



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Amy Thompson; 801-535-7281
Date: June 22, 2016
Re: PLNSUB2015-01008 Zenith1 Planned Development 1176 & 1182 South 400 East

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 1176 & 1182 South 400 East
PARCEL ID: 16-07-452-018 and 16-07-452-019
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5000 (Single Family Residential District)

REQUEST: A request by Mitchell Spence, the owner of the properties, for a Planned Development to create five lots to construct single family detached dwellings with reduced required rear yard setbacks, increase of the permitted projection of awnings in required yards, and four of the dwellings would not have frontage on a public street. The Planning Commission has final decision making authority for planned development applications.

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 Planned Development request with conditions.

The following motion is provided in support of the recommendation:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve petition PLNSUB2015-01008, regarding the Zenith 1 Planned Development on 400 East. In order to comply with the applicable standards, the following conditions of approval apply:

- 1. The applicant shall comply with all other Department/Division conditions attached to this staff report.*
- 2. Provide a sidewalk that extends the entire length of the private driveway that connects all the houses to the public sidewalk, as opposed to the length of the fire truck access as proposed.*
- 3. The private drive is designated as no parking on both sides.*
- 4. Subdivision approval is required for the subject properties. The involved lots shall comply with Chapter 20.32 of the Subdivision and Condominium ordinance.*
- 5. The developer will need to record against the property an estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development for a period of 60 years in compliance with 21A.55.170 "Disclosure of Private Infrastructure Costs for Planned Developments."*
- 6. The applicant shall obtain the required demolition permits for the existing buildings.*

7. *All other applicable zoning standards not modified by the Planned Development approval shall apply to the development.*
8. *All information related to the net zero design of the project and the utilization of "green" building techniques for the development as described in the narrative approved with this Planned Development shall be verified in the final plans for the project.*
9. *Final approval authority for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.*

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plans](#)
- C. [Building Elevations](#)
- D. [Additional applicant Information](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Dept. Comments](#)
- I. [Motions](#)

PROJECT DESCRIPTION:

1. Proposal Details

The project involves two existing adjacent properties; both properties have an existing single family residence and a detached accessory structure. The applicant proposes to demolish both of the existing single family residences and build a "net zero community" consisting of five new two story single family homes. Each new home is proposed to be on its own lot, with a common area that includes a shared private driveway that will be managed by an HOA.

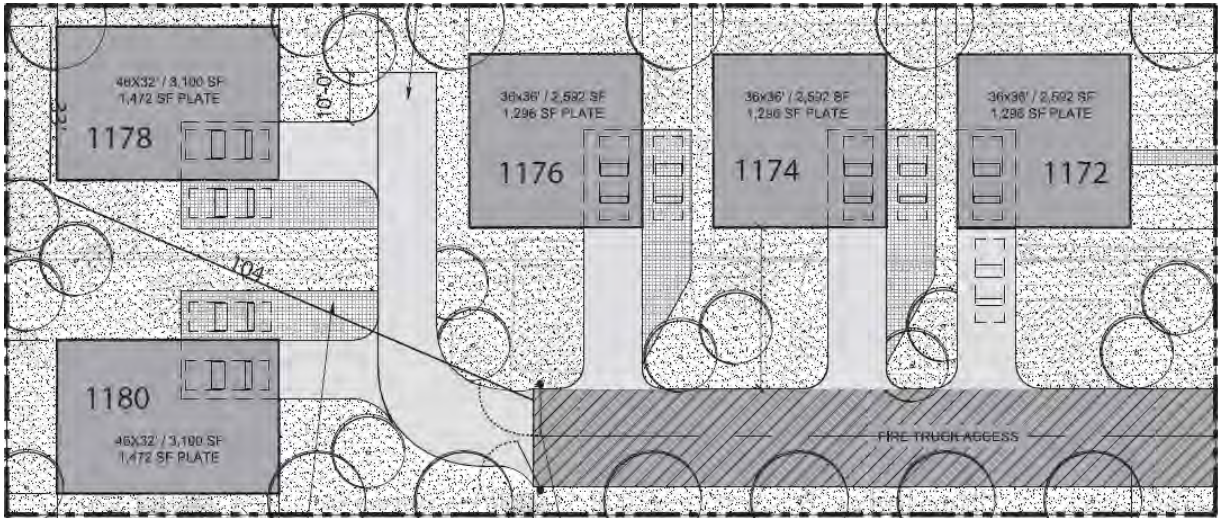
The applicant submitted an application for a planned development seeking a reduction in rear yard setbacks, increased projection of awnings in required yard areas, and a modification to allow for 4 of the homes without frontage along 400 East. If approved as proposed, the rear yard setback would be reduced from 20 feet to 10 feet on four of the homes, and 4 feet on the house facing 400 E. The applicant has indicated the request for a modification to the rear yard setback is to achieve the maximum south-facing sun exposure that is a necessary component to the net zero community.

The following information regarding the utilization of green building techniques was taken directly from the narrative that was submitted with the application:

Zenith1 homes are built with an air-tight envelope that utilizes energy-efficient, eco-friendly architectural materials and styles including: solar photovoltaic arrays (3kW-4kW), high-performance thermal windows (U-Value<0.3), exterior rigid foam panels and high-density blow-in insulation (R30-R40 combined exterior wall insulation), low-flow water fixtures and toilets (.8 gallon per use), high-efficiency and LED lighting, high-efficiency Energy Star Appliances (HVAC, dishwasher/dryer/washing machine), steel garage with rigid insulation, rain catchment compatibility, and a home-energy manager (central nervous system for monitoring/regulating the net zero home).

The proposed project will result in five single family dwellings each having a footprint ranging from 1,296 to 1,472. Each house will have approximately 2,500 square feet of living space and an attached one car garage. The second required parking space is proposed on a parking pad adjacent to the structure in the side yard with the exception of the house facing 400 E where the second parking space is proposed as tandem parking in the driveway. The properties are accessed by a private driveway. At approximately 150 feet, a 20 foot wide X 4 foot tall private gate is proposed to prevent a fire truck from proceeding further down the private drive since the private driveway width narrows to 12 feet toward the end of the proposed development, which does not meet the required turn around area to accommodate a fire truck.

The applicant has described the homes as a classic modern design and the exterior finishes will include a combination of horizontal cedar siding with some hardie-board accents, stucco, and steel/wood detail over the windows, front porch area and sun awnings. Section 21A.36.020(B) regulates obstructions in required yard areas. The permitted projection for awnings in the required front or side areas is 2 ½ feet. The applicant is proposing awnings/solar screens that project approximately 4 feet into the required front and side yard. This 1 ½ foot modification to the zoning regulation allows for awnings that will meet the net zero design specification for the development.



The five new proposed properties are identified as 1172 S (property that faces 400 E), 1174 S, 1176 S, 1178 S and 1180 S 400 East. Reference to these proposed addresses is used throughout the Staff Report in the analysis.

KEY ISSUES:

The following key issues have been identified through Planning Staff’s analysis of the project. These issues are further explained below.

1. Planned Development Objectives and Purpose Statement
2. Access to the Site
3. Planned Development Standards

Issue 1: Planned Development Objectives and Purpose Statement

Planned Developments are requested in order to modify certain zoning standards that normally apply to developments. The purpose of the Planned Development process is to achieve a “more enhanced product than would be achievable through strict application of the land use regulations.” In addition, through the Planned Development process the City seeks to achieve a number of other objectives, such as preservation of significant buildings, green development, and coordination of buildings in a development. The full list of objectives is located in [Attachment F](#). A proposed Planned Development only needs to meet at least one of these objectives. As proposed, the development is generally meeting at least one of the applicable objectives. This includes the following objective:

H. *Utilization of "green" building techniques in development.*

The proposed development incorporates net zero homes that are consistent with the mass and scale of the existing neighborhood. The project is requesting relief from rear yard setbacks. The required rear yard setback is 20 feet and the property owner is asking for 10 feet on properties 1174, 1176, 1178 and 1180, and 4 feet on property 1172 which faces 400 E . These reductions allow for the properties to be located in a way that maximize southern sun exposure, but do not necessary result in a “more enhanced product than would be achievable through the strict application of the land use regulations.” Net zero homes could still be constructed on the existing lots, but through modification of the zoning standards, they are able to maximize the amount of buildable area and build five homes instead of two. The proposed rear yard setback of house 1172 is similar to the side yards within the proposed development, however because this house faces 400 E. the rear yard is defined differently than the units that front the private driveway. The requested 4 foot setback for 1172 is compatible with the overall development design of Zenith 1 because it is

compatible with the side yard setbacks of the other 4 homes. The rear yards of the proposed homes at 1174 and 1176 abut the interior side yard of the adjacent properties which is buffered by a driveway belonging to the adjacent lots. The rear yard of the proposed house at 1178 abuts the rear yard of an adjacent single family dwelling. The rear yard of the proposed house at 1180 abuts the Liberty Wells Planned Development, and in researching the plans that were approved for the Liberty Wells project, there will be a single family dwelling on the adjacent lot with an 8 foot setback, so there will be a distance of 18 feet from the rear of the proposed house at 1180 and the dwelling on the adjacent property. Staff is of the opinion that the proposed reductions to the rear yards would be appropriate for this location based on the configuration of the adjacent properties.

The applicant is requesting a 1 1/2 foot modification to the zoning regulations related to projections in required yard areas. This modification would accommodate awnings/solar screens that meet the net zero design specification for the development. Staff is of the opinion this increased projection is appropriately scaled and further supports the objective related to green building techniques while adding visual interest to the front entryways.

The applicant is also requesting relief from the zoning ordinance for four homes that will not face 400 E. The subject properties are fairly deep lots, and although similar lot depths are fairly common in the surrounding neighborhood, smaller lots are also commonly seen. The four properties that will not have frontage on a public street are oriented towards a private driveway, and the property that has frontage on 400 E (1172) is oriented toward 400 E and well integrated into the existing streetscape.

Issue 2: Private Driveway/Access to the Site

The five proposed single family homes are accessed by a private driveway that dead ends toward the rear of the lot (west side). The private driveway has a 20 foot wide fire truck access that extends approximately 150 ft at which point a gate is proposed as an alternate to providing a fire truck turn around. (See [Attachment H](#) Department Comments). The proposed lot configuration with five homes would require modifications and likely elimination of one or two houses to accommodate a fire department turn around. The applicant worked with fire to find an alternate solution to the fire department turn around that would retain their proposed site plan and would not require the elimination of any of the proposed houses. Fire has indicated the proposed gate across the private driveway would satisfy their requirements for fire access, and if a gate is provided, a fire truck turnaround is not required. The two houses towards the rear of the existing lots (east side) will be located behind the gate that crosses the private driveway. (See site plans in [Attachment B](#)). Transportation also provided comments recommending installation of a five foot wide pedestrian walkway that connects all homes to the public sidewalk. The proposed site plan currently shows the sidewalk ending and the point where the gate is proposed. As a condition of approval, Staff is recommending the sidewalk is continued along the entire length of the sidewalk to better integrate all of the homes without street frontage with the rest of the neighborhood.

Issue 3: Compatibility with the neighborhood

The neighborhood is predominately single family residences with a few small multi-family buildings scattered throughout the area. The proposed single family homes are compatible with the overall neighborhood in terms of mass, scale, form and lot size. The configuration of the lot with 4 homes not having street frontage is not something that is seen in this particular neighborhood, however the lot depth provides an opportunity for infill and would allow for five homes instead of two homes, which is what could be built under the existing zoning regulations. The homes are designed to be compatible with the existing properties in the neighborhood, but the overall design of the proposed homes is focused on energy-efficient architectural design and green building techniques. They have a similar roof pitch to surrounding homes and exterior materials are compatible with the existing homes in the neighborhood. Raised covered porches are an entry feature that is seen on the majority of homes in the neighborhood. The proposed houses are only 1 foot above grade which limits the design opportunities for a raised porch element that is compatible in design to the surrounding properties, but a 6 inch step up front porch with a sun awning has been included into the proposed net zero design and does add visual interest to the entryways.

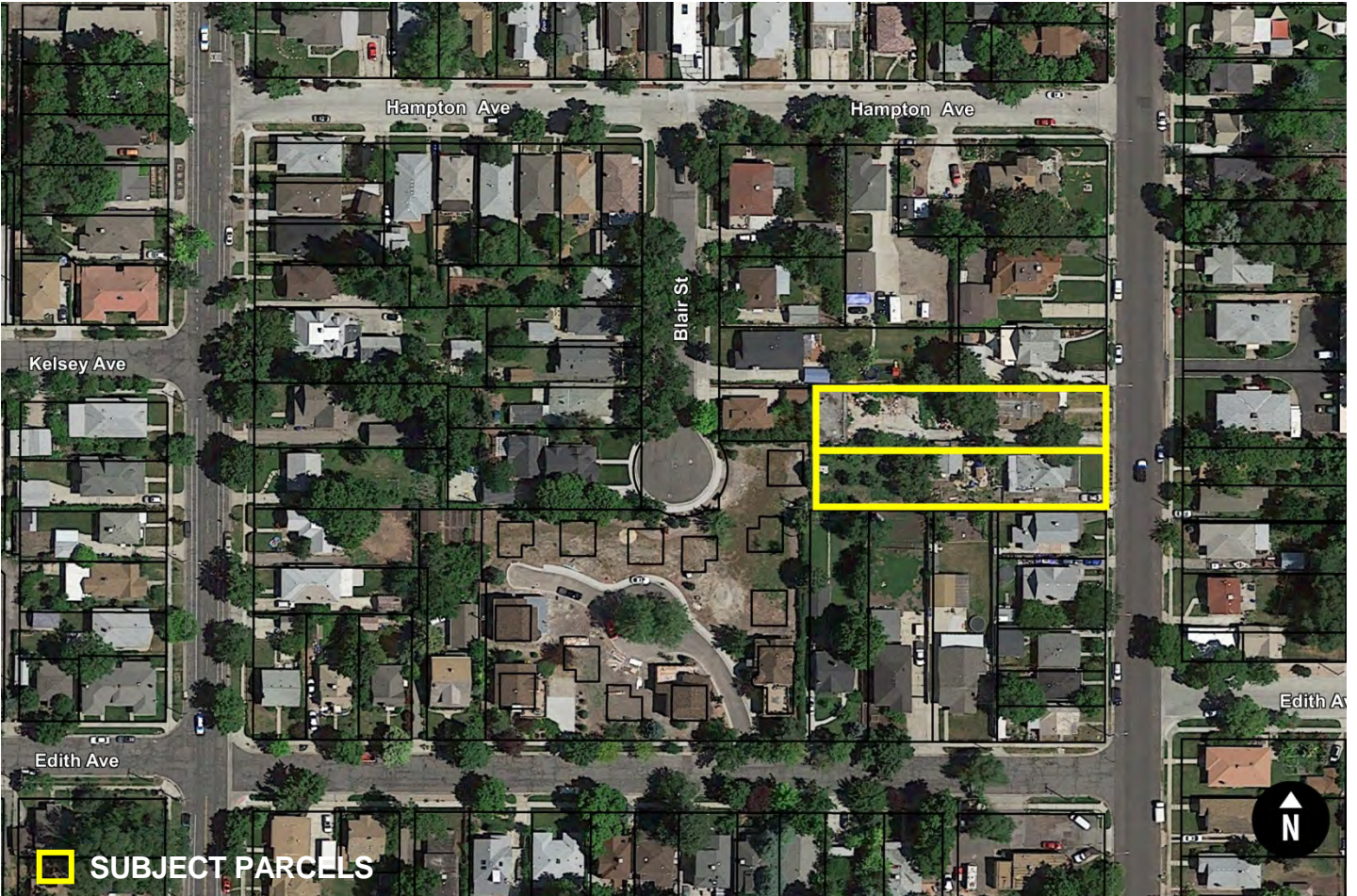
DISCUSSION:

Staff finds that with conditions of approval imposed, the proposal is generally compatible with surrounding properties and achieves the objective of a planned development that relates to the utilization of green building techniques.

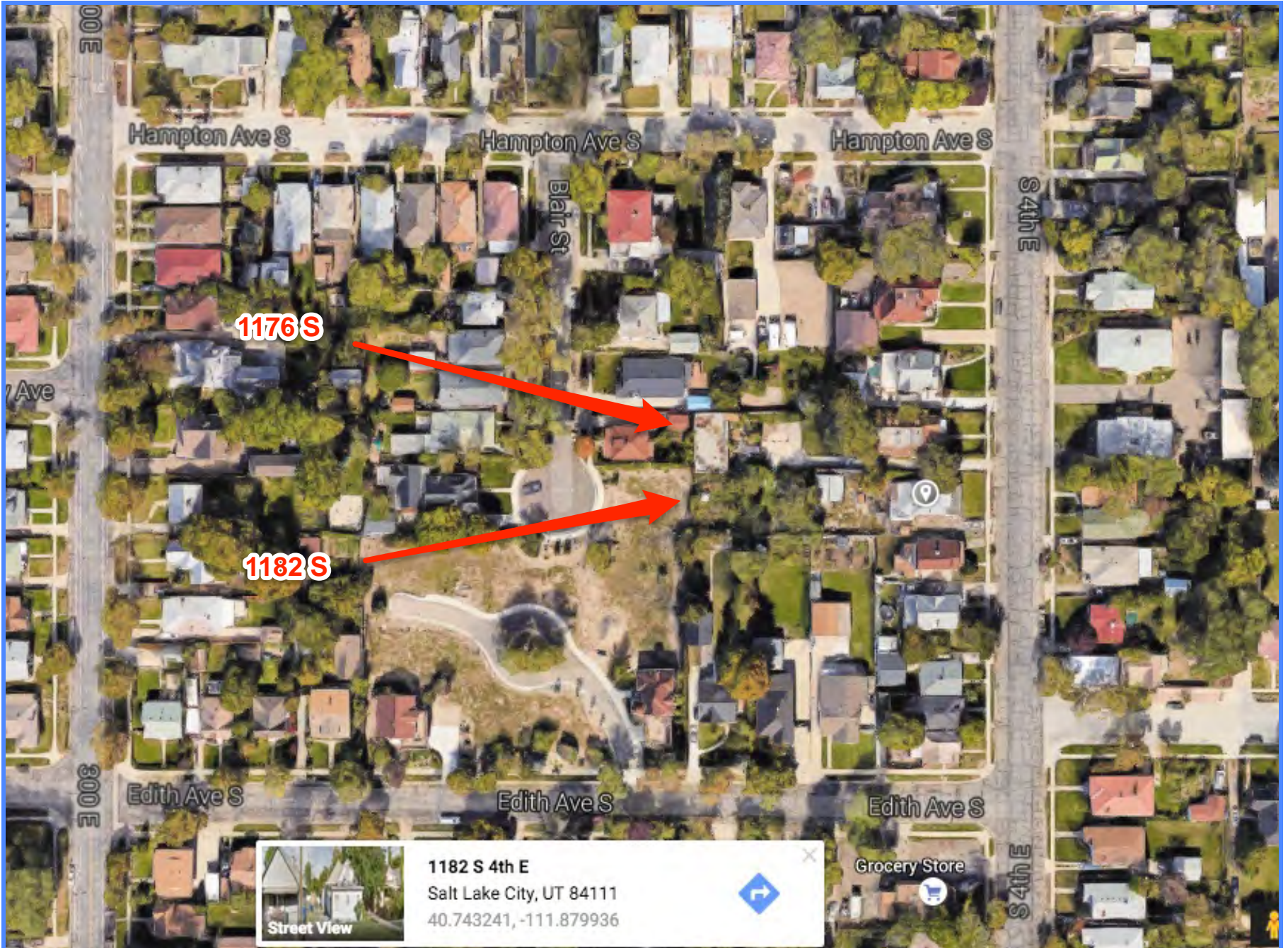
NEXT STEPS:

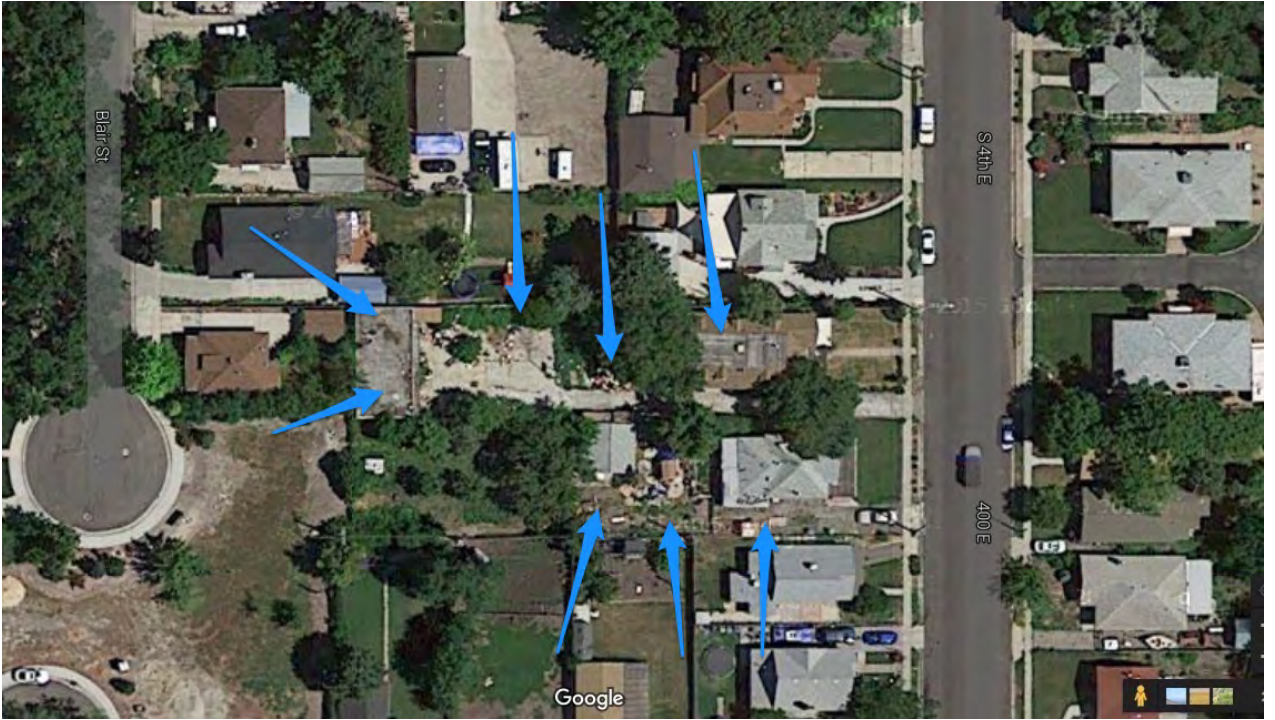
If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. A preliminary subdivision application will also need to be submitted for approval. If denied the applicant would be able to construct a single family dwelling on each of the subject properties, and they would be subject to the standards in the R-1/5000 zoning district.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site Plans







RECORD OF SURVEY

PART OF LOTS 4 & 3, BLOCK 20, 5 ACRE PLAT "A"
1176 & 1182 SOUTH 400 EAST STREET
SALT LAKE CITY, UTAH.

A PARCEL LOCATED WITHIN THE WEST 1/2,
OF THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.#M.

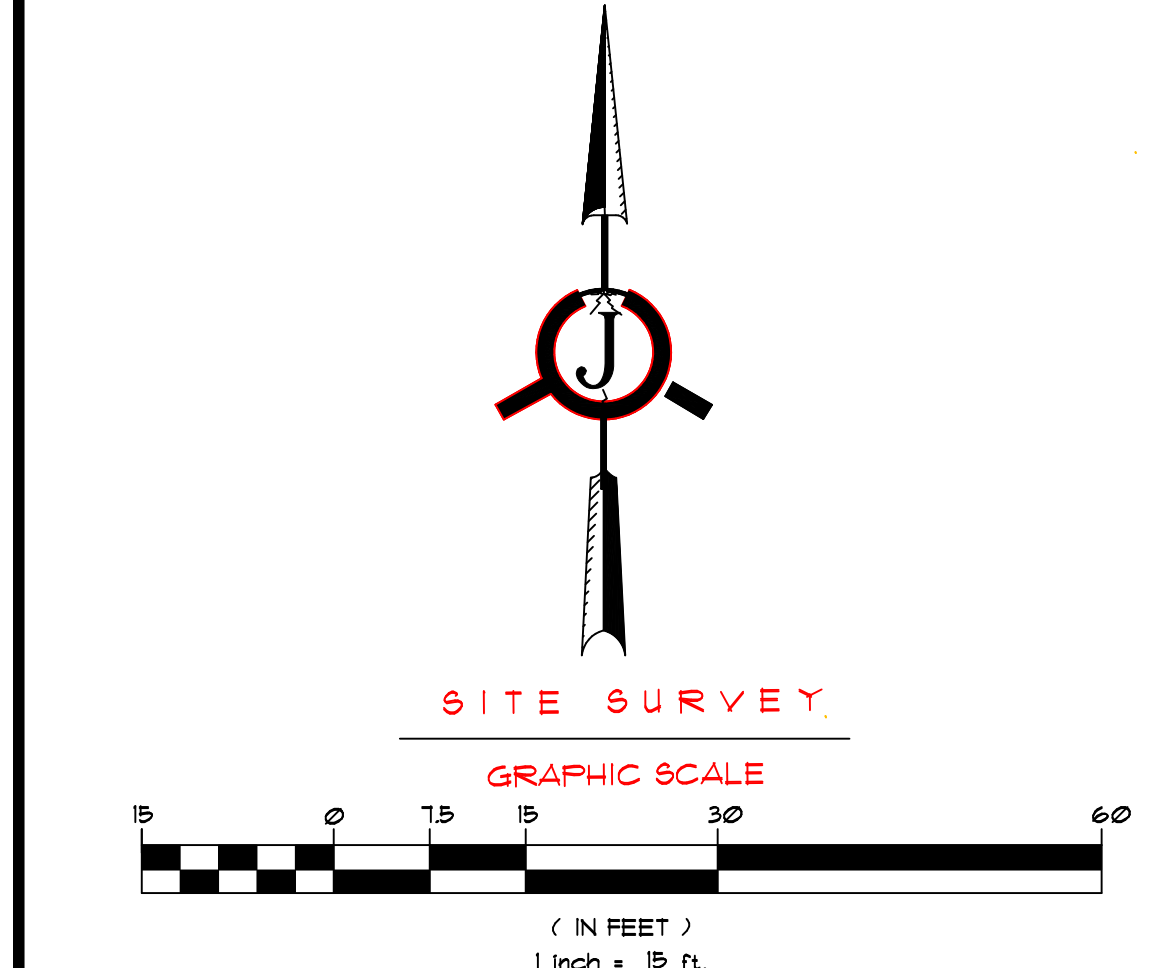
PROPERTY DESCRIPTION
1182 SOUTH 400 EAST STREET
American Land Title Association First American
Title Insurance Company
Commitment for Title Insurance

SCHEDULE A
Commitment No. 237643
1. Effective Date: January 21, 2016 8:00AM

Beginning 5.42 feet South and 33 feet West of the Northeast corner of Lot 3, Block 20, Five Acre Plat "A", Big Field Survey; and running thence South 52 feet; thence West 15 rods; thence North 52 feet; thence East 15 rods to the place of beginning.
Address: 1182 South 400 East, Salt Lake City, UT 84111

RECORDED SURVEY
FILE# 930-08-0333
SURVEY BY: ROBERT J. PHILLIPS
DATE: 8-10-1990

RECORDED SURVEY
FILE# 930-08-0333
SURVEY BY: ROBERT J. PHILLIPS
DATE: 8-10-1990



LEGEND

- = SECTIONAL MONUMENT
- = FOUND STREET MONUMENT
- = FOUND PLUG
- = SURVEY REFERENCE PT.
- = LARGE TREES

PROPERTY DESCRIPTION
First American Title Insurance Company
File Number: 230464

Beginning 2 rods West and 5.42 feet South from the Southeast corner of Lot 4, Block 20, Five Acre Plat "A", Big Field Survey; thence West 15 rods; thence North 52 feet; thence East 15 rods; thence South 52 feet to the point of beginning.

SURVEYOR'S NARRATIVE

This survey was performed at the request of Mitchell Spence. For the purpose to locate property lines in relation to existing fencing, and other improvements, also for the purpose of boundary resolutions.

The basis of bearing was derived from the Found City Street monuments along 400 East, and utilized on this survey as (North as Measured from Edith Avenue Monument to Hampton Avenue Monument) as shown hereon. Calculations were derived from the Salt Lake City, Big Field Survey 5-Acre Plat "A", Block 20, & from the LIBERTY WELLS PLAT-A PLANNED DEVELOPMENT SUBDIVISION, on file within the official records of Salt Lake County's recorders office, Utah. File# 10378149, BOOK 2008P PAGE 57, Dated 3/26/2008

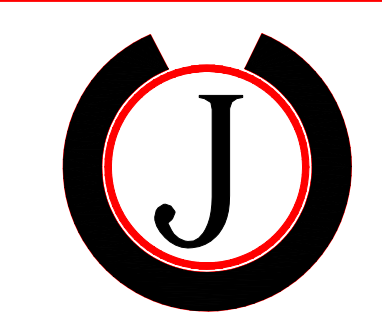
A Second Survey of reference as noted on the plat (Recorded Robert J. Phillips Survey, on the adjacent Parcel North.) FILE# S 90-08-0333 (DATE: 8-10-1990)

* NO UNDERGROUND UTILITIES SURVEYED,
* CALL BLUE STAKING FOR GROUND LOCATIONS, AS THEY MAY EXIST.

IN ACCORDANCE WITH SALT LAKE CITY ORDINANCE USING A FACTOR OF 0.999675106 AS DETERMINED BETWEEN EXISTING BASELINE MONUMENTS AT LIBERTY PARK, 800.26 FEET IN 800 FEET. A CALIBRATION FACTOR OF 1.0003 HAS BEEN ADJUSTED TO THE SALT LAKE CITY SURVEY PLAT.

SURVEYOR'S CERTIFICATE

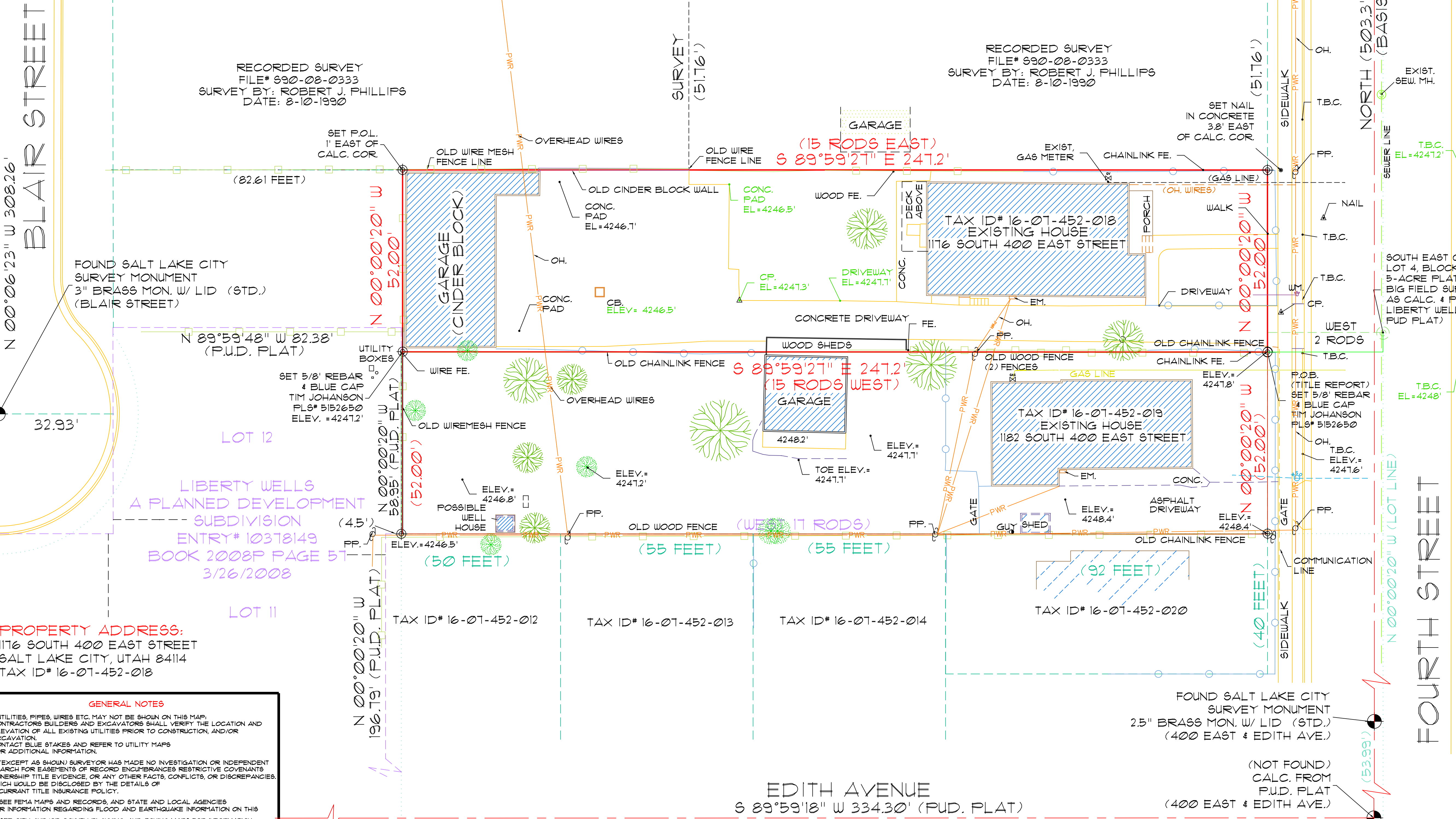
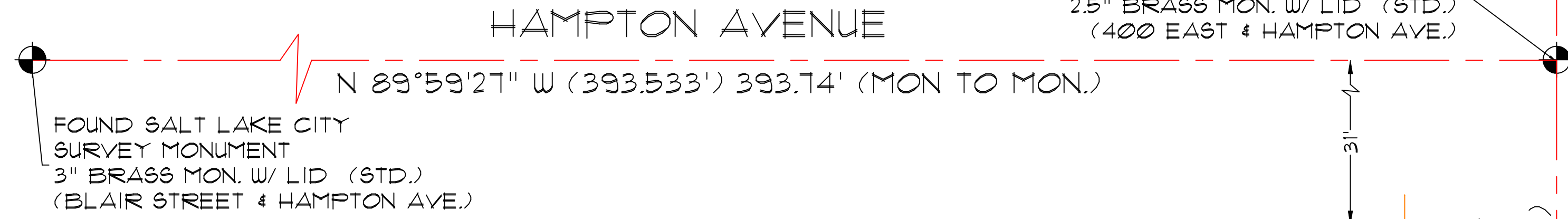
I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.



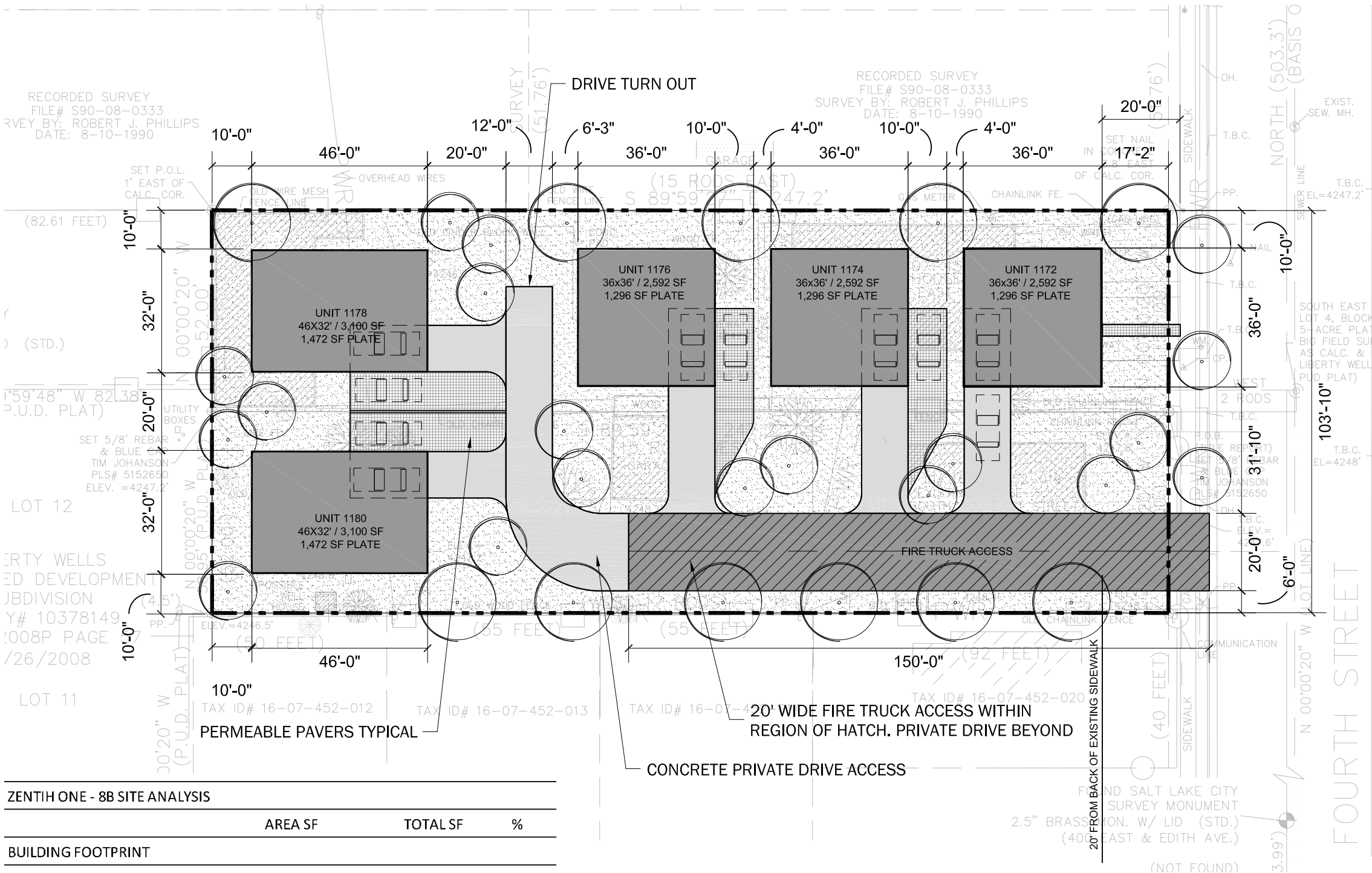
JOHANSON LAND CONSULTANTS
SURVEYING • PLANNING • LAND DEVELOPMENT
770 EAST MAIN STREET
SUITE 131
LEHI CITY, UTAH 84043
PHONE (801) 707-9463
johansonsurvey@gmail.com

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC. shall not be used without complete authorization and written support.

STAMP	PROJECT NO. JLC-16-005 1176 & 1182 SO. 400 E.
	DATE: 02-10-2016 REV.
	DRAWN BY: TIMOTHY R. JOHANSON P.L.S.
	CK'D BY:
	SHEET NUMBER SITE SURVEY



- GENERAL NOTES**
- UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
 - (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES, WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
 - SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS TRACT.
 - SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.

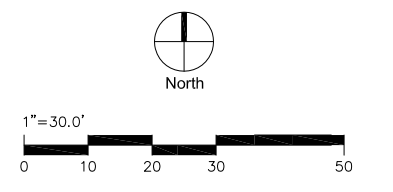


ZENTH ONE - 8B SITE ANALYSIS

	AREA SF	TOTAL SF	%
BUILDING FOOTPRINT			
UNIT 1172	1,296		
UNIT 1174	1,296		
UNIT 1176	1,296		
UNIT 1178	1,472		
UNIT 1180	1,472		
TOTAL BUILDING FOOTPRINT	6,832	6,832	27%
FLATWORK - PRIVATE	2,957	2,957	12%
FLATWORK - FIRE LANE	2,790	2,790	11%
FLATWORK - PERMEABLE PAVERS	1,573	1,573	6%
LANDSCAPE	11,654	11,654	45%
TOTAL SITE (in model)		25,697	100%

ZENITH ONE
A Net-Zero Community

SITE PLAN
18 APRIL 2016



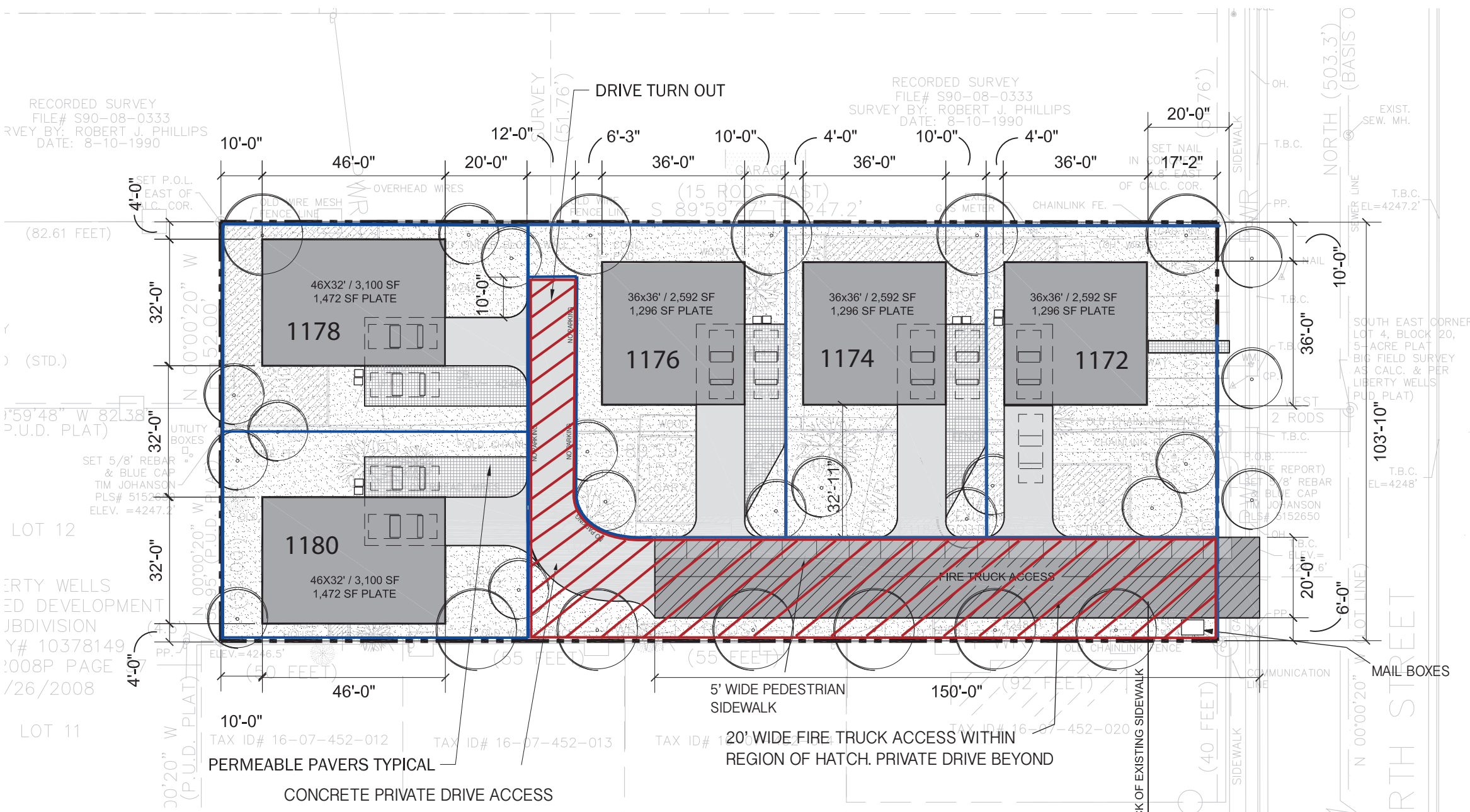
COLONY DESIGN COLLECTIVE

LANDSCAPE ■ LAND PLANNING ■ URBAN DESIGN

COLONY DESIGN COLLECTIVE LLC

1308 S 1700 E #202, SALT LAKE CITY, UTAH 84108

colonydesigncollective.com



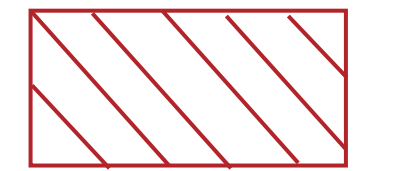
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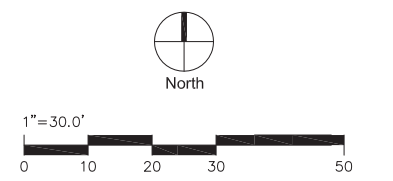
ZENITH ONE
A Net-Zero Community

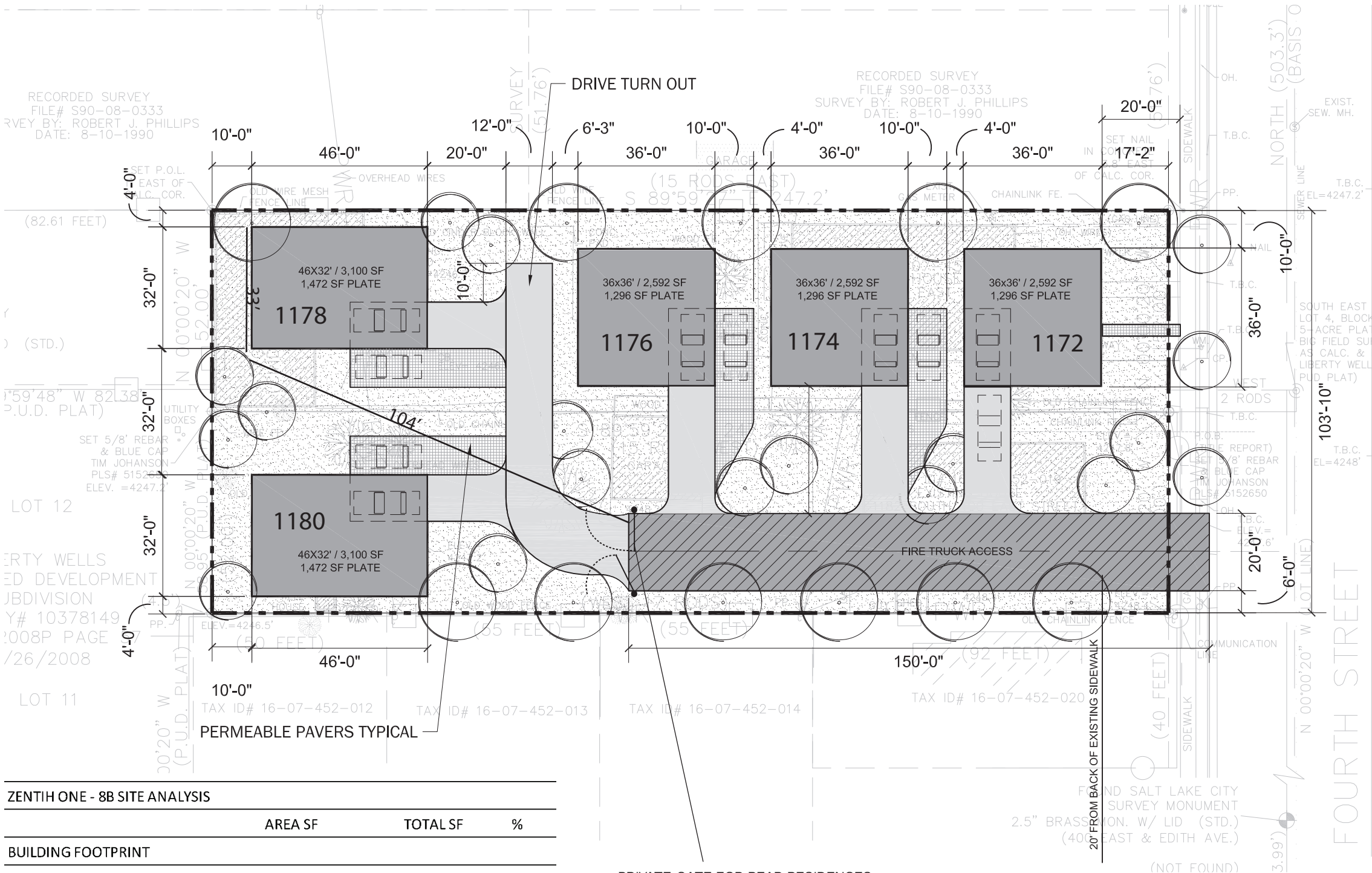
SITE PLAN
6-16-2016

Commons Areas



Deeded Lots





ZENITH ONE - 8B SITE ANALYSIS

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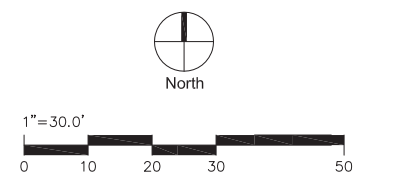
PRIVATE GATE FOR REAR RESIDENCES 1178 & 1180. FENCE IS LOCATED AT 147'6" ON THE 150' FIRE TRUCK ACCESS ROAD.

DOUBLE GATE TOTAL DIMENSION: 20' WIDE X 4' TALL



ZENITH ONE
A Net-Zero Community

SITE PLAN
4 MA7 2016

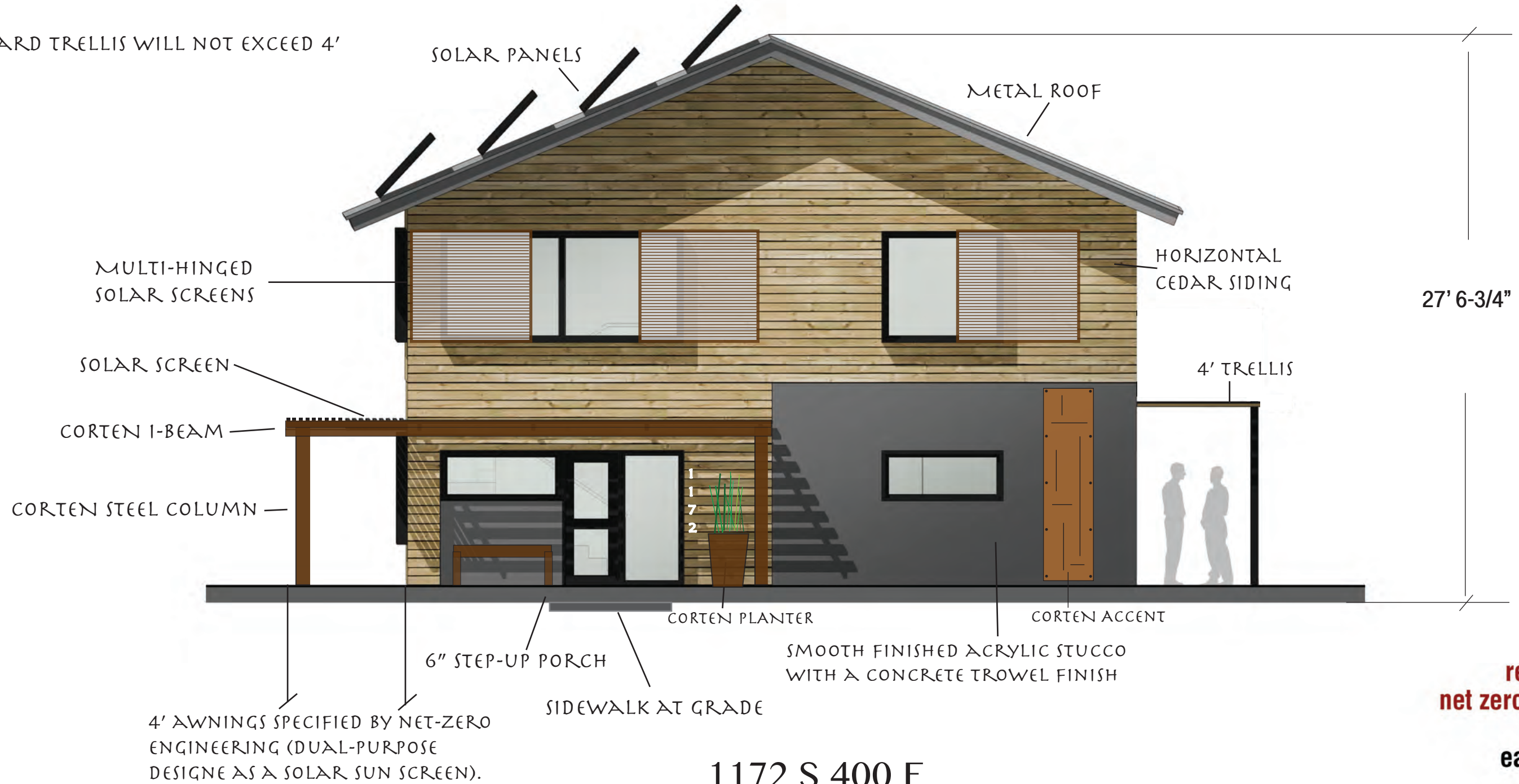


ATTACHMENT C: Building Elevations

-ALL REAR BALCONIES WILL NOT EXCEED 5' INTO THE REAR YARD.

-ALL FRONT AND SIDE YARD AWNINGS WILL BE 4' WIDE. THIS IS REQUIRED FOR THE NET-ZERO ENGINEERING DESIGN SPECIFICATIONS.

-SIDE-YARD TRELLIS WILL NOT EXCEED 4'



27' 6-3/4"

4' TRELLIS

C

colony
design
collective
redfish zenith
net zero community
unit 1172
east elevation
6-6-16

1172 S 400 E
400 E STREET FACE



PLEASE NOTE: BALCONY HAS BEEN
REMOVED FROM UNIT 1172 TO
COMPLY WITH 21A.36.020



C

colony
design
collective
redfish zenith
net zero community
unit 1172
north elevation
6-6-16





C

colony
design
collective
redfish zenith
net zero community
unit 1172
south elevation
6-6-16





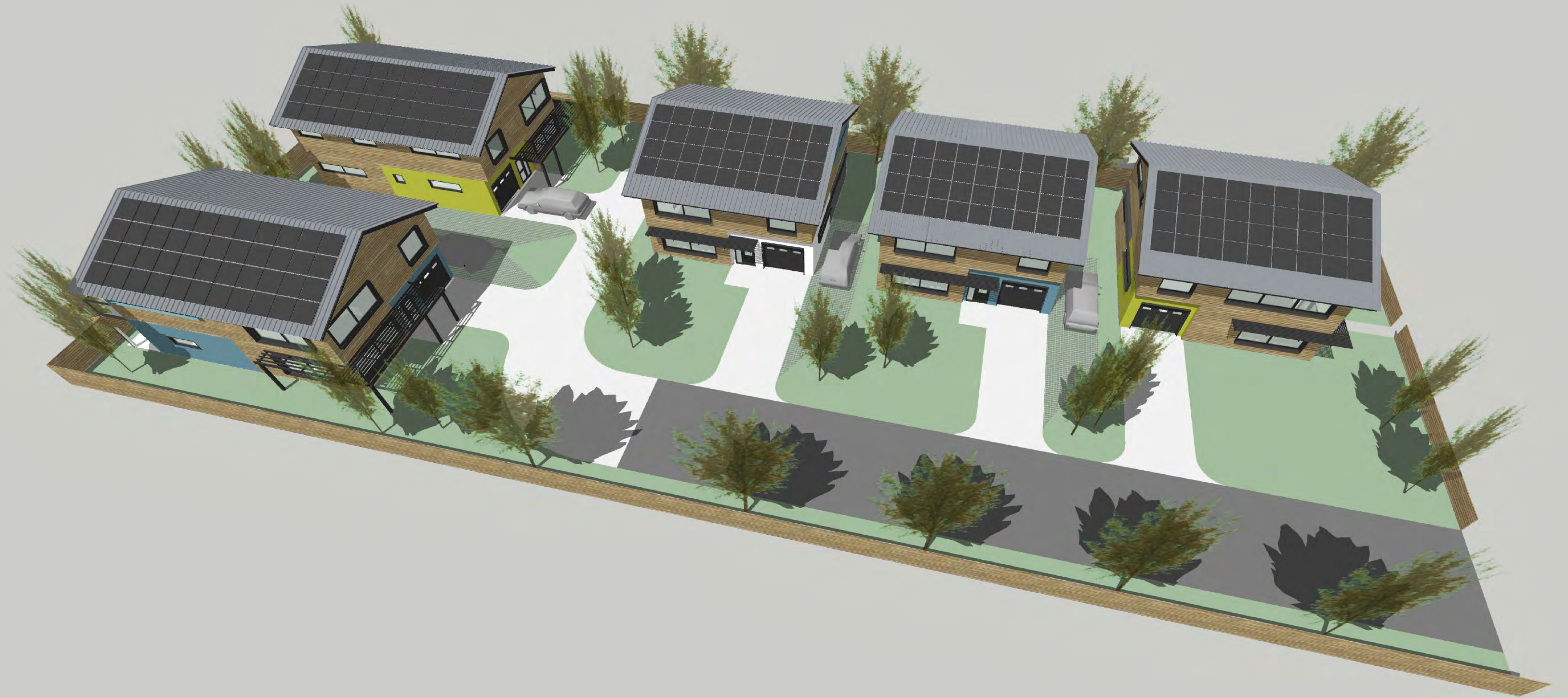
C

colony
design
collective
redfish zenith
net zero community
unit 1172
west elevation
6-6-16









ATTACHMENT D: Additional Applicant Information

SLC Planned Development Application

16 May 2016

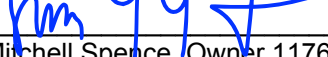
A. Applicant Information

1. **Applicant:** MITCHELL SPENCE, OWNER
Address: 577 MILLCREEK WAY, BOUNTIFUL UT 84010
Telephone: 801.380.5691
2. **Signed Consent:** 

Mitchell Spence, Owner 1176, 1182 S. 400 E., SLC UT 84115
Redfish Development
3. **Present Street Address:** 1176, 1182 S. 400 E., SLC UT, 84115
Proposed Street Addresses: 1172, 1174, 1176, 1178, 1180 S. 400 E, SLC, UT 84115
Legal description:
4. **Zoning classification:** R1/5000
Present use of the subject property: 2 adjacent lots with dilapidated single-family dwellings
5. **Proposed title:** ZENITH1 SUBDIVISION
Designer: Mitchell Spence (mitchellspence@gmail.com)
Complete description of the proposed planned development (**Attached**).
6. **Site Plans & Vicinity Map (Attached).**
North arrow, scale, date, indicating zoning classifications and current uses of properties within eighty five feet (85') (exclusive of intervening streets and alleys) of the subject property;

===

I, Mitchell Spence, am the applicant on behalf of Redfish Development and have met with and explained the proposed conditional use to the appropriate community organizations, Liberty Wells Community Council & Central City Community Council, and they are entitled to receive notice.

Signed Consent: 

Mitchell Spence, Owner 1176, 1182 S. 400 E., SLC UT 84115
Redfish Development

ZENITH1 PLANNED DEVELOPMENT PROPOSAL
16 May 2016

A. PURPOSE STATEMENT & PLANNED DEVELOPMENT OBJECTIVES (21A.55.010)

The applicant, Redfish Development, seeks to convert 2 single-family R/1-5000 deep urban lots into an energy-efficient Net-Zero planned development with 5 single-family homes (maintaining R/1-5000 Zoning; 25,697sf/parcel; ~5,139sf/lot).

The overriding goal of Zenith 1 is to create a Net-Zero community that promotes efficient use of land and resources through green building techniques (Net Zero and PassivHaus features) in the Liberty Park neighborhood. This project eliminates blighted structures (2 dilapidated uninhabitable homes) by combining 2 existing lots for “acupuncture in-fill” in order to create 5 Net-Zero energy-efficient single-family homes compatible with existing homes in the neighborhood.

Zenith1 is a new kind of planned development offering Net Zero housing options in Salt Lake City. This requires an alternative approach to the design of the property by situating all 5 homes on the north and west property lines to achieve maximum south-facing exposure uninhibited by fences or trees. This site plan allows strategic harnessing of winter heat while minimizing impacts of summer heat.

Zenith1 thus results in a more enhanced product than would be achievable through strict application of land use regulations (particularly rear yard setbacks) since the Net Zero design reduces dependency on energy resources and greater efficiency in public and utility services.

This proposed Zenith1 Planned Development falls within two Community Council Areas (Central City and Liberty Wells) and the applicant has liaised with both councils to design this project by incorporating their feedback to ensure it is compatible with local interest and congruous with nearby land development patterns. Each home will have its own Tax ID with a common area (a separate parcel with green space and a shared road) managed by an HOA with specific provision for care and maintenance of such open space as per Zenith1 HOA bylaws.

The combination of these effects is to achieve sustainable and functional urban in-fill tailored for a growing community interested to live in walk-able neighborhoods close to downtown, public transit, shopping, parks, and schools. Each home will offer an e-bike and car charging station in the garage to support this deliberate, energy-conscious Zenith1 philosophy. Zenith1 is strategically situated near TRAX, myriad bus routes, and offers walking distance to popular urban hubs: Liberty Park, 9th & 9th, Gateway, Planetarium, Trolley Square. Zenith1 is also proximal to the UofU, Research Park, and hospitals.

The proposed Zenith1 PUD achieves several objectives of **21A.55.010 (A, D, F, H)** as listed below:

A. Combination/coordination of architectural styles, forms/materials

Zenith1 is designed using architectural engineering that views the home as an interconnected algorithm in order to yield both energy efficiency and affordability. Although Net Zero building is inherently more expensive, these homes straddle simplicity and complexity in order to be compatible with neighborhood values. Zenith1 design is in line with the *Sustainable Salt Lake Plan 2015* offering modern housing that is both aesthetic and energy efficient.

We've met with architectural consultants, mechanical engineers, and product consultants to create this holistic design for 5 Net Zero homes that will produce as much energy as they consume over the course of a year. This functionality is possible through a systems-approach and strategic situating of the homes on the site.

Zenith1 incorporates a blend of recycled/reclaimed and 21st century building materials that absorb/deflect sunlight strategically. All 5 homes will coordinate well with each other and feature compatible building design to other properties in the neighborhood. They have a similar roof pitch to surrounding homes and a raised porch and a small covered patio. The exterior finishes will include horizontal wood siding, hardie-board siding, stucco, and steel/wood detail over the windows, front porches and sun awnings.

The primary difference in Zenith1 from surrounding homes is the focus on energy-efficient architectural design and green building materials/techniques: solar panels to conserve electricity; energy-efficient appliances to improve indoor air quality; recycled/sustainable materials that produce less waste in the process and conserve natural resources; and energy conservation through strategic insulation to maintain ~71 degrees year-round.

D. Use of design, landscape, architectural features to create a pleasing environment.

We worked closely with engineers, drafters, & landscape architects to develop a functional pleasing design. The unique depth (more than twice that of surrounding lots) allows for “acupuncture development” where future residents enjoy a sense of community and privacy while maximizing utility of strategically-situated urban lots.

The design of the home and surrounding landscape closest to the street (1172) promotes the development of the “neighborhood yard” concept in line with the *Central Community Master Plan* whereby visually shared spaces are created by front yards and the area between the curb and the property line. Minimal flora exists on site; our landscape design includes indigenous trees/shrubs (Utah species) and other flora, trees, and bushes will be planted with minimal sod to compliment these eco-friendly green homes.

Building materials will incorporate earth tones chosen to blend into natural landscapes and neighborhood styles to create a pleasing environment intended to attract an environmentally-aware demographic interested in eco-friendly housing choices. Building exteriors may include: steel, hardie-board, sustainable wood siding & smooth finished stucco. Synthesis of these components makes Zenith1 a unique and desirable location, particularly for an inflow of eco-conscious urbanites affiliated with the UofU, Research Park, and major hospitals.

F. Elimination of blighted structures through redevelopment or rehabilitation.

The current structures are heavily dilapidated and abandoned. Both lots presently store industrial junk, vehicles, machinery and garbage. Surrounding neighbors complain of current property conditions and have labeled it an eyesore. Our intention is to remove all refuse, construct 5 Net Zero single-family dwellings and sell them to private buyers. This dilapidated neighborhood blight will be strategically reborn through Zenith1 PUD.

H. Utilization of "green" building techniques in development.

Zenith1 homes incorporate cutting-edge design that reduces overloaded energy demands through solar energy and strategic insulation (2-4 times more) to reduce environmental impacts in Utah’s dry desert climate. These innovative Net Zero homes are compatible in aesthetics and general function as nearby residential dwellings.

Zenith1 homes are built with an air-tight envelope that utilizes energy-efficient, eco-friendly architectural materials and styles including: solar photovoltaic arrays (3kW-4kW), high-performance thermal windows (U-Value<0.3), exterior rigid foam panels and high-density blow-in insulation (R30-R40 combined exterior wall insulation), low-flow water fixtures and toilets (.8 gallon per use), high-efficiency and LED lighting, high-efficiency Energy Star Appliances (HVAC, dishwasher/dryer/washing machine), steel garage with rigid insulation, rain catchment compatibility, and a home-energy manager (central nervous system for monitoring/regulating the net zero home).

Although green building is inherently more expensive, these homes are compatible with neighborhood values and set a green home precedent in line with the Sustainable Salt Lake Plan 2015 by offering modern housing options.

B. Master Plan And Zoning Ordinance Compliance (21A.55.050:B)

1. Consistent with adopted City Policies & Master Plans

Zenith 1 Planned Development is consistent with the *Salt Lake City Master Plan (2015)*, *Central Community Master Plan for Residential Land Use (2005)*, *Central City Neighborhood Council Master Plan (2015)* and the *Liberty Wells Council Minutes (Dec 2015)*. Zenith1 PUD has been endorsed by the Liberty Wells Community Council (8 Feb 2016 4pm) & Central City Community Council correspondences (5 April, 11 Apr 2016).

This PUD complements and invigorates 2 great local neighborhoods and achieves improvement goals in line with the *Central Community Framework* (adopted by SLC Council Nov 1, 2005) by transforming 2 otherwise blighted properties into “thoughtfully-designed functional space.” Furthermore, Zenith1 strategically aligns with the goals of the *Liberty Wells Community Council Minutes* (Dec 2015) to support “transit-oriented development” because of its proximal location to Trax, major bus hubs, and bike-friendly routes.

In a broader city-wide sense, Zenith1 dovetails with the existing urban movement in Salt Lake City to integrate the rich history of building design with a modern urban flare as seen in surrounding neighborhoods like 9th & 9th, 21st & 21st, Sugarhouse, City Creek and Downtown.

This PUD compliments 3 of 4 Main Housing Goals in the ***Sustainable Salt Lake Plan 2015*** to:

- 1) Promote a diverse and balanced community by ensuring a wide variety of housing types;

2) Foster transit-oriented development, accessibility, and mobility services;

3) Promote green building and energy efficiency.

In line with other aspects of the *Sustainable Salt Lake Plan 2015*, Zenith1 will: “increase renewable solar energy generation; create energy efficiency to reduce electricity and natural gas use; utilize high performance/energy efficient practices in buildings; reduce... emission of contaminants; and, reuse/ recycle building materials to reduce landfill deposits” (*Sustainable Salt Lake Plan 2015*).

Zenith1 is a forerunner of this kind of building in Salt Lake City and will help set the standard of “acupuncture development” which offers “a new kind of urbanism that embraces accessibility, sustainability, diversity, and culture” (*Sustainable Salt Lake Plan 2015*).

2. Zenith1 Planned Development is compatible with zoning except for the following requests for relief:

1) Rear yard setbacks: request for 10’ rear yard setbacks to allow for maximum southern exposure for capturing solar energy. Based on input from landscape architects and engineers, 20’ rear-yard setbacks require placement of homes toward the southern boundary; this will handicap the solar-dependent and energy-efficient Net Zero design of Zenith1.

2) Lots to front on a public street: Only 1172 is oriented with the front on 400 E; we request that rear homes (1174, 1176, 1178, 1180) be accessed by the Zenith1 driveway. Increased landscape surrounding the homes, especially at end of Zenith1 driveway, will increase aesthetic appeal and provide a privacy screen.

C. Compatibility Plan And Zoning Ordinance Compliance

The proposed Zenith1 Planned Development is compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site with regard to the following:

1. Street access to Zenith1 from 400 East provides necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access.
2. Zenith1 PUD will not create unusual pedestrian or vehicle traffic patterns or volumes:
 - a. Orientation of driveways will direct traffic to/from 400 E without unusual impact on the safety, purpose, and character of these streets.
 - b. Parking area locations and size are not likely to encourage street side parking since all units have a 1-car attached garage and 1-car side yard parking pad on the side of the garage, thus accommodating 2 vehicles per home. Fewer vehicles are anticipated since targeted demographics for this walkable community will likely utilize public transit and biking.
 - c. Hours of peak traffic to the proposed planned development and related traffic will not impair the use and enjoyment of adjacent property.
3. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic through a 20’ wide fire truck access road.
4. 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. Appropriate buffering or other mitigation measures (see landscape plan) with regard to 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 mech. equipment from PUD.
6. The intensity, size, and scale of the proposed planned development is compatible with adjacent properties in the R/1-5000 Zone with 5 single-family homes (~5,139 sf per lot with 1 dwelling per lot) maintaining R/1-5000 Zoning within the Liberty Neighborhood Planning Area.
7. The proposed PUD will result in new construction and shall conform to the conditional building and site design review standards set forth in 21A.59

D. Landscaping

4 | **Zenith 1 Planned Development: 1176 S. 400 E. SLC, Mitchell Spence Owner (16 May 2016)**

Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought-tolerant species.

E. Preservation

The proposed Zenith1 Planned Development shall preserve any historical, architectural, and environmental features of the property. There is nothing of note on the dilapidated uninhabitable homes according to Sellers' Disclosures given when the owner purchased the adjacent properties.

F. Compliance With Other Applicable Regulations

The proposed Zenith1 Planned Development will comply with any other applicable code or ordinance requirement as directed by the Planning Commission.

Zenith Planned Development
Redfish

Concepts of Exterior Finishes
Updated 14 Jun 2016



Combination of Horizontal Cedar Siding with some Hardie Board accents. Core-10 steel wrap for sun awnings & other Core-10 steel accents for aesthetic synchronicity. Stucco will be smooth-faced to look like concrete trowled-finish. Exterior elements will be earth tones to coordinate well together with similar roof pitch & approximate s/f as neighboring homes.



These images indicate the combination of exterior elements but do not reflect the architectural design. These are inspirations from other Net Zero communities for eco-friendly products & exterior finishes.

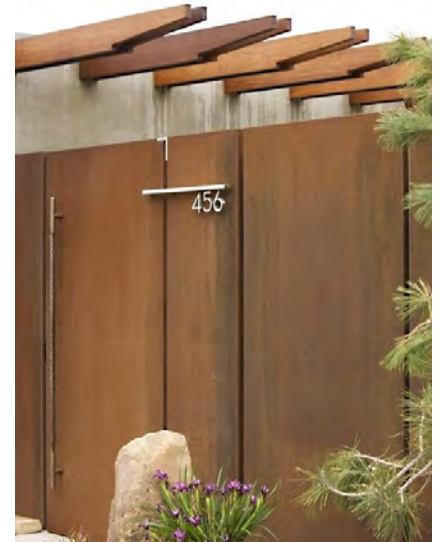
Zenith Planned Development

Redfish Concepts of Exterior Finishes Updated 16 Jun 2016

Combination of Horizontal Cedar Siding with some Hardie Board accents. Cortensteel wrap for sun awnings & other Coreten steel accents for aesthetic synchronicity.

Stucco will be smooth-faced to look like concrete trawled-finish. Exterior elements will be earth tones to coordinate well together with similar roof pitch & approximate s/f as neighboring homes.

These images indicate the combination of exterior elements but do not reflect the architectural design. These are inspirations from other Net Zero communities for eco-friendly products & exterior finishes.



Top 2 & Bottom Left: Horizontal Cedar Siding

Above & Below: Corten steel (face of sun-screen, front porch columns, front accents, front porch planter box.

Right & Bottom: Inspiration for sun shade & front porch



ATTACHMENT E: Existing Conditions

Existing Conditions:

The project involves two existing adjacent properties; both properties have an existing single family residence and detached accessory structure. The applicant proposes to combine the properties, demolish both of the existing single family residences and build five new two-story single family homes. Each new home is proposed to be on its own lot, with a common area that includes a shared road.

All surrounding zoning within 600 feet of the properties is zoned R-1/5000. The adjacent uses include:

North: Single-family dwellings

West: Liberty Wells Planned Unit Development (Single-family dwellings), single family dwellings

East: 3-4 unit apartments, single-family dwellings

South: Single-family dwellings



View of the subject properties facing west



Existing development to the north of the subject properties



Existing development to the south of the subject properties



Existing development to the east of the subject properties across the street



Existing development to the east of the subject properties across the street



Existing development to the west of the subject properties (Liberty Wells PUD)



Existing development to the west of the subject properties

R-1/5000 ZONING STANDARDS

21A.24.070: R-1/5000-SINGLE FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses 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.

Applicable General Zoning Standards for Single Family Detached Dwellings:

	R-1/5000 Zone Standards	Proposed Development	Complies
Lot Size for Single-family Detached Dwellings	5,000 sq ft for	Total combined square footage of lots (including common area and private driveway):26,697 sq ft	Total area of lot including common areas complies. Proposed individual lot sizes requesting modification through the Planned Development process: Lot 1172-3,113.33 sq ft Lot 1174-3113.33 sq ft Lot 1176-4130 sq ft Lot 1178-3,952 sq ft Lot 1180-3,952 sq ft
Lot Width	50 ft	400 E Facing-77 ft 10 inches Other 4 houses-50 ft	Yes
Front/Yard Setback	Average of the front yards of existing buildings within the block face – Existing average is 17’	17’ 2”	Yes
Side Setback	4’ on one side and 10’ on the other	4’ on one side and 10’ on the other	Yes
Rear Setback	25% of lot depth, or 20’ whichever is less. 25% is 61’ so 20’ is the required rear setback.	10’	Modifications requested through the Planned Development process (10’ reduction on 4 homes, 16’ reduction on house 1172)
Building Height	Buildings with pitched roofs: 28’ measured to the ridge of the roof; or The average height f other principal buildings on the block face. The maximum height of a flat roof building shall be 20’	27’ 10½”	Yes
Building Coverage	40%	Total combined building coverage 27%	Yes

Standards for Attached Garages	The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house.	Proposed garage width is 12 feet. Front facade width of 1172, 1174 & 1176 is 36' or 33% ; Front facade width of 1178 & 1180 is 32' or 37.5% .	Yes
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21A.36.010 Use of Land and Buildings

B. Frontage of Lot on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title

Frontage of Lot on Public Street	All lots shall front on a public street	4 lots without frontage	Modifications requested through the Planned Development process
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21A.36.020 Obstructions in Required Yards

B. Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

Type of Structure or Obstruction	Standard	Proposed	Complies
Awnings & Canopies	Extending not more than 2 ¹ / ₂ feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	4 feet into required front and side yard	Modifications requested through the Planned Development process

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>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>Complies</p>	<p>The purpose statement for a Planned Development states:</p> <p><i>“A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.”</i></p> <p>The proposed planned development would result in 5 net zero single family dwellings. The proposed configuration allows them to maximize the amount of buildable area and provide more single-family dwelling than would be permitted without relief from the zoning regulations.</p> <p>The applicant has stated that the project meets objectives A, D, F & H; however, staff analysis finds the project meets objectives D, F & H. (Only one objective must be met to go through the Planned Development process).</p> <p>A. <i>Combination and coordination of architectural styles, building forms, building materials, and building relationships:</i> The proposed five houses coordinate well with each other, however in terms of architectural style they don't coordinate well with the existing style of homes in the neighborhood as the architecture is largely influenced by the focus of the project which is on energy-efficient architectural design and green building techniques. The proposed development incorporates some elements from the neighborhood such as the same roof slope and compatible building</p>

		<p>materials, however Planning Staff is of the opinion those elements are not sufficient to meet this objective.</p> <p>D. <i>Use of design, landscape or architectural features to create a pleasing environment:</i> The proposal is meets this objective through the creative use of energy-efficient architectural design and green building techniques. The design of the home and surrounding landscape closest to the street (1172) promotes the development of the “neighborhood yard” concept in line with the <i>Central Community Master Plan</i> whereby visually shared spaces are created by front yards and the area between the curb and the property line.</p> <p>F. <i>Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</i> The Salt Lake City zoning ordinance does not provide a definition of blight. In the case where blight is not defined, the definition in the Merriam Webster dictionary is used. Blight is defined as-“a deteriorated condition.” The applicant has indicated the current structures are heavily dilapidated. Both lots presently store industrial junk, vehicles, machinery and garbage. Surrounding neighbors complain of current property conditions and have labeled it an eyesore and there have been numerous enforcement cases on both properties. Staff finds this objective to be met.</p> <p>H. <i>Utilization of “green” building techniques in development:</i> The project includes several green home techniques which include solar panels to conserve electricity, grey-water and rain catchment systems to conserve water; energy-efficient appliances to improve indoor air quality; recycled/sustainable materials that produce less waste in the process and conserve natural resources; and energy conservation through strategic insulation to maintain 71 degrees year-round. Based on information submitted in the narrative, staff finds this objective to be met.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p>	<p>Complies</p>	<p>The Central Community Master Plan future land use map shows the proposed property as Low Density Residential (1-15 Dwelling/units per acre) so this aspect of the project is consistent</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>with both the master plan and zoning ordinance.</p> <p>The Central Community Master Plan provides the following policies related to the proposed development:</p> <ul style="list-style-type: none"> • Policy RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community. • Policy RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood. • Policy RLU-3.4 Encourage high performance, energy-efficient residential development <p>The proposal would allow for five single family homes to replace two existing single family homes situated on very deep lots. Single family homes are predominant in this neighborhood and the surrounding area, and the proposal is compatible in terms of use, scale, and lot size. This development would add to the variety of housing options throughout the city that meet the needs and income of a diverse population.</p> <p>The proposed single family detached dwellings are a use that is allowed and anticipated in the R-1/5000 zoning district.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <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>With Proposed Conditions of Approval the Project Complies</p>	<p>The Central Community Master Plan states that compatible development is "...structures that are designed and located...consistent with the development patterns, building masses, and character of the area..."</p> <p>Sustainable Salt Lake 2015 Promote a diverse and balanced community by ensuring a wide variety of housing types Promote green building and energy efficiency</p> <p>The rear yards of the surrounding development are generally have at least a 20' setback. Because of the configuration of the proposed development, the rear yard on properties 1174 & 1176 abuts the side yard of adjacent properties and is similar in terms of side yard setbacks of the surrounding development. The rear yard of the property at 1172 abuts the side yard of the property within the development at 1174 and is similar in terms of setbacks throughout the proposed Zenith 1 development. The adjacent properties are also buffered by a driveway</p>

<p>adjacent street access.</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, non-motorized, 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</p>		<p>related to those properties. The rear yard of units 1178 and 1180 abuts the rear yard of the adjacent properties. Staff is of the opinion a 10' reduction to the rear yard setbacks would not negatively impact the adjacent properties and would be compatible with the area.</p> <ol style="list-style-type: none"> 1. The property maintains access from a private driveway off of 400 East. The private driveway has a 20 foot wide fire truck access that extends approximately 150 ft at which point a gate is proposed as an alternate to providing a fire truck turn around. The proposed gate across the private driveway meets fire code's requirements and the development will be serviced by a private garbage collection company. 2. Each proposed home has an attached one-car garage and the second required parking space is located in the side yard with the exception of the front property (1172) which has a the second parking space located in the driveway/tandem parking. Transportation provided comments indicating that "no parking" signs need to be posted along the private driveway which will require any visitors to the properties to park in the driveways or on 400 E. Transportation also provided comments recommending the addition of a sidewalk that connects all of the homes to the public sidewalk. The existing proposed sidewalk ends at fire truck gate; as a condition of approval, Staff is recommending the public sidewalk is carried out through the entire length of the private drive as a way to connect all of the homes to the public sidewalk and better integrate the properties without public street frontage with the rest of the neighborhood. Transportation did not express any concerns regarding any potential traffic impacts from the development. 3. The internal circulation of vehicle and pedestrian traffic is generally contained within the property. The proposed private driveway is adjacent to a single family home with a minimal side yard setback, but the number of vehicles using the private driveway at any one time is not expected to cause any adverse impacts on the adjacent
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<p>visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>properties.</p> <ol style="list-style-type: none"> 4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Public Utilities Department and other responsible entities in order to adequately provide service. The Public Utilities department has identified some potential utilities that will need to be upgraded to serve the property at normal service levels. No adverse impacts are expected from increased utility or public service use from the property. 5. The majority of the development is residential and such use would not have unusual noise impacts on the adjacent residential properties. The trash/recycling collection bins are stored behind the homes in locations that are not readily visible from the public way (see site plans in Attachment B). A perimeter fence is also proposed around the subject development. 6. The project is located in an area that is designated as low density residential and the proposed single family dwellings maintain that intensity. The size and scale are compatible with adjacent properties. <p>The proposed use, being solely residential, is not subject to the additional design criteria of the “conditional building and site design review”.</p>
<p>.D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>There are a few existing mature trees at within the buildable area of the lots. These will be removed as part of this development. However, the development will result in new landscaping. Although the existing trees will be lost, the overall number of trees on the site will be increased so staff finds this to be an improvement overall.</p> <p>The landscaping will need to comply with the “water wise or low water plants” required by 21A.48.055: “Water Efficient Landscaping” section of the zoning code and so will comply with the landscaping standard regarding drought tolerant species.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical,</p>	<p>Complies</p>	<p>The subject properties are located within the Liberty Wells National Historic District; however, the properties are not located within a</p>

architectural, and environmental features of the property;		local historic district and are not subject to local regulations. There are no historical, architectural, or environmental features on this site that warrant preservation.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

ATTACHMENT G: Public Process and Comments

Public Notice, Meetings, Comments

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

Open House

Because the subject properties are in an area shared by the boundaries of both the Central Community Council and the Liberty Wells Community Council, an Open House was held on May 19, 2016. An email was also sent to both Community Council chairs on April 27, 2016 with information about the project for their review and information related to the future Open House. Staff did not receive any comments or questions from either Community Council Chair related to the project.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on June 9, 2016

Public hearing notice posted June 9, 2016

Public notice posted on City and State websites and Planning Division list serve: June 9, 2016

Public Comments

As of the publication of the Staff Report, no public comments have been received related to the proposal.

ATTACHMENT H: Department Comments

Public Utilities (Jason Draper): No objection to the planned development or the reduced setbacks. For the proposed lots to not have street frontage, Salt Lake City Public Utilities will require a shared master water meter and single sewer lateral. A single master water meter will be required for the 5 units. There is a ¾" meter to each existing parcel. One of these can be maintained as a landscape meter. The other will be too small for 5 units. Replace and cap at the main.

A shared sewer service will be required for the 5 units. There is sewer service to both parcels. The 1182 sewer is too old to be reused. The 1176 sewer lateral may be reused, but would require video inspection.

The common area must also have utility easement for construction and maintenance of water, sewer and any other utilities required by plat and in the CCNRs. If any sewer or water lateral crosses the individual lots for a neighboring property, an easement will be required on the plat.

Engineering (Scott Weiler): Engineering has no objections to the proposed Planned Development petition

Transportation (Michael Barry):

Transportation recommends:

1. The installation of a five-foot (5') wide pedestrian walkway that connects all homes to the public sidewalk; and
2. The private drive be designated as no parking on both sides.

Zoning: (Alan Hardman): The current proposal appears to be five townhomes on five separate lots. The conceptual project went to a DRT meeting on 2/17/2016 and the comments from that meeting are applicable (see next page in this Attachment for DRT notes). There are no additional comments

Police: No comments provided

Sustainability (Lorna Vogt): This development will be difficult for Sanitation to service. The road requires backing in, which is will become more difficult as the trees grow in over the road. The two homes off the private section at the end will not be able to receive curbside service because the pavement will not withstand the weight of sanitation trucks. Placing all 15 cans on 400 East for collection would create a parking and traffic problem. I recommend not offering City Sanitation services. Another private road in the same area was denied service for similar reasons and is using a private hauler. We have determined that SLC Sanitation will not service the location because it is a private road which creates issues with the weight of trucks, access, and liability for damage.

Fire (Ted Itchon):

Comments dated May 17, 2016

The solar panels need to be three feet from the ridge line of the roof. If the structures are 30 feet or lower, than the drive way needs to be 20 foot clear width from the road surface to a measurement vertically of 13 feet 6 inches. That drive way is required to have a fire department access turn around. The turning radius of the road shall be 45 foot outside and 20 foot inside. The driveway shall be design to hold 75,000 pounds. Fire hydrants shall be within 600 feet of all exterior walls of the first level.

Comments on revisions dated Tuesday, June 7, 2016

The typical way to handle a dead end fire department access road that is longer than 150 feet is to provide a turnaround or just before the 150 feet to provide a group of bollards to prevent the fire trucks to proceed further down the road. Since this driveway is used for fire department access road and drive ways for the structures it is not practical to use bollards. The project may continue as long as the developer understands that a modified hammer head can be used as a turnaround.



Work Flow History Report

1176 S 400 E

DRT2016-00059

Project: Redfish

Project Description: 3:00PM, Develop a 5 home SFR planned development.

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Date		Task/Inspection	Status/Result	Action By	Comments
2/17/2016	0	Application Acceptance	Accepted	Robinson, DeeDee	
2/17/2016	0	Engineering Review	Comments	Drummond, Randy	<p>At the time of application for Plat, the applicant should complete an inventory of the condition of the existing street and/or access-way improvements. Once the condition of said improvements has been determined, any sub-standard improvements (curb, gutter, sidewalk- we recommend that any trip hazards on the public sidewalk be removed-, drive approach, etc.) should be either repaired or replaced. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248.</p> <p>Subdivision Improvement Construction Agreement may or may not be required. Said agreement will require a guarantee (bond), insurance certificate(s), and payment of fees. Contact 535-6234 for details on insurance and guarantee provisions. (\$15,000 estimated value of Public Way Improvements) Public Way Permit may be required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. (If the estimated value of the Public Way improvements exceeds \$15,000, a Subdivision Agreement will occur instead of the Public Way Permit). Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact SLC Engineering Permits (801-535-6396) for Permit information) Contact SLC Planning for subdivision plat process. Any street trees plan required or proposed, requires approval of SLC Arborist.</p>

2/17/2016	0	Fire Review	Comments	Itchon, Edward	Fire hydrants shall be within 600 feet of all exterior walls of the first floor. Fire department access shall be within 150 feet of all exterior walls of the first floor. If the building is built on property line then an alternative means and methods may be applied for. Fire department access roads shall be a minimum of 20 ft. clear width and clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall Have no utility lines over the road or between the building and the access road.
2/17/2016	0	Public Utilities Review	Comments	McIntire, Blayde	Proposed to consolidate lots 1176 and 1182 for a 5 home PUD. A single master water meter will be required. Kill the existing water line at the main. A common sewer lateral will also be required. Separate water and sewer by 10 ft horizontally. Kill the existing sewer lateral at the property line. Retain and infiltrate storm water if possible. It is not permitted to discharge storm water to neighboring properties. Connection fees will apply for water, sewer, and storm drainage. Contact Peggy Garcia for questions on water shares (801-483-6727).
2/17/2016	0	Transportation Review	Comments	Barry, Michael	Proposal for five single family homes on lot. The minimum parking requirement is two parking spaces per single family residence. Vehicles must be able to maneuver on own property and/or common space to turn around. Vehicles must enter and exit the parcel in a forward manner. Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov

2/17/2016	0	Zoning Review	Comments	Hardman, Alan	<p>R-1-5,000 Zone – Proposal to demolish existing residences at 1176 and 1182, combine the lots and build 5 SFD's. Planned development approval and lot consolidation will be required by the Planning Division. The Planned Development/Subdivision petition PLNSUB2015-01008 submitted will need to be revised. Demolition permits will be required for the removal of the existing buildings. As part of the demolition applications, the construction waste management provisions of 21A.36.250 apply. Questions regarding the waste management plans may be directed to 801-535-6984. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each house. This proposal will need to be reviewed against the zoning requirements of 21A.24.070; the provisions of 21A.44 for parking and maneuvering - which require 2 stalls per house; and the provisions of 21A.48 for landscaping, including water efficient landscaping and park strip trees as approved by the city's Urban Forester. The house closest to the street must have a door facing the street per 21A.24.010.I. Any underground gray water cisterns must be located at least 4 feet from a property line per Table 21A.36.020B.</p>
2/18/2016	1	Closure	Emailed Notes to Applicant	Robinson, DeeDee	

ATTACHMENT I: Motions

Potential Motions

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 for a planned development and therefore recommends the Planning Commission approve the application with conditions.

Consistent with Staff Recommendation:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve petition PLNSUB2015-01008, regarding the Zenith1 Planned Development on 400 East. In order to comply with the applicable standards, the following conditions of approval apply:

1. *The applicant shall comply with all other Department/Division conditions attached to this staff report.*
2. *Provide a sidewalk that extends the entire length of the private driveway that connects all the houses to the public sidewalk, as opposed to the length of the fire truck access as proposed.*
3. *The private drive is designated as no parking on both sides.*
4. *Subdivision approval is required for the subject properties. The involved lots shall comply with Chapter 20.32 of the Subdivision and Condominium ordinance.*
5. *The developer will need to record against the property an estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development for a period of 60 years in compliance with 21A.55.170 "Disclosure of Private Infrastructure Costs for Planned Developments."*
6. *The applicant shall obtain the required demolition permits for the existing buildings.*
7. *All other applicable zoning standards not modified by the Planned Development approval shall apply to the development.*
8. *All information related to the net zero design of the project and the utilization of "green" building techniques for the development as described in the narrative approved with this Planned Development shall be verified in the final plans for the project.*
9. *Final approval authority for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.*

Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the requested Zenith1 Planned Development on 400 E, petition PLNSUB2015-01008.

(The Planning Commission shall make findings on the Planned Development standards and specifically state which standard or standards are not being complied with. Please see [Attachment F](#) for applicable standards.)