



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Tracy Tran, 801-535-7645, tracy.tran@slcgov.com
Date: February 24, 2016
Re: PLNSUB2015-01012 – Salt Lake Swimming and Tennis Club Addition

Planned Development

PROPERTY ADDRESS: Approximately 2471 South 1700 East
PARCEL ID: 16-21-403-018
MASTER PLAN: Sugar House
ZONING DISTRICT: OS, Open Space

REQUEST: Ben Schreiter, representing the property owner, is requesting approval for an addition to the Salt Lake Swimming and Tennis Club. The applicant is requesting to modify zoning requirements related to side setbacks and height. The property is zoned OS, Open Space. This type of project must be reviewed as a Planned Development.

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.

Staff recommends the following motion:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve petition PLNSUB2015-01012, regarding the Salt Lake Swimming and Tennis Club planned development. 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. All other applicable zoning standards not modified by the Planned Development approval shall apply to the development.
3. 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. [Building Plans](#)
- C. [Applicant Development Narrative](#)

- D. [Property & Vicinity Photographs](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards – Planned Development](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)
- I. [Potential Motions](#)

PROJECT DESCRIPTION:

The applicant is proposing an addition to the Salt Lake Swimming and Tennis Club. The subject property is located at approximately 2471 South 1700 East. The site is unique in location, shape, and elevation. The subject property is landlocked and is bordered by I-80 to the north and east, single family homes to the south, and 1700 East and single family homes to the west. The subject property is nearly a triangular shape and sits at an elevation below that of the neighboring residential properties.

The applicant is proposing to tear out two existing tennis courts located along the north property line, immediately west of the existing north tennis shed. This area will be used to build a two-story facility that will accommodate things such as group exercise classes, updated locker room facilities, and a community room. In addition, the applicant will tear out an additional two outdoor tennis courts to accommodate an expansion of the parking lot.

The applicant is requesting two modifications to the zoning standards for this development. These include a reduction in the north setback and additional height.

The first modification is the reduction in the north setback. The zoning requires a side setback of twenty feet (20'). The existing tennis shed building located along the north has a two foot (2') setback. The applicant would like to build adjacent to the existing north tennis shed. The applicant is proposing a zero foot (0') setback for the proposed addition. Because the north boundary of the subject property is I-80 and because the space is very limited for expansion, the applicant would like to build to the property line.

The applicant is also requesting to modify the requirement for building height. The Planned Development process allows an increase of up to five feet (5') in height in this zone. The ordinance limits building height to thirty-five feet (35'). The applicant is asking to modify the height to forty feet (40'). The existing tennis shed is approximately thirty-eight feet three inches (38'3"). Based on the drawings, the proposed addition is thirty-eight feet five inches (38'5") in height.

KEY ISSUES:

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

1. [Planned Development Objectives and Modifications](#)
2. [North Setback](#)
3. [Height](#)

Issue 1 – Planned Development Objectives and Modifications

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](#). As proposed, the development is meeting at least four (4) applicable objectives. These include objective A regarding the “Combination and coordination of architectural styles, building forms, building materials, and building relationships,” objective D regarding the “Use of design, landscape, or architectural features to create a pleasing environment,” objective E regarding “Inclusion of special development amenities that are in the interest of the city,” and objective H regarding “Utilization of ‘green’ building techniques in development.” The below issue discussions evaluate the proposed modifications as they relate to meeting the Planned Development objectives.

Issue 2 – North Setback

In this proposal, the developer is proposing to modify the north setback in order to create a more enhanced product. Without a planned development, an addition would need to maintain a twenty foot (20’) north setback or the applicant would need to apply for a special exception for an inline addition. However, if an inline addition were granted, the addition would need to maintain the same setbacks and same roofline. The applicant is also seeking modifications for height of the addition that would allow for more useful space that will be discussed under Issue 3.

The applicant is asking for a zero foot (0’) setback to make the most efficient use of the space. The north setback is adjacent to I-80 and the amount of space the club has to grow is limited. I-80 currently contains trees that buffer the area between I-80 and the SLSTC. In addition, Parley’s Trail will be located within the I-80 right-of-way located immediately north of the SLSTC. Reducing the setback allows for a more compatible addition to the site and will not have an impact to adjacent properties. In addition, the building will act as a sound barrier to I-80, which is beneficial to the residential uses south of the subject site.

Issue 3 - Height

In order for the new exercise facility to accommodate the additional group exercise rooms, updated locker rooms, and a basketball court, the applicant is asking for an increase in height. The proposed addition measures approximately thirty-eight feet five inches (38’5”). The difference in height from the existing tennis shed located immediately to the east is approximately two inches (2’). Also, because of the natural topography of the site, the SLSTC sits at a lower elevation than the surrounding neighborhood. Thus, the height of the SLSTC does not stand over the neighboring single family homes and creates no impact. The request for additional height is compatible with the existing site and the neighboring homes and overall complies with the Planned Development standards.

DISCUSSION:

As discussed above and in [Attachment F](#), the proposal generally meets the standards for both a Planned Development. Generally, the requested modifications result in a more enhanced product than would otherwise result with strict application of the zoning ordinance standards.

The addition to the SLSTC will allow for enhanced and upgraded facilities to the currently land-locked club. Although the proposal will be asking for additional height and building to a zero foot setback, the proposed addition is similar in scale to the existing buildings on site. Also, the proposed addition will be along the north property line, adjacent to I-80, and away from single family homes. The added parking and improved parking lot will help accommodate the club expansion.

NEXT STEPS:

Planned Development Approval

If the Planned Development is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will then be able to submit for building permits for the development. Final certificates of occupancy for the buildings will not be issued until the conditions are met.

Planned Development and Preliminary Subdivision Denial

If the Planned Development is denied, the applicant will need to build any proposed additions based on the requirements OS (Open Space) Zoning District and associated ordinances. The applicant would need to provide a twenty foot (20') setback and the height of any new building will be limited to thirty-five feet (35').

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: BUILDING PLANS

Salt Lake Swimming and Tennis Club Addition

2471 South 1700 East, Salt Lake City, Utah 84106



Design/Build Contractor: Zwick Construction Company

6891 South 700 West, Suite 200
Salt Lake City, Ut 84047
Phone: (801) 484-1746
Contact: Ben Schreiter
bschreiter@zwickconstruction.com

Architect: Zwick Construction Company

6891 South 700 West, Suite 200
Salt Lake City, Ut 84047
Phone: (801) 484-1746
Contact: Ben Schreiter
bschreiter@zwickconstruction.com

Codes

International Building Code	2012
International Fire Code	2012
International Mechanical Code	2012
International Plumbing Code	2012
International Energy Conservation Code	2012
National Electrical Code	2011
2009 ICC/ANSI A 117.1 American National Standards	

Civil Engineering: Horrocks Engineers

2162 West Grove Parkway Suite 400
PG, Utah 84062
Phone: (801) 763-5277
Contact: Dave Peterson
davep@horrocks.com

Structural: Reaveley Engineers

675 East 500 South Suite 400
Salt Lake City, Ut 84102
Phone: (801) 486-3883
Contact: Jessica Chappell
jchappell@reaveley.com

Index

Site Boundary & Topo	
ASD101	Architectural Site Demolition
AS101	Architectural Site Plan
DS-101	Civil Demolition Plan
CS-101	Civil Site Plan
A101	First floor plan
A102	Second floor plan
A201	Elevations
A301	Sections

Landscape: Langvardt Design Group

Phone: (801) 793-0213
Contact: Mark Puddy
mark@langvardtdesigngroup.com

Mechanical / Plumbing: Van Boerum & Frank Associates

330 South 300 East
Salt Lake, Ut 84111
Phone: (801) 530-3148
Contact: Ben Davis
bdavis@vbfa.com

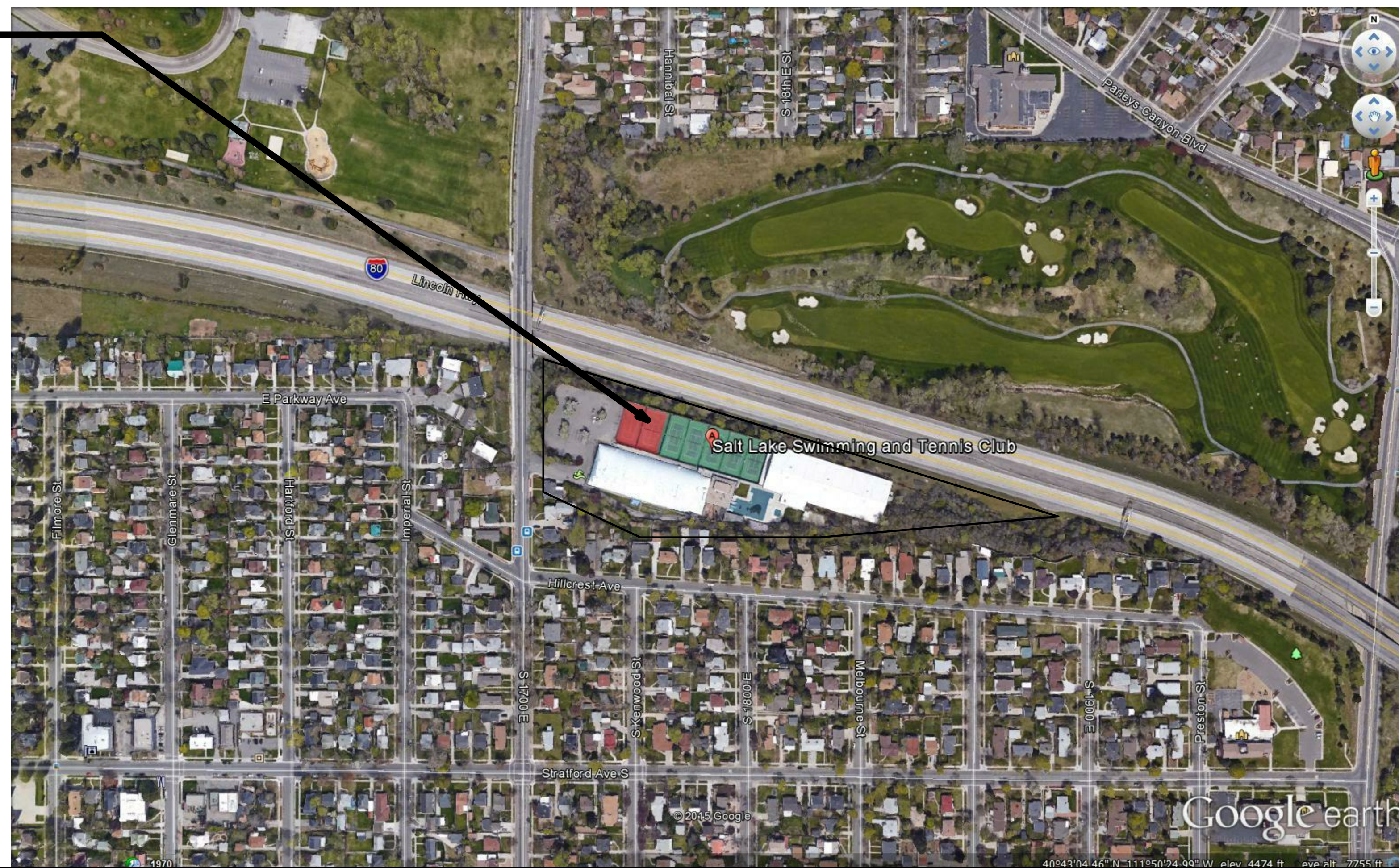
Interior Design: Optimal Design Systems International

1135 Glenwood Court
Weston, FL 33326
Phone: (954) 888-5960
Contact: Bruce Carter
info2@optimaldsi.com

Electrical: Hunt Electric, Inc.

1863 W Alexander Street
Salt Lake City, Ut 84119
Phone: (801) 975-8844
Contact: Darrin Sanders
darrins@hunteelectric.com

Site



SLC Swimming and Tennis Club

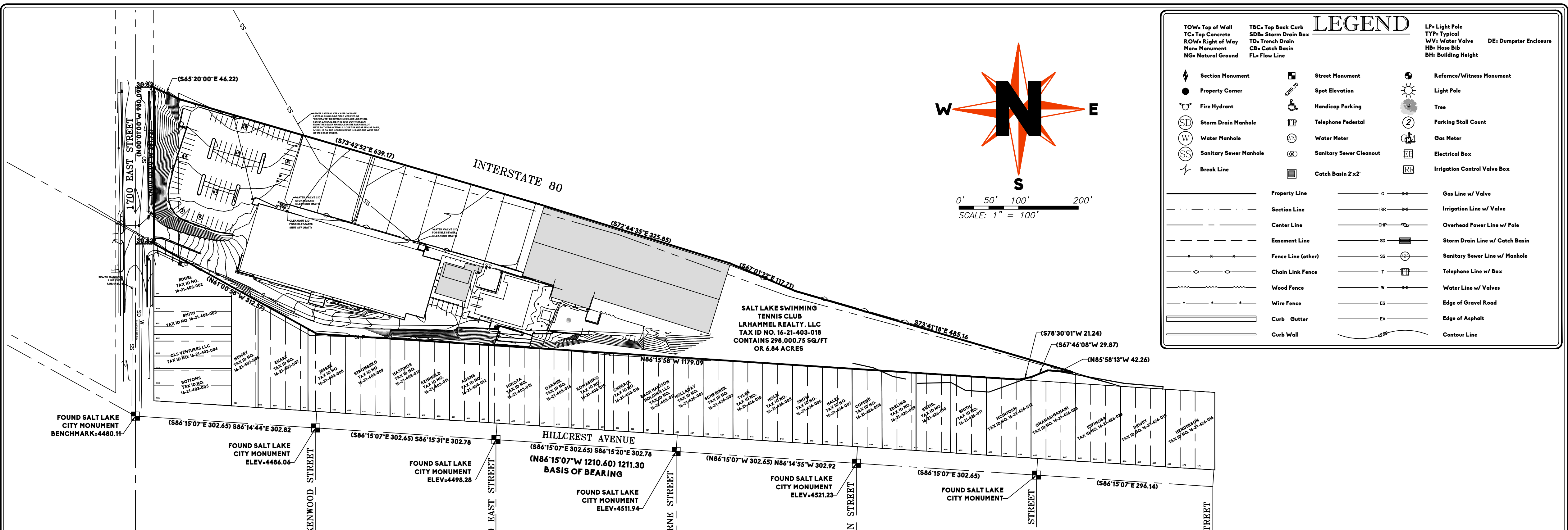
Fitness Facility Addition

Cover

Project number	14-135
Date	July 24, 2015
Drawn by	bds
Checked by	ec

G001

Scale



LEGEND

TOW: Top of Wall	TBC: Top Back Curb	LP: Light Pole	TY: Typical	DE: Dumpster Enclosure
TC: Top Concrete	SD: Storm Drain Box	WV: Water Valve	HNB: Hose Bib	BH: Building Height
ROW: Right of Way	TD: Trench Drain	WV: Water Valve	HNB: Hose Bib	BH: Building Height
MM: Manhole	CB: Catch Basin	FL: Flow Line		
NG: Natural Ground				

Section Monument	Street Monument	Reference/Witness Monument
Property Corner	Spot Elevation	Light Pole
Fire Hydrant	Handicap Parking	Tree
Storm Drain Manhole	Telephone Pedestal	Parking Stall Count
Water Manhole	Water Meter	Gas Meter
Sanitary Sewer Manhole	Sanitary Sewer Cleanout	Electrical Box
Break Line	Catch Basin 2x2	Irrigation Control Valve Box
Property Line	Gas Line w/ Valve	
Section Line	Irrigation Line w/ Valve	
Center Line	Overhead Power Line w/ Pole	
Easement Line	Storm Drain Line w/ Catch Basin	
Fence Line (other)	Sanitary Sewer Line w/ Manhole	
Chain Link Fence	Telephone Line w/ Box	
Wood Fence	Water Line w/ Valves	
Wire Fence	Edge of Gravel Road	
Curb Gutter	Edge of Asphalt	
Curb Wall	Contour Line	

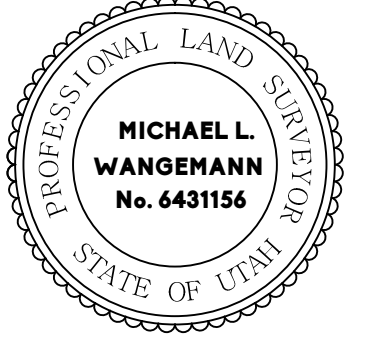
SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUSH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUSH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



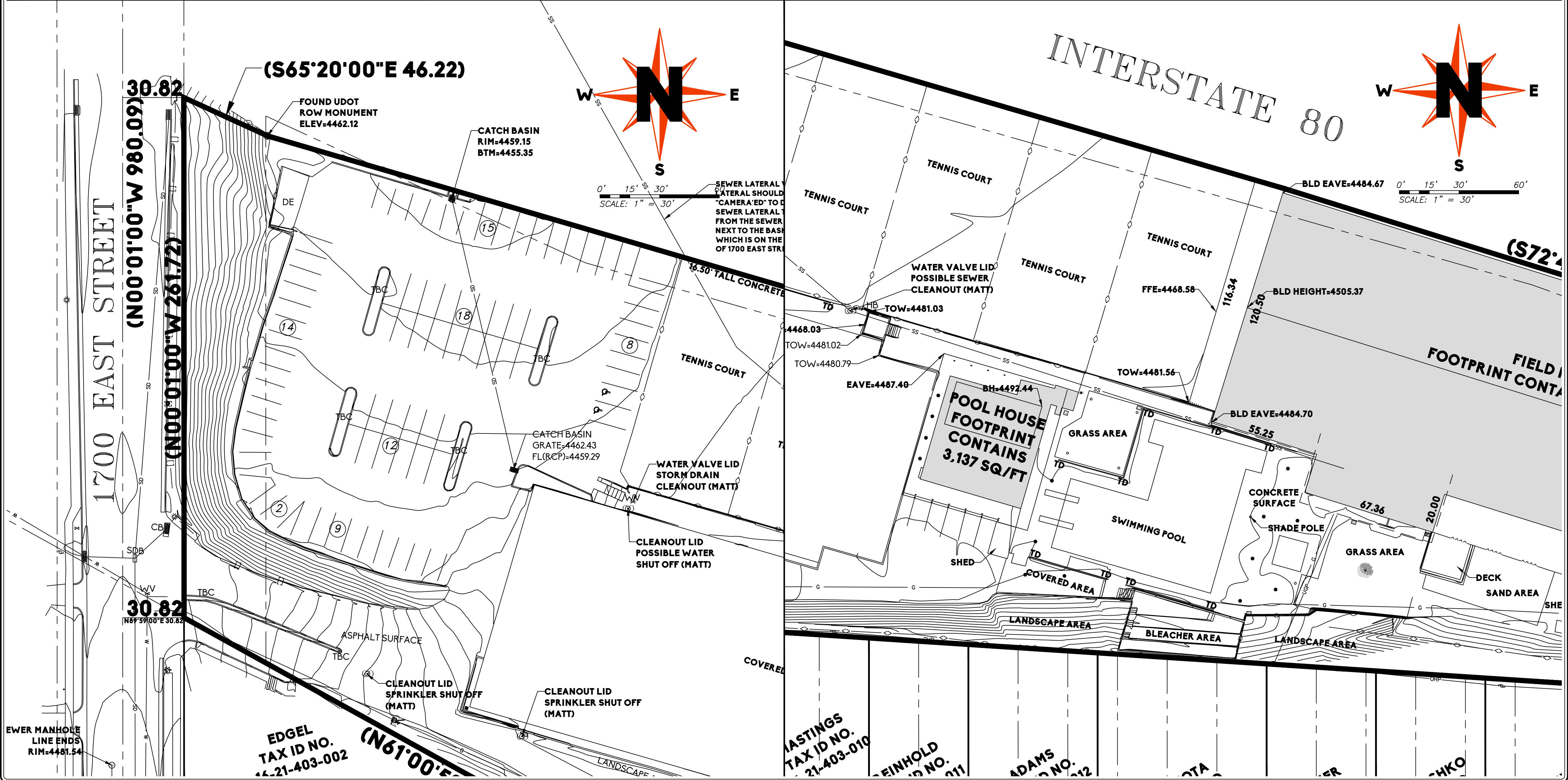
Michael L. Wangemann, PLS
 Date of Plat or Map: December 16, 2014
 PLS# 6431156-2201

LEGAL DESCRIPTION

AS-SURVEYED LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 399, HIGHLAND PARK PLAT 'A', SAID POINT BEING NORTH 00°01'00" WEST 289.40 FEET AND NORTH 89°59'00" EAST 30.82 FEET FROM THE INTERSECTION MONUMENT OF 1700 EAST STREET AND HILLCREST AVENUE, AND RUNNING THENCE NORTH 00°01'00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF 1700 EAST STREET 261.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE-80; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE-80 THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 65°20'00" EAST 46.22 FEET TO A FOUND UDOT RIGHT-OF-WAY MONUMENT; THENCE SOUTH 73°42'52" EAST 639.17 FEET; THENCE SOUTH 72°44'33"E EAST 325.85 FEET; THENCE SOUTH 67°01'22"E EAST 117.71 FEET TO A FOUND UDOT RIGHT-OF-WAY MONUMENT; THENCE SOUTH 73°41'11"E EAST 485.16 FEET TO AN EXISTING UDOT SOUNDWALL; THENCE ALONG SAID UDOT SOUNDWALL THE FOLLOWING THREE (3) COURSES; NORTH 85°58'13" WEST 42.26 FEET; THENCE SOUTH 67°46'08" WEST 29.87 FEET; THENCE SOUTH 78°30'01" WEST 21.24 FEET TO THE NORTH LINE OF HIGHLAND PARK PLAT 'A'; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES NORTH 86°15'58" WEST 1179.09 FEET; THENCE NORTH 61°00'59" WEST 312.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 298,000.75 SQ/FT OR 6.84 ACRES



UTILITY NOTE:
 THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE
BOUNDARY & TOPOGRAPHY SURVEY

PREPARED FOR ZWICK CONSTRUCTION
 ATTN: BEN SCHREITER
 6891 S 700 W, SUITE 200
 SALT LAKE CITY, UT

LOCATION: SOUTHEAST 1/4, SEC 21, T1S, R1E, SLB&M

REV	DATE	DESCRIPTION	DATE	SCALE
1	10/23/15	ADDED UTILITY INFORMATION	05/14/2015	1" = 100'
2				
3				
4				
5				

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH
 SYRACUSE, UT 84075
 PHONE 801.725.8395
 FAX 801.820.7775
 www.utahlandsurveying.com

JOB NUMBER
 0862-14

SHEET
 1 OF 1

Site Demo
Plan

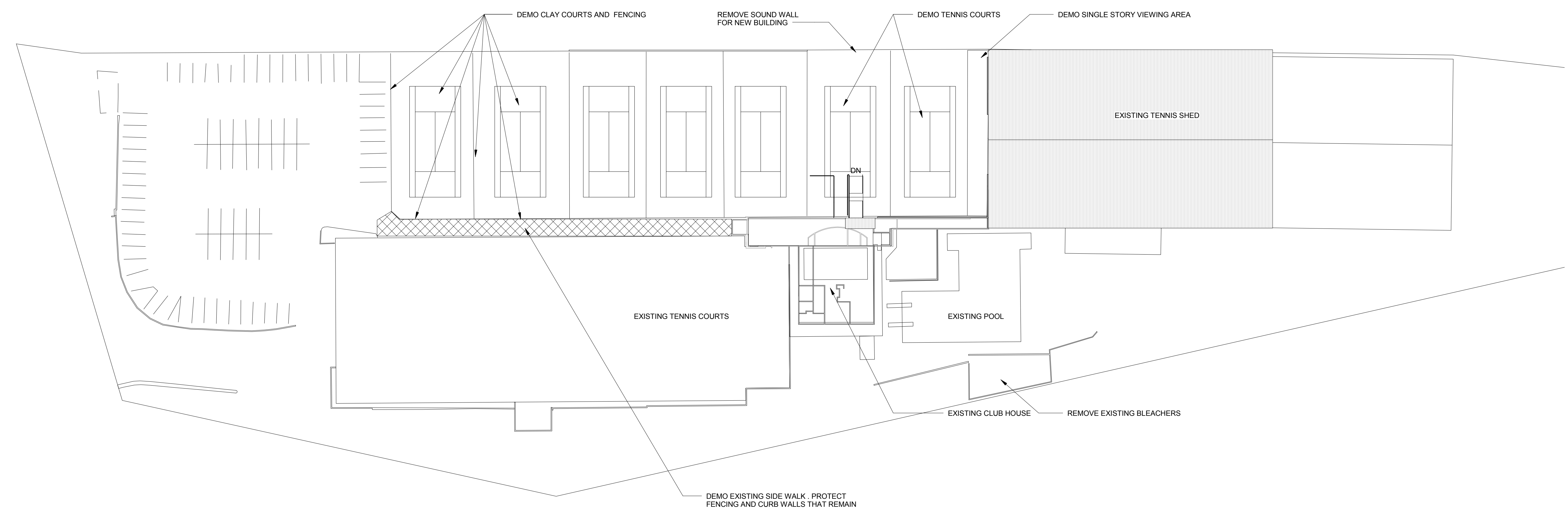
Project number	14-135
Date	July 24, 2015
Drawn by	Author
Checked by	Checker

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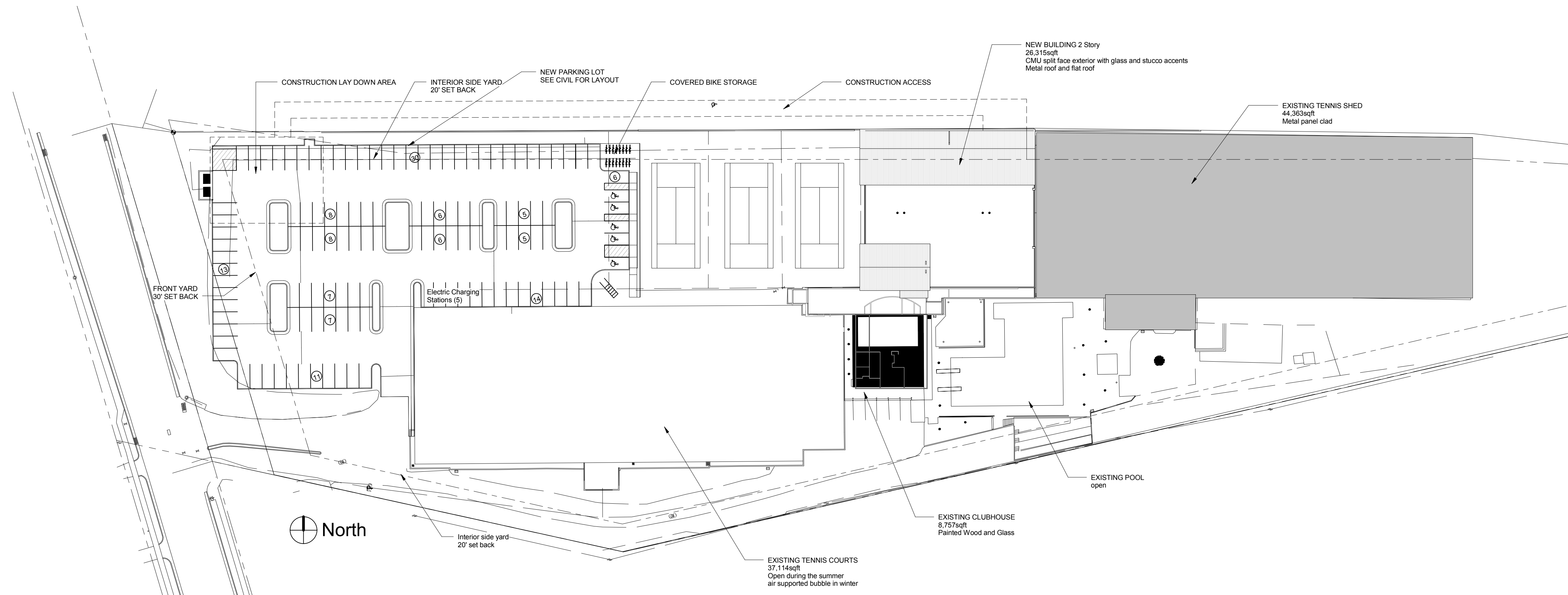
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Notes:

1. Club will remain in use during construction. Traffic on site will be shared.
2. Demo permit required before any building demolition.



① Site-existing
1" = 40'-0"



Notes:

1. Club will remain in use during construction. Traffic on site will be shared.

① Site
1" = 40'-0"



SLC Swimming and
Tennis Club

Fitness Facility
Addition

Site

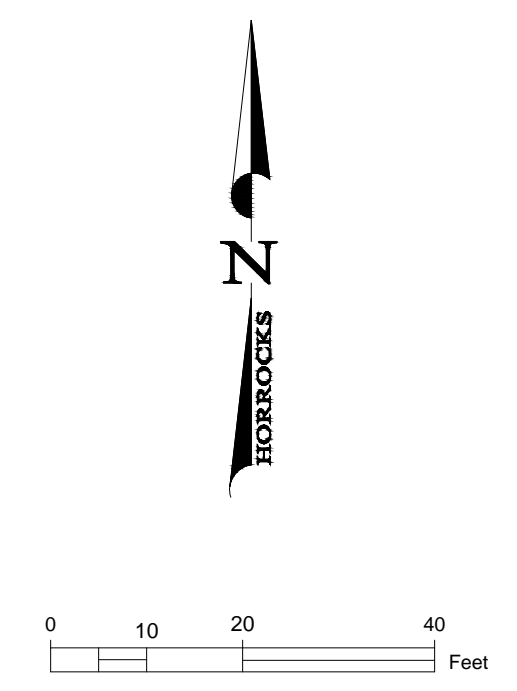
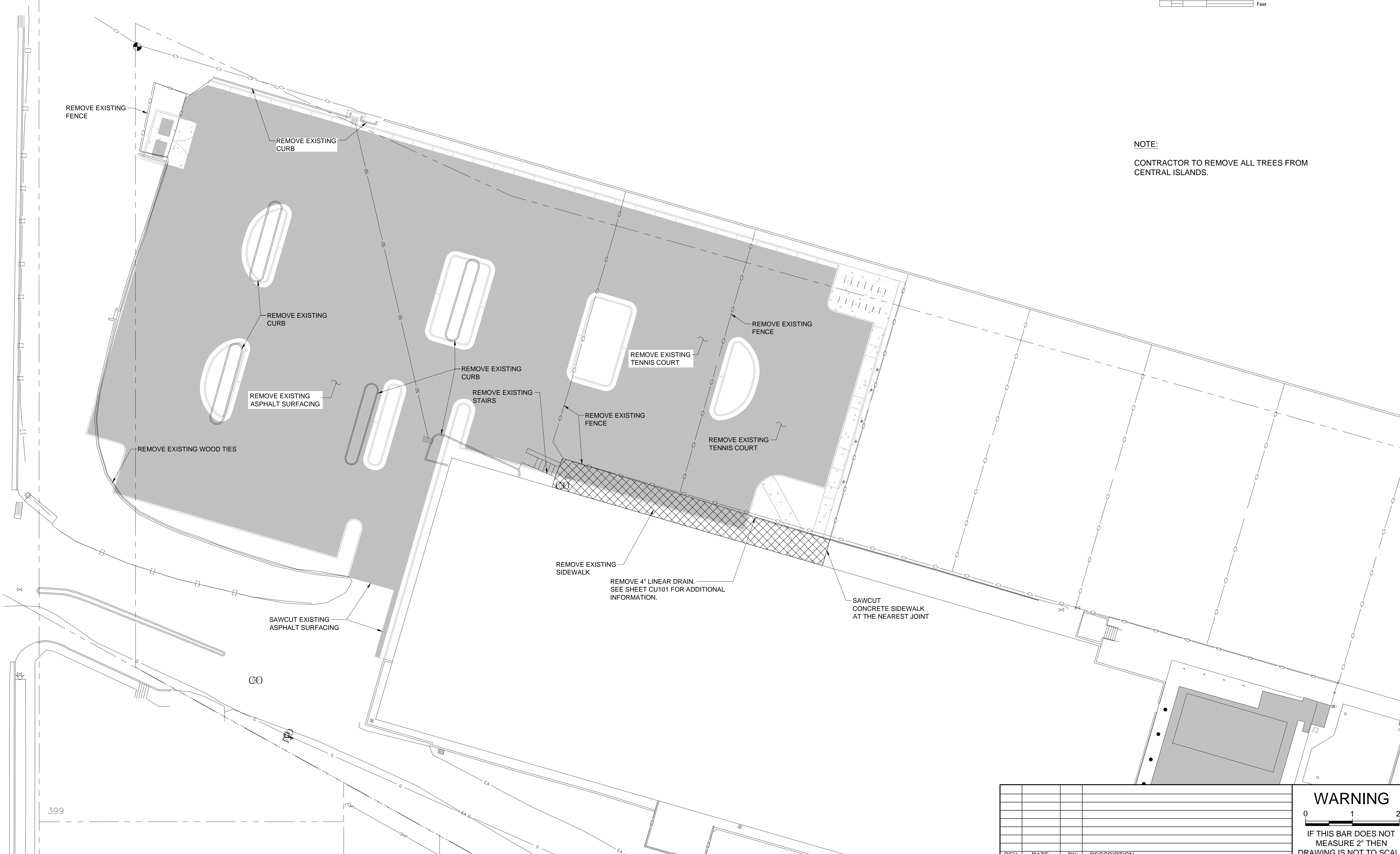
Project number	14-135
Date	July 24, 2015
Drawn by	Author
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AS101

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NOTE:
CONTRACTOR TO REMOVE ALL TREES FROM CENTRAL ISLANDS.

HORROCKS
ENGINEERS

5700 East Franklin Rd.
Suite 160
Nampa, ID 83887
(208) 463-4197



SALT LAKE SWIMMING AND TENNIS CLUB
DEMOLITION PLAN

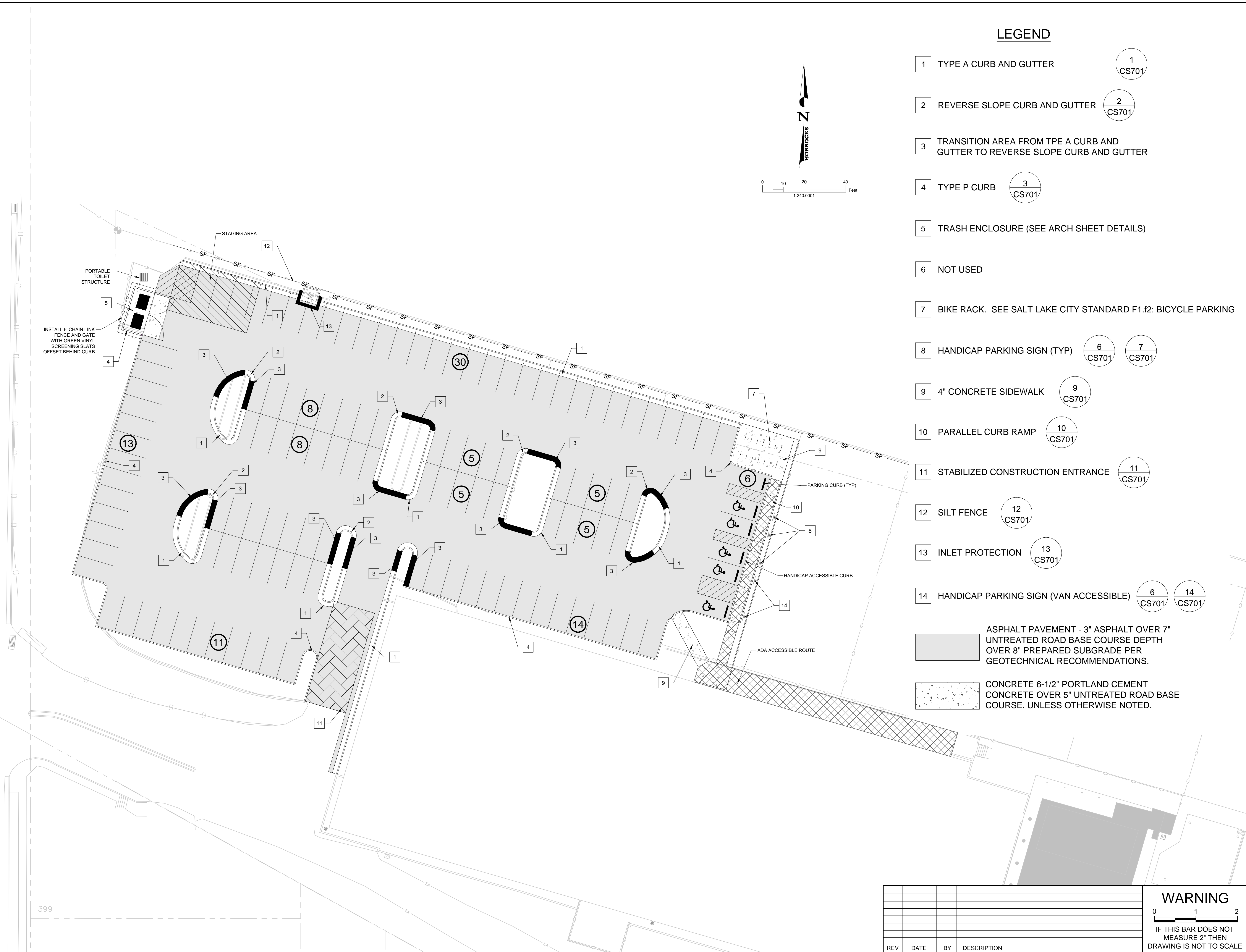
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PROJ. NO: 100-1503
DESIGN: JJS
DRAWN: JJS
CHECK: DP

REV	DATE	BY	DESCRIPTION

WARNING
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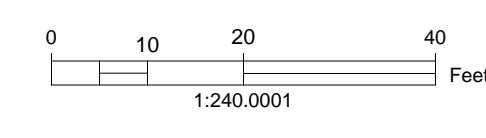
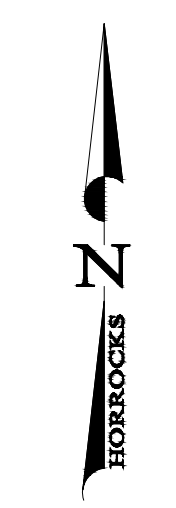
DS-101

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LEGEND

- 1 TYPE A CURB AND GUTTER 1
CS701
 - 2 REVERSE SLOPE CURB AND GUTTER 2
CS701
 - 3 TRANSITION AREA FROM TPE A CURB AND GUTTER TO REVERSE SLOPE CURB AND GUTTER
 - 4 TYPE P CURB 3
CS701
 - 5 TRASH ENCLOSURE (SEE ARCH SHEET DETAILS)
 - 6 NOT USED
 - 7 BIKE RACK. SEE SALT LAKE CITY STANDARD F1.f2: BICYCLE PARKING
 - 8 HANDICAP PARKING SIGN (TYP) 6
CS701 7
CS701
 - 9 4" CONCRETE SIDEWALK 9
CS701
 - 10 PARALLEL CURB RAMP 10
CS701
 - 11 STABILIZED CONSTRUCTION ENTRANCE 11
CS701
 - 12 SILT FENCE 12
CS701
 - 13 INLET PROTECTION 13
CS701
 - 14 HANDICAP PARKING SIGN (VAN ACCESSIBLE) 6
CS701 14
CS701
- ASPHALT PAVEMENT - 3" ASPHALT OVER 7" UNTREATED ROAD BASE COURSE DEPTH OVER 8" PREPARED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.
- CONCRETE 6-1/2" PORTLAND CEMENT CONCRETE OVER 5" UNTREATED ROAD BASE COURSE. UNLESS OTHERWISE NOTED.



HORROCKS
 ENGINEERS
 5700 East Franklin Rd.
 Suite 160
 Nampa, ID 83887
 (208) 463-4197



SALT LAKE SWIMMING AND TENNIS CLUB
 CIVIL SITE PLAN AND SWPP

DATE:	11/13/15
PROJ. NO:	100-1503
DESIGN:	JJS
DRAWN:	JJS
CHECK:	DP

REV	DATE	BY	DESCRIPTION

WARNING

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CS-101

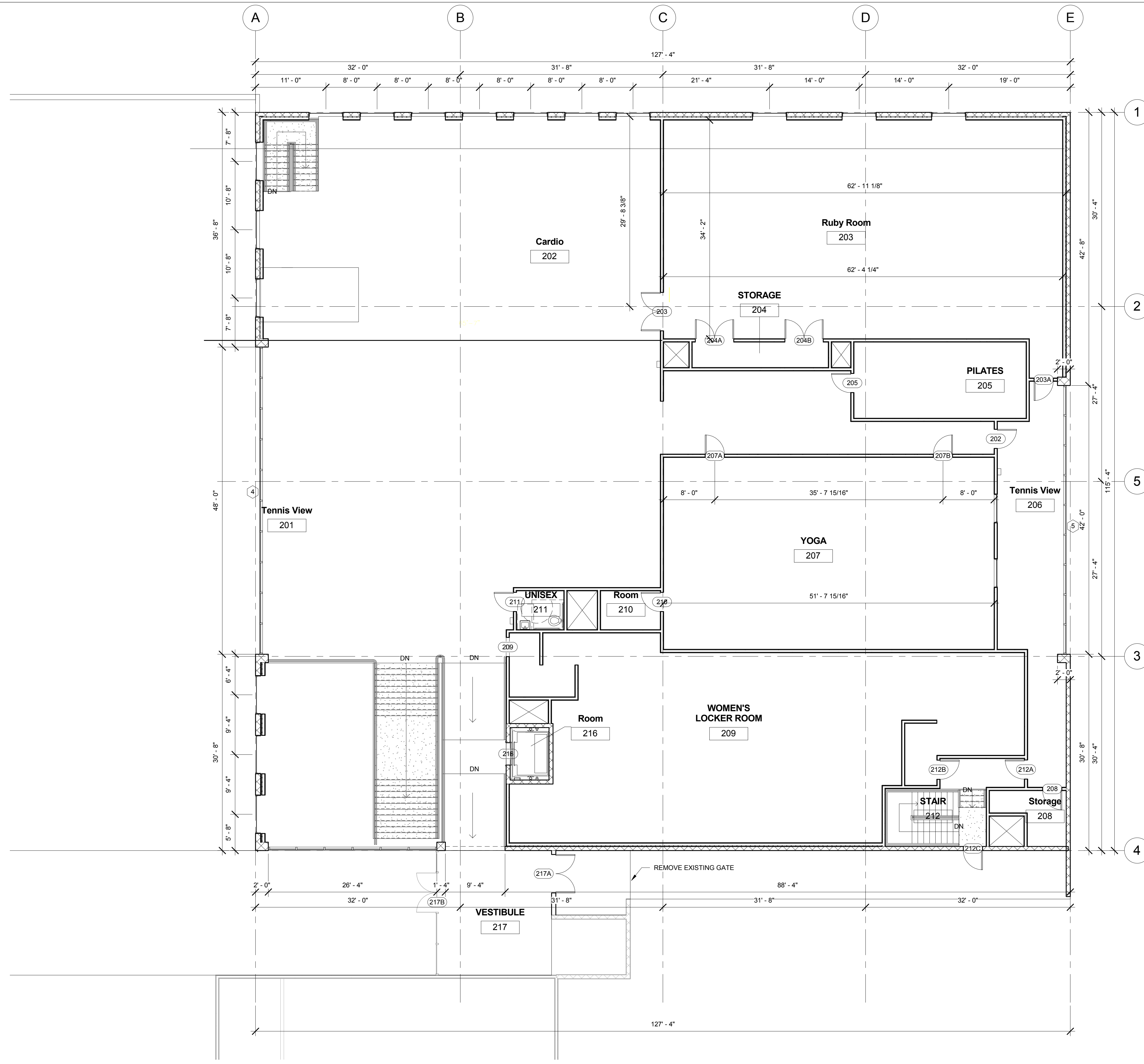


SLC Swimming and
Tennis Club

Fitness Facility
Addition

Level 1	
Project number	14-135
Date	July 24, 2015
Drawn by	Author
Checked by	Checker

A101
Scale 1/8" = 1'-0"



① Level 2
1/8" = 1'-0"



SLC Swimming and
Tennis Club

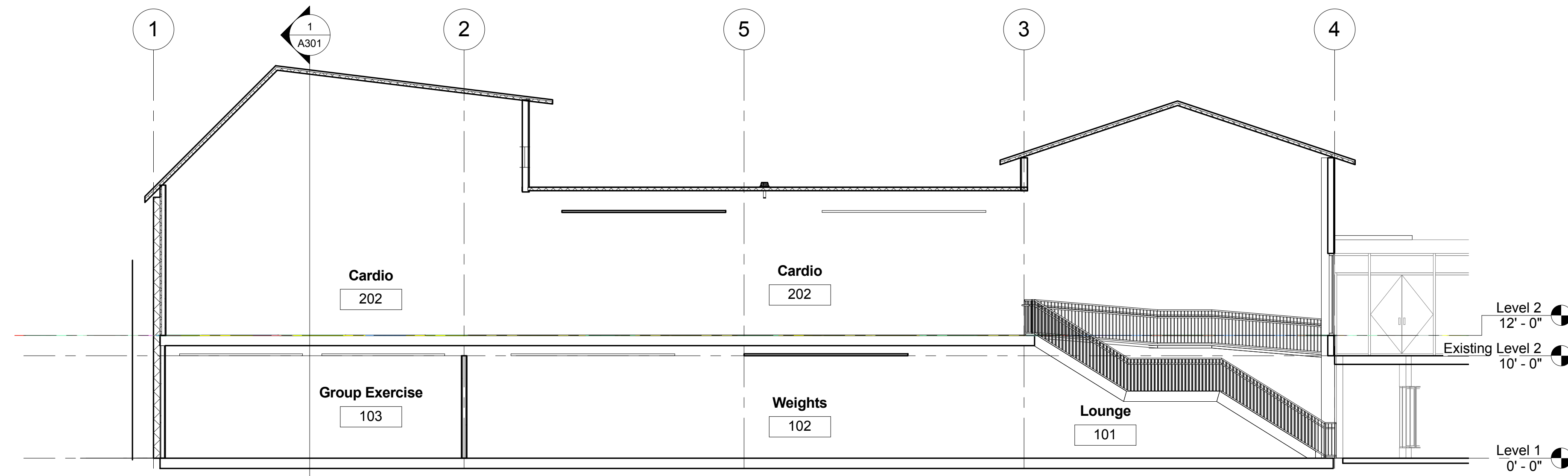
Fitness Facility
Addition

Level 2

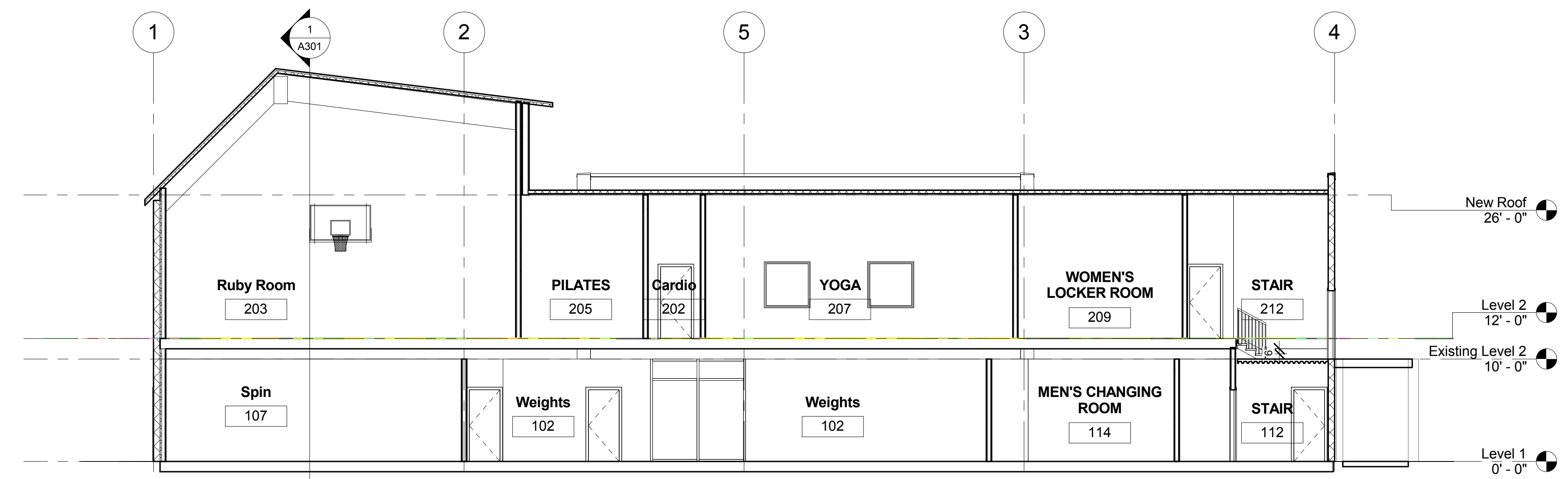
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A102

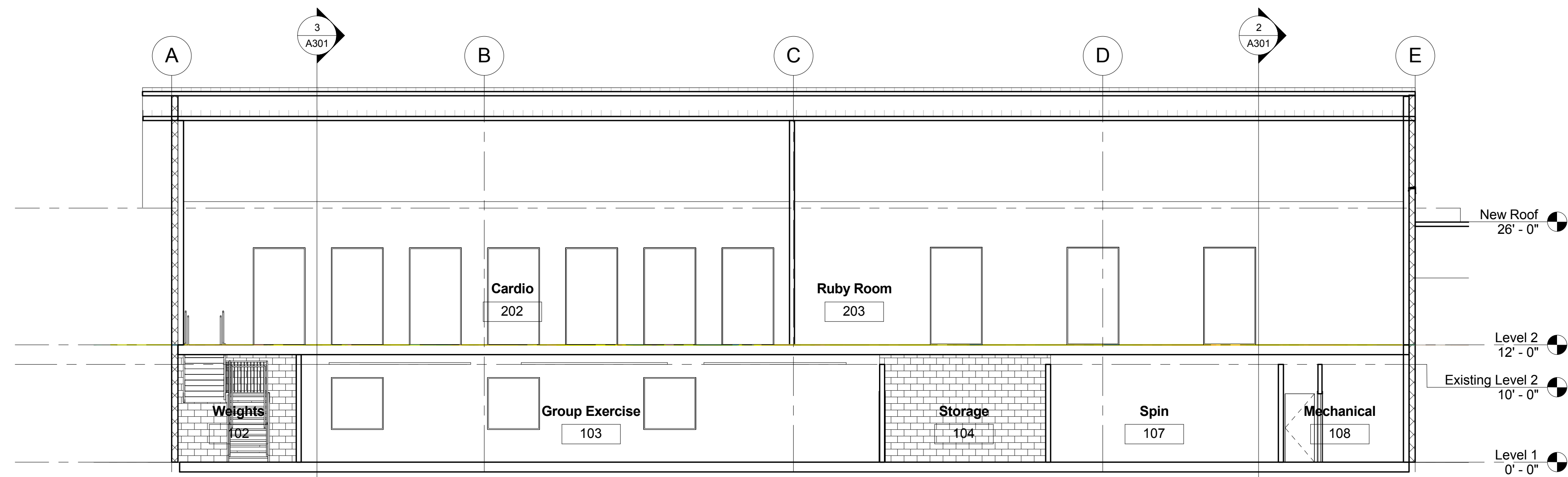
Scale 1/8" = 1'-0"



3 North South Section - west side
1/8" = 1'-0"



2 North South Section - East side
1/8" = 1'-0"



1 East West Section
1/8" = 1'-0"



SLC Swimming and
Tennis Club

Fitness Facility
Addition

Building
Sections

Project number 14-135
Date July 24, 2015
Drawn by Author
Checked by Checker

A301

Scale 1/8" = 1'-0"

ATTACHMENT C: APPLICANT DEVELOPMENT NARRATIVE

Project Description

The Salt Lake Swimming and Tennis Club (“SLSTC”) is an institution that has promoted the health and wellness of the Sugar House, Foothill, Olympus Cove and Holladay Communities of Salt Lake City (the “Community”) for over a century. Founded in 1912, SLSTC has been a gathering place for such luminaries as Wallace Stegner, Tony Trabert, Dave Freed and many other well-known and lesser known Salt Lake City residents, neighbors and families for multiple generations. As with all things the Community’s needs and desires change over time. Even great institutions like SLSTC need to adapt to remain relevant and viable. Laury Hammel, the current owner of SLSTC, acquired SLSTC in 2013. Laury has a major stake in the success of the club, both financially and personally. He grew up at SLSTC and his father, Lee Hammel, managed SLSTC in the fifties and sixties. Laury purchased SLSTC in 2013 to prevent SLSTC from financial collapse and being converted into condominium units. Over the past two years and more it has become self-evident that SLSTC needs to have a full fitness facility in order to succeed as a business. Tennis and swimming continue to be SLSTC’s core function. In order to continue to serve the Community and its patrons, SLSTC is looking to expand its existing facilities to offer group exercise classes, updated locker room facilities, Pilates, strength training, spinning, cardio areas and a large community room that can be used for basketball, cross training and reception activities. Yet, as you can see from SLSTC’s site plan, the club is landlocked and has little room for expansion. Tennis courts are a wonderful but intensive land use. SLSTC must be very strategic in how it adds to its existing facilities without sacrificing all of the good things that it currently offers. Hence, SLSTC requests that (1) on the north side of its property line, only, the 20 foot interior side yard setback be reduced to 0 feet and (2) an additional 5 feet of height be granted to the current height allowed on the property raising it from a 35 foot maximum height to a 40 foot maximum height. With this approval, SLSTC will be able to add the community room and additional exercise and sporting features necessary to meet the Community’s needs. The resulting, new building will be an elegant two story glass and CMU façade with stucco accents that will be a jewel in Salt Lake City’s fitness and recreational amenities.

I. Compliance with Section 21A.55.010 Planned Development Information

SLSTC’s proposed improvements will achieve the following objectives outlined in Section 21A.55.010 of the Salt Lake City Zoning Ordinance (the “Ordinance”) (paragraph numbering A, D and E refer to the paragraphs of Section 21A.55.010 of the Ordinance):

A. Combination and coordination of architectural styles, building forms, building materials and building relationships.

SLSTC currently exists as a collection of buildings that have been modified over time. The requested new building will incorporate several of the building materials already on site with an updated image. It will also become the central hub of the property with connections to the pool, tennis shed and tennis courts off of the main entry. The peaks that have been chosen for the roof form to tie into the peak of the existing tennis shed but also reference to the peaks of the mountains to the east of the Tennis Club while providing a south exposure sufficient to install efficient, green-energy producing solar panels.

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

The current project will update the landscaping in the parking lot and entry experience of the SLSTC. The new building is not just new space. SLSTC will increase its ceiling heights to make things more open. The proposed design utilizes the views to the north of the mountains and brings natural light into the space. The community room, which is directly affected by this request, has been designed to be a large open space that can function for basketball, sports drills, community education classes, school education outreach programs, receptions, and birthday parties. The height and volume of the space is necessary to create an environment that can draw so many different uses and functions. The views out of these spaces on the north side of the building are a major part of creating a space that people want to be in and use.

E. Inclusion of special development amenities that are in the interest of the general public.

The vision of the new and improved Salt Lake Swimming and Tennis Club is to grow into a multi-purpose tennis, health, and recreation facility that improves the health of members of the Sugar House, Foothill, Olympus Cove and Holladay Communities of Salt Lake City and facilitates the gathering and interaction of diverse residents of Salt Lake City. SLSTC plans to offer a mid-range cost for membership so that most people in the Community can benefit from this first rate club. SLSTC lowered its membership costs in 2013 to expand the base of the market the club is working to attract. This pricing strategy has been a success. In addition, many of SLSTC's activities will be available to non-members. The community room will be a great asset to the Community as it will be used for many things beyond a basketball gym. SLSTC is already involved in outreach programs that bring in high school students to learn about tennis and the long term benefits of physical fitness. SLSTC also hosts several tennis tournaments (and swimming meets) each year. These tournaments not only bring people from all over the state of Utah and the Intermountain West to Salt Lake City but also generate economic benefits for the Community. SLSTC also has been a contributor to the Community in other ways. For example, within the last twelve months it has cooperated with the county in granting two easements across its property in order to make an important segment of the Salt Lake County bike path a reality.

H. Utilization of green building techniques in development.

The north roof of the SLSTC has an asymmetrical pitch to allow for the maximum amount of south facing roof. It has been structurally designed to allow for the addition of solar panels. The owner has already worked with the county to help with needed land to connect a bike path to 1700 East from the east. SLSTC is using low flow plumbing fixtures, LED lighting and bringing in natural light to reduce its impact on the environment.

II. Compliance with Section 21A.55.050 Conditions for Approval of Planned Developments

SLSTC's proposed improvements satisfy the conditions for approval of Planned Developments outlined in Section 21A.55.050 of the Ordinance.

A. The planned development meets the purpose statement for a planned development (section 21A.55.010 of the Ordinance) as described above.

B. Master Plan and Zoning Ordinance Compliance: SLSTC's proposed planned development is:

1. Consistent with all policies set forth in the Salt Lake City, Community and/or small area master plan and future land use maps, and
2. Allowed by the OS zone where the planned development will be located.

C. Compatibility: SLSTC's proposed planned development is compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the expansion will occur.

1. Necessary ingress/egress comes from 1700 East Street. SLSTC's proposed planned development will not materially degrade the service level on such street because the capacity is not greatly increased with this addition. It is creating additional amenities that allow members to stay and take care of all of their fitness needs in one location.

2. The proposed planned development will not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:

a. Orientation of driveways – the current ingress and egress to SLSTC off of 1700 East Street shall remain the same.

b. Parking area locations and size – the proposed planned development will increase the number of parking spaces at SLSTC by 49 stalls.

c. Hours of peak traffic – peak traffic will occur in the mornings and evenings after regular work commuting times, and on weekends.

3. The internal circulation system is designed to mitigate adverse impacts on adjacent properties by allowing sufficient cuing space for egress.

4. Existing utility and public services are adequate because we are replacing existing facilities with new. The locker rooms are being replaced with a small increase in utility usage but mostly an increase in lockers and changing space. The rest of the new space might generate a very minimal increase to the existing demand.

5. The following appropriate buffering and other mitigation measures will be taken 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:

- a. The development is opposite the residential properties

b. The trash collection will remain in the same northwest corner away from the residential neighbors predominantly located to the south of the SLSTC.

c. The majority of the windows face north and west which will only put light towards I-80 and the tree line along 1700 East.

6. The intensity, size and scale of the proposed planned development is compatible with Interstate 80 to the north and the residential properties to the south for the following reasons:

a. SLSTC's development is focused largely on the north side of its property, the opposite direction from most of its residential neighbors.

b. SLSTC's expansion will be nestled in between two current buildings, leaving the current buffers in place for SLSTC's neighbors.

c. The first 10-12 feet of the north wall facing I-80 and the bike trail will have shrubs and plants added going up 10 feet in height. This will soften the line between the new facility and the bike path.

III. Conclusion.

While The Salt Lake Swimming and Tennis Club has been and will continue to be a gem in Salt Lake City it is still a business and needs to generate enough income to support the operations of the club. If SLSTC's request for this planned development were denied it would result in SLSTC's loss of an area 20 X 120 feet (2400 square feet). This would dramatically decrease the available expansion space SLSTC needs to add the wide variety of fitness activities that today's modern health clubs requires to succeed. Instead, with the City's approval SLSTC will utilize this additional space by adjusting the side yard setback to the north from 20 feet down to 0 feet and allowing for a 5 foot increase in height. This will make all of the difference. SLSTC may then create the multipurpose community room that can serve as a basketball gym, sports drill room, community education classroom, outreach program room, reception area and birthday party room. The entry, locker rooms and other beneficial improvements to the center also will be undertaken.

The Salt Lake Swimming and Tennis Club has been a part of the Sugar House, Foothill, Olympus Cove and Holladay Communities of Salt Lake City since 1912. It has been the go to place for such luminaries as Wallace Stegner, Tony Trabert, Dave Freed and many other well-known and lesser known Salt Lake City residents. Through its great athletics programs, SLSTC has provided incalculable benefits to the Community. The proposed project before you today moves SLSTC into the 21st Century. Once approved, it will enable SLSTC to serve the residents of Salt Lake City as SLSTC achieves its goal of creating a multi-purpose tennis, health, and recreation facility that improves the health, wellness and positive entertainment of members of our Community. Please approve this planned development application.

Thank you for your consideration of this important matter.

Benjamin Schreiter, AIA

ATTACHMENT D: PROPERTY & VICINITY PHOTOGRAPHS



Entrance to SLSTC



Entrance looking east to SLSTC, residential areas located to the south



Looking south at driveway entrance



Looking east at existing open tennis courts



Existing sound wall along north property line

ATTACHMENT E: EXISTING CONDITIONS & ZONING

Sugar House Community Master Plan

The proposal is located within the Sugar House community planning area. The Future Land Use Map shows the subject parcel as Parks and Open Space.

Adjacent Land Use

The land uses surrounding the site include:

- **East:** I-80 Freeway
- **West:** 1700 East and single-family homes
- **North:** I-80 Freeway
- **South:** Single-family homes

Applicable General Zoning Standards:

	OS (Open Space) Zone Standards	Proposed Development	Complies
Lot Size	10,000 sq ft min.	298,000 sq ft	Yes
Lot Width	50 ft min.	261 ft	Yes
Front/Corner Yard Setback	30' min.	400+'	Yes
Side Setback	20' min.	0'	No, modification requested along north property line
Building Height	35' max.	40'	No, modification requested to allow height of 40'
Freeway Landscaping	20' min and 1 shade tree for every 300 sq ft of landscape area. Shade trees can be substituted with evergreens (up to 100%), ornamental trees (up to 30%), and large shrubs (up to 10%.)	None on property.	Yes, there is existing landscaping along the freeway that meets the intent of this standard. Requiring additional landscaping would not provide a public benefit because it would not be seen due to existing landscaping. Waiver of this requirement is the authority of the zoning administrator. The zoning administrator has stated this will be waived for this proposal.
Parking Requirement	Tennis courts – 2 stalls/court; Pool deck – 11,000 sq ft – 3/1,000 sq ft.; Existing club 8,757 – 3/1,000 sq ft; Addition – 27,945 sq ft, 3/1,000 sq ft. A total of 129 required, with the use of minor strategies to reduce the amount by 25%.	131	Yes

ATTACHMENT F: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <ul style="list-style-type: none"> A. Combination and coordination of architectural styles, building forms, building materials, and building relationships; B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion; C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city; D. Use of design, landscape, or architectural features to create a pleasing environment; E. Inclusion of special development amenities that are in the interest of the general public; F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation; G. Inclusion of affordable housing with market rate housing; or H. Utilization of "green" 	<p>Complies</p>	<p>The applicant is complying with objectives A, D, E and H. Please see the issues discussion on page 2-3 of this staff report related to modifications and meeting planned development objectives.</p>

<p>building techniques in development.</p>		
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <ol style="list-style-type: none"> 1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and 2. Allowed by the zone where the planned development will be located or by another applicable provision of this title. 	<p>Complies</p>	<ol style="list-style-type: none"> 1. The site is located in the Sugar House Master Plan. The Sugar House Master Plan does not specifically address the Salt Lake Swimming and Tennis Club; however, the future land use map 2. The addition of an indoor recreation area is an allowed use in the OS zone. The Planned Development process allows for modifications to zoning standards. Those modifications are discussed in the issues section on page 2-3 as well as in Attachment E.
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access; 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local 	<p>Complies</p>	<ol style="list-style-type: none"> 1. The property maintains access from 1700 East. Transportation expressed no concerns regarding any potential traffic impacts from the development. 2.a. The access to the Salt Lake Swimming and Tennis Club will remain the same at 1700 East. 1700 East is classified as a collector street in the Salt Lake City Transportation Master Plan. The access to the planned development does not impact the safety, purpose, and character of the 1700 East collector street.

<p>streets, the impact on the safety, purpose, and character of these streets;</p> <p>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;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances</p>		<p>2b. The development is providing an additional two parking stalls than what is required (129) for the various uses on site. This is an increase in more than 47 stalls than what is existing on site. As such, the development is not expected to encourage street side parking.</p> <p>2c. The development is located near residential neighborhoods. The addition may allow for some increased peak traffic, but such traffic should not unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. The parking and internal circulation is all contained within the parcel. The internal circulation of the proposed planned development will not have adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Utilities Department and other responsible entities in order to adequately provide service. No adverse impacts are expected from increased utility or public service use from the property.</p> <p>5. Due to the location of the addition next to I-80, there does not appear to be any visual impacts and/or disturbances that will result from the planned development.</p>
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<p>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>6. Although the SLSTC is relatively larger in scale and size than adjacent properties, the SLSTC is located at a much lower grade than adjacent properties and this makes the proposal compatible with adjacent properties.</p> <p>The proposal does not involve a conditional use.</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>Existing trees are located on site. Any additional or new landscaping will need to comply with the water efficient landscaping provisions of 21A.48.055 and the scale of the proposed landscaping is appropriate for the addition of a recreation facilities.</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 proposal does not currently possess any significant historical, architectural, or environmental features.</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>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.</p>

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:

- Sugar House Land Use Committee: January 11, 2016
- Sugar House Community Council: February 3, 2016

The Sugar House Land Use Committee/Community Council provided comments regarding this project. These comments can be found on the below.

Additional public comments that have been received as of the published date of this report are can also be found below.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on February 11, 2016.

Public hearing notice posted on February 11, 2016.

Public notice posted on City and State websites and Planning Division list serve on February 11, 2016.

Name: Kristopher Steadman

Email: [REDACTED]

Website:

Comment: I am a neighbor on the south side of the club. I would like to know more about the changes in the pool area. The outline mentions removing bleachers which border my property. Additionally, I'm concerned about privacy in my back yard as the second floor of the new building appears to be directly across from it. I would like to know more about the south side of that building.

Time: January 1, 2016 at 7:34 pm

Hello Community Council,

I live at 2496 South 1700 East, which is across the street from the Salt Lake Swimming & Tennis Club. I was unfortunately unable to attend the community meeting on January 11 concerning the club's proposed plan for expansion, but I did want to give some input on it. I have never been a member of the club (I don't have an automatic membership on my side of the street, and the membership fees have always been unreasonably high, in my opinion), but I have used their facilities from time to time when playing tennis with a member. It is a great facility, and I'm all for their expansion, but I have two concerns that I wanted to raise.

The first concerns traffic and parking. Right now, whenever there is an event at the club (tennis tournament, swim meet, etc.), 1700 East becomes first a major thoroughfare, and then an enormous parking lot. There are cars lined up bumper to bumper in front of my home and forever in both directions, and the before and after traffic is a nightmare. I once was blocked from entering my own driveway. Generally speaking, folks who use the club are great; very courteous to the neighbors. But it does become problematic for the neighbors on 1700 East when an event is hosted. I understand that additional parking is part of the plan, but I also anticipate the addition of the fitness facility will likely increase traffic as more folks use it. It might be helpful to neighbors if the club could somehow notify its immediate neighbors of big events that get scheduled so we can anticipate the barrage

of traffic. As I said, I'm not opposed to the expansion, but I think the club needs to appreciate that its increase in offered facilities will necessarily have a real effect on its neighbors on 1700 East.

My second concern is about the view. It looks like the proposal includes building up the facility above its current height. Right now, I cannot see the club because it is situated down the hill, and I enjoy the views of the mountains. It sounds like the plan contemplates attractive architecture, which would of course be appreciated if the view is to be obstructed. In any case, this is something for the club to consider in terms of its effects on its neighbors on 1700 East.

It would certainly increase goodwill for the facility among its neighbors if it made courtesy memberships available to a few more residences in the area, as many of us are already affected by the club and will likely be more so with the expansion. I'd love to use it more, and I suspect I'm not the only neighbor who would be more tolerant of the inconveniences if I were invited to enjoy its benefits. I also recommend more of an outreach to neighbors, such as mailings or other notifications of club events. Reaching out to neighbors to make them feel that the Club cares about its impact on the neighborhood could go a long way.

Thanks

Jessica Andrew

LANCE ANDREW, P.C.

15 West South Temple, Suite 1650

Salt Lake City, UT 84101

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jandrew@lanceandrewlaw.com

From: [Scott Kisling](#)
To: [Tran, Tracy](#)
Subject: PLNSUB2015-01012
Date: Thursday, February 11, 2016 6:57:32 PM

Tracy,
I am in favor of anything that leaves space for Parleys Trail to pass the Salt Lake Swimming and Tennis Club, and against anything that might choke off that trail even a little.

That said, the additional height will likely increase shading (and thus snow and ice accumulation) on the Trail, and that concerns me.

Put the Trail first and I'll be happy.
Thanks,
Scott Kisling
2409 Lynwood Drive, 84109

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Fire (Ted Itchon) - No comments provided.

Engineering (Scott Weiler)

Engineering has no objections to the proposed planned development. However, it would be beneficial to have the construction completed before the summer of 2016 to avoid conflicts with the Parley's Trail construction, which is scheduled to start construction this summer and will run along the north side of the proposed tennis building.

Transportation (Michael Barry)

Transportation has no objections to the proposed changes to setbacks or heights of buildings.

For the planned development, the designer should submit full parking calculations for both the existing uses and the proposed uses indicating the following:

- Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use.
- Minimum number of ADA parking spaces required (21A.44.020.D)
- Minimum number of passenger vehicle parking spaces required (21A.44.030.G)
- Maximum number of passenger vehicles parking spaces required (21A.44.030.H)
- Minimum number of electric vehicle parking spaces required (21A.44.050.B.2)
- Minimum number of bicycle parking spaces required (21A.44.050.B.3)
- Minimum number of loading berths required (21A.44.080)
- Any modifications to parking requirements (21A.44.040)
- Number of parking spaces provided (include both existing and proposed quantities)

Also required are the following details:

- Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2).
- Standard electric vehicle charging station.
- Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ <http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf>).

The developer should also coordinate with Colin Quinn-Hurst of SLC Transportation (801-535-6630) regarding future construction of the Parley's Trail.

Public Utilities (Jason Draper)

Public Utilities has no objection to the proposed height or setbacks with the following conditions:

- All building and site improvement reviewed and approved by public utilities through the building permit process.
- The Site Drainage is analyzed and an updated drainage study is provided with the improvement plans.
- Stormwater Quality Treatment is provided for the new and existing storm drain discharge to Parleys Creek.

Zoning (Greg Mikolash) - No comments provided.

Sustainability (Vicki Bennett) - No comments provided.

Police (Scott Teerlink) – No comments provided.

ATTACHMENT I: POTENTIAL MOTIONS

Potential Motions

STAFF 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.

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 PLNSUB2015-01012, regarding the Salt Lake Swimming and Tennis Club planned development. 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. All other applicable zoning standards not modified by the Planned Development approval shall apply to the development.
3. 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: (Planned Development and Preliminary Subdivision)

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

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