



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Doug Dansie, Senior Planner, 801 535-6182
Date: July 8, 2015
Re: PLNSUB2015-00075 and 00418 Alpenridge townhomes

Planned Development, Minor Subdivision

PROPERTY ADDRESS: Approximately 620 East 1700 South

PARCEL ID: 16-18-430-004-0000

MASTER PLAN: Medium Density Residential (15-30 units per acre)

ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District

REQUEST: The Alpenridge Development LLC has requested a Planned Development and Subdivision at approximately 620 East 1700 South. The project involves a preliminary subdivision to create seven condominium units and a planned development to accommodate the layout of the proposed units in two buildings. The project is located in Council District 5, represented by Erin Mendenhall. Planning Commission has final decision making authority for planned developments and minor subdivisions.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the petitions as proposed and subject to complying with all applicable regulations. This includes approval of two structures (instead of one) and associated dimensions of landscape buffers and setbacks from the property lines as proposed and acknowledgement of the 79.5 feet street frontage is legally non-conforming and fulfills the 80 foot minimum frontage requirement. The project must meet all other code requirements. Below is a motion that is consistent with this recommendation:

Based on the information in the staff report, the testimony heard tonight and the discussion of the item, I move that the Planning Commission approve PLNSUB2015-00075 and 00418 with the following conditions necessary to comply with all applicable standards for subdivisions and planned developments:

1. The Planning Commission approves the general layout and dimensions of the proposed two structures in regards to minimum lot width and lot area, maximum building height, building setbacks, required landscaped yards, maximum building coverage and landscape buffers
2. This proposal, as presented, modifies the provisions 21A.24.010 in regards to side entry buildings and front façade control; 21A.24.120 in regards to minimum lot width and lot area, building setbacks, required landscaped yards, maximum building coverage and landscape buffers; 21A.36 regarding frontage of a lot on a public street, and conformance with lot and bulk controls.
3. The project meet all other City code requirements: Including 21A.36 regarding, environmental performance standards, recycling and construction waste management; 21A.40 regarding accessory structures, fences, walls and hedges, etc; and 21A.48 regarding landscaping, while acknowledging modification of setbacks.
4. The Planning Director review the final landscape plan to insure privacy concerns are addressed.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Site Plan
- C.** Building Elevations
- D.** Additional Information
- E.** Existing Conditions
- F.** Analysis of Standards
- G.** Public Process and Comments
- H.** Dept. Comments
- I.** Motions

PROJECT DESCRIPTION:

The site is zoned RMF-35; as is the remainder of the 1700 South block face east to 700 East. The lot immediately to the east is a single family home, although it is also zoned RMF-35 and could be redeveloped for higher density according to both the zoning and the master plan. The land to the west of the site is zoned R-1/5000, although three of the four lots abutting the subject property are occupied by multi-family developments. The units to the west front onto 600 East and their rear yards abut the side yard of the subject property. The subject property also abuts single family homes, which face Wilson Avenue, to the south.

The developer is proposing to create a condominium townhome development with seven units. The units are roughly 2,200+ square feet plus a two car garage and have three bedrooms on three levels. There are two additional surface parking stalls.

The lot is narrow and deep therefore the proposed development generally is perpendicular to the street frontage, running south into the lot. The units face onto a driveway that is to the side of the structures. The developer has oriented the unit at the north end to face onto 1700 South, rather than the side yard, so that the complex will maintain frontage onto the street.

The complex is divided into two buildings. The building are separated by a turn-around drive that will allow fire access and will also allow autos to turn around on-site so that they do not have to back onto 1700 South. The rear yard is proposed to be occupied by community garden space.

KEY ISSUES:

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

Issue 1 Orientation to the street

The original plans did not have a door facing the street. However; the petitioners have modified their plans so that the northernmost/street frontage unit faces 1700 South.

Issue 2 Privacy for Neighbors

Because the development is proposed to be deep onto the lot with side loading for parking, concerns have been expressed by neighbors regarding back yard privacy. A letter was received from the neighbor to the east expressing concerns about the privacy of the development adjoining his back yard. The petitioner responded by flipping the development so that the back yards of the proposed units are to the west of the property and adjacent to the back yards of multi-family development. Although this also created a situation where the south most unit abuts the rear yard of a single family home (the home faces 600 East), who has also expressed privacy concerns.

Issue 3 Lot width

The minimum lot frontage for multifamily developments is 80 feet. This is an existing legally non-conforming lot with 79.05 feet of frontage. This proposal is being processed as a planned development because it is proposing two structures instead of one; however, part of the planned development process is to acknowledge special circumstances on the site. Therefore the findings and any approval should acknowledge that the site is inches short of the required frontage if the site were being subdivided under current code. The petitioners have indicated that the neighbors to the west have expressed a willingness to sell a foot of property, should the frontage become an issue.

Issue 4 Neighbor fence line dispute

The neighbor to the east is engaged in a fence line dispute with the proposed development. The City generally does not get involved in such disputes. The developer is proposing landscaping along the east side of the lot; so the disputed area is proposed to be landscaping regardless of the resolution of the dispute and does not materially affect the layout of the proposed complex. Whether landscaping is the east side of the fence or the west side of the fence; it will still exist. Otherwise the dispute does not affect the development and must be resolved privately.

DISCUSSION:

As mentioned in the project description, the surrounding block contains a mix of single family and multifamily residential units.

The minimum lot square footage requirement to accommodate 7 units is 17,000 square feet. The site has 22, 651 square feet. A site of this size could legally accommodate nine units (nearly ten). Therefore the proposal actually contains fewer units that would be allowed by zoning

The minimum street frontage requirement for a multifamily development is 80 feet. The lot has 79.5 feet of frontage as shown on the plat (independent of the fence line dispute). The Planning Commission can modify size and bulk requirements by identifying the issue as part of the findings. Specifically, the lot has been determined to be legally non-conforming. The slightly reduced street frontage does not material reduce the ability of the lot to be developed.

The minimum side yard requirement is 10 feet; the proposed project meets this requirement, although a drive way exist in much of the eastern side yard setback, leaving only four feet of landscaped area (to the property line, which is NOT the fence line, and is being disputed). The side yard on the east side of the units is functionally the back yard of each unit and is occupied by landscaping and patios.

The minimum front yard requirement is 20 feet. The proposal is 20 feet.

Maximum building height requirement is 35 feet. The proposal is roughly 32 feet to the top of the parapet.

The minimum rear yard requirement is Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25'). The lot is 297.1 feet in depth; 25% of that figure is 74.27 feet. Therefore the rear yard requirement is 25 feet. The proposal is for a 20 foot year yard, due in part to the fact that the buildings are split apart and there is open space between the two buildings, pushing the rear building into the rear yard.

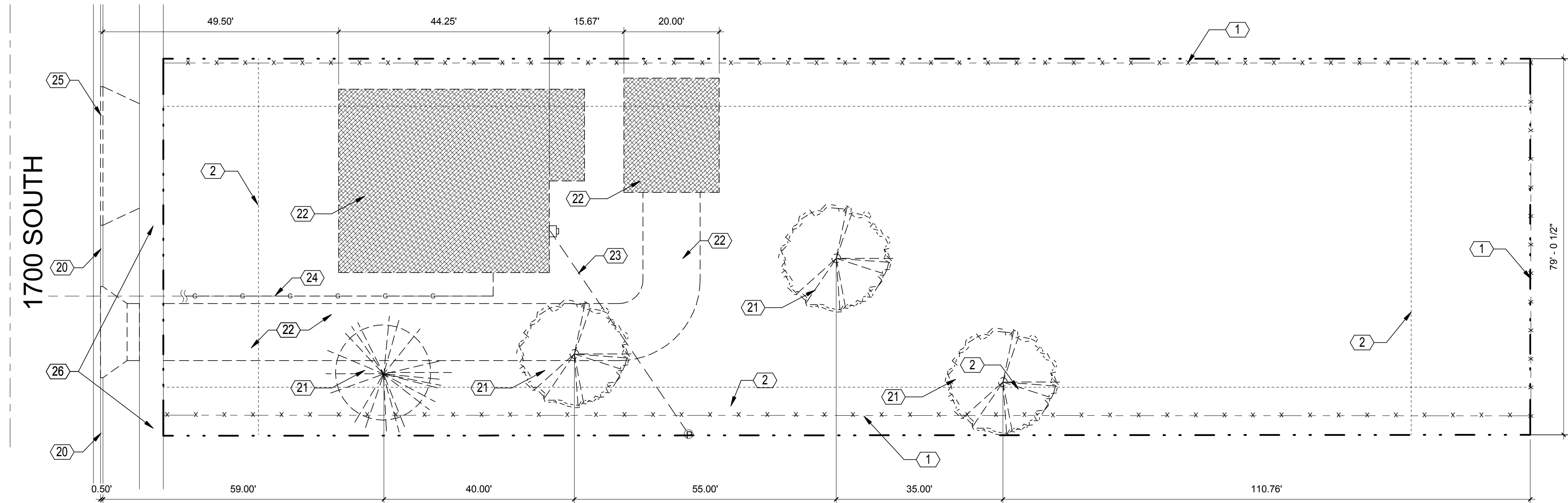
NEXT STEPS:

If approved, the applicant will be required to obtain all necessary permits for the project. If denied the applicant would still be able to construct a multi-family complex of NINE units (two more than proposed) in a layout for that more closely meets strict code interpretation (one building).

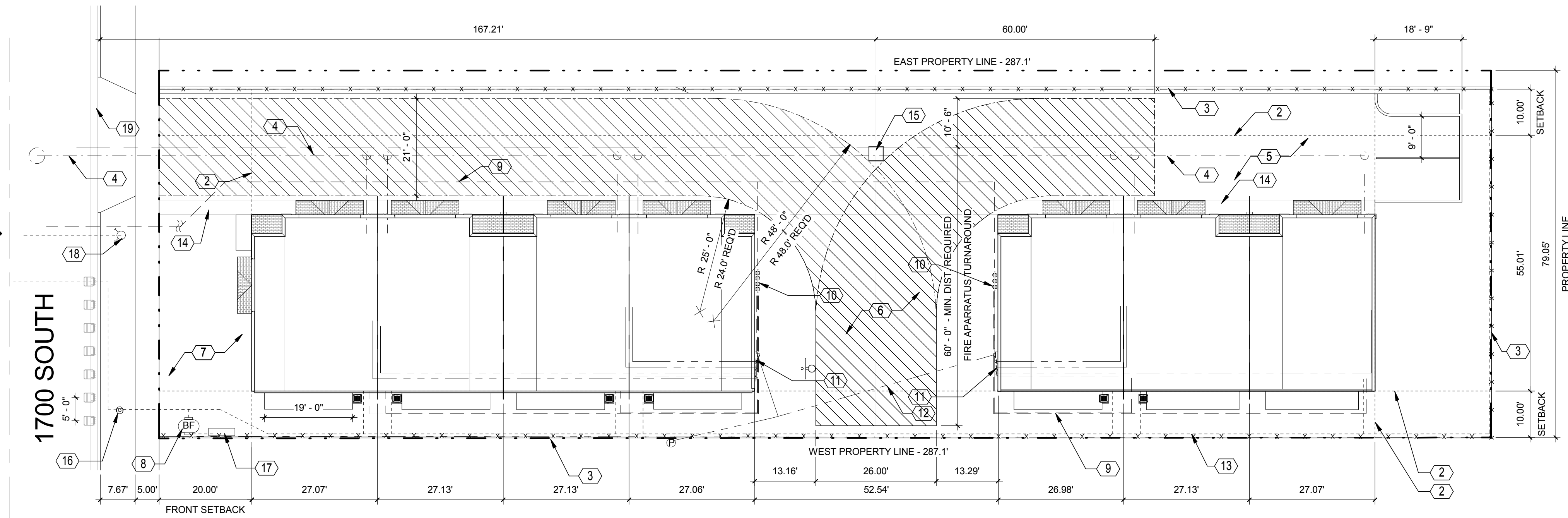
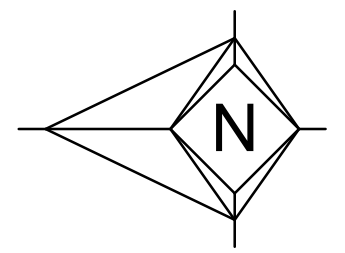
ATTACHMENT A: VICINITY MAP



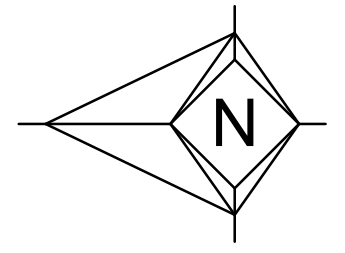
ATTACHMENT B: SITE PLAN AND PROPOSED PLAT



2 SITE DEMOLITION PLAN
 AS101 1/16" = 1'-0"



1 SITE PLAN
 AS101 1/16" = 1'-0"



GENERAL NOTES

1. DURING DEMOLITION OF EXISTING RESIDENCE AND EXCAVATION OF FOUNDATION: IF EXISTING GROUND SLUMPS, CAVES IN, OR SINKS, BEYOND MOVEMENT DEEMED NORMAL DURING TYPICAL EXCAVATION, ETC ... STOP ALL WORK IMMEDIATELY, REPORT TO ARCHITECT, JURISDICTION & / OR GEOTECHNICAL ENGINEER FOR REQUIRED SHORING OF SOILS PRIOR TO SETTING FORMS FOR FOUNDATION WORK. ENSURE 95% OR BETTER COMPACTED SOILS PRIOR TO STARTING WORK.
2. FINISH GRADE AT PROPERTY LINE SHALL MATCH EXISTING UNLESS NOTED OTHERWISE ON DRAWINGS.

KEYED NOTES

- 1 EXISTING FENCE TO BE REMOVED.
- 2 CITY BUILDING SET BACK.
- 3 NEW FENCE.
- 4 NEW SANITARY SEWER LINE. SEE CIVIL.
- 5 NEW CONCRETE / ASPHALT PAVING.
- 6 FIRE ACCESS TURN AROUND.
- 7 NEW LANDSCAPE
- 8 BACKFLOW PREVENTER.
- 9 GAS LINE. SEE CIVIL.
- 10 NEW GAS METERS.
- 11 NEW ELECTRIC METERS WITH GROUND ROD PER CODE.
- 12 NEW UNDERGROUND POWER LINE.
- 13 WATER LINE. SEE CIVIL.
- 14 NEW CONCRETE SIDEWALK. SEE CIVIL.
- 15 NEW BOX DRAIN.
- 16 NEW WATER METERS. SEE CIVIL. SIZE PER APWA.
- 17 IRRIGATION CONTROLS.
- 18 NEW FIRE HYDRANT.
- 19 NEW CURB AND GUTTER - PAVEMENT REPLACE PER SLC STANDARDS.
- 20 EXISTING CURB AND GUTTER TO REMAIN.
- 21 EXISTING TREE TO BE REMOVED.
- 22 EXISTING BUILDING TO BE DEMOLISHED.
- 23 EXISTING POWER LINE. REMOVE LINE BACK TO POLE.
- 24 EXISTING GAS LINE. REMOVE LINE AND CAP AT SIDEWALK.
- 25 SAW CUT EXISTING CURB AND GUTTER TO PROVIDE NEW DRIVE APPROACH PER SLC STANDARDS.
- 26 REMOVE DAMAGED/MISALIGNED SECTIONS OF CURB/GUTTER/SIDEWALK PER SLC REQUIREMENTS.

CRSA
 ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com



ALPENRIDGE TOWNHOMES

620 EAST 1700 SOUTH
 SALT LAKE CITY, UTAH

ALPENRIDGE DEVELOPMENT LLC
 CLIENT ADDRESS

SITE SYMBOLS LEGEND

| | |
|--|------------------------------------|
| | BASKETBALL STANDARD |
| | IRRIGATION VALVE BOX |
| | IRRIGATION BACKFLOW PREVENTER |
| | WATER METER |
| | FIRE HYDRANT |
| | WALL MOUNTED UNIT METER |
| | WALL MOUNTED ELECTRICAL SWITCH BOX |
| | GAS METER |
| | WHEELED TRASH CAN |
| | POWER POLE |
| | WATER LINE |
| | SANITARY SEWER |
| | POWER LINE |
| | GAS LINE |
| | PROPERTY LINE |
| | PROPERTY SET BACK |
| | CHAIN LINK FENCE |
| | DASHED LINE INDICATED DEMOLITION |
| | FIRE APPARATUS TURN A ROUND |

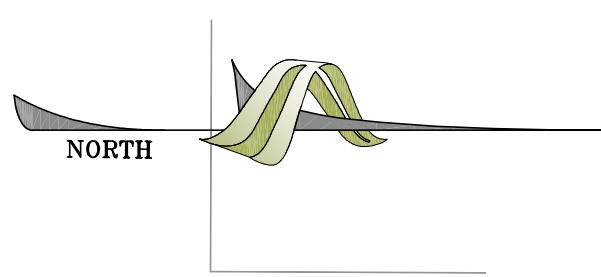
**SITE DEMOLITION PLAN
 ARCHITECTURAL SITE PLAN**

AS101

ALPENRIDGE PLACE P.U.D.

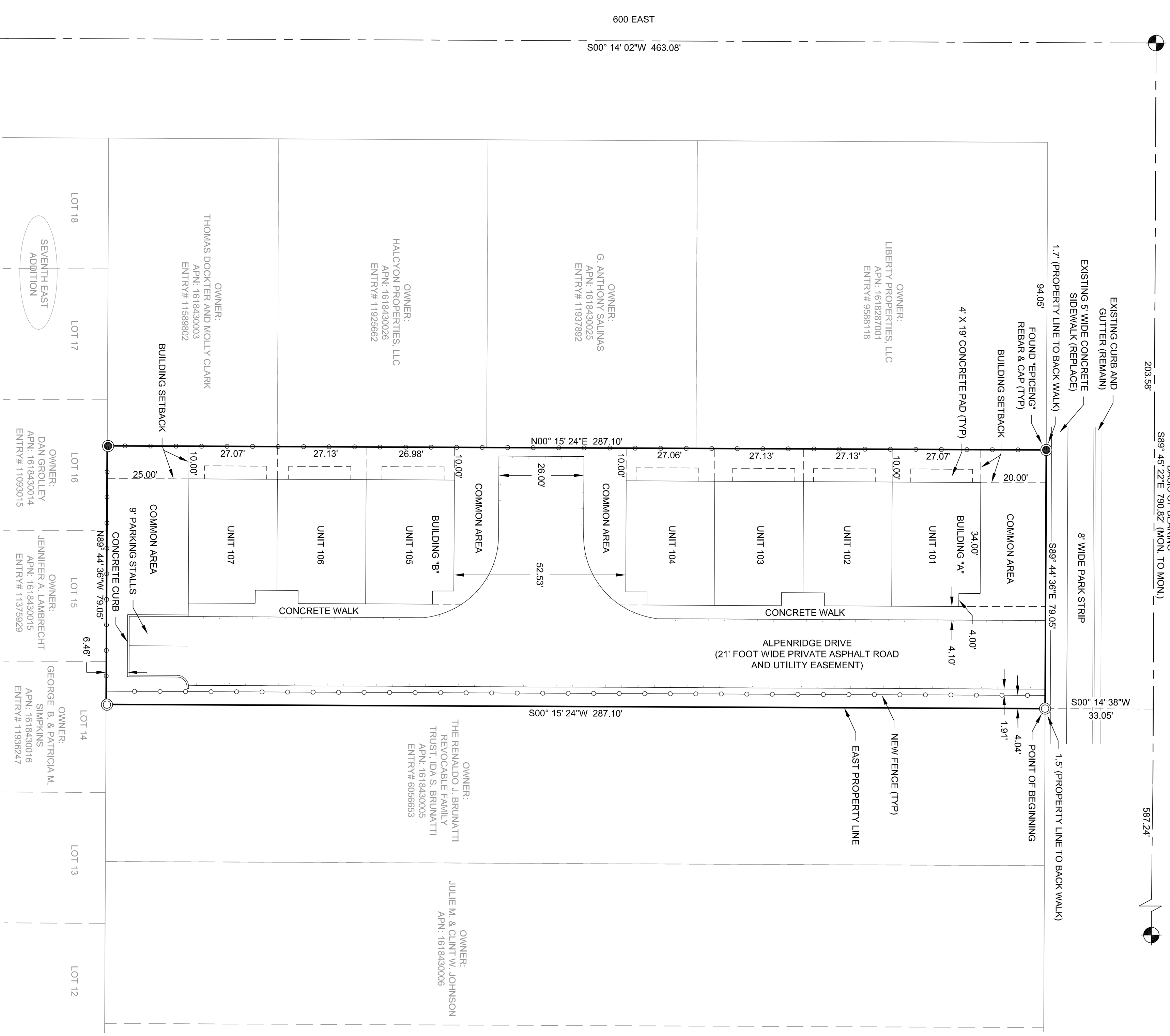
LOCATED IN:
 LOT 12, BLOCK 3, FIVE ACRE PLAT "A", BIG FIELD SURVEY
 SOUTHEAST 1/4, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN,
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

OWNER:
 BOARD OF EDUCATION OF SALT LAKE
 APN: 1618283010



FOUND 2" ROUNDED TOP BRASS
 CAP RING AND LID STREET
 MONUMENT WITH POUNCHED "A"
 1700 SOUTH AND 600 EAST

FOUND 2" ROUNDED TOP BRASS
 CAP RING AND LID STREET
 MONUMENT WITH POUNCHED "A"
 1700 SOUTH AND 700 EAST



FOUND 2" ROUNDED TOP BRASS
 CAP RING AND LID STREET
 MONUMENT WITH POUNCHED "A"
 600 EAST AND WILSON AVENUE

SALT LAKE VALLEY HEALTH DEPARTMENT
 THE DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED,
 THIS ____ DAY OF _____ AD 20 ____
 BY: _____
 SALT LAKE VALLEY HEALTH DEPARTMENT

SALT LAKE CITY PLANNING DIRECTOR
 THE DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED,
 THIS ____ DAY OF _____ AD 20 ____ BY THE SALT LAKE CITY PLANNING
 COMMISSION.
 BY: _____
 SALT LAKE CITY PLANNING DIRECTOR

SALT LAKE CITY PUBLIC UTILITIES DEPARTMENT
 APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS ____ DAY
 OF _____ AD 20 ____
 BY: _____
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

SALT LAKE CITY ENGINEERING DIVISION
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS
 CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE.
 BY: _____ DATE _____
 SALT LAKE CITY ENGINEER

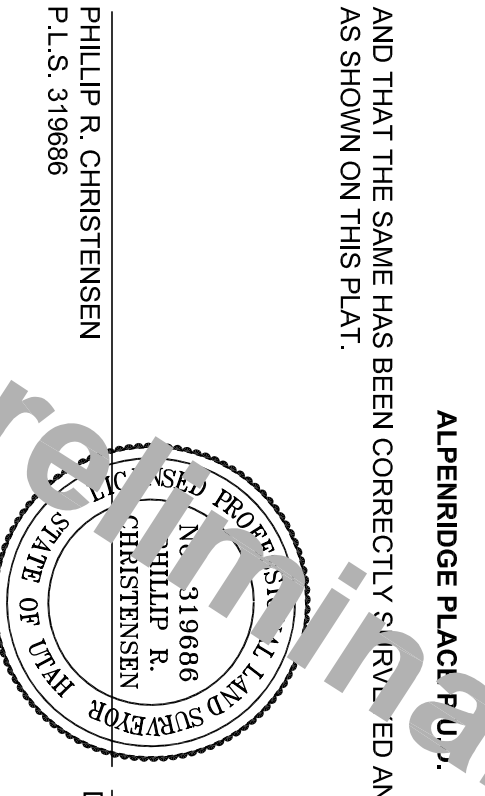
SALT LAKE CITY FIRE MARSHALL
 APPROVED BY SALT LAKE CITY FIRE MARSHALL THIS ____ DAY OF _____ AD 20 ____
 BY: _____
 SALT LAKE CITY FIRE MARSHALL

SALT LAKE CITY ATTORNEY
 APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20 ____
 BY: _____
 SALT LAKE CITY ATTORNEY

| | |
|---|---|
| QUESTAR GAS APPROVED BY QUESTAR THIS ____ DAY OF _____ AD 20 ____ BY: _____ | CENTURY LINK APPROVED BY CENTURYLINK THIS ____ DAY OF _____ AD 20 ____ BY: _____ |
| ROCKY MOUNTAIN POWER APPROVED BY ROCKY MOUNTAIN POWER THIS ____ DAY OF _____ AD 20 ____ BY: _____ | JORDAN VALLEY WATER CONSERVANCY APPROVED BY JORDAN VALLEY WATER CONSERVANCY DISTRICT THIS ____ DAY OF _____ AD 20 ____ BY: _____ |
| ROCKY MOUNTAIN POWER BY: _____ | JORDAN VALLEY WATER CONSERVANCY BY: _____ |

SALT LAKE CITY APPROVAL
 PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____ AD 20 ____
 AND IS HEREBY APPROVED.
 BY: _____ SALT LAKE CITY MAYOR
 BY: _____ SALT LAKE CITY RECORDER

SURVEYOR'S CERTIFICATE
 I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
 SURVEYOR AND LICENSED UNDER LICENSE NUMBER 319686 AS PROVIDED BY THE
 LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE
 OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
 IS DESCRIBED BELOW, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY
 EPIC ENGINEERING, FILED AS NUMBER S2015-04-018. THE SALT LAKE COUNTY
 SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND
 STREETS, HEREAFTER TO BE KNOWN AS:
ALPENRIDGE PLACE P.U.D.
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND
 AS SHOWN ON THIS PLAT.

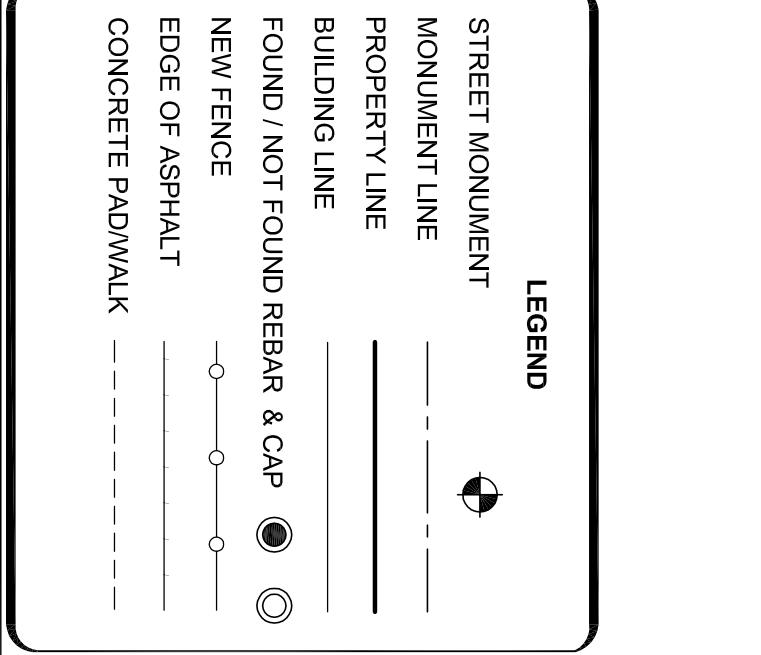


OWNERS' DEDICATION
 KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED REPRESENTATIVES,
 FOR AND IN BEHALF OF ALPENRIDGE DEVELOPMENT, LLC OF THE DESCRIBED TRACT
 OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND
 STREETS TO HEREAFTER BE KNOWN AS:
ALPENRIDGE PLACE P.U.D.
 DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF
 LAND AS SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.
 EXECUTED THIS ____ DAY OF _____ AD 20 ____
 BY: _____
 BY: _____
 BY: _____
 (NAME)
 (NAME)
 (NAME)

ACKNOWLEDGMENT
 STATE OF UTAH }
 SALT LAKE COUNTY } S.S.
 ON THE ____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME,
 THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS
 CERTIFICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY FREELY
 AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED
 NOTARY PUBLIC SIGNATURE _____ NOTARY STAMP _____
 RESIDING IN _____, UTAH
 MY COMMISSION EXPIRES: _____

PROPERTY DESCRIPTION
 RECORD LEGAL DESCRIPTION (WARRANTY DEED, ENTRY NUMBER 11980188)
 COMMENCING 7.7 RODS EAST FROM THE NORTHWEST CORNER OF LOT 12, BLOCK 3,
 FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE EAST 79.05 FEET;
 THENCE SOUTH 17.4 RODS, THENCE WEST 79.05 FEET; THENCE NORTH 17.4 RODS TO
 THE PLACE OF BEGINNING.
 AS SURVEYED DESCRIPTION (RECORD OF SURVEY, NUMBER S2015-04-0180)
 COMMENCING SOUTH 89°45'22" EAST 203.58 FEET FROM A STREET MONUMENT,
 LOCATED AT THE INTERSECTION OF 1700 SOUTH 600 EAST STREETS, THENCE SOUTH
 00°14'38" EAST 33.05 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00°15'24"
 WEST 287.10 FEET; THENCE NORTH 89°44'38" EAST 79.05 FEET; THENCE NORTH
 00°19'24" EAST 287.10 FEET; THENCE SOUTH 89°44'38" EAST 79.05 FEET TO THE POINT
 OF BEGINNING.
 CONTAINS: 22.895,26 SQ. FT. OR 0.52 AC +/-

NOTES
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
 ENTRY NUMBER _____, BOOK _____, PAGE _____
 BY: _____ DEPUTY SALT LAKE COUNTY RECORDER



ALPENRIDGE PLACE P.U.D.
 LOT 12, BLOCK 3, FIVE ACRE PLAT "A", BIG FIELD SURVEY
 SE 1/4, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

epic
 EPIC ENGINEERING
 3451 SOUTH 4000 WEST
 SUITE 200, SALT LAKE CITY, UTAH 84119
 PH: 801-488-1111
 WWW.EPICENGINEERING.COM

PROJECT #:
 DRAWN: PC DATE: 6/8/15
 CHECKED: JD DATE: 6/8/15
 SHEET NO.: 1 OF 1

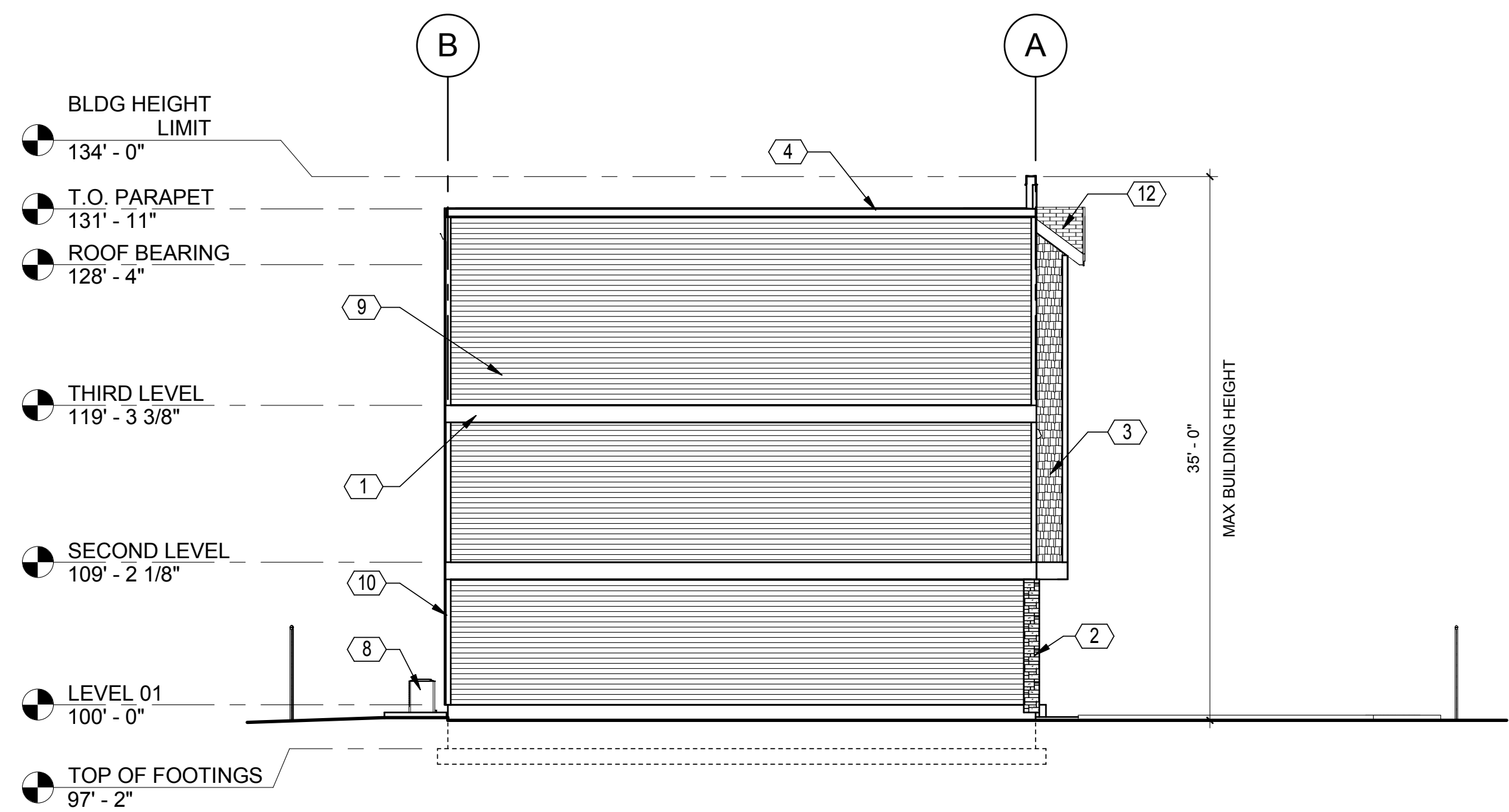
ATTACHMENT C: BULDING ELEVATION AND PLANS

KEYNOTES

- 1 1" X 12" TRIM BOARD.
- 2 STONE VENEER WALL.
- 3 CEMENTITIOUS SHINGLE SIDING.
- 4 PARAPET CAP FLASHING. SEE REFERENCED DETAIL.
- 5 1" X 3" TRIM BOARD.
- 6 6" X 6" STRUCTURAL TIMBER COLUMN.
- 7 CONCRETE LANDING.
- 8 CONDENSOR. PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECS.
- 9 CEMENTITIOUS BOARD LAP SIDING W / 6" REVEAL.
- 10 1" X 4" TRIM BOARD.
- 11 2 STEP WOOD FASCIA.
- 12 ARCHITECTURAL ASPHALT SHINGLES.

CRSA

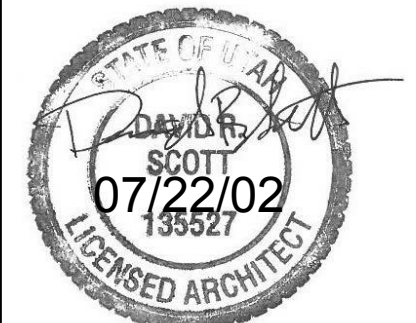
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801.355.5915 • www.crsa-us.com



SOUTH ELEVATION
C1 AE201 1/8" = 1'-0"



EAST ELEVATION
1 AE201 1/8" = 1'-0"



ALPENRIDGE TOWNHOMES

620 EAST 1700 SOUTH
SALT LAKE CITY, UTAH

ALPENRIDGE DEVELOPMENT LLC
CLIENT ADDRESS

| | | |
|------------------------|-------------------------|-----------------|
| | | Issue Date - CD |
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SOUTH & EAST EXTERIOR ELEVATIONS

AE201

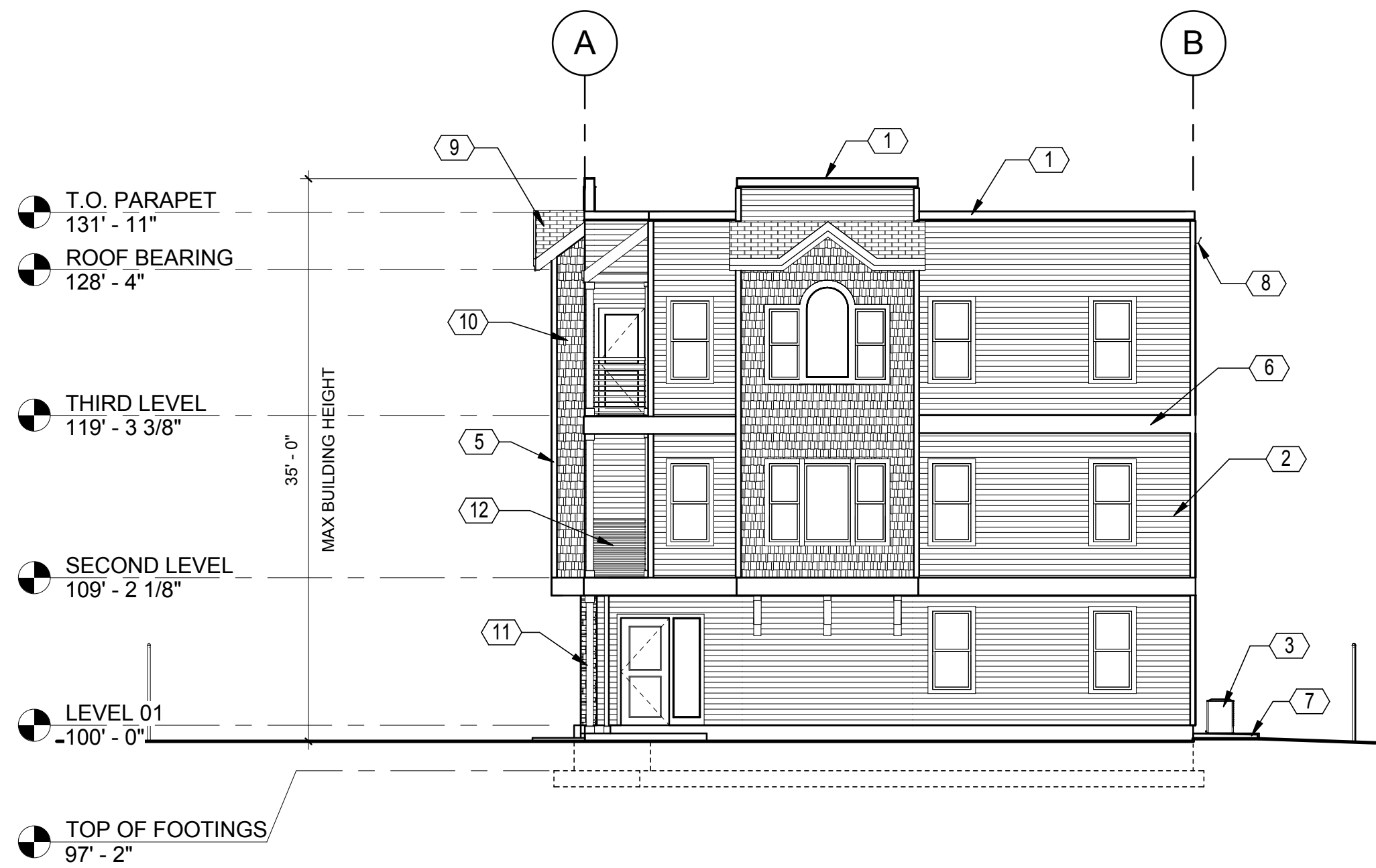
1 2 3 4 5

KEYNOTES

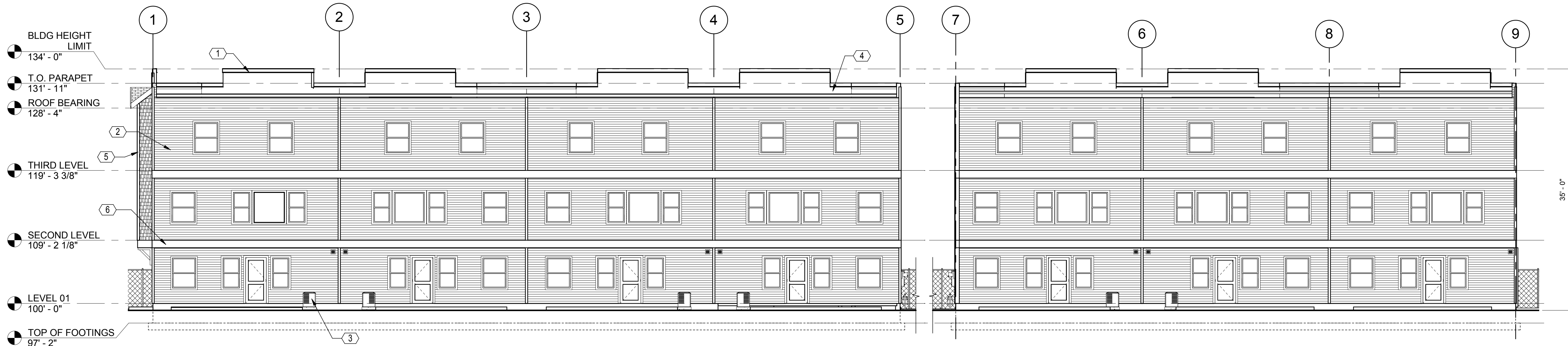
- 1 PARAPET CAP FLASHING. SEE REFERENCED DETAIL.
- 2 CEMENTITIOUS BOARD LAP SIDING W / 6" REVEAL.
- 3 CONDENSOR. PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECS.
- 4 TYP SINGLE-PLY ROOFING MEMBRANE SYSTEM W / 6" RIGID INSULATION, MECHANICALLY FASTENED TO ROOF DECK.
- 5 1" X 4" TRIM BOARD.
- 6 1" X 12" TRIM BOARD.
- 7 NEW CONCRETE SIDEWALK. SEE CIVIL.
- 8 PRE-FINISHED 6" SHEET METAL GUTTER.
- 9 ARCHITECTURAL ASPHALT SHINGLES.
- 10 CEMENTITIOUS SHINGLE SIDING.
- 11 6" X 6" STRUCTURAL TIMBER COLUMN.
- 12 GUARDRAIL.



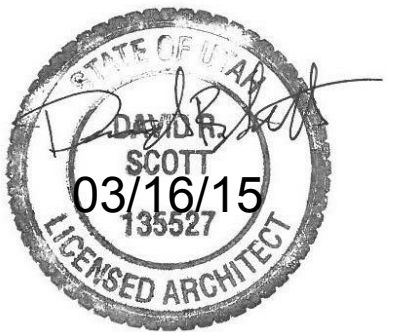
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C1 NORTH ELEVATION
1/8" = 1'-0"



B1 WEST ELEVATION
1/8" = 1'-0"



ALPENRIDGE TOWNHOMES

620 EAST 1700 SOUTH
SALT LAKE CITY, UTAH

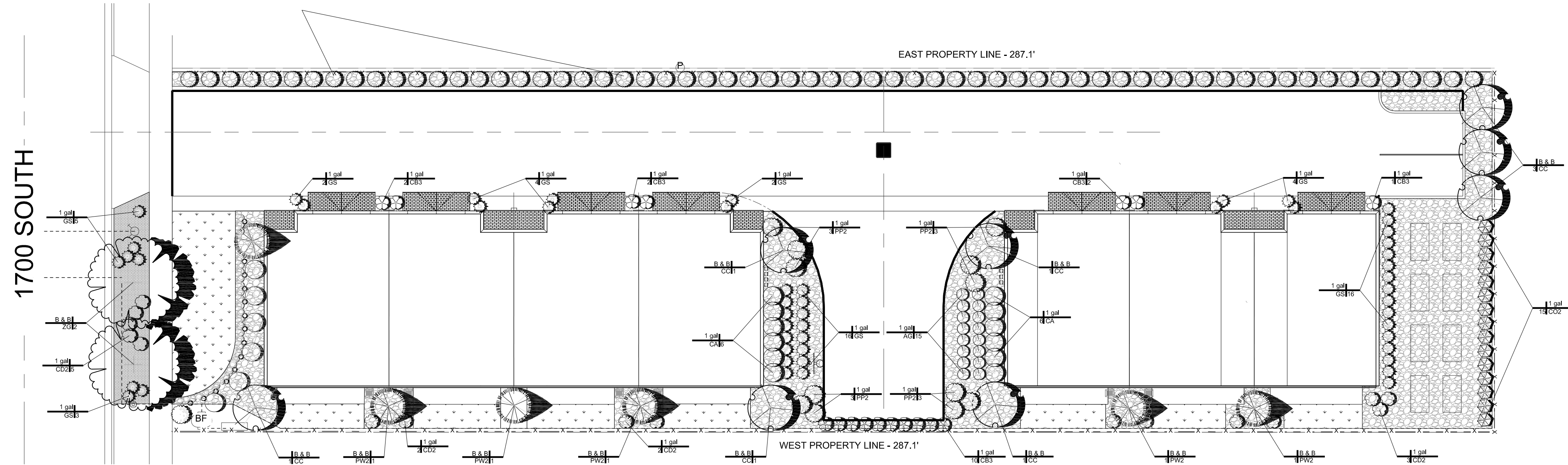
ALPENRIDGE DEVELOPMENT LLC
CLIENT ADDRESS

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| DRAWN BY: Author | CHECKED BY: Checker | | |

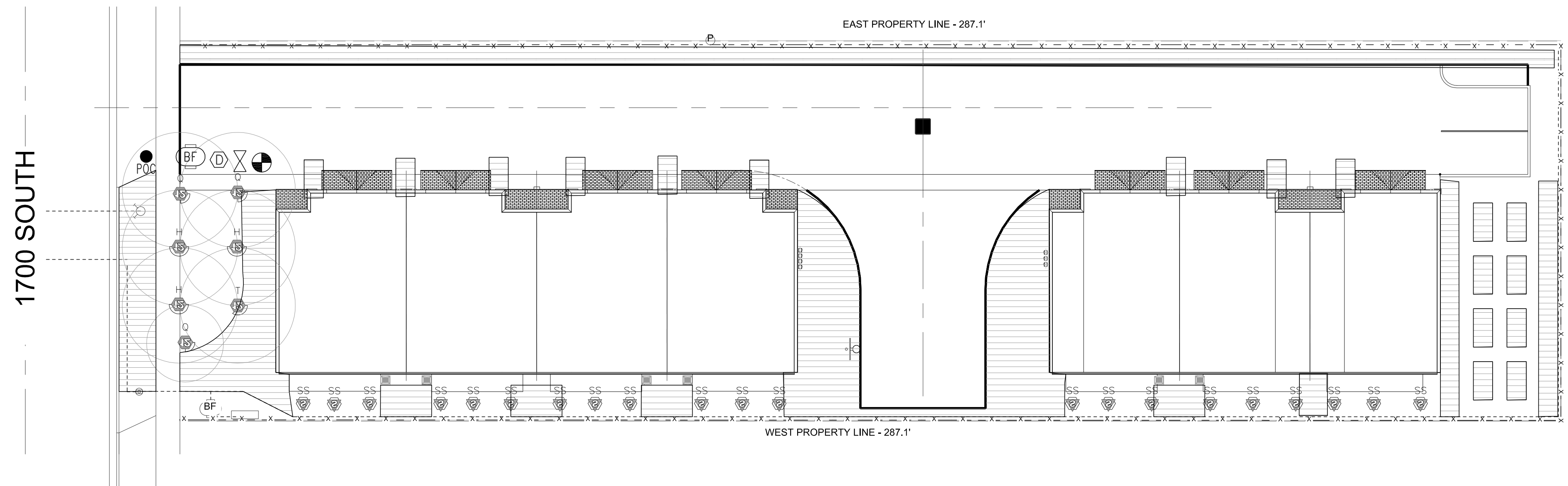
NORTH & WEST EXTERIOR ELEVATIONS

AE202

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6/20/2015 10:26:23 AM



1 LANDSCAPE PLAN
1/16" = 1'-0"



2 LANDSCAPE IRRIGATION PLAN
1/16" = 1'-0"

GENERAL NOTES

KEYED NOTES

- 1 PLANTER BOX WITH DRIP IRRIGATION
- 2 NEW LANDSCAPE
- 3 3" JAPANESE ZELKOVA "GREEN VASE" PER CITY REQUIREMENTS

PLANT SCHEDULE

| TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | GAL. |
|--------|------|-----|--------------------------------|---|-------|--------|
| | CC | 8 | Columnar European Hornbeam | <i>Carpinus betulus 'Columnaris'</i> | B & B | 2' Cal |
| | PW2 | 6 | Blue Spruce | <i>Picea pungens glauca 'Wells Blue Totem'</i> | B & B | 2' Cal |
| | ZG | 2 | Sawtooth Zelkova | <i>Zelkova serrata 'Green Vase'</i> | B & B | 2' Cal |
| SHRUBS | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | |
| | AG | 16 | Hybrid Star of Persia | <i>Alum x 'GlobeMASTER'</i> | 1 gal | |
| | CO2 | 15 | Overdam Feather Reed Grass | <i>Calamagrostis x acutiflora 'Overdam'</i> | 1 gal | |
| | CO2 | 16 | Blue Mist Shrub | <i>Caryopteris x clandonensis 'Dark Knight'</i> | 1 gal | |
| | CB3 | 17 | Blue Mist Shrub | <i>Caryopteris x 'Lil Miss Sunshine'</i> | 1 gal | |
| | CA | 12 | Aurea Dogwood | <i>Cornus alba 'Aurea'</i> | 1 gal | |
| | GS | 52 | White Gaura | <i>Gaura lindheimeri 'Whirling Butterflies'</i> | 1 gal | |
| | GC | 30 | Hybrid CraneM | <i>Geranium x 'Brookside'</i> | 1 gal | |
| | MR | 63 | Red Maiden Grass | <i>Miscanthus sinensis 'RokuBer'</i> | 1 gal | |
| | MS | 14 | Bee Balm | <i>Monarda didyma 'Gardenview Scarlet'</i> | 1 gal | |
| | PP2 | 13 | Dwarf Mugo Pine | <i>Pinus mugo pumilo</i> | 1 gal | |
| | VC | 6 | Compact European Cranberrybush | <i>Viburnum opulus 'Compactum'</i> | 1 gal | |

SITE SYMBOLS LEGEND

| SYMBOL | MANUFACTURER/MODEL |
|--------|---|
| | Hunter PRCG-04-PR330-CV 5' strip spray |
| | Hunter PRCG-04-PR330-CV 8' radius |
| | Hunter PRCG-04-PR330-CV 10' radius |
| | Hunter PRCG-04-PR330-CV 12' radius |
| SYMBOL | MANUFACTURER/MODEL |
| | Hunter KZ-10-25 |
| | Area to Receive DripLine Point Source Emitters & Poly Tubing (see details) |
| SYMBOL | MANUFACTURER/MODEL |
| | Hunter EDV-G-F3 |
| | Stop & Waste Valve Mueller Onload H-10288 |
| | Drain Valve Mueller Onload H-10288 Valve |
| | Wilkins 375 1" |
| | Hunter ACC-69D with Hunter PED-SS pedestal |
| | POC 1" 50 GPM @ 72 PSI |
| | Intigation Lateral Line: PVC S40 |
| | Intigation Mainline: PVC S40 & CL200 |
| | Pipe Sleeve: PVC Schedule 40 |



ARCHITECTURE • PLANNING • INTERIORS
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801.355.5915 • www.crsa-us.com



ALPENRIDGE TOWNHOMES

620 EAST 1700 SOUTH
SALT LAKE CITY, UTAH

ALPENRIDGE DEVELOPMENT LLC
CLIENT ADDRESS

LANDSCAPE PLAN

AS102

Marketing renderings





ATTACHMENT D: ADDITIONAL INFORMATION

**PARSONS
BEHLE &
LATIMER**

201 South Main Street, Suite 1800
Salt Lake City, Utah 84111
Main 801.532.1234
Fax 801.536.6111

A Professional
Law Corporation

Tammy B. Georgelas
Attorney at Law
Direct 801.536.6873
TGeorgelas@parsonsbehle.com

May 14, 2015

VIA US MAIL AND EMAIL

Salt Lake City Planning Division
Attn: Nora Shepard, Planning Director
and Salt Lake City Planning Commission Members
c/o Michelle Moeller
451 South State Street, Room 406
Salt Lake City, Utah 84111
Michelle.Moeller@slcgov.com

Douglas Dansie, Senior Planner
451 South State Street, 4th Floor
Salt Lake City, Utah 84114
Doug.Dansie@slcgov.com

*Re: Objection to Alpenridge Development's Application for Planned Development at
620 East 1700 South Salt Lake City, Utah 84105*

Dear Sir or Madam:

This firm represents Mr. Dennis Brunatti, Trustee of the Dennis R. S. Brunatti Revocable Trust, who owns property located at 626 East 1700 South. Mr. Brunatti grew up in the home on that land and recently inherited the property from his parents. Mr. Brunatti's property is adjacent to land recently acquired by Alpenridge Development, LLC ("Alpenridge"), located at 620 East 1700 South, Salt Lake City, Utah. It is our understanding that Alpenridge has submitted plans to the Salt Lake City Planning Division to construct a new subdivision containing 7 three-story townhomes on its property under Building Permit # BLD2015-02677 (the "Proposed Development"). Mr. Brunatti objects to the Proposed Development for four main reasons, outlined below.

1. The Proposed Development Trespasses on Mr. Brunatti's Property

The boundary between Mr. Brunatti's property and Alpenridge's property is delineated by a fence that has been in place since Mr. Brunatti's parents purchased the property in 1947. A picture of the fence between the two properties is included with this letter. In the photograph,

Alpenridge's property is on the right and Mr. Brunatti's property is on the left. As set forth in the plans submitted by Alpenridge, specifically Drawing No. AS101, it appears that Alpenridge indicates that it owns the boundary fence and approximately 4 feet east of the fence, which is actually land owned by Mr. Brunatti. Drawing No. AS101 further indicates that Alpenridge intends to remove the existing boundary fence. The Proposed Development improperly utilizes Mr. Brunatti's property without his permission. For this reason alone, the development should be rejected.

2. The Proposed Development Improperly Interferes with Mr. Brunatti's Right to Privacy and Enjoyment of His Property

Four of the seven townhomes will run approximately 108 feet along the length of Mr. Brunatti's currently existing front yard, home, rear patio, and backyard lawn. Each townhome has a ground level patio facing east overlooking his home and back yard. In addition, each unit has a door on the main level (4 total); windows on the main level (12 total); windows on the second level (16 total); and windows on the third level (8 total)—all facing directly east over Mr. Brunatti's personal living areas. Mr. Brunatti will be under constant observation by Alpenridge's tenants, who will deprive him of any privacy whatsoever.

The remaining three townhomes, similar in design and orientation, will be located just behind Mr. Brunatti's home, where he has a mature garden and orchard that he actively tends. Again, the location of the townhomes' doors, windows, and patios will strip Mr. Brunatti of any privacy in his garden and backyard, which he utilizes and enjoys on a daily basis.

In addition to the arresting privacy concerns, the noise level of seven families in one crowded lot is of grave concern to Mr. Brunatti. Even respectful families, multiplied by seven, could deprive Mr. Brunatti and his neighbors of the peace and quiet they deserve in their neighborhood community.

Moreover, the pitched roof on the current single family residence located on Alpenridge's property is approximately 22 feet high. But the roof line of the Proposed Development is 35 feet high. The atypically tall Proposed Development will cut off nearly all of Mr. Brunatti's westerly view of the sky and surrounding neighborhood, as well as the late afternoon sunlight that has always fallen on his land.

Mr. Brunatti's view will be further impacted by the large footprint of the Proposed Development. The current single family dwelling has a setback of approximately 49 feet from 1700 South while the setback for the Proposed Development is approximately 32 feet. The imposing townhomes will strip Mr. Brunatti of real and significant privacy and enjoyment of his home and yard, which he has lovingly maintain for over fifty years.

3. The Proposed Development Is Not Compatible with the Surrounding Neighborhood or Adjacent Property

Planned Developments must 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.” See 21A.55.050(C). In making this determination, the Planning Commission shall consider six factors including:

- Whether the 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
- Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

The Proposed Development does not meet these standards. First, the project is oriented toward Mr. Brunatti’s property, thereby subjecting him to not one but seven neighbors, all of whom will be looking directly into Mr. Brunatti’s single level home. Indeed, ground-level patios facing Mr. Brunatti’s house appear in the drawings for each unit. This will result in a significant increase in noise, light pollution, and odors that are especially worrisome given that Mr. Brunatti’s backyard is oriented to the east of development. Similarly, Mr. Brunatti’s view will be significantly impaired if two three-story buildings, extending the length of nearly 250 feet, are erected less than 9 feet from his picket fence and approximately 4 feet from each of the ground level patios.

Mr. Brunatti is concerned that he has seen no documentation that addresses these issues or provides for the appropriate buffers or mitigation measures as required by the code.

Notably, there are no projects similar to the Proposed Development in the neighborhood. Neither the design nor the scale of the Proposed Development is compatible with the surrounding residences that define this portion of 1700 South. Most of the houses in the neighborhood are quaint, single family homes. There are three multi-unit dwellings (four-plexes) located to the west of Alpenridge’s property. Two of the four-plexes look similar to a single family residence. The other is a brick apartment building that is approximately 18 feet high. The brick apartment building is larger than most residences but it has a relatively low rooftop and attempts to maintain some aspects of the neighborhood. To help you visualize the neighborhood and the stark changes that the Proposed Development would bring to it, we have enclosed pictures of Mr. Brunatti’s property, the current home on Alpenridge’s Property, the brick apartment building, and other nearby residences.

Because the Proposed Development is out of character in the neighborhood, the present value of the nearby homes will likely be reduced if the project is allowed to move forward. Potential buyers will be less inclined to purchase a single family residence when there is a large multifamily dwelling upsetting the status quo.

4. The Proposed Development Does Not Comply with Salt Lake City Ordinances

The Proposed Development is located in zone RMF-35, which allows for moderate density multi-family residential developments that are compatible with the adjacent properties

and existing development. The Purpose Statement for Zone RMF-35 provides in part that property uses in this zone “are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.” Alpenridge’s Proposed Development does not meet these standards, and fails to comply with local ordinances contained in Chapter 21A.55 (Proposed Development Ordinances), Chapter 21A.48 (Landscaping Ordinances), and 21A.24 (RMF-35 Ordinances).

The proposed townhouses, as configured, run north/south approximately 242 feet in length,¹ including a center common area that divides the two buildings. The townhouses are three stories high and oriented east/west. The east facing façade of the two buildings includes 63 windows, 7 entry doors, and a ground-level patio for each of the seven units. These features face directly into Mr. Brunatti’s home, front yard, back yard, and garden. The west facing façade is designed for garage entrances and the ingress and egress access.

The Proposed Development does not comply with Salt Lake City setback requirements. Multi-family dwellings in Zone RMF-35 require a minimum lot width of 80 feet. *See* 21A.24.130(C). Because these setbacks must be measured against the boundary fence line, the Proposed Development violates this requirement by approximately 5 feet. Similarly, although not entirely clear from the submitted drawings, it appears the Proposed Development does not satisfy the 10-foot setback required for multi-family dwellings, interior lots, on the eastern side of the project. *See* 21A.24.130(E).

SLC Ordinance 21A.48.080(C) requires a minimum 10 foot landscape buffer for structures that abut a single-family residential district. As currently illustrated it appears the Proposed Development does not comply with this requirement.

Notably, the distance between Mr. Brunatti’s house (on the east) and Alpenridge’s property line is approximately 18 feet while the distance between the brick apartment building (on the west) and Alpenridge’s property line is approximately 38 feet. Thus, the Proposed Development would be less impactful if the building footprint was shifted further to the west of Alpenridge’s property.

The Proposed Development also fails to preserve the historical structures and other environmental features located on the property. For example, the preliminary drawings identify the removal of all structures on the property, as well as four mature trees as part of the site clearing activities. These plans are contrary to Salt Lake City Ordinance 21A.55.050(E).

Mr. Brunatti has a significant interest in the Proposed Development given the close proximity to his residential home. He wants only the peace and quiet that he has enjoyed there for decades. He requests that the Salt Lake City Planning Division and the Salt Lake City

¹ The 242 feet does not include setbacks or landscaping areas on the north and south ends of the property.

May 14, 2015
Page 5

Planning Commission Members keep him apprised of the status of the Proposed Development; notice him of any public hearings; and provide copies of any and all subsequent submissions by Alpenridge.

Thank you for your careful consideration of these objections and concerns.

Sincerely,

PARSONS BEHLE & LATIMER



Tammy B. Georgelas

Enclosures



Brunatti Property

Boundary Fence

Alpenridge Property



↑ Brunatti Property

↑ Alpenridge Property

↑ Apartment Building



Nearby Four-plex



Nearby home



Nearby Home

July 1, 2015

Salt Lake City Planning Division
Attn: Nora Shepard, Planning Director
and Salt Lake City Planning Commission Members
c/o Michelle Moeller
451 South State Street, Room 406
Salt Lake City, Utah 84111
Michelle.Moeller@slcgov.com

Douglas Dansie, Senior Planner
451 South State Street, 4th Floor
Salt Lake City, Utah 84114
Doug.Dansie@slcgov.com

*Re: Continued Objection to Alpenridge Development's Application for Planned
Development at 620 East 1700 South Salt Lake City, Utah 84105*

Dear Sir or Madam:

This firm represents Mr. Dennis Brunatti, Trustee of the Dennis R. S. Brunatti Revocable Trust, who owns and lives in the property located at 626 East 1700 South. Mr. Brunatti grew up in the home on that land and recently inherited the property from his parents. This property is adjacent to land recently acquired by Alpenridge Development, LLC ("Alpenridge"), located at 620 East 1700 South, Salt Lake City, Utah. Alpenridge has submitted plans to the Salt Lake City Planning Division to construct a new subdivision containing 7 three-story townhomes under Building Permit # BLD2015-02677 (the "Proposed Development"). Mr. Brunatti objects to the Proposed Development for four main reasons, outlined below.

1. The Proposed Development Trespasses on Mr. Brunatti's Property

The boundary between Mr. Brunatti's property and Alpenridge's property is delineated by a fence that has been in place since Mr. Brunatti's parents purchased the property in 1947. A picture of the fence between the two properties was included with our first letter to the Salt Lake City Planning Division and Mr. Dansie dated May 14, 2015. In the photograph, Alpenridge's property is on the right and Mr. Brunatti's property is on the left. As set forth in the plans submitted by Alpenridge, specifically Drawing No. AS101, it appears that Alpenridge indicates

that it owns the boundary fence and approximately 4 feet east of the fence, which is actually land owned by Mr. Brunatti. Drawing No. AS101 further indicates that Alpenridge intends to remove the existing boundary fence. The Proposed Development improperly utilizes Mr. Brunatti's property without his permission. For this reason alone, the development should be rejected.

When Mr. Brunatti first spoke to Alpenridge's representative, Brigham Mayer, on April 6, 2015, Mr. Mayer indicated that Alpenridge did not need the disputed property for the project and that it would deed any interest it may have in the land to Mr. Brunatti after demolishing the existing home and developing the proposed improvements. We agree with Mr. Mayer's proposed solution from three months ago and encourage the Planning Commission to endorse this option.

2. The Proposed Development Is Not Compatible with the Surrounding Neighborhood or Adjacent Property

Planned Developments must 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." See 21A.55.050(C). In making this determination, the Planning Commission shall consider six factors including:

- Whether the 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
- Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

Notably, there are no projects even remotely similar to the Proposed Development in the neighborhood. Neither the design nor the scale of the Proposed Development is compatible with the surrounding residences that define this portion of 1700 South. Most of the houses in the neighborhood are quaint, single family homes. There are three multi-unit dwellings (four-plexes) located to the west of Alpenridge's property. Two of the four-plexes look similar to a single family residence. The other is a brick apartment building that is approximately 18 feet high. The brick apartment building is larger than most residences but it has a relatively low rooftop and attempts to maintain some aspects of the neighborhood. To help you visualize the neighborhood and the stark changes that the Proposed Development would bring to it, we enclosed pictures of Mr. Brunatti's property, the current home on Alpenridge's Property, the brick apartment building, and other nearby residences with our May 14, 2015 letter.

Because the Proposed Development is out of character in the neighborhood, the present value of the nearby homes will likely be reduced if the project is allowed to move forward. Potential buyers will be less inclined to purchase a single family residence when there is a large multifamily dwelling upsetting the status quo.

3. The Proposed Development Does Not Comply with Salt Lake City Ordinances

The Proposed Development is located in zone RMF-35, which allows for moderate density multi-family residential developments that are compatible with the adjacent properties and existing development. The Purpose Statement for Zone RMF-35 provides in part that property uses in this zone “are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.” Alpenridge’s Proposed Development does not meet these standards, and fails to comply with local ordinances contained in Chapter 21A.55 (Proposed Development Ordinances), Chapter 21A.48 (Landscaping Ordinances), and 21A.24 (RMF-35 Ordinances).

The Proposed Development does not comply with Salt Lake City setback requirements. Multi-family dwellings in Zone RMF-35 require a minimum lot width of 80 feet. *See* 21A.24.130(C). Because these setbacks must be measured against the boundary fence line, the Proposed Development violates this requirement by approximately 5 feet. Similarly, although not entirely clear from the submitted drawings, it appears the Proposed Development does not satisfy the 10-foot setback required for multi-family dwellings, interior lots, on the eastern and western sides of the project. *See* 21A.24.130(E).

SLC Ordinance 21A.48.080(C) requires a minimum 10 foot landscape buffer for structures that abut a single-family residential district. As currently illustrated it appears the Proposed Development does not comply with this requirement.

The Proposed Development also fails to preserve the historical structures and other environmental features located on the property. For example, the preliminary drawings identify the removal of all structures on the property, as well as four mature trees as part of the site clearing activities. These plans are contrary to Salt Lake City Ordinance 21A.55.050(E).

4. The Revised Site Plans Are Unclear Regarding the Location of the Proposed Fence and Landscaping Between the Properties

We have reviewed Alpenridge’s most recent plans submitted to the Planning Division approximately two weeks ago. We note that although Alpenridge has turned the buildings 180 degrees from their original position, the plans continue to represent that Alpenridge owns the approximately four feet of Mr. Brunatti’s property. And while the proposed fence appears to be in the same location of the currently existing fence, the Landscape Plan indicates that Alpenridge will plant and maintain a row of pine trees on Mr. Brunatti’s side of the boundary, where his mature trees and landscaping currently exist.


We believe an appropriate solution to help comply with Salt Lake City Ordinance 21A.55.050(E) and resolve the parties’ dispute over the property would be to amend the Landscape Plan to indicate that the land will be kept in its current historical condition, with the trees, shrubs, and other landscaping remaining the same. Mr. Brunatti will continue to maintain

his land, as he has always done. Alpenridge's project will comply with the City's landscaping requirements but the developer will not be required to maintain the property on behalf of its tenants. This resolution would help the Planning Commission meet a key goal of a planned unit development: to preserve and maintain historical features that enhance the visual character of the community.

Thank you for your careful consideration of these objections and concerns.

Sincerely,

PARSONS BEHLE & LATIMER

A handwritten signature in black ink, appearing to read 'T. B. Georgelas', with a long horizontal flourish extending to the right.

Tammy B. Georgelas

Comments from single family home owner at 1731 South 600 East

Concern #1:

We would like to ensure that there is adequate privacy between our property and the new townhomes. From what I can see on the current landscape design, there are mugo pines along the fence line (the western boundary for townhomes)- it seems these would provide minimal, if any, privacy. If we are interpreting the below code correctly, it looks like there should be shade trees incorporated in a minimum of 4' for the height of the evergreen hedge. It also looks like the buffer does not provide the full 10' required.

The other plan we saw (with townhomes running along the western boundary rather than eastern as originally proposed), shows only a 10' setback with no mention of landscape- as far as we could tell there are also concrete stoops/patios within this setback- also not within the code.

As a side note, we did not notice the cinderblock fence line on the demo plans- Mike and Brigham mentioned at one point that they were considering taking this old, failing fence down. A new 6' fence would greatly improve the privacy and noise mitigation.

21A.48.080: LANDSCAPE BUFFERS:  

- A. Applicability: The regulations of this section shall establish the dimensions and improvement requirements of landscape buffers as required for transitions between dissimilar uses.

- B. General Restrictions: Landscape buffers shall be reserved for planting and fencing as required within this section. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the site plan review process. Landscape buffers may be located within required yards or required landscape yards as established in the applicable district regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.

- C. Size Of Landscape Buffers: The minimum size of landscape buffers for various situations is set forth below:
 - 1. RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 And OS Districts: Lots in the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 or OS districts which abut a lot in a single-family or two-family residential district, shall provide a ten foot (10') wide landscape buffer.

D. Improvement Of Landscape Buffers: Required planting and fencing shall be installed in conformance with the following provisions:

1. RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 And OS Districts: In the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 and OS districts, the following improvements shall be provided:
 - a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer.
 - b. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have a mature height of not less than four feet (4').
 - c. A fence not exceeding six feet (6') in height may be combined with the shrub hedge, subject to the approval of the zoning administrator.
 - d. Landscape yards shall be maintained per section [21A.48.090](#) of this chapter.

21A.48.090: LANDSCAPE YARDS:

Landscape yards are yards devoted exclusively to landscaping except, however, that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard. As used in this chapter, the term "landscaping" shall be defined as set forth in section [21A.62.040](#), "Definitions Of Terms", of this title. No specific improvements are required within landscape yards, except that all landscape areas shall be maintained with at least one-third ($\frac{1}{3}$) of the yard(s) area covered by vegetation, which may include trees, shrubs, grasses, annual or perennial plants and vegetable plants. Mulches such as organic mulch, gravel, rocks and boulders shall be a minimum depth of three inches (3") or more, dependent on the material used, to control weeds and erosion in unplanted areas and between plants, and that these aforementioned items at all times cover any installed weed block barriers that cover the ground surface.

- A. Bond Requirement: All developers and/or contractors shall be required to post a bond with the city for the total amount of the landscaping contract for all multi-family dwellings and commercial development. (Ord. 13-14, 2014: Ord. 45-07 § 5, 2007: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(24-9), 1995)

21A.48.160: APPEAL:

Any person adversely affected by a final decision of the zoning administrator on a

landscaping or buffer requirement may appeal to the appeals hearing officer in accordance with the provisions of chapter 21A.16 of this title. (Ord. 8-12, 2012)

Concern # 2:

I think we may have been reading this incorrectly, but we were wondering if our back yard set back (25') would apply to the back of their building in reference to the plan with townhomes running along the east fence line? In reading this again it looks like that would be their side yard setback, but we figured it would be worth checking into- 10' just seems so close for a 3 story townhome backing right onto our back yard!

21A.55.100: PERIMETER SETBACK:  

If the planned development abuts a residential lot or a lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. (Ord. 23-10 § 21, 2010)

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard:
 - a. Corner lots: Four feet (4').
 - b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.
4. Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED

- c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;

- d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
- e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;

Concern #3:

From what we could tell, RMF-35 requires a 80' width of the property to construct units- it looks like the survey reports 79.05'- has Alpenridge applied for a variance? Also, what is the standing on the boundary dispute with the Brunatti property? How will this affect the PUD

ATTACHMENT E: EXISTING CONDITIONS



This is a view looking north.

(The single family home on the site is to be removed)

Multifamily and one single family home (southernmost structure) are to the west (left).

Single family home to the east (right).



Looking south at the site (Hawthorne Elementary school in foreground)

ATTACHMENT F: ANALYSIS OF STANDARDS

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>Complies</p> | <p>The following items are responses from the petitioner (<i>in italics</i>) to the standards</p> <p><i>Per the plans you may observe a combination of modern and classic architectural styles to ensure the beauty and aesthetic integrity of the project. There are elements of a classic brownstone design prevalent in many nicer areas of cities such as Salt Lake, Boston, New York and Washington. These elements are combined with a sense of modern urban design that seeks to place the architecture into a more up-to-date theme, with elements that will be appealing to the public in general and contribute to a sense of renewal in the surrounding neighborhood. The exterior materiality and forms are consistent with those of the historic buildings in the area as well as with the better housing projects being constructed in the city. The combination of masonry, durable siding, shingles and trim will be both visually attractive and durable/low maintenance. The cantilevered bay windows, combination of flat and pitched roofs, flat and round-arched windows, timber brackets and open, corner porches, add variety and interest to the overall building form, and reflect architectural found in the City's traditional multi-family residential structures</i></p> <p><i>The natural topography is simply a flat lot. The design maximizes the utility of the lot. Vegetation on the lot has not been maintained for some years, and major portions of the existing wild and overgrown vegetation will be replaced with a more manicured and low maintenance selection of landscaping more appropriate to the modern theme of the project.</i></p> <p><i>There is an existing, small, one-story, older, vacant, dilapidated, non-reinforced masonry house on the site. It has been modified and like the site itself, neglected and left to deteriorate. Although contributory in a technical sense, it is not a good example of any particular style, historical event or person. That is, it does not meet the National Register criteria for significance and there are thousands of other houses in the City that better document and represent this time period. Moreover, the house is in such poor condition that it cannot be economically restored and renovated such that the high cost could ever be recaptured by market-rate rent over a reasonable period of time.</i></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> | | <p><i>As mentioned in b. above, a new landscaping plan that utilizes smarter and lower impact and easier maintenance vegetation replaces to majority of the wild overgrowth now extant on the property. The elevations are clean, crisp and modern and lend a fresh aesthetic to the neighborhood.</i></p> <p><i>The project in general meets an increasing demand for reasonably price, new housing with easy access to the downtown area and to public transportation. There are landscaped open spaces on the site which may be beneficially used for outdoor activities such as play and picnics by the resident</i></p> <p><i>As mentioned in c. above, the structure now on the property is severely dilapidated with water leakage, an insecure foundation and general functional obsolescence and is far past the point of rehabilitation. It will be replaced with far more tenable alternatives.</i></p> <p><i>The units will be offered at or slightly below market rates but will be within reach of most homeowners who qualify within 120% of the median household income for the Salt Lake City MSA.</i></p> <p><i>In addition, there are many green building techniques that will be integrated into the structures. These vary from use of non-toxic materials, adhesives and paints wherever possible to sustainable, low maintenance, minimal environmental impact materials selections. Further, a number of recycled material alternatives are being evaluated to be included in the specifications of the final product. CRSA, the architectural firm that designed the project, long ago adopted LEED-based design features and specifications for all of its projects, whether additions, historic buildings or new construction. Their designs typically result in a LEED-Silver sustainability ranking, even if the projects are not formally LEED-certified.</i></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> | <p>Complies</p> | <p>The master plan identifies this are as medium density multifamily residential development. The proposal actually has lower density that allowed by the master plan and the zoning.</p> <p>Planned developments are allowed in the RMF-35 zoning district if there is a minimum of 9,000 Square feet. The site is 0.52 acres or 22,651 square feet and would allow up to nine units (nearly ten). Seven units on the site is the equivalent to 13.5 units per acre, which is below the master plan density of 15-30 units per acre</p> |
| <p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and</p> | <p>Complies</p> | <p>There is a single family home to the east, and three multifamily structures and one single family home to the west.</p> |

| | | |
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| <p>existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>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:</p> <ul 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 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>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</p> | | <p>There are numerous other multifamily developments, east of the proposed structure. Most of these structures are in the 1, 1.5 and 2 story range. This proposal will be the tallest building on the block, yet it is still below allowed zoning height. The Hawthorne School, directly to the north, is a large institutional building of comparable height.</p> <p>The setbacks for the proposed buildings are consistent with other structures in the neighborhood.</p> <p>Transportation has not flagged concerns for the site. A turn around location on-site will allow egress without backing onto 1700 South.</p> <p>Pedestrian and vehicle traffic on 1700 South will remain similar to today's patterns.</p> <p>Each unit has its own two car garage and there are two additional parking stalls on site, therefore parking needs are addressed on-site</p> <p>The project is divided into two buildings, in part, to allow on-site turn around so that traffic is not required to back onto 1700 South.</p> <p>The proposed units will have direct sidewalk access from their front door to the public sidewalk.</p> <p>Public Utilities' has indicated that all demolition and improvements must meet public utilities standards and requirements. Analysis of the existing sewer, water, and storm drain infrastructure should be completed.</p> <p>Privacy has been a concern for several neighbors.</p> <p>The developer have reoriented the building from the original proposal so that the units back up against other multifamily units to the west instead of the single family home with a large open rear yard to the east.</p> <p>The developer has indicated a willingness to provide</p> |
|---|--|---|

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| <p>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>privacy fencing around the site and to meet landscape requirements of the code. It should be noted that the eastern side yard setback is also occupied by a driveway and meeting landscaping requirements will be performed in an area of reduced width</p> <p>Concerns regarding the scale of the building have been expressed by neighbors in single family homes; however the height is compatible with zoning and not excessive. The density is less than what is allowed by zoning.</p> <p>The proposed development is exclusively residential.</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>Complies</p> | <p>The site will be cleared and re-landscaped according to the new design.</p> <p>The new landscape design will be required to meet water wise landscaping requirements, including grouping plants of similar water needs onto comparable irrigation lines.</p> <p>Section 21A.55.100 requires that planned developments which abut a residential lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. This planned development abuts R-1/5000 land to the south and west, however the side yard setbacks in that zoning district (4 and 10 feet) are not greater than what is being provided by this planned development (10 feet). The rear yard requirement for R-1/5000 is 25% of lot depth or 20 feet, consistent with this is proposal</p> |
| <p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p> | <p>Complies</p> | <p>The planned development removes a home that is old, but it is not within a City or national historic district or on the city or national historic register.</p> |
| <p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p> | <p>Complies</p> | <p>The petitioners are aware that they must meet all other City Codes.</p> |

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

| Criteria | Finding | Rationale |
|---|----------|---|
| A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12 | Complies | The units will have individual ownership as well as common area ownership. A home owners or maintenance association is required for the common areas. |
| B. All buildable lots comply with all applicable zoning standards; | Complies | Condominium units have no minimum lot size standards. The overall development meets lot size density requirements |
| C. All necessary and required dedications are made; | Complies | Access to each unit will be across common space/shared drive of the condominium, which is under shared ownership.. |
| D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director; | Complies | Utilities are available to the site |
| E. Provisions for the construction of any required public improvements, per section 20.40.010, are included; | Complies | Public way improvements (maintenance of or reconstruction of existing) and street trees on 1700 South will be required. |
| F. The subdivision otherwise complies with all applicable laws and regulations. | Complies | The proposal will comply with other laws and regulations. |
| 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. | Complies | No vacation of streets is required. |
| NOTES: | | |

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The Project was presented to the Liberty Wells Community Council April 8, 2015: no opposition was expressed. There was interest in a community garden on the site.

Notices for the Planning Commission meeting were mailed June 25, 2015

LIBERTY WELLS COMMUNITY COUNCIL
MEETING AGENDA – Wednesday, 08-April-2015
Location: Tracy Aviary Education Center

7:00 PM

Welcome Guests and New Members

solar city

Call to Order and Quorum – Jeff Bair, Chairman

Review and Approval of Minutes from March 2015

Public Safety Reports

SLC Fire Department – Station 8

SLC Police – Det. Billy Manzanares – 385.222.1316 / Billy.Manzanares@slcgov.com

Main Program Items

Planned Unit Development (PUD) – 620 E 1700 South

– Brigham Mayer, Developer

1700 S. 700 E 2016

key/yr. Community Garden

Community Gardening Update

– Liz Pedersen, Wasatch Community Gardens

4'x20'

Ron Heaps Memorial Update

– DeWitt Smith

Erin Mendenhall

– District 5, City Council Representative

Standing & Officer's Reports

Mayor's Office – See Handout

Chairman's Report – Jeff Bair

Treasurer's Report – Valerie Vaughn *375'*

Committee Reports

Safety – Chris Herrmann

Grants & Fundraising – DeWitt Smith

CERT –

Other committee reports as needed

Old / New Business

8:45 PM

Adjourn

Announcements and Reminders

06-May: LWCC Quarterly Board Meeting

13-May: Next Regular Council Meeting

Green & Healthy Homes

initiative

(Ruth

Ann

Norton)

Bonnie
Christiansen

Gardner
Engineering

Intermountain
wind/solar

Alpenglow

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Building Services
Comments

Memorandum

To: Doug Dansie, Senior Planner

From: Ken Brown, Senior Development Review Planner

Date: April 16, 2015

Re: PLNSUB2015-00075 Alpenridge Townhomes Planned Development

It is understood that this Alpenridge Townhomes proposal is for 7 single family attached dwellings in 2 separate buildings. Building Services Dept. has the following zoning comments:

- A separate subdivision application will need to be submitted to the Planning Desk to subdivide the property as proposed.
- A Certified Address is to be obtained from the Engineering Dept. for each dwelling, for use in the plan review and permit issuance process.
- This proposal will need to address the provisions of 21A.24.010 in regards to side entry buildings and front façade control.
- This proposal will need to address the provisions of 21A.24.120 in regards to minimum lot width and lot area, maximum building height, building setbacks, required landscaped yards, maximum building coverage and landscape buffers.
- This proposal will need to address the provisions of 21A.36 regarding frontage of a lot on a public street, environmental performance standards, recycling and construction waste management and conformance with lot and bulk controls.
- This proposal will need to address the provisions of 21A.40 regarding accessory structures, fences, walls and hedges, etc.

- This proposal will need to address the provisions of 21A.44 regarding location of parking spaces, access, parking dimensions, driveway design and location, number of spaces required and parking restrictions within yards.
- This proposal will need to address the provisions of 21A.48 regarding a landscape plan, design standards, water efficient landscaping, park strip landscaping, landscaped yards, landscape buffers and tree protection.

SALT LAKE CITY BUILDING SERVICES AND LICENSING

Zoning Review Issues

Log Number: BLD2015-02677

Date: June 3, 2015

Project Name: Alpenridge Townhomes

Project Address: 620 E. 1700 S.

Contact Person: Brigham Mayer

Telephone: 801- 404-0089 E-Mail: brigham04@gmail.com

Zoning District: RMF-35 Reviewer: Ken Brown Phone #: 801-535-6179

Comments

A zoning review of the above listed location has been completed and tracking of this review, along with tracking of any other disciplines may be achieved at www.slcpemits.com by clicking on the Citizen Access Portal.

The following issues need further clarification or correction. Please assemble your team and coordinate a single response, **in writing**, to each of the items listed below and be prepared to insert all revisions into all sets of plans.

- 1) Construction waste management provisions of 21A.36.250 apply to this proposal. See <http://www.slcgov.com/slccgreen/constructiondemo> . Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com and approval documentation submitted/uploaded into the City Required Forms folder. Questions regarding the Waste Management Plans may be directed to Mitch Davis at 801-535-6984.
- 2) The north face of the north unit does not comply with 21A.24.010.I regarding front façade controls.

- 3) The garage floors are not level with the main floor elevations and therefore; a concrete landing is planned within the garage with a 3068 – STL SC door opening into the garage. The depth of the garage is insufficient under these conditions. The minimum depth required between the closed over head door and the landing/door swing path, must be at least 17' - 6".
- 4) A zoning review starts with an architectural site plan and when the architectural site plan has addressed all issues, the civil and landscaping plans are reviewed against it for consistency. This development proposal must include the following information and supporting documentation on the site plan as follows:
 - a) The new legal description as determined by PLNSUB2015-00418 Preliminary Subdivision.
 - b) The property line dimensions as determined by PLNSUB2015-00418 Preliminary Subdivision.
 - c) A minimum lot width of eighty feet (80') unless modified by the PLNSUB2015-00075 Planned Development.
 - d) Relocation of the proposed fencing to the east property line to make it clear that the required interior side yard landscaping is to be installed and maintained by the owners of this property.
 - e) Correction of Keyed Notes #3 indicating that the demolition of the existing building is to be done under a separate demolition permit.
 - f) Documentation of the address for the site, documentation of each building number (e.g. Building #1 or A, Building #2 or B) and documentation of each unit number.
 - g) Dimension of driveway, showing at least six feet (6') from abutting property lines (unless modified by the Transportation Dept.), and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters.
 - h) Two required park strip trees and any public utility infrastructure such as power poles, fire hydrants and water meters separated by at least five feet (5'). Species of trees are to be taken from the SLC Plant List and approved by the SLC Forestry Office (see attached documents).
 - i) At the driveway, the ten foot (10') sight distance area (a triangular area formed by a diagonal line connecting two points as measured ten feet (10) from the intersection point, and along the sidewalk and driveway.
 - j) Correction of Keyed Notes #8 to indicate where the fencing detail can be found (fencing forward of the front façade is limited to four feet (4') in height).
 - k) The identification of all power and/or utility easements.
 - l) The ten foot wide landscaped buffer required at the west and south property lines, unless modified by the PLNSUB2015-00075 Planned Development.
 - m) The rear yard setback dimension.
 - n) The location of the required recycling station and any associated screening as required by 21A.36.250.
 - o) The actual square footage of the lot as determined by PLNSUB2015-00418 Preliminary Subdivision and the percentage of building coverage at no more than sixty percent (60%) of the lot.
- 5) This development proposal must include the following information and supporting documentation on the landscape plan as follows:

- a) A Plant Schedule which documents the quantity, size, and name (both botanical and common) of all proposed plants as well as the type of all proposed ground covers including both botanical and common names of vegetative ground covers.
- b) Forestry Dept. approval for the proposed park strip trees.
- c) A Summary Data Table indicating the area of the site in the following classifications:
 - (i) Total square footage of the park strip minus any driveway and the percentage of live vegetative ground cover (33% minimum).
 - (ii) Total square footage of the front yard landscape area and the percentage of live vegetative ground cover (33% minimum).
 - (iii) Total square footage of the one (1) interior side yard landscape area and the percentage of live vegetative ground cover (33% minimum).
 - (iv) Dimension of street frontage and Parkway trees required/provided based on one tree per 30 ft. of lot width.
 - (v) Total percentage of drought-tolerant trees and shrubs. Eighty percent (80%) is the minimum required.
- 6) The final set of elevation drawings shall show that the maximum building height does not exceed the thirty five feet (35') allowed in this zone and that the north face of the north unit complies with 21A.24.010.I regarding front façade controls, unless modified by the PLNSUB2015-00075 Planned Development.
- 7) Once the PLNSUB2015-00075 Planned Development and the PLNSUB2015-00418 Preliminary Subdivision processes have been completed; the results will need to be submitted to the file for review against the site plan.
- 8) This development proposal requires approval from Planning for water efficient landscaping (Doug Dansie 801-535-6182), Engineering (801-535-6396) for any work in the public way, Transportation (801-535-6630) for parking and maneuvering and Public Utilities Dept. (801-483-6727) for al sewer, water and site drainage. Zoning is unable to authorize permit issuance until this step has been taken. Please work closely with them to resolve any issues, pay any fees, and inform me when their approval has been obtained, or submit approved plans to this office.

After the building permit is issued, a public way permit will be required from the Engineering Department prior to commencing any work in the public way.

Transportation

Michael Barry

Comments PD

The proposal will need to provide dimensions of parking stalls, driveways, garage entrances, and other vehicle maneuvering areas to ensure that vehicle access and parking requirements are satisfied.

Comments Sub

No objections

Fire

Edward Itchon

Comments PD

None

Comments Sub

None

Engineering

Scott Weiler

Comments PD

Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering. The following came from Ellen Pesek (Urban Forestry) and was forwarded to Doug to forward to the applicant: Our records show that the park strip tree was removed at this address, 620 E 1700 S on December 4th, 2014. However, we will require two approved, 3" DBH park strip trees to be planted in the locations and spacing I have depicted on the attached landscape/project plan. Approved species for this site are: - Akebono cherry - Japanese zelkova 'green vase' - Hedge maple - Japanese tree lilac - Spring snow crabapple As for compensation for the removal of private property trees- we will only be requiring compensation for one tree. This tree is in the northernmost location- a 15" DBH spruce. I have circled this tree on the landscape/project plan. The value of this tree is \$3,110 and the removal permit fee is an additional \$15.00. This total cost is reduced through planting the two park strip trees- which credit a total of \$600.00 towards the removal cost (\$300/per 3" tree), resulting in the remaining permit cost for the developer will be \$2,510.00 + \$15.00.

Comments Sub

Redlines sent to Doug to forward to applicant

Public Utilities

Jason Draper

Comments

All demolition and improvements must meet public utilities standards and requirements. Analysis of the existing sewer, water, and storm drain infrastructure should be completed

Attorney

Andrea McQuiston

Comments

Without a title report, the City Attorney's office cannot determine at this time whether the ownership information shown on the plat is correct, whether parties with an interest in the Property and Units should be included on the plat with a "consent to record" signature block, whether all easements are depicted on the plat, whether taxes are current, and whether the plat otherwise complies with state and local requirements.

However, in general, see the following comments:

1. All easements and rights of way, if any, need to be reflected on the plat; please include the recording information;
2. Any recorded items listed on title may need to be included in a notes section on the plat;
3. I need verification that the taxes have been paid, for all units affected by the plat;
4. See the attached Owners Dedication example to be used on the plat.
5. See the attached Notary Acknowledgment example to be used on the plat. This will avoid using a stamp that sometimes smears and causes problems.
6. See the attached HOA Dedication and Acknowledgment to be used on the plat if the property has an HOA.
7. See the attached Lien Holders Consent and Acknowledgment, should any be required. (unable to determine without a copy of the title report.)
8. Please provide Declarations (CC&R's) if the property is a Condominium Unit.

Once I receive a title report for each property affected, I will be able to provide a more detailed review and can provide constructive assistance. Please let me know if you have any questions.

Thank you.

P.S. If a title report is provided at this stage, my comments can be addressed in advance and will save time.

ATTACHMENT I: MOTIONS

Not Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission deny the planned development.

(The Planning Commission should list the specifics of the planned development denial)