



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Michael Maloy, AICP, 801-535-7118, [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)  
Date: January 27, 2016  
Re: PLNSUB2015-00801 Jefferson Walkway Planned Development  
PLNSUB2015-00919 Preliminary Subdivision Amendment

## Planned Development & Preliminary Subdivision Amendment

**PROPERTY ADDRESS:** 830-836 S Jefferson Street, and 833-839 S 200 West Street

**PARCEL ID:** 15-12-254-007, 008, 026, and 027

**MASTER PLAN:** Central Business District Support, Central Community Master Plan (adopted 2005)

**ZONING DISTRICT:** FB-UN1 and FB-UN2 Form Based Urban Neighborhood District

**REQUEST:** Garth Hare, Benchmark Modern, in partnership with the Salt Lake City Redevelopment Agency, is requesting preliminary approval of the following petitions affecting property located approximately at 830-836 S Jefferson Street, and 833-839 S 200 West Street:

- a. PLNSUB2015-00801 Planned Development - A residential planned development to relocate an existing single-family dwelling, construct a detached dwelling unit, and develop six new cottages along a mid-block walkway.
- b. PLNSUB2015-00919 Preliminary Subdivision Amendment - A subdivision amendment request to create seven buildable parcels and two common parcels.

**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 petitions PLNPCM2015-00801 for the Jefferson Walkway Planned Development and PLNPCM2015-00919 for Preliminary Subdivision Amendment with the following conditions (see Attachment L – Potential Motions):

1. Unless modified by the Planning Commission, the applicant shall comply with all applicable Department or Division comments attached to this staff report.
2. Applicant may reduce the rear or side yard setback of the cottage development to 0'-0" as illustrated in Attachment D – Building, Elevation & Site Plans.
3. Development may exceed the maximum open space ratio for cottage development as illustrated in Attachment D – Building, Elevation & Site Plans.
4. Applicant shall remove the common area from the west side of Lot 1, and place the cottage on Lot 1 at the required maximum front yard setback of 10'-0".
5. Applicant may reduce the minimum lot size for cottage development as illustrated in Attachment D – Building, Elevation & Site Plans.
6. Cottage development shall comply with applicable ratio and type of building façade materials required by City Code.

7. Applicant may reduce property line setback for detached dwelling unit from 5'-0" to 4'-0", and orient the entrance of the detached dwelling unit toward the walkway rather than the alley.
8. Other than compliance with applicable setbacks, building height, and land use regulations, all design regulations for an urban house that prohibit relocation and rehabilitation of the single-family home located at 830 S Jefferson Street may be modified by staff as needed.
9. Prior to final approval, staff shall review a final landscape plan including tree inventory and preservation plan.
10. To ensure the exterior lighting is adequate for both private and public uses—while complimenting the architectural styles featured within the development—applicant shall submit all exterior light fixtures and lighting study for staff review prior to final approval. Light fixtures should include sufficient shielding to prevent light glare and pollution. Use of low-powered decorative, accent, and landscape lighting that compliments architectural design is encouraged.
11. Consistent with the preliminary plat shown in Attachment B, 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 this preliminary subdivision approval.
12. Final approval authority for the development shall be delegated to Planning Division staff based on the applicant's compliance with the standards and conditions of approval as noted within this report.

**ATTACHMENTS:**

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

**PROJECT DESCRIPTION:**

The subject property contains four parcels—two on Jefferson Street and two on 200 West Street—that encompasses approximately 21,780 square feet, or 0.50 of an acre (see Attachment A – Vicinity Map). Following acquisition of the subject properties in 2009 and 2014 by the Salt Lake City Redevelopment Agency (RDA), the RDA issued a Request for Qualifications to redevelop the site in February 2014 (see Attachment F – Property & Vicinity Photographs). On April 25, 2014, a selection committee recommended the applicant, Garth Hare with Benchmark Modern, become the developer, which the RDA approved on May 13, 2014.

The applicant's proposal features the following:

- Relocation—and renovation—of a single-family dwelling from 830 S Jefferson Street to approximately 836 S Jefferson Street;
- Demolition of a residential duplex located at 836 S Jefferson Street;
- Demolition of a residential duplex located at 833 S 200 West Street;
- Demolition of a single-family dwelling at 839 S 200 West Street;
- Amending 4 parcels of the Walker's Subdivision to create 9 parcels—7 buildable and 2 common;
- Construction of 6 new residential cottages—each cottage on a separate parcel;
- Construction of a new detached dwelling unit associated with the relocated single-family dwelling (i.e. an urban house); and
- Construction of a midblock walkway from 200 West Street to Jefferson Street on private property with a public easement (see Attachment C – Midblock Walkway Plans).

Parcels located on Jefferson Street are zoned FB-UN1 Form Based Urban Neighborhood District, which permits a single-family dwelling—as an “urban house”—and residential “cottage development.” Salt Lake City Code defines a cottage development as:

A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.

Parcels located on 200 West Street are zoned FB-UN2 Form Based Urban Neighborhood District, which permits more density and diversity than the FB-UN1 District, and allows residential cottage development but not an urban house.

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

- Reduce minimum rear or side yard setback from 4'-0" to 0'-0" for cottage development.
- Exceed maximum ratio of common space by approximately 1.4% per cottage.
- Waive “Required Build To” line in the FB-IN2 District and increase the maximum front yard setback for cottage development from 10'-0" to 21'-11".
- Reduce minimum lot size for cottage development in the FB-UN2 District from 4,000 square feet to approximately 1,537 square feet.
- Reduce building material requirement for street facing façade from 70% to approximately 57%.
- Reduce minimum setback from property line from 5'-0" to 4'-0" for detached dwelling unit.
- Orient detached dwelling unit entry toward common space instead of public alley.
- Permit parcels to be accessible from private open space instead of a public street.

#### **KEY ISSUES:**

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

#### **Issue 1 – Rear and Interior Side Yard Setback for Cottage Development**

To optimize the quantity, quality, and privacy of outdoor living space, the applicant requests approval to locate one wall of each cottage on either a rear or side yard property line. To accomplish this objective, the architect (1) specified the type and placement of each window overlooking the courtyards formed by adjoining cottages to ensure privacy, (2) designed each cottage to comply with fire code requirements, and (3) proposed access easements to facilitate property maintenance.

Recommendation: Whereas the cottage development standards do not require individual parcels, and the applicant has carefully designed each cottage to optimize outdoor space while ensuring privacy, comply with fire codes, and facilitate property maintenance, staff supports the applicant’s request to reduce the rear or side yard setback to 0'-0" as shown in Attachment D – Building, Elevation & Site Plans.

#### **Issue 2 – Open Space Ratio for Cottage Development**

Although the proposal satisfies the minimum open space ratio for cottage development in the FB-UN1 District, the proposal exceeds the maximum open space ratio for cottage development in the FB-UN2 District. However, the excess area is approximately 1.4% per cottage—which is a marginal amount.

Recommendation: Staff recommends approval of this element of the planned development petition; however, eliminating the common area along the west side of Lot 1 (discussed in Issue 4) might resolve this issue.

#### **Issue 3 – Front Yard Setback for Cottage Development**

The preliminary subdivision plat shows a proposed common area “wrapping” around Lot 1 in an unusual “L” shape. The intent of the proposal was to ensure the front yard setback of the cottage is in

line with the existing block face. However, the intent of the FB-UN2 District is to encourage redevelopment with little or no front yard setback along this portion of 200 West Street, adjacent to the 900 South TRAX Station.

Recommendation: Staff recommends the common area be removed from the west side of Lot 1 and require the cottage on Lot 1 to meet the maximum setback requirement of 10'-0".

#### **Issue 4 – Required Build To Line for Cottage Development**

The FB-UN2 District requires a “minimum of 50% of (a) street facing façade (to) be built to the minimum setback line,” which is 0'-0". However, 21A.27.050H entitled “Design Standards Alternatives” provides options, such as landscaped walls, pergolas, and arcades that may reduce or eliminate the “Build To Line” requirement. Because the applicant did not design Lot 1 to “front” on 200 West Street, this standard was not fully addressed within the proposal.

Recommendation: Assuming the Planning Commission requires removal of the previously identified common space from the west side of Lot 1, staff recommends the cottage on Lot 1 be setback 10'-0" from the front property line and the applicant incorporate one of the alternatives outlined in City Code 21A.27.050H.

#### **Issue 5 – Minimum Lot Size for Cottage Development in FB-UN2**

The minimum lot size for a cottage development in the FB-UN2 District is 4,000 square feet. The proposed cottage development does not meet this standard because each cottage is on a separate lot—which is a permissible option. When the areas of Lot 1, Lot 2, and Lot 3 are combined with the adjacent common space, the total area of all four lots is 8,726 square feet, which satisfies this standard.

Recommendation: Staff recommends reduction of the minimum lot size as proposed.

#### **Issue 6 – Building Façade Materials for Cottage Development**

The FB-UN2 District requires building facades that face a street incorporate at least 70% of approved building materials, which includes glass, brick, masonry, textured or patterned concrete, wood, or stone. The applicant estimates that the building façades on 200 West and Jefferson Street incorporate 57% of approved building materials. Although the midblock walkway is a large and unique element of this project, staff is concerned that the building material of the street facing facades of the cottages are insufficient.

Recommendation: Staff recommends the applicant comply with this standard.

#### **Issue 7 – Side Yard Setback for Detached Dwelling Unit**

The side yard setback for a detached dwelling unit is 5'-0", however the side yard setback for an urban home is 4'-0".

Recommendation: Whereas the request is in line with the side yard setback of the urban home, staff recommends approval of this request.

#### **Issue 8 – Detached Dwelling Unit Entry Feature**

To promote alley access and use, the Form Based Urban Neighborhood District requires detached dwelling units “have an entry feature that faces a public alley.” However, due to the proposed midblock walkway, which directly connects with and crosses the alley, the applicant requests approval to orient the entry feature toward the walkway.

Recommendation: Due to the design and location of the midblock walkway—which is a unique and positive feature of the proposal—staff recommends approval of the applicant’s request to orient the entrance of the detached dwelling unit toward the walkway rather than the alley.

### **Issue 9 – Relocation of Urban House**

Salt Lake City Code 21A038.070 protects existing single-family dwellings as “legal conforming” uses in zoning districts that no longer permit single-family development. Within the FB-UN1 District Salt Lake City classifies a single-family dwelling as an “urban house.” The FB-UN1 District also specifies design requirements for an urban house.

While negotiating a development agreement with the RDA, the applicant agreed to relocate—and rehabilitate—a single-family dwelling from 830 S Jefferson Street to approximately 836 S Jefferson Street. However, Salt Lake City Code also requires relocated structures comply with all applicable zoning regulations—some of which may actually be contrary to the objective of restoring the original 1899 Victorian Eclectic home.

Recommendation: Other than compliance with applicable setbacks, building height, and land use regulations, staff recommends all design regulations for an urban house that prohibit relocation and rehabilitation of the original home be modified as needed.

### **Issue 10 – Landscaping**

The applicant, in partnership with the RDA, have produced a robust preliminary landscape design for the midblock walkway, however the landscape plans for the private property are less detailed and perhaps more conceptual. City Code also requires the applicant identify all mature trees located on site and if they can be preserved.

Recommendation: Staff recommends that the final landscape plan—including the tree inventory and preservation plan—be reviewed and approved by staff as a condition of approval.

### **Issue 11 – Lighting**

The attached preliminary designs indicate exterior lighting for both private and public safety; however, the applicant did not submit any specifications on light fixtures or a lighting study, which is useful in preventing excessive lighting that creates light glare and pollution.

Recommendation: To ensure the exterior lighting is adequate for both private and public uses—while complimenting the architectural styles featured within the development—staff recommends the applicant submit all exterior light fixtures and a lighting study for staff review as a condition of approval. Light fixtures should include sufficient shielding to prevent light glare and pollution. Use of low-powered decorative, accent, and landscape lighting that compliments architectural design is encouraged.

### **Issue 12 – Parcel Access**

Although the intent of the relatively new cottage development standards is to allow cottages to cluster around or orient toward open space—rather than a public street—the provisions of the Form Based Urban Neighborhood code do not specifically authorize modification of the following subdivision design standard, which requires parcels have access from a public street:

**20.12.010.E.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).

Recommendation: Whereas the parcels have sufficient vehicular access from existing streets—Jefferson Street, 200 West Street, and a public alley—and pedestrian access from adjacent sidewalks and the proposed midblock walkway, staff recommends approval of the proposed modification.

**DISCUSSION:**

As discussed above, and in Attachment H – Analysis of Standards for Planned Development and Attachment I – 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 J – Public Process & Comments). The development will:

- Provide additional market rate modern housing within the Central 9<sup>th</sup> neighborhood;
- Remodel an 1899 Victorian Eclectic home with Italianate detailing that the Salt Lake City Redevelopment Agency identified as a contributing structure to community character;
- Remove unnecessary drive approaches and driveways to reduce pedestrian conflicts and storm water runoff.
- Construct a midblock walkway that is publicly accessible and privately maintained; and
- Increase sense of community and “eyes on the street”—which improves public safety.

The preliminary subdivision plat itself 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.

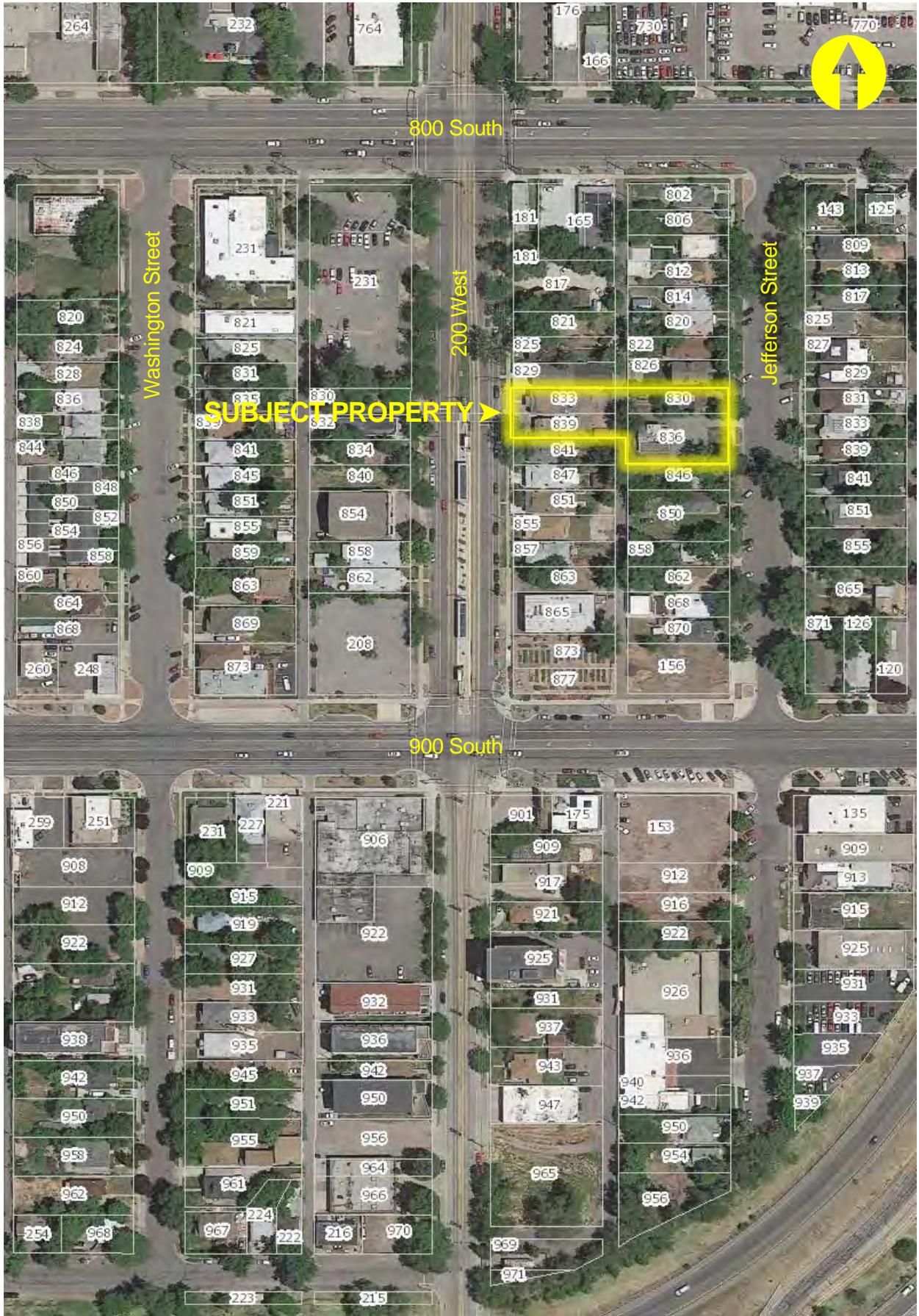
**NEXT STEPS:****Planned Development and Preliminary Subdivision Approval**

If the planned development and associated preliminary subdivision amendment are approved, the applicant will need to 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 the 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 also consider building rehabilitation, building demolition, or solicitation of new development proposals for the site.

## **ATTACHMENT A: VICINITY MAP**



Washington Street

800 South

200 West

Jefferson Street

900 South

SUBJECT PROPERTY



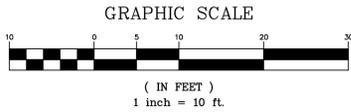
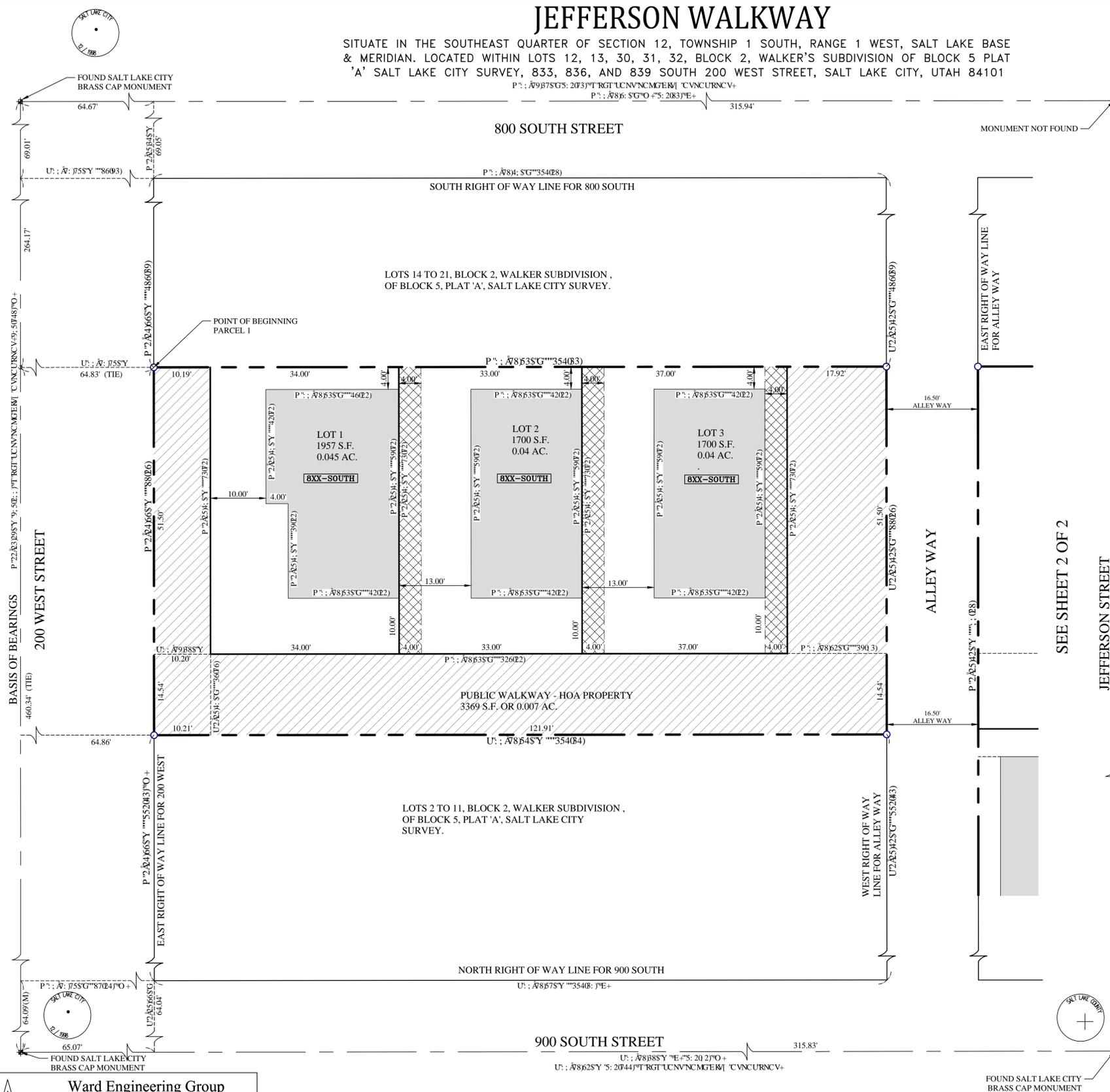
# **ATTACHMENT B: PRELIMINARY PLAT**

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# JEFFERSON WALKWAY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

P 1: A79 87 S G 5: 20 37 T R G T U C N V N C M G E B I C V N C U R N C V +  
P 2: A78 6 S G 5: 20 37 E +



**LEGEND**

R	RECORD
M	MEASURED
C	CALCULATED
+	MONUMENT FOUND
+	MONUMENT NOT FOUND
O	PROPERTY CORNER
---	STREET CENTERLINE
---	PROPERTY BOUNDARY LINE
---	BUILDING LIMITS
---	PUBLIC RIGHT OF WAY
[Hatched Box]	BUILDING FOOTPRINT
[Hatched Box]	HOA MAINTAINED PROPERTY (INCLUDES WALKWAY, PARKING, AND ASSOCIATED LANDSCAPE)
[Cross-hatched Box]	PROPOSED UTILITY EASEMENT

**GENERAL NOTES**

1. VPOCCEBIAIGKOCEDB OBUUAPDAISCEBUBUUVPEECPH AY OUVB JHEJADOOV (RECORD PER SALT LAKE CITY ATLAS PLAT) 793.526 FEET (MEASURED) ALONG THE CENTERLINE OF 200 WEST STREET, FROM THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 900 SOUTH STREETS, TO THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 800 SOUTH STREETS. (AS SHOWN HEREON)
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.
3. THIS MAP WAS PREPARED AT THE REQUEST OF THE REDEVELOPMENT AGENCY OF SALT LAKE FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS AND 2 REMAINDER HOA PARCELS.
4. THE MAP WAS PREPARED BASED UPON INFORMATION GAINED FROM TITLE COMMITMENT NO.: 46651 PREPARED BY LANDMARK TITLE COMPANY, EFFECTIVE DATE: FEBRUARY 26, 2009, AT 3:47 PM, TITLE COMMITMENT NO.: 46852 PREPARED BY LANDMARK TITLE COMPANY, EFFECTIVE DATE: FEBRUARY 26, 2009, AT 7:45 AM AND TITLE COMMITMENT PREPARED NO.: 12929 PREPARED BY METRO NATIONAL TITLE, EFFECTIVE DATE: MARCH 25, 2009, AT 7:45 AM, AND TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO.: NGS-615709-SLC-1, WITH AN EFFECTIVE DATE OF AUGUST 22, 2013 AT 7:30 AM.
5. THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF REDEVELOPMENT AGENCY OF SALT LAKE, A MUNICIPAL AGENCY.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FEMA MAP PANEL NO.: 49035C0144G.
7. THE BOUNDARY IS WITHIN AN ACCURACY OF 1: 15,000.

**SURVEYOR'S CERTIFICATE**

I, SATTAR TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:

**JEFFERSON WALKWAY**

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: \_\_\_\_\_ SATTAR TABRIZ  
LICENSE NO. 155100



**LEGAL DESCRIPTION**

PARCEL 1 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254007 AND 1512254008): LOTS 12 AND 13 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY POINT BEING NORTH 66°41'48" WEST 460.34 FEET FROM THE BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND 200 WEST; THENCE NORTH 1°41'10" EAST 64.83 FEET TO THE POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE FOR 200 WEST STREET, THENCE NORTH 1°41'10" EAST 132.11 FEET TO THE RIGHT OF WAY OF AN ALLEY, THENCE SOUTH 66°41'48" EAST 66.04 FEET ALONG SAID RIGHT OF WAY ALLEY, THENCE SOUTH 1°41'10" WEST 132.12 FEET TO THE EAST RIGHT OF WAY FOR 200 WEST, THENCE ALONG SAID RIGHT OF WAY NORTH 66°41'48" WEST 66.04 FEET TO THE POINT OF BEGINNING

CONTAINS: 8,725 S.F. OR 0.20 ACRES

PARCEL 2 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254026 AND 1512254027): LOTS 30, 31 AND 32 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 30, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY POINT BEING NORTH 66°41'48" WEST 460.24 FEET FROM THE BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND JEFFERSON STREET, THENCE SOUTH 1°41'10" WEST 35.18 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST RIGHT OF WAY LINE OF JEFFERSON STREET THENCE SOUTH 66°41'48" EAST 99.06 FEET ALONG SAID RIGHT OF WAY, THENCE SOUTH 1°41'10" WEST 132.13 FEET TO THE EAST RIGHT OF WAY OF AN ALLEY, THENCE NORTH 66°41'48" WEST 99.06 FEET ALONG SAID ALLEY RIGHT OF WAY, THENCE NORTH 1°41'10" EAST 132.11 FEET TO THE POINT OF BEGINNING

CONTAINS:

**OWNER'S DEDICATION**

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND 2 PARCELS TO BE HEREAFTER BE KNOWN AS:

**JEFFERSON WALKWAY**

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

\_\_\_\_\_, GARTH HARE

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE } s.s.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY

APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OWNERS DEDICATION FOR JEFFERSON WALKWAY, AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS USES STATED PURPOSE.

COMMISSION NUMBER \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

**JEFFERSON WALKWAY**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

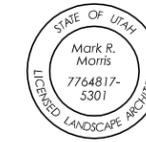
**Ward Engineering Group**  
Planning • Engineering • Surveying  
231 WEST 800 SOUTH  
Salt Lake City, Utah 84115  
Phone: (801)487-8040 Fax: (801)487-8668

CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____.	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____.	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____.	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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# **ATTACHMENT C: MIDBLOCK WALKWAY PLANS**

# JEFFERSON WALKWAY PUBLIC IMPROVEMENTS



Location Map

## GENERAL NOTES

LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.

BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.

THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.

LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.

ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.

CONTRACTOR TO PROVIDE 3" OF ROCK MULCH IN ALL PLANTER AREAS.

ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

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SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

## Jefferson Walkway Public Improvements Salt Lake City, Utah

No.	Revision/Issue	Date



VODA Landscape + Planning  
307 West 200 South Suite #3004  
Salt Lake City, Utah 84101  
801-484-2164 www.vodaplan.com

Sheet Title  
**Cover**

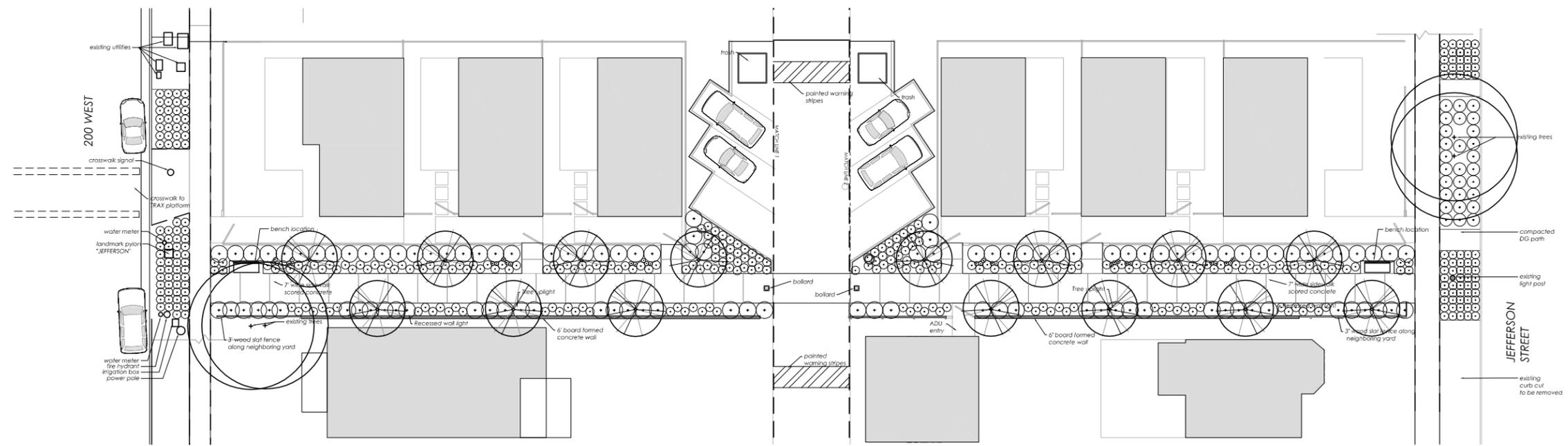
Sheet  
**100**

Project  
P15-15

Date  
28 Sep 2015

Scale

North  
↑



# Jefferson Walkway Public Improvements

Salt Lake City, Utah

No.	Revision/Issue	Date



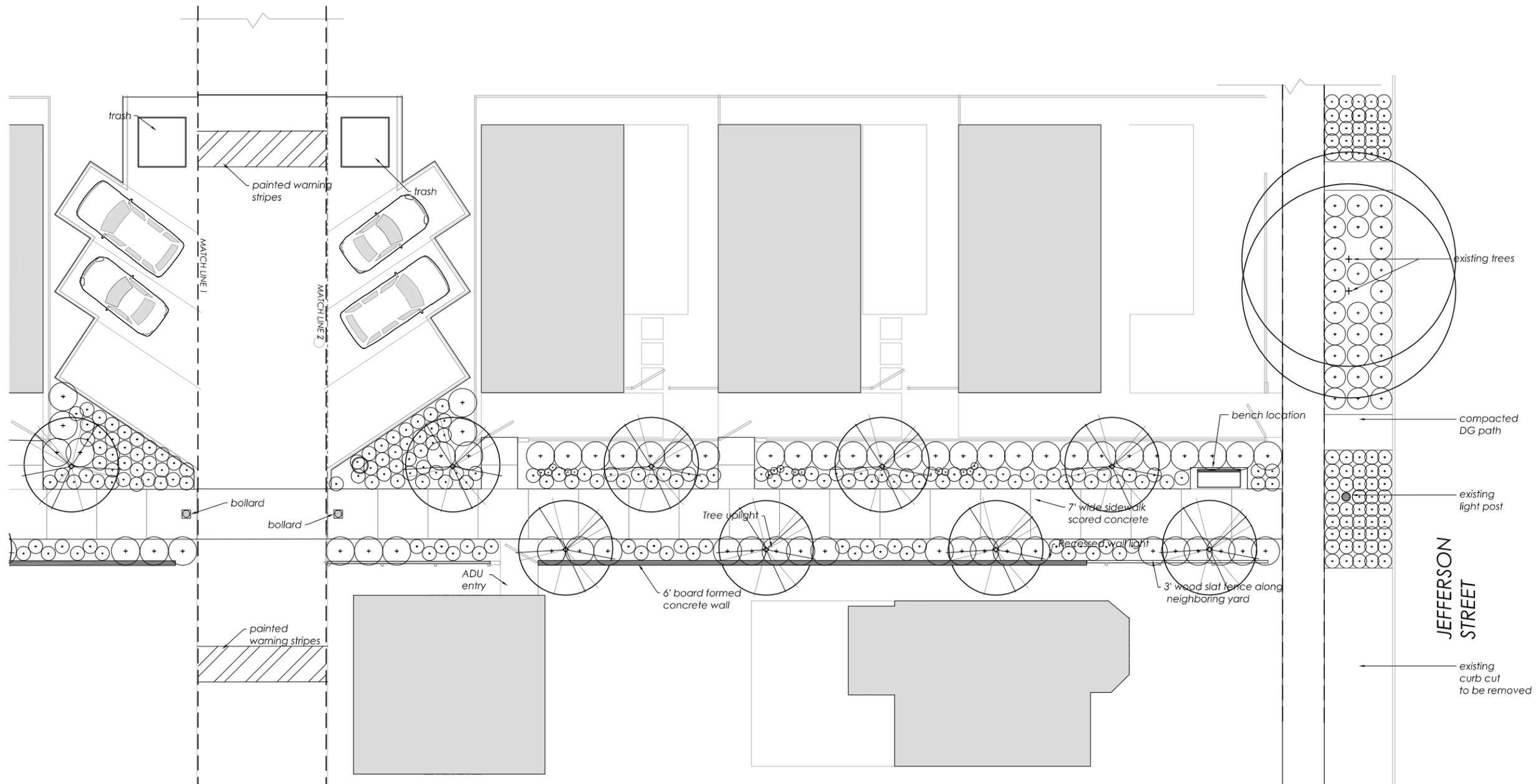
VODA Landscape + Planning  
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Salt Lake City, Utah 84101  
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Sheet Title  
**Overall Site Plan**

Sheet  
**101**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale 1" = 30'	





# Jefferson Walkway Public Improvements

Salt Lake City, Utah

No.	Revision/Issue	Date



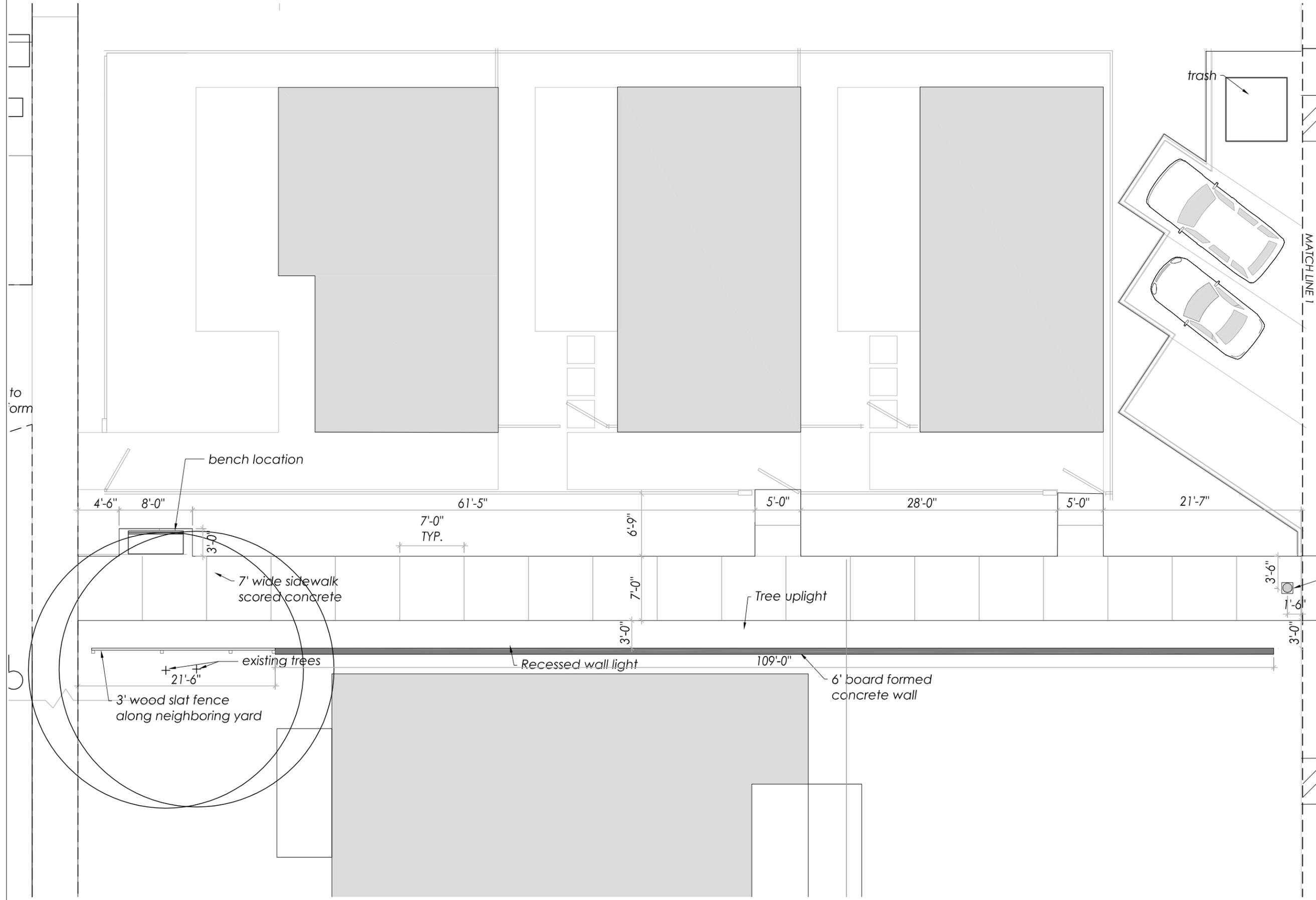
VODA Landscape + Planning  
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Sheet Title  
**Site Plan**

Sheet  
**101.2**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale 1/16" = 1'	

to form



**Jefferson Walkway**  
**Public Improvements**  
 Salt Lake City, Utah

No.	Revision/Issue	Date

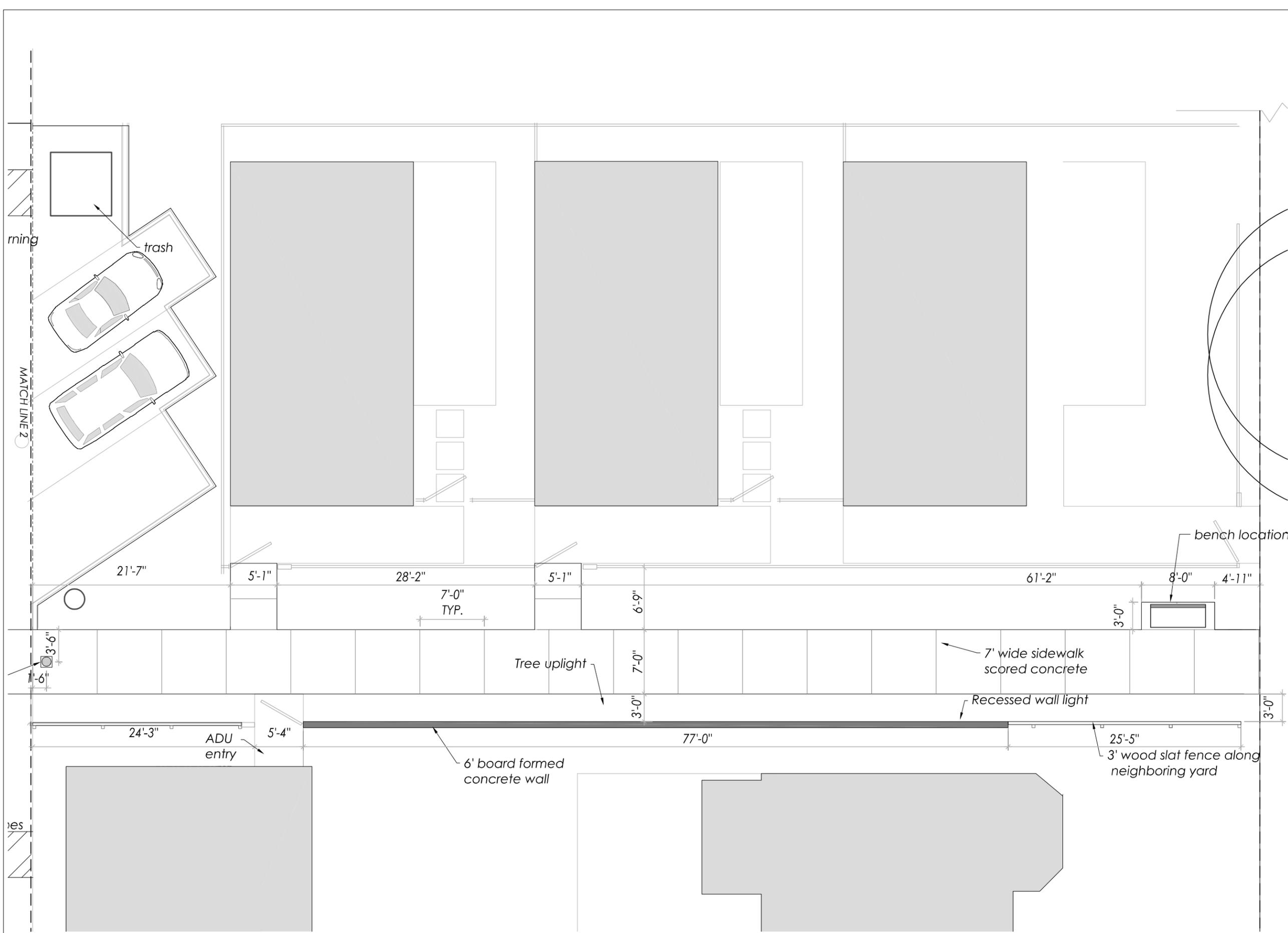


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 Salt Lake City, Utah 84101  
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Sheet Title  
**Hardscape Plan**  
 Sheet  
**102.1**

Project  
 P15-15  
 Date  
 28 Sep 2015  
 Scale  
 1" = 10'

North



# Jefferson Walkway Public Improvements

Salt Lake City, Utah

No.	Revision/Issue	Date

**VODA** landscape + planning

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Sheet Title  
**Hardscape Plan**

Sheet  
**102.2**

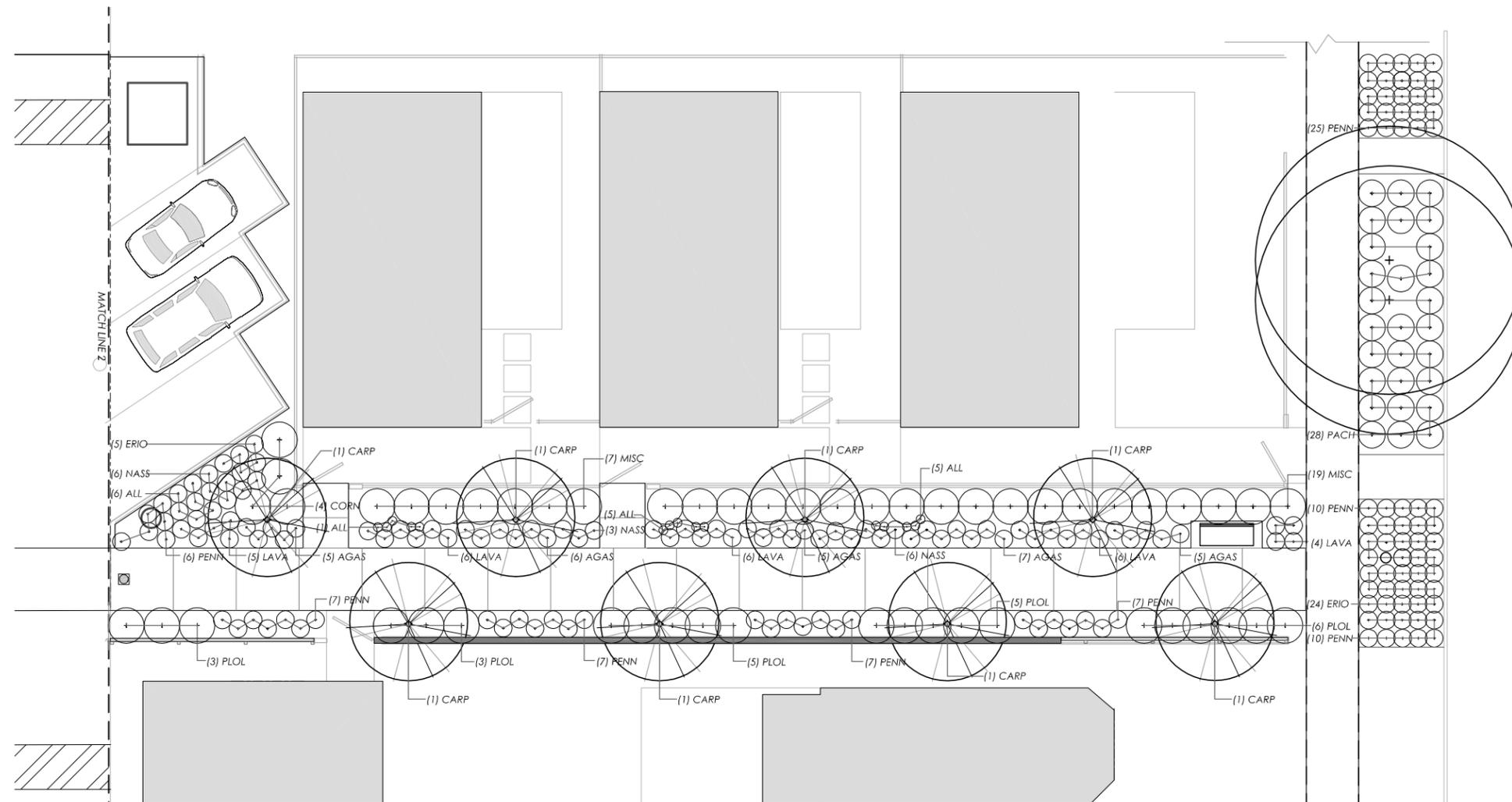
Project  
P15-15

Date  
28 Sep 2015

Scale  
1" = 10'

North  
↑





ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
CARP	<i>Carpinus caroliniana</i> 'Native Flame'	American Hornbeam	3" cal
AGAS	<i>Agastache rupestris</i>	Licorice Mint or Sunset Hyssop	#5
ALL	<i>Alium giganteum</i>	Giant Onion	#1
CORN	<i>Cornus stolonifera</i> 'Hedgerow Gold'	Hedgerow Gold Red Oosier Dogwood	#5
ERIO	<i>Eriogonum umbellatum</i> Proliferum	Prolific Sulphur Buckwheat	#1
LAVA	<i>Lavandula angustifolia</i> 'Hidcote Blue'	Hidcote Blue English Lavender	#1
NASS	<i>Nassella tenuissima</i>	Silky Thread Grass	#1
PACH	<i>Paxistima myrsinites</i>	Mountain Lover	#5
PENN	<i>Pennisetum alopecuroides</i> Hameln	Hameln Fountain Grass	#1
PLOL	<i>Prunus laurocerasus</i> 'Otto Luykens'	Otto Luykens Laurel	#5
MISC	<i>Miscanthus sinensis</i> 'Yaku Jima'	Yaku Jima Maiden Grass	#5

GENERAL NOTES

LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.

BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.

THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.

LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.

ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.

CONTRACTOR TO PROVIDE 3" OF ROCK MULCH IN ALL PLANTER AREAS.

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SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

# Jefferson Walkway Public Improvements

Salt Lake City, Utah

No.	Revision/Issue	Date

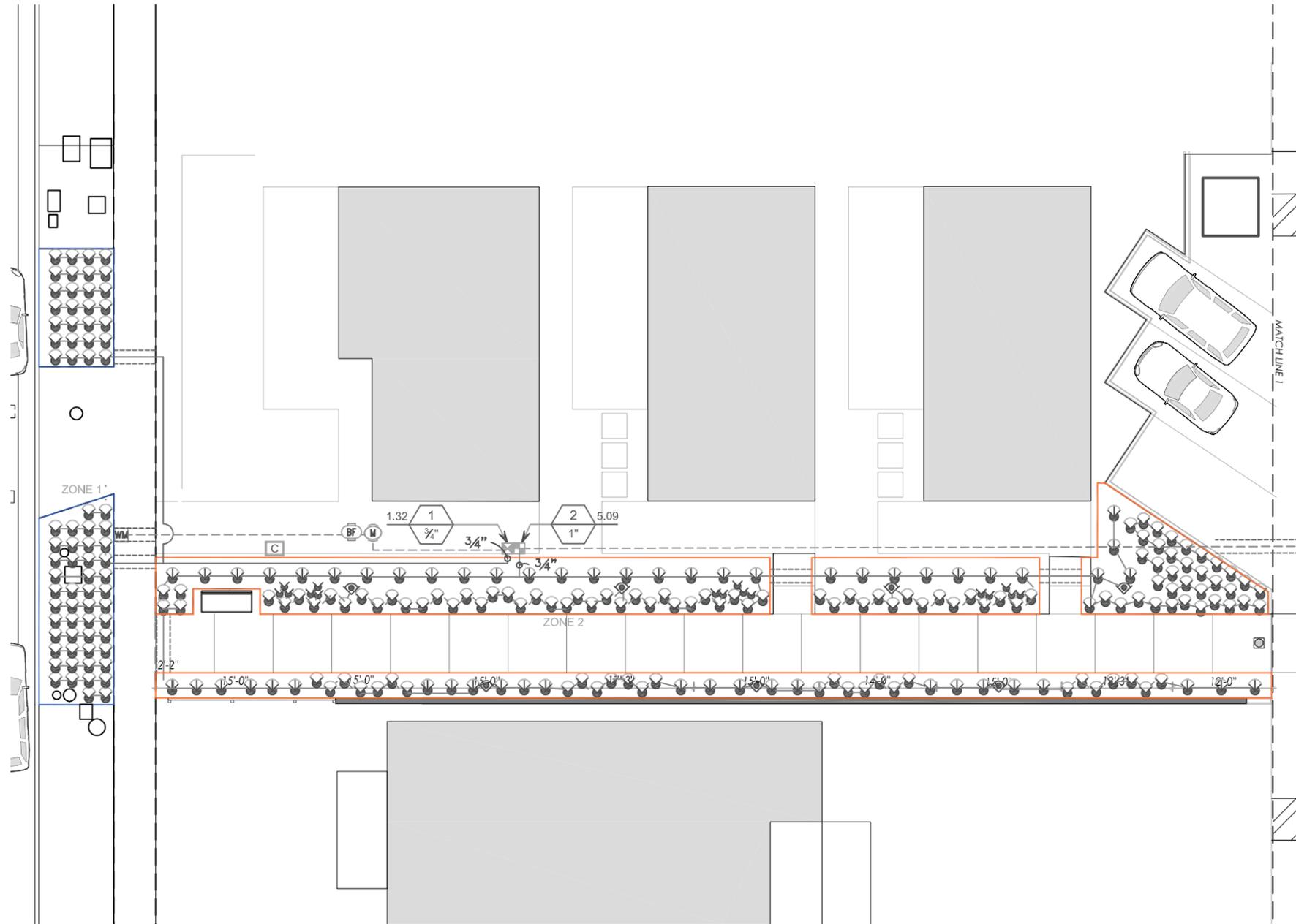


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Sheet Title  
**Planting Plan**  
Sheet  
**103.2**

Project  
P15-15  
Date  
28 Sep 2015  
Scale  
1" = 10'

North  
↑



**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	QTY	GPM
[Blue Box]	ZONE 1	338 S.F.	1.32
[Orange Box]	ZONE 2	1261.5 S.F.	5.09
[Green Box]	ZONE 3	1230.5 S.F.	5.04
[Red Box]	ZONE 4	536 S.F.	1.62

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Square with +]	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	2
[Square with X]	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	2
[Circle with S/B]	TREE RING WITH EMITTER DRIP BUBBLER INSTALL PER DETAIL	17
[Circle with U]	RAIN BIRD XB-PC-1032 SINGLE OUTLET DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A 10-32 THREADED INLET X BARB OUTLET.	589

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Circle with M]	RAIN BIRD GB-R 1" 1" BRASS MASTER VALVE. GLOBE CONFIGURATION	1
[Circle with BF]	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1
[Square with C]	RAIN BIRD ESP4-SMTE WITH (2) ESP-SM3 10 STATION OUTDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. MOUNTED TO INSIDE OF RESIDENT'S FENCE, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL.	1
[Square with WM]	WATER METER 1"	1
[Solid Line]	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,473 L.F.
[Dashed Line]	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	229.4 L.F.
[Dotted Line]	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHOULD BE TWICE THE SIZE OF THE PIPE GOING THROUGH IT.	91.7 L.F.



**IRRIGATION NOTES**

- THE INTENTION OF THE OWNER AND CONSULTANT IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENT IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
- WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETRIMENTAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE ARCHITECT WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
- THIS PLAN IS DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS, BUILDINGS AND OUTSIDE PROPERTY LINES FOR PLAN CLARITY.
- CONTRACTOR SHALL INSTALL IRRIGATION LATERALS AND MAINLINES WITH THE FOLLOWING TABLE AS THE REQUIRED SIZING CHART:  

3/4"	0-8 GPM	1"	9-12 GPM
1 1/4"	13-22 GPM	1 1/2"	23-30 GPM
2"	31-50 GPM	2 1/2"	51-70 GPM
- IRRIGATION CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION. COORDINATE WORK W/ GENERAL CONTRACTOR AND OTHER UTILITIES AND PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN IRRIGATION PIPING, OTHER UTILITIES AND PLANT PITS. SOME UTILITIES NOT SHOWN FOR PLAN CLARITY.
- PROTECT EXISTING IRRIGATION TO REMAIN. EXISTING IRRIGATION TO REMAIN THAT IS DAMAGED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE DONE BY HAND.
- CONNECT DRIP EMITTER ASSEMBLY TO NEAREST LATERAL LINE.
- AS INSTALLATION OCCURS, CONTRACTOR IS REQUIRED TO PREPARE ACCURATE RECORD DRAWINGS PER THE SPECIFICATIONS. RECORD DRAWINGS TO BE SUBMITTED BEFORE FINAL INSPECTION.
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**Jefferson Walkway  
Public Improvements**  
Salt Lake City, Utah

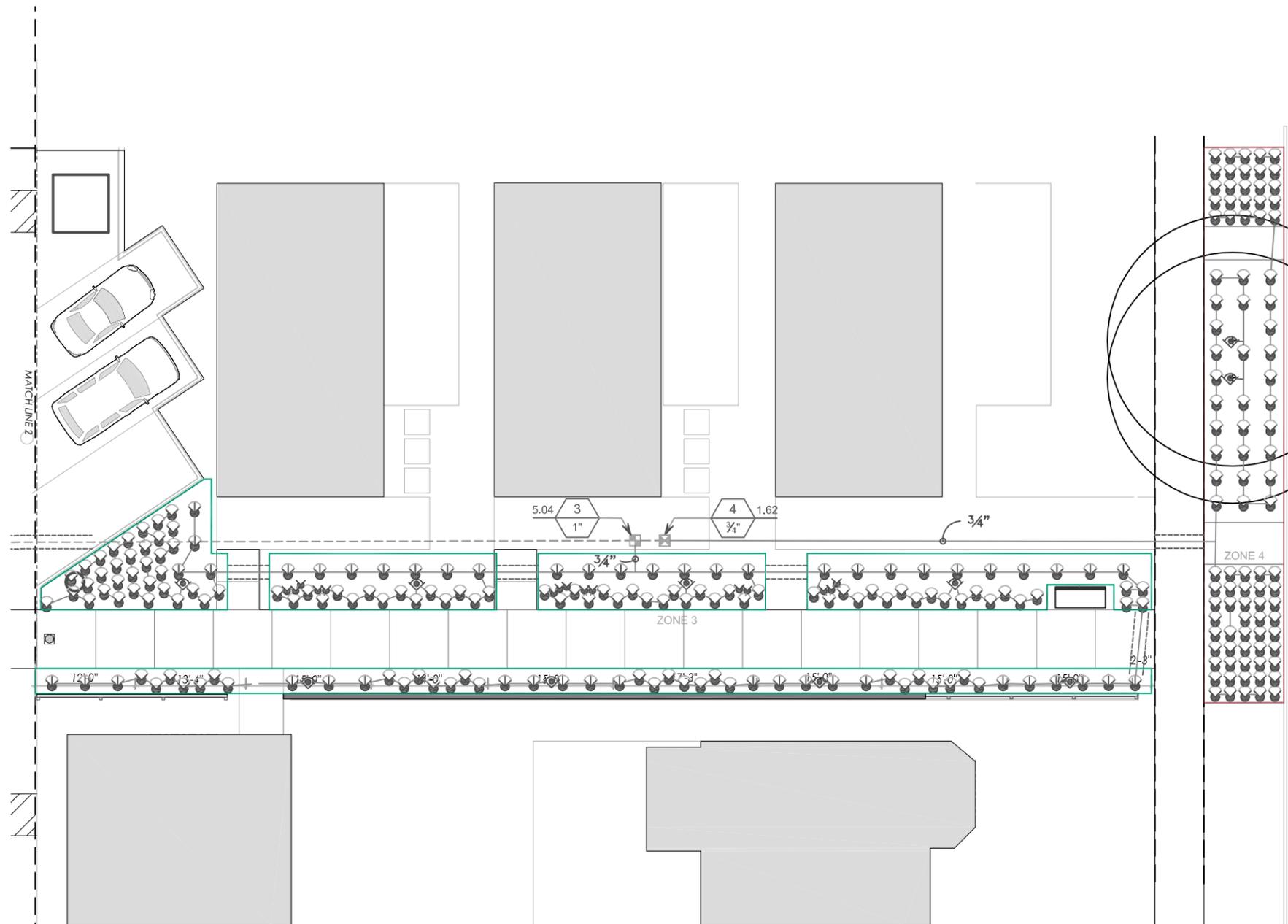
No.	Revision/Issue	Date

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Sheet Title  
**Irrigation Plan**  
 Sheet  
**104.1**

Project  
 P15-15  
 Date  
 28 Sep 2015  
 Scale  
 1" = 10'

North

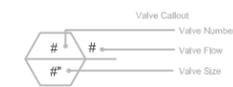


**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	QTY	GPM
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Square with cross]	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	2
[Square with X]	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	2
[Circle with cross]	TREE RING WITH EMITTER DRIP BUBBLER INSTALL PER DETAIL	17
[Circle with dot]	RAIN BIRD XB-PC-1032 SINGLE OUTLET DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A 10-32 THREADED INLET X BARB OUTLET.	589

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Circle with U]	RAIN BIRD GB-R 1" 1" BRASS MASTER VALVE. GLOBE CONFIGURATION	1
[Circle with BF]	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1
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[Circle with WM]	WATER METER 1"	1
[Solid line]	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,473 L.F.
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**Jefferson Walkway**  
**Public Improvements**  
 Salt Lake City, Utah

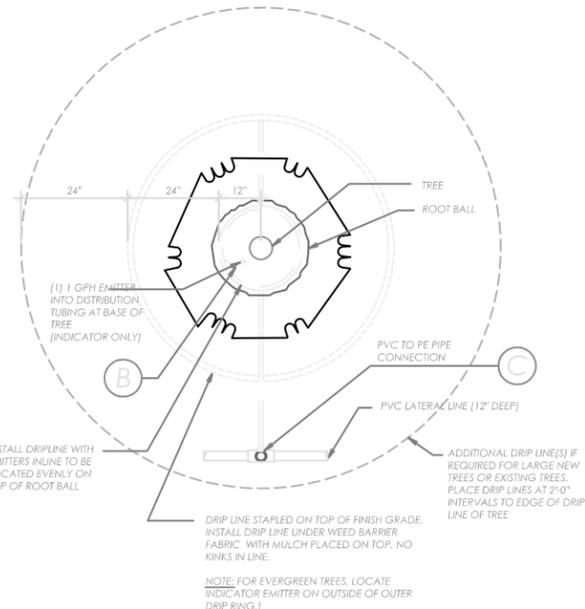
No.	Revision/Issue	Date

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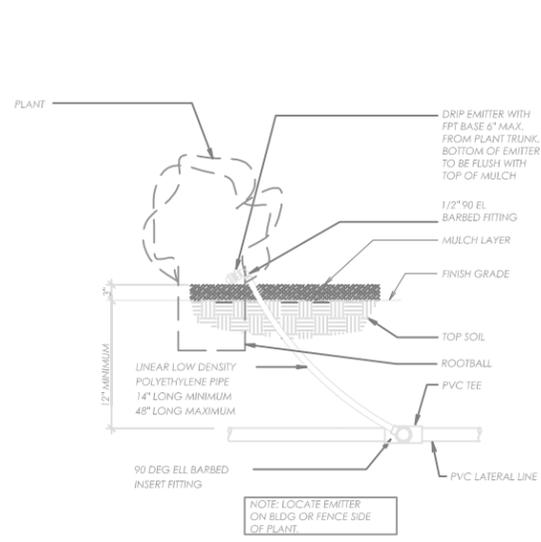
Sheet Title  
**Irrigation Plan**  
 Sheet  
**104.2**

Project  
 P15-15  
 Date  
 28 Sep 2015  
 Scale  
 1" = 10'

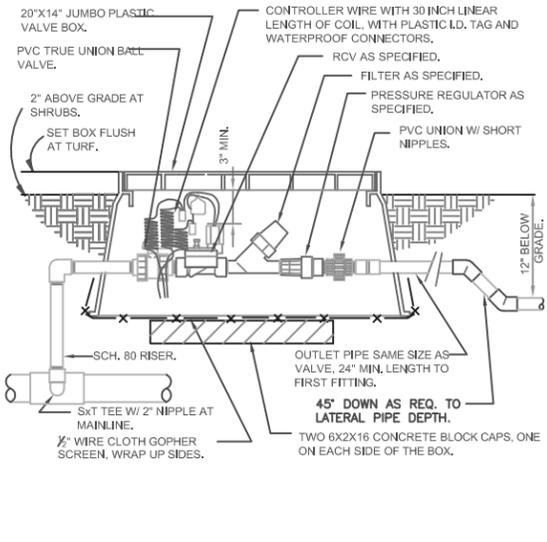
North



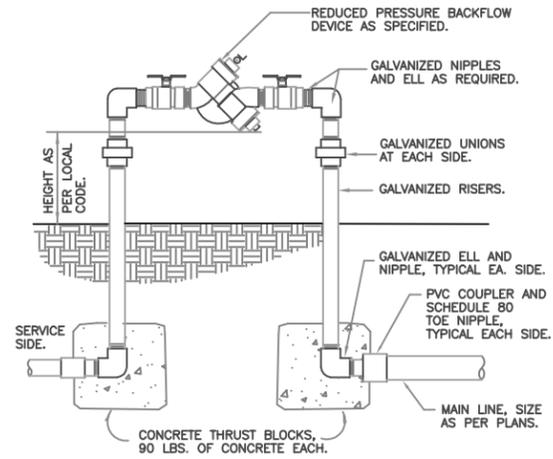
**A** TREE DRIFT-PLAN VIEW (Planter Areas)  
NO SCALE  
NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



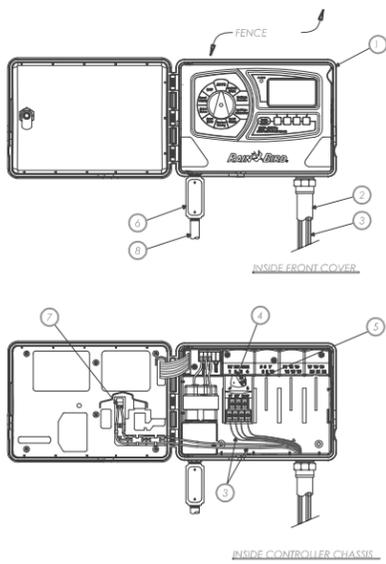
**B** DRIFT EMITTER (SALCO PIPE SIMILAR)  
NO SCALE  
NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.



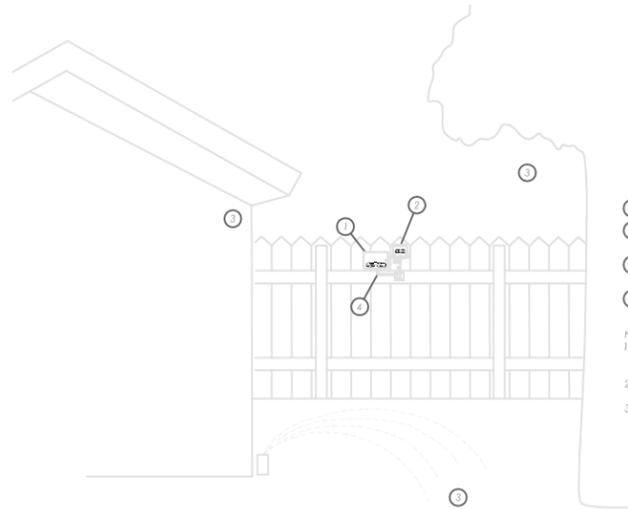
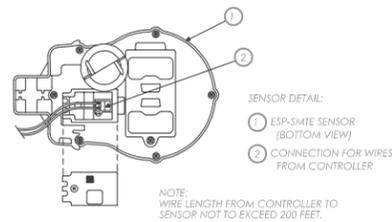
**C** 3/4\"/>



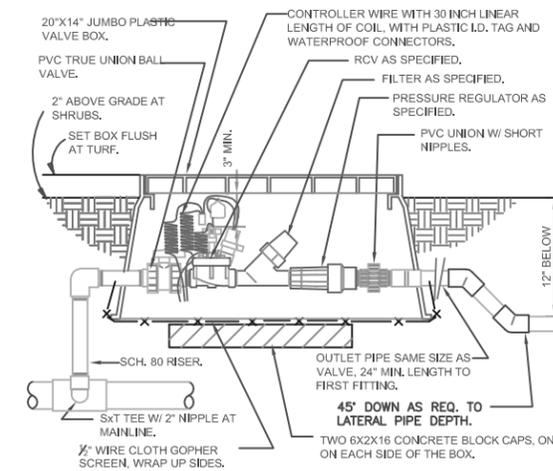
**7** REDUCED PRESSURE BACKFLOW DEVICE  
NTS  
32 8409,43-01



- GENERAL NOTES:
- RAIN BIRD ESP4SMT OUTSIDE WALL MOUNT
  - 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
  - WIRES TO REMOTE CONTROL VALVES AND SENSOR
  - STANDARD MODULE FOR 4-STATION CONTROLLER
  - OPTIONAL MODULE BAYS AVAILABLE
  - JUNCTION BOX
  - CONNECTION FOR WIRES FROM SENSOR
  - 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



**E** ESP-SMT SENSOR LOCATION  
NTS  
84740



**E** 1\"/>

# Jefferson Walkway Public Improvements Salt Lake City, Utah

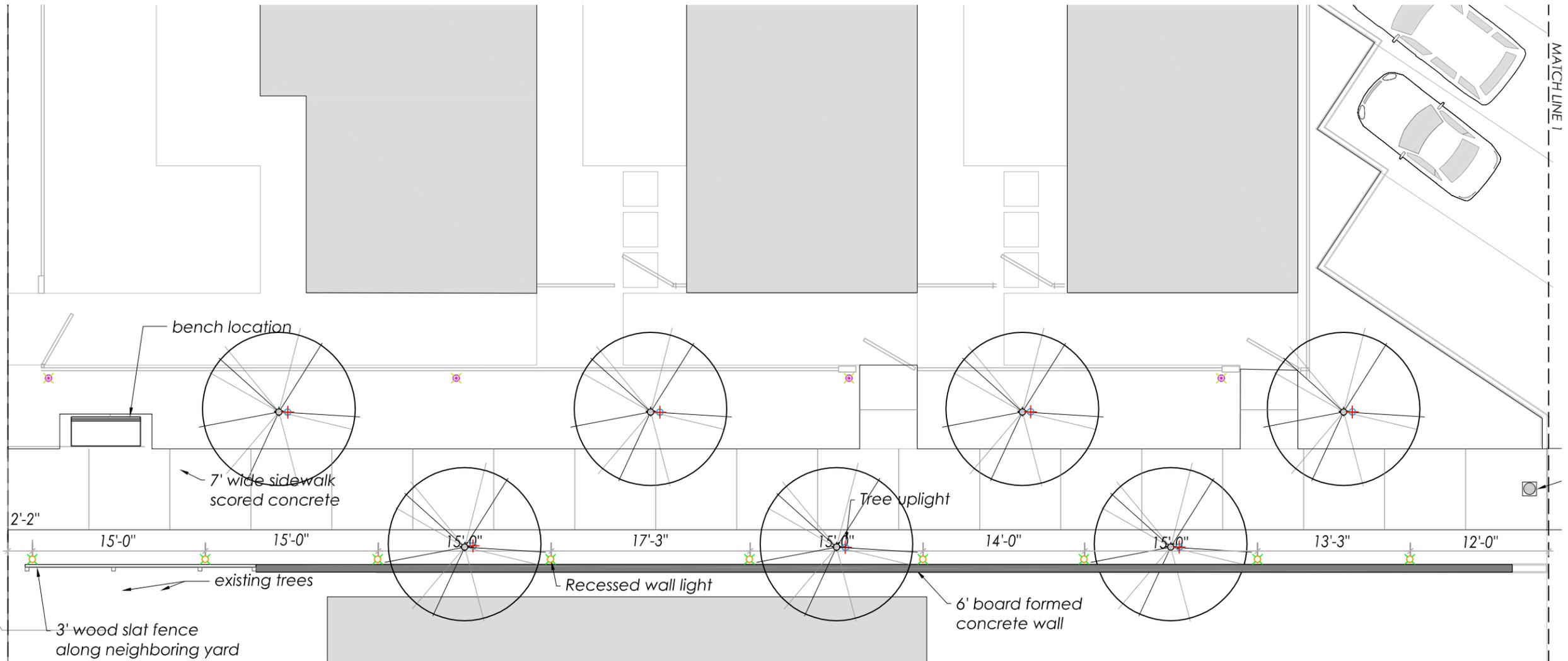
No.	Revision/Issue	Date



Sheet Title  
**Irrigation Details**  
Sheet  
**104.3**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale 1" = 10'	

to  
form



**Jefferson Walkway  
Public Improvements**  
Salt Lake City, Utah

No.	Revision/Issue	Date

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 Salt Lake City, Utah 84101  
 801-484-2164 www.vodaplan.com

**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	WALL LIGHT	18
	GATE LIGHT	6
	TREE UPLIGHT	15

Sheet Title  
**Lighting Plan**  
 Sheet  
**106.1**

Project  
 P15-15  
 Date  
 28 Sep 2015  
 Scale  
 1" = 10'

North



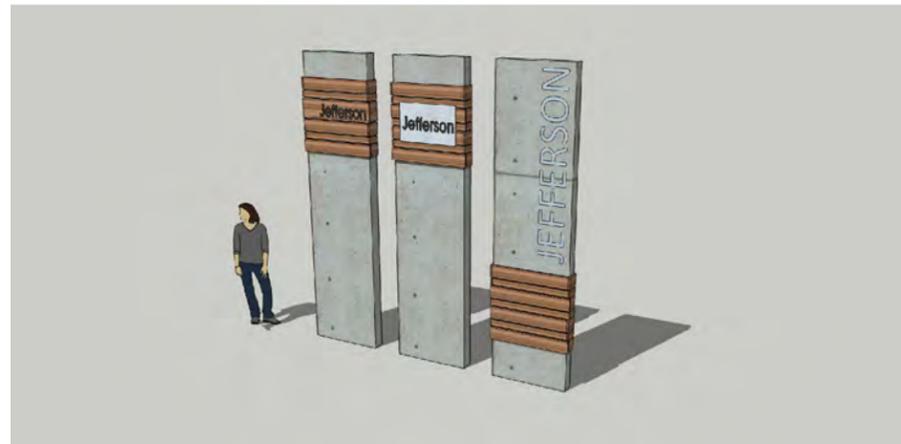
Wall View



Birdseye View



Entry view



Wayfinding pylon concepts



Wall view 2

Jefferson Walkway  
Public Improvements  
Salt Lake City, Utah

No.	Revision/Issue	Date

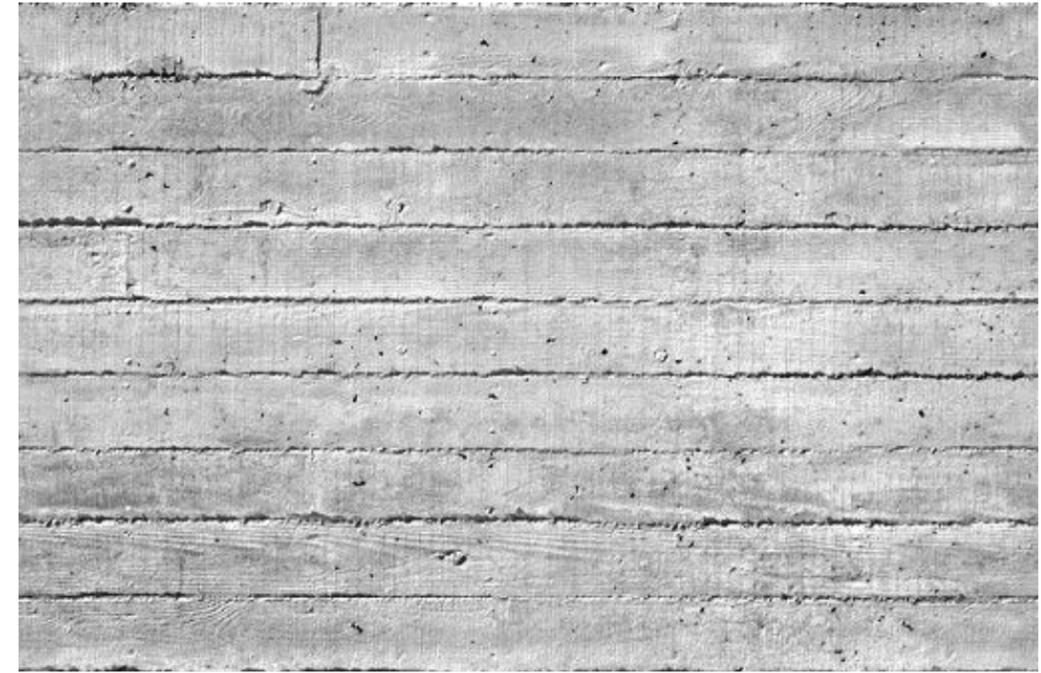


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Sheet Title  
**Model Details**  
Sheet  
**107.1**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale	

Furnishings



Landscape Forms FGP Bench



Calpipe



BEGA Luminaire  
#738LED pathway light

# Trees



*Carpinus Caroliniana 'Native Flame'*  
**American Hornbeam**

(Z5) Full sun to part shade.

Dark green, lustrous leaf, 'Native Flame' selected for bright red fall colors. Good upright growth and form, older branches develop slate gray, smooth, irregularly fluted appearance.

H 30' W 20'



## Shrubs



*Cornus stolonifera* 'Hedgerow Gold'  
**Hedgerow Gold Red Osier Dogwood**

(Z3) Full sun to full shade, rabbit and Japanese beetle resistant. Large variegated green leaves with broad, irregular, bright golden edge. The red stems stand out in the winter months. White clustered flowers in summer. Pinkish-red foliage fall color. Can be used as shrub or trained into tree form.

H 6' W 6'



*Prunus laurocerasus* 'Otto Luykens'  
**Otto Luykens Laurel**

(Z5) Part to full shade. Evergreen shrub with narrow, dark green glossy foliage. Creamy white flower spikes in summer. Needs protection from harsh conditions.

H 3' W 4-5'

## Grasses



*Pennisetum alopecuroides*  
**HAMELN FOUNTAIN GRASS**

(Z4) Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'



*Nassella tenuissima*  
**Silky Thread Grass**

(Z5) Full Sun. Deer & rabbit resistant.

Silky thread Grass brings gossamer grace to any spot where it's planted. It blooms from late spring into late summer with plumes of silky flowers that sway back and forth in the slightest breeze. Grow readily in most any soil with full to partial sun. Re-seeds itself readily.

H 1.5' W 1'



*Miscanthus* 'Yaku Jima'  
**Yaku Jima Maiden Grass**

(Z6) Full Sun, water-wise.

Narrow Green Leaves and Compact Formed Grass.

H 3-4' W 3-4'

# Perennials



*Agastache rupestris*  
**Licorice Mint or Sunset Hyssop**

(Z5) Full Sun to part shade. Deer & rabbit Resistant.  
Attracts hummingbirds

Licorice Mint Hyssop is one of the best, most durable species in the Agastache family. With smoky orange flowers held by lavender calyxes, the entire plant is scented like licorice and mint.

H 3 - 3.5' W 1.5'



*Lavandula Angustifolia 'Hidcote Blue'*  
**Hidcote Blue English Lavender**

(Z5) Drought tolerant, full sun to partial shade, deer resistant blooms, good for cutting or mass plantings.  
Attracts butterflies.

Thin low growing grass-like leaves with spiked flower stems. Compact deep-purple variety.

H 1-2' W 3-4'



*Eriogonum umbellatum Proliferum*  
**Prolific Sulfur Buckwheat**

(Z4) Full Sun. Deer & Rabbit Resistant, attracts bees.

Proliferum is a selected form of the western native Sulfur Buckwheat valued for its profuse display of bright yellow flower clusters over a tight dome of evergreen foliage. A smaller, more compact grower than 'Kannah Creek'.  
Drought resistant/drought tolerant plant

H 1' W 1.5'



*Allium giganteum*  
**Giant Onion**

(Z5) Full Sun.

Bulbous ornamental perennial onion. The largest of the ornamental onions. Forms light green strap-like basal leaves up to 3 feet long. Bears dense umbels of about 50 star-shaped purple flowers. Leaves die after bloom, simply remove and wait for the next year.

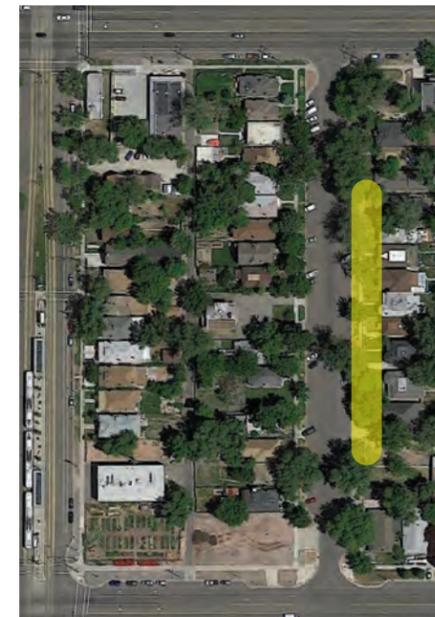
H 3-5' x W 1.5 -2'

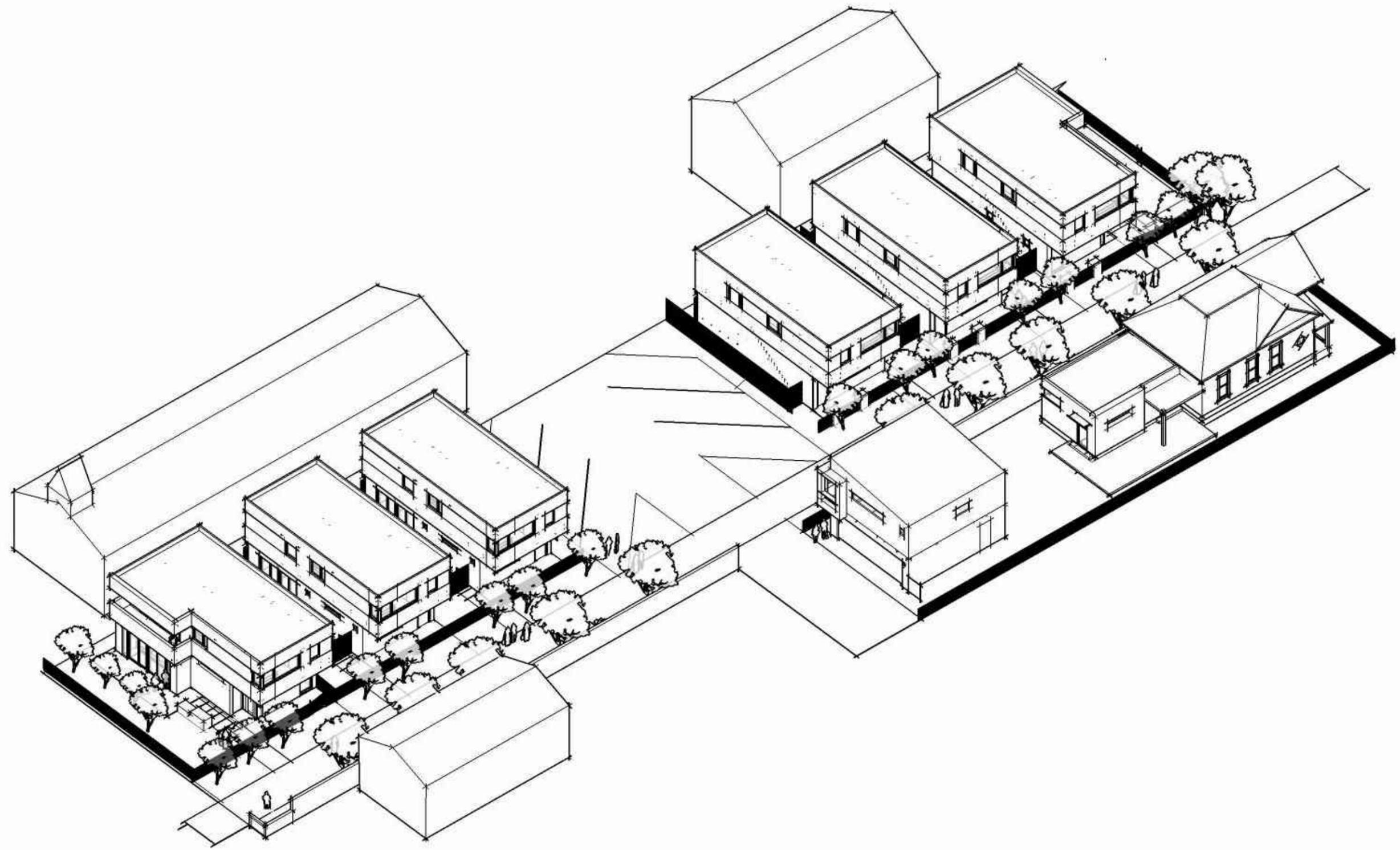
**ATTACHMENT D: BUILDING, ELEVATION & SITE PLANS**



RED - BUILDINGS TO BE REMOVED  
YELLOW - BUILDING TO BE RELOCATED

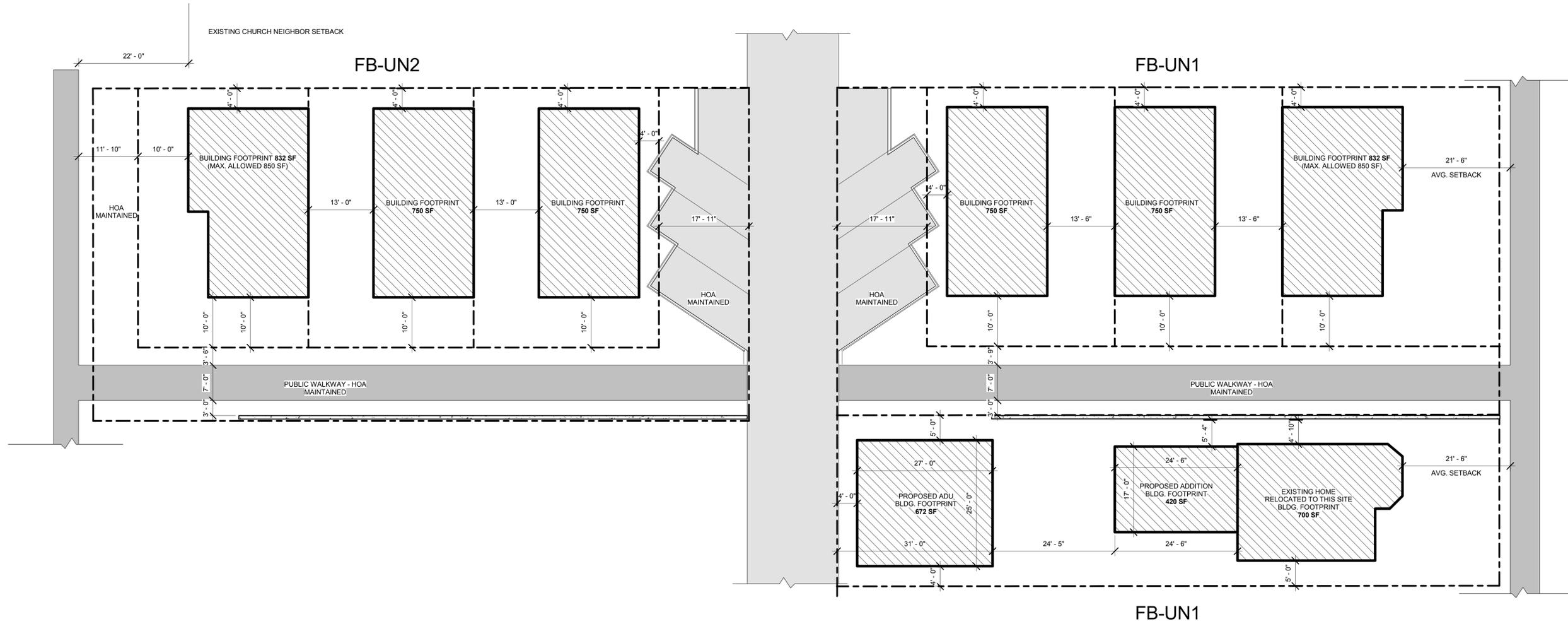




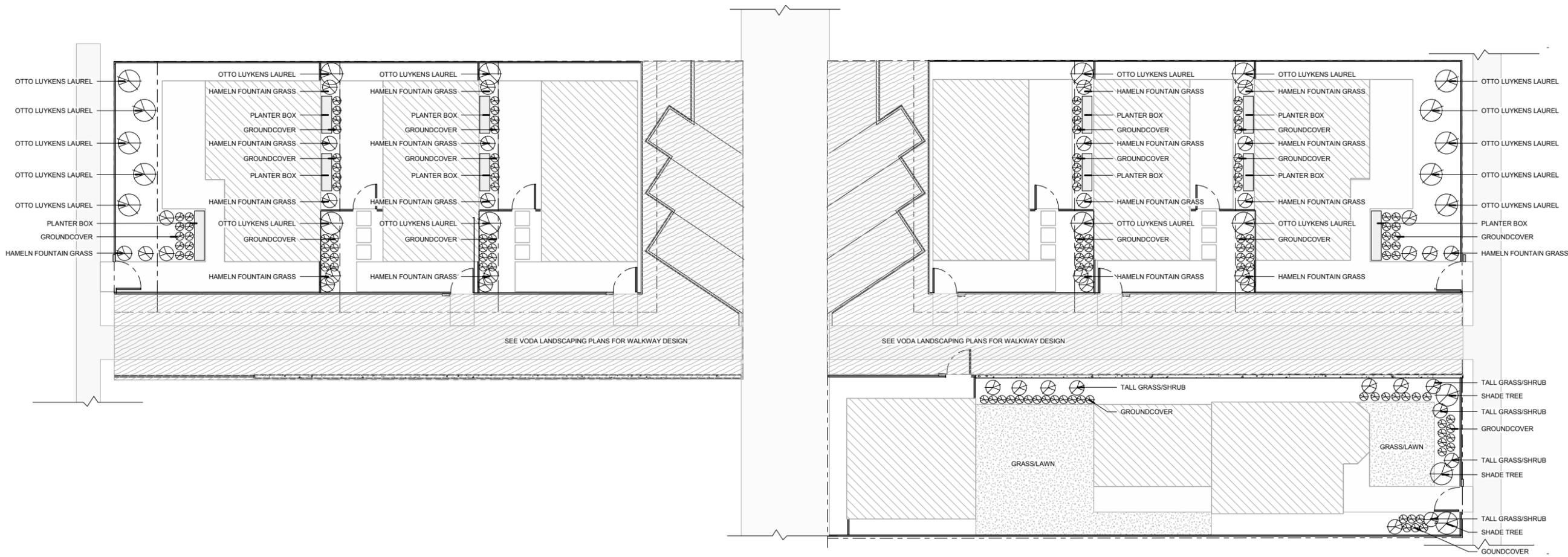


OVERALL SITE AXONOMETRIC

RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY



ALTERNATE "ZERO LOT LINE" - BUILDING FOOTPRINT  
SQUARE FOOTAGES, AND PROPOSED SETBACKS  
3/32" = 1'-0"



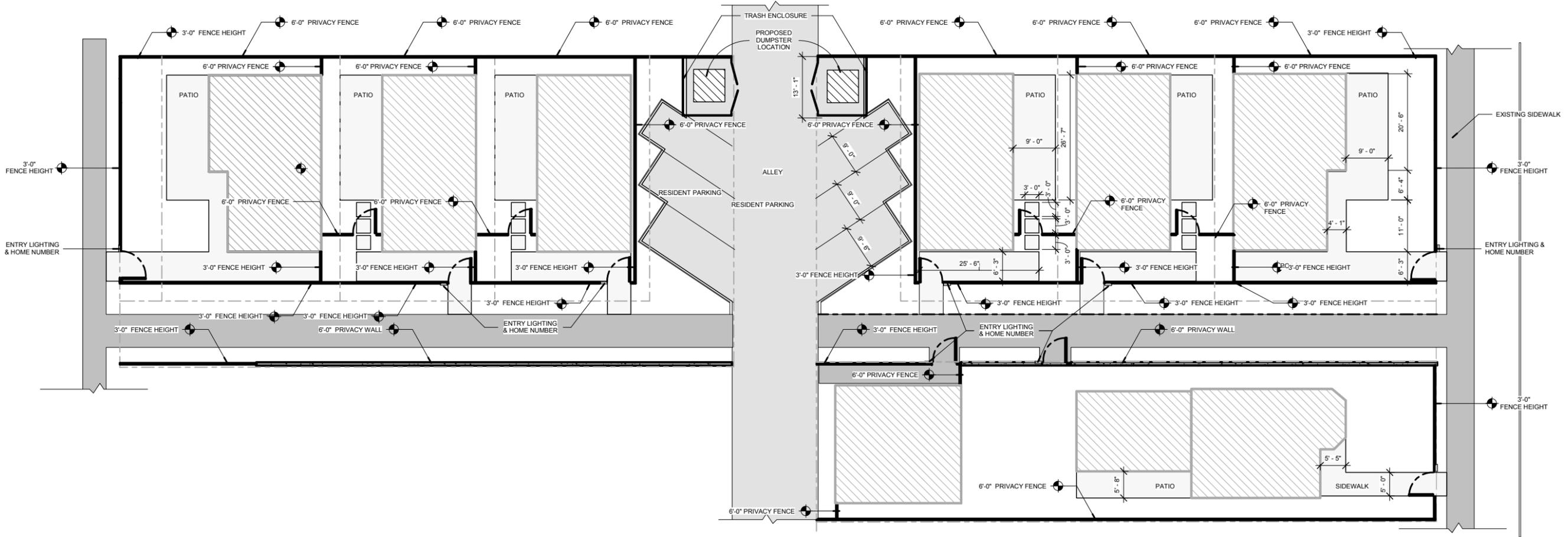
PROPOSED LOT LANDSCAPING  
3/32" = 1'-0"

RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY

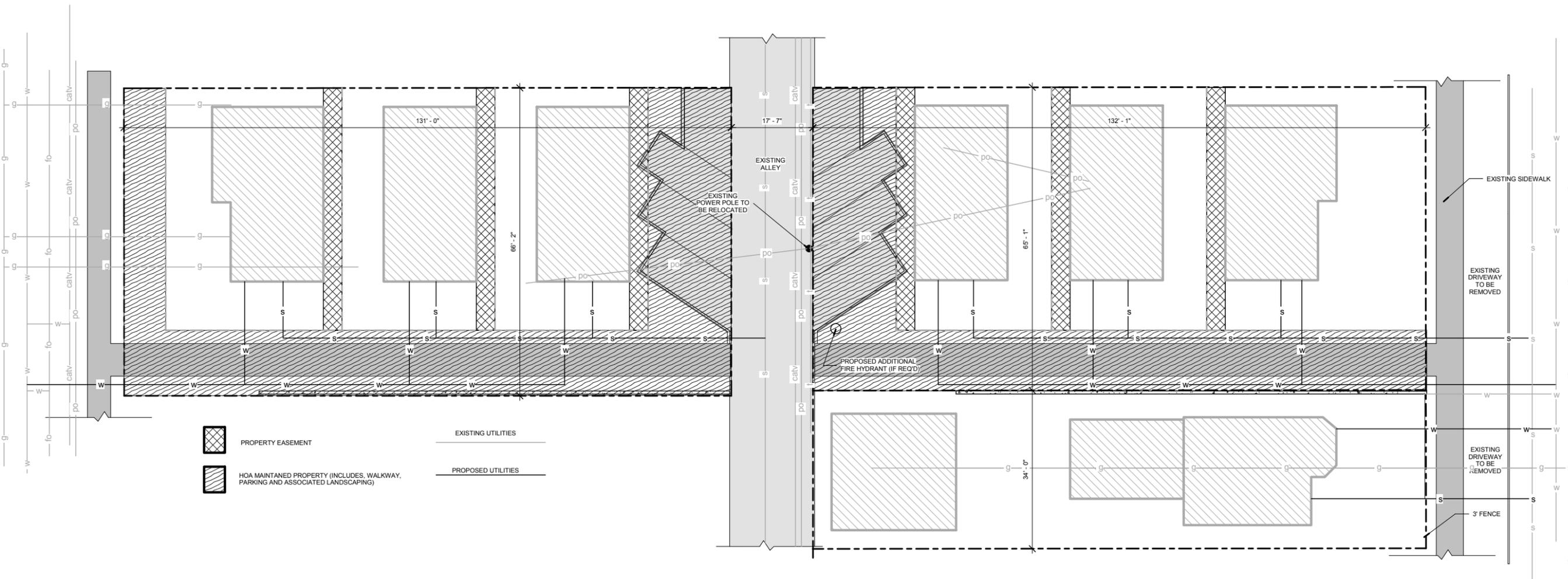
CENTRAL 9TH DISTRICT

Salt Lake City, Utah

RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY



PROPOSED FENCES, GARBAGE LOCATIONS, AND HARDSCAPING  
3/32" = 1'-0"

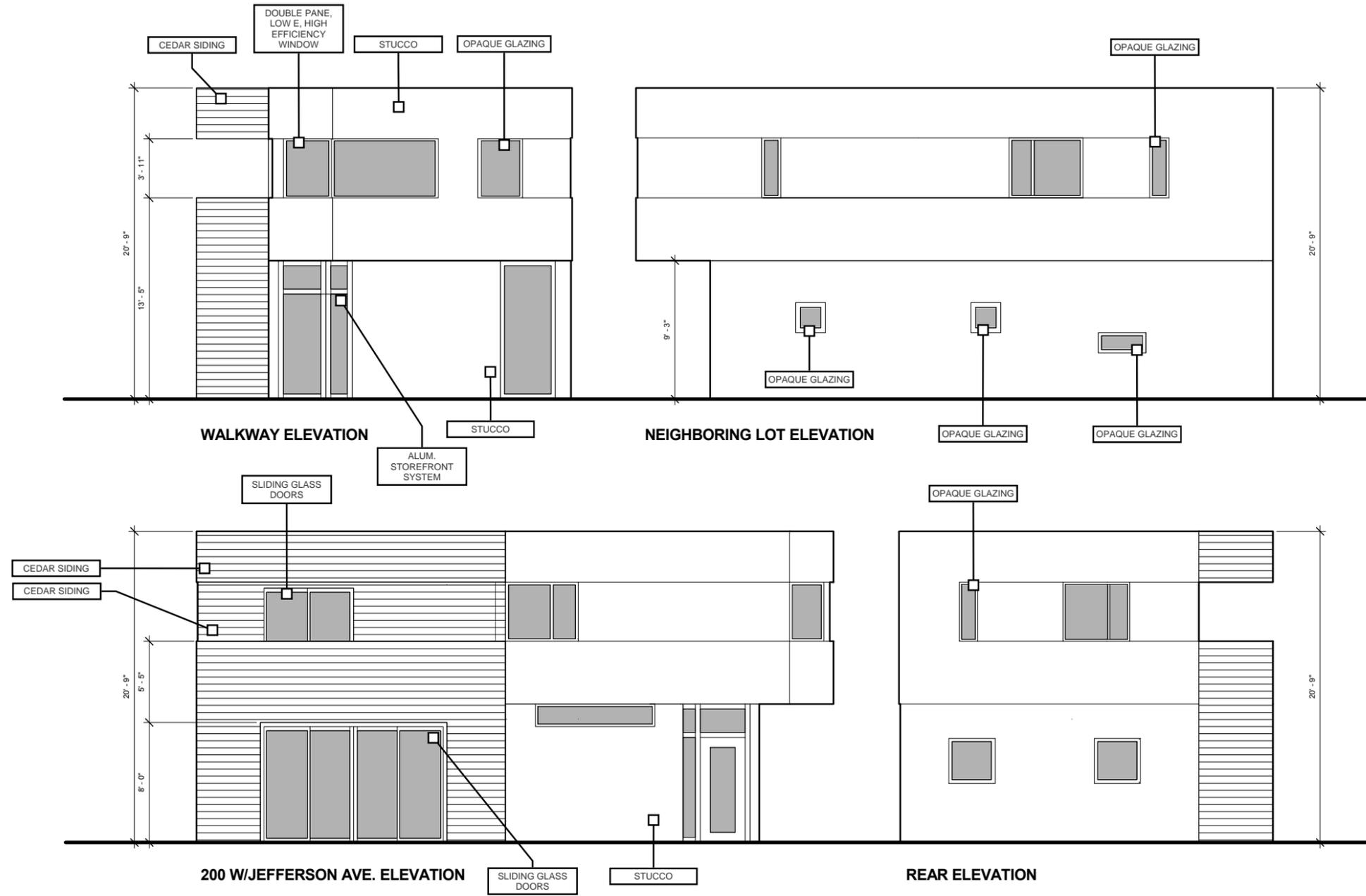


PROPOSED EASEMENTS, SIDEWALKS AND SITE UTILITIES  
3/32" = 1'-0"



END/CORNER UNIT - PERSPECTIVE

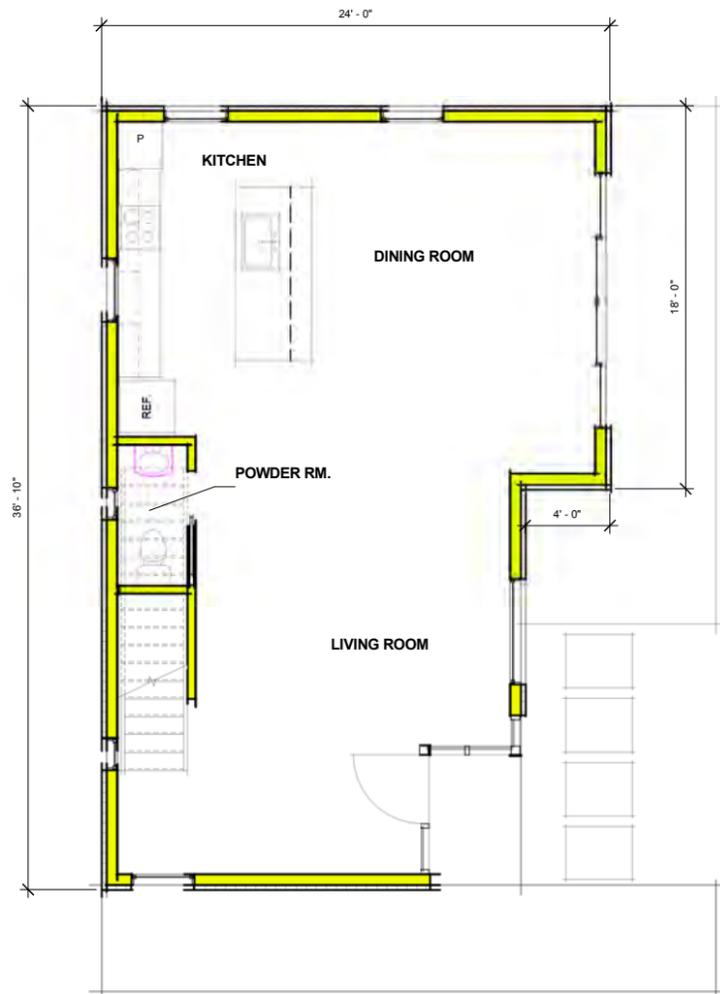
RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY



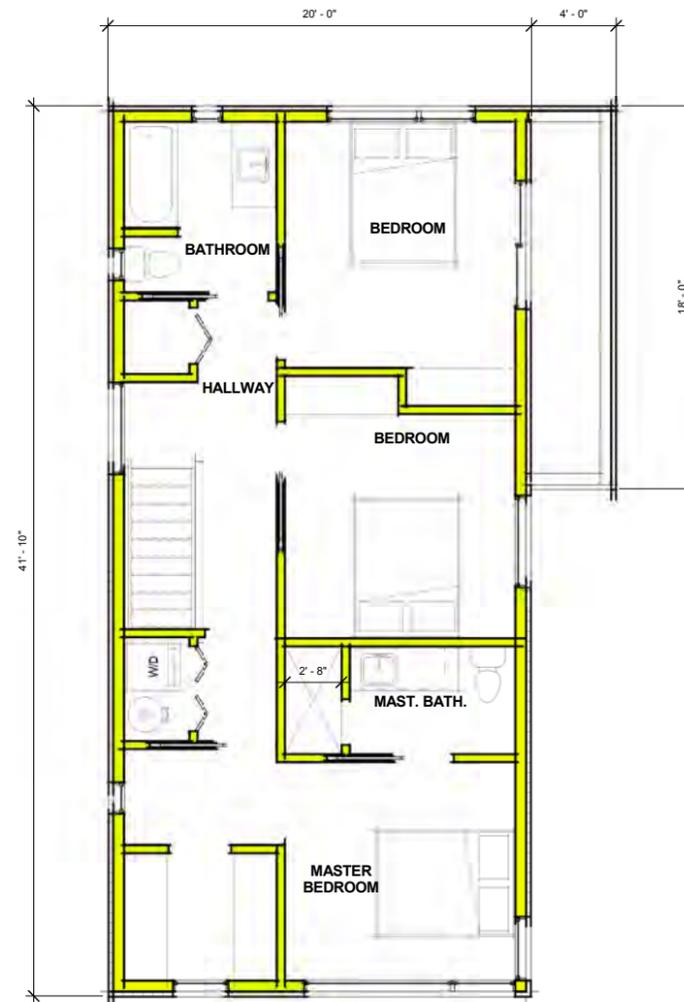
① EXTERIOR ELEVATIONS  
 1/4" = 1'-0"

END/CORNER UNIT -ELEVATIONS

RDA-BENCHMARK MODERN  
 JEFFERSON WALKWAY

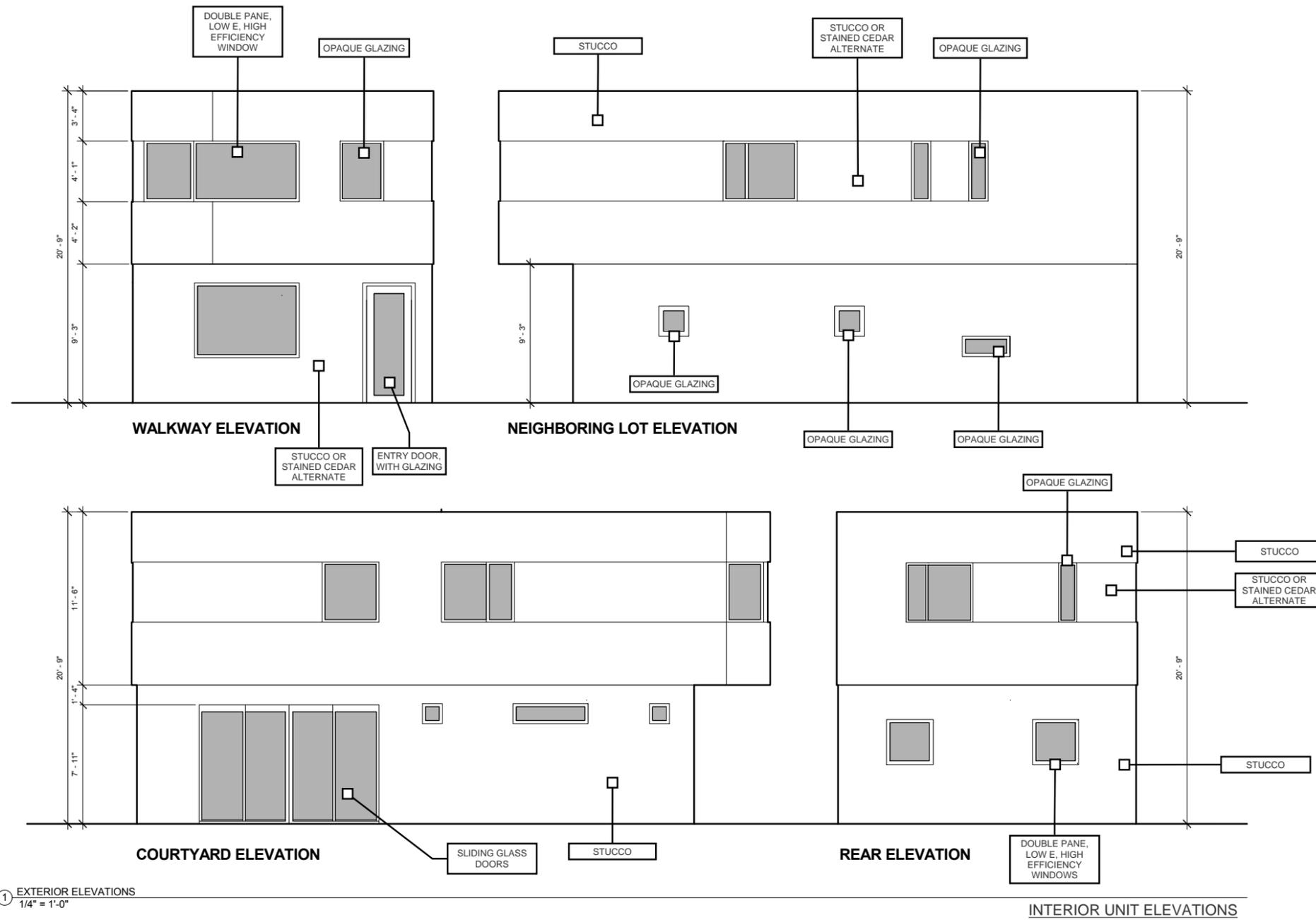


1 LEVEL 1  
SCALE: 1/4" = 1'-0"



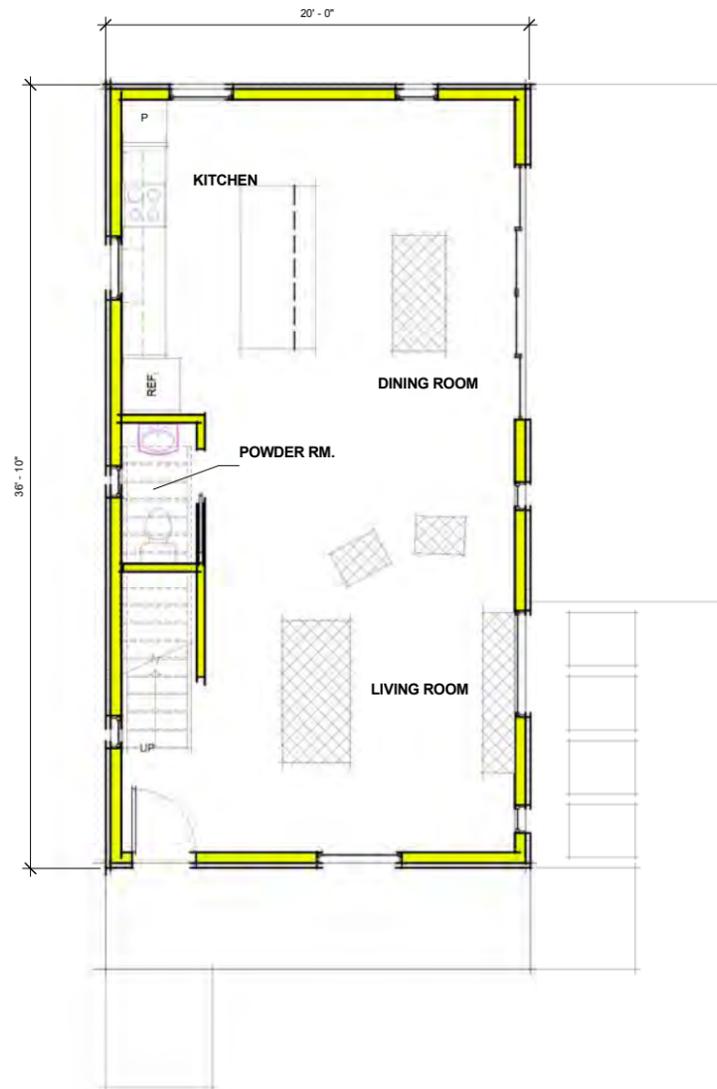
2 LEVEL 2  
SCALE: 1/4" = 1'-0"

END/CORNER UNIT - FLOOR PLANS

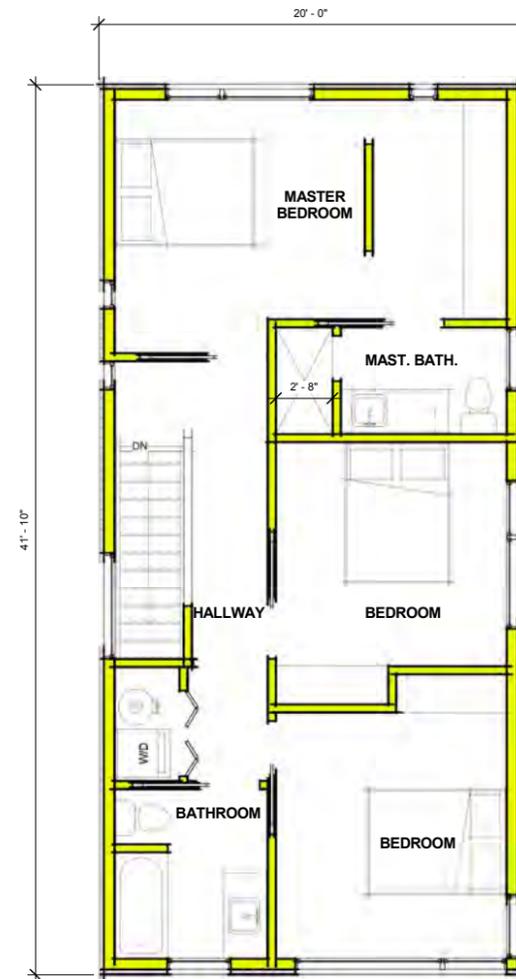


① EXTERIOR ELEVATIONS  
1/4" = 1'-0"

INTERIOR UNIT ELEVATIONS

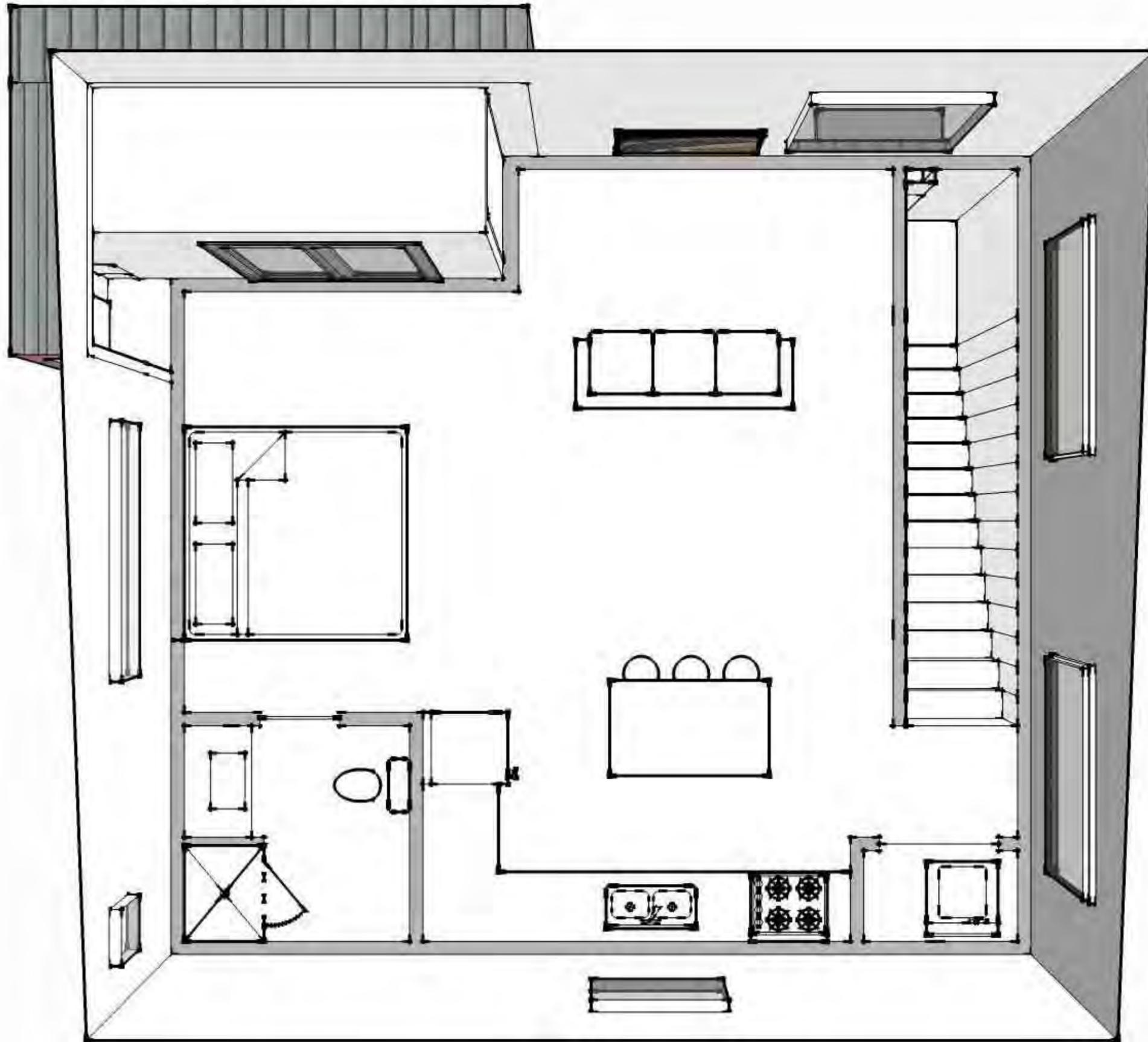


1 LEVEL 1  
SCALE: 1/4" = 1'-0"

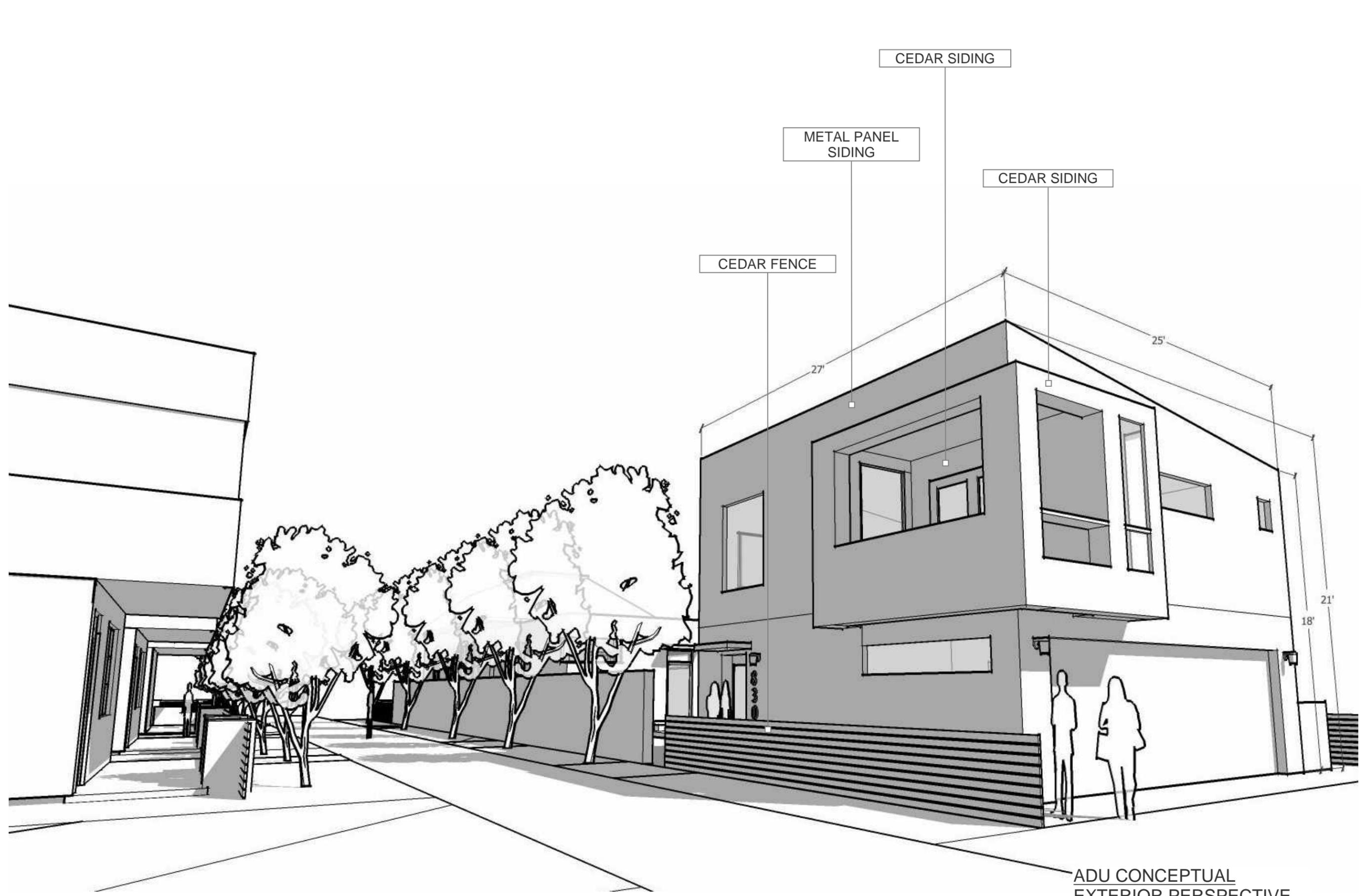


2 LEVEL 2  
SCALE: 1/4" = 1'-0"

INTERIOR UNIT - FLOOR PLANS

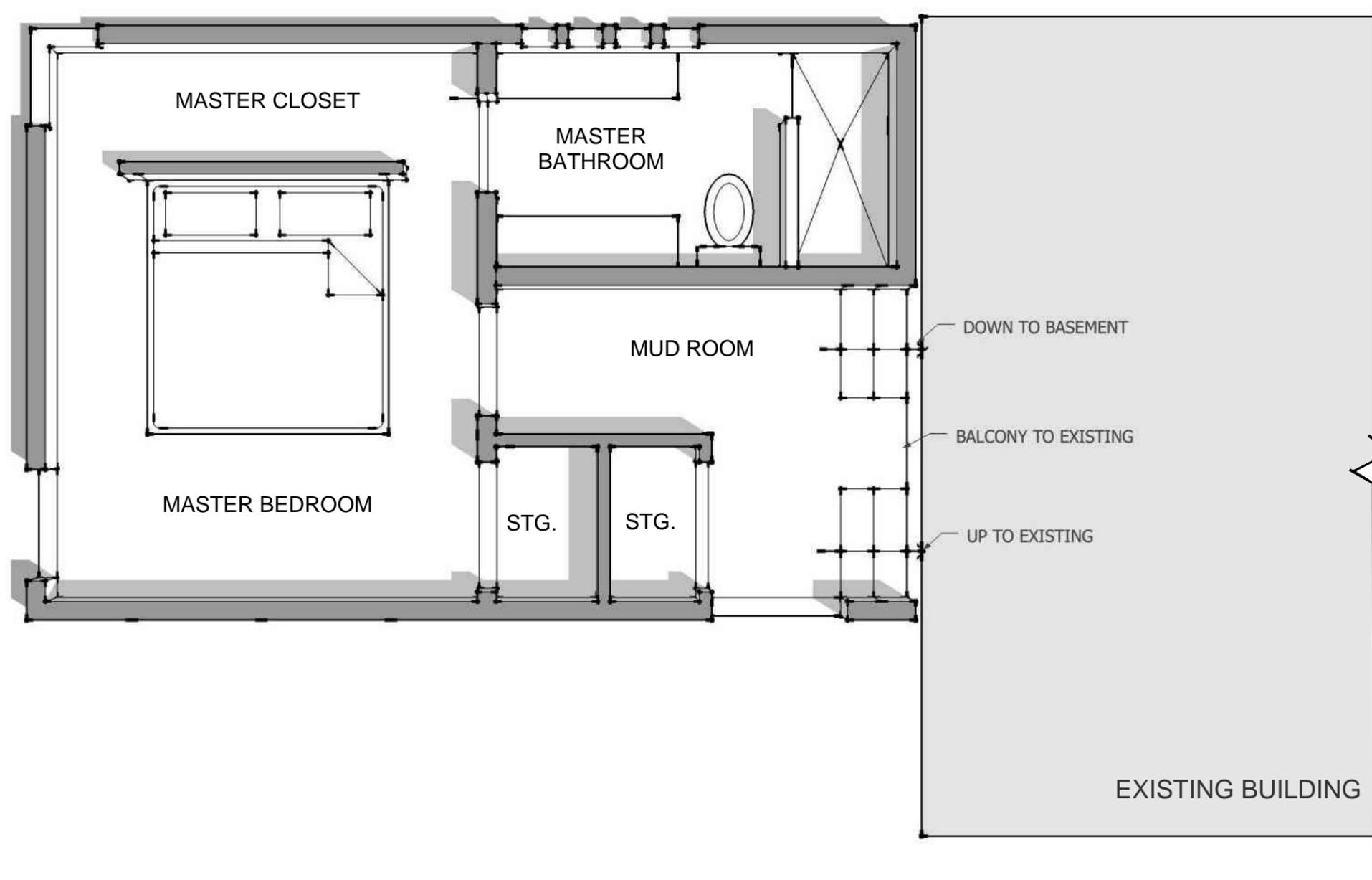


ADU CONCEPTUAL FLOOR PLAN

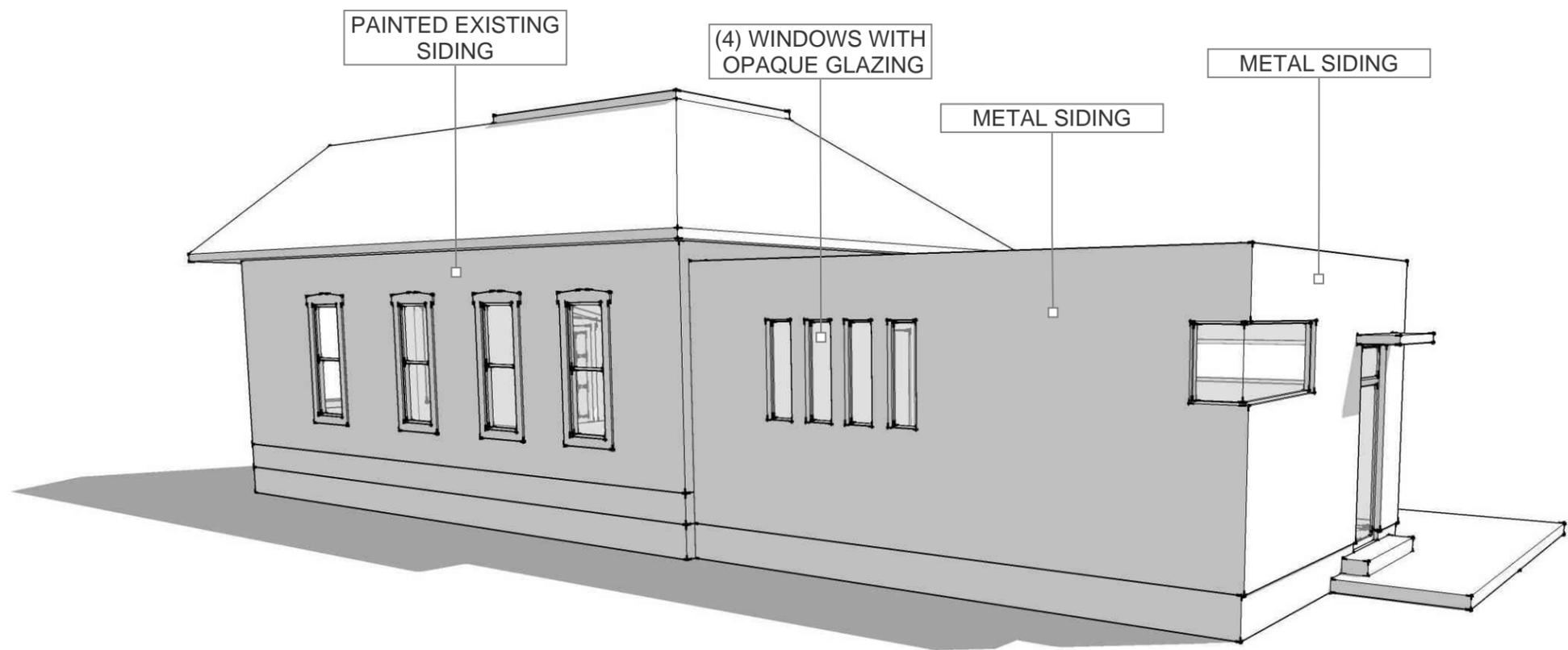


ADU CONCEPTUAL  
EXTERIOR PERSPECTIVE

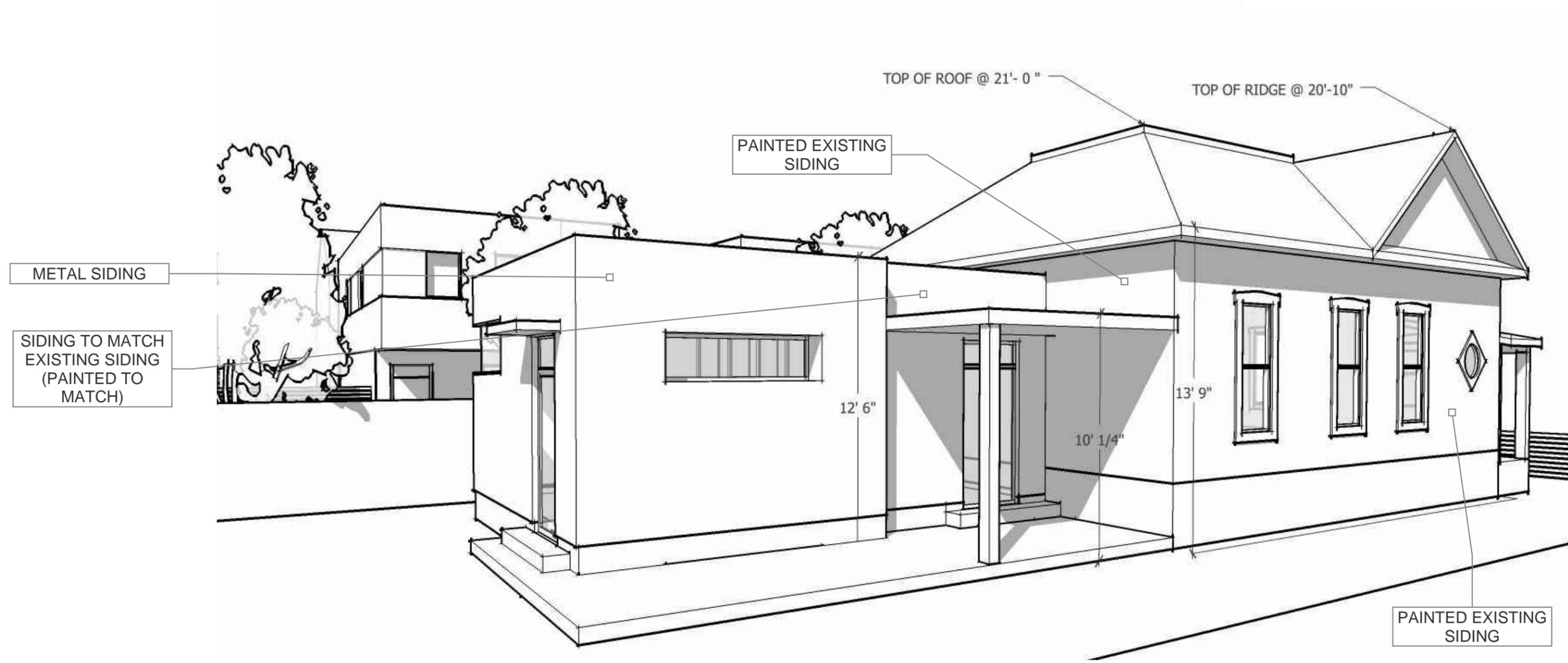
RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY



830 JEFFERSON ADDITION  
CONCEPTUAL PLAN



830 JEFFERSON CONCEPTUAL  
EXTERIOR DESIGN



RDA-BENCHMARK MODERN  
JEFFERSON WALKWAY

# Jefferson Walkway material selections



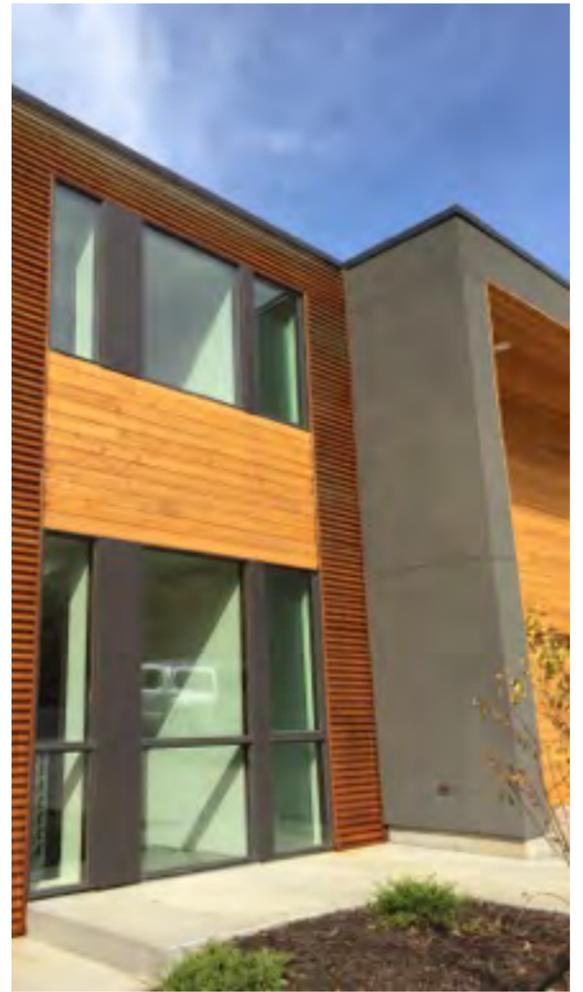
Cedar siding natural tone



Storm grey smooth stucco and cedar



High performance windows and cedar siding

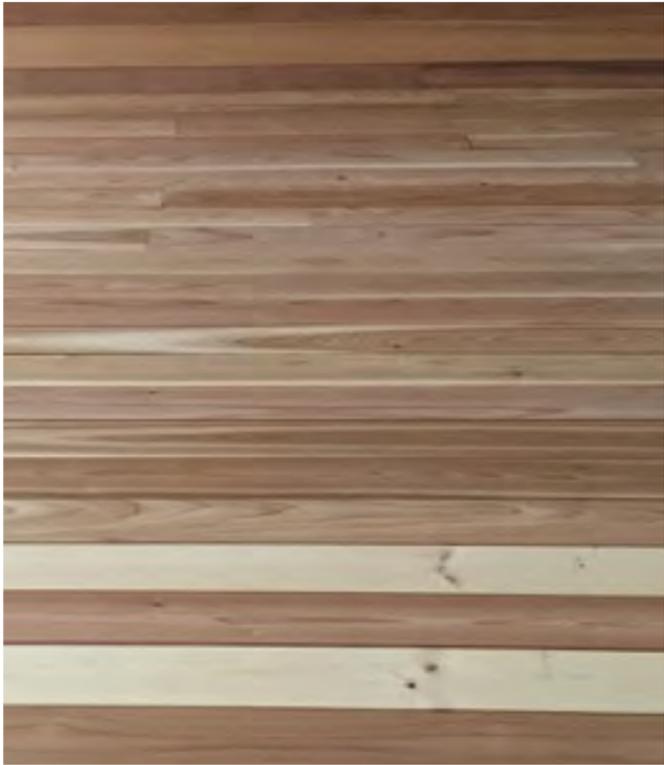


Cedar and smooth stucco



Grey stucco

# Jefferson Walkway material selections



Cedar siding natural tone



Storm grey 50% EIFS Extra smooth stucco



High performance Fiberglass windows



Thunder mist 125% EIFS Extra smooth stucco



Lightly stained horizontal cedar fencing

# **ATTACHMENT E: APPLICANT NARRATIVE**

# Jefferson Walkway - Project Description

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## 1. PROJECT DESCRIPTION

The Jefferson Walkway Project is a combined effort between the Redevelopment Agency and Benchmark Modern acting as a developer. Currently the property houses three derelict buildings that have been deemed uninhabitable. A fourth structure (830 Jefferson) will be moved from its current location and reused in the Planned Development. The intent of this project is to create a pedestrian corridor from Jefferson to 2nd West, which will provide access to the Trax station located on the block. In keeping with the idea of a more public space, the RDA and Benchmark Modern developed a concept utilizing the FB-UN 1 and FB-UN 2 zoning in a way that maximizes the goals of the zoning code and helps elevate the overall character of the neighborhood through the use of contemporary and a welcoming public way and housing that addresses both Jefferson and 2nd West, and the proposed public walk way. Through the use of an HOA, Benchmark Modern and the RDA intend to maintain the integrity of the development through the use of good planning and a long term vision and care of the development as a whole.

---

## 2. PLANNED UNIT DEVELOPMENT OBJECTIVES

### **COMBINATION AND COORDINATION OF ARCHITECTURAL STYLES, BUILDING FORMS, BUILDING MATERIALS, AND BUILDING RELATIONSHIPS:**

- Contemporary style, carefully selected to compliment the existing structures on the block while creating a unique and desirable development that can stand the test of time.
- Forms are respectful of heights and proportions of immediate neighbors and overall character of neighborhood, through proper use of the zoning requirements such as setbacks.

### **PRESERVATION OF BUILDINGS WHICH ARE ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT OR CONTRIBUTE TO THE CHARACTER OF THE CITY:**

- DRT/City Council identified 830 Jefferson as significant in its contribution to character of the city.
- The developer will relocate and restore and remodel the exterior and interior of 830 Jefferson, within the extents of the overall development. 830 Jefferson is the oldest home on the block and is vital to the overall outcome of this project. The infrastructure of the home will be modernized and brought up to current standards while preserving its overall character and original design. Additions to the structure will be done with a bent towards complimenting the structure, rather than trying to replicate craftsmanship that is difficult to do.
- Where possible, the developer and landscape architect have identified mature landscaping elements that could be preserved and incorporated into the new project. Refer to Landscape drawings by VODA included in the submittal.

**USE OF DESIGN, LANDSCAPE, OR ARCHITECTURAL FEATURES TO CREATE A PLEASING ENVIRONMENT, INCLUSION OF SPECIAL DEVELOPMENT AMENITIES THAT ARE IN THE INTEREST OF THE GENERAL PUBLIC:**

- The walkway has been added in an effort to provide not only access through the block to the Trax station, but also in an effort to create positive and inviting public space, through the use of planned landscaping and other features aimed at providing a welcome and safe environment. These features include benches for public use.
- Visibility of the walkway from all properties is of primary concern and has been addressed through the use of open view corridors from the properties facing the walk way.
- Material selection was carefully planned around the concept that the landscaping needed to be sustainable without undue burden. The HOA further protects the design through strict guidelines regarding types of materials that will be allowed in the future.
- Fence heights and private/public boundaries are in line with zoning regulations and have been designed to optimize both the private and public domain.
- Building proportions have been designed in an effort to be in keeping with the existing and surrounding structures on the block.

**UTILIZATION OF "GREEN" BUILDING TECHNIQUES IN DEVELOPMENT. (ORD. 23-10 § 21, 2010):**

- Passive home design is an attempt to eschew old and outdated building standards through the proper balance of materials and construction techniques aimed at minimizing the buildings impact on the environment, while still creating a livable and comfortable interior environment. See below:
- Complete thermal/insulated envelope. This includes a structure with no thermal breaks or bridges that reduce efficiency.
- Heat Recovery Ventilators (HRV). These units are integrated into the home in an effort to recapture energy during outside air exchanges. This helps keep the home fresh inside with significant use of energy.
- These homes will be designed to utilize solar in an effort to minimize electrical use from the grid. No gas will be provided to the structures.
- Low-E Glazing of the highest quality will be used to create a "tight" envelope.
- High Efficiency Water heater/furnaces that will utilize heat pump technology.
- High efficiency mini split HVAC that will optimize the use of solar power.

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### 3. Planned Development - Response to Department Comments

#### **FIRE CODE REVIEW-**

Per recommendation of the City offices the project will have an FDC (Fire Department Connection) located in the alley as indicated on detail PROPOSED EASEMENTS, SIDEWALKS AND SITE UTILITIES (pg. 7 of submittal).

#### **SUSTAINABILITY REVIEW-**

It is the intent of the HOA to have private Sanitation, including recycling, included as part of the HOA. The location for the trash enclosures is shown in detail PROPOSED FENCES, GARBAGE LOCATIONS, AND HARDSCAPING (pg. 6 of submittal). The dumpster locations are to have enclosures per plan and will be required to meet City requirements for said enclosures.

#### **ENGINEERING REVIEW-**

Redlines have been addressed in the Survey Drawings titled Jefferson Walkway (see updated drawings).

#### **PUBLIC UTILITY REVIEW-**

Detail PROPOSED EASEMENTS, SIDEWALKS AND SITE UTILITIES (pg. 7 of submittal), indicates existing 8" sewer line in alley way. Access will be maintained per requirements. Connection from all properties, will be directed to the alley way. Master water meter(s) to be provided at 200 West and Jefferson as indicated in the updated drawing. Per IRC 2012 and current City exceptions to said Code, fire sprinklers are not currently required.

#### **ZONING REVIEW-**

Certified addresses have been added to the updated Survey Drawings titled Jefferson Walkway (see updated drawings). All other permits and applications will be filed with the City.

Lots 833, 835, and 837 do not meet the minimum lot size of 4,000 square feet. Pursuant to the overall concept of a public walkway that joins Jefferson and 200 West, the RDA had certain requests regarding security of said walkway. In an effort to accomplish this, it was decided that properties facing the walk way would be crucial to maintaining "eyes" on the common area.

- Currently, the smallest lot is 1,537 square feet which is in keeping with the adjacent FB-UN1 zoning. Each lot has just over 50% minimum open space in the current configuration.
- The end units (833 south 200 west and 830 Jefferson St) have 151 sf of glazing which equates to 43% of the ground floor facade.
- The street facing faced has 471sf of material that includes wood, or glazing. The remaining 348 sf is EFIS material. That equates to 57% of listed material. In conjunction with the RDA, and in an effort to create a clean contemporary look that could integrate into the neighborhood, the primary material used for the facades of the HOA units will be a high quality EFIS material that was presented to and approved by the RDA and community council. Given that this project will connect Jefferson and 200 West, it was felt that continuity was important along the walk way. For the street facing unit, a high quality cedar and glazing will be used to address 200 West, please note the rendering in detail END/CORNER UNIT -

Thursday, December 31, 2015

PERSPECTIVE (pg. 8 of submittal). Currently the adjoining properties on 200 West are constructed of masonry that has been painted and therefore it is felt that the EFIS, glazing and wood finish are in keeping with the painted finish of the existing masonry residences and church without changing the character of either the block front or the proposed development.

- Per detail END/CORNER UNITS - FLOOR PLANS (LEVEL 2) on pg. 10 of submittal, a usable balcony that is 4'-0" in depth is indicated as required in TABLE 21A.27.050E2 *FB-UN2 BUILDING FORM STANDARDS*.
- The west end property line has been adjusted to adhere to the requirement for maximum set back per TABLE 21A.27.050E2 *FB-UN2 BUILDING FORM STANDARDS*. The entire building facade is now located at the maximum set back of 10'. Please see updated Survey Drawings titled Jefferson Walkway.
- No structural elements will cross the property line. The current proposed design utilizes a "raft" slab that does not use traditional footings. The footings are integral to the slab and sit within the footprint of the building.
- Average Setback calculation will be provided in this submittal. Average setback of block is 21'. Current proposed setback for 830 and 838 is 21'-6".
- TABLE 21A.27.050E1 *FB-UN1 BUILDING FORM STANDARDS* does not indicate a required Build To minimum, and therefore unit 830 and 838 appear to be in compliance in the current configuration.
- Per TABLE 21A.27.050E1 *FB-UN1 BUILDING FORM STANDARDS* the minimum lot size is 3,000 sf, for unit 830 which is utilizing the Urban House classification, thus allowing the ADU. It states that 1 building form is allowed per 3,000 sf of lot area and under DU states *Maximum dwelling units per building form - 2 units plus 1 detached accessory unit*. Lot 838 is currently configured at 3,833 sf.
- Per 21A.40.200 *ACCESSORY DWELLING UNIT* section **D 3e** *Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage regulations* and section **D 4** *Size Of Accessory Dwelling Unit: The maximum size of an accessory dwelling unit may be no more than fifty percent (50%) of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet whichever is less. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city*. Under this section the dwelling unit cannot exceed 557 sf. The current configuration of the dwelling unit is 554 sf, which is 3 sf less than that allowed by the 50% of the principal structure (1115 sf).

In an effort to best utilize the spaces that will be created by this development, it is requested that an exception to the setback allowances in two different scenarios be given. For the 4 interior parcels, it is requested an exception be granted for a zero lot line configuration. It is vital to have this configuration in an effort to create an open and vibrant courtyard area for the use of the individual private homeowner. Given the very public nature of the project location and design, it is important to provide a enclosed and private courtyard, which is best accomplished through the use of the zero lot line scenario as depicted in the site plan (see attached). This is also in keeping with many of the lots that are currently non conforming on the block and rather than detracting from the intent of the code and the feel of the neighborhood, it enhances it through the positive open space created in the courtyard area.

Thursday, December 31, 2015

The second location would be the side yard setbacks for the Accessory Dwelling Unit for 830 Jefferson. The current FB-UN 1 setbacks require a 5'-0" setback for a second story ADU. However, in keeping with the overall effort to put "eyes" on the walkway, for security purposes, it is requested that an allowance be afforded to utilize the already prescribed 4'-0" setback allowed for the single story ADU and/or the 4'-0" allowed for the Primary Dwelling Unit. This would create a situation where the ADU is able to overlook the walkway while also providing a view towards the alley way, which is in keeping with the overall goal of the zoning ordinance for ADU's in the Form Based zoning.

Jefferson Walkway Project  
January 20, 2016



leland a. gray architect

Salt Lake City Corporation

Reference: Jefferson Walkway Project

Dear Mr. Michelsen,

Our firm has measured the adjoining properties to 830 Jefferson street on the west side of Jefferson Street, from 8th South to 9th South. The average setback for that block face is 21'-4" from the inside face of sidewalk (estimated property line). The proposed 830 and 838 Jefferson street is 21'-4" from the inside face of sidewalk (estimated property line) and therefore is deemed to be in compliance with the average setback for the block face in question. The measurements, in order from 8th South 9th South are as follows:

21'-2"	21'-4" Proposed 830
21'-8"	21'-4" Proposed 838
14'-7"	23'-10"
17'-10"	17'-6"
25'-10"	17'-2"
24'-6"	19'-0"
25'-6"	16'-3"
25'-0"	20'-10"
29'-6" Current 830	

Should you have any questions, please do not hesitate to call for more information.

Sincerely,

Stewart Gray  
Owner/Partner



Jefferson Walkway Project  
January 20, 2016



leland a. gray architect

Salt Lake City Corporation

Reference: Jefferson Walkway Project

Dear Mr. Michelsen,

Our firm has measured the adjoining properties to 833 South 200 West on the east side of 200 West, from 8th South to 9th South. The average setback for that block face is 21'-11" from the inside face of sidewalk (estimated property line). The proposed 833 South 200 West is 21'-11" from the inside face of sidewalk (estimated property line) and therefore is deemed to be in compliance with the average setback for the block face in question. The measurements, in order from 8th South 9th South are as follows:

22'-0"	21'-9"
22'-0"	22'-0"
21'-8"	22'-5"
21'-8" Current 833	22'-5"
21'-11" Proposed 833	21'-11"
21'-9"	

Should you have any questions, please do not hesitate to call for more information.

Sincerely,

Stewart Gray  
Owner/Partner



# **ATTACHMENT F: PROPERTY & VICINITY PHOTOGRAPHS**



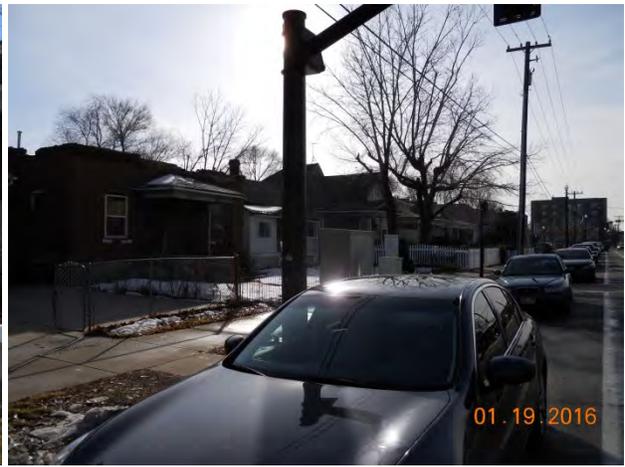
Eastward view of 833 S 200 West Street



Eastward view of 839 S 200 West Street



Northward view of 200 West block face



Southward view of 200 West block face



Westward view of crosswalk from 9<sup>th</sup> South TRAX station



Eastward view of proposed mid-block walkway



Westward view of 830 S Jefferson Street



Westward view of 836 S Jefferson Street



Northward view of Jefferson Street block face



Southward view of Jefferson Street block face



Westward view of proposed walkway from Jefferson Street



Westward view of proposed walkway from public alley

# **ATTACHMENT G: EXISTING CONDITIONS & ZONING**

## Salt Lake City Master Plans

The subject properties are within the “Downtown Neighborhood Planning Area” of the *Central Community Master Plan* (adopted 2005). The subject properties are also within the geographic area covered by the *Salt Lake City Downtown Plan* (adopted 1995) and subject to its policies and goals. The subject properties are also subject to citywide plans, such as the *Urban Design Element of the Salt Lake City Master Plan* (adopted 1992) and the *Salt Lake City Community Housing Plan* (adopted 2000).

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).
- **Public Investment Objective: Desirability** – Expand housing stock. Promote residential development downtown (page 7, Downtown Master Plan).
- **Public Investment Objective: Partnerships** – use existing partnerships. Jointly sponsor housing projects. Use NHS and RDA to improve housing (page 7, Downtown Master Plan).
- **24 Hour Population Objective: Housing** – Stabilize existing housing. Prevent encroachment of nonresidential uses into established neighborhoods. Encourage in-fill housing through tax incentives (page 8, Downtown Master Plan).
- **Neighborhood Conservation Policy** – Preserve prominent buildings for their contribution to district character (page 43, Urban Design Element of the Salt Lake City Master Plan).
- **Housing Stock Preservation, Rehabilitation and Replacement: City Council Policy Statement** – The City Council supports policies and programs that preserve or replace the City's housing stock, including the requirement of, at a minimum, a unit-for unit replacement . . . (page 11, Housing Plan).
- **Implementation Strategy 2** – Evaluate and implement as appropriate, dwelling standards for accessory, studio, and secondary dwellings in single-family neighborhoods. Provide resources to private property owners who are able to provide these dwellings (page 19, Housing Plan).

## 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**

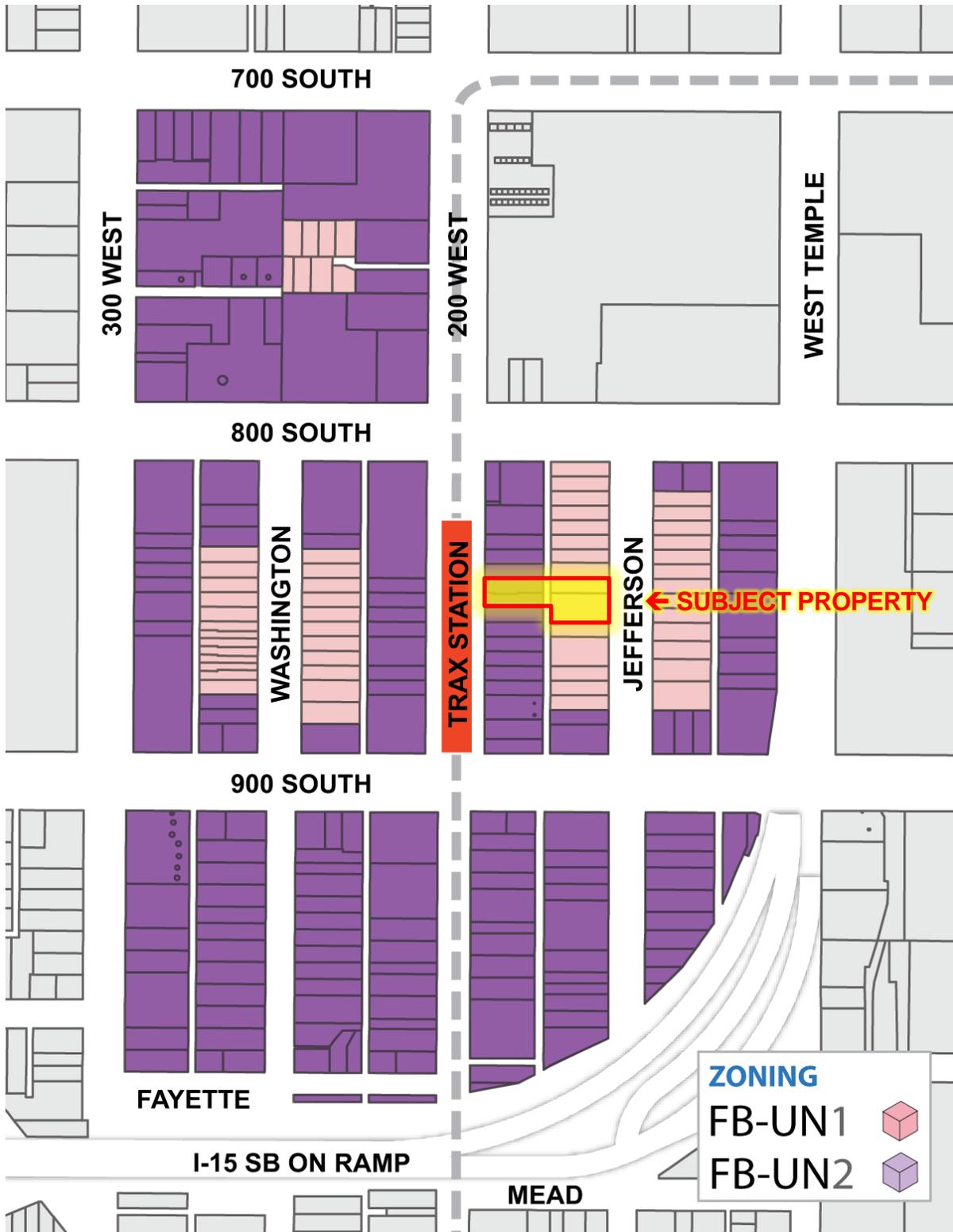
The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

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**

- a. **Urban House:** A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two (2) dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. A third unit may also be located along an alley as a standalone unit or as a dwelling unit located in an accessory building. All units are on a single lot.
- b. **Cottage Development:** A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.

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



**Adjacent Land Uses:**

- East Single-family dwellings
- West 9<sup>th</sup> South Station (for TRAX)
- North Single-family dwelling on Jefferson Street, and church on 200 West Street
- South Single-family dwellings

## FB-UN1 Regulation for Cottages on 830-836 S Jefferson Street

Type	Regulation	Proposal	Compliant
Building Height	2.5 stories, 30' maximum from established grade	20'-9"	Yes
Front and Corner Side Yard Setbacks	Equal to average setback of block face—which is 21'-4"—otherwise minimum of 10' and maximum of 20'	21'-4"	Yes
Interior Side Yard Setback	Minimum 4'	0'-0" and 13'-0"	No
Rear Yard Setback	Minimum 4'	4'-0"	Yes
Minimum Lot Size	1,500 square feet; not to be used to calculate density	1,537 square feet or more	Yes
Minimum Lot Width	15' per unit facing a street	51'-6"	Yes
Dwelling Units per Building Form	1 unit per cottage, multiple cottages per lot	6 cottages on 6 lots	Yes
Number of Building Forms per Lot	1 cottage for every 1,500 square feet of lot area (minimum)	1 cottage for every ≈ 3,630 square feet	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
Parking on Separate Lots	Parking may be provided on an adjacent lot or in a common area associated with the development	Parking in a common area	Yes
Building Entry	All building entrances shall face a public street or common open space	Two cottage entries face public streets, 4 face common open space	Yes
Pedestrian Connections	Pedestrian access to public walkways required for each dwelling unit	Pedestrian access to sidewalk or public walkway	Yes
Ground floor transparency	Minimum of 20% of street facing facade	43%	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	None	Yes
Setback Between Cottages	8' minimum	13'-0" or more	Yes
Building Footprint	850 square feet maximum	832 square feet	Yes
Open Space	A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.	Common space is 6,084 square feet or 1,014 square feet per cottage	No

## FB-UN 2 Regulations for Cottages at 839 S 200 West Street

Type	Regulation	Proposal	Compliant
Height	2.5 stories, 30' maximum from established grade	20'-9"	Yes
Front and Corner Side Yard Setbacks	No minimum. Maximum 10'	21'-11"	No
Required Build To	Minimum of 50% of street facing façade shall be built to the minimum setback line		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	0'-0" and 13'-0"	No
Rear Yard	Minimum of 25' when rear yard is adjacent to FB-UN, otherwise no setback required. Parcels separated by an alley are not considered adjacent	4'-0"	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	4,000 square feet; not to be used to calculate density	1,537 square feet	No
Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with	51'-6"	Yes
Dwelling Units per Building Form	1 per cottage	6 cottages on 6 lots	Yes
Number of Building Forms per Lot	1 cottage for every 1,000 square feet of lot area	1 cottage for every $\approx$ 3,630 square feet	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 the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with city standard curb	Applicant will remove all exiting driveways, and no new driveways will be constructed	Yes
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	Parking in a common area	Yes
Building Entry	All building entrances shall face a public street or common open space	Two cottage entries face public streets, 4 face common open space	Yes
Pedestrian Connections	Pedestrian access to public walkways required for each dwelling unit	Pedestrian access to sidewalk or public walkway	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	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	Proposal does not include any residential units above the ground floor	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	57% of street facing façade contains approved materials	No
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	None	Yes
Building Footprint	850 square feet maximum	832 square feet	Yes
Open Space	A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.	Common space is 6,084 square feet or 1,014 square feet per cottage	No

### FB-UN1 Regulations for Detached Dwelling Unit

Regulation	Proposal	Compliant
Detached dwelling units may be built in a required yard as a standalone unit or attached to an accessory building, such as a garage	Detached dwelling unit will be built within the rear yard over a new garage	Yes
Detached dwelling units are only permitted with the urban house, two-family dwelling, and row house building forms	Detached dwelling unit will occupy lot with urban house)	Yes
No accessory structure containing a detached dwelling unit shall exceed twenty five feet (25') in height	21'-0"	Yes
If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of five feet (5').	4'-0"	No
Detached dwelling unit shall have an entry feature that faces a public alley	Entry is from midblock walkway, not public alley	No
Entry feature may be a stoop that has a minimum dimension of four feet by four feet (4' x 4')	Entry feature will be a stoop in compliance with regulation	Yes
Ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure	Detached dwelling unit will be located on second floor above garage	Yes

**ATTACHMENT H: 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>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> 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 A, B, D, and H. Whereas the proposal does not satisfy the minimum material requirement for street facing façades, staff does not find the petition compliant with objective A. However only one objective must be met, and staff finds objectives B, D, and H have been achieved (see Attachment E – Applicant Narrative).</p>
<p>B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</li> </ol>	Complies	<p>As demonstrated within Attachment G – Existing Conditions &amp; Zoning, Staff finds the proposal is consistent with adopted policies.</p> <p>The proposed urban house and detached dwelling unit are permitted uses in the FB-UN1 Urban Neighborhood District. The proposed cottage development is a permitted use in the FB-UN1 &amp; FB-UN2 Urban Neighborhood Districts. The planned development process allows for modifications to zoning standards. Those modifications are discussed within the "Key Issues" section beginning on page 3 of this report.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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:</li> </ol>	Complies	<ol style="list-style-type: none"> <li>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.</li> <li>2a Pedestrian activity will be adequately addressed through development of the midblock walkway. Regarding orientation of driveways, all existing drive approaches and driveways will be removed.</li> <li>2b The development will provide 8 off-street parking stalls, 1 stall per cottage, 1 stall for the urban house, and 1 stall for the detached dwelling unit, which complies with applicable parking regulations.</li> </ol>

<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> <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>2c Hours of peak traffic to the proposed planned development will be compatible with adjacent residential uses. Whereas the total number of dwelling units is only two more than the existing development, the anticipated impacts on adjacent streets will be negligible.</p> <p>3. As stated previously, the proposal was reviewed by the Transportation Division and no significant issues were identified. Furthermore, the midblock pedestrian walkway will be fully accessible to the public (see Attachment K – 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 K – Department Comments)</p> <p>5. The development is located in an area zoned for both residential and commercial uses, and the surrounding properties near the site have been primarily developed for residential uses. Therefore, additional residential development is not expected to have any negative impacts that require buffering or mitigation measures.</p> <p>6. The development is similar in scale to adjacent residential and community developments in the area and is thus compatible with these other 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>No</p>	<p>The applicant has not provided an inventory of existing trees or a tree preservation plan, which staff recommends as a condition of approval. The proposed 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 residential development.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>Although the subject properties are not located within either a national or a local historic district, the applicant intends to relocate and renovate an existing single-family home presently located at 830 S Jefferson Street. The RDA identified the structure as the oldest home on the block and mandated renovations if successfully moved.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The planned development has also been reviewed against the subdivision standards in Attachment I – 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 I: 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	The applicant is requesting modification to the standard subdivision and zoning standards through the planned development process. The following subdivision standard modifications are proposed for this development: <ul style="list-style-type: none"> <li>• Section 20.12.E. Access to Public Streets. Lot 2, Lot 3, Lot 4, and Lot 5 will not have direct access to a public street, but will rely on vehicular access from existing public streets and alleys, and pedestrian access from existing public sidewalks and a proposed midblock walkway</li> </ul>
B. All buildable lots comply with all applicable zoning standards	Complies— pending approval of planned development	The proposal includes lots smaller than the minimum requirement, however the applicant is seeking modification of this standard 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 Public Utilities' requirements 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.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	There is no evidence that the subdivision does not comply 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 J: PUBLIC PROCESS & COMMENTS**

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

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

### **Community Council Meeting:**

In an email dated November 6, 2015, Bill Davis, Ballpark Community Council Chair, made the following statements regarding a meeting held on November 5, 2015, to review and discuss the proposal:

“The Ballpark Community Council had our semi-monthly board meeting last evening. As a reminder, our by-laws state that official positions of our community council are made by a vote of the board of directors not a vote of the public in attendance. Four of our five members were in attendance along with two members of the neighborhood.

We reviewed and discussed the application known as PLNSUB2015-00801 . . . Jefferson Walkway Planned Development. The board unanimously voted to support this development. Several things we liked were the thru block access which enhances the walkability of the neighborhood, plus the sight line thru the block which we feel will encourage the use of it as a walkway. Also the fact that it is market rate housing and will be owner occupied. As an aside, the two members of the public that attended also spoke in favor of it.

We wish the developer good luck with the project and look forward to it being completed. We encourage the developer to attend future meeting to give us updates on it. Have them let us know if they have an open house when it is completed.”

### **Notice of Public Hearing for the Proposal:**

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

### **Public Comment:**

On January 21, 2016, Mr. Filipe Hurtado, who is associated with the House of Prayer of Assembly adjacent to the subject property on 200 West Street, called the City to ask about the proposal and express his support. Mr. Hurtado is pleased with the proposed market-rate housing and is anxious for neighborhood improvement.

# **ATTACHMENT K: DEPARTMENT REVIEW COMMENTS**

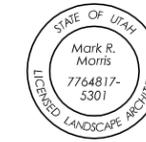


# DEPARTMENT COMMENTS

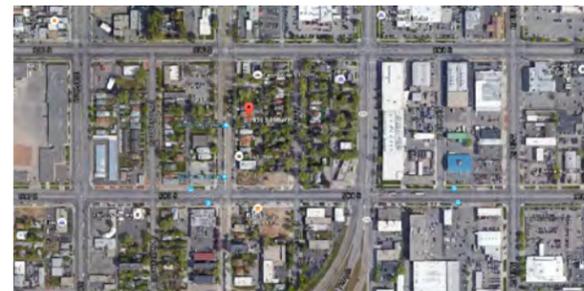
## 830-836 S JEFFERSON STREET 833-839 S 200 WEST STREET PLNSUB2015-00801 & 00919

Date	Task/Inspection	Status/Result	Action By	Comments
11/24/2015	Fire Code Review	Additional Information	Itchon, Edward	The Fire Department access road will be a dead end greater than 150 ft. since there is no space to have a fire department turnaround that has a hammer head or radius that has an outside radius of 45 ft.(90 ft.) wide or the ally has a clear width of 20 ft.
12/1/2015	Sustainability Review	Complete	Vogt, Lorna	Sanitation can service the development if the garbage cans are placed on Jefferson or 200 W for collection since there is not vehicle access through the area. I cannot tell from the plans if they will have any storage space for the three cans per unit. The current property has a narrow alley west of Jefferson. It is very tight for our trucks now and would be difficult to use with as many cans that will needed.
12/7/2015	Engineering Review	Complete	Weiler, Scott	Redlines sent.
12/8/2015	Public Utility Review	Additional Information	Draper, Jason	Utility plans were not included in the planned development. There is an 8" sewer main in the public alley. Access for maintenance and repair must be maintained. All of the lots will need to connect to this main. The existing water meters on each lot will need to be evaluated. Either each lot will need an individual meter accessible from the public roadways or two master meters (one from Jefferson and the other from 200 West) that will serve the lots. As a single-family residence, it is assumed that no fire sprinklers, additional fire flows or additional hydrants will be required and that the existing water mains are acceptable. Verify these assumptions with the Fire Code Reviewer.
12/8/2015	Zoning Review	Complete	Stonick, Patricia Anika	<p>Zoning Review Comments re PLNSUB2015-00801 and PLNSUB2015-00919 for properties currently addressed 830 &amp; 836 South Jefferson Street and 833 South 200 West; within Form Based Districts FB-UN1 And FB-UN2:</p> <p>Proposed development will require: Certified addresses for new structures; Tree protection plan submitted, reviewed and approved by Urban Forestry Department; Building permit issuance for demolition of any existing principal structures, to include Construction Waste Management reports to be submitted for review to constructionrecycling@slcgov.com ; due to 6 new dwelling units, recycling collection station provisions of 21A.36.250 may apply.</p> <p>Parking to be per Planned Development review and approval. Landscaping to be provided per 21A.27.050.I and fencing to be per 21A.27.050.L.3.</p> <p>Lots for Cottage Development Form Single Family Dwellings on individual lots (current address 833 South 200 West) within FB-UN2 zoning district: lots smaller than minimum 4,00 square feet; to provide minimum 10% open space (to verify with calculations); to provide 30% ground floor transparency as well as 70% building façade materials requirement (to verify both with calculations); street facing unit not providing min 4' deep balcony; street facing unit behind lot at/along street frontage (for common area, proposed width of 10.19 feet) then providing maximum 10' setback as well as locating a minimum of 50% of the front façade at that minimum front setback (so, building location may be effectively at location greater than minimum required); lots 1 and 2 show building foot print at interior side property- will need to show no footing or other structural feature crossing property line.</p> <p>Lots for Cottage Development Form Single Family Dwellings on individual lots (current address 830 South Jefferson Street) within FB-UN1 zoning district: to provide front average setback calculations and to show structure meeting this setback as well as locating a minimum of 50% of the front façade at that minimum front setback; lots 5 and 6 show building foot print at interior side property will need to show no footing or other structural feature crossing property line; to provide 20% ground floor transparency (to verify with calculations).</p> <p>Lot to be developed with house moved from 830 South Jefferson Street and ADU in detached structure (current address 836 South Jefferson Street): the requirement for lots with a detached ADU to have at least 5,000 square feet is not being met by current proposal; ADU size proposed to be 672 square feet, exceeding maximum 650 square feet allowed; proposed ADU structure to site per underlying zone's requirements for principal structures- which it would not appear current proposal satisfies.</p> <p>Proposed conditions which do not comply with zoning district and accessory structure/use requirements to be permitted, perhaps with conditions, through the Planned Development process.</p>

# JEFFERSON WALKWAY PUBLIC IMPROVEMENTS



The only proposed improvements that are truly public are in the alley, and the park strips of Jefferson Street and 200 West. Could a different title be used for this set of plans so the 7' walk and landscaping on private property aren't mistaken as public?



Location Map

## GENERAL NOTES

LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.

BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.

THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.

LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.

ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.

CONTRACTOR TO PROVIDE 3" OF ROCK MULCH IN ALL PLANTER AREAS.

ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY.

LANDSCAPE CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY (MINIMUM) ON ALL PLANTING INSTALLATION. CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO OWNER, ANY PLANT MATERIAL THAT DOES NOT SURVIVE.

SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

## Jefferson Walkway Public Improvements Salt Lake City, Utah

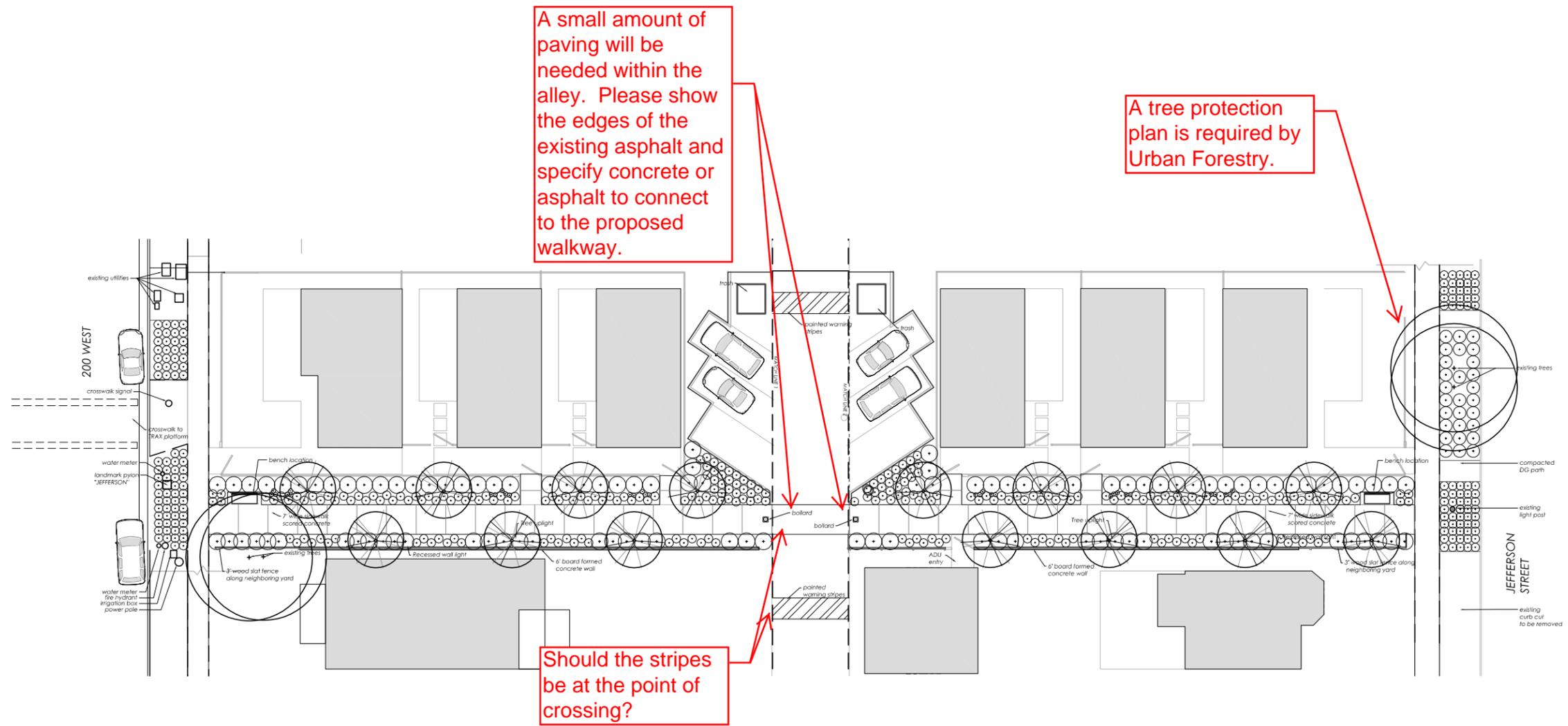
No.	Revision/Issue	Date



VODA Landscape + Planning  
307 West 200 South Suite #3004  
Salt Lake City, Utah 84101  
801-484-2164 www.vodaplan.com

Sheet Title  
**Cover**  
Sheet  
**100**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale	



# Jefferson Walkway Public Improvements

Salt Lake City, Utah

No.	Revision/Issue	Date

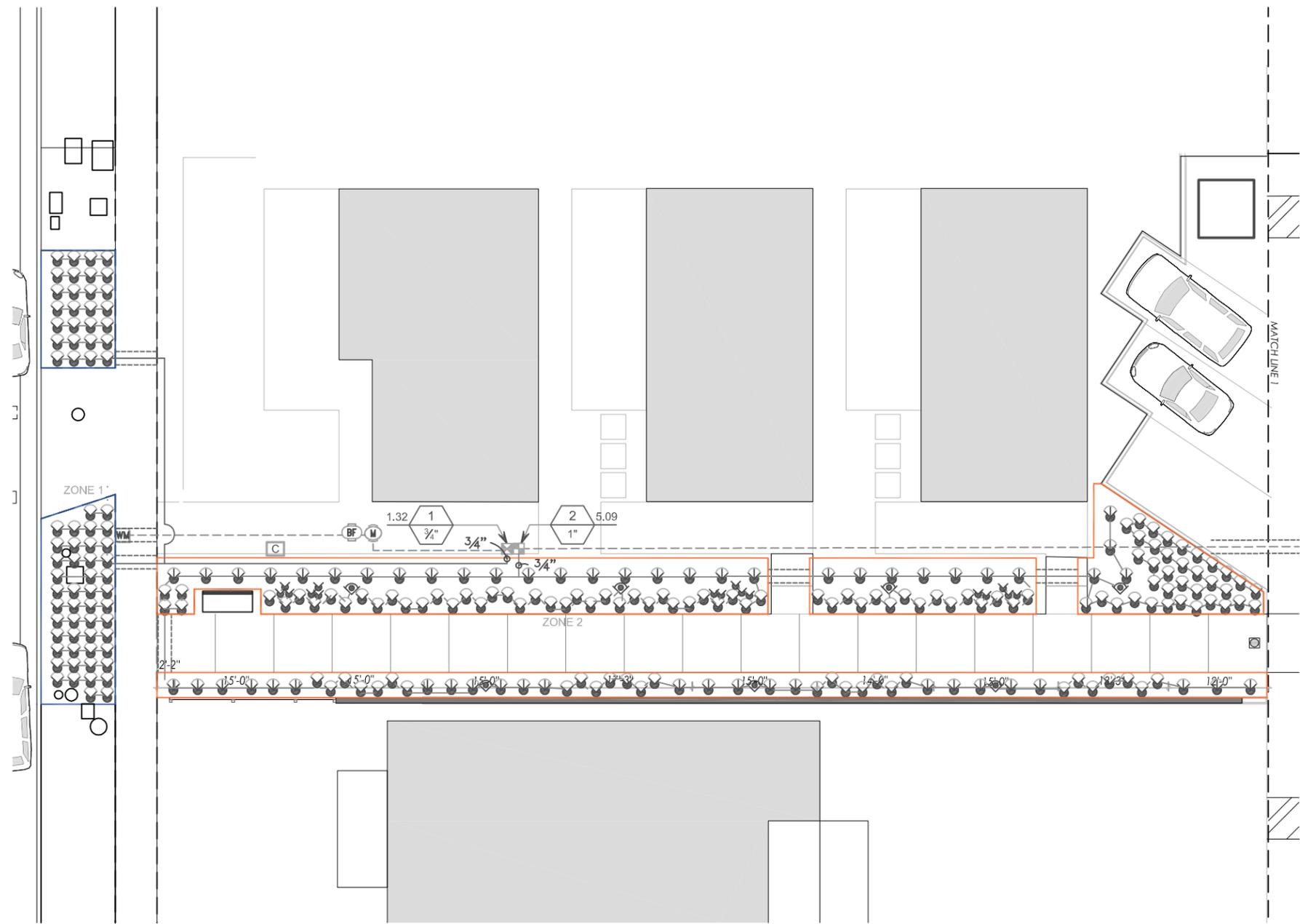


VODA Landscape + Planning  
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Salt Lake City, Utah 84101  
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Sheet Title  
**Overall Site Plan**

Sheet  
**101**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale 1" = 30'	



**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	QTY	GPM
[Blue Box]	ZONE 1	338 S.F.	1.32
[Orange Box]	ZONE 2	1261.5 S.F.	5.09
[Green Box]	ZONE 3	1230.5 S.F.	5.04
[Red Box]	ZONE 4	536 S.F.	1.62

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Square with +]	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	2
[Square with X]	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	2
[Circle with SXB-180]	TREE RING WITH EMITTER DRIP BUBBLER INSTALL PER DETAIL	17
[Circle with SXB-360]	TREE RING WITH EMITTER DRIP BUBBLER INSTALL PER DETAIL	17
[Circle with 0.5, 1.0, 2.0]	RAIN BIRD XB-PC-1032 SINGLE OUTLET DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A 10-32 THREADED INLET X BARB OUTLET.	589

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Circle with M]	RAIN BIRD GB-R 1" 1" BRASS MASTER VALVE. GLOBE CONFIGURATION	1
[Circle with BF]	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1
[Circle with C]	RAIN BIRD ESP4-SMTE WITH (2) ESP-SM3 10 STATION OUTDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. MOUNTED TO INSIDE OF RESIDENT'S FENCE, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL.	1
[Circle with WM]	WATER METER 1"	1
[Solid Line]	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,473 L.F.
[Dashed Line]	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	229.4 L.F.
[Dotted Line]	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHOULD BE TWICE THE SIZE OF THE PIPE GOING THROUGH IT.	91.7 L.F.



**IRRIGATION NOTES**

- THE INTENTION OF THE OWNER AND CONSULTANT IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENT IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
- WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETRIMENTAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE ARCHITECT WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
- THIS PLAN IS DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS, BUILDINGS AND OUTSIDE PROPERTY LINES FOR PLAN CLARITY.
- CONTRACTOR SHALL INSTALL IRRIGATION LATERALS AND MAINLINES WITH THE FOLLOWING TABLE AS THE REQUIRED SIZING CHART:  

3/4"	0-8 GPM	1"	9-12 GPM
1 1/4"	13-22 GPM	1 1/2"	23-30 GPM
2"	31-50 GPM	2 1/2"	51-70 GPM
- IRRIGATION CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION. COORDINATE WORK W/ GENERAL CONTRACTOR AND OTHER UTILITIES AND PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN IRRIGATION PIPING, OTHER UTILITIES AND PLANT PITS. SOME UTILITIES NOT SHOWN FOR PLAN CLARITY.
- PROTECT EXISTING IRRIGATION TO REMAIN. EXISTING IRRIGATION TO REMAIN THAT IS DAMAGED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE DONE BY HAND.
- CONNECT DRIP EMITTER ASSEMBLY TO NEAREST LATERAL LINE.
- AS INSTALLATION OCCURS, CONTRACTOR IS REQUIRED TO PREPARE ACCURATE RECORD DRAWINGS PER THE SPECIFICATIONS. RECORD DRAWINGS TO BE SUBMITTED BEFORE FINAL INSPECTION.
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**Jefferson Walkway  
Public Improvements**  
Salt Lake City, Utah

No.	Revision/Issue	Date

**VODA** Landscape + Planning  
 307 West 200 South Suite #3004  
 Salt Lake City, Utah 84101  
 801-484-2164 www.vodaplan.com

Sheet Title  
**Irrigation Plan**  
 Sheet  
**104.1**

Project P15-15	North ↑
Date 28 Sep 2015	
Scale 1" = 10'	

WHENEVER ELEVATIONS ARE SHOWN AN ACCEPTIBLE BENCHMARK AND DATUM NEED TO BE NOTED.  
 (ELEVATIONS REQUIRED ON ALL CONDOMINIUM PROJECTS)

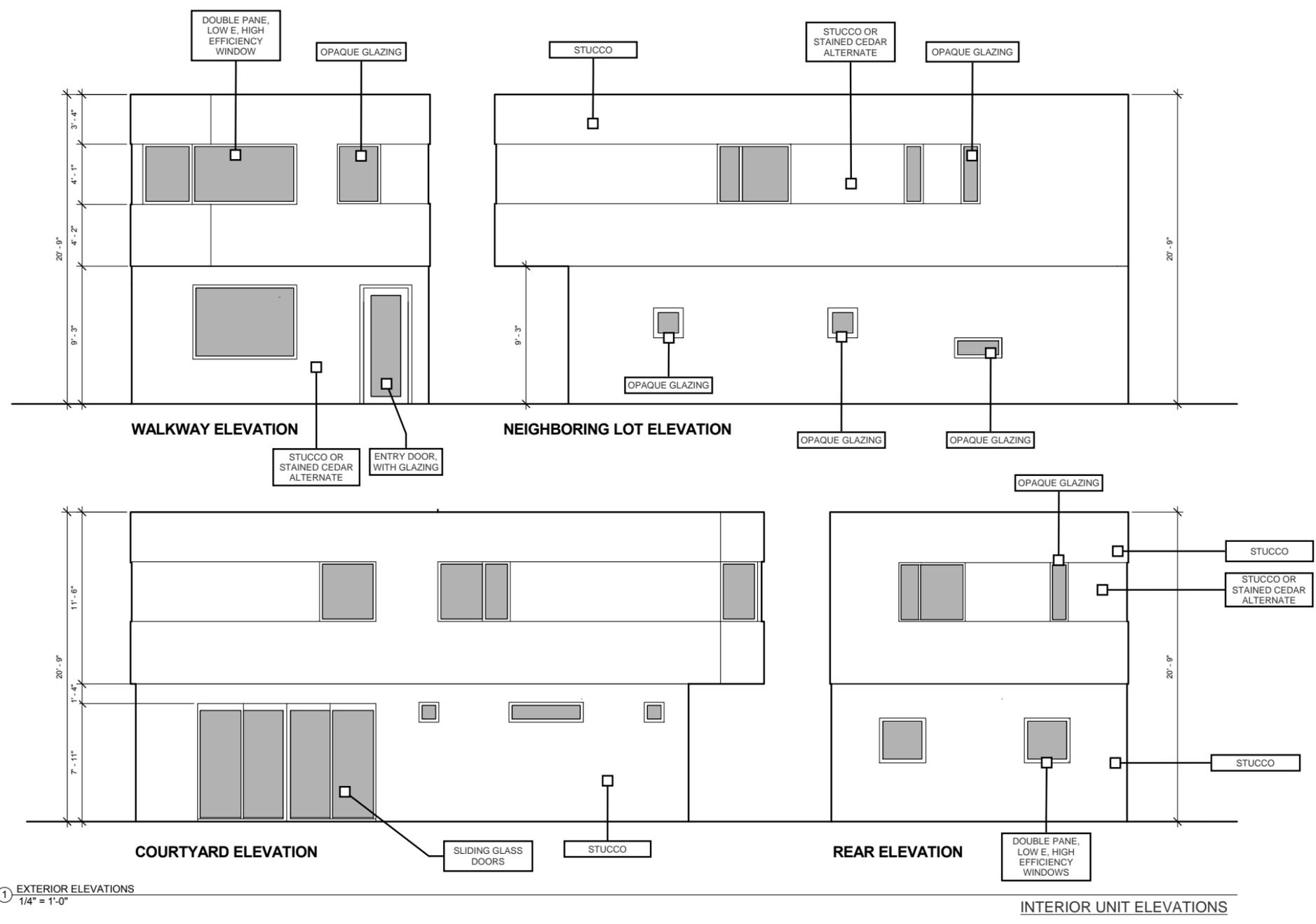


2729 Chadwick  
 Salt Lake City, UT  
 801-309-8225



CENTRAL 9TH DISTRICT

Salt Lake City, Utah



① EXTERIOR ELEVATIONS  
 1/4" = 1'-0"

RDA-BENCHMARK MODERN  
 JEFFERSON WALKWAY



**NORTH JEFFERSON WALKWAY**  
 SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

WHENEVER ELEVATIONS ARE SHOWN AN ACCEPTABLE BENCHMARK AND DATUM NEED TO BE NOTED. (ELEVATIONS REQUIRED ON ALL CONDOMINIUM PROJECTS)

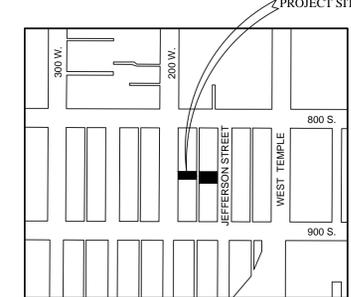
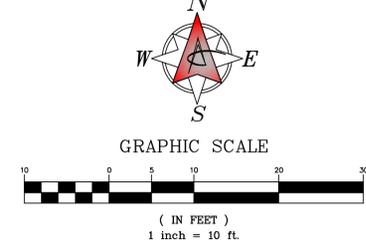
**SURVEYOR'S CERTIFICATE**  
 I, SATTAR TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:

**JEFFERSON WALKWAY**

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

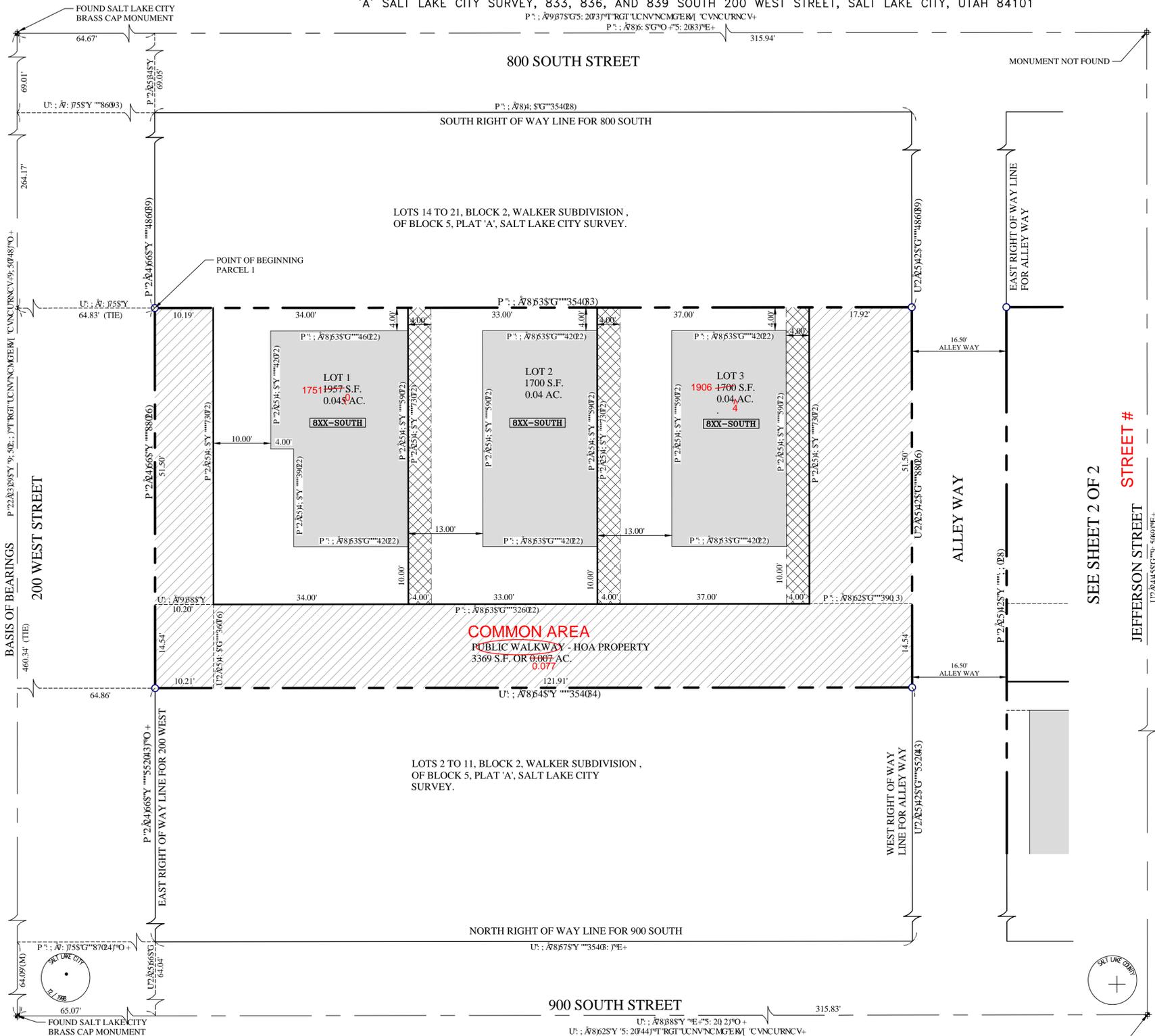
DATE: \_\_\_\_\_ SATTAR TABRIZ  
 LICENSE NO. 155100

**LEGAL DESCRIPTION**  
 PARCEL 1 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254007 AND 1512254008): LOTS 12 AND 13 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY POINT BEING NORTH 66°42'48" WEST 460.34 FEET FROM THE BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND 200 WEST; THENCE NORTH 1°41'10" EAST 64.83 FEET TO THE POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE FOR 200 WEST STREET, THENCE NORTH 1°41'10" EAST 132.11 FEET TO THE RIGHT OF WAY OF AN ALLEY, THENCE SOUTH 66°42'48" EAST 66.04 FEET ALONG SAID RIGHT OF WAY ALLEY, THENCE SOUTH 1°41'10" WEST 132.12 TO THE EAST RIGHT OF WAY FOR 200 WEST, THENCE ALONG SAID RIGHT OF WAY NORTH 66°42'48" WEST 66.04 FEET TO THE POINT OF BEGINNING  
 CONTAINS: 8,725 S.F. OR 0.20 ACRES  
 PARCEL 2 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254026 AND 1512254027): LOTS 30, 31 AND 32 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:  
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 CONTAINS:  
**OWNER'S DEDICATION**  
 KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND 2 PARCELS TO BE HEREAFTER BE KNOWN AS:  
**JEFFERSON WALKWAY**  
 DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.  
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR  
 HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 \_\_\_\_\_, GARTH HARE



**LEGEND**

R	RECORD
M	MEASURED
C	CALCULATED
+	MONUMENT FOUND
+	MONUMENT NOT FOUND
○	PROPERTY CORNER
→	SET / FOUND; SET REB & CAP STAMPED W / L.S.# AND OR CO. NAME STREET CENTERLINE
---	PROPERTY BOUNDARY LINE
---	BUILDING LIMITS
---	PUBLIC RIGHT OF WAY
■	BUILDING FOOTPRINT
▨	HOA MAINTAINED PROPERTY (INCLUDES WALKWAY, PARKING, AND ASSOCIATED LANDSCAPE)
▨	PROPOSED UTILITY EASEMENT



SEE SHEET 2 OF 2  
 JEFFERSON STREET #

- GENERAL NOTES**
1. VPOCCEBIAIGKOCEDB OAUUAPDAISCEBUBUUVPEECPH AY OUVB JHEJADOOV (RECORD PER SALT LAKE CITY ATLAS PLAT) 793.526 FEET (MEASURED) ALONG THE CENTERLINE OF 200 WEST STREET, FROM THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 900 SOUTH STREETS, TO THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 800 SOUTH STREETS. (AS SHOWN HEREON)
  2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.
  3. THIS MAP WAS PREPARED AT THE REQUEST OF THE REDEVELOPMENT AGENCY OF SALT LAKE FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS AND 2 REMAINDER HOA PARCELS.
  4. THE MAP WAS PREPARED BASED UPON INFORMATION GAINED FROM TITLE COMMITMENT NO.: 46651 PREPARED BY LANDMARK TITLE COMPANY, EFFECTIVE DATE: FEBRUARY 26, 2009, AT 3:47 PM, TITLE COMMITMENT NO.: 46852 PREPARED BY LANDMARK TITLE COMPANY, EFFECTIVE DATE: FEBRUARY 26, 2009, AT 7:45 AM AND TITLE COMMITMENT PREPARED NO.: 12929 PREPARED BY METRO NATIONAL TITLE, EFFECTIVE DATE: MARCH 25, 2009, AT 7:45 AM, AND TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO.: NGS-615709-SLC-1, WITH AN EFFECTIVE DATE OF AUGUST 22, 2013 AT 7:30 AM.
  5. THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF REDEVELOPMENT AGENCY OF SALT LAKE, A MUNICIPAL AGENCY.
  6. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FEMA MAP PANEL NO.: 49035C0144G.
  7. THE BOUNDARY IS WITHIN AN ACCURACY OF 1: 15,000.

**JEFFERSON WALKWAY**  
 SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

**Ward Engineering Group**  
 Planning • Engineering • Surveying  
 231 WEST 800 SOUTH  
 Salt Lake City, Utah 84115  
 Phone: (801)487-8040 Fax: (801)487-8668

CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____	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____.	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
--	--	---	--	---	--	---	---

NUMBER ACCT SHEET OF SHEETS  
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR  
 S. L. VALLEY HEALTH DEPARTMENT  
 CITY ENGINEER DATE  
 CITY SURVEYOR DATE  
 PLANNING DIRECTOR DATE  
 SALT LAKE CITY ATTORNEY  
 SALT LAKE CITY RECORDER  
 FEE CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

# NORTHEAST JEFFERSON WALKWAY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

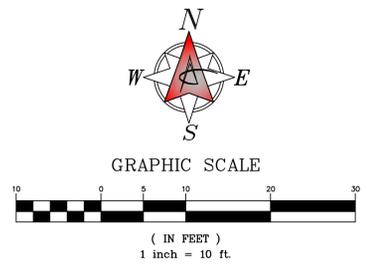


BASIS OF BEARINGS  
200 WEST STREET

SEE SHEET 1 OF 2

ALLEY WAY

STREET #  
JEFFERSON STREET



**LEGEND**

R	RECORD
M	MEASURED
C	CALCULATED
+	MONUMENT FOUND
⊕	MONUMENT NOT FOUND
○	PROPERTY CORNER SET / FOUND; SET REB & CAP STAMPED W / L.S.# AND OR CO. NAME
---	STREET CENTERLINE
---	PROPERTY BOUNDARY LINE
---	BUILDING LIMITS
---	PUBLIC RIGHT OF WAY
[Shaded Box]	BUILDING FOOTPRINT
[Hatched Box]	HOA MAINTAINED PROPERTY (INCLUDES WALKWAY, PARKING, AND ASSOCIATED LANDSCAPE)
[Cross-hatched Box]	PROPOSED UTILITY EASEMENT

O:\CDR\Consulting\Jefferson R.D.A Survey\ACAD\Final Plot.dwg Oct 15, 2015 - 4:08pm

REVISIONS			
No.	DATE	BY	REVISION

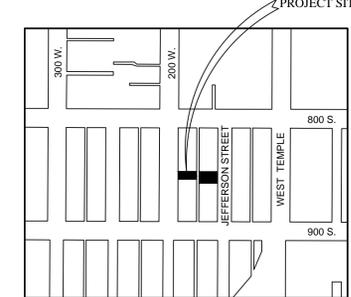
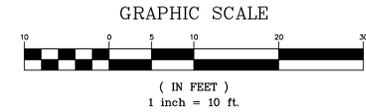
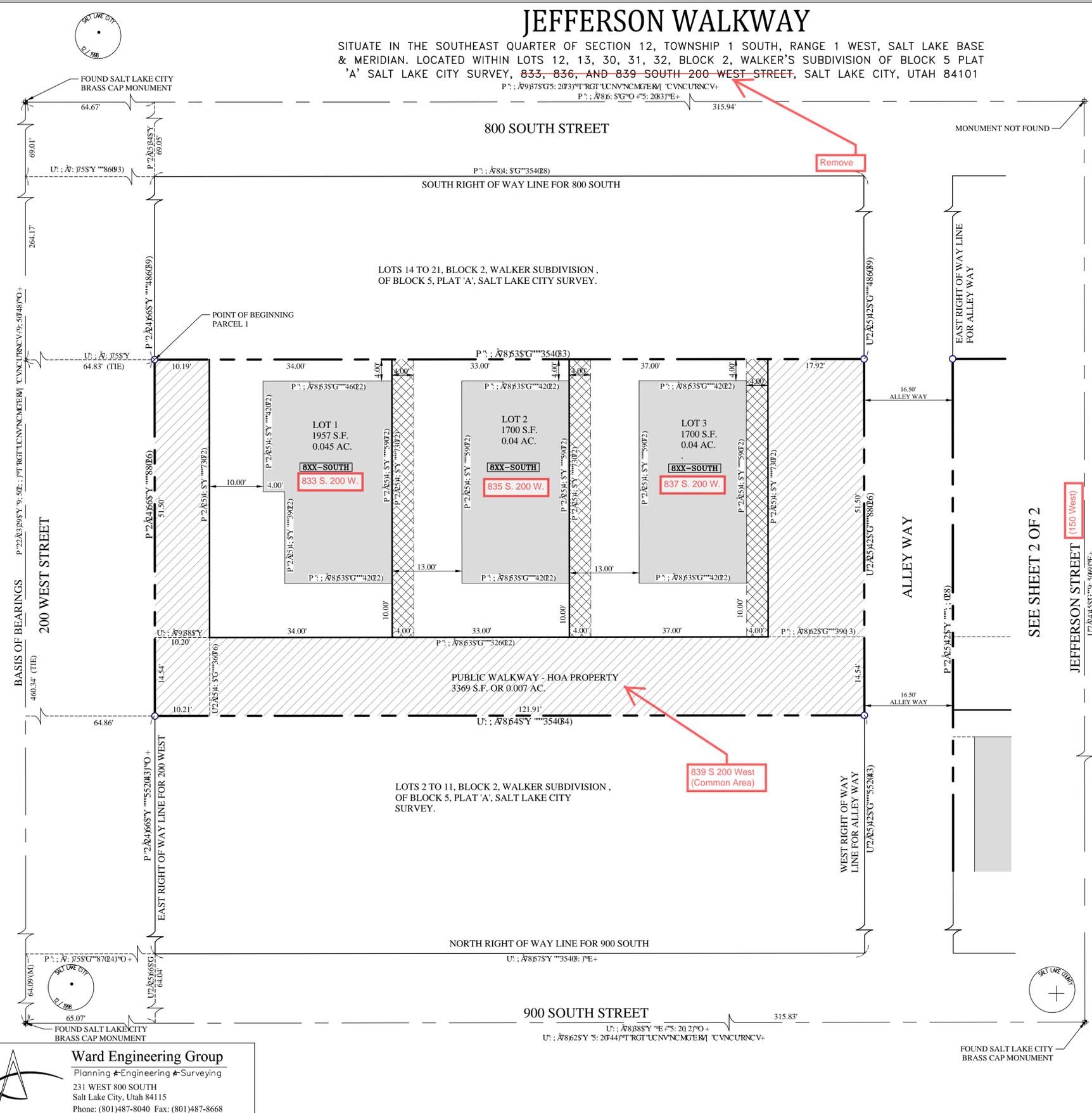
**Ward Engineering Group**  
 Planning • Engineering • Surveying  
 231 WEST 800 SOUTH  
 Salt Lake City, Utah 84115  
 Phone: (801)487-8040 Fax: (801)487-8668

<b>COUNTY RECORDER</b>		<b>SHEET</b>
SALT LAKE COUNTY RECORDER		2 OF 2
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:		
DATE	TIME	BOOK PAGE
FEE\$	PRINTED NAME OF COUNTY RECORDER	

# JEFFERSON WALKWAY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

P 1: A79.875°S; 203.71°E; 315.94'  
P 2: A78.6°S; 203.71°E; 315.94'



**LEGEND**

R	RECORD
M	MEASURED
C	CALCULATED
+	MONUMENT FOUND
⊕	MONUMENT NOT FOUND
O	PROPERTY CORNER
---	STREET CENTERLINE
- - - -	PROPERTY BOUNDARY LINE
---	BUILDING LIMITS
---	PUBLIC RIGHT OF WAY
▬	BUILDING FOOTPRINT
▨	HOA MAINTAINED PROPERTY (INCLUDES WALKWAY, PARKING, AND ASSOCIATED LANDSCAPE)
▩	PROPOSED UTILITY EASEMENT

SEE SHEET 2 OF 2  
JEFFERSON STREET (150 West)  
795.036 (R PER SALT LAKE CITY ATLAS PLAT)

- GENERAL NOTES**
1. VPOCCEBIAIGKOCEDB OAUUAPDAISCEBUBUUVPEECPHAY OUVB JHEJADOOV (RECORD PER SALT LAKE CITY ATLAS PLAT) 793.526 FEET (MEASURED) ALONG THE CENTERLINE OF 200 WEST STREET, FROM THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 900 SOUTH STREETS, TO THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 200 WEST AND 800 SOUTH STREETS. (AS SHOWN HEREON)
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**SURVEYOR'S CERTIFICATE**  
I, SATTAR TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:  
**JEFFERSON WALKWAY**  
THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.  
DATE: \_\_\_\_\_ SATTAR TABRIZ  
LICENSE NO. 155100



**LEGAL DESCRIPTION**  
PARCEL 1 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254007 AND 1512254008): LOTS 12 AND 13 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:  
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CONTAINS: 8,725 S.F. OR 0.20 ACRES  
PARCEL 2 LEGAL DESCRIPTION (TAX PARCEL NO. 1512254026 AND 1512254027): LOTS 30, 31 AND 32 OF BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:  
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CONTAINS:

**OWNER'S DEDICATION**  
KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND 2 PARCELS TO BE HEREAFTER BE KNOWN AS:  
**JEFFERSON WALKWAY**  
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IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
\_\_\_\_\_, GARTH HARE

**ACKNOWLEDGEMENT**  
STATE OF UTAH } s.s.  
COUNTY OF SALT LAKE }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY  
APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OWNERS DEDICATION FOR JEFFERSON WALKWAY, AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS USES STATED PURPOSE.

COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

**JEFFERSON WALKWAY**  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101

**Ward Engineering Group**  
Planning • Engineering • Surveying  
231 WEST 800 SOUTH  
Salt Lake City, Utah 84115  
Phone: (801)487-8040 Fax: (801)487-8668

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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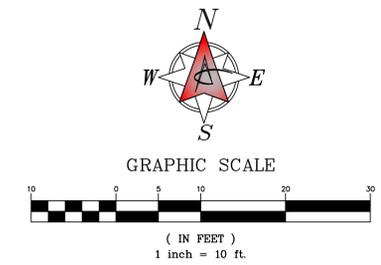
# JEFFERSON WALKWAY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED WITHIN LOTS 12, 13, 30, 31, 32, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5 PLAT 'A' SALT LAKE CITY SURVEY, 833, 836, AND 839 SOUTH 200 WEST STREET, SALT LAKE CITY, UTAH 84101



BASIS OF BEARINGS  
200 WEST STREET

SEE SHEET 1 OF 2



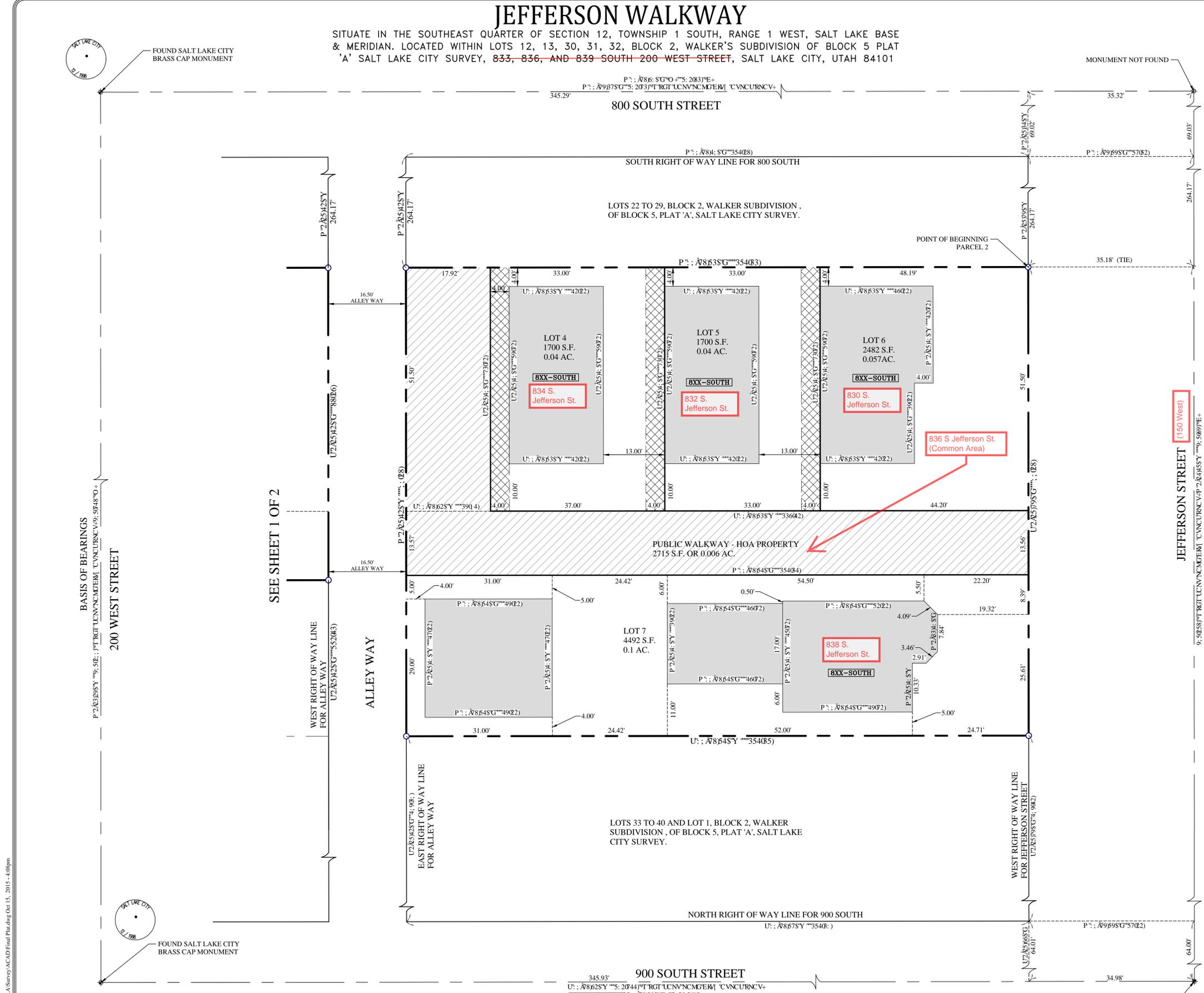
- LEGEND**
- R RECORD
  - M MEASURED
  - C CALCULATED
  - ⊕ MONUMENT FOUND
  - ⊖ MONUMENT NOT FOUND
  - PROPERTY CORNER
  - STREET CENTERLINE
  - - - PROPERTY BOUNDARY LINE
  - ▬ BUILDING LIMITS
  - ▬ PUBLIC RIGHT OF WAY
  - BUILDING FOOTPRINT
  - ▨ HOA MAINTAINED PROPERTY (INCLUDES WALKWAY, PARKING, AND ASSOCIATED LANDSCAPE)
  - ▩ PROPOSED UTILITY EASEMENT

O:\CDR Consulting\Jefferson R.D.A Survey\ACAD Final Plot.dwg Oct 15, 2015 - 4:08pm

REVISIONS			
No.	DATE	BY	REVISION

**Ward Engineering Group**  
 Planning • Engineering • Surveying  
 231 WEST 800 SOUTH  
 Salt Lake City, Utah 84115  
 Phone: (801)487-8040 Fax: (801)487-8668

<b>COUNTY RECORDER</b>		<b>SHEET</b>
SALT LAKE COUNTY RECORDER		2 OF 2
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:		
DATE	TIME	BOOK PAGE
FEES		PRINTED NAME OF COUNTY RECORDER



## Maloy, Michael

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**From:** McQuiston, Andria  
**Sent:** Monday, December 14, 2015 12:09 PM  
**To:** Maloy, Michael  
**Cc:** Nielson, Paul  
**Subject:** RE: PLNSUB2015-00801 & 00919: Review Residential Development in Central 9th  
**Attachments:** Lien Holder Consent.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mike,  
I spoke with the attorney.

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

However, in general, see the following comments:

1. All easements and rights of way, if any, need to be reflected on the plat; please include the recording information;
2. Any recorded items listed on title may need to be included in a notes section on the plat;
3. I need verification that the taxes have been paid, for all parcels shown by the plat;
4. Please change the language in the Notary Acknowledgment to show the name of the person who appears before them. The name must be specifically listed in the acknowledgment.
5. See the attached Lien Holders Consent and Acknowledgment, should any be required. (unable to determine without a copy of the title report.)
6. Please remove #4 in the general notes section. Please do not reference any title commitment or report as they are unrecorded documents.
7. Please remove the reference to the title commitment in #5 of the notes section. (This is not a recorded document and should not be referenced.)
8. Please note that when a mylar is submitted a title report will need to be dated within 2 weeks of when we receive the mylar.

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

Thank you.

*Andria McQuiston*

Paralegal  
Salt Lake City Attorney's Office  
P.O. Box 145478  
451 S. State Street, Suite 505A  
Salt Lake City, UT 84114-5478  
Phone: (801) 535-7788 office  
Phone: (801) 535-7153 direct line

# **ATTACHMENT L: POTENTIAL MOTIONS**

## Potential Motions

### 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 PLNPCM2015-00801 and PLNPCM2015-00919, regarding the Jefferson Walkway Planned Development and Preliminary Subdivision Amendment requests. In order to comply with the applicable standards, the following conditions of approval apply:

1. Unless modified by the Planning Commission, the applicant shall comply with all applicable Department or Division comments attached to this staff report.
2. Applicant may reduce the rear or side yard setback of the cottage development to 0'-0" as illustrated in Attachment D – Building, Elevation & Site Plans.
3. Development may exceed the maximum open space ratio for cottage development as illustrated in Attachment D – Building, Elevation & Site Plans.
4. Applicant shall remove the common area from the west side of Lot 1, and place the cottage on Lot 1 at the required maximum front yard setback of 10'-0".
5. Applicant may reduce the minimum lot size for cottage development as illustrated in Attachment D – Building, Elevation & Site Plans.
6. Cottage development shall comply with applicable ratio and type of building façade materials required by City Code.
7. Applicant may reduce property line setback for detached dwelling unit from 5'-0" to 4'-0", and orient the entrance of the detached dwelling unit toward the walkway rather than the alley.
8. Other than compliance with applicable setbacks, building height, and land use regulations, all design regulations for an urban house that prohibit relocation and rehabilitation of the single-family home located at 830 S Jefferson Street may be modified by staff as needed.
9. Prior to final approval, staff shall review a final landscape plan including tree inventory and preservation plan.
10. To ensure the exterior lighting is adequate for both private and public uses—while complimenting the architectural styles featured within the development—applicant shall submit all exterior light fixtures and lighting study for staff review prior to final approval. Light fixtures should include sufficient shielding to prevent light glare and pollution. Use of low-powered decorative, accent, and landscape lighting that compliments architectural design is encouraged.
11. Consistent with the preliminary plat shown in Attachment B, 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 this preliminary subdivision approval.
12. Final approval authority for the development shall be delegated to Planning Division staff based on the applicant's compliance with the standards and conditions of approval as noted within this 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 H – Analysis of Standards for Planned Development and Attachment I – Analysis of Standards for Preliminary Subdivision Amendment for applicable standards.)