



# MEMORANDUM

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: John Anderson, Senior Planner

Date: January 13, 2016

Re: Clift Infill Zoning Map Amendment and Planned Development

The purpose of this memo is to provide the Planning Commission with information regarding a proposed project located at approximately 552 North 1500 West. The applicant is requesting a Zoning Map Amendment and a Planned Development which will be detailed below. Staff has reviewed the application, submitted materials and met with the applicant. Staff believes that the proposed zoning map amendment is consistent with the master plan and is likely to receive a positive recommendation from staff. Further, staff does not believe that the proposed planned development meets the standards for approval and will likely receive a negative recommendation from staff.

The applicant believes that his project does meet the standards of review and has requested that the Planning Commission hold an issues only discussion regarding this project. Staff agrees with the applicant and believes that a discussion with the Planning Commission regarding this project could be helpful and will provide insight and clear direction for staff and the applicant.

## Background

The applicant, Mr. Dave Robinson, is proposing to develop approximately 1.4 acres of a mostly vacant area located at 552 North 1500 West. This is a project that has been earlier reviewed by the Planning Commission. The initial request was a Master Plan Amendment from low density residential to medium density residential and a Zoning Map Amendment from the R-1/7000 zoning district to the SR-3 zoning district. The proposal received a negative recommendation from the commission on January 8, 2014 with the discussion generally based on the increase in density. It was later discussed by the City Council at a briefing. During this discussion, the Council agreed with the commission and stated reservations moving forward with the proposal and requested that the applicant return to the community council with a modified proposal. For more information regarding the history of this project, please see Attachment A.

The current proposal requires a Zoning Map Amendment and a Planned Development. The applicant is proposing to amend the zoning on the subject property from the existing R-1/7000 zoning district to the R-1/5000 zoning district. Their objective is to develop the

mostly vacant property as a single-family residential project. The amendment is being requested to allow for smaller lots which would give the applicant more flexibility in the development of the existing parcel. The shape of the property may be difficult to develop as proposed without some modifications to the zoning requirements. The planned development process does not authorize an increase in density, but does authorize changes to other dimensional requirements. The proposed modifications are outlined in the memo below.

The subject properties consist of three parcels, all of which currently have an existing single-family dwelling, one home is accessed off of 1500 West and the other two are located on 500 North. As proposed, the 1500 West structure would be demolished and the 500 North structures would remain. The project would extend 1500 West, as a narrowed private street south into the subject properties. This private street would provide the sole access to 9 new lots. The site plan for the project can be found in Attachment C.

The table below outlines the requested modifications to the R-1/5,000 zoning requirements:

	<b>Does not have frontage on a public street.</b>	<b>Does not meet the minimum lot size of 5,000 square feet.</b>	<b>The proposed accessory structures exceed 50% of the rear yard.</b>	<b>Does not meet the minimum lot width of 50 feet.</b>	<b>Does not meet the front door façade control requirements that state that each dwelling must have a door facing the street.</b>	<b>Does not meet the required front yard setback which is an average of the block face.</b>
<b>Lot Number</b>						
<b>1</b>	x	x	x			
<b>2</b>	x	x	x	x		
<b>3</b>	x				x	
<b>4</b>	x	x		x	x	
<b>5</b>	x	x		x	x	
<b>6</b>	x				x	
<b>7</b>	x	x		x		x
<b>8</b>	x	x		x		x
<b>9</b>	x					x
<b>10</b>						
<b>11</b>						

### Key Issues

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

1. Rezone to higher density
2. Lack of street frontage

3. Compatibility
4. Variations from the Zoning Ordinance
5. Planned Development Objectives

### ***Issue 1- Rezone to higher density***

The proposed rezone from R-1/7,000 to R-1/5000 would allow for a higher density of housing because of the allowance of smaller lots. The new zone would not allow for other uses that were previously not permitted. The major differences between the two zones are the required lot size is 2,000 square feet less in the R-1/5000 than the R-1/7000 and requires small increases to the side and rear setbacks. Other lot and bulk regulations such as lot width, lot coverage and building height are the same. The two zones are both considered to be “Low Density Residential” and would not require an amendment to the Northwest Community Master Plan.

Infill development is a priority to the city and is encouraged in the city’s housing policies and in Plan Salt Lake. In that plan it states related to housing, “enable moderate density increases within existing neighborhoods when appropriate.” The property is an odd shape that makes it difficult to maximize the number of building lots. By allowing a minimal decrease in the lot size of 2,000 square feet the applicant may be able to better develop the property and the citywide goals of infill residential development may be achieved through this proposal. With the current zoning in place, the permitted density is 6.22 units per acre compared to 8.71 units per acre with the proposed zoning. This equates to a difference of 2.49 units per acre in increased density.

Properties to the north of the proposal are zoned as R-2 which allows for a higher density of homes and for two family dwellings. There is also a pattern of undersized lots in the area. The exception being the large lots located on the north side of 500 North. Many of these lots are long and narrow and exceed ½ an acre in size. This is not a common development pattern in the Fairpark community or in Salt Lake City in general. On nearby Catherine Street, the properties are also located in the R-1/7000 zoning district but the average lot size is less than the required 7,000 square feet. On other nearby streets such as 1465 South and 1400 West, many of the lots on the street do not meet the required lot size.

The community has generally not been in favor of increasing the density in the area. The initial iteration of the project received generally negative responses from the community, see Attachment D. The Fairpark Community Council has expressed their concerns regarding the original design of the project, continues to have concerns with the new proposal and does not recommend any increase in density, see Attachment F.

There is value in private development that helps implement the adopted policies of the City. In this instance, the citywide policies and the concerns of the neighborhood conflict with each other. This conflict is something that the Planning Commission should provide direction on.

### ***Issue 2- Limited private street width***

1500 West is the only access to the proposed project and is a public street until it accesses the subject property. The applicant has requested a reduction in street width and that the street in the neighborhood becomes private. All lots in the city must be located on a public street unless approved as a Planned Development.

The proposed extension of 1500 West would provide 32 feet of asphalt width. The sidewalks and park strips are generally included in the street right of way. In this case, the applicant has proposed that the sidewalk and park strips be included in the actual lot area and will be required to provide public access easements. When determining the allowed density on a project that is being reviewed as a Planned Development, the street rights of way must first be subtracted from the subject property and the remaining area would then be divided by the minimum lot area. By removing those portions from the street right of way, it increases the size of the developable area of the lot and helps to maximize density for the applicant.

The private road has been reviewed by other city divisions and found to be appropriate for the estimated traffic use and meets all safety requirements from the Fire Department. The amount of asphalt provided is minimally less than is required in a public street and has been deemed as acceptable.

Lots 10 and 11 have access on 500 North, 1-2 and 7-9 would have frontage on the proposed private street and Lots 3-6 would have no frontage on any street. Staff's major concerns are with those lots that do not have frontage on a public or private street. These lots are proposed to be accessed through an alley in the rear of the properties. This alley is proposed to be an easement along the rear 20 feet of the property rather than as a city right of way which is the more common practice in the city. This narrow access is a dead end and does not provide for through access to 500 North.

The front door of these same properties would look into the rear yard of an existing home that fronts on 500 North. Under the front façade controls required by the Zoning Ordinance, all dwellings in the city must have a front door that faces the street. The proposed design does have all of the front facades facing the same direction but not onto a street. Because of this layout, the garages of these units will have a significant visual presence to anybody entering the project on 1500 West, which does not help to implement the goals of the front façade controls.

The applicant has stated that it was designed in that manner mindfully because of the potential of adjacent properties to the west developing in the future. If more property to the west was purchased and developed a street could be constructed in front of these homes meaning that they would then meet the front façade controls. There is no guarantee that these properties, which are not owned by the applicant, will develop in the near future or ever. If adjacent properties are developed and a street proposed, the City's options in that instance may be limited to a subdivision review, where the City may be able to influence the location of a future street, whether it is public or private.

### ***Issue 3- Compatibility***

The applicant has stated that the proposed development offers homes and a neighborhood that are traditional in shape, size and scale. Staff believes that portions of the development may be traditional or compatible with the surrounding neighborhood but not the proposal as a whole. The lots on the north, Lots 1-2 and 7-9, respond to one another as they face each other with a street in between. They appear to be traditional in their layout and similar to surrounding existing neighborhoods.

The two homes that would remain along 500 North have been included in the Planned Development and the Zoning Map Amendment. These homes will remain compliant with the Zoning Ordinance but they do not interact with the proposed project to the rear of their properties and do not appear as a cohesive neighborhood. It appears as though the homes along 500 North were included in the proposal so that the development would have enough land to meet the proposed desired density. The area of the single larger parcel is 47,088 square feet and the area of the road is 4,915 square feet. Without additional property, the development would not have enough land area for 9 new lots once the area needed for the street is subtracted.

Because of the shape of the property, the proposed neighborhood is disconnected. The lots further to the south face into the rear yard of the neighboring property and not onto a street as was earlier discussed. Although they are not far from the north homes, they do not appear to work or flow together as a community. Because the south homes are alley fed and there is no proposed street, this portion of the proposed development does not follow a traditional pattern of development, does not create the sense of a single family residential neighborhood and is not similar to nearby established neighborhoods as stated by the applicant.

The proposed structures themselves are of a modern design though the submitted renderings do not show the finer details of what will be the finished product. It is also difficult to ascertain the exact building materials through submitted materials. The proposed two story structures meet the maximum height regulations of the zoning district but are taller than the surrounding existing homes. The modern design is not at issue but as proposed the height and layout of the homes would not be compatible with the existing neighborhood. The applicant is stating that one of the objectives of the planned development that they are seeking to achieve is Objective A in zoning ordinance section 21A.55.010 “combination and coordination of architectural styles, building forms, building materials and building relationships.” Staff does not believe that sufficient materials have been submitted by the applicant proving that this objective has been met.

#### ***Issue 4- Variations from the Zoning Ordinance***

The purpose statement of the Planned Development chapter of the Zoning Ordinance states, “A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.” Staff must weigh the balance between the objectives that the applicant has met with the proposed plan and the requests from the applicant to vary from the Zoning Ordinance.

Staff believes that there are positive elements of this infill development but the objectives met by the project are minimal in comparison to the requested variations from the Zoning Ordinance. The proposal does not meet at least 6 different sections of the Zoning Ordinance and there are no lots proposed that would not need a variation from the Zoning Ordinance except the existing lots along 500 North. The applicant has not shown that the project will be a more enhanced project because of the variations requested or that it will be as a whole compatible and congruous with adjacent properties. The property could be developed utilizing the R-1/7000 or R-1/5000 zoning districts but would likely be unable to achieve the density that is currently being proposed for the site.

### ***Issue 5 - Planned Development Objectives***

In order to qualify to request a Planned Development for a property, one of the objectives found in the Zoning Ordinance in 21A.55.010. The applicant has provided a narrative detailing how they have met one or more of these objectives. Staff does believe that one or more of these objectives have been met but by meeting the objective it only allows an applicant to request a Planned Development. Staff believes that the objectives that have been met by the applicant are not sufficient when considering all of the necessary variations from the Zoning Ordinance. Staff does not believe that the proposal is creating a more enhanced development than what could be created through the strict application of the applicable zoning standard. More information regarding the narrative from the applicant and the response from staff can be found in Attachment B.

### **Public Input to Date**

The initial iteration of this proposal received a large number of public comments before and during the Planning Commission Meeting. There was a general concern about additional density in the neighborhood. That initial proposal was seeking to amend the master plan and the zoning map to allow for greater density. This proposal does seek to increase the permitted density on the property but not as much as the initial proposal. It would not require an amendment to the Master Plan. The Fairpark Community Council has reviewed this new proposal and has recommended that the Planning Commission not support the zoning map amendment. This letter can be found in Attachment D.

### **Next Steps**

Staff requests that the Planning Commission review the attached material from staff and the applicant and discuss the outlined key issues. The goal of this conversation is to provide the commission with information about this project and to have a focused conversation about this proposal. Comments from the commission will help staff and the applicant to prepare for an upcoming commission meeting where this project will be on the agenda for a decision.

### **Attachments**

- A. Chronology
- B. Objectives Discussion and Response
- C. Site Plan

**D. Elevations**

**E. Public Comments from First Proposal**

**F. Minutes from Planning Commission Meeting on January 8, 2014**

**G. Letter from Fairpark Community Council**

## **Attachment A**



## **PROJECT CHRONOLOGY**

**Petitions:** PLNPCM2013-00057 & PLNSUB2014-00856 Clift Infill  
Zoning Map Amendment and Planned Development

October 2, 2012	Petition PLNPCM2012-00697 Master Plan Amendment received by Planning.
October 3, 2012	Petition PLNPCM2012-00697 assigned to John Anderson, Principal Planner, for staff analysis and processing.
October 8, 2012	Applicants were contacted after it was found that not all property owners' signatures were provided with the application.
February 7, 2013	All required signatures were submitted and verified by staff for the area proposed for future development.
February 11, 2013	Petition PLNPCM2013-00057 Zoning Map Amendment received by Planning.
February 21, 2013	Petitions were presented at the Planning Division Open House.
February 28, 2013	Petitions were presented at the Fairpark Community Council.
March 11, 2013	Applicants requested time from staff to reevaluate their project as property owners that had been included in the initial request decided to no longer participate in the project.
September 12, 2013	Applicants contacted staff to indicate that they would like to move forward with their project in a scaled down version.
October 24, 2014	Modified petitions were presented at the Fairpark Community Council.
December 26, 2013	Planning Commission hearing notice was published in the paper, sign posted, and notices were mailed to adjacent property owners.
January 8, 2014	Planning Commission reviewed the petitions, conducted a public hearing and in a split decision voted to forward a negative recommendation to the City Council.
January 29, 2014	Transmittal was sent to the CED Director for review.

March 14, 2014	The City Council discussed the proposal during their work session. The Council requested that the applicant make changes to their request and return to the community council for further discussion.
June 30, 2014	Staff met with the applicant to discuss the proposed project.
December 4, 2014	The applicants submitted a new application for a Planned Development and changed their requested zoning map amendment to the R-1/5000 zoning district rather than the SR-3 zoning district.
December 18, 2014	Staff reviewed the submitted plans and delivered a review to the applicant. Requested changes be made and plans resubmitted.
February 19, 2015	Staff reviewed newly submitted plans and delivered an updated review to the applicant. Requested that changes be made and plans resubmitted.
May 5, 2015	Staff reviewed newly submitted plans and delivered an updated review to the applicant. Requested that changes be made and plans resubmitted.
May 28, 2015	The modified petitions were presented to the Fairpark Community Council.
June 3, 2015	Staff met with the applicant to discuss proposal.
September 28, 2015	Staff met with the applicant to discuss proposal.
October 22, 2015	Staff reviewed newly submitted plans and delivered an updated review to the applicant. Requested that changes be made and plans resubmitted.
November 17, 2015	Staff reviewed newly submitted plans and delivered an updated review to the applicant. Requested that changes be made, plans resubmitted and to set up a meeting with staff.
November 20, 2015	Staff met with applicant to discuss the proposal and staff's recommendation. As a group it was decided that we would have an issues only hearing with the Planning Commission on January 13, 2016.

## **Attachment B**

## *Review of the Planned Development Objectives*

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

*Applicant Response. The proposed development offers homes that are traditional in shape, size and scale, and that are size appropriate for the neighborhood. The simple lines and features are both timeless and contemporary with a nice level of sophistication. The homes are oriented in a manner that maximizes open space and enhances ones sense of community. The homes are alley-fed with garages in the rear. The width and depth of the lots are similar to nearby streets with alley-fed vehicle access. The pedestrian experience in this development will be excellent and consistent with other established neighborhoods that have narrower streets, rear loaded garages and on-street parking.*

**Staff Response:** This objective has been met in portions of the development but not as a whole. The lots on the north, Lots 1-2 and 7-9, respond to one another as they face each other and a street. They appear to be traditional in their layout and similar to surrounding existing neighborhoods.

Because of the shape of the property, the proposed neighborhood is disconnected. The lots further to the south face into the rear yard of the neighboring property. Although they are not far from the north homes, they do not appear to work or flow together as a community. Because the south homes are alley fed and there is no proposed street, this portion of the proposed development does not follow a traditional pattern of development, does not create the sense of a single family residential neighborhood and is not similar to nearby established neighborhoods as stated by the applicant.

The submitted renderings do not show a coordination of architectural styles as they are generally of the same design, but the renderings do not show the finer details of what will be the finished product. It is also difficult to ascertain the exact building materials.

### **B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;**

*The proposed design includes natural and water wise landscaping. The project area is flat with no recognizable topographic or water features, although it is near the Jordan River.*

**Staff Response:** This objective is not met as there are no site characteristics that are being preserved or enhanced.

### **C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;**

*Applicant Response: The two existing single-family homes along 500 North are being updated with re-finished wood floors, new cabinets, counter tops, etc. The exteriors*

*are receiving a fresh coat of paint, new energy efficient windows and landscaping that is consistent with the other 9 homes.*

Staff Response: This objective has not been met. Improvements to the existing homes are a positive effort but that is not the intent of this objective. The applicant has not proven that these homes are architecturally or historically significant or contribute to the character of the city.

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

*Applicant Response: The proposed lots are uniformly sized and have a consistent layout with homes facing each other across landscaped front yards or facing onto pleasant open space. As mentioned earlier, the garages are alley-fed, eliminating the visual and physical presence of garages and driveways, which enhances the pedestrian experience and enjoyment of front yards for children, residents and visitors.*

Staff Response: This objective has been met in portions of the development but not as a whole. The applicant's response is accurate in north portions of the proposal, Lots 1-2 and 7-9, but not in the remaining south lots. These proposed lots do not have a consistent layout as some do not front onto a street. Although these lots may be alley fed, in this situation the alley looks and feels like a narrow street as the alley appears to be an extension of the street. Because of the design the garages have a significant visual presence. The landscaping appears adequate but the provided landscaping plan does not provide a great deal of detail for individual lots.

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

*Applicant Response: The layout of the subdivision and the road right-of-ways allows for future development of the adjacent properties in a uniform manner. This development is an infill project and will not be generally visible to the general public. However, the potential development of 9 single-family homes in this neighborhood, adjacent to Backman Elementary will improve the quality of neighborhood, providing new homes for residents and families near downtown, rather than in the suburbs. This of course helps combat urban sprawl, traffic on freeways and air pollution.*

Staff Response: This objective has not been met. Infill development is a key element in the city's housing policies as the city is mostly developed. However, the layout of the subdivision is not a development amenity.

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

*Applicant Response: We are proposing to demolish the one blighted accessory structure in the rear of the property. In addition, the vacant parcel is currently and essentially a large unused weed patch.*

Staff Response: This objective has been met. The applicant is proposing to demolish a blighted accessory structure in the rear yards of existing homes along 500 North. There is a single family dwelling on the property that will also be demolished. The condition of that structure is unknown though the Salt Lake County Assessor's Office stated that the dwelling is in fair condition. From the street view, the dwelling unit does appear to be in disrepair.

#### G. Inclusion of affordable housing with market rate housing; or

*Applicant Response: The proposed homes are on relatively small lots and the homes will be in the 1,100 to 1,700 square feet range. These homes will help provide a balanced approach to housing in Salt Lake City; to balance the number of "for rent" apartments with "for sale" single family homes that are attractive, affordable and moderately priced. These homes will attract a broad range of homebuyers, from the young professionals and families to the more established homeowner.*

Staff Response: This objective has not been met. The applicant has not demonstrated that there will be some affordable units along with market rate units. It appears that all units will be sold at market rate.

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

*There are several "green" features included in this development. The size of the homes and lots and its proximity to downtown, helps reduce urban sprawl. It is important for Salt Lake City to encourage and promote infill and redevelopment in existing neighborhoods, attracting families and individuals that would otherwise move to the suburbs, which negatively impacts regional air quality, water consumption and traffic. The wise use of land will require much less water for landscaping and the efficient size and design of the homes will use much less energy per household. Our new homes include best construction practices and materials, such as; LowE dual pane windows, insulated fiberglass exterior doors, R-21 blow-in fiberglass insulation in walls, R-50 insulation in the attics, Icynene expanding foam insulation at truss and joist ends to eliminate heat loss/gain at vulnerable connections, Tyvek certified house wrap with 10 yr warranty on leaks, metal roofs instead of asphalt shingles, 95%+ efficient forced air furnaces, 14 SEER smart sized air conditioning units, 50 gal energy efficient quick recovery water heaters or 90%+ tank less water heaters, natural gas connections for ranges and dryers, Panasonic Whisper Green exhaust fans, exposed concrete, ceramic tile and engineered wood flooring finishes, carpet and pad made with recycled materials, recycled crushed concrete for gravel prep under new concrete, MDF trim around doors and windows, low VOC paint, and low maintenance - low water landscape designs. In addition, we will be including pervious pavement where appropriate, allowing for on-site storm water infiltration.*

Staff Response: This objective has been met because of the use of best construction practices, water wise landscaping and the use of pervious pavement. Staff does believe that infill in existing neighborhoods is an important development tool but it should not always be considered a “green” building technique. If this was always a consideration, nearly all development in Salt Lake City would be considered to be “green” as the city is mostly developed and the majority of projects are infill or redevelopment.

The applicant has shown that it meets one or more of the objectives required to allow the request for a Planned Development to move forward.

### *Variations from the Zoning Ordinances*

Staff believes that all of the requested variations from the Zoning Ordinance are listed below:

1. Creating lots that does not have frontage on a public street. This applies to all proposed lot.
2. Lots 4-6 have no frontage on a street.
3. Lots A, B, 1, 2, 4, 5, 7 and 8 do not meet the minimum lot size.
4. Lots A, B, 2, 4, 5, 7 and 8 do not meet the required lot width of 50 feet.
5. Lots 3-6 do not meet the front façade control requirements that state that each dwelling in the city must have a door facing a street.
6. Lots 1 and 2 may exceed the allowed 40% of lot coverage. The applicant submitted lot coverage totals that showed that the two lots met the standard but staff believes that did not include the accessory structures.
7. The accessory structures on Lots 1 and 2 appear to occupy more than 50% of the rear yard.
8. Lots 7-9 do not meet the front yard setback which is an average of the block face along 1500 West.

### *Conclusion*

The purpose statement of the Planned Development chapter of the Zoning Ordinance states, “A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.” Staff must weigh the balance between the objectives that the applicant has met with the proposed plan and the requests from the applicant to vary from the Zoning Ordinance.

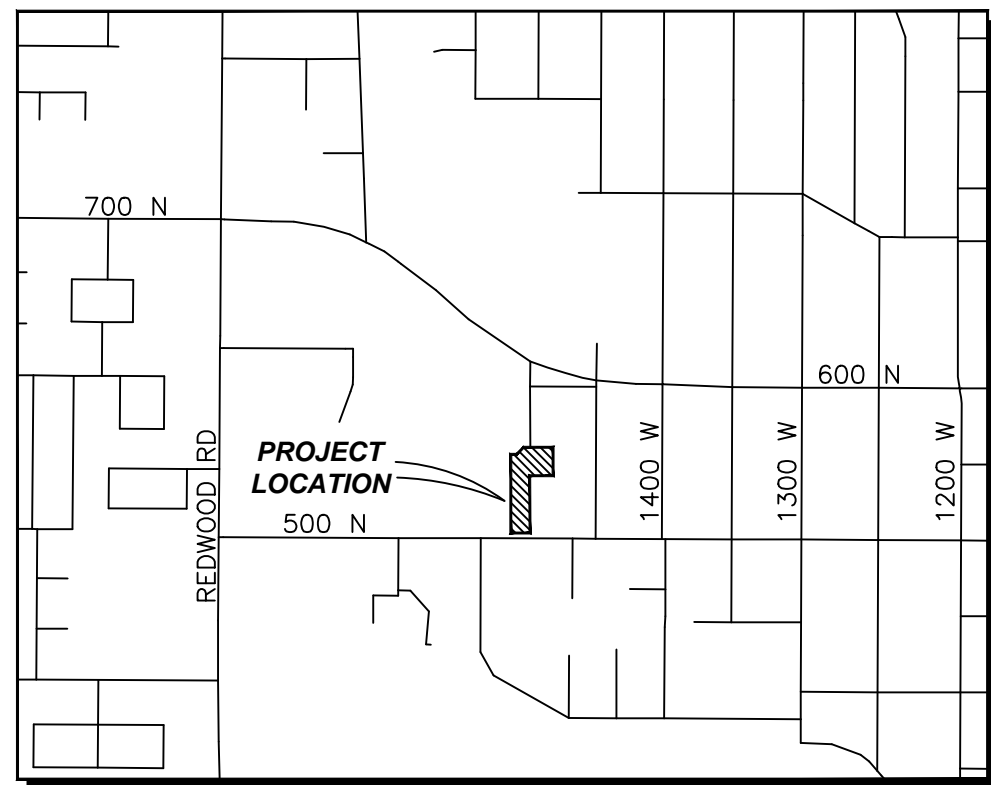
Staff believes that there are positive elements of this infill development but the objectives met by the project are minimal in comparison to the requested variations from the Zoning Ordinance.

The applicant has not shown that the project will be an more enhanced project because of the variations requested or that it will be as a whole compatible and congruous with adjacent properties. Staff cannot recommend approval of the proposed Planned Development.

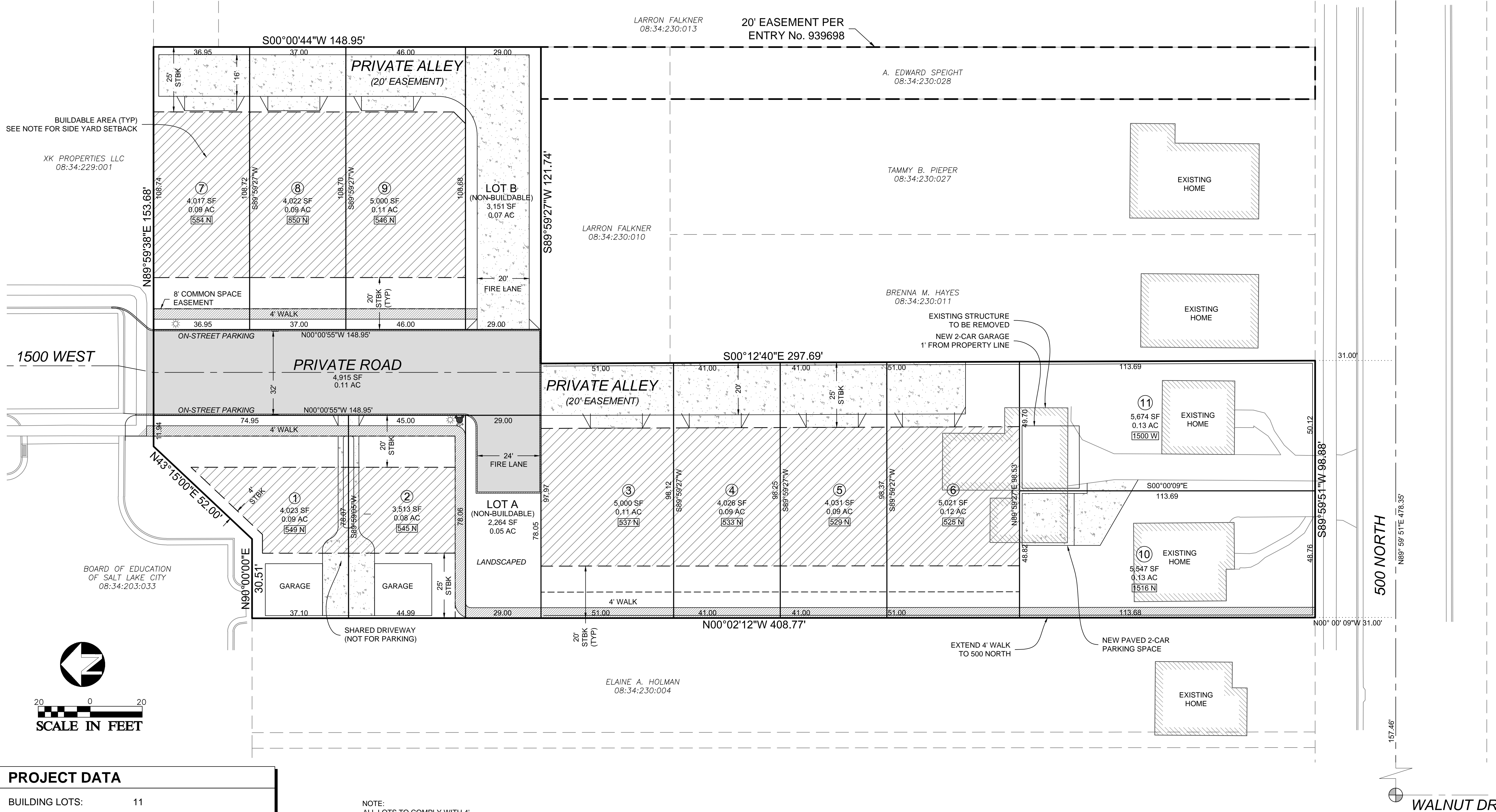


## **Attachment C**

PRELIMINARY PLANS FOR  
COTTAGES AT RIVERSIDE PUD  
SALT LAKE CITY, UTAH  
ATLAS PLAT 4, SALT LAKE CITY SURVEY



VICINITY MAP



PROJECT DATA

BUILDING LOTS:	11
TOTAL ACREAGE:	60,204 SF (1.38 AC)
DENSITY:	7.96 UNITS/AC
APN:	8:34:230:023, 8:34:230:025 8:34:230:026
CURRENT ZONING:	R-1-7000
PROPOSED ZONING:	R-1-5000 (PUD)
FEMA:	ZONE X

NOTE:  
ALL LOTS TO COMPLY WITH 4'  
AND 10' SIDE YARD SETBACKS

COTTAGES  
AT RIVERSIDE  
PUD  
SALT LAKE CITY, UTAH

PROJECT No. 1205

X:\Resource\logo-name.PNG

Provo • Utah  
801.709.0799

DRAWN: KDC  
CHECKED: SLK  
DATE: 11/1/15  
SCALE: 1"=20'

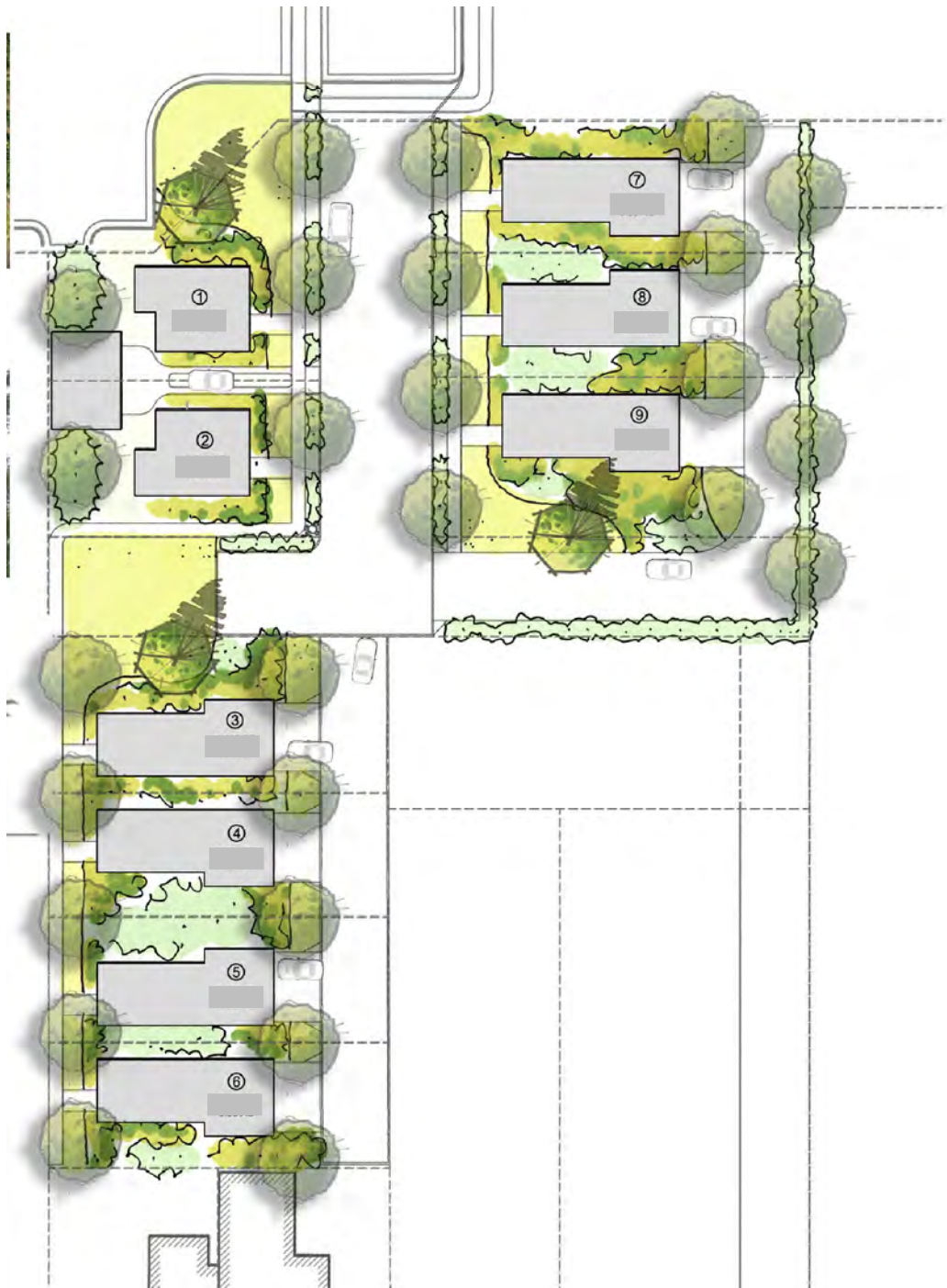
SHEET TITLE:  
PRELIMINARY  
SITE PLAN

SHEET No.

C-1

COPYRIGHT © 2015 DELTA ENGINEERING, LLC.  
ALL RIGHTS RESERVED. REPRODUCTION OF ANY KIND  
WITHOUT PERMISSION IS PROHIBITED.

Cottages at Riverside
LANDSCAPE CONCEPT PLANS



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.

Cottages at Riverside
500 North 1500 West
Salt Lake City, Utah

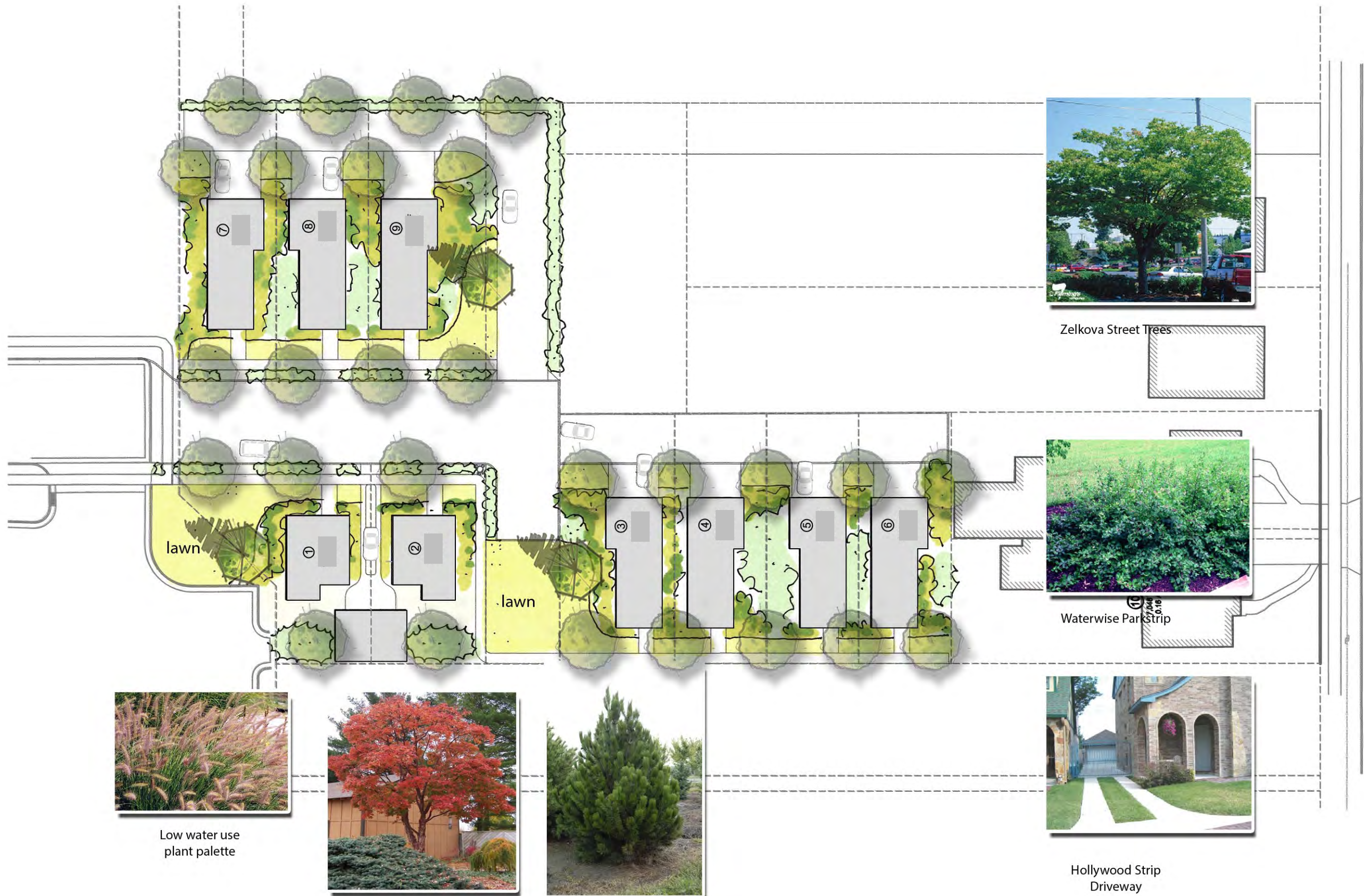
Table with 3 columns: No., Revision/Issue, Date.

VODA logo and contact information: 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: P15-07
Date: 13 April 2015
Scale:
North arrow pointing left.





Zelkova Street Trees



Waterwise Parkstrip



Low water use  
plant palette



Acer Griseum



Bosnian Pine



Hollywood Strip  
Driveway

# Cottages at Riverside 500 North 1500 West Salt Lake City, Utah

No.	Revision/Issue	Date
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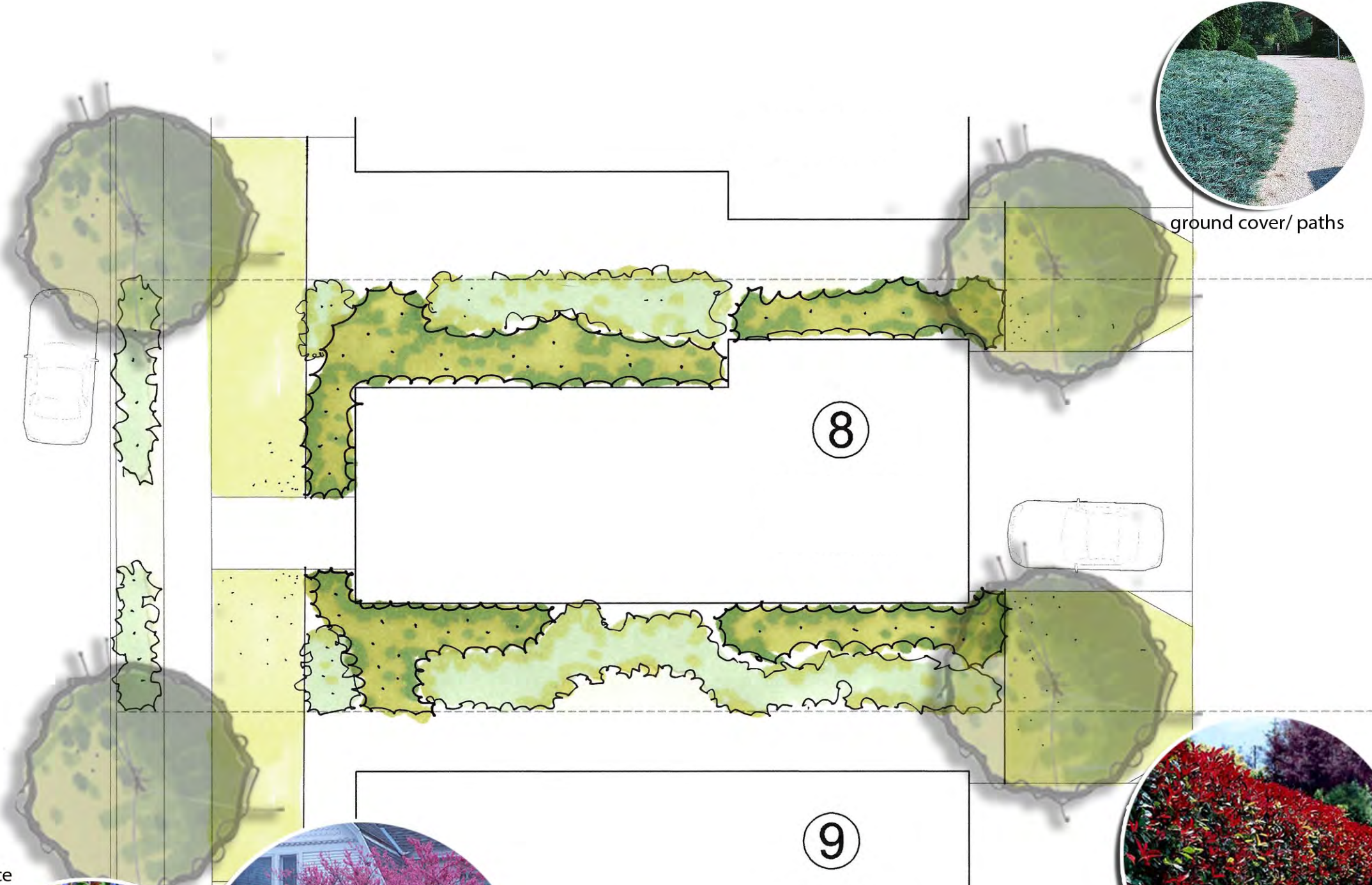
VODA Landscape + Planning  
307 West 200 South Suite #3004  
Salt Lake City, Utah 84101  
801-484-2164 www.vodaplan.com

Site Plan

101

Project P15-07	North ←
Date 13 April 2015	
Scale	





ground cover/ paths

low maintenance ground cover

flowering tree

lush, low-water use grasses

hedging/ screening

Typical Landscape Plan

Cottages at Riverside  
500 North 1500 West  
Salt Lake City, Utah

No.	Revision/Issue	Date

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

Sheet Title  
**Site Plan**

Sheet  
**101**

Project P15-07	North ←
Date 13 April 2015	
Scale	





*Amelanchier alnifolia* 'Saskatoon'  
Saskatoon Service Berry

(Z4) Grows well in full sun to partial sun, water-wise, deer resistant. Native to the intermountain region.

Deciduous shrub with blue-green leaves.  
White flowers yield purple edible fruit in August.  
Drought tolerant when established.

H 2-3' W 2-3'



*Caryopteris x clandonensis*  
BLUE MIST SPIREA 'DARK KNIGHT'

(Z4) Full sun, water-wise, deer resistant.

Blue-green foliage compliments clusters of small blue flowers all summer.

H 3-4' W 3-4'



*Artemesia schmidtiana* 'Silvermound'  
Silvermound Artemesia

Perennial. Lacy dome of spreading silver-white feathery foliage. Full sun to part shade, deer and rabbit resistant.  
(Z2)

Height: 10-12"



*Potentilla fruticosa*  
Shrubby Cinquefoil 'Coronation Triumph'

(Z2) Full sun, and deer resistant.

One of the earliest to flower, with bright yellow flowers.  
Has one of the longest blooming periods of all potentillas.

H 3-4' W 2-3'



*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'



*Juniperus horizontalis* 'Wiltonii'  
WILTONI HORIZONTAL JUNIPER

(Z5) Frosty blue foliage, excellent for ground cover for slope stabilization.

H 4" W 6-8'



*Ribes aureum*  
Golden Currant

(Z4) Full sun and deer resistant.

Dense and upright with yellow flowers in the summer.

H 6' W 3'



*Philadelphus lewisii* 'Blizzard'  
Blizzard Mock Orange

(Z3) Prefers full sunlight, deer and rabbit resistant.

Deciduous shrub with arching branches. Single snow-white blossoms with bright yellow center appear in late spring. Delicious orangey scent attracts bees and humans alike. Oval leaves emerge soft green turning yellow in fall.

H 2-3' W 2-3'





*Rudbeckia fulgida* 'Goldstrum'  
BLACK EYED SUSAN

(Z3) Full sun, good for cuttings, deer and rabbit resistant, attracts butterflies.

Lance shaped deep green leaves topped with brilliant golden daisy-like coneflowers.

H 24-30"



*Picea pungens glauca* 'Hoopsii'  
Hoopsii Spruce

(Z4) Full sun and deer resistant.

Dense pyramidal grower, considered to have the finest blue foliage of any of the many selections. Grafted, bright blue, rapid growing spruce.

H 30' W 15-18'



*Arctostaphylos uva-ursi*  
Kinnikinnick

(Z2) Full sun and deer resistant.

Cold-hardy groundcover with clusters of pale pink 2-inch bell-shaped flowers followed by red berries that persist into winter.

H 12" W 10'



*Baptisia australis*  
Blue False Indigo

(Z3) Full sun and deer resistant.

Short spikes of indigo-blue, pea like flowers cover dense, blue green foliage.

H 4' W 3'



*Crataegus crus-galli* 'Inermis'  
Thornless Hawthorn

(Z4) Full sun and deer resistant.

Dark green, glossy foliage on round spiraling head. Abundant white flowers in June turn to small red persistent fruit. Orange to rusty-orange fall color.

H 25' W 25'



*Rhus aromatica* 'GROW LOW'  
GROW LOW SUMAC

(Z4) Full sun, water-wise, deer and rabbit resistant.

Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.

H 5-6' W 6-8'



*Veronica austriaca*  
Crater Lake Blue Speedwell

(Z4) Full sun to partial shade, clippings, deer and rabbit resistant.

Upright plant with flowers held above spikes.

H 12-18"



*Zelkova serrata* 'WIRELESS®'  
WIRELESS ZELKOVA

(Z5) Full sun, water-wise.

Broadly spreading vase is medium green foliage turns red in fall. Excellent choice for planting under utility lines.

H 24' W 36'





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

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

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

H 12"



*Nepeta 'Walkers Low'*  
Catmint

(Z4) Full Sun to partial shade, attracts butterflies, water-wise, deer and rabbit resistant.

Moundy grey-green foliage on upright billowy growth that blooms spring through fall.

H 18-24"



*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'



*Pinus mugo mugo 'PUMILIO'*  
SHRUBBY SWISS MOUNTAIN PINE

(Z3) Full sun, waterwise.

Slow growing and more compact than other mugo varieties.

H 4' W 4'



*Crocasmia lucifer*  
Montbretia

(Z3) Full sun, water-wise and attracts birds.

Brad iris like foliage. Hardest of the genus.

H 24-36"



*Acer tatarica*  
Tartarian Maple

(Z3) Full sun, and water-wise.

Hardy small oval tree that is excellent for cold, dry climates and alkaline soils. Green leaves turn brilliant red-orange in fall.

H 40' W 20'



*Hemerocallis 'Rocket City'*  
Rocket City Daylily

(Z3) Full sun to partial shade, water-wise, rabbit resistant.

Burnt orange six-pedalled blossoms atop a reed-like stalk. Blooms midsummer.

H 36"



*Heuchera micrantha 'Electric Lime'*  
Electric Lime Coral Bells

(Z4) Full sun to full shade, attracts humming birds, cuttings, water-wise, Japanese beetle resistant.

Red veins in cool temperatures on huge lime tinted leaves. Foliage forms a large mound.

H 28"



## **Attachment D**

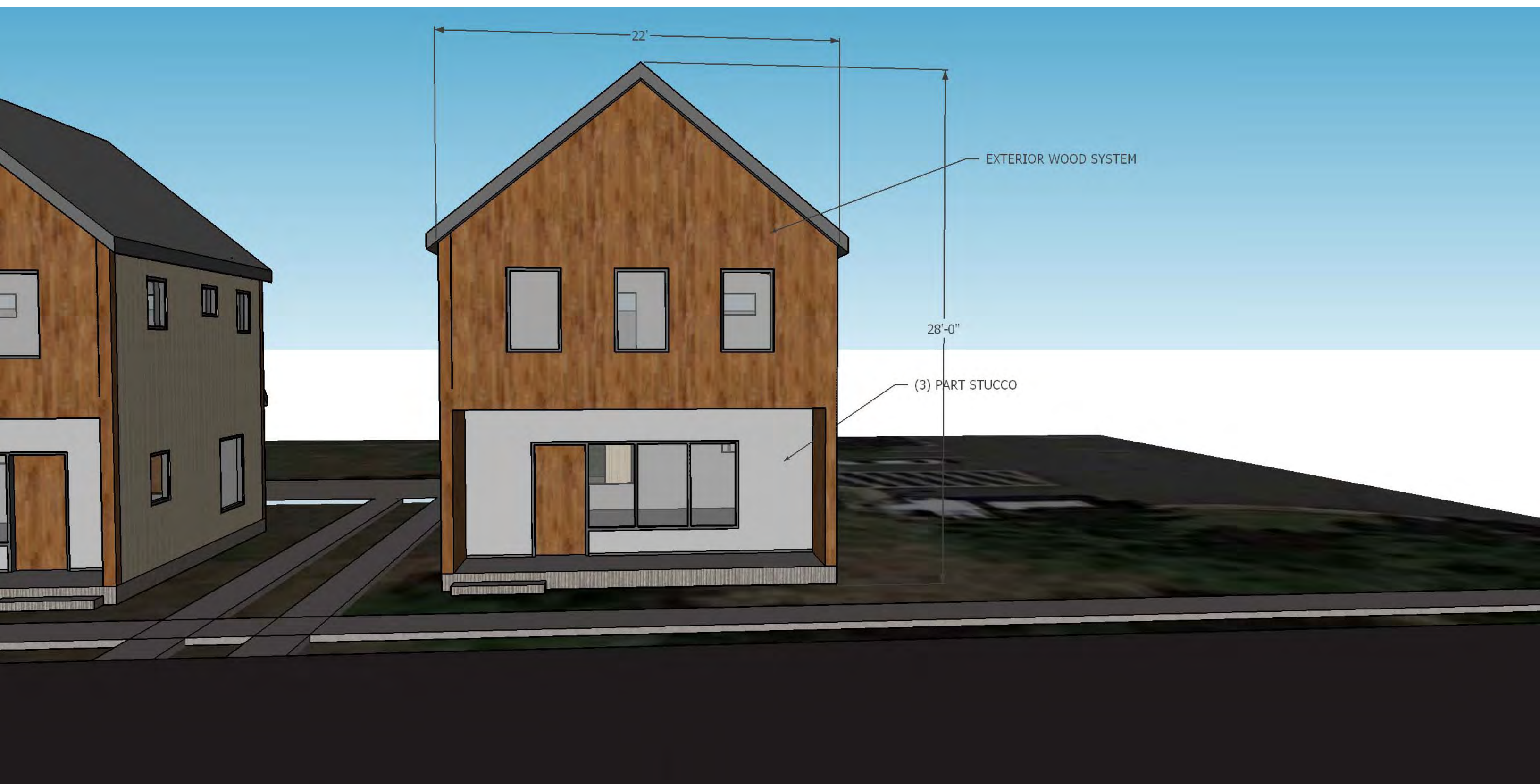


STANDING SEAM METAL

CEMENTITIOUS BOARD SUDING  
or (3) PART STUCCO

28'-0"

27'



22'

EXTERIOR WOOD SYSTEM

28'-0"

(3) PART STUCCO









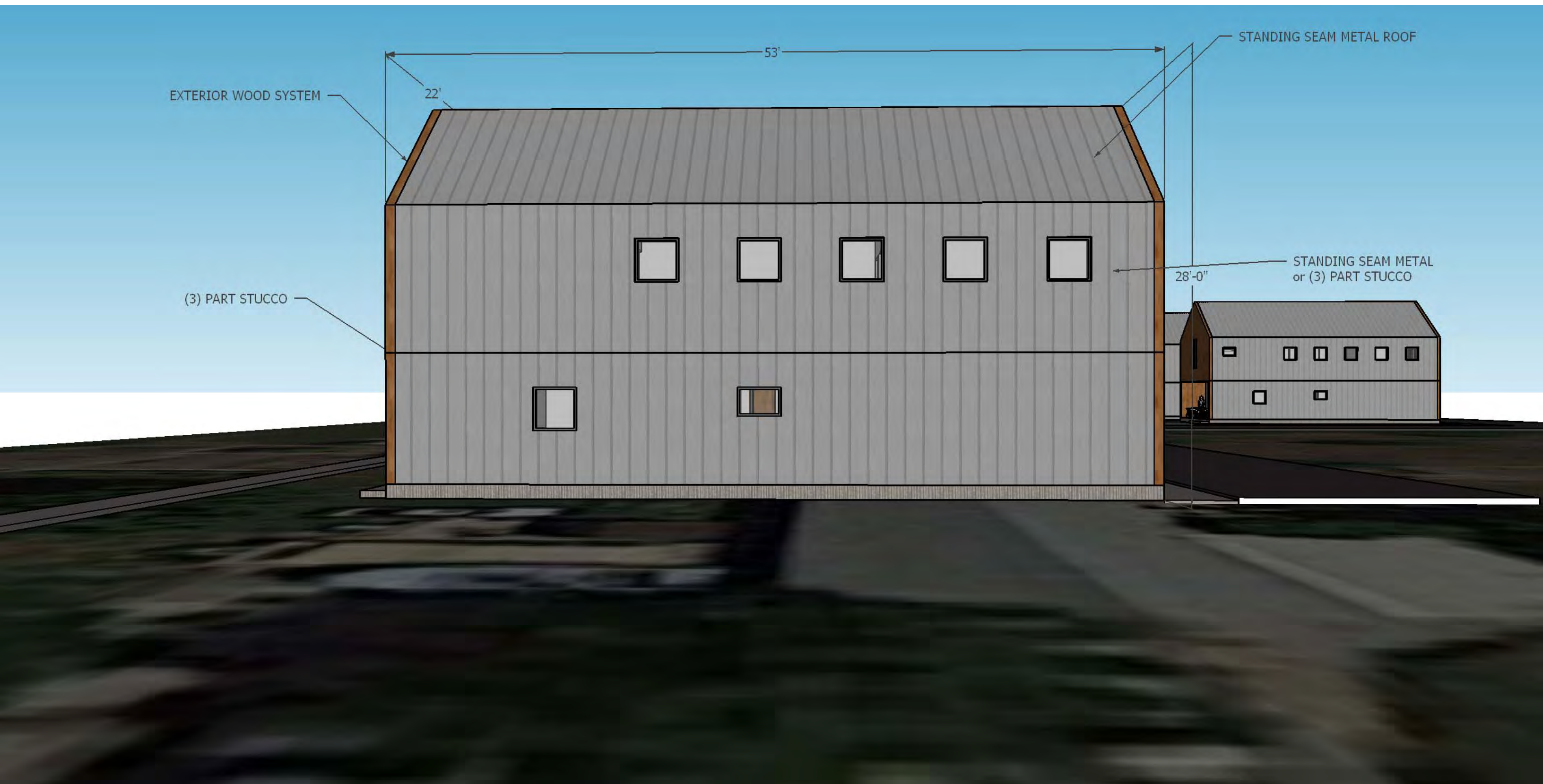












EXTERIOR WOOD SYSTEM

(3) PART STUCCO

53'

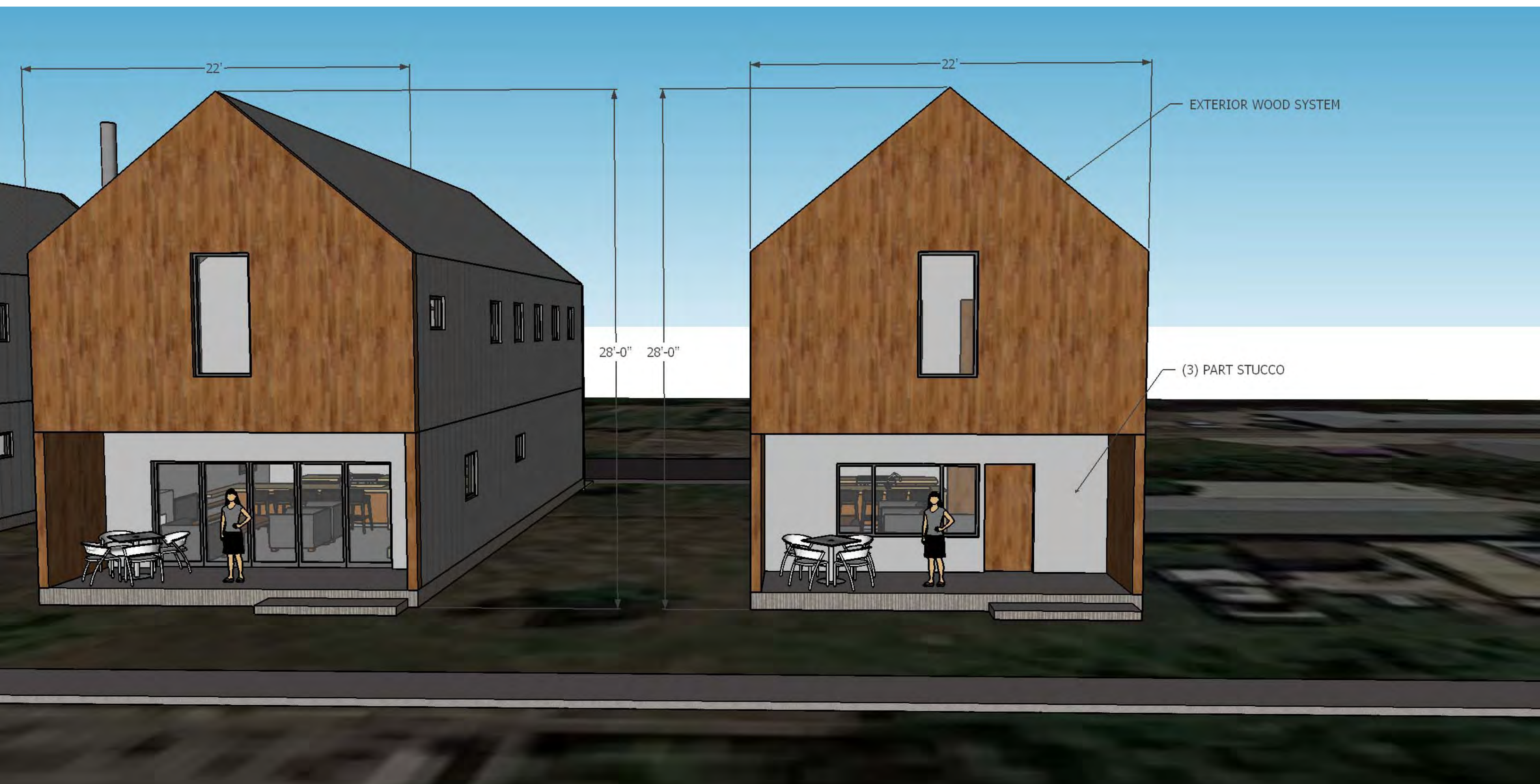
22'

STANDING SEAM METAL ROOF

28'-0"

STANDING SEAM METAL  
or (3) PART STUCCO





**Attachment E**

# SALT LAKE CITY PLANNING DIVISION OPEN HOUSE

February 21, 2013 at 4:30 p.m. to 6:00 p.m.

Salt Lake City & County Building  
451 S State Street, 1st Floor Hall  
SALT LAKE CITY, UTAH 84111

## HAVE YOUR VOICE HEARD

Your input is important to us and can help shape the decisions related to these projects.

## GET YOUR QUESTIONS ANSWERED

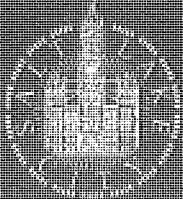
This is an opportunity for you to learn about proposed development projects as well as new regulations and planning policies that the Planning Division and other City Departments are working on.

## CAN'T MAKE IT TO THE OPEN HOUSE?

If you have questions about any of the items on the agenda but can't make it to the Open House, feel free to contact our staff anytime.

## ON THE AGENDA

- **Proposed Ordinance for Non-Residential and Multi-Family Recycling** - Please contact Debbie Lyons, Recycling Program Manager, at 801-535-7795 or [debbie.lyons@slcgov.com](mailto:debbie.lyons@slcgov.com)
- **Amendment to the Planned Development Chapter of the Zoning Code to Encourage Affordable Housing** - The amendment would allow developments that include affordable housing to exceed density limitations of underlying zoning districts. Staff contact is Elizabeth Buehler at 801-535-6313 or [elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com)
- **Amendment to the Northwest Community Master Plan** - The amendment proposes to change the low density residential to medium density residential at 552 North 1500 West. Staff contact is John Anderson at 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)
- **Adoption of an Ordinance** - To allow the Community and Economic Development Department Director or the Planning Division Director the authority to administratively modify zoning requirements up to 10 percent when specific criteria have been met. Staff contact is Michael Maloy at 801-535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)
- **Proposed Modifications to the Nonconforming Use and Noncomplying Structures Regulations** - The amendments are to incorporate language related to and consistent with other sections of the Zoning Ordinance, to clarify the existing regulations, and to ensure consistency with State Law. Staff Contact is Everett Joyce at 801-535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)



Salt Lake City Planning Division  
451 S. State Street Room 406  
PO Box 149480  
Salt Lake City, UT 84114  
801-535-7700

# SALT LAKE CITY PLANNING COMMISSION

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500  
WEST  
OPEN HOUSE  
MEETING ROLL 21 FEBRUARY 2013**

NAME: <u>Deserae Rittmiller</u> PRINT NAME: <u>1536 W. 500N.</u> ADDRESS: <u>SLC, UT 84116</u> ZIP CODE: _____ PETITION # OR SUBJECT: _____	NAME: <u>Shauna Peck</u> PRINT NAME: <u>Shauna Peck</u> ADDRESS: <u>1536 W 500N</u> ZIP CODE: <u>84116</u> PETITION # OR SUBJECT: _____
NAME: <u>CAROL Anderson</u> PRINT NAME: <u>CAROL Anderson</u> ADDRESS: <u>1899 Wasatch Pl.</u> ZIP CODE: <u>SLC UT 84118</u> PETITION # OR SUBJECT: _____	NAME: <u>David Peck</u> PRINT NAME: _____ ADDRESS: <u>1530 W 500N,</u> ZIP CODE: <u>84116</u> PETITION # OR SUBJECT: _____
NAME: <u>Ronald Andersen</u> PRINT NAME: <u>1553 W 500 N</u> ADDRESS: <u>SLC, UT 84116</u> ZIP CODE: _____ PETITION # OR SUBJECT: _____	NAME: <u>MICHAEL PIEPER</u> PRINT NAME: _____ ADDRESS: <u>1458 W 500 N</u> ZIP CODE: <u>84116</u> PETITION # OR SUBJECT: _____
NAME: <u>Gary Hicks</u> PRINT NAME: <u>1560 W. 500 No.</u> ADDRESS: _____ ZIP CODE: <u>84116</u> PETITION # OR SUBJECT: _____	NAME: <u>Ken JENKINS</u> PRINT NAME: <u>1559 W 500 N</u> ADDRESS: <u>SLC, UT 84116</u> ZIP CODE: _____ PETITION # OR SUBJECT: _____



# SALT LAKE CITY PLANNING COMMISSION

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500

WEST

OPEN HOUSE

MEETING ROLL 21 FEBRUARY 2013

NAME: <u>Theresa Fall</u> PRINT NAME: <u>521 N 1200 W</u> ADDRESS: <u>84116</u> ZIP CODE: _____ PETITION # OR SUBJECT: _____	NAME: <u>Glenne K.</u> PRINT NAME: <u>glenne50@yahoo.com</u> ADDRESS: _____ ZIP CODE: _____ PETITION # OR SUBJECT: _____
NAME: <u>Ann Pineda</u> PRINT NAME: <u>304 N. 1100 W.</u> ADDRESS: <u>84116</u> ZIP CODE: <u>zapoluto@xmission.com</u> PETITION # OR SUBJECT: _____	NAME: _____ PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ PETITION # OR SUBJECT: _____
NAME: <u>Steven K. Johnson</u> PRINT NAME: <u>861 W 300 W.</u> ADDRESS: <u>84116</u> ZIP CODE: <u>philogroch@yahoo.com</u> PETITION # OR SUBJECT: _____	NAME: _____ PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ PETITION # OR SUBJECT: _____
NAME: _____ PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ PETITION # OR SUBJECT: _____	NAME: _____ PRINT NAME: _____ ADDRESS: _____ ZIP CODE: _____ PETITION # OR SUBJECT: _____

**Fairpark Community Council Notes**  
**28 February 2013**

- There may be issues with no guest parking provided, insufficient off street parking.
- There is a demand for this type of housing especially with young professionals. This project would be successful.
- There are already similarly sized lots in the city—not a huge change.
- There are plenty of access points for the development.
- Infill development is a positive thing.
- People don't need to leave the neighborhood if there is development like this.
- Neighbors and property owners involved do not want this kind of development next to them.
- Will add too much traffic into the area.
- There is not sufficient access.
- This is too much density.
- Questions about the existing walkway to the elementary school.
- A rezone of the property doesn't guarantee what the final product will be.
- A rezone has a huge impact on the neighborhood.
- Lots less than 5,000 square feet is too small.
- There is a concern that a rezone doesn't guarantee any real commitment. The project could be sold to another developer.
- The project shown by the developer may not be the development constructed.
- There are already duplexes in the neighborhood.

April 25, 2013

John Anderson, Principal Planner  
Planning Division  
Community and Economic Development  
Salt Lake City Corporation

Re: Clifts Infill, application to amend Master Plan and Zoning Map  
Petition PLNPCM2012-00697

Dear Mr. Anderson

On Thursday, March 28, 2013, the Fairpark Community Council, at its regular monthly meeting, discussed the application to amend the Northwest Master Plan and Zoning Map to change the zoning designation of properties located in the proximity of 552 North 1500 West from R-1/7000 Single Family Residential to SR-3 Special Development Pattern Residential.

Notice of this item of discussion was included in a front page article in the Council's monthly newsletter, the Gazette, and mailed to all residents within the Community's boundaries on Friday, March 22, 2013, with delivery to most households on Saturday and Monday.

Approximately 30 Fairpark Community residents attended the meeting. At the discussion's conclusion, the Council voted, by raise of hands, 27 to 3 to express opposition to request for Amendment of the Master Plan and Zoning Map.

The reasons for opposition to the request to amend included, but were not limited to, the following:

1. For over 30 years, residents of the City's Northwest area, which encompasses the Fairpark Community, and City leaders have sought to protect the character of low density, single family residential neighborhoods from the incursion of business and commercial activities and higher density residential developments. This intent is reflected in the texts and maps of both the 1980 and 1995 versions of the Northwest Master Plan and the current Northwest Zoning Map. Approval of the request to amend the Master Plan and Zoning Map to allow a small-lot, higher density development in the interior of a block whose neighborhood is defined by older homes, a number of which are on especially large lots, would be contrary to more than three decades of community planning.
2. City Ordinance 21A.24.100 (A), the Purpose Statement concerning SR-3 districts, states that "Uses are intended to be compatible with the existing scale,

density and intensity of the neighborhood.” The proposed project fails to meet this standard.

3. The City’s longstanding commitment to protect the character of neighborhoods was confirmed in the recent **Community Preservation Plan**, adopted by the City in October 2012. This Planning Document stated, referring to the City’s **Community Housing Plan**, that the City should “Respect the character and charm of predominantly residential districts, including those with historic character and qualities...” and “Require architectural designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood” and, finally, the City should “Ensure better compatibility with existing neighborhoods for new infill development.” Amending the Master Plan and Zoning Map to allow higher density housing, as reflected in the design of the proposed project, fails to meet the standards of these Planning Documents.

4. It appears that the proposed development will control the only two existing access points into the block’s interior: 1500 West and a narrow ally a few hundred feet east of 1500 West. As a result, properties to the west of the proposed project, whose owners have refused to be part of the project, will be “landlocked” and potentially hostage to the applicant in terms of future development. Creating an alternative access to these properties will require the demolition of a home and, possibly, other buildings on a lot that fronts 500 North to construct a private street – a prospect that diminishes the potential value of low-density development on these properties. As a result, expansion of the proposed project may be the most viable option for the future development of these properties. Approval of the applicant’s current request possibly foreordains that the remaining inner block properties will have to be rezoned to higher density housing to be developed at all.


5. The loss of the existing characteristics of neighborhood will exact a financial toll on properties that abut the proposed project, with second-story windows looming over well-established backyards. The design of the proposed project is especially troublesome because of the lack of any buffer strip to protect adjoining residential yards from visual and noise intrusions.

6. And, finally, designating 1500 West, off of 600 North, as the primary access to interior block development will increase the risk faced by the 600 students of the Backman Elementary School. Vehicle speeds and volume at the point where 600 North curves into becoming 700 North already creates a dangerous situation for students crossing the street. The intersection at 600 North and 1500 West also serves as the only access for cars picking up students in the School’s parking lot that runs parallel to 1500 West. Residents and visitor entering and leaving an interior-block housing development will only increase the risks faced by elementary-aged students.



It is likely that the interior of this block will be developed at some time. But such development should reflect the historical characteristics, including residential density, of the existing neighborhood, not harming the quality of life of current residents and the potential value of their properties.

Sincerely,



Steven K. Johnson  
Chair  
Fairpark Community Council

Fairpark Community Council  
Clift Infill Master Plan and Zoning Map Amendments  
24 October 2013

- Concerns about fire access
- The nearby Macland Subdivision was developed under current zoning, why not develop this in a similar manner.
- Concerns about compatibility.
- The lots are too small.
- As proposed it would destroy the character of the neighborhood.
- Would prefer larger homes on larger lots.
- Sometimes large lots become space for open storage and junk.
- Will the landscaping be sustainable? Have areas for gardening?
- These homes may become rentals, may increase crime and overburden already full schools.
- Does not think that it will increase crime and that it would be an improvement. The earlier community council vote was not unanimous. Would appreciate the high quality development as proposed.
- The existing properties in the neighborhood are unique due to size.
- Elderly people would be able to stay in their homes with a new neighborhood.
- Development will hurt the quality of life.
- Use the master plan and zoning that is currently in place.
- Raised concerns about access to adjacent properties.
- Changing the zoning on this property may make it easier for other properties nearby to change as well.
- How could this be phased?
- Once the zoning change anything can be built that fits the zoning requirements.
- Traffic will be too busy.

## Anderson, John

---

**From:** Christina Stanley [christinacounts@gmail.com]  
**Sent:** Thursday, February 07, 2013 4:26 PM  
**To:** Anderson, John  
**Subject:** Re: Proposed Master Plan and Zoning Map Amendments

Thank you for your response. I am glad that apartment buildings are not the plan (as well as businesses) because of its proximity to the elementary school. I have heard that agricultural zoning might become more lenient in the city, so hearing that large plots will be subdivided makes me wonder if there are alternate uses that would enhance the community.

Where single-family units are the plan, I at least hope the developers would use home designs that blend with the area. Otherwise, I don't see any concerns. The meeting won't be a high priority for me in all honesty, but I do appreciate this kind of update.

Thanks so much,

Christina

On Wed, Feb 6, 2013 at 3:28 PM, Anderson, John <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)> wrote:

Christina,

The proposal actually involves multiple property owners. The property owners mostly live along 500 North and are proposing these changes only to the rear portions of their lots. The potential developers do not currently own the property. The property owners are aware of the proposed master plan and zoning map amendments and have agreed to be involved.

From discussions with the potential developers, they are seeking to build single-family residential dwellings. Currently, that would be allowed but the minimum lot size is 7,000 square feet. They are seeking a zoning change that would allow development on smaller lots. The applicants will be available for questions at the Planning Division Open House on 21 February 2013. They have also indicated that they may have a proposed site plan/layout available as well.

If you cannot come to the open house I would be happy to take any comments that you have through email. City staff have not yet prepared a recommendation to the Planning Commission as public comment is essential to determining a recommendation.

Please let me know if you have any further questions or comments.

JOHN ANDERSON

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL [801-535-7214](tel:801-535-7214)

FAX [801-535-6174](tel:801-535-6174)

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

---

**From:** Christina Stanley [<mailto:christinacounts@gmail.com>]  
**Sent:** Wednesday, February 06, 2013 3:11 PM  
**To:** Anderson, John; Rose Park CC Chair  
**Subject:** Re: Proposed Master Plan and Zoning Map Amendments

Hi John,

Who owns the land currently and what kind of housing specifically is being proposed?

Thanks,

Christina Stanley  
Rose Park resident

On Wed, Feb 6, 2013 at 3:01 PM, Brad Bartholomew <[bbart76@gmail.com](mailto:bbart76@gmail.com)> wrote:

This might be of interest to some.

Brad Bartholomew  
[bbart76@gmail.com](mailto:bbart76@gmail.com)

----- Forwarded message -----

From: **Anderson, John** <[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)>  
Date: Tue, Feb 5, 2013 at 12:04 PM

Subject: Proposed Master Plan and Zoning Map Amendments

To: Rose Park CC Chair <[bbart76@gmail.com](mailto:bbart76@gmail.com)>, Jordan Meadows CC Chair <[myral@networldmail.com](mailto:myral@networldmail.com)>, Fairpark CC Chair <[john\\_go\\_st@netzero.net](mailto:john_go_st@netzero.net)>

Good morning, I'm writing this email to inform you of a proposed project located within the boundaries of the Fairpark Community Council but located near the border with the Jordan Meadows and Rose Park Community Councils as well. Because of the location of the proposal, we will place this project on a Planning Division Open House Agenda rather than visit each community council meeting separately. The meeting will be held on Thursday, 21 February 2013 on the 1<sup>st</sup> floor of the City & County Building from 4:30PM to 6:00PM.

This project is a Master Plan Amendment and a Zoning Map Amendment. The applicants are requesting to amend the master plan from low density residential to medium density residential and the zoning map from R-1/7000 Single Family Residential District to SR-3 Special Development Pattern Residential. The project is proposed at approximately 552 North 1500 West. I have included a map of the approximate boundaries which includes approximately 2.5 acres. The map can be found below this message.

Please feel free to share this information with others in your respective community councils. I will also be mailing a notice to all property owners within 300 feet of the proposed project. ***Staff does not yet have a recommendation.*** We are holding this open house to receive community feedback prior to making any staff recommendations.

If you have any questions for me please feel free to contact me via email or phone.

## Anderson, John

---

**From:** Chris Isbell [cisbell@supplementalhealthcare.com]  
**Sent:** Thursday, March 28, 2013 2:12 PM  
**To:** Anderson, John  
**Subject:** Clift Properties In-Fill

Dear Mr. Anderson,

As a member of the Fairpark Community, I am very against the proposed lot size variance being considered for the Clift property in fill at the end of 1500 West. I don't mind building in the area, but I am against reducing the current lot size down from 7000 sq ft to 2000 sq ft. It is just too much of a variance. A 2000 sq ft lot is not big enough for a respectable single family dwelling. It leaves no room for children to play or for families to grow a garden, much less even a tree. The larger lot size is much more in line with the rest of the Fairpark and Rose Park neighborhoods. I believe the proposed lot size only allows the developer to cram as many houses in that small area as possible. I don't believe these small homes on the extremely small lots will retain their property value over time and will eventually bring down property values of surrounding homes and the neighborhood in general.

Thank you for your consideration of not allowing the lot size variance.

Chris Isbell  
534 N. Colorado  
84116

Chris Isbell  
Field Payroll Manager  
Supplemental Health Care

When quality, service and performance matter, health care professionals turn to Supplemental Health Care first.

Phone: [REDACTED]  
Fax: [REDACTED]  
[cisbell@supplementalhealthcare.com](mailto:cisbell@supplementalhealthcare.com)  
<http://www.supplementalhealthcare.com>  
<http://www.patientcareforum.com>

1640 W. Redstone Center Dr. Suite 200  
Park City, UT 84098

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## Anderson, John

---

**From:** zapoluto@xmission.com  
**Sent:** Tuesday, March 12, 2013 8:51 PM  
**To:** Anderson, John  
**Subject:** Fairpark zoning question

Hi John,

I am opposing changes in the Master Plan and the zoning here in the Fairpark area. In spite of our diversity, our community has the integrity of a relatively shared lifestyle, influenced greatly by our similarly-sized lots with similarly-sized homes.

People have come here looking for the styles and more sturdy building of older homes to restore or renovate them. Others will continue to find them here if incongruous developments are not allowed to isolate these homes from each other, leaving them scattered around in a context of this new housing that is densely-packed and built for a much different lifestyle.

My neighbors and I want to see our area regarded as a neighborhood of growing value to the city, while remaining a place for people who work with their hands and who need some usable outdoor space of their own. Whether we are tradespeople or skilled craftsmen who need workshops, or beekeepers, or urban farmers with chickens and gardens, most of us use our space productively in ways celebrated each year here at the State Fairpark.

No new development can recreate what we already have here and what many of us have been working to preserve and enhance. More people who need this kind of home-based working space will discover our neighborhood if we can protect it long enough. Please help us maintain the long-term value of this zoning.

Ann Pineda  
304 North 1100 West  
SLC, UT 84116

## Anderson, John

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**From:** Maria Garciaz [mailto:maria@nwsaltlake.org]  
**Sent:** Thursday, March 21, 2013 4:17 PM  
**To:** Anderson, John  
**Subject:** RE: NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Yes, thank you.

*Maria Garciaz*

Maria Garciaz | Executive Director | NeighborWorks Salt Lake  
(801) 535-7214 office | 622 West 500 North | Salt Lake City, UT 84116  
Visit us on the web: <http://www.nwsaltlake.org>



**From:** Anderson, John [mailto:John.Anderson@slcgov.com]  
**Sent:** Thursday, March 21, 2013 4:07 PM  
**To:** Maria Garciaz  
**Subject:** Potential SPAM:RE: NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Maria,

I want to thank you for your comments about the proposed project. I will certainly add your comments to those already received and I will share them with the Planning Commission and the City Council prior to any future public hearing. If you would like I could also add you on my email list for the project to alert you of any changes. Please let me know if you that is something you would like.

JOHN ANDERSON  
Principal Planner

PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7214  
FAX 801-535-6174

[WWW.SLCGOV.COM](http://WWW.SLCGOV.COM)

**From:** Maria Garciaz [mailto:maria@nwsaltlake.org]  
**Sent:** Thursday, March 21, 2013 3:40 PM  
**To:** Anderson, John  
**Subject:** NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Hi John,



I met with City Block group regarding their potential development near Backman Elementary. We reviewed their plans and opportunities to work together to increase the net affordable housing in SLC's Westside. I reviewed their development with NeighborWorks SL board of director's and they support the development as an opportunity to increase net housing for the area and revitalize this vacant land. In addition, NWSL can partner with them for 1<sup>st</sup> and 2<sup>nd</sup> mortgage financing along with homebuyer education for potential homebuyers.

Please accept this email in support of their request for rezone for the infill subdivision on 500 N and 1500 W. The application is for an amendment to the Master Plan from low density single-family to medium-density single-family AND an amendment to the zoning map from SR 1-7000 (single-family, 7,000 sq. ft. lot minimum) to SR-3 (interior block subdivision).

Please call if you have any questions. Thank you.

*Maria*

[REDACTED] | Executive Director | NeighborWorks Salt Lake  
[REDACTED] office | 622 West 500 North | Salt Lake City, UT 84116  
Visit us on the web: <http://www.nwsaltlake.org>



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## Anderson, John

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**From:** Gary Hicks [garyhicks@gmail.com]  
**Sent:** Thursday, February 21, 2013 1:58 PM  
**To:** Anderson, John  
**Subject:** Amendment to Northwest Community Master Plan

John:

My name is Gary L Hicks and I live at 1560 West 500 North. At one time I thought that I would not be against people building up the street from me, but after seeing the great number of small units that they want I have decided it wouldn't be good for the neighborhood. Even though they would be small single dwellings I think that they would be much like the apartments east of the school and bring with them problems. We have enough units in our area.

I have talked with my neighbors: Paul Bouck, Luke Harkey, Kenneth Jenkins, Sara Potter, Carlos Franco, Kelly Crandall, David Peck, Elaine Holman, and Mike Pieper. They all feel liked it would changed the neighborhood too much and not for the good of those who live in the larger single dwellings. We are against the plan being changed. Keep it at low density, please.

Some of us will be at the meeting to represent the others. Yours, Gary L Hicks [REDACTED] or [garyhicks@gmail.com](mailto:garyhicks@gmail.com)

## Anderson, John

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**From:** Carol Anderson [carolkanderson@gmail.com]  
**Sent:** Friday, February 08, 2013 6:59 PM  
**To:** Anderson, John  
**Subject:** 552 North 1500 West

Landlords in the area do not maintain healthy environments, i.e. garbage is often left out, scattered, not collected. Because the area is suitable for reduced rents, renters appear to be unemployed and engage in activities that have been reported to the police. There has been some success, but the poor and elderly that live in the area are not able to act in their behalf and those who do work are gone most of the day. Because of language difficulties, some of the renters keep a low profile and who rents and who visits, cannot be determined as turn over is constant. Low income, no resources for fixing properties, low rents, drifters, and an area already with large complexes bringing in increased populations, is it fair to keep increasing rental units in an area neglected and run over with the problems of the poor, domestic violence, and landlords that ignore good landlord rules and put people at risk. The area has often been used for the benefit of some one else; jam packed and an already compromised area with investors who could care less. I lived in the area for years, left when financially I could because of the increasing problems and risks. But I left behind those I have known for years and now an area for a quick dollar as real estate is for sale, cheap. There are no advocates for those residents who voices are not heard and live in misery and fear. Those who want a profit and never live where they promote and leave, please think of those who are the residents who struggle to keep up, ignored and pushed aside, they are the ones who have no "real neighbors" Carol Anderson

3-25-13

552 N 1500 W

No changes to the current Northwest Master Plan planning or zoning. Our residential neighborhood needs to remain as R-1/7000.

Viola F. Gonzales 1450 W, 500 N

Max H. Alves 1450 W, 500 N

Nikolai Majstorovic 325 N, Catherine St

Robert Bennett

545 N Catherine St

Pedro Sanches

551 N. Catherine St.

[Signature]

531 N. 1440 W.

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**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500  
WEST**

**Open House**

**21 February 2013**

**MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: john.anderson@slcgov.com**

**Name:** Hal and Goldie Peacock

**Address:** 322 N 1100 West Lake City UT 84116

**COMMENTS:**

We are NOT in favor of rezoning  
anywhere in the Fair Park Community for the  
purpose of cramming people together with  
No elbow space.

This is a Great place where children can  
play in their own yards - Plant their  
own Victory gardens, have a small orchards  
flower gardens etc. etc. etc. Besides having  
room for a workshop, and raise chickens -  
We own 2 lots and enjoy having room  
for our large family get together.

Please don't take that away from  
the people who want it.

Sincerely  
Goldie Peacock

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

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**Open House**

**21 February 2013**

**MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:** Adrianus Grandjean

**Address:** 334 N. 1100 W.

**COMMENTS:** I am opposing the Rezoning of the Fair Park community. I like having the same kind of housing that is already here. Lots must be big enough for single houses, not townhomes. The houses should have yards and drive ways and places for children to play. I would like to keep with the masterplan that is in place. It protects our community.

*Adrianus Grandjean*

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500  
WEST**

**Open House**

**21 February 2013**

**MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: john.anderson@slcgov.com**

**Name:**

Mary Moreland

**Address:**

359 No 1100 West SLC.

**COMMENTS:**

We bought our home in 1964 here in FairPark,  
because <sup>we like</sup> the area. We raised four children here  
and we have a big yard and so do my neighbors.  
I like being able to do things outside without encroaching  
on my neighbors and they don't encroach on me.  
I like my space and my quiet neighborhood.

Please keep the Master Plan and Zoning that  
protects what we have.

Mary Moreland

3-6-13

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500  
WEST**

**Open House**

**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: john.anderson@slcgov.com

**Name:**

Delitra Talbot

Delitra Talbot

**Address:**

310 N. 1100 W.

SLC UT 84116

**COMMENTS:**

We are a family with many little children in the neighborhood of the proposed zoning changes near Backman Elementary. I take my little kids with me, walking through that area regularly during most of the year. We love the atmosphere in family-style neighborhoods. Families love yards and space for their kids to safely play outside. However the zoning changes being proposed will discourage ~~functional~~ functional families, and invite problems. ~~that we want~~ We like the way our neighborhood is now, with single-family housing. We are afraid this kind of proposed compact housing will not attract responsible families to stay for long, being replaced by high volumes of people who do not feel a connection to, or responsibility to the community, having little investment in yards, etc. There is usually a high turnover rate in such housing. Often there is a resultant greater amount of crime, decay, and less of a feeling of ambient safety. This <sup>kind of problem</sup> is what we would wish to avoid. We ask that you would keep the zoning regulations as they are. Our family's safety, and that of many others who have invested in this area for years -- even generations, is at stake. The current zoning is a protection against many aforementioned problems.



**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
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**CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500**  
**WEST**

**Open House**

**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: john.anderson@slcgov.com

**Name:** Deserae Rittmiller

**Address:** 1536 West 500 North SLC, UT 84116

**COMMENTS:** We are already overcrowded in the school as it stands. Single family homes, are only 'single family' on the lease papers only. We already have multi-families living in 'single family' domiciles. That brings up the up-tick in crime throughout the Rose Park district. That also leads to rising Drug traffic. 80% of Salt Lake Cities drug issues are a result of illegal aliens. These same illegal aliens are the ones changing 'single family' into multi-family domiciles. As an owner of these properties, I have already been finding artifacts that have come from crimes, committed in the area, in my back yard. With an increase of rental properties these crimes will also increase. We bought this property 20 years ago mainly for the privacy we have. Our opinions on that privacy have not changed. ~~we already~~

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500  
WEST**

**Open House**

**21 February 2013**

**MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:** Mike Christensen

**Address:** 475 N Redwood Rd Unit 50, SLC UT 84116

**COMMENTS:**

I live about one and a half blocks to the west of the proposed development.

I fully support the proposal to amend the master plan and the zoning map.

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST**

**Open House**

**21 February 2013**

**MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111**

**OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

*Kenneth Jenkins 1559 W 500 N.  
CAROL K & RONALD E ANDERSON*

**Address:**

*1553 West 801 N.*

**COMMENTS:**

*North West Center (multi purpose) draws a large population - Residential homes, many are rentals & land lords do not follow good land lord law, & perhaps, are not even legal. We know the existing problems are not addressed because we are an older neighborhood with low income families who funds to improve property. Because investors now own property for rent only there*

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
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**WEST**

**Open House**

**21 February 2013**

**MAIL COMMENTS TO:**  
**JOHN ANDERSON, PRINCIPLE PLANNER**  
**451 S. STATE STREET, ROOM 406**  
**SALT LAKE CITY, UT 84111**  
**OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

Shanna & David Peck

**Address:**

1530 W 500 N.

**COMMENTS:**

Totally against the rezoning.  
leave it alone. No need for Multi-  
units or small size lots. We  
bought our home because of the  
land involved not to be developed.  
by some one who bought houses in  
area. Only wanting to build more  
housing & never live in the area

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
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**Open House**

**21 February 2013**

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JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

Name: MICHAEL & TAMMY PIEPER

Address: 1458 W 500 No.

**COMMENTS:**

MORTGAGOR WILL NOT ALLOW  
SPLIT W/O ADEQUATE COMPENSATION  
NEW REFI WOULD NOT BE  
ADEQUATE VALUE & DECREASE  
VALUE BY PROCESS OF REGRESSION.

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
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**WEST**

**Open House**

**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:** Theresa Fall

**Address:** 521 N 1200W

**COMMENTS:**

I have spoken w/ Gabe Epperson and I am not convinced that this rezoning is beneficial to our neighbor-look+feel. Many houses in our Community are historic houses on large lots - Building new houses in rezoned medium density lots ARE NOT in line with what is there. We are concerned in the ingress/regress from the development; the # of parking spaces for <sup>XTRN</sup> residential cars and guests. We do NOT want the "DAYBREAK" housing model as part of our neighborhood—houses need to face existing ~~to~~ streets. What the DAYBREAK model does is creat "mini" communities—NOT LIKE ANYTHING in our neighborhood. <sup>Isolated</sup> I moved from Sandy-Garbett infested mini-communities—to Fairpark because of the historic heritage community ~~THAT~~ NEEDS TO BE PRESERVED + <sup>NOT</sup> REFINED!

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

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**Open House**

**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

*Elaine Holman*

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**Address:**

*1520 West 500 North*

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**COMMENTS:**

*No to the proposed amendment*

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
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MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

DENISE BRENNIS

*Denise Brennis*

**Address:**

533 N 1300 W SLC 84116

**COMMENTS:**

No on proposal



**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

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**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

ARTHUR BREMS      Arthur Brems

**Address:**

533 North 1300 West SLCC Utah 84116

**COMMENTS:**

NO on proposal

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
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**21 February 2013**

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JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

Phil Gentsch

**Address:**

1469 W 500 NO

**COMMENTS:**

No to propose TO AMEND !!

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE**  
**CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500**  
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**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

Angela Aldrich

**Address:**

410 North 1400 West SLC UT 84116

**COMMENTS:**

Do not change

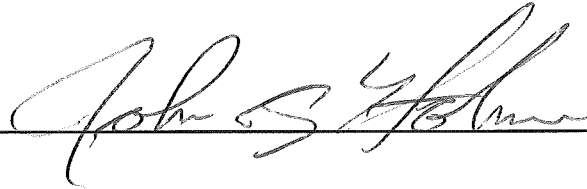
**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
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**WEST**

**Open House**

**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**



**Address:**

410 N 1400 W

**COMMENTS:**

Oppose to any change in zoning law.

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE**  
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**Open House**

**21 February 2013**

**MAIL COMMENTS TO:**  
**JOHN ANDERSON, PRINCIPLE PLANNER**  
**451 S. STATE STREET, ROOM 406**  
**SALT LAKE CITY, UT 84111**  
**OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

Ryan Harding

**Address:**

1493 Walnut Dr

**COMMENTS:**

No on rezoning

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE**  
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**Open House**

**21 February 2013**

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JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

*Brent Marris*

**Address:**

*1506 Walnut Dr*

**COMMENTS:**

*NO TO RE-ZONING*

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE**  
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**Open House**

**21 February 2013**

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**JOHN ANDERSON, PRINCIPLE PLANNER**  
**451 S. STATE STREET, ROOM 406**  
**SALT LAKE CITY, UT 84111**  
**OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:** Pat Thompson

**Address:** 1459 WALNUT DR. SLC UT.

**COMMENTS:**

NO 2 REZONING

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
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JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

*Charlie Andrews (Charlie J. Andrews)*

**Address:**

*358 N 1300 W. SLC 84116*

**COMMENTS:**

*No to NW Adment. to Master Plan.*



**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE  
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**21 February 2013**

MAIL COMMENTS TO:  
JOHN ANDERSON, PRINCIPLE PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)

**Name:**

*Veronica Valdez*



—

**Address:**

*358 N. 1300 W.; SLC UT 84116*

**COMMENTS:**

*No to NW Amendment to Master Plan*

**PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:**  
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE**  
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**21 February 2013**

**MAIL COMMENTS TO:**  
**JOHN ANDERSON, PRINCIPLE PLANNER**  
**451 S. STATE STREET, ROOM 406**  
**SALT LAKE CITY, UT 84111**  
**OR SEND E-MAIL TO: [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)**

**Name:**

Daniel Brans 

**Address:**

438 N. 1100 W. S.L.C. UT. 84116

**COMMENTS:**

No on Proposal

**Attachment F**

[6:28:32 PM](#)

**Clift Infill Project** - A request by Dave Robinson and Gabe Epperson to amend the Northwest Community Master Plan Future Land Use Map and the Salt Lake City Zoning Map, for property located at approximately 552 North 1500 West. The purpose of the amendments is to allow the future development of the site with a higher density than is currently allowed. The subject properties are zoned R-1/7,000 (Single Family Residential District) and are located in City Council District 1 represented by James Rogers (Staff contact: John Anderson at (801) 535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com).)

- a. **PLNPCM2012-00697 Master Plan Amendment** - a request to amend the Northwest Community Future Land Use Map to change the designation from low density residential to medium density residential.
- b. **PLNPCM2013-00057 Zoning Map Amendment** - a request to amend the Zoning Map from R-1/7,000 (Single Family Residential District) to SR-3 (Special Development Pattern Residential District).

Mr. John Anderson, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a negative recommendation to the City Council relating to this request.

The Commission and Staff discussed the number of buildings that could be constructed on the property under the standards. Staff stated they did not analyze a development plan, they looked at the compatibility of the development with the neighborhood and if a development agreement was an option. The Commission and Staff discussed the water rights for the properties and the proposed site plan.

Mr. Dave Robinson, Developer, stated the proposal was to achieve the best and highest use of the property. He reviewed the issues with the ordinance that made developments such as this difficult. Mr. Robinson stated different zoning options were available for the property.

Mr. Epperson, Developer, gave an overview of the proposal and the history of the property. He stated the Master Plan was outdated, current growth patterns and demographics had changed and would support the infill of this area. Mr. Epperson stated Neighborworks supported the project. He discussed the layout, impact of the project to the area, price and configuration of the proposed homes. Mr. Epperson stated they were requesting the property be rezoned to SR-3 with a development agreement.

The Commissioners and Staff discussed if something other than what was proposed could be developed and why the proposal was not compatible with the area. The Commission asked Staff if they would give a different recommendation were a development agreement reached. Staff stated they could not give an opinion until site plans were submitted, there was not a zone that could support the proposed development and Council and Commission would need to look at what could be done to possibly allow infill projects similar to this.

**PUBLIC HEARING [6:58:41 PM](#)**

Chairperson Drown opened the Public Hearing.

Mr. Steve Johnson, Fairpark Community Council, stated a letter was sent to Staff strongly opposing the initial proposal of thirty two units. He stated the proposal would control the only existing access to the inner block which would limit the other properties in the area from being developed. Mr. Johnson stated the proposal was located on the primary travel route to the elementary school and the increase in housing would increase the traffic in the area making it unsafe for the children.

The Commission asked Mr. Johnson if the existence of a development agreement would change the opinion of the Community Council regarding the project.

Mr. Johnson stated the project would create a neighborhood that did not relate to the surrounding area.

The following individuals spoke in opposition of the petition: Ms. Shauna Peck, Mr. Michael Pieper and Mr. Tom King.

The following comments were made:

- The proposal did not meet the standards or the area
- Developers did not meet the criteria
- Not a special needs area in terms of housing
- Master Plan should be upheld and zoning kept as is
- Only developers benefited from the project
- Already issues with the way the current homes are hooked to city utilities
- Land owner did not take care of the property
- Property was offered but the developers did not want the property
- Keep the minimum lot size seven thousand square feet
- Large lot sizes were desirable and allowed for garden spaces
- Not the place for small lots and large houses

Chairperson Drown read the following comment cards

- Ms. Ann Pineda – Current zoning is a protection we home owners depend on. We invested in a neighborhood of home and the stability of long term neighbors. Higher densities would decrease the community commitment we not enjoy
- Ms. Deanna Taylor- I oppose this project because of the detrimental changes to our neighborhood and the negative impact that would result. High density housing would change the character of the neighborhood in a way that would create problems such as more traffic. I do not support a zone change for this project. There are no benefits except to those would gain finically from the change.
- Mr. Robert Ouellette- Feel too much congestion in area, school children will be endangered due to additional traffic.
- Ms. Elaine Holman- I want to set the record straight that I am strongly in opposition to the rezoning.
- Ms. Tammy Pieper- In opposition

Chairperson Drown closed the Public Hearing.

Mr. Robinson stated they had worked with the Community Council, were sympathetic to the neighbors and that was why they would like a development agreement guaranteeing the property would be developed as stated. He stated they were willing to answer and resolve the issues with neighbors.

Mr. Epperson reviewed other projects in the area and the issues with meeting the larger square footage for the lots. He stated they were not trying to create future problems but help improve the area for future development if so desired.

The Commission and Staff discussed private streets and if the streets for this project could be required to be public.

The Applicants stated private streets were recommended and all of the City Departments had looked at the proposal.

The Commission and Applicant discussed the number of units that could be put on the property under current zoning, what was driving the proposed number of homes, the market and the area. They discussed the proposed green space that would be available.

Mr. Sommerkorn stated the Planning Commission had the ability to require City Streets or private streets but there had been issues with meeting City standards in the past.

The Applicant stated there were ways to address street ownership.

The Commission and Applicants discussed the surrounding properties and if they would need to be rezoned in the future to allow for development. The Applicant stated other properties would need to go through the same process to allow development.

Mr. Sommerkorn stated the Commission needed to decide if the proposal was an appropriate design for the area and that the City Council would be the one to enter into a development agreement not the Planning Commission.

The Applicants stated they were willing to raise the bar, work through the process and the agreement ran with the land so it would not change after the project was complete.

The Commission and Staff reviewed the future land use map for the area.

**MOTION [7:41:19 PM](#)**

**Commissioner Gallegos stated regarding the Clift Infill Project and the Amendment to the Northwest Community Master Plan and Zoning Map Amendment, petitions PLNPCM2012-00069, and PLNPCM2013-00057, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/7000 Single Family Residential zoning district to the SR-3 Special Development Pattern Residential zoning district and not to amend the Northwest Community Future Land Use Map from Low Density Residential to Medium Density Residential on a property located at 552 North 1500 West. Commissioner Woodhead seconded the motion.**

Commissioner Woodhead stated it was not easy to say no to the project but the development pattern in the neighborhood did not support it.

The Commission discussed the lot sizes that would have allowed for the project to be approved.

**Commissioner Wirthlin, Fife, Woodhead, Ruttinger and Gallegos voted “aye”. Commissioner Taylor voted “nay”. The motion passed 5-1.**

**The meeting adjourned at [7:44:27 PM](#)**

**Attachment G**



Planning Commission,

Regarding the application being considered by the Salt Lake Planning Commission to change the zoning for the Clift Infill project, the preponderance of the Fairpark community opinion is to maintain the R-1-7000 zoning. All adjacent properties are at least .13 to .71 of an acre in lot size. None of the properties are any where near .08. The developer indicated several properties in the area to be at .11 of acre, of which there are none, a deception in support of a bid for zoning change using the duplexes near Backman School built back in 1963 for size.

The city's longstanding commitment to protect the character of the neighborhoods was confirmed in the recent **Community Preservation Plan**, adopted by the City in October 2012. This planning document stated, referring to the city's **Community Housing Plan**, that the city should "respect the character and charm of the predominantly residential districts, including those with historic character and qualities....." and "require architectural designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood" and, finally the City should "ensure better compatibility with existing neighborhoods for new infill development." Changing the zoning map to allow more density housing, as reflected in the design of the proposed project, fails to meet the standards of these planning documents.

We hope that the Mayor, City Council and Planning and Zoning commissioners are not striving to increase the density in the northwest part of the City at the expense of the cherished character of our community neighborhoods. We are therefore requesting that the R-1-7000 zoning be maintained.

Thank you,

Fairpark Community Council