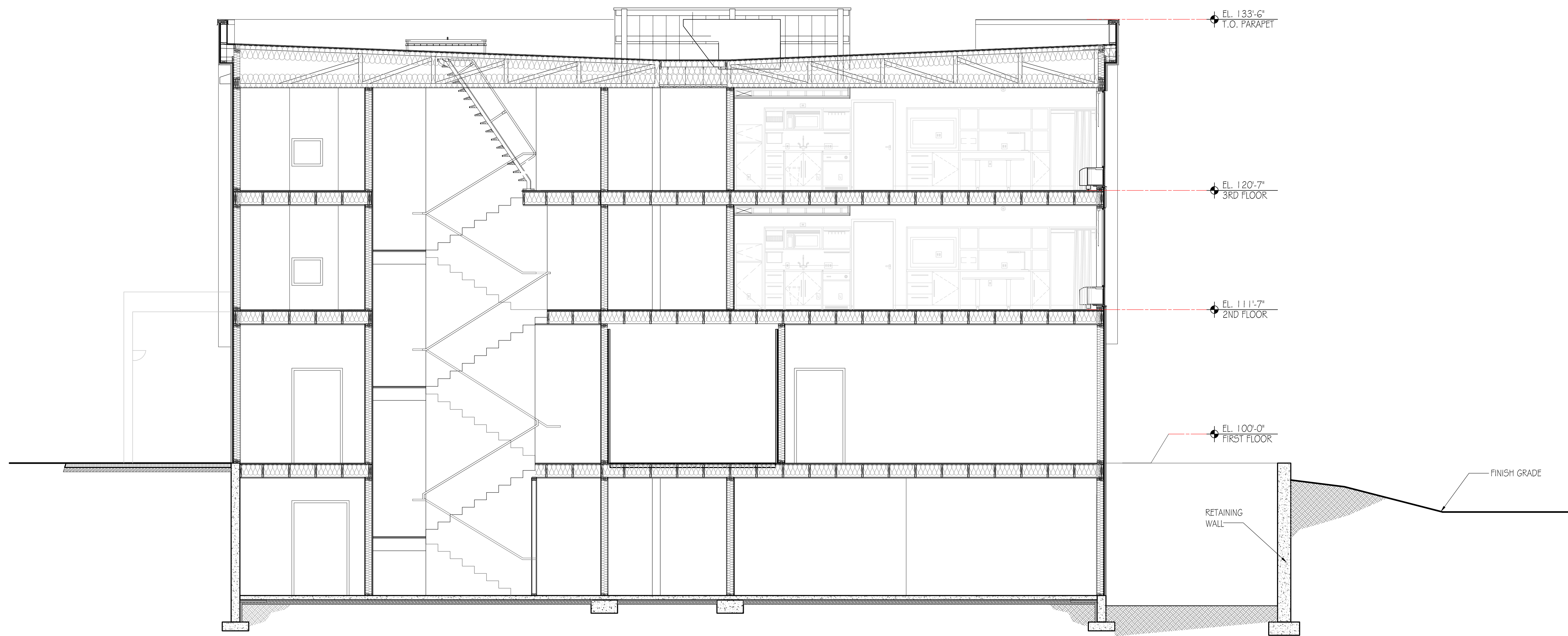
**PLANTING PLAN**

SHEET NUMBER:

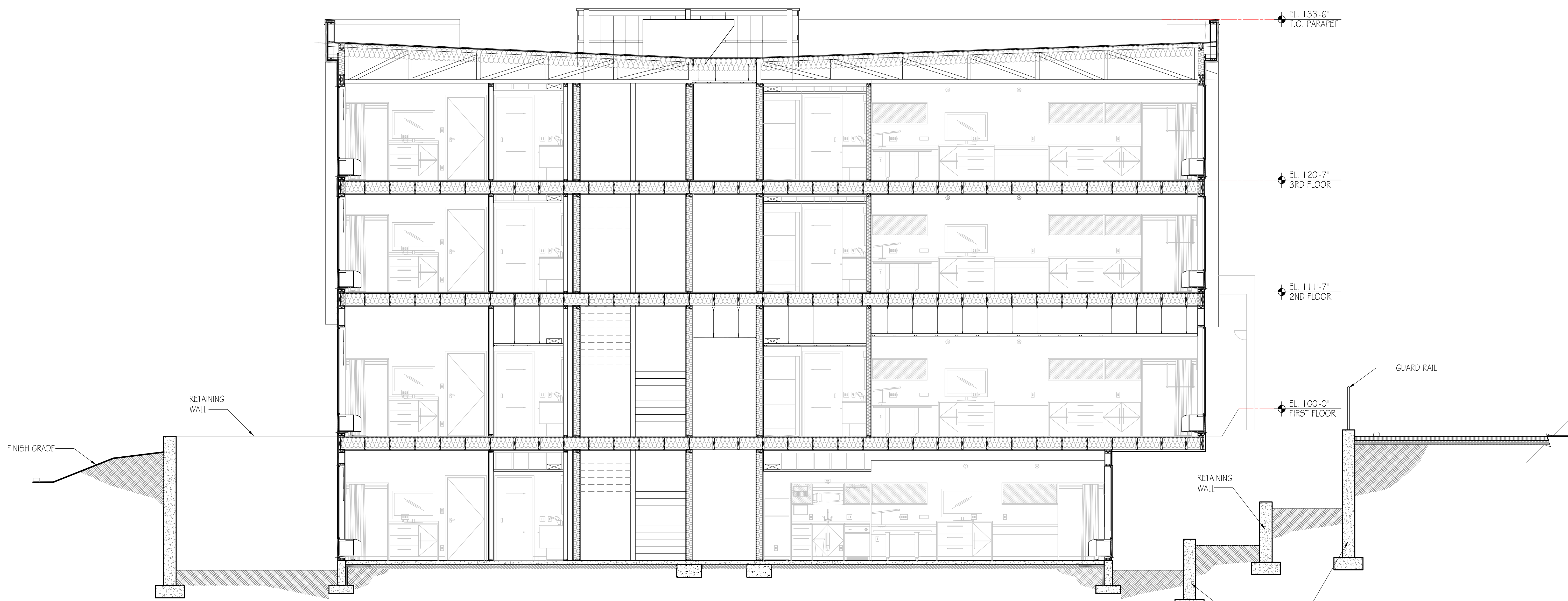
**L102**

DATE: 12/17/13





**B**  
A301 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



**A**  
A301 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



PROJECT NO: 13003  
DRAWN BY: SL, TCG  
CHECKED BY: ---

REVISIONS:

OWNER: WESTERN STATES LODGING  
PROJECT: HOME 2 SUITES - FOOTHILL  
LOCATION: 2350 FOOTHILL DRIVE, SALT LAKE CITY, UTAH 84109  
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SCHEMATIC  
BUILDING  
SECTIONS

SHEET NUMBER:

**A301**

DATE: 12/17/13



**ELEVATION KEYNOTES:**

1. FINISH GRADE.
2. BEACON ABOVE 35' HEIGHT ORDINANCE.



PROJECT NO: 13003  
 DRAWN BY: SL, TCG  
 CHECKED BY: ---

REVISIONS:

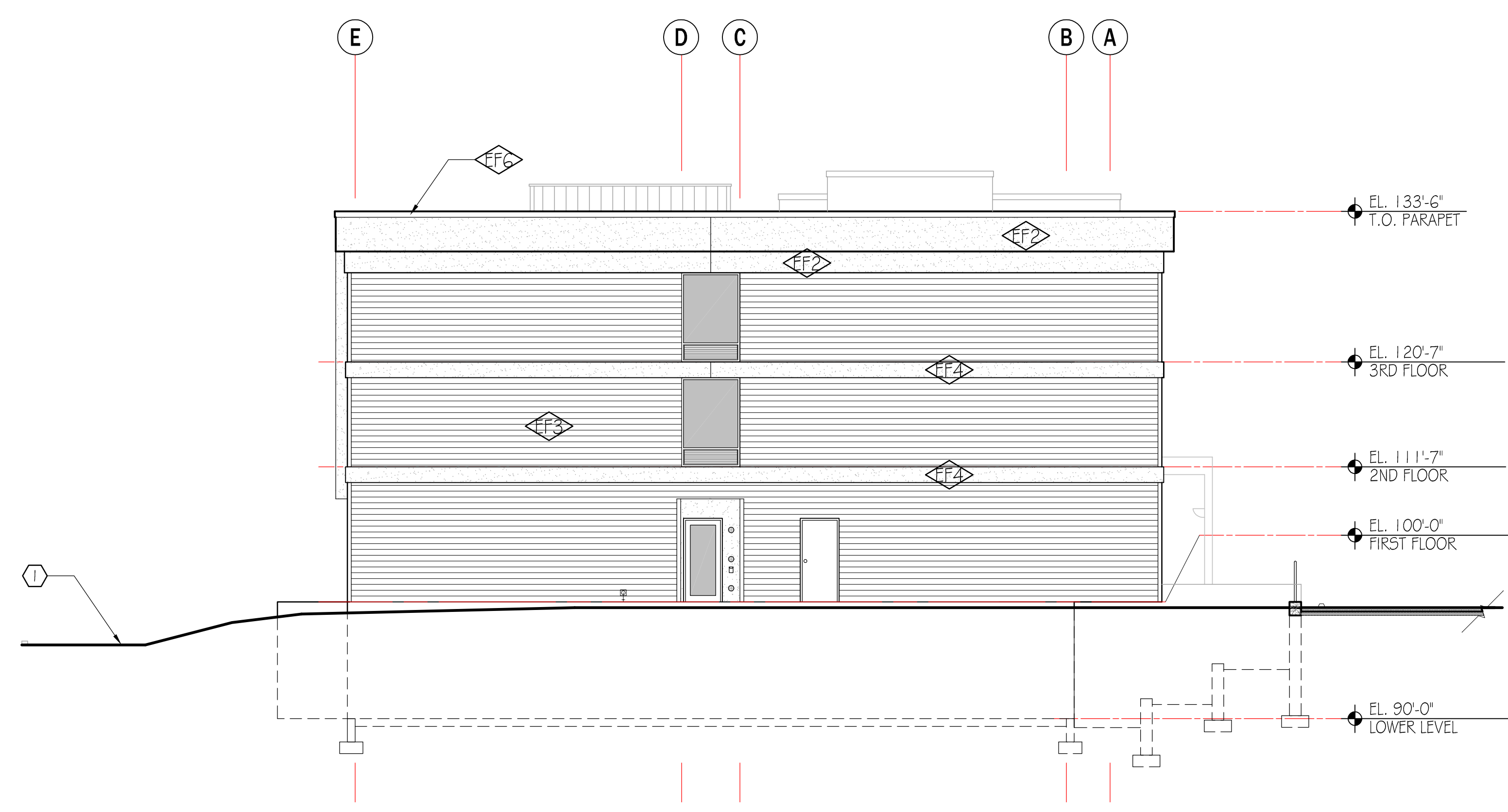
OWNER: WESTERN STATES LODGING  
 PROJECT: HOME 2 SUITES - FOOTHILL  
 LOCATION: 2350 FOOTHILL DRIVE, SALT LAKE CITY, UTAH 84109  
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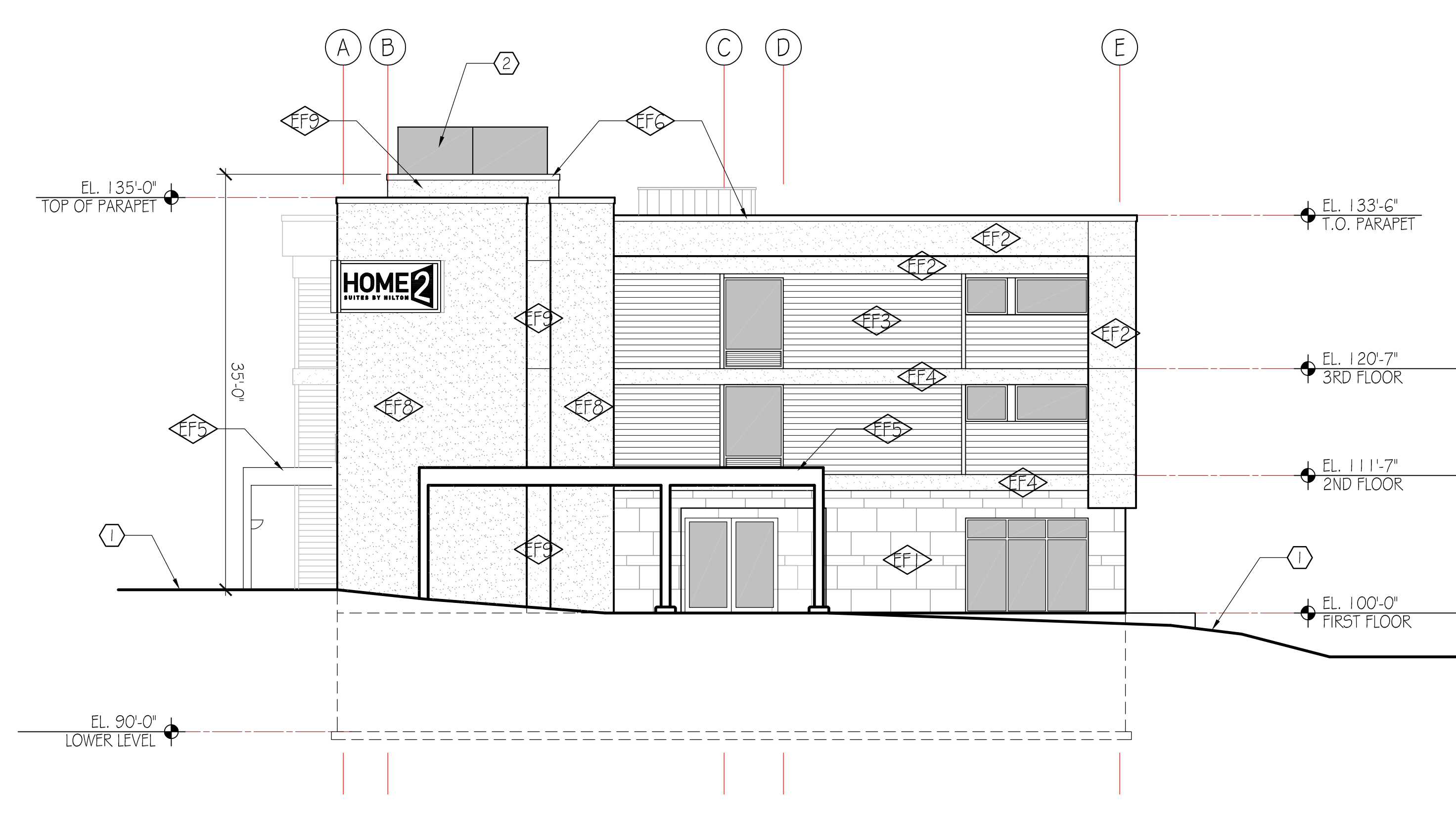
SCHEMATIC EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:  
**A201**

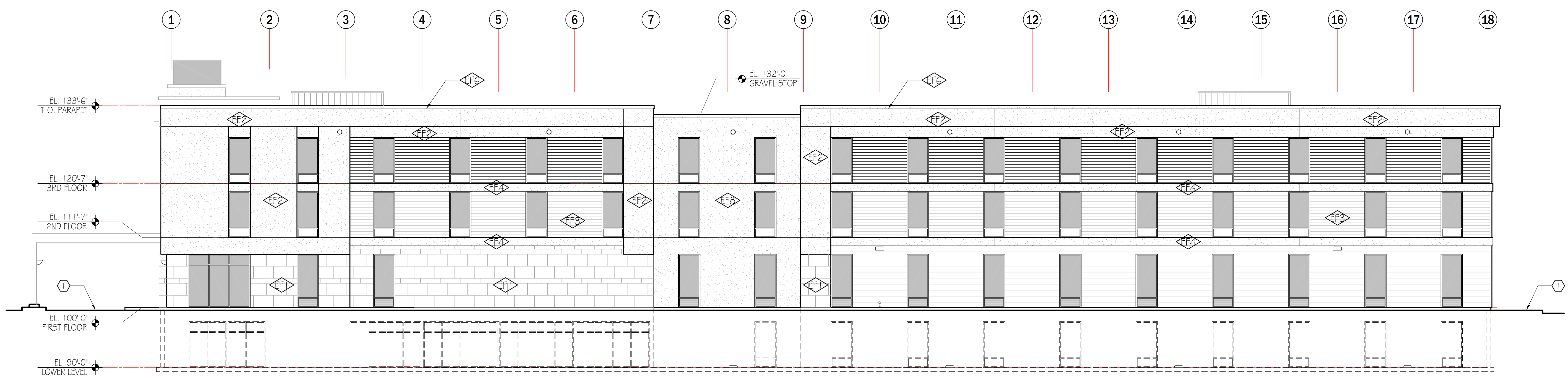
DATE: 12/17/13



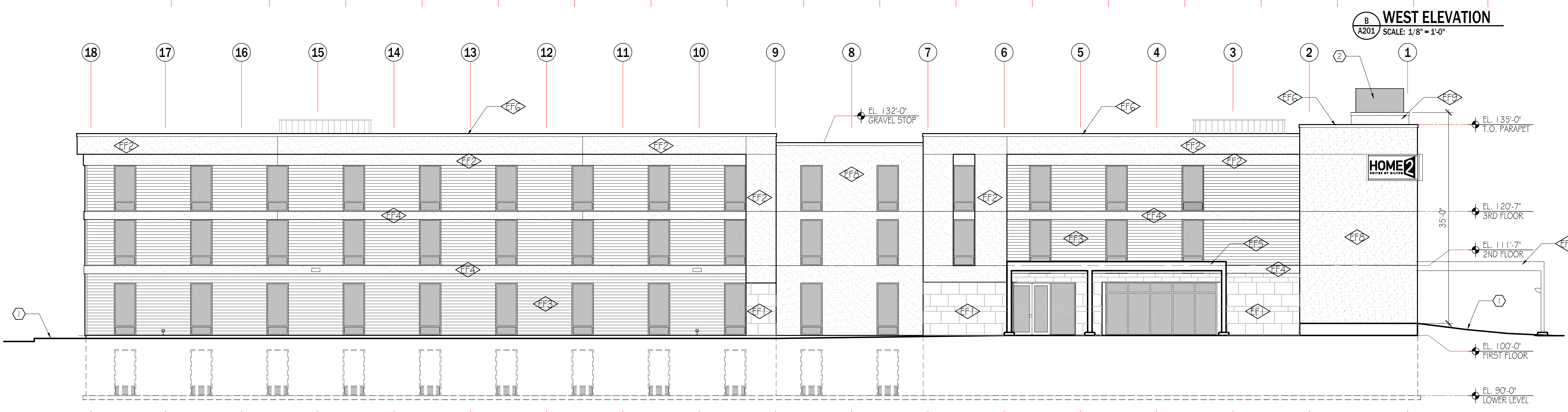
**D SOUTH ELEVATION**  
 A201 SCALE: 1/8" = 1'-0"



**C NORTH ELEVATION**  
 A201 SCALE: 1/8" = 1'-0"



**B WEST ELEVATION**  
 A201 SCALE: 1/8" = 1'-0"



**A EAST ELEVATION**  
 A201 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH MATERIALS**

MARK	MATERIAL	DESCRIPTION	COLOR
EF1	STONE VENEER		KERLITE BUXY NOISSETTE NATURAL FINISH
EF2	EIFS	BENJAMIN MOORE	OC-32 TAPESTRY BEIGE
EF3	WOOD		21 10-30 SADDLE SOAP
EF4	EIFS	BENJAMIN MOORE	21 68-20 PUMPKIN CREAM
EF5	STEEL	BENJAMIN MOORE	OC-17 WHITE DOVE
EF6	FLASHING	KYNAR	MATCH ADJACENT MATERIAL
EF7	EIFS	BENJAMIN MOORE	21 68-30 PUMPKIN CREAM
EF8	EIFS	BENJAMIN MOORE	21 39-10 RIVER ROCK
EF9	EIFS	BENJAMIN MOORE	398 FLOWER POWER

NOTES:  
 A, C. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.

## **Attachment B Photographs**





*Subject site looking east. Photo is taken from the Wal-Mart site to the west of the subject property.  
The red awning on the building is the entrance into Cowboy Grub restaurant.*





*Looking south at the existing parking area adjacent to Foothill Drive. The coffee shop is just to the left in this photo.*



*View looking southeast. As noted in the staff report, the Chevron station will remain and is not part of this project.*



**Attachment C  
Citizen Input**

January 22, 2014

TO: Salt Lake City Planning Commission

FROM: Judi Short, Land Use Chair  
Sugar House Community Council

RE: Foothill Home 2 Suites



**Sugar House  
Community Council**

Western States Lodging (Chad Griffiths) wants to build a hotel on the site of the Cowboy Grub, and is applying for a conditional use in a CB zone, along with a 5-foot height variance at 2350 Foothill Drive. They are proposing a mid-scale, all-suite extended stay hotel, with 98 suites, 109 parking stalls on site, and 600 square feet of meeting space. Their market studies show that there is a demand for this product in this area, for people who come to ski, families of patients at the University Hospital or Primary Children's Medical Center, and people visiting businesses or family in the area. They will share a cross-easement with Walmart. Frank Corbett actually owns the land where the hotel will go, on the site of the Cowboy Grub.

They met with the SHCC Land Use Committee on November 18, and then with the full Sugar House Community council on January 8. The owners of the Cowboy Grub came on November 18, but left without making any comments about this project. They have plans, we are told, to move to a different site and maybe just do a bakery, rather than a restaurant. They have quite a large catering business.

Concerns that have been raised include the loss of two restaurants for the area, in an area where there are not a lot of restaurants to choose from. Traffic is another big concern. It is difficult to exit and go left off on Foothill, because the cars come racing off the freeway. People who work at the businesses on the east side of Foothill park along the street cross Foothill on foot and park along the stub street just north of the gas station, so this is a very dangerous intersection. The signal at Stringham does slow cars down eventually to help cars turn left. We'd like to suggest a center left turn lane for people entering from the south. And perhaps the police can do some speed traps through here about twice a week to slow the speeders down. By the time they get to this point on Foothill headed south, most everyone is doing at least 60 miles per hour.

I have discussed this project with someone who lives above Foothill, and she doesn't see any big problem, she is not even worried about the height. I know the developer is talking with the East Bench Community Council, and they may have some comments to make. We discussed the height restriction, and the fact that each corner of the building must comply with the 30' requirement. Because the ground slopes quite a bit, they will be asking for a 5' variance on the west corner. We have no objection to that. We think there will be better lighting on this project than the existing building, and hopefully there will be better maintenance of the site. We have had comments that new landscaping and just a new building will be an improvement, apparently the existing building is a bit run down. There is also hope that the owner of the property will be more connected to his property since he has an investment in the business. The existing parking lot is run down and full of holes. We also heard that there is clearly a demand for more hotel space in this part of town.

It is our recommendation that you approve this project.

Home 2 Suites  
Conditional Use  
Public Comment Form

January 16, 2014



Planning and Zoning Division  
Department of Community  
and Economic Development

Name: Kelly White

Address: 1068 SO 1700E  
SU, UT 84108

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: kellym.white@comcast.net

Comments: interested in the impact of traffic  
on Foothill Blvd.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com) or via mail at the following address: Maryann Pickering, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Friday, January 31.**

January 26, 2014

TO: Maryann Pickering

From: Judi Short

RE: Foothill Homes 2 Suites

After I sent my letter, one of the members of my committee suggested I send you these two emails. We know Foothill has been or is being studied, and don't know what, if anything, will come out of it, but we do worry a lot about the increasing development in this area, first Walmart and now this hotel, and the dangerous access to this area from Foothill Boulevard.

Well done, Judi. I hope that we, with the East Bench Community Council and other organizations can start addressing the safety issues of Foothill Drive. So far there has been a lot of talk, but little action toward that, as traffic counts increase with the incremental new construction. You might use this as an occasion to ask for more frequent speed enforcement – in both directions – so City Planners and elected officials have an accurate and impartial measure of the speeds in that block of Foothill Drive and understand the potential for serious injury or death to those who attempt to turn left into or out of the new hotel.

**Dave Mulder**

Jan 25 (1 day ago)

to me, Scott, Lynn, Ed, Amy

Judi- I also share Scott's concern about traffic danger. When ever we have eaten at Cowboy Grub, we come through the Kmart/Walmart parking lot. I know we discussed a shared usage of the parking lot, so if residents of the hotel are urged to use that with the light on Parley's Way, that may help. However the hotel's main entrance is on Foothill and you need to use Foothill if you are going north, thus making this a potentially dangerous situation. I don't have an answer, but I do know that, as far as I can remember, I have never turned left onto Foothill, a factor that has contributed to the fact that I am still alive after spending 40 of my 70 years in this area!!

If you are entering the hotel from Foothill going north, is there a dedicated left turn lane? That would be another hair raising experience during the afternoon commute. I think the hotel is a good idea as presented, since there are very few, if any, hotels in the area, but traffic is going to be a problem. I support your report. Dave M.



# Work Flow History Report

## 2350 S FOOTHILL Dr

### PLNPCM2013-00963

Date	Task/Inspection	Status/Result	Action By	Comments
12/12/2013	Transportation Review	Complete	Walsh, Barry	Sheet AS 101 notes 97 rooms and providing 99 parking stalls. Per section 21A.44.60 the required minimum is 49 Stalls with a maximum of 125% of 49 = 75 stalls Max. including the ADA stalls. The parking calculations also need to indicate the 5% bicycle stalls, of required parking and one in 25 stalls needs to be an electric vehicle station. Parking calculations also need to include the existing retail building shown to remain, at 2 stalls per 1,000 sf. bldg. The CB zone also does not allow parking in the front or corner side yards. The proposed driveway to Stringham Avenue , a Salt Lake City ROW, needs to be per APWA standards and coordination with the City Forester is required to remove park strip trees. The Foothill Drive frontage is subject to UDOT review. Parking and landscaping shown on abutting property is not applicable to this development. The final site plan needs to fully dimension all parking and access isles, ADA stalls, and show bike stall locations and bike rack details. Proposed sidewalk and vehicular circulation crossing property lines needs to include recorded cross access, drainage, and maintenance agreements.
12/13/2013	Zoning Review	Complete	Michelsen, Alan	Zoning review comments have been emailed to planner and uploaded to ACCELA documents folder.
12/17/2013	Engineering Review	Complete	Weiler, Scott	No objection to the proposed conditional use. See PLNPCM2013-00964 for comments on the site plan.
12/30/2013	Building Review	Complete	Pickering, Maryann	All work to be completed under the current adopted construction codes.
12/30/2013	Fire Code Review	Complete	Itchon, Edward	
12/30/2013	Police Review	Complete	Pickering, Maryann	
12/30/2013	Sustainability Review	Complete	Pickering, Maryann	No comments received.
1/14/2014	Public Utility Review	Complete	Pickering, Maryann	No comments received from public utilities.



# Work Flow History Report

## 2350 S FOOTHILL Dr

### PLNPCM2013-00964

Date	Task/Inspection	Status/Result	Action By	Comments
12/12/2013	Transportation Review	Complete	Walsh, Barry	Sheet AS 101 notes 97 rooms and providing 99 parking stalls. Per section 21A.44.60 the required minimum is 49 Stalls with a maximum of 125% of 49 = 75 stalls Max. including the ADA stalls. The parking calculations also need to indicate the 5% bicycle stalls, of required parking and one in 25 stalls needs to be an electric vehicle station. Parking calculations also need to include the existing retail building shown to remain, at 2 stalls per 1,000 sf. bldg. The CB zone also does not allow parking in the front or corner side yards. The proposed driveway to Stringham Avenue , a Salt Lake City ROW, needs to be per APWA standards and coordination with the City Forester is required to remove park strip trees. The Foothill Drive frontage is subject to UDOT review. Parking and landscaping shown on abutting property is not applicable to this development. The final site plan needs to fully dimension all parking and access isles, ADA stalls, and show bike stall locations and bike rack details. Proposed sidewalk and vehicular circulation crossing property lines needs to include recorded cross access, drainage, and maintenance agreements.
12/13/2013	Zoning Review	Complete	Michelsen, Alan	Zoning review comments have been emailed to planner and uploaded to the ACCELA documents folder.
12/17/2013	Engineering Review	In Progress	Weiler, Scott	The site plan provided from SLC Planning indicates two proposed drive approaches. The proposed drive approach on Foothill Drive requires UDOT approval. The proposed drive approach on Stringham Avenue requires approval and a Permit to Work in the Public Way from SLC Engineering. The SLC standard is APWA Std. Plan 221 (flare) or 225 (radius). Please submit detailed plans to SLC Engineering so a review can be performed.
12/30/2013	Building Review	Complete	Pickering, Maryann	All work to be completed under the current adopted construction codes.
12/30/2013	Engineering Review	Complete	Pickering, Maryann	
12/30/2013	Fire Code Review	Complete	Itchon, Edward	Fire department access shall be within 150 feet of all exterior walls of the first floor. Fire hydrants shall be within 600 feet of all surface parking, 400 feet of all exterior walls of the first floor and within 100 feet of Fire Department Connections (FDC). The FDC shall be installed on the address side of the building. If the measurement from the lowest point of fire department access to the occupied floor then the building shall be equipped with class III standpipes. Also if the measurement from the lowest point of fire department access to the roof is 30 feet or greater than the fire department access roads shall be a minimum of 26 foot clear width and 13 foot 6 inches in clear

				height. If the measurement is less than the clear width may be reduced to 20 foot clear with. The building shall be provided with automatic fire sprinkler, fire alarm and automatic smoke detection in the units and in the exit ways to the exterior of the building. These systems shall be interconnected to an approved remote station.
12/30/2013	Police Review	Complete	Pickering, Maryann	
12/30/2013	Sustainability Review	Complete	Pickering, Maryann	No comments received.
1/14/2014	Public Utility Review	Complete	Pickering, Maryann	No comments received from public utilities.

**ZONING COMMENTS**

**Log Number: PLNPCM2013-00963 & -00964**  
**Project Name: Foothill Home 2 Suites**  
**Project Address: 2350 South Foothill Drive**  
**Planner: Maryann Pickering**

**Date: December 13, 2013**  
**Zoning District: C-B**  
**Overlay District: N/A**  
**Reviewer: Alan R. Michelsen**

***This application was received on November 27, the effective date of the new Parking Ordinance and has been reviewed under the new parking ordinance.***

- 1) A demolition permit is required for the existing structures.
- 2) At the time application for a building permit is made an address certificate obtained from SLC Engineering is required for the new structure.
- 3) Need to verify location of ground mounted utility equipment as per 21A.40.190. May need to be included in the conditional use approval.
- 4) The structure exceeds the maximum 30 feet height requirement. Special exception approval is required as per 21A.26.010.J.1.a and chapter 21A.52.
- 5) Pursuant to 21A.59, conditional building and site design review is required to address the following.
  - As per 21A.26.030.E, the building exceeds the maximum 20,000 square feet of gross floor area.
  - As per 21A.26.030.F.6 the building exceeds the maximum 15 feet setback.
- 6) Need to address compliance with Entrance and Visual Access as per 21A.26.030.I, for 1<sup>st</sup> floor glass, building entrance, and maximum length of blank walls not exceeding 15 feet.
- 7) Section 21A.26.030.F.7 is unclear regarding surface parking setbacks. Planning director approval is required.
- 8) Parking calculations need to be corrected to indicate 1 stall per two rooms and 49 stalls required as per table 21A.44.030.
- 9) Plans need to show compliance with maximum number of parking stalls as per 21A.44.0c30.H, which is not to exceed 125% of the required minimum (61 stalls maximum).
- 10) Need to provide electric vehicle parking stalls outfitted with charging stations at a rate of 1 electric stall per 25 parking spaces provided as per 21A.44.050.B.2.
- 11) Need to provide bicycle parking at a rate of 5% of the provided parking stalls as per 21A.44.050.B.3.
- 12) A pedestrian pathway leading from the parking lot to the entry door and the public sidewalk shall be provided and clearly marked as per 21A.44.020.F.8.
- 13) Need to address off-street loading as per 21A.44.070. One short (10' x 35') berth required.



- 14) The plans show the footprint of an existing building currently used as a coffee shop with a drive-through service window. Clarify whether it will remain or be demolished. If this is to remain it needs to be included in the parking calculations and plans need to show how the proposed parking and maneuvering will not interfere with the required 5 car stacking for the drive-through service window.
- 15) Utah Department of Transportation approval is required for any alterations to drive approaches along Foothill Drive.
- 16) A cross-easement agreement is required for the drive opening between the hotel parking lot and the existing gas station.
- 17) Calculations are need to show that interior parking lot landscaping meets the minimum requirement of not less than 5% of the parking lot area) as per 21A.48.070.B.
- 18) Plans need to show compliance with the requirement for a continuous seven feet wide perimeter parking lot landscape setback as per 21A.48.070.C, wherever parking stalls and associated maneuvering aisles are located within 20 feet of a property line.
- 19) Plans need to show public way improvements along Stringham Avenue and show required parkway trees (1 tree per 30 feet of street frontage) and landscaping as per 21A.48.060.

**Attachment D**  
**Department / Division Comments**