



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Michael Maloy, AICP, 801-535-7118, michael.maloy@slcgov.com  
Date: October 26, 2016  
Re: PLNSUB2016-00581 Central 9<sup>th</sup> Row Houses Planned Development  
PLNSUB2016-00582 Preliminary Subdivision Amendment

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## Planned Development & Preliminary Subdivision Amendment

PROPERTY ADDRESS: 912 - 916 S Jefferson Street  
PARCEL ID: 15-12-259-017, and 15-12-259-018  
MASTER PLAN: Central Community Master Plan (2005), and Downtown Plan (2016)  
ZONING DISTRICT: FB-UN2 Form Based Urban Neighborhood District

REQUEST: Peter Corroon, on behalf of Central Ninth Development Partners, and the Salt Lake City Redevelopment Agency, property owner, is requesting preliminary approval of the following petitions affecting property located approximately at 912 - 916 S Jefferson Street:

- a. PLNSUB2016-00581 Planned Development - A residential planned development to construct 4 attached row houses and four attached garages.
- b. PLNSUB2016-00582 Preliminary Subdivision Amendment - A preliminary subdivision amendment request to create four buildable parcels and 5 “alpha” parcels, of which 4 will provide private parking, and 1 will provide common access.

RECOMMENDATION: Based on the findings listed in the staff report, it is the opinion of Planning Division staff that the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the planned development and preliminary subdivision amendment requests with conditions.

RECOMMENDED MOTION: Based on information contained within the staff report, public testimony received, and discussion by the Planning Commission, I move that the Planning Commission approve:

Petition PLNSUB2016-00581 for the Central 9<sup>th</sup> Row Houses Planned Development with the following conditions:

1. Unless modified by the Planning Commission, applicant shall comply with all applicable Department or Division comments attached to staff report.
2. Applicant may modify required “**build to line**” as illustrated in Attachment C – Building, Elevation & Site Plans.
3. Applicant shall prepare and submit to City staff a tree preservation plan and final landscape plan for review and approval.
4. Applicant shall prepare and submit to City staff a disclosure of private infrastructure costs for planned development (as required by City Code 21A.55.170) for review and approval.
5. Under the authority of the Planning Director, final approval of the planned development shall be delegated to Planning Division staff. Approval shall ensure compliance with standards and conditions noted within this staff report.

Petition PLNSUB2016-00582 for Preliminary Subdivision Amendment with the following conditions:

1. Unless modified by the Planning Commission, the applicant shall comply with all applicable Department or Division comments attached to this staff report.
2. Consistent with the proposed preliminary subdivision plat, which includes reduced lot sizes and lots accessible from private common space, applicant shall submit a final plat to the Planning Division within 18 months from the date of preliminary subdivision amendment approval.
3. Applicant shall properly identify and label all lots on final subdivision plat, including sub-standard lots.
4. Applicant shall remove drive approach on Jefferson Street and replace with sidewalk, planted park strip, curb, and gutter.
5. Under the authority of the Planning Director, final approval of the subdivision amendment shall be delegated to Planning Division staff. Approval shall ensure compliance with standards and conditions noted within this staff report.

ATTACHMENTS:

- A. Vicinity Map
- B. Preliminary Plat
- C. Building, Elevation & Site Plans
- D. Applicant Narrative
- E. Property & Vicinity Photographs
- F. Existing Conditions
- G. Analysis of Standards – Planned Development
- H. Analysis of Standards – Preliminary Subdivision
- I. Public Process & Comments
- J. Department Comments
- K. Potential Motions

PROJECT DESCRIPTION:

The subject property is comprised of 2 parcels that encompass approximately 10,964 square feet, or 0.2517 of an acre (see Attachment A – Vicinity Map). Following acquisition of the subject properties in November 2006, the Salt Lake City Redevelopment Agency (RDA) demolished a vacant, derelict single-family residence that occupied the property in September 2007. In March 2014, the RDA issued a Request for Qualifications to re-redevelop the site (see Attachment E – Property & Vicinity Photographs). In July 2014, a selection committee recommended the applicant become the developer, which the RDA approved in November 2014.

The **applicant's** proposal, which has been previously reviewed and approved by the RDA, includes the following:

- Amending 2 parcels in the Glenn Subdivision to create 4 buildable parcels, 4 related or “**alpha**” parcels, and 1 common parcel, which will be primarily used for vehicular access;
- Construction of 4 attached single-family dwellings—or row houses; and
- Construction of 4 attached single-car garages accessible from an adjacent public alley.

According to Jason Foster, Principal and Architect of Atlas Architects, the proposed planned development incorporated “**a contemporary design approach**” that ensured the row houses were “**contextually appropriate**” for the “**fabric of the Central 9<sup>th</sup> neighborhood.**” The development, known as Central 9<sup>th</sup> Row Houses, features the following exterior finishes:

- Stained cedar siding;
- EIFS (exterior insulation and finish system);
- Glass; and
- Metal trim.

Each row house will also feature a rear yard patio and accessible roof deck for use as private open space.

While the garages will be separate from the row houses, they will be individually owned—one garage for each row house. The single-story flat roofed garages will have an EIFS exterior and metal roll up garage doors.

The subject property is zoned FB-UN2 Form Based Urban Neighborhood District, which permits single-family attached dwellings as “**row** houses.” Salt Lake City Code 21A.27.020.B.1.e defines a row house as:

Row House: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

As stated previously, the proposed development requires approval of a planned development and subdivision amendment. The planned development petition requests the following modifications:

- Permit buildable parcels to front on common, accessible space instead of a public street;
- Permit reduced lot sizes for specific, related land uses; and
- Modification of specific design standards required within the FB-UN2 District.

#### KEY ISSUES:

Staff has identified the following key issues through analysis of the project:

##### Issue 1 – Lot Frontage.

The Salt Lake City Subdivision Title requires the following development standard:

20.12.010E.1 All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or *modified standards are approved by the planning commission as part of a planned development*. Private streets shall not be permitted unless the planning commission finds that the most logical development of land requires that lots be created which are served by a private street or other means of access (italics added).

Furthermore, the Salt Lake City Zoning Title states:

21A.36.010C. 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.

However, as previously implied, the Salt Lake City Zoning Title does empower the Planning Commission with authority to modify both the Subdivision and Zoning regulations as follows:

21A.55.030 Authority to Modify Regulations: In approving any planned development, the planning commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development. . .

Recommendation: Whereas, (1) the proposed buildable parcels have sufficient vehicular access from the abutting public alley, (2) the subject property shall have pedestrian access from a private walkway from Jefferson Street, and (3) all substandard parcels have a specific purpose and will remain unbuildable, staff recommends approval of the proposed modifications associated with the planned development.

## Issue 2 – Substandard Lots.

Although the preliminary subdivision plat does include 5 parcels or lots that do not comply with the Subdivision or Zoning Title, the following City Code does authorize the Planning Commission to approve sub-standard lots when the purpose of the lot is specified:

20.12.010D. Buildable Lots: All subdivisions shall result in the creation of lots which are developable and capable of being built upon, *unless a different purpose for the lot is clearly intended and approved by the planning commission or its designee*. No subdivision shall create lots, and no building permit shall be issued for any lots which would make improvements and services impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions (italics added).

Recommendation: In order to facilitate the proposed development, which does achieve several stated objectives and policies of the City, Planning Division staff recommends the Planning Commission **approve the applicant's request to approve the sub-standard lots** as proposed.

## Issue 3 – Lot Numbering.

The preliminary subdivision plat identifies Lots 1, 2, 3, and 4. It also identifies Lot 1 Garage, Lot 2 Garage, Lot 3 Garage, and Lot 4 Garage. However, the preliminary plat does not label the parcel intended as common space, which provides pedestrian and vehicular access as well as various cross-access easements that will be required within the planned development.

Recommendation: Upon reviewing the proposed preliminary subdivision plat, **Kenneth "Rich" Richmond** with the Salt Lake County Recorder's Office recommended that all buildable lots be numbered from 1 to 4, and that each of the non-buildable lots be numbered from 5 to 9. And, as previously stated, the purpose of each non-buildable lot must be clearly identified on the final subdivision plat.

## Issue 4 – Property Maintenance.

During the Ball Park Community Council meeting, the public expressed some concern regarding the feasibility of a home owners association comprised of 4 owners. In response to this issue, the applicant has sought legal advice to draft codes, covenants, and restrictions (CC&Rs) and articles of incorporation for the intended home owners association (HOA) that are as simple as possible to read, understand, and manage.

Furthermore, to ensure future home owners understand the financial necessities of private infrastructure maintenance, City Code requires the applicant comply with the following:

21A.55.170 Disclosure of Private Infrastructure Costs for Planned Developments: Planned developments, approved under this title after January 1, 1997, shall include provisions for disclosure of future private infrastructure maintenance and placement costs to unit owners.

- A. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities ("infrastructure"), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later.
- B. Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:

1. The cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.
  2. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city.
  3. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.
- C. Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.
- D. Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the city for emergency and other services and to ensure that the condition of the private infrastructure allows for the city's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent.

Recommendation: Planning Division staff recommends the Planning Commission reiterate the **applicant's legal requirement to satisfy City Code 21A.55.170** by specifying compliance as a condition of approval.

#### Issue 5 – Landscaping.

Landscaping is an important element of the planned development. Although the applicant has prepared a preliminary landscape plan, it does not include sufficient details such as quantities and sizes of landscape materials. Nor does it include a preservation plan—which is required by City Code—for the large park strip tree on Jefferson Street. Also, proposed landscape materials and irrigation plan must comply with provisions of City Code 21A.48.055 Water Efficient Landscaping. Final landscape plan, including materials and composition, should complement building architecture and site plan.

Recommendation: Staff recommends the final landscape plan, which includes a tree inventory and preservation plan, be reviewed and approved by staff as a condition of approval.

#### DISCUSSION:

As discussed above, and in Attachment G – Analysis of Standards for Planned Development and Attachment H – Analysis of Standards for Preliminary Subdivision Amendment, the proposal generally meets the standards for both a planned development and preliminary subdivision amendment. Generally, the 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 the neighborhood (see Attachment I – Public Process & Comments). The development will:

- Provide additional market rate modern housing within the Central 9<sup>th</sup> neighborhood;
- Remove an unnecessary drive approach, which will improve pedestrian safety on Jefferson Street; and

- **Increase sense of community and “eyes on the street,”** or natural surveillance, which also improves public safety.

The preliminary subdivision plat meets all the applicable normal subdivision standards without modifications, except for the requirement for public street frontage and minimum lot size, which the applicant requests modification through the planned development.

#### NEXT STEPS:

##### Planned Development and Preliminary Subdivision Approval

If the planned development and associated preliminary subdivision amendment are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by city departments or divisions and the Planning Commission. The applicant will then be able to submit for building permits for the development. The applicant will also need to submit a final subdivision plat to finalize the proposed subdivision amendment. Final certificates of occupancy for the buildings will not be issued until the conditions are met and the final subdivision plat is recorded to establish new property lines.

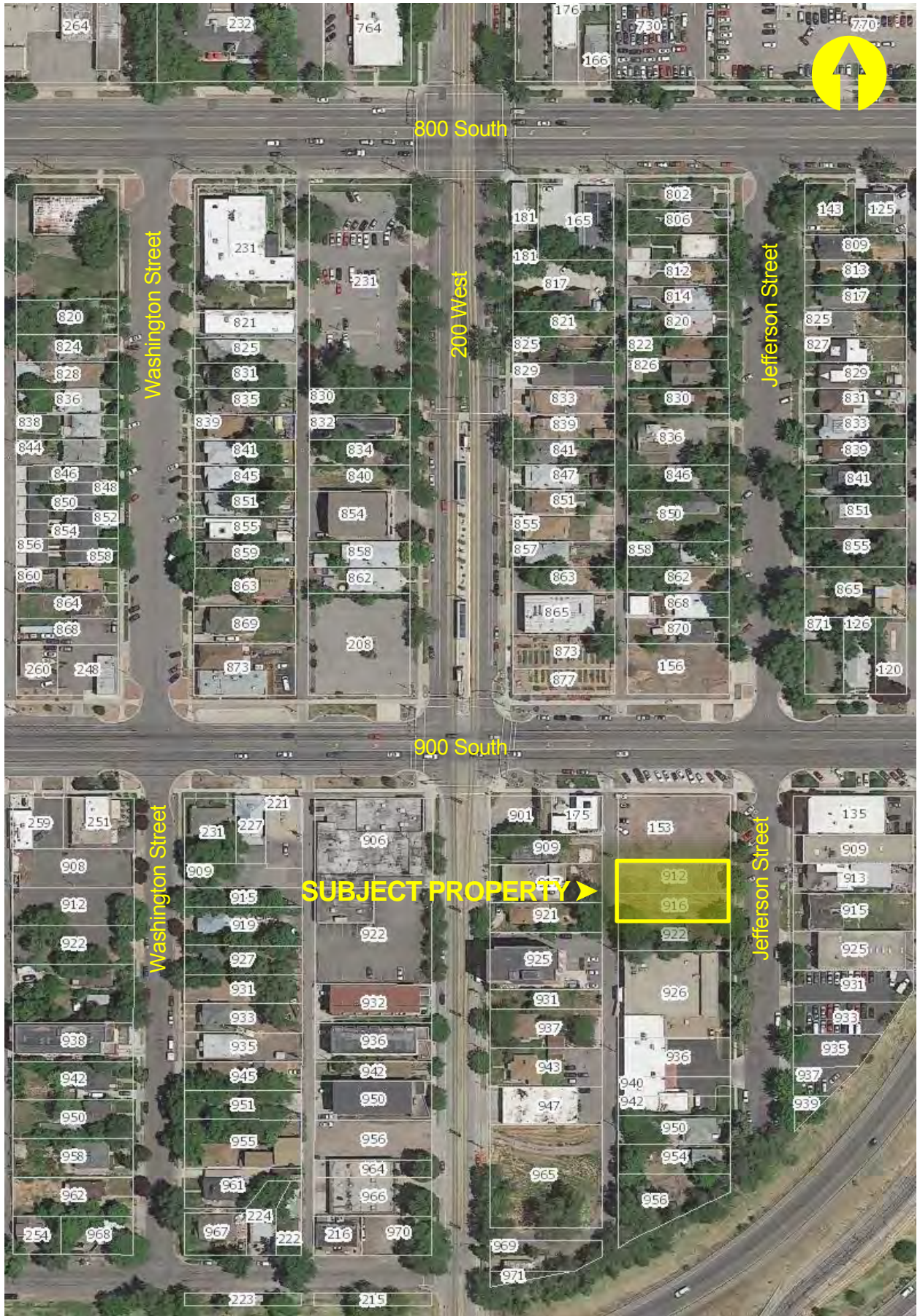
##### Planned Development and Preliminary Subdivision Denial

If the proposed planned development and preliminary subdivision petitions are denied, the applicant will likely seek to modify the development proposal to satisfy the requirements of the RDA and Planning Commission. However, the RDA, acting as property owner, may consider other options including solicitation of new a development proposal for the site.

## ATTACHMENT A: VICINITY MAP

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800 South

200 West

900 South

SUBJECT PROPERTY

Washington Street

Jefferson Street

Washington Street

Jefferson Street



## ATTACHMENT B: PRELIMINARY PLAT

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ATTACHMENT C: BUILDING, ELEVATION & SITE PLANS

# CENTRAL 9TH ROWHOUSE

## P.U.D. DRAWINGS

**000000**  
ARCHITECTS, INC.  
327 EAST BROADWAY SLC, UT 84111  
801/722-2724  
WWW.ATLABARCHITECTS.COM

SHEET	INDEX
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CVR	INDEX
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A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

CENTRAL 9TH ROW HOUSES

900 SOUTH, JEFFERSON STREET  
SALT LAKE CITY, UT 84101

CD

06  
20  
16

COVER

CVR





**CENTRAL 9TH ROW HOUSES**

900 SOUTH, JEFFERSON STREET  
SALT LAKE CITY, UT 84101

10  
17  
16

P.U.D

RENDERINGS

A.O.O



200 WEST

PUBLIC RIGHT OF WAY

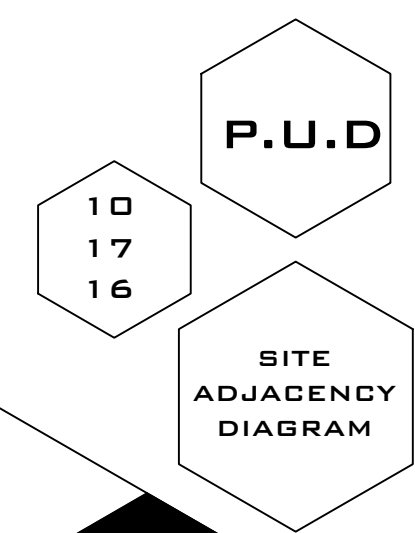
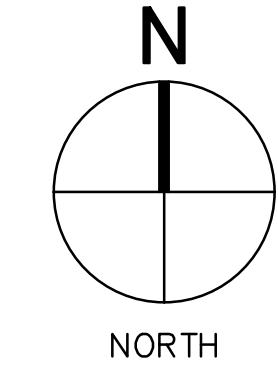
900 SOUTH

JEFFERSON ST.

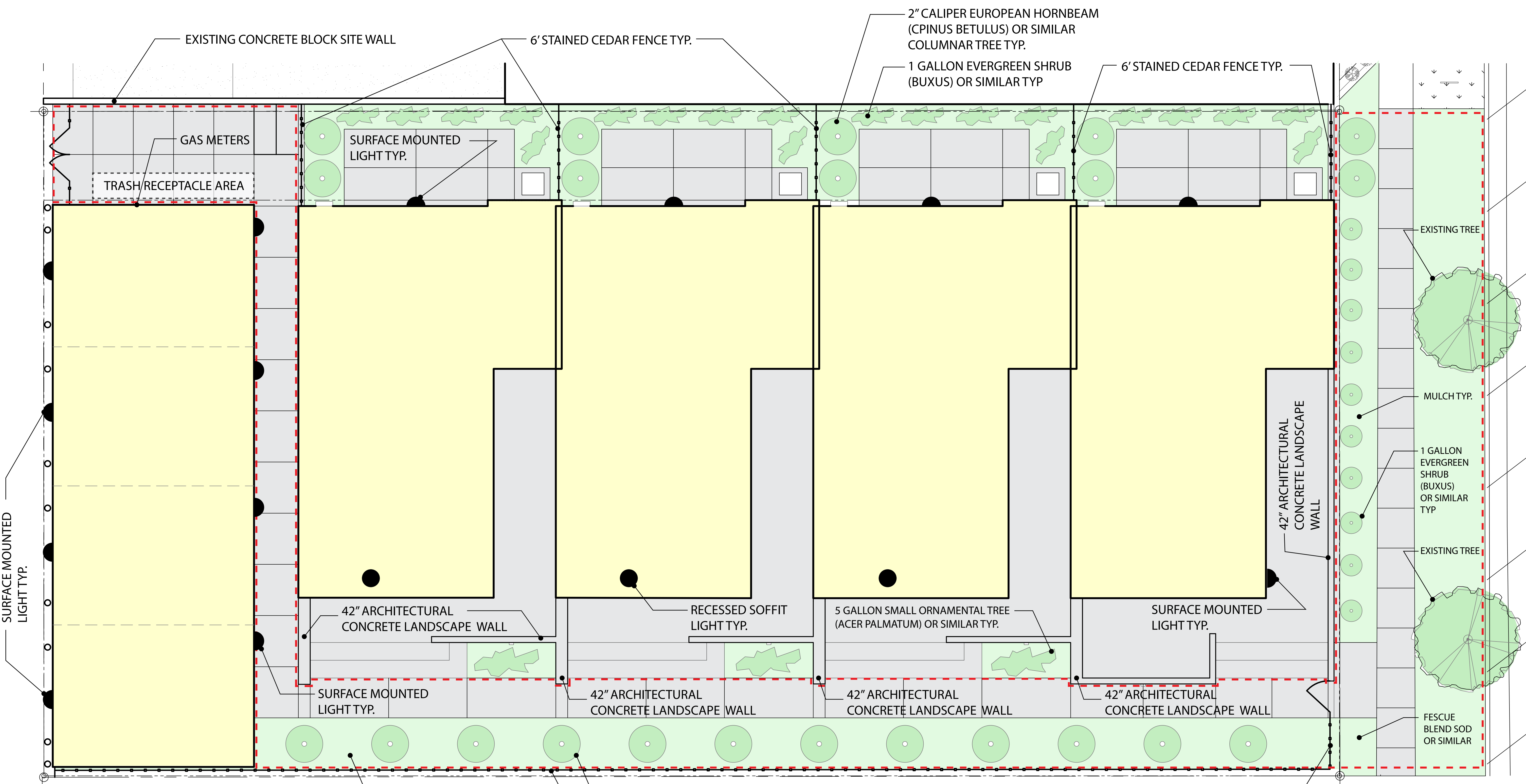


**CENTRAL 9TH ROWHOUSE**  
 900 SOUTH JEFFERSON STREET  
 SALT LAKE CITY, UT 84101

**SITE ADJACENCY DIAGRAM**  
 SCALE: 1/16" = 1'-0"



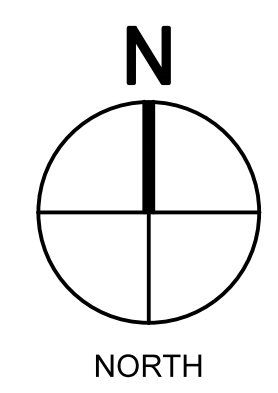




- TOTAL PROPERTY AREA: 10925 S.F.
- OUTLINES HOA MAINTENANCE AREA
- BUILDING FOOTPRINT: 5904 S.F. / 10925 S.F. = 54%
- HARDSCAPE: 3521 S.F. / 10925 S.F. = 32%
- SOFTSCAPE: 1500 S.F. / 10925 S.F. = 14%  
NOTE: SOFTSCAPE CALCULATION EXCLUDES THE SOFTSCAPE OF THE PARKSTRIP

GENERAL NOTE:  
 IRRIGATION SYSTEM TO BE DESIGN BUILD  
 BY LANDSCAPE CONTRACTOR

**SITE DIAGRAM** 1  
 SCALE: 3/16" = 1'-0" A2

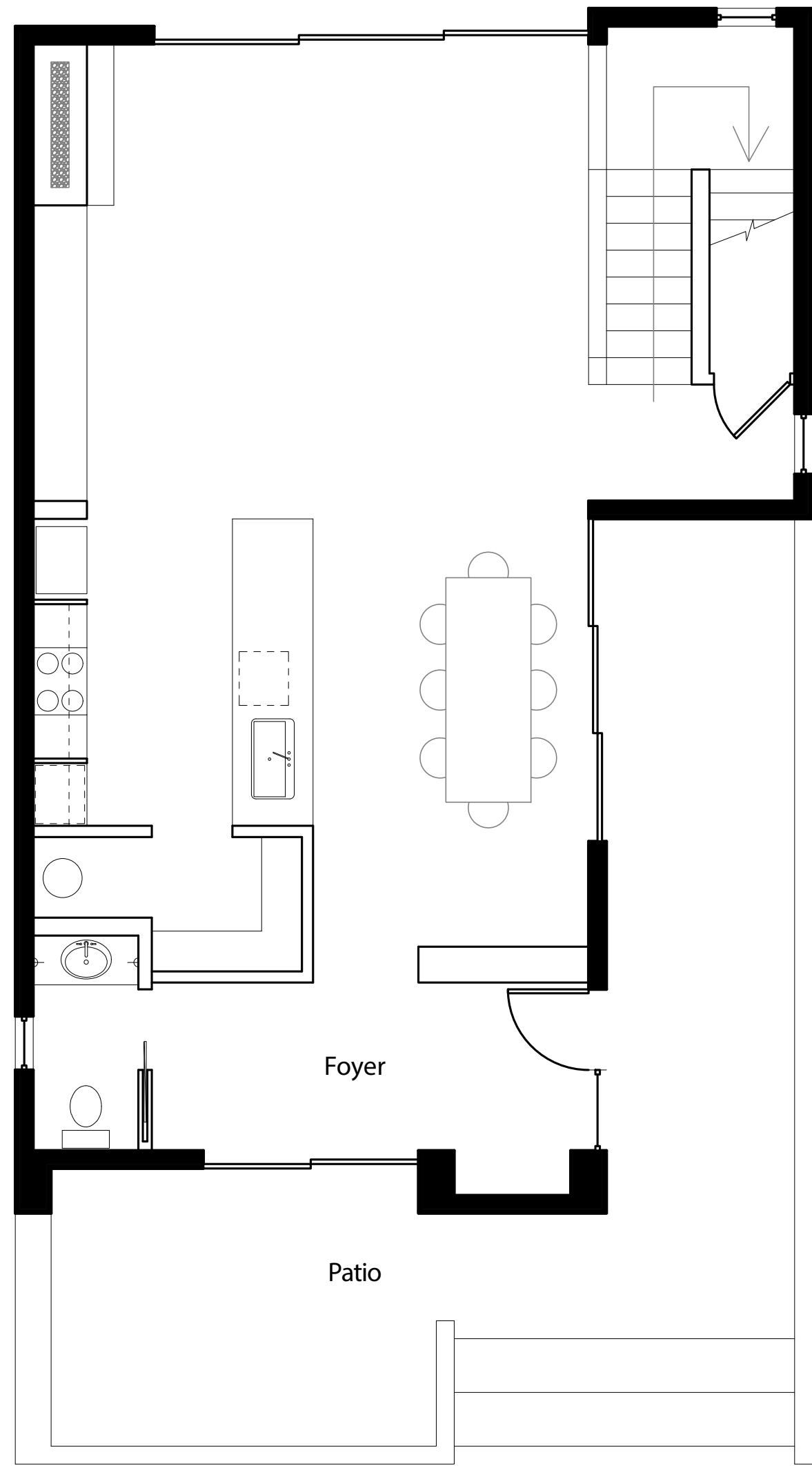


**CENTRAL 9TH ROWHOUSE**

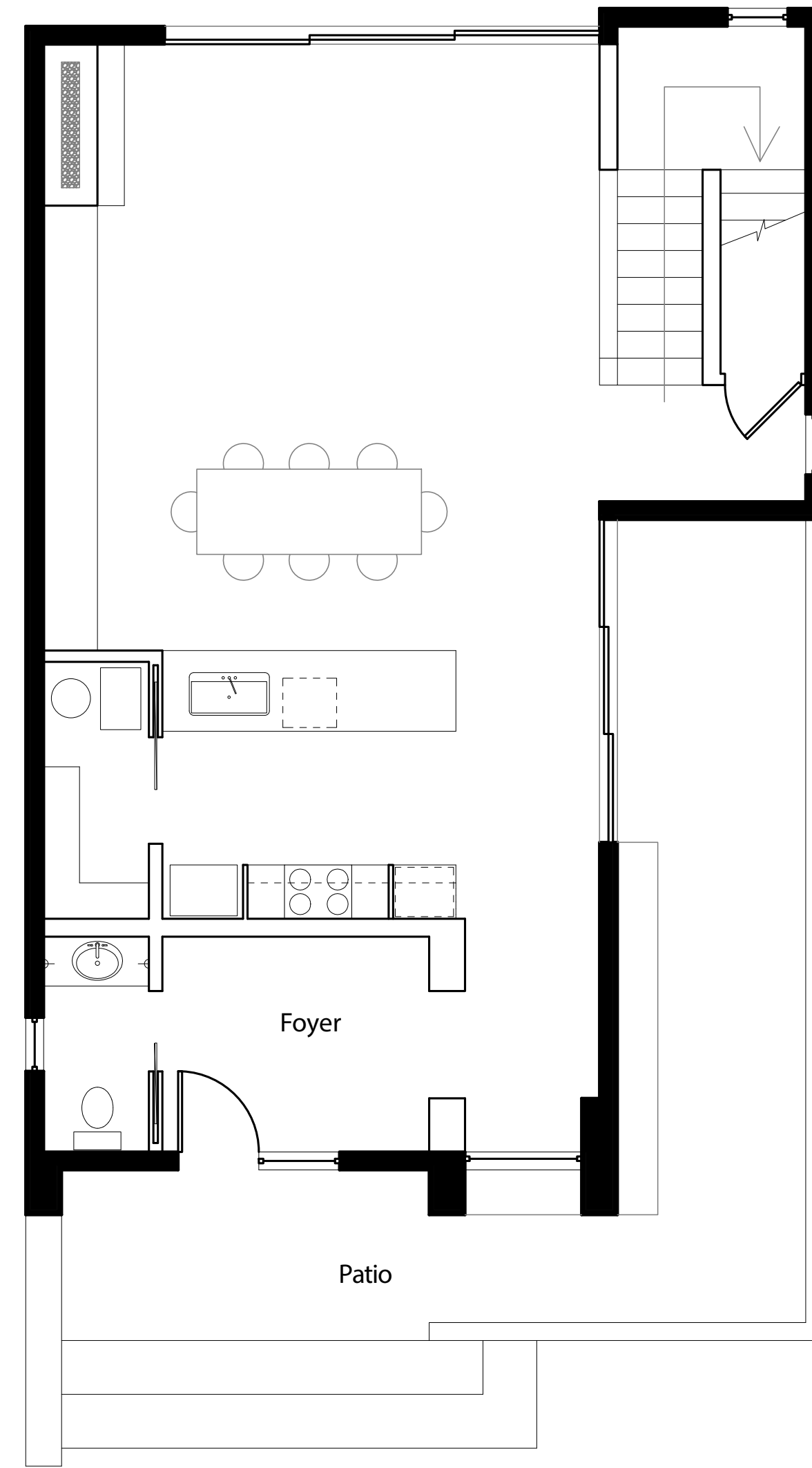
900 SOUTH JEFFERSON STREET  
 SALT LAKE CITY, UT 84101

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 EXTERIOR LIGHTING & LANDSCAPE PLAN

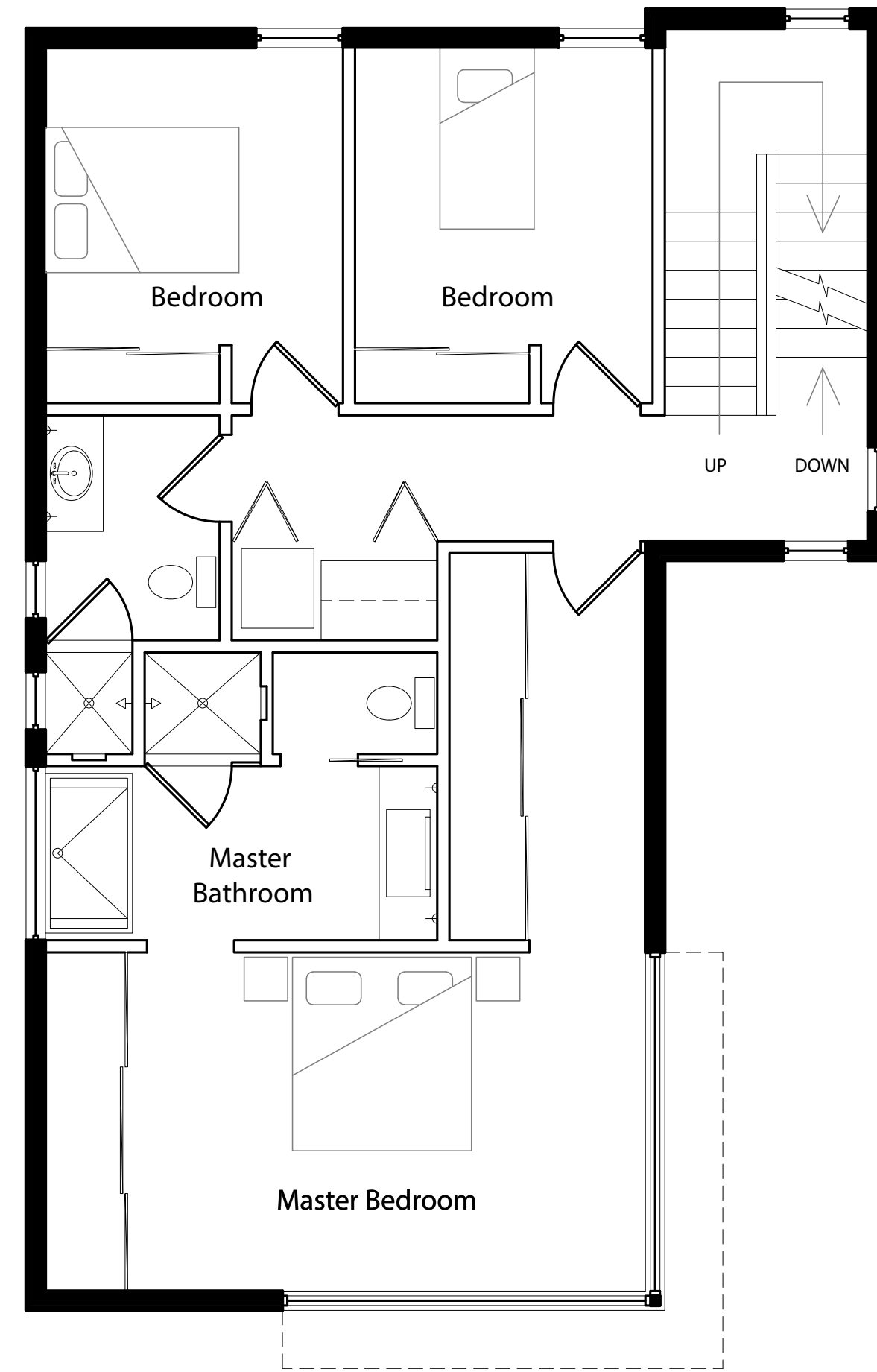




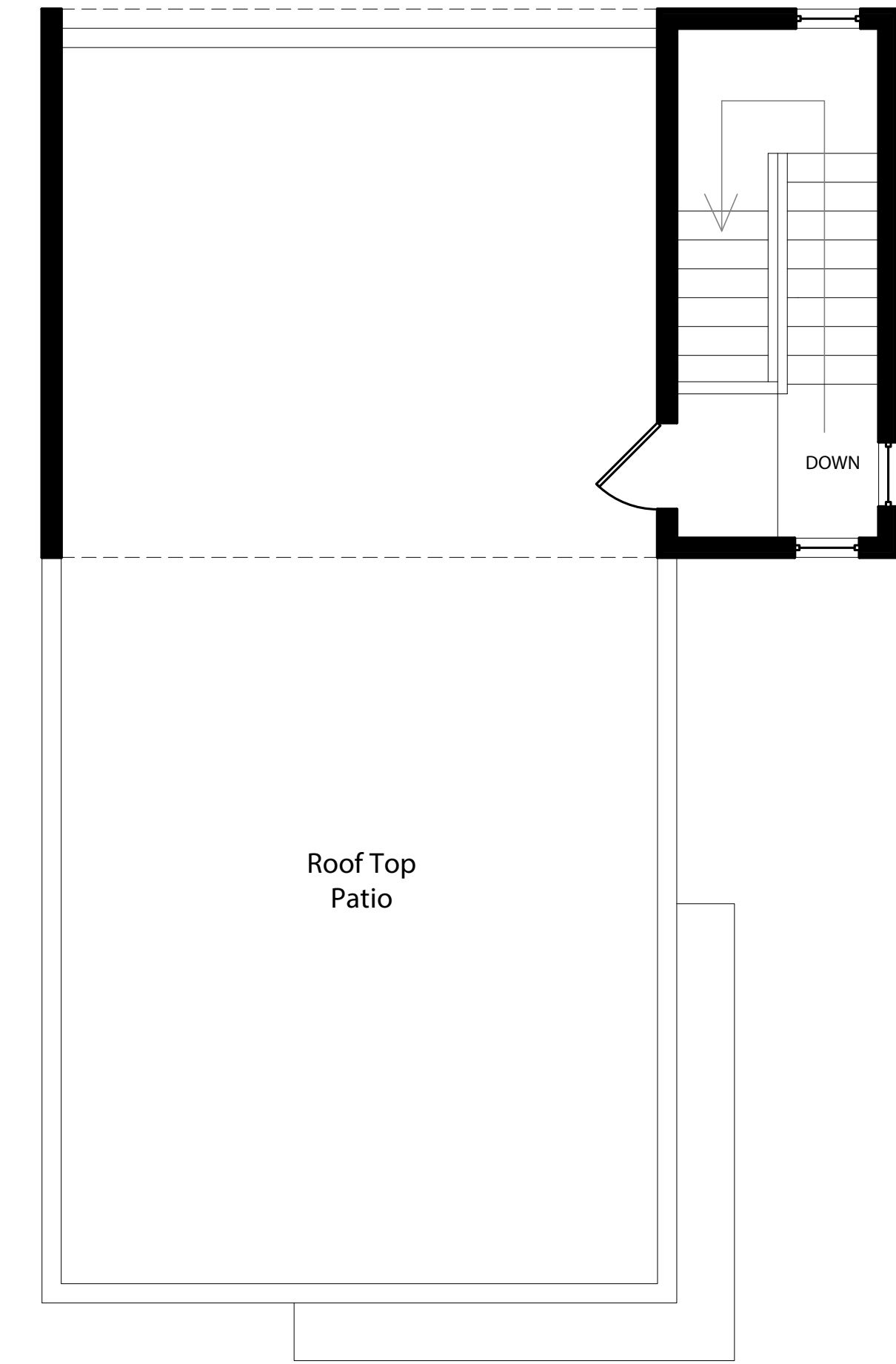
N  
 UNIT 1: LEVEL 1  
 AREA: 1,118 SQ. FT.



N  
 UNITS 2-4: LEVEL 1  
 AREA: 1,118 SQ. FT.



N  
 UNITS 1-4: LEVEL 2  
 AREA: 1,118 SQ. FT.



N  
 UNITS 1-4: LEVEL 3  
 AREA: 1,118 SQ. FT.

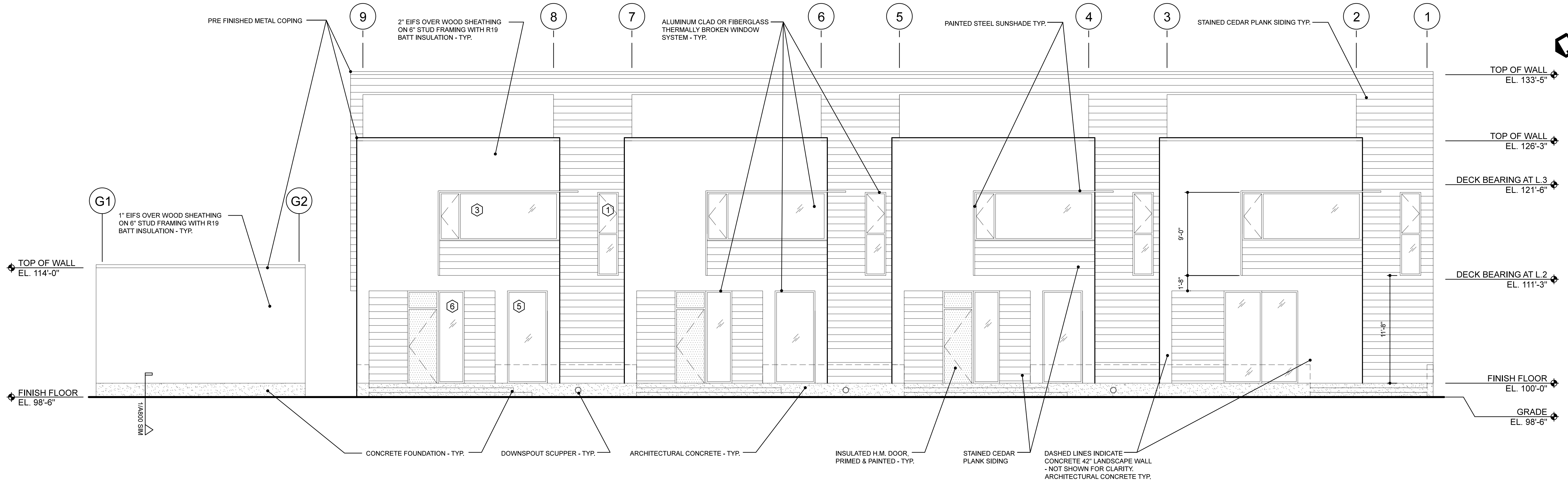
**CENTRAL 9TH ROW HOUSES**

900 SOUTH, JEFFERSON STREET  
 SALT LAKE CITY, UT 84101

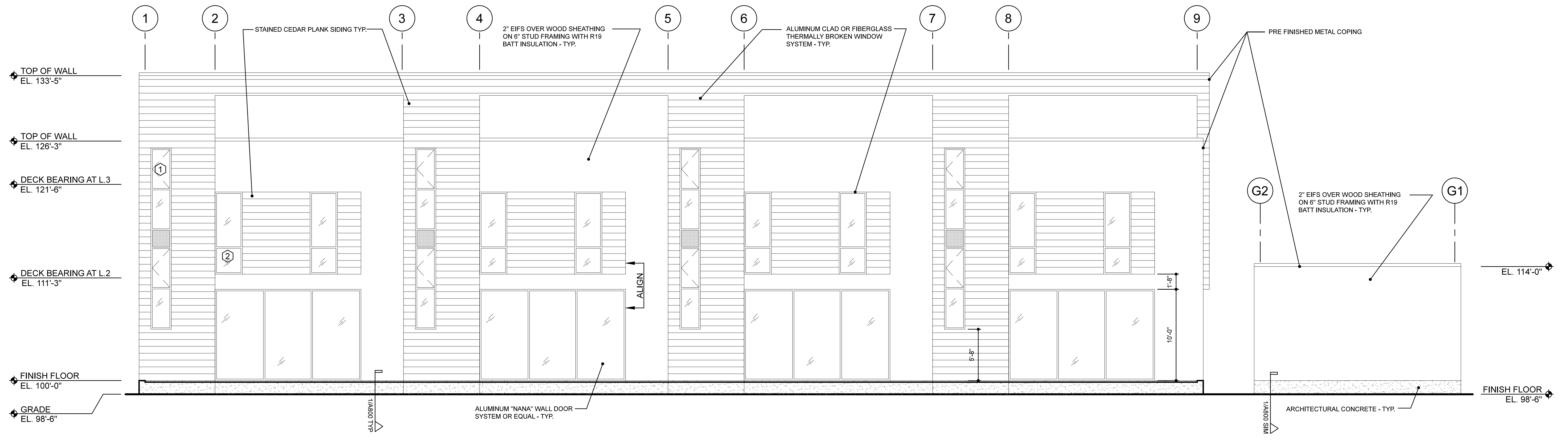
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P.U.D

FLOOR  
PLANS



**SOUTH ELEVATION** 1  
 SCALE: 3/16"=1'-0" A200

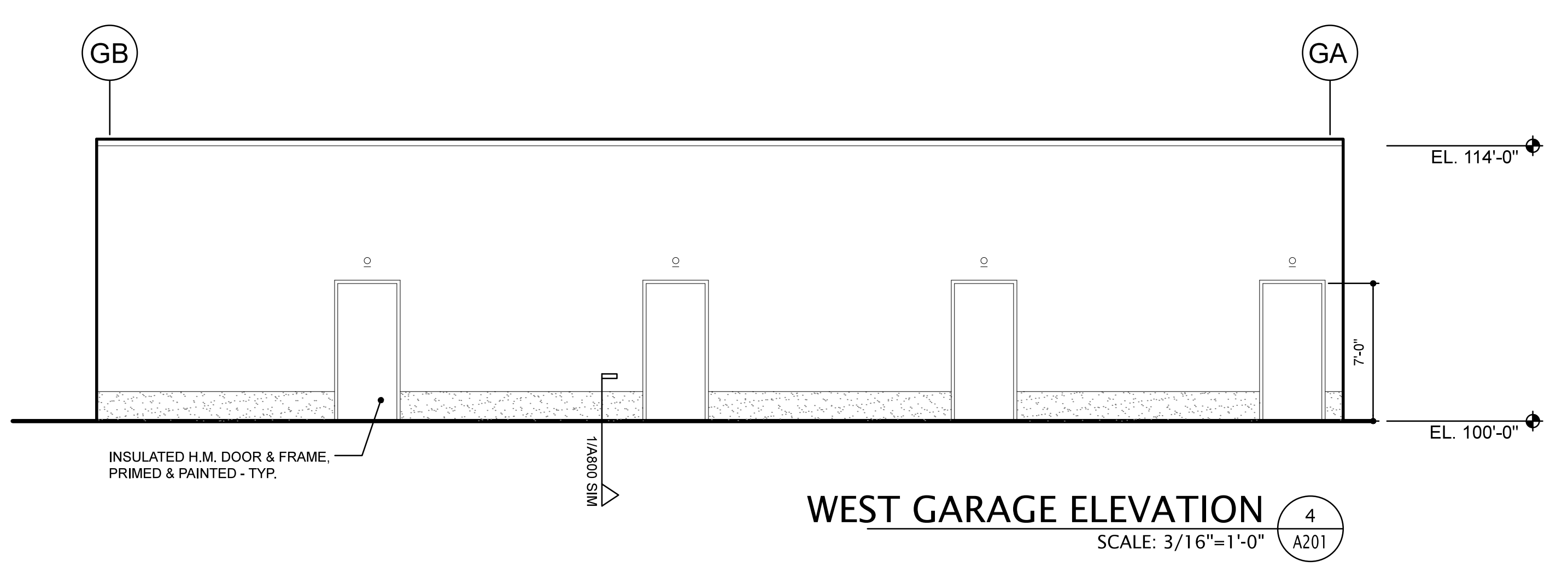
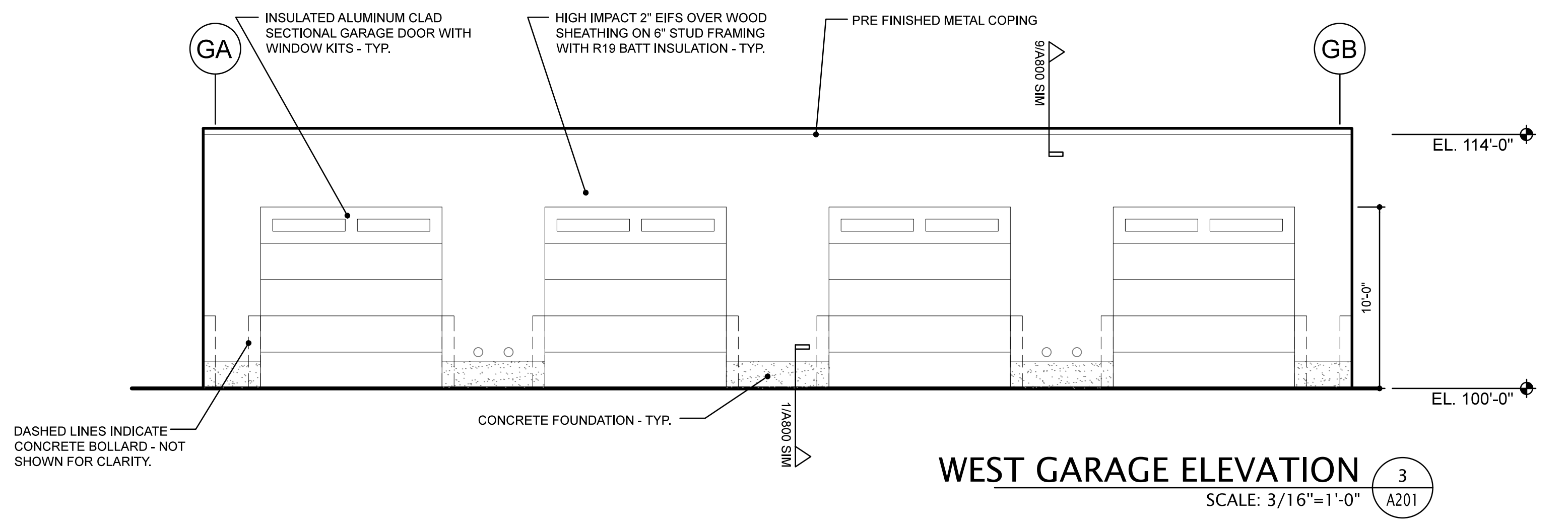
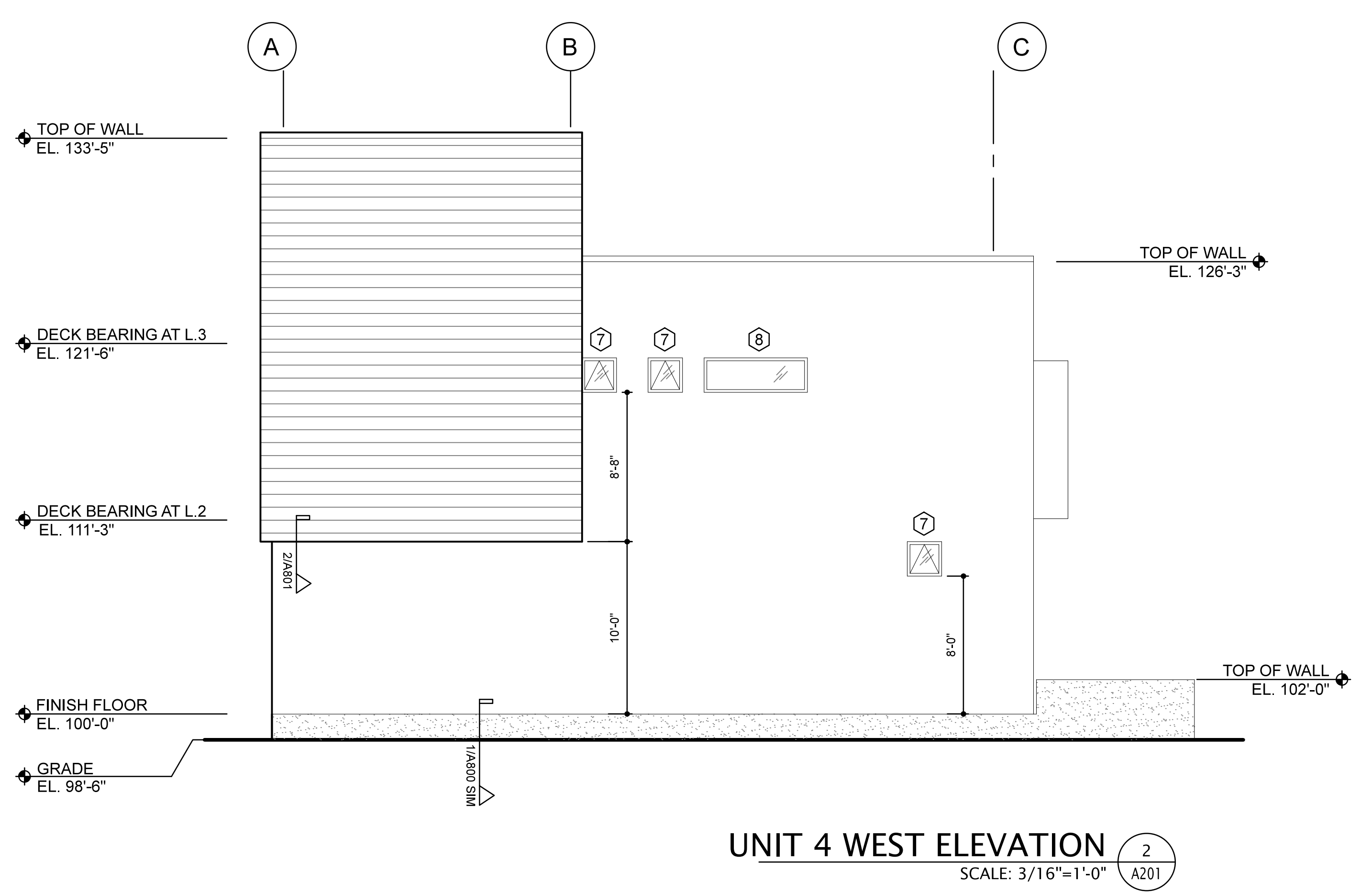
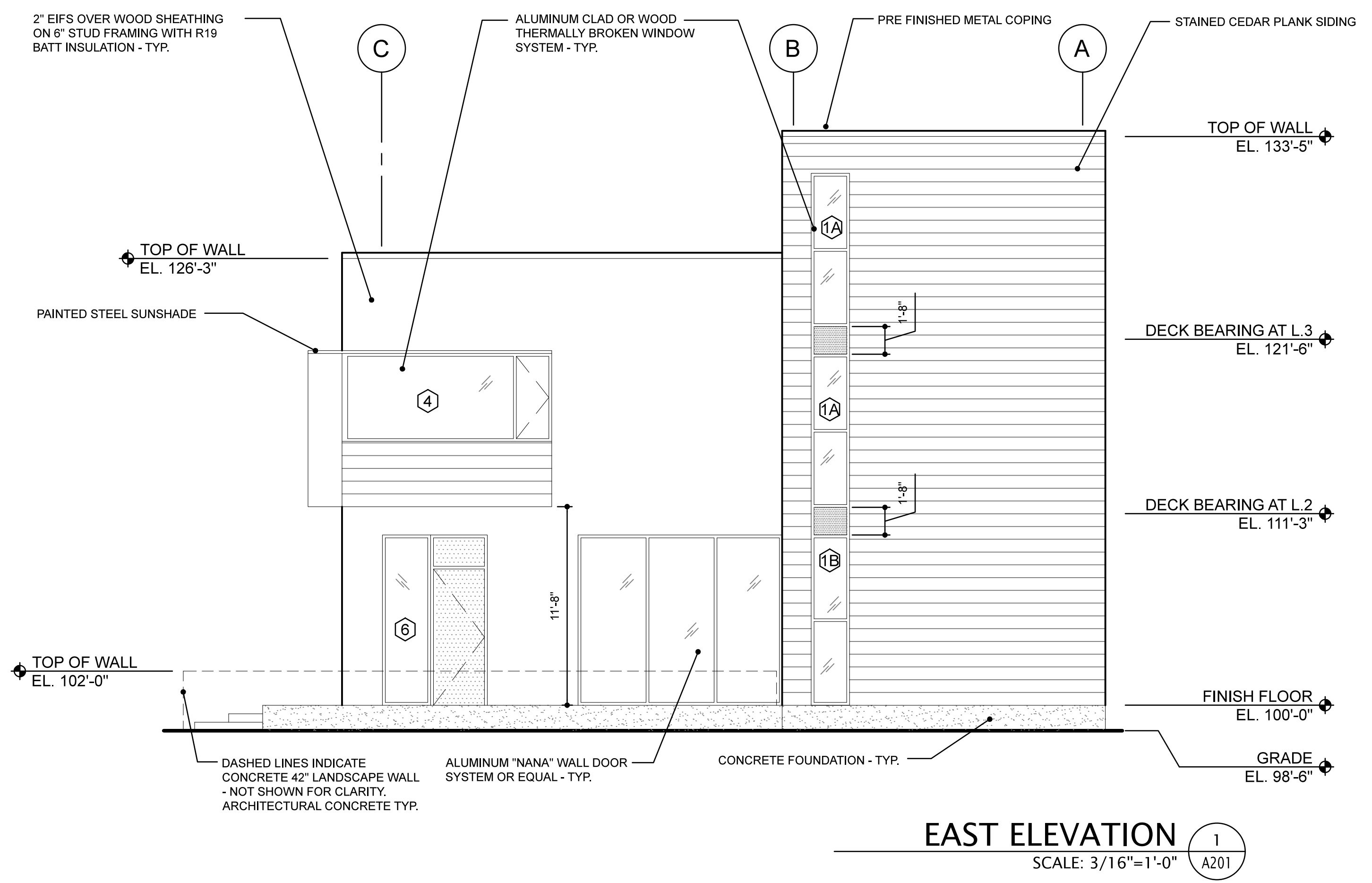


**NORTH ELEVATION** 2  
 SCALE: 3/16"=1'-0" A200

**CENTRAL 9TH ROW HOUSES**  
 900 SOUTH, JEFFERSON STREET  
 SALT LAKE CITY, UT 84101

P.U.D  
 10  
 17  
 16  
 EXTERIOR ELEVATIONS

**A2.0**



**CENTRAL 9TH ROW HOUSES**  
 900 SOUTH, JEFFERSON STREET  
 SALT LAKE CITY, UT 84101

P.U.D  
 10  
 17  
 16  
 EXTERIOR  
 ELEVATIONS

## ATTACHMENT D: APPLICANT NARRATIVE

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**Planned Development-Project Description**  
**912-916 S. Jefferson Street**  
**Central Ninth Development Partners, LLC**

**Project Description**

Central Ninth Development Partners, LLC is requesting approval of its proposed Central Ninth Rowhouses development at 912-916 S. Jefferson Street. The 0.252 acre (10,964 square feet) parcel is currently vacant. The parcel is bordered by an aged single-family home to the south; the newly-built Central Ninth Market to the north; Jefferson Street to the east; and an alley to the west.

The development will include four single-family, two-story attached rowhouses with four attached single-car garages. The rowhouses will be approximately 2,213 square feet each and built with higher-cost cabinets, countertops and fixtures. The garages will be 363 square feet (exterior garages) and 355 square feet (interior garages). Each house will contain three bedrooms and two and one-half baths.

**Planned Development Information**

Central Ninth Development Partners will meet Salt Lake City objective (f), "Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation," and objective (h), "Utilization of 'green' building techniques in development." The new rowhouse development will replace a blighted building that was purchased and demolished by the Redevelopment Agency of Salt Lake City to be redeveloped. The rowhouses will be built following LEED-Silver design standards, although will not go through the certification process.

**Minimum Plan Requirements**

Please find attached plan and elevation drawings requested

**Site/Landscaping Plan**

Please see attached site/landscaping plan.

**Elevation Drawing**

*Elevation Drawings:* Please see attached elevation drawings.

*Type of Construction:* Wood frame structure with a mix of exterior stained cedar-plank siding and 2" EIFS over wood sheathing.

*Dwelling Unit Size:* 2,213 Square Feet, Two-story Rowhouse

*Garage Sizes:* 355 Square Feet (Interior); 363 Square Feet (Exterior)

*Number of Units:* 4 attached units with 4 single-car attached garages.

*Dwelling Density:* 15.9 units/acre.



### **Common Space Maintenance**

The development includes a minimal amount of common space. The common space includes an eleven-foot walkway in front of the rowhouses, a public strip on Jefferson Street and a walkway on the north and east sides of the garage. The materials include a six-foot cedar wood fence, sod, bushes, trees, small river rock and concrete pavers. The common areas will be maintained by the HOA by hiring an outside landscaper, or if willing to do so, by a resident since the space is minimal.

### **Compatibility with Neighboring Properties**

The project will be appropriately buffered from neighboring properties. On the north side of the property is the Central Ninth Market with a large cinder-block wall which will block any noise or light from the rowhouses. On the south side of the property is a run-down single-family dwelling. A six-foot high cedar fence and European Hornbeam trees will be placed along the southern property line. On the west side of the property is an alley with commercial properties on the other side. The rowhouse garages will face the alley. They are enclosed garages which will prevent any noise or light escaping from the rowhouses or garages. On the east side of the property is Jefferson Street with residential and commercial properties on the other side. A six-foot high cedar fence will prevent noise and light from escaping. Evergreen shrubs in the park strip will add an additional buffer between the properties.

The intensity, size and scale of the proposed planned development is compatible with the adjacent properties since this is a mixed-use neighborhood with residential, office, retail and industrial uses surrounding the development. The rowhouses are also a smart medium-intensity use for the neighborhood since the development is within a block from the light rail line. However, the rowhouses are less intense than other projects planned to be constructed in the neighborhood.

### **Compatibility with City General Plan**

The proposed planned development is governed by the Central Community Master Plan, more specifically within the Central Business District Support Area. The master plan calls for housing opportunities for a range of family and income types, and housing that supports the employment center of the downtown area (p.3). More specifically, in the specific People's Freeway (now Central Ninth) neighborhood, development should address ways of transitioning the northern portion of the neighborhood from the historic character of low-density residential development to one of transit-oriented development (p.7).

The four three-bedroom rowhouses in the proposed planned development will create a medium-density residential development that can serve couples with no children as well as young families who seek to be near the central business district. Because it is less than a block from a light-rail station, the project allows residents to live without a car or just one car. TRAX can take residents downtown in minutes.

### **Trash Disposal**

Each rowhouse will have its own city-provided garbage can which will be stored within its garage and put out in the alley on collection days.

ATTACHMENT E: PROPERTY & VICINITY PHOTOGRAPHS



Southwest corner of 900 South and Jefferson Street



Northwest view of abutting commercial corner



Westward view of subject property from Jefferson



Eastward view of subject property from alley



Southeast view of abutting property



Northwest view of drive approach from Jefferson

ATTACHMENT F: EXISTING CONDITIONS & ZONING

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## Salt Lake City Master Plans

The subject properties are **within the “Downtown Neighborhood Planning Area” of the *Central Community Master Plan*** (adopted 2005) as well as *The Downtown Plan* (adopted 2016). The subject properties are also subject to citywide plans, such as the *Urban Design Element of the Salt Lake City Master Plan* (adopted 1992), the *Salt Lake City Community Housing Plan* (adopted 2000), and *Plan Salt Lake* (adopted 2015).

Upon reviewing the applicable plans, staff determined that there are numerous goals and policies that support the proposal, some of which are listed below:

- Goal – Provide opportunities for smarter and more creative development practices to better serve the community (page 3, *Central Community Master Plan*).
- Urban Design Policy – Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods (page 19, *Central Community Master Plan*).
- Central 9<sup>th</sup> District Initiative – Encourage the development of or create incentives for housing for families with children, as part of identifiable neighborhood areas, in ground-oriented or low-rise dense developments and close to open space, schools, childcare centers, community facilities and other amenities designed for children (page 125, *The Downtown Plan*).
- Central 9<sup>th</sup> District Initiative – Support transit oriented development (page 125, *The Downtown Plan*).
- Central 9<sup>th</sup> District Initiative. Encourage the development of owner occupied housing units for all income levels (page 125, *The Downtown Plan*).
- Streets as Element of Open Space | Policy Concept – Continue to use landscaped parking strips and front yards as the major landscaped, open space element of the street in residential and Commercial Fringe areas (page 81, *Urban Design Element of the Salt Lake City Master Plan*).
- Streets as Element of Open Space | Policy Concept – Stress the importance of street tree conservation and replanting in street right-of-way construction. It should have the same level of importance as curb, gutter and sidewalk reconstruction (page 81, *Urban Design Element of the Salt Lake City Master Plan*).
- Housing Design | City Council Policy Statement – The City Council encourages architectural designs compatible with neighborhoods that: (1) Make good use of and incorporate open space, even minimal amounts; (2) Interface well with public spaces; (3) Address parking needs in the least obtrusive manner possible; and (4) Are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, resident gardens, etc. (page 16, *Housing Plan*).
- Guiding Principle 3 – Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics (page 14, *Plan Salt Lake*).

## Salt Lake City Zoning Title

The subject properties are subject to the following purpose statement and adopted regulations:

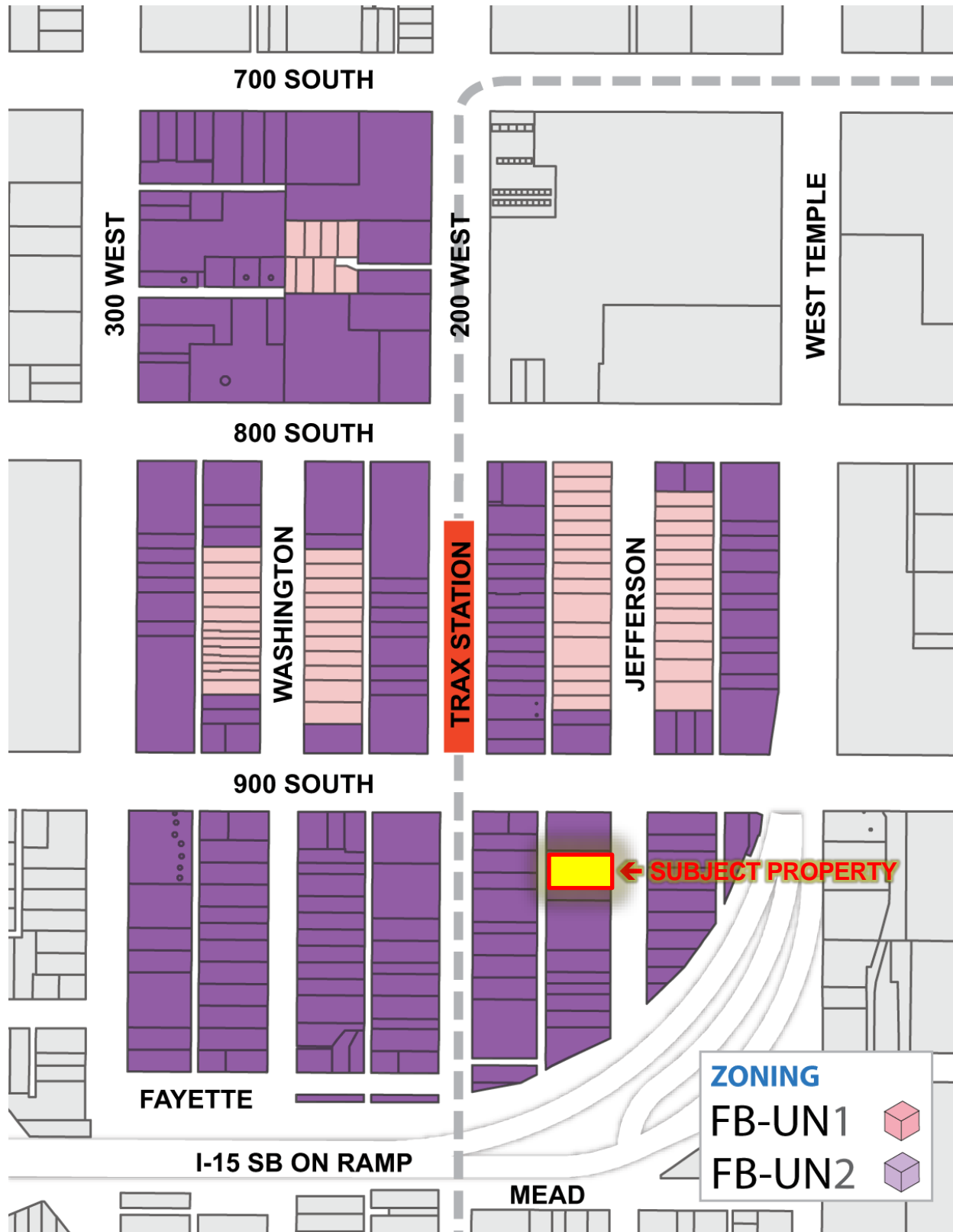
21A.27.050 FB-UN1 & FB-UN2 Form Based Urban Neighborhood District Purpose Statement  
The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

### 21A.27.050.E. Building Forms

Row House: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

21A.27.050C Regulating Plan Map for Form Based Urban Neighborhood Districts



Adjacent Land Uses:

- East Commercial (Shaw Roofing)
- West Commercial (Matsuura Printing)
- North Commercial (Troubadour Salon, Jade Market)
- South Single-family dwelling (occupied)



## FB-UN 2 Form Based Urban Neighborhood District Regulations for Row Houses

Type	Regulation	Proposal	Compliant
Height	4 stories with a maximum of 50'. All heights measured from established grade	3 stories (including roof top patio), or 34'-11"	Yes
Front and Corner Side Yard Setbacks	No minimum. Maximum 10'	≈ 0'-9"	Yes
Required Build To	Minimum of 50% of street facing façade shall be built to the minimum setback line	<b>According to the applicant's</b> No site plan, approximately 19 of 44 linear feet—or 43%--of the façade on Jefferson Street is less than 1'-0" from the <b>"minimum setback line,"</b> which is 0'-0"	No
Interior Side Yard	Minimum of 15' along a side property line adjacent to FB-UN1, otherwise 4' setback required. Parcels separated by an alley are not considered adjacent	Subject property is not adjacent to FB-UN1 District. Overall, planned development has interior side yard setbacks of 10'-0" and 20'-0"	Yes
Rear Yard	Minimum of 25' when rear yard is adjacent to FB-UN1, otherwise no setback required. Parcels separated by an alley are not considered adjacent	Subject property is not adjacent to FB-UN1 District. Rear yard setback of 0'-0" for Lot 1, and 10'-0" for Lots 2, 3, & 4	Yes
Upper Level Step Back	When adjacent to lot in the FB-UN1, buildings shall be stepped back 1 additional foot for every foot of building height above 35'. When a parcel in the FB-UN2 District is separated from a parcel in the FB-UN1 district by an alley, the width of the alley may be counted towards the upper level step back	Proposed development is less than 35'-0" tall	Yes
Minimum Lot Size	1,500 square feet; not to be used to calculate density	Average size of buildable lots ≈ <b>1,895 square feet</b> . Of the remaining <b>"lots"</b> the smallest = 355 square feet	No
Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with	<b>Lot 1 ≈ 50'-5"</b>	Yes
Dwelling Units per Building Form	Minimum of 3; maximum of 5	4 dwelling units per row house form	Yes
Number of Building Forms per Lot	1 building form permitted for every 1,000 square feet of lot area	1 row <b>house for every ≈</b> 2,741 square feet of lot area	Yes
Surface Parking in Front and Corner Side Yards	Not permitted	None	Yes
Vehicle Access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull through parking is required by fire or other code, ingress shall be from street and egress onto alley	Vehicle access is from public alley	Yes
Vehicle Access Width at Street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multi-directional vehicle drive is included, a curb cut may not exceed 24' in width	No driveways are proposed	Yes
Driveway Location	The minimum distance between curb cuts shall be 12'. Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a street corner or 5' from	Applicant will remove all existing driveways, and no new driveways will be constructed	Yes

	the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with city standard curb		
Vehicle access and parking compliance	All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 sq. ft., whichever is less	Applicant will remove all exiting driveways, and no new driveways will be constructed. Proposed parking will comply with applicable sections of city code	Yes
Parking on Separate Lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building	All off-street parking stalls will be provided on the subject property	Yes
Building Entry	A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following: <ul style="list-style-type: none"> <li>a. Front entrance: Door on the same plane as street facing facade;</li> <li>b. Recessed entrance: Inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or</li> <li>c. Corner entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.</li> <li>d. Number: Every building shall have at least one entry for every seventy five feet (75') of building facade along a public or private street, alley or greenway.</li> </ul>	The proposed row house development has a front entrance on the same plane as the street facing façade. According to the applicant, the proposal will comply with the requirements for a <b>"Stoop" entry, which is permitted for row houses within the FB-UN2 District</b>	Yes
Pedestrian Connections	Pedestrian access to public walkways required for each dwelling unit	<b>Proposal includes "pedestrian access to public walkways" on Jefferson Street</b>	Yes
Building Fenestration	Required as per 21A.27.050.F	Prior to final approval, staff will ensure compliance with all applicable building fenestration requirements	Yes
Open Space	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count towards the minimum open space requirement	According to the site plan, 14% of the total lot area is landscaping, 32% is hardscape, and 40% is roof top patio	Yes
Ground floor transparency	Minimum of 60% of street facing facade, located between 2' and 8' above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses	All ground floor units will be occupied by residential uses. The applicant estimates ground floor transparency is 38%, which complies	Yes

Upper level outdoor space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard	All residential units include an accessible roof top patio with a 3'-9" parapet wall that overlooks Jefferson Street, common space, or public alley	Yes
Building façade materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building facade	Applicant estimates area of street façade is 1,422 square feet, of which only 367 square feet—or 26%—is clad in EIFS. The remaining 74% is clad in cedar, glass, and metal. Prior to final approval, staff will ensure compliance with building façade materials requirement.	Yes
Attached Garages and Carports	Attached garages and carports are required to be in the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted	Garages are located within the rear yard of the subject property and adjacent to the public alley	Yes

# ATTACHMENT G: ANALYSIS OF STANDARDS- PLANNED DEVELOPMENT

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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>Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	Complies	<p>Applicant claims to comply with objectives F and H (see Attachment D – Applicant Narrative). The subject property formerly contained a single-family dwelling that had become derelict and was demolished previously by the RDA. As such, the property <b>is currently vacant. With regarding to "green building techniques" the project will be designed and constructed to meet the LEED Silver standard</b></p>
<p>Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	Complies	<p>As demonstrated within Attachment F – Existing Conditions &amp; Zoning, Staff finds the proposal is consistent with adopted policies</p> <p>The proposed row houses are a permitted use in the FB-UN2 Urban Neighborhood District</p> <p>The planned development process allows for modification of zoning standards, which are discussed elsewhere within this staff report</p>
<p>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 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;</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> <p>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;</p>	Complies	<p>1. The subject property is accessible from adjacent public streets and alleys. Transportation Division expressed no concerns regarding any potential traffic impacts from the development (see Attachment J – Department Comments)</p> <p>2a. Pedestrian activity will be adequately addressed through development of a pedestrian walkway through the site. Regarding orientation of driveways, the existing drive approach on Jefferson Street will be removed</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 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>2b. The development will provide 4 off-street parking stalls, 1 per row house, which complies with applicable parking regulations</p> <p>2c. Hours of peak traffic to the proposed planned development will be compatible with adjacent commercial and residential uses. Staff estimates traffic impacts on 900 South and Jefferson Street will be negligible</p> <p>3. As stated previously, the proposal was reviewed by the Transportation Division and no significant issues were identified (see Attachment J – Department Comments).</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 (see Attachment J – Department Comments)</p> <p>5. The development is located in an area zoned for both residential and commercial uses, and a majority of surrounding properties have been developed for commercial uses. However, buffering and mitigation measures between the row houses and the existing single-family dwelling on south side of subject property are appropriate</p> <p>6. The proposed planned development is similar in intensity, size, and scale to adjacent commercial developments in the area, however the proposal is taller and denser than the adjacent single family dwelling.</p> <p>The proposal does not involve a conditional use</p>
<p>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>No</p>	<p>Landscaping is an important design element of the planned development. Final landscape materials and composition should complement building architecture and site plan. Applicant has not provided a tree preservation plan for existing park strip tree. Also, proposed landscape materials and irrigation plans must comply with water efficient provisions of 21A.48.055. Prior to final approval, staff will ensure the landscape plan complies with all applicable regulations.</p>
<p>Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>The subject properties, which are currently vacant, are not located within a national or local historic district</p>
<p>Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The planned development has also been reviewed against the subdivision standards in Attachment H – Analysis of Standards for Preliminary Subdivision Amendment. Other than the specific modifications described within this report, the project appears to comply with all other applicable codes. Further compliance will be ensured through final review</p>



ATTACHMENT H: ANALYSIS OF STANDARDS—  
PRELIMINARY SUBDIVISION AMENDMENT

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

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Complies— pending approval of planned development	<p>The applicant is requesting modification of subdivision and zoning standards through the planned development process. The following subdivision modification is proposed for this development:</p> <ul style="list-style-type: none"> <li>Section 20.12.E. Access to Public Streets. Although Lot 1 has frontage on Jefferson Street, Lot 2, Lot 3, and Lot 4 will not have direct access to a public street. All lots will rely on vehicular access from the abutting alley, and pedestrian access will be from the existing public sidewalk and a proposed private walkway</li> </ul>
B. All buildable lots comply with all applicable zoning standards	Complies— pending approval of planned development	The proposed buildable lots comply with lot width and area standards, however the proposal includes 5 additional lots that do not meet zoning standards. The applicant is seeking modification of these standards through the planned development process
C. All necessary and required dedications are made;	Complies— pending compliance with Department Comments	The proposed subdivision amendment does not require any additional right of way dedications. Utility and drainage easements will need to comply with the requirements from Public Utilities and the final locations of these easements will be determined prior to the final subdivision process. Compliance with <b>Public Utilities’ requirements</b> is a condition of approval
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies— pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit or final subdivision approval
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies— pending compliance with Department Comments	This is a subdivision amendment that does not involve the construction of any additional public right-of-way, however an existing drive approach on Jefferson Street will be removed and replaced with sidewalk, park strip, curb, and gutter.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, staff will ensure subdivision complies with all other applicable laws and regulations
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	This proposed amendment does not alter any street or right-of-way. All of the proposed amendments to existing easements on the site involve moving them within the property boundaries and are not expected to have any negative material impact on adjacent property owners or the public

# ATTACHMENT I: PUBLIC PROCESS & COMMENTS

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## Public Meetings, Notice, and Comments

The following information is a list of public meetings, notices, and comments on the proposed project:

### Community Council Meeting:

The Ballpark Community Council reviewed the proposal during a regular meeting on August 4, 2016. Approximately 10 people attended Ballpark meeting. Community expressed concerns with public safety, security lighting, building scale, waste receptacles, landscape design, and property maintenance. Because the applicant was unable to attend the meeting, Planning Division staff agreed to schedule a separate Open House meeting.

### Open House Meeting:

Planning Division staff advertised and conducted an Open House meeting at the City & County Building on September 15, 2016. Although approximately 7 people attended the meeting, staff did not receive any verbal or written public comments.

### Notice of Public Hearing for the Proposal:

- Public hearing notice mailed on October 13, 2016
- Public notice posted on City and State websites and Planning Division list serve on October 13, 2016
- Public hearing notice posted on October 14, 2016

### Public Comment:

Prior to publication of this report, no public comments either for or against the proposal had been received.

## ATTACHMENT J: DEPARTMENT REVIEW COMMENTS



# DEPARTMENT COMMENTS

## 912 - 916 S JEFFERSON STREET

### PLNSUB2016-00581 & 00582

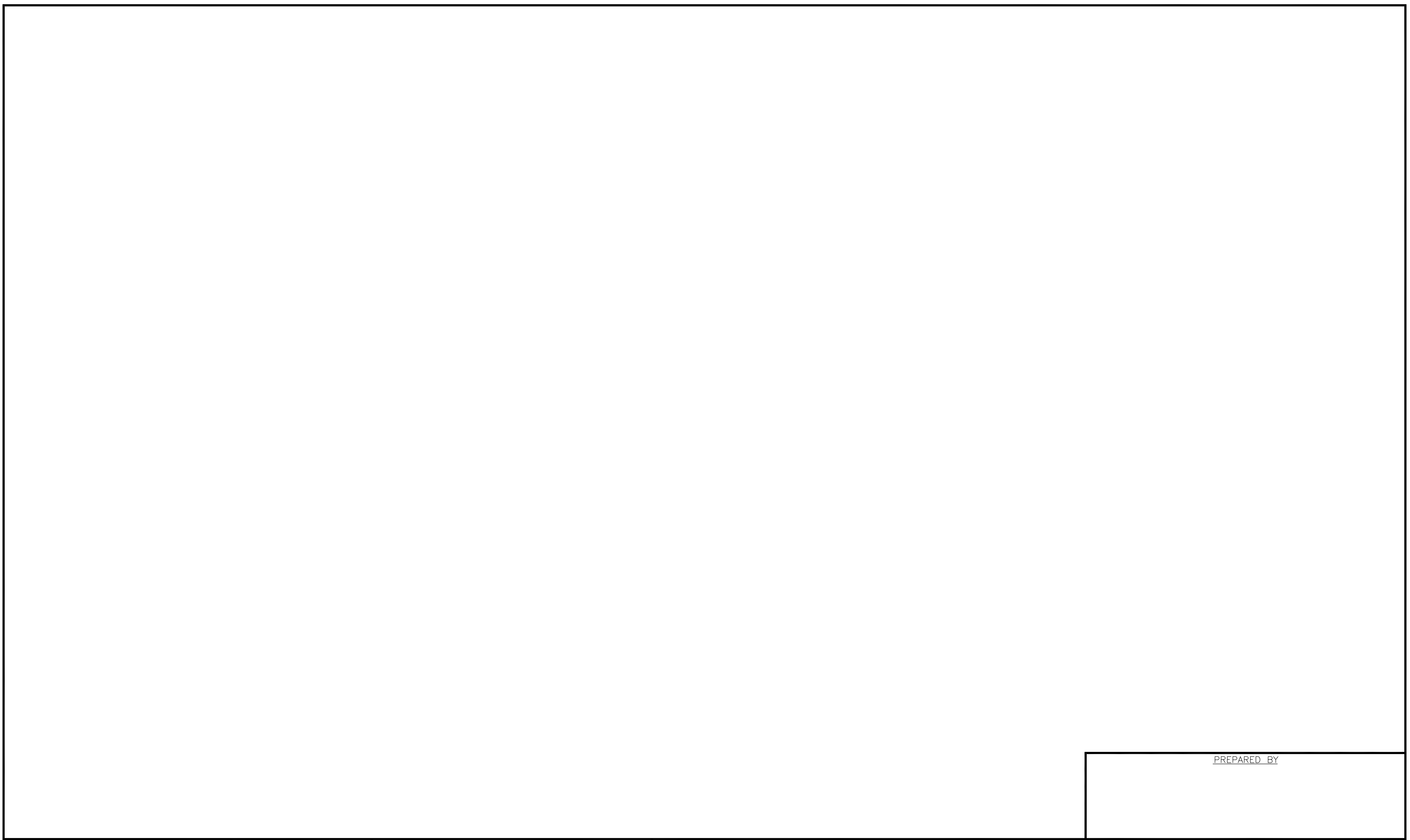
DATE	TASK/INSPECTION	STATUS/RESULT	ACTION BY	COMMENTS
9/14/2016	City Surveyor Review	Complete	Ostradicky, Victoria	Reviewed the plat and made redlines (see attached plat).
9/15/2016	Building Review	Complete	Maloy, Michael	No comments or concerns received from Building Services.
9/15/2016	Fire Code Review	Complete	Maloy, Michael	No comments or concerns received from Fire Engineer.
9/15/2016	Public Utility Review	Complete	Maloy, Michael	No comments or concerns received from Public Utilities.
9/15/2016	Sustainability Review	Complete	Maloy, Michael	No comments or concerns received from Sustainability Department.
9/16/2016	Zoning Review	Complete	Mikolash, Gregory	<ul style="list-style-type: none"> <li>• FB-UN-2 Zone - Mixed use project that includes 3 separate parcels. All commercial uses planned for this proposal will need to be a type which is listed as a permitted use on Table 21A.27.050N.</li> <li>• The properties will need to be combined.</li> <li>• A new certified address will need to be obtained from the Engineering Department</li> <li>• This proposal will need to consider the recycling and construction waste management provisions of 21A.36.250 and including a waste management plan.</li> <li>• Landscaping for this proposal shall comply with 21A.27.050.1 and 21A.48 where appropriate, with special attention to the new water efficient landscaping requirements of 21A.55.</li> <li>• Will need to provide maximum parking calculations and bicycle parking calculations pursuant 21A.27.050.M.</li> <li>• Determine through the Transportation Department that there is adequate back-out and maneuvering area for the alley-accessed garages.</li> <li>• Future comments may be addressed at the time of review of the Building Permit.</li> <li>• No zoning related issues associated with condominium (i.e. subdivision).</li> </ul>
9/16/2016	Real Estate Services Review	Complete	Rip, Daniel	No property encroachment concerns.
9/19/2016	Police Review	Complete	Maloy, Michael	No issues from the Police Department. Lieutenant LaMar Ewell, Administration Salt Lake City Police Department
9/18/2016	Transportation Review	Complete	Barry, Michael	<p>The project appears to meet all parking requirements, including the number of off-street parking spaces and parking space dimensions, based on the following information as shown on the plans:</p> <ul style="list-style-type: none"> <li>• One (1) parking space is provided for each of four (4) residential dwelling units</li> <li>• Parking space dimensions meet or exceed specifications per</li> </ul>



				<p>21A.44.020.E. The width of the public alley is approximately 20.5 feet.</p> <ul style="list-style-type: none"> <li>• Reference. No off street parking is required per 21A.44.030.G.2 Table of District Specific Minimum Off-Street Parking Requirements.</li> <li>• Reference. A maximum of two (2) parking spaces is allowed per residential dwelling unit per 21A.44.030.H.2 Table of District Specific Maximum Parking Allowance</li> </ul>
9/19/2016	Engineering Review	Complete	Weiler, Scott	<p>My main comment is that there is approximately 9" of grade difference along the east edge of the alley where the garages are proposed to be constructed. If they are all constructed at the same elevation, more of the asphalt in the abutting alley will have to be replaced than if the garages can be constructed at differing elevations.</p> <p>Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance certificate on file with SLC Engineering.</p>
10/06/2016	City Attorney Review	Complete	McQuiston, Andria	<p>Without a title report, the City Attorney's office cannot determine at this time whether the ownership information shown on the plat is correct, whether parties with an interest in the Property and Units should be included on the plat with a "consent to record" signature block, whether all easements are depicted on the plat, whether taxes are current, and whether the plat otherwise complies with state and local requirements.</p> <p>However, in general, see the following comments:</p> <ol style="list-style-type: none"> <li>1. All easements and rights of way, if any, need to be reflected on the plat; please include the recording information;</li> <li>2. Any recorded items listed on title may need to be included in a notes section on the plat or plotted on the plat;</li> <li>3. I need verification that the taxes have been paid, for all units affected by the plat; (This will show on a title report.)</li> <li>4. See the attached Owners Dedication example to be used on the plat. The owner's dedication listed shows eight signature lines. <ol style="list-style-type: none"> <li>a. Please include the name of the owner(s) in the main paragraph</li> <li>b. Please include the printed name(s) of the owners and their titles under the signature lines.</li> <li>c. Please include a date for each signor.</li> </ol> </li> <li>5. See the attached Notary Acknowledgment example to be used on the plat. This will avoid using a stamp that sometimes smears and causes problems. <ol style="list-style-type: none"> <li>a. Please include a notary acknowledgment for each person or entity signing.</li> </ol> </li> <li>6. If there is an HOA for this property, please include an HOA Dedication and Acknowledgment to be used on the plat. (See attached example.)</li> <li>7. See the attached Lien Holders Consent and Acknowledgment, should any be required. (unable to determine without a copy of the title report.)</li> </ol> <p>Once I receive a title report for each property affected (lots 27, 28, 29, and 30), I will be able to provide a more detailed review and can provide constructive assistance. Please let me know if you have any questions.</p>



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PREPARED BY

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____. S. L. VALLEY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
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# Example (for Individual)

## Notary Acknowledgment

STATE OF UTAH            )  
                                  : ss.  
County of Salt Lake        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (name of signer) personally appeared before me, who being by me duly sworn, did acknowledge that he executed the foregoing Owner's Dedication.

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
*Printed name*

\_\_\_\_\_  
A Notary Public Commissioned in Utah

# Example (for Entity)

## Notary Acknowledgment

STATE OF UTAH        )  
                                  : ss.  
County of Salt Lake    )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (name of signer) personally appeared before me, who being by me duly sworn, did acknowledge that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah (corporation or limited liability company), and that the foregoing Owner's Dedication regarding the (name of project/plat) was signed by him/her on behalf of said (name of entity).

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
*Printed name*

\_\_\_\_\_  
A Notary Public Commissioned in Utah

**Please Note: Pursuant to Utah Code 46-1-16(6), a notary seal is optional on a plat if the notary signs in permanent ink and the above information is given.**

Example

**OWNER'S DEDICATION**

\_\_\_\_\_, the owner of the described tract of land to be hereafter known as \_\_\_\_\_, does hereby dedicate for the perpetual use of the public all streets, easements and other property as shown on this plat and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**OR:**

*Name of Entity*

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Notary Acknowledgement (for Individual)**

STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ (*name of signer*) personally appeared before me, who being by me duly sworn, did acknowledge that he executed the foregoing Owner's Dedication.

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)  
A Notary Public Commissioned in Utah

**Notary Acknowledgment (for Entity)**

STATE OF UTAH        )  
  : ss.  
County of Salt Lake    )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ (*name of signer*) personally appeared before me, who being by me duly sworn, did acknowledge that he is the \_\_\_\_\_ of \_\_\_\_\_, a Utah \_\_\_\_\_ (*corporation or limited liability company*), and that the foregoing Owner's Dedication regarding the \_\_\_\_\_ (*name of project/plat*) was signed by him/her on behalf of said \_\_\_\_\_ (*name of entity*).

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
(Print Name)  
A Notary Public Commissioned in Utah

Example

**OWNER'S DEDICATION**

Know all men by these presents that the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners, does hereby dedicate for the perpetual use of the public all streets, easements and other property as shown on this plat and hereby consents and gives approval to the recording of this plat for all purposes shown therein in accordance with the Utah Condominium Ownership Act.

In witness whereof, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*Name of Entity in all CAPS*

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Notary Acknowledgment (for Entity)**

STATE OF UTAH )

: ss.

County of Salt Lake )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (name of signer) personally appeared before me, who being by me duly sworn, did acknowledge that he is the \_\_\_\_\_ of \_\_\_\_\_, and that the foregoing Owner's Dedication and Consent to Record regarding the (name of project/plat) was signed by him/her on behalf of said (name of HOA).

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
*(Printed Name)*

A Notary Public Commissioned in Utah

## ATTACHMENT K: POTENTIAL MOTIONS

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## Potential Motions

### Staff Recommendation:

Based on information contained within the staff report, public testimony received, and discussion by the Planning Commission, I move that the Planning Commission approve:

Petition PLNSUB2016-00581 for the Central 9<sup>th</sup> Row Houses Planned Development with the following conditions:

1. Unless modified by the Planning Commission, applicant shall comply with all applicable Department or Division comments attached to staff report.
2. Applicant may modify required **“build to line”** as illustrated in Attachment C – Building, Elevation & Site Plans.
3. Applicant shall prepare and submit to City staff a tree preservation plan and final landscape plan for review and approval.
4. Applicant shall prepare and submit to City staff a disclosure of private infrastructure costs for planned development (as required by City Code 21A.55.170) for review and approval.
5. Under the authority of the Planning Director, final approval of the planned development shall be delegated to Planning Division staff. Approval shall ensure compliance with standards and conditions noted within this staff report.

Petition PLNSUB2016-00582 for Preliminary Subdivision Amendment with the following conditions:

1. Unless modified by the Planning Commission, the applicant shall comply with all applicable Department or Division comments attached to this staff report.
2. Consistent with the proposed preliminary subdivision plat, which includes reduced lot sizes and lots accessible from private common space, applicant shall submit a final plat to the Planning Division within 18 months from the date of preliminary subdivision amendment approval.
3. Applicant shall properly identify and label all lots on final subdivision plat, including sub-standard lots.
4. Applicant shall remove drive approach on Jefferson Street and replace with sidewalk, planted park strip, curb, and gutter.
5. Under the authority of the Planning Director, final approval of the subdivision amendment shall be delegated to Planning Division staff. Approval shall ensure compliance with standards and conditions noted within this staff report.

### Not Consistent with Staff Recommendation:

Based on testimony received, plans presented and the following findings, I move that the Planning Commission deny the planned development and preliminary subdivision amendment 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 amendment standards and specifically state which standard or standards are not being complied with. Please see Attachment G – Analysis of Standards for Planned Development and Attachment H – Analysis of Standards for Preliminary Subdivision Amendment for applicable standards.)