



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist, (801) 535-7930
Date: February 8, 2017
Re: PLNSUB2016-00914 & PLNSUB2017-0040

Planned Development and Minor Subdivision Plat

PROPERTY ADDRESS: 1008 South 1100 East
PARCEL ID: 16-08-406-014-0000 and 16-08-406-037-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: R-1/5000 Single-Family Residential

REQUEST: The applicant, ALMS Holding, is proposing to redevelop the site approximately located at 1008 South 1100 East. The site currently contains two four-unit residential structures. The applicant is seeking to demolish the existing multi-unit housing and construct 7 new single-family homes. The Planned Development request includes approval for 7 new single-family lots that do not front a public street and are accessed from a private drive. The applicant is requesting a decrease in the lot width and minimum lot square footage, as well as decreasing the front yard and interior side yard requirements. Additional modifications include, a reduction in two rear yard requirements, additional lot coverage and a modification to allow a tandem parking stall partially located within the front yard. The proposed development is seeking Preliminary Subdivision approval to create 7 new lots. The subject property is approximately 35,719 square feet in size. The subject property is located within the R-1/5000 Single-Family Residential District.

RECOMMENDATION (Planned Development and Minor Subdivision): Based on the information in this staff report, it is the opinion of Planning Staff that the project generally meets the applicable standards overall, and therefore recommends the Planning Commission approve the Planned Development and Preliminary Plat Minor Subdivision (PLNSUB2016-00914 and PLNSUB2017-00040), with the listed conditions of approval and subject to complying with all applicable regulations.

Recommended Motion for the Planned Development:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development with conditions and subject to complying with all applicable regulations. Due to the potential for detrimental impacts created by the proposal identified in this report, Planning Staff recommends the Planning Commission applies the following conditions to the project:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. A no parking sign will be placed along the private drive, to meet the requirements for fire access.
3. Through the Planned Development process, the Planning Commission specifically approves modifications to the required street frontage, which is shown on the site plan attached to this report (Attachment B).
4. Through the Planned Development process, the Planning Commission specifically approves modifications to the interior side yard setbacks, established in Chapter 21A.24.070, from the required four feet (4') and ten feet (10'). These specific setbacks are shown on the site plan attached to this report (Attachment B).
5. Through the Planned Development process, the Planning Commission specifically approves modifications to the front yard setbacks, established in Chapter 21A.24.070, from the required twenty feet (20'). These specific setbacks are shown on the site plan attached to this report (Attachment B).
6. Through the Planned Development process, the Planning Commission specifically approves modifications to the lot dimensions, established in Chapter 21A.24.070, from the required minimum of 5,000 square feet and 50 feet of lot width. Specifically, Lot 1, 2, 7 and 8 for lot width.
7. Through the Planned Development process, the Planning Commission specifically approves one tandem parking stall for Lot 2, illustrated on the site plan attached to this report (Attachment B).
8. The applicant shall keep and preserve all specified existing trees on the property, specific trees are illustrated on the site plan attached to this report (Attachment B).
9. Planning staff recommends that the rear yard setback modification for Lot 7 and 8 (Structures A1 and A2) be denied, and the applicant provide the required rear yard setback of eighteen feet (18').
10. Planning staff recommends that the proposed landscape buffer for the t-turn on the private drive, the landscaping located on the northern edge of the private drive and the perimeter fencing be required as a condition of approval.
11. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
12. The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping" for building permit approval.
13. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in this staff report.

Recommended Motion for the Preliminary Subdivision Plat:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Preliminary Subdivision Plat with conditions and subject to complying with all applicable regulations. Planning Staff recommends the Planning Commission applies the following conditions to the project:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.

2. Preliminary Subdivision requirements must be met and approved as part of the final approval.
3. The applicant shall file a final subdivision plat for approval by the City.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Landscape Plans
- E. Additional Applicant Information
- F. Preliminary Subdivision Application
- G. Legal Description of Proposed Lots
- H. Civil Drawings for Subdivision
- I. Property Photographs
- J. Existing Conditions
- K. Analysis of Standards – Planned Development
- L. Analysis of Standards – Preliminary Subdivision
- M. Public Process and Comments
- N. Department Review Comments
- O. Motions

PROJECT DESCRIPTION:

PLANNED DEVELOPMENT:

The applicant is proposing to redevelop the site approximately located at 1008 South 1100 East and subdivide with 7 individual lots, a common area and a private street. The proposed development will require Planned Development approval, due to modifications of the subdivision and zoning standards for a reduced width private street with lots that do not front a public street. The development of 7 new single-family structures is within the density that is permitted. The total square footage of the two parcels is approximately 35,718 square feet. Planned Developments that include a private drive are permitted to include the square footage of the private drive to calculate the density. The base R-1/5000 zone requires a minimum of 5,000 square feet for each proposed single-family structure, which would permit a maximum of 7 new single-family structures on the subject property. The subject properties are meeting the required square footage to propose all 7 structures.

The lots will be accessed from a private street running Midblock East and West at 1008 South 1100 East. The sidewalk standard will be met and the private drive surface will be reduced in width from 30 feet to 20 feet including the roadway rated concrete. All lots in the subdivision will front a private street due to the nature of the midblock access. Each proposed structure is providing the required two off street parking spaces and 4 additional guest parking spaces. The materials utilized for the proposed structures consist primarily of brick with small areas of cement board siding. As proposed, each structure is under the height maximum for the R-1/5000 (Single-Family Residential) Zoning District, with the highest structure proposed at **twenty-six feet (26')** and the lowest at **twenty-four feet seven inches (24'7")**. **Each proposed structure is meeting the wall height maximum of twenty feet (20').**

In addition to the lots that front a private street, the applicant is also seeking modifications to the base R-1/5000 (Single-Family Residential) Zoning District. The request includes the following, specifically for each lot:

Lot 1:

1. Lot Width: The lot width is proposed at **24' and widens to 41.61** feet, this will need to be modified from the required 50 feet of lot width.
2. Square Footage: The square footage is approximately 4,424 square feet, this will need to be modified from the required 5,000 square feet per dwelling.

3. Interior Side Yard Setbacks: The proposed interior side yards are approximately 6'3" for the southern yard and 4' for the northern yard. These side yards will need to be modified from the required 4' and 10'.

Lot 2:

1. Lot Width: The lot width is proposed, at its narrowest 37 feet and widens to 49.12 feet, this will need to be modified from the required 50 feet of lot width.
2. Square Footage: The square footage is approximately 3,010 square feet, this will need to be modified from the required 5,000 square feet per dwelling.
3. Parking: The applicant is requesting a tandem parking spot that is partially located in the front yard setback requirement.
4. Interior Side Yard Setbacks: **The proposed side yards are 4' for the northern side yard and 5' for the southern side yard. These side yards will need to be modified from the required 4' and 10'.**
5. Front Yard Setback: The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'8" in size. **The required front yard setback is approximately 20'.**

Lot 4:

1. Square Footage: The square footage is approximately 3,654 square feet, this will need to be modified from the required 5,000 square feet per dwelling.
2. Interior Side Yard Setbacks: **The proposed side yards are 5' for the northern side yard and 5' for the southern side yard. These side yards will need to be modified from the required 4' and 10'.**
3. Front yard setback: The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'9" in size. **The required front yard setback is approximately 20'.**

Lot 5:

1. Square Footage: The square footage is approximately 3,584 square feet, this will need to be modified from the required 5,000 square feet.
2. Interior Side Yard Setbacks: **The proposed side yards are 5' for the northern side yard and 4' for the southern side yard. These side yards will need to be modified from the required 4' and 10'.**
3. Front Yard Setback: The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'9" in size. **The required front yard setback is approximately 20'.**

Lot 6:

1. Square Footage: The square footage is approximately 3,608 square feet, this will need to be modified from the required 5,000 square feet.
2. Interior Side Yard Setbacks: **The proposed side yards are 4' for the southern side yard and 7' for the northern side yard. These side yards will need to be modified from the required 4' and 10'.**
3. Front Yard Setback: The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'9" in size. **The required front yard setback is approximately 20'.**

Lot 7:

1. Lot Width: **The lot width is approximately 42.56', this will need to be modified from the required 50' of lot width.**
2. Square Footage: The square footage is approximately 2,964 square feet, this will need to be modified from the required 5,000 square feet.
3. Lot Coverage: The lot coverage proposed for this lot is 48%, this will need to be modified from the maximum 40% lot coverage allotment.
4. Interior Side Yard Setback: **The proposed side yards are 5'6" for the southern side yard and 5' for the northern side yard. These side yards will need to be modified from the required 4' and 10'.**
5. Front Yard Setback: The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'8" in size. **The required front yard setback is approximately 20'.**
6. Rear Yard Setback: **The applicant is also requesting a reduced rear yard from 18' to 15'. The proposed rear yard is approximately 15'. This request should be denied and the applicant should be required to meet the base R-1/5000 rear yard setback.**

Lot 8:

1. **Lot Width:** The lot width is approximately 42.56', this will need to be modified from the required 50' of lot width.
2. **Square Footage:** The square footage is approximately 2,964 square feet, this will need to be modified from the required 5,000 square feet.
3. **Lot Coverage:** The lot coverage proposed for this lot is 48%, this will need to be modified from the maximum 40% lot coverage allotment.
4. **Interior Side Yard Setback:** The proposed side yards are 5'6" for the southern side yard and 5' for the northern side yard. These side yards will need to be modified from the required 4' and 10'.
5. **Front Yard Setback:** The applicant is also requesting a reduction in the front yard setback, this proposed front yard is approximately 9'8" in size. The required front yard setback is approximately 20'.
6. **Rear Yard Setback:** The applicant is also requesting a reduced rear yard from 18' to 15'. The proposed rear yard is approximately 15'. *This request should be denied and the applicant should be required to meet the base R-1/5000 rear yard setback.*

SUBDIVISION

The proposed subdivision of 7 lots and common area at the entrance of the property will be reviewed as a preliminary subdivision and will be subject to final subdivision approval by the City. The private drive will be a modification of the Subdivision Design Standards, which is subject to Planning Commission approval. The proposed individual lots vary in size from 2,964 square feet to 4,424 square feet, averaging approximately 3,458 square feet. All are under the required 5,000 square foot minimum for the R-1/5000 zoning district. The lot sizes vary due to the nature of the odd shaped mid-block development and the square footage of the private drive, which is approximately 8,412 square feet in size. The lot sizes vary due to the nature of the site.

KEY ISSUES:

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

1. Issue 1. Planned Development Objectives and Purpose Statement-Resolved

Planned Developments are requested in order to modify certain zoning standards that normally apply to developments. The purpose of the Planned Development process is to achieve a **“more enhanced product than would be achievable through strict application of the land use regulations.”** Due to the nature of the site, a Planned Development is required for any proposed development.

In addition, through this process the City seeks to achieve a number of other objectives, such as green building techniques, preservation of buildings, and the coordination of buildings within a development. The applicant is suggesting that three Planned Development Objectives are being met, the explanation for each objective is located below and in Attachment E. A Planned Development only needs to meet one of the listed objectives. As proposed, **Staff's opinion is that** the development is generally meeting at least two of the applicable objectives. This includes the following objectives:

- A. Combination and coordination of architectural styles, building forms, building materials and building relationship.
- D. Use of design, landscape or architectural features to create a pleasing environment.

The applicant suggests that the proposed development is meeting three objectives. The following information regarding the Planned Development Objectives, was taken directly from the narrative submitted with the application:

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

In researching project and surrounding area, we have found that the area surrounding Madison Park consists of 64% Period Revival, 28% Bungalows and 8% other. Madison Park has been designed using Period Revival Architecture, combined with modern amenities, creating homes that are not only aesthetically compatible with the surrounding character of the neighborhood, but energy efficient, meeting the goals of the Sustainable Salt Lake Plan 2015 offering modern housing that is both aesthetic and energy efficient.

In our research, we also found that 67% of homes in the area have brick exteriors, Madison Park homes will have full brick exteriors, matching and coordinate with 67% of homes in the existing area. Along with brick, we will be incorporating a blend of 21st century building materials that are traditional in appearance, while maintaining the main goal of energy efficient homes. All 7 homes will coordinate well with each other and will have compatible Period Revival design features congruent with existing homes in the neighborhood. The exterior finishes will include, brick exteriors, wood & brick detailing around windows, architectural shingles, energy efficient paned windows and wood garage & entry doors.

Neutral tones will be utilized throughout the project so the homes blend into the neighborhood and create a holistic feeling throughout the project.

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

*Working closely with both our architect and landscape architect, we have created a functional, pleasing design to both residents of Madison Park and surrounding residents. The **unique shape and size of the property allows “urban development” where** future residents enjoy a sense of community and privacy while maximizing utility of urban lots.*

A fully landscaped, private drive will add to the charm and appeal of Madison Park, while maintaining the privacy of surrounding homes. The design of the homes and surrounding landscape promotes a development of neighborhood yard where visually shared spaces are created by front yards and the area between the curb and property lines. Our landscape design includes large columnar horn beams, big tooth maples, indigenous tree/shrubs, drought resistant plants and minimal sod.

Madison Park has incorporated a pedestrian walk-way which runs from the entrance of the property, connecting the houses to the public sidewalk. To ensure the privacy of all surrounding neighbors and residents of Madison Park, we have incorporated aesthetically pleasing fencing that will surround the entire development.

Included in the landscape & development plan is the maximum allowed off-street parking for guests & residents of Madison Park. Along with 2 car attached garages and guest parking, this project more than handles the parking needs of the residents without utilizing street parking.

By incorporating designs and tones that blend into the natural landscape and neighborhood styles, Madison Park will create a pleasing environment, attracting an environmentally, eco-friendly demographic.

H. Utilization of “green” building techniques in development.

Madison Park will be incorporating green building techniques that will reduce the overloaded energy demands. We will consult with an Energy Star Consult during the building process with a long-term goal of having all homes Energy Star Rated. All of homes will be wired for solar panels equipped with eco-friendly charging stations in the attached garages and strategic blown in insulation will be used throughout the homes.

Madison Park homes are built with an air-tight envelope that utilizes energy-efficient, eco-friendly, recyclable, architectural materials and includes: Brick (which contains a high thermal mass), high-density blown in insulation, high-efficiency and LED lighting, Energy Star Appliances (HVAC, refrigerator, dishwasher, washer & dryer), Energy-efficient windows (U-value<0.3) and a home energy manager.

2. Issue 2. Limited private street width-Resolved

The City generally requires 50 feet of right-of-way dedication for a residential street. The lot width on 1100 East frontage that accesses the property is approximately 32.17 feet. Creating a typical road section of 50 feet would not be possible under the requirement and would prevent access to the midblock property without a planned development. The proposed 20 foot width would accommodate the narrow lot access and maintain adequate width for two way vehicle movement and emergency fire access. Due to this exception, the applicant is applying for consideration of reduced width Private Street per 20.12.010 General Regulations and Standards for access to public streets. The relevant City departments have reviewed the street proposal and have provided comments regarding the proposed private street in Attachment M. The applicant will be required to meet all of the conditions of approval. The image below, illustrates the access to the interior block development.



3. Issue 3. Frontage of lots on a private street-Resolved

Each of the proposed seven lots will be accessed from a private drive, due to the nature of the interior lot. The private drive will be slightly reduced from the standard 30 foot requirement to 20 feet. The private drive will provide two way traffic for the development, in order to reduce any egress and ingress issues. Additionally, the private drive provides adequate access for fire trucks, in case of an emergency. The interior block lot is not typical for this neighborhood, the subject property is one of three located in the vicinity.

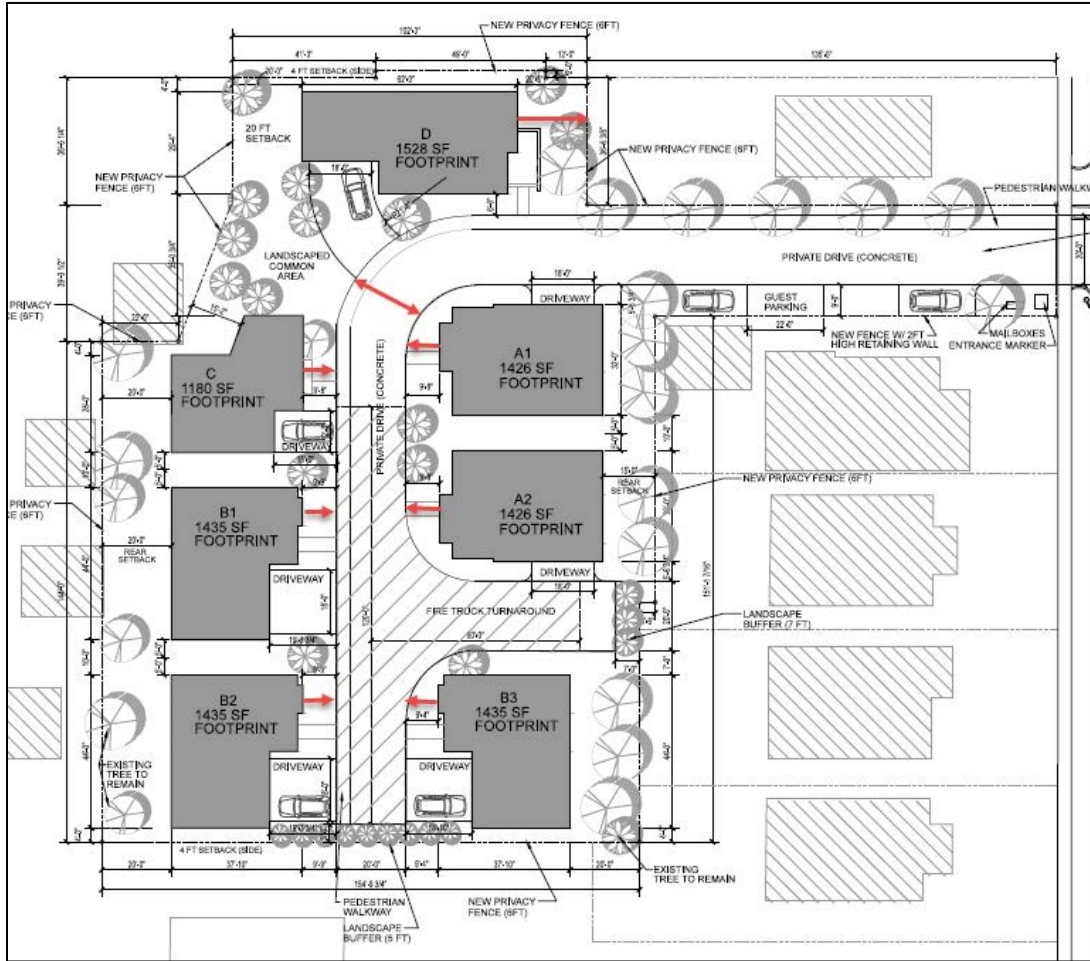
The Salt Lake City Zoning Ordinance in section 21A.36.010.C requires that “all lots front on a public street, unless specifically exempted from this requirement by other provisions of this title.” The intent of this regulation is to ensure orderly development that can be easily accessed and is visible from public streets. The lack of such regulation before zoning standards were adopted, allowed for haphazard development that was sometimes tucked away behind other properties and hidden from public view. These developments were often accessed on substandard private roads, which were difficult to access for emergency vehicles and were served by inadequate utility infrastructure. However, in some cases it is appropriate to modify this

street frontage standard through the Planned Development process if such a modification will result in a better development. The interior block redevelopment of the subject parcel is appropriate for this site.

4. Issue 4. Reduced front yard setbacks for lots 2, 4, 5, 6, 7 and 8 (Structures A1, A2, B3, B2, B1 and C)- Resolved

The proposal is requesting a modification of the front yard setbacks within the development. The R-1/5000 (Single-Family Residential) Zoning District **requires, “the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20’).”** The only proposed structure that is meeting the required minimum is Lot 1, structure D. The remainder of the proposed structures will **require a front yard modification from twenty feet (20’) to (9’8”)** for Lot 7 and 8 (Structure A1 and A2), **(9’4”)** for Lot 6 (Structure B3), **(9’9”)** for Lot 5 (Structure B2), **(9’9”)** for Lot 4 (Structure B1) and **(9’8”)** for Lot 2 (Structure C).

The front yard setbacks, in addition to the other setbacks requested for modification, were raised as a point of concern. The lots with modified front yard setbacks are fronting a private drive within the development. The adjusted front yard setbacks are significantly reduced within the development, however the reduced front yards will not impact the abutting or adjacent properties. The lots that will be directly impacted from the reduced front yard are the lots within the development. The front yard setback for each proposed lot is being measured from the edge of the private drive. The private drive is approximately 20 feet in width and each front yard is slightly over 9 feet in depth. The combination of the private drive and the front yard will create enough buffering, to mitigate any impact from the building and wall height for each proposed structure. The adjusted front yard requirements will not have a visual impact or detrimental impact on the lots abutting or adjacent to the proposed development.

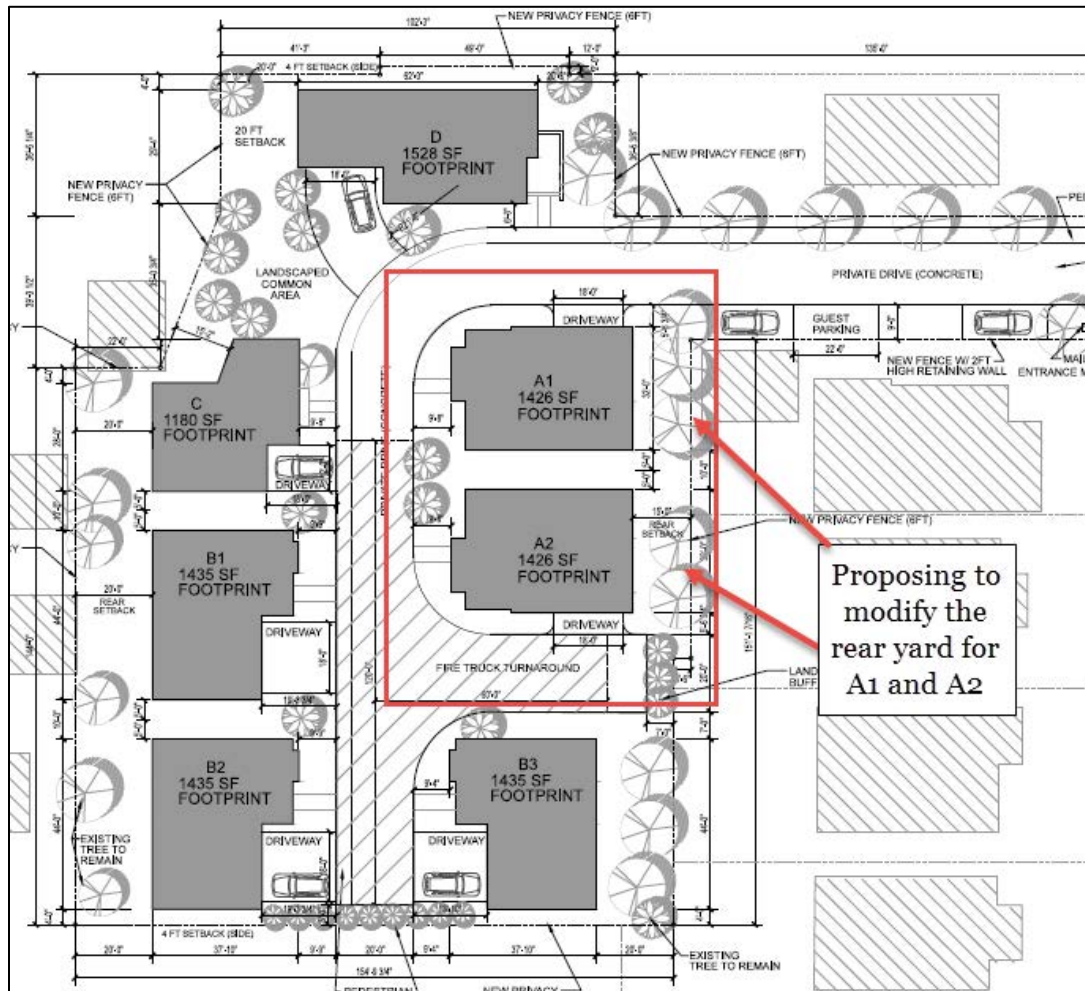


5. Issue 5. Reduced rear yard setback for lots 7 and 8 (Structures A1 and A2) – Resolved with Conditions

The proposal involves modifying the required rear yard for Lots 7 and 8. The R-1/5000 (Single-Family Residential) zoning district requires: twenty-five percent (25%) of the lot depth, or **twenty feet (20’), whichever is less**. The setbacks for the structures on lots 7 and 8 are proposed to be modified from the required **eighteen feet (18’)**, which is based on the lot depth for lots 7 and 8, to **fifteen feet (15’)**. The existing multi-unit structure is approximately **twelve feet (12’)** from the eastern property line and adjusts to approximately 7 feet at its southern edge. The existing structure is located significantly closer to the abutting properties to the east; however, the structure is only one story in height. The proposed structures A1 and A2 will reach **twenty-six feet (26’)** in height with a wall height of **twenty feet (20’)**. While these proposed heights are permitted, they are substantially higher than the existing structures.

To mitigate the potential impacts created by A1 and A2 on Lots 7 and 8, the full eighteen feet (18’) should be provided for the rear yard. The addition of three feet (3’) **would provide additional** buffering for the abutting properties to the east and would limit the potential of impact on these particular properties. The other proposed lots within the development are more than meeting the required rear yard setback by providing 20 feet.

Condition: The rear yards for Lot 7 and 8 meet the required rear yard for the R-1/5000 Zoning District



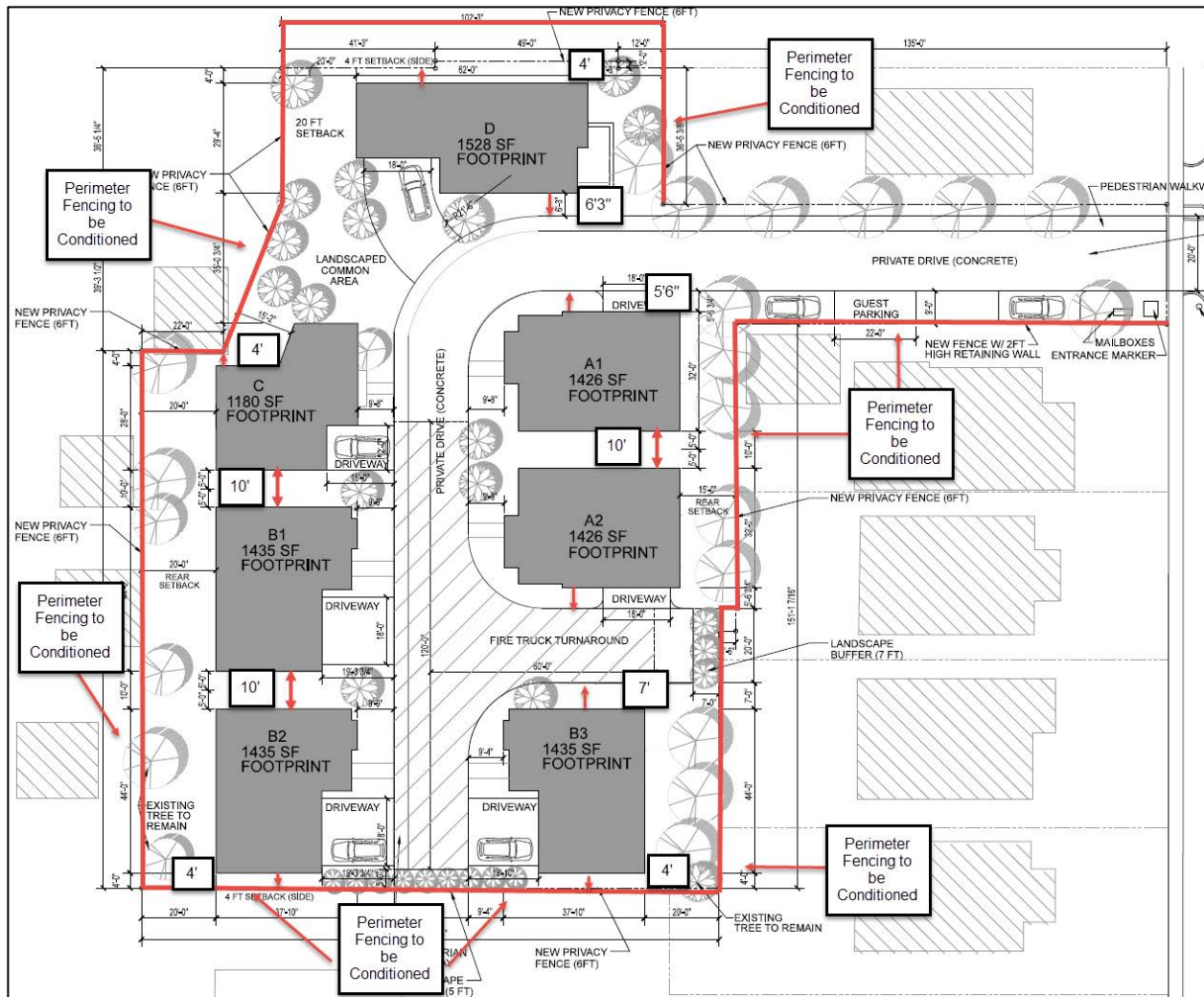
6. Issue 6. Reduced side yard setbacks – Resolved with Conditions

The development proposes that the interior side yard setbacks be modified to the setbacks specified on the attached site plan (Attachment B). The modified side yard setbacks for each proposed structure, does reduce the overall open space within the development. The two properties to the north have rear yards that will abut Lot 1 (Structure D). The abutting property 992 South 1100 East is approximately 204 feet in depth, which will abut the interior side yard of Lot 1. The rear yard of the property to the west, 993 South McClelland, will also abut a portion of the rear yard for Lot 1. A small portion of the northern interior side yard for Lot 2 will abut the rear yard of 1003 S. McClelland. The southern property line abuts another interior block lot, 1028 S. 1100 E. **Lot 5 and Lot 6 are proposing four foot (4') setbacks for the interior side yards.** The property that abuts Lot 5 and 6 is setback approximately seventeen feet (17') from the property line. The arrows in the image below, illustrate the properties that are abutting an interior side yard of the proposed development.



The lack of the full required interior side yards between each structure will push the proposed structures slightly closer together, please refer to the illustration below to see the requested side yard modifications. Overall, each proposed lot is modifying the interior side yard requirements by three feet (3') to five feet (5') in size. The side yard modifications are strictly within this development and will not impact the abutting properties, due to adequate buffering and landscaping. Referring to Attachment B and the illustration below, the reduction is not uncharacteristic of the existing development pattern within the neighborhood.

The proposed interior side yards are compatible for the development and the neighborhood, however due to the potential to impact abutting properties, the applicant shall provide a perimeter fence and landscaping to adequately screen and buffer the development. The illustration below, highlights the abutting yards that will be screened via fencing and landscaping. The condition associated with this issue is to require the proposed perimeter fencing. Please refer to issue 8 for the discussion and condition of landscaping.



Condition: The proposed perimeter fence is required.

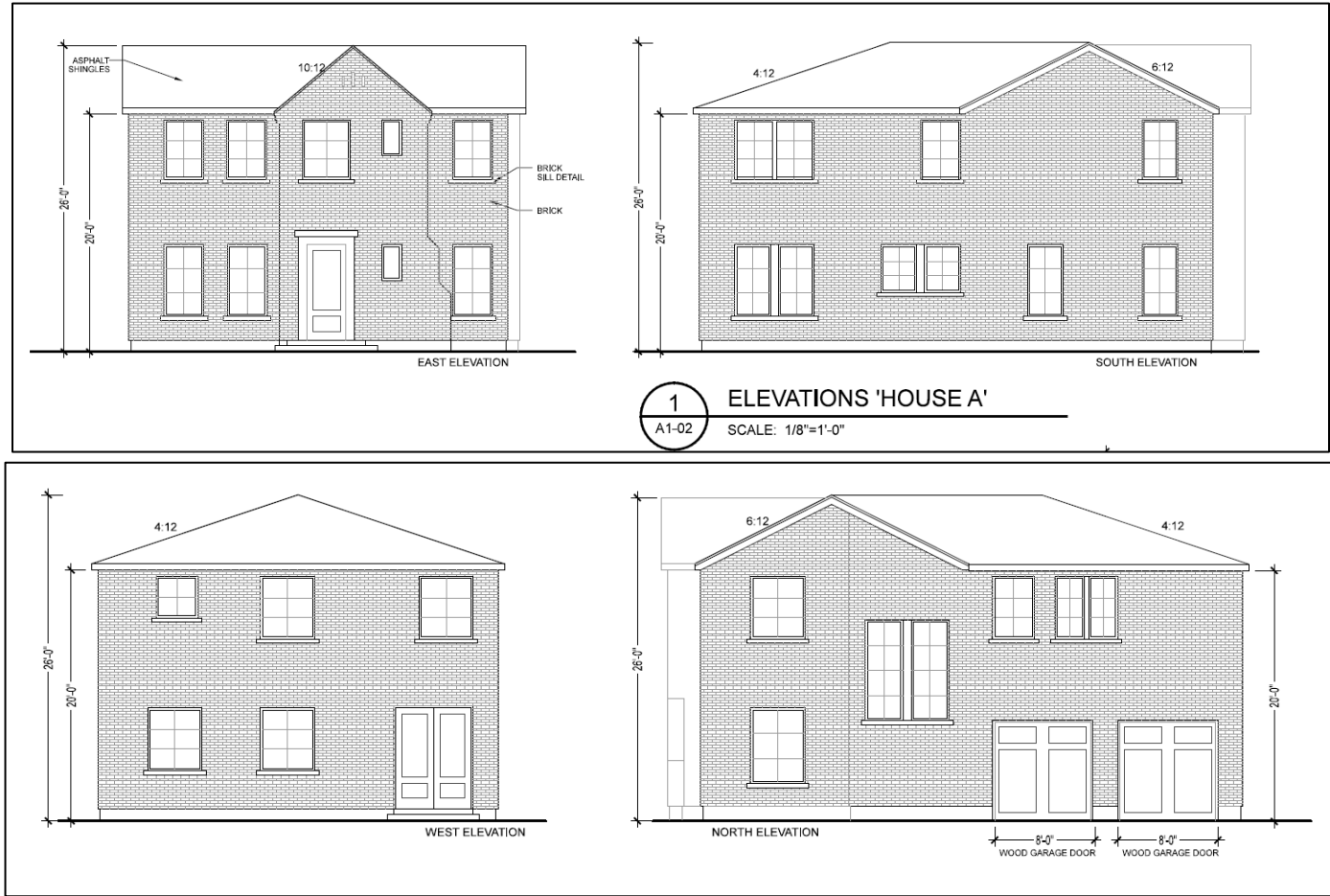
7. *Issue 7. Proposed roof pitch height and wall height for each proposed single family structure – Resolved*

The planned development involves constructing 7 new single-family structures, which range in height from twenty-six feet (26') for 'House A', twenty-five feet eight inches (25'8") in height for 'House B', twenty-four feet seven inches (24'7") for 'House C', and twenty-five feet nine inches (25'9") for House D. Each proposed structure is meeting the required twenty foot (20') wall height maximum, and all are proposing a roof pitch of 4:12. 'House A' has additional rooflines at a steeper pitch, please reference the illustrations below and Attachment C.

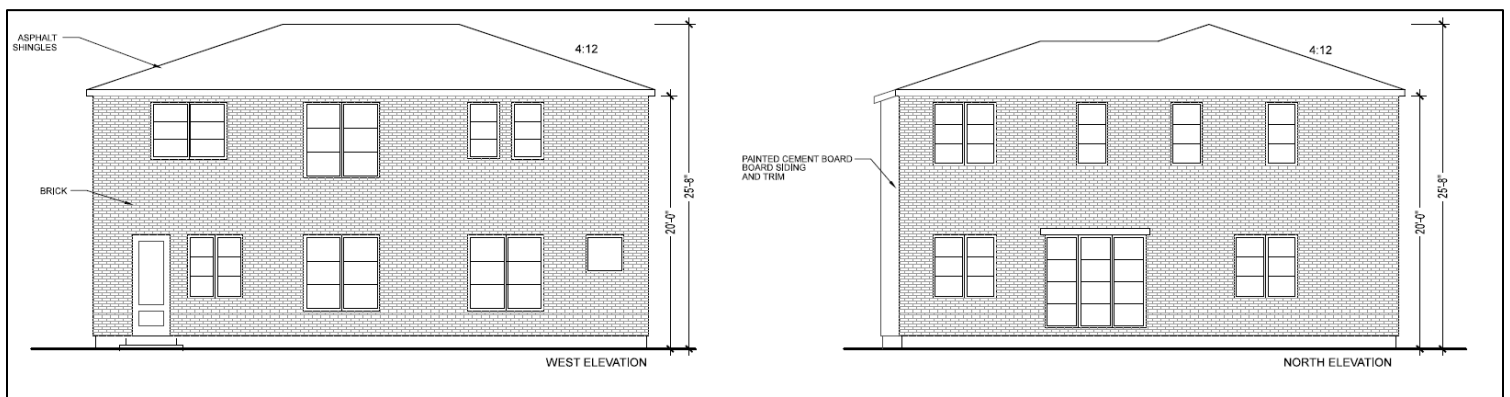
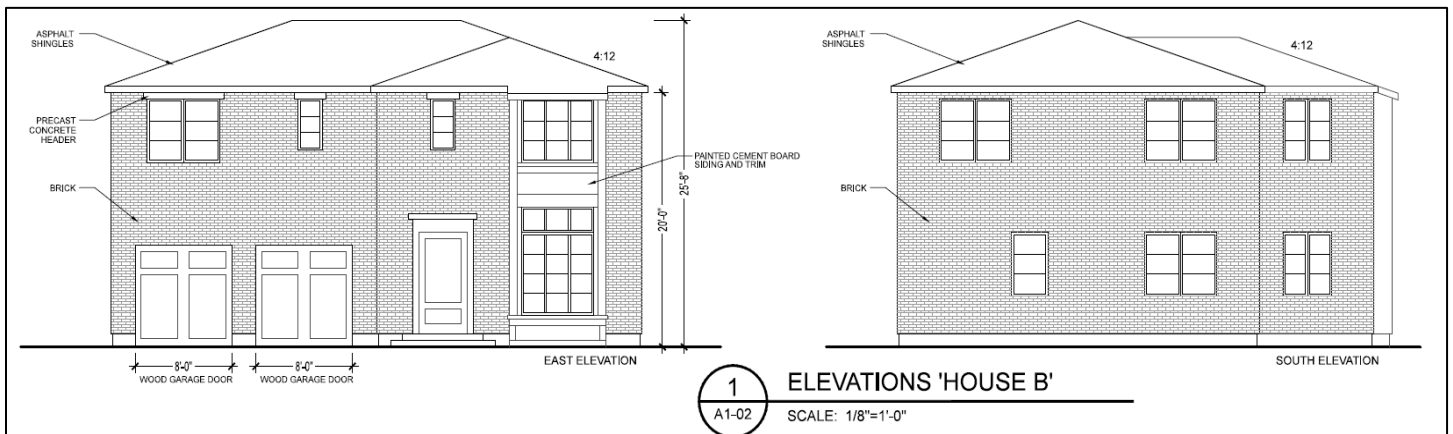
There have been several concerns raised regarding the overall height, wall height and roof pitches for the proposed structures. The concerns relate to the existing structures, as well as the compatibility of the proposed design of the structures. While the wall height is extended to the maximum, the overall height proposed for each structure is under the maximum permitted in Chapter 21A.24.070. The maximum wall height and the lower overall height has resulted in a lower pitched roof. The proposed structures are taller than the existing two multi-unit structures; however, they are under the permitted maximum height.

The lowered height, in conjunction with requiring the applicant to provide adequate rear yard setbacks, will aid in mitigating any potential impact caused by the wall height. Additionally, the western portion of the property sits higher than the properties facing McClelland. The grade difference between the properties will be mitigated by the lower proposed heights, the provided rear yards and the proposed landscaping. The image below, illustrates the proposed elevations for the development.

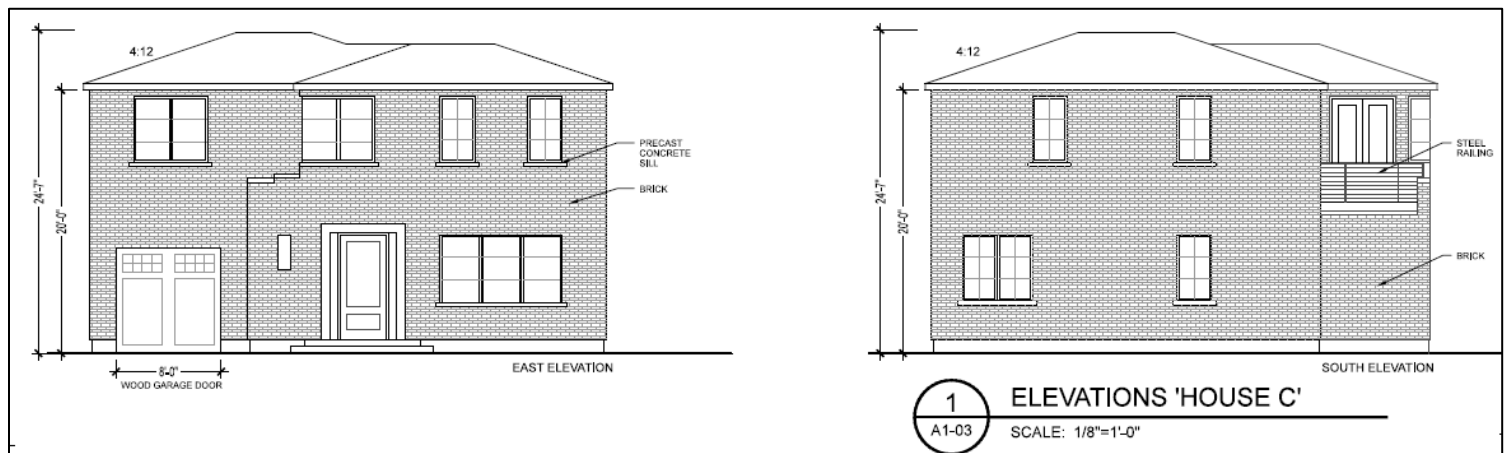
Elevation Drawings for 'House A'

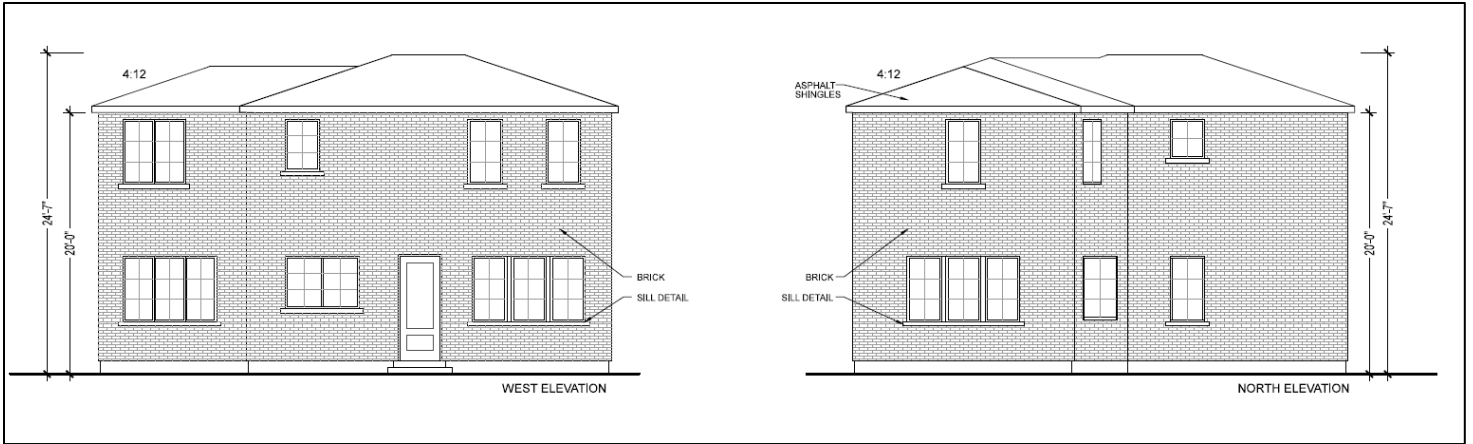


Elevation Drawings for 'House B'

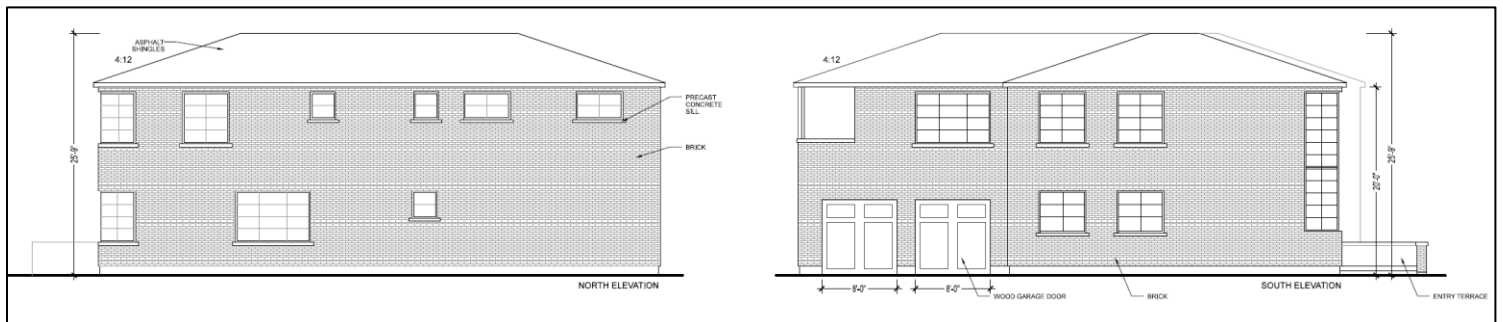
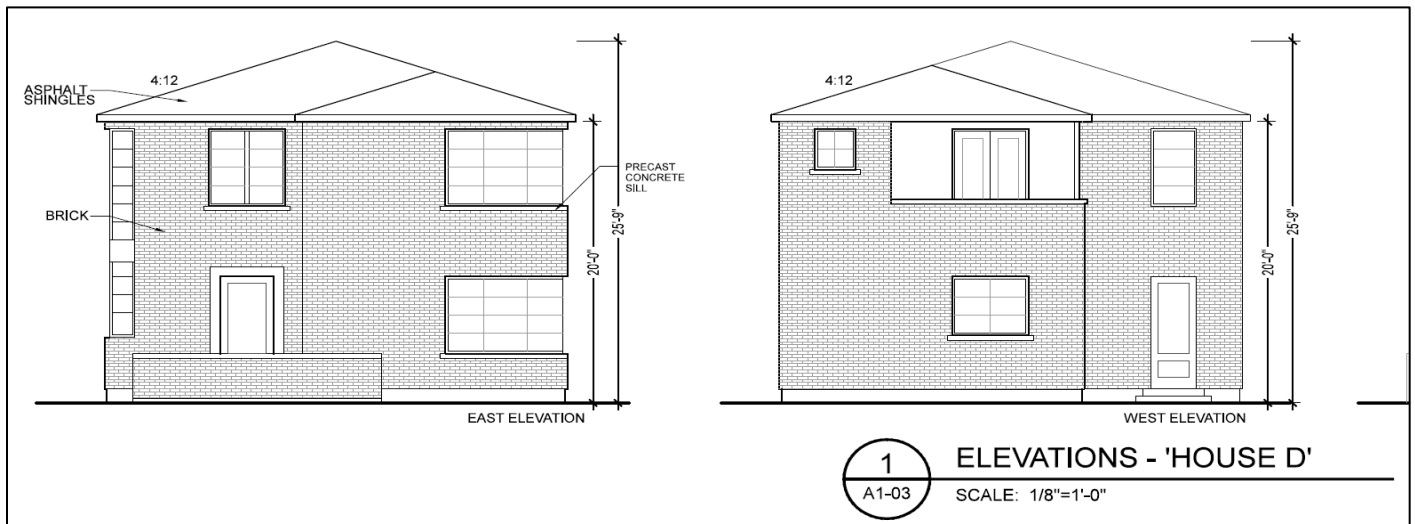


Elevations for 'House C'



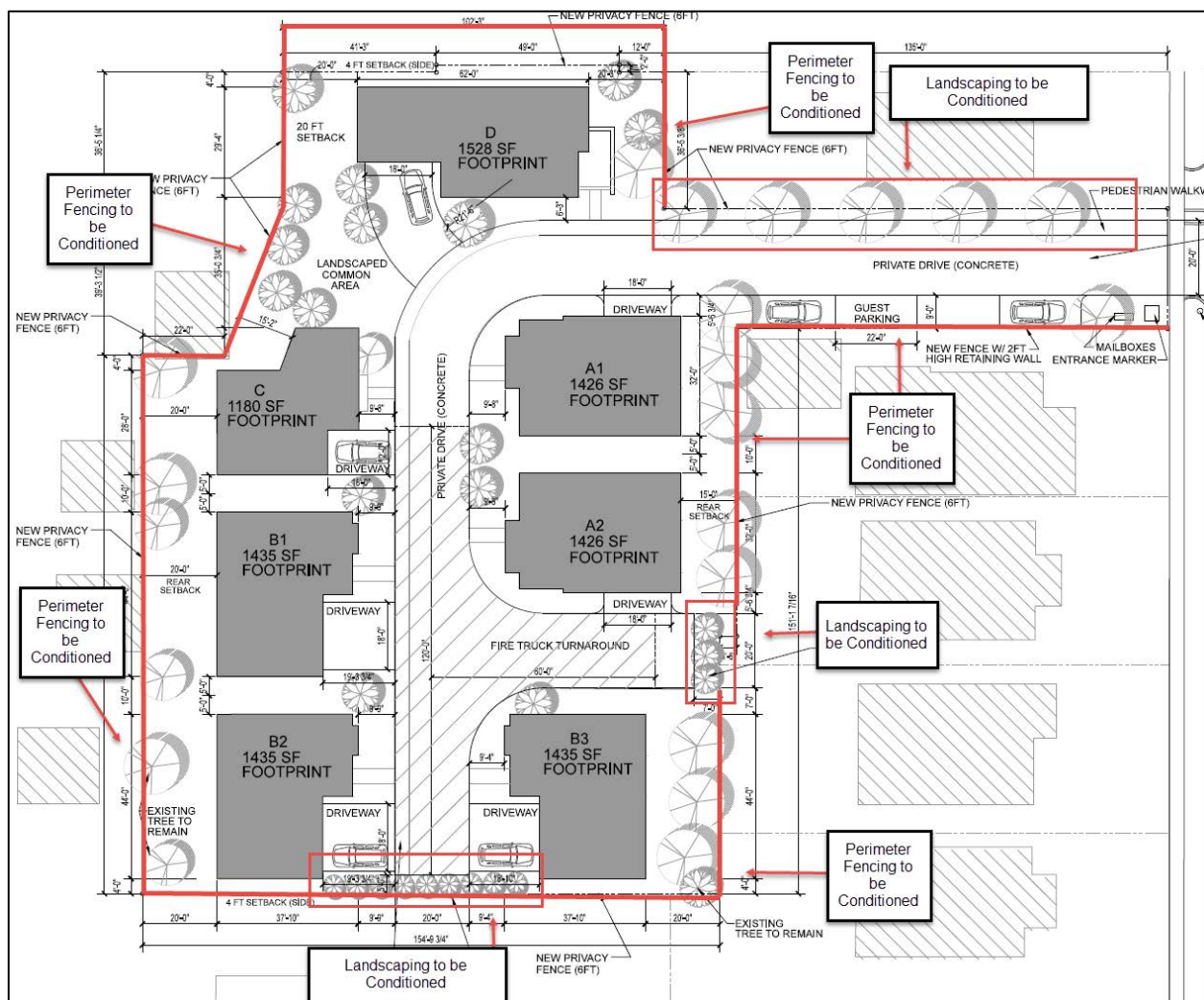


Elevations for 'House D'



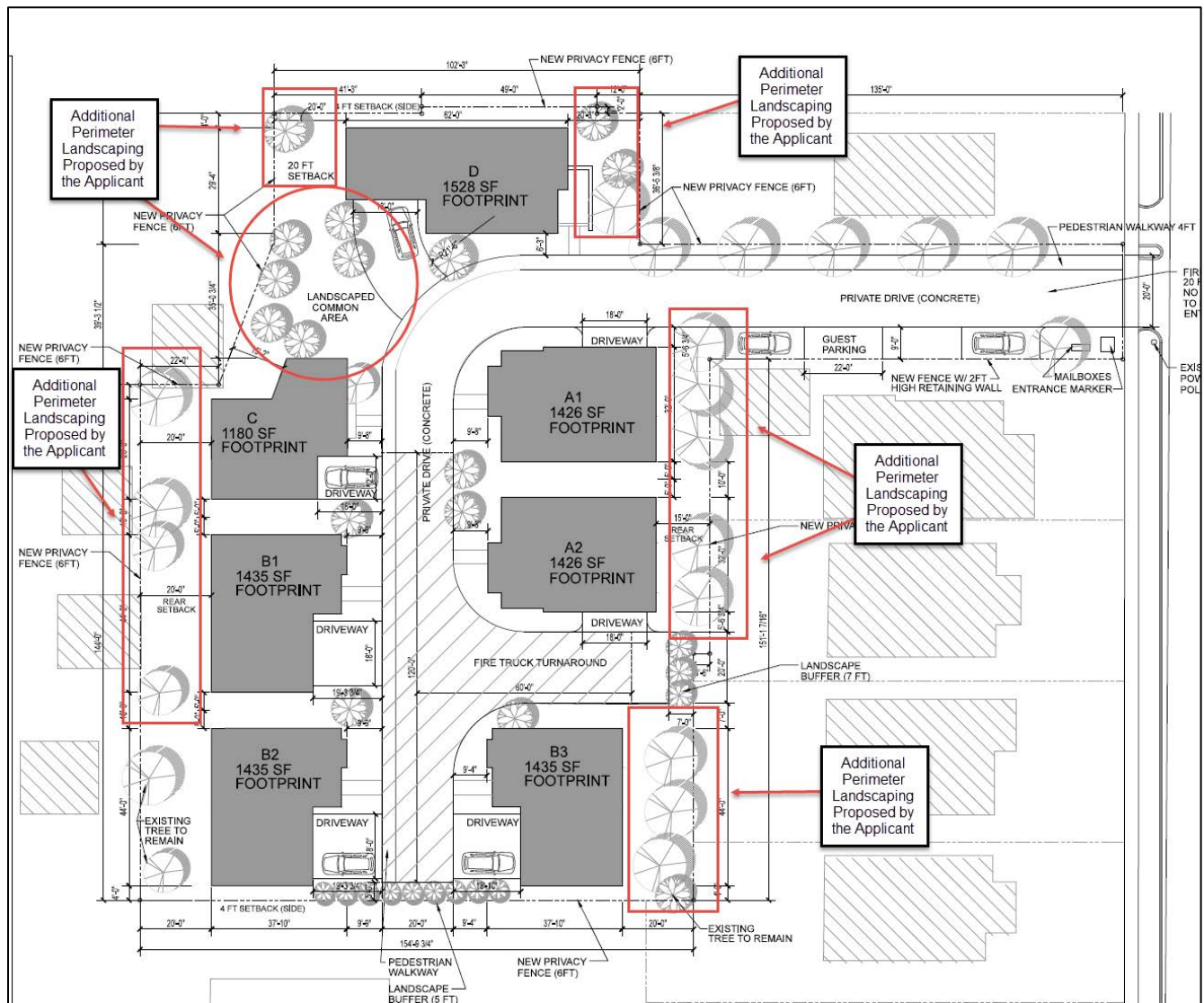
8. Issue 8. Buffering Abutting Properties – Resolved with Conditions

The initial proposal had reduced rear yards for each structure with very little buffering provided. After comments were received from the community, the applicant submitted updated proposals, which included larger rear yards and a landscaping proposal. The applicant is proposing to preserve three existing trees that are not within the buildable area. In addition to preserving the existing mature trees, the applicant is proposing to add additional landscaping to screen the private drive. These areas include the eastern, southern and northern entry edge of the private drive. Per 21A.48, the proposal does not need to include a landscape buffer for the private drive. These specific areas of the proposed landscaping should be conditioned as part of the approval to ensure that the applicant provides screening and buffering for the abutting properties. Additionally, the proposed perimeter fencing should also be a condition of approval to ensure that the development is providing a visual screen, which is discussed above in issue 6. The areas highlighted in the image below, illustrate the areas that should be required as a condition of approval.



In addition to the conditioned landscaping, the applicant is also proposing additional vegetation along the periphery of the development. The illustration below, highlights the additional areas of landscaping that are not a condition of approval. The applicant is proposing these

additional areas to further aid the mitigation of potential impacts to the abutting properties, as well as the properties within the development. Through providing the full rear yard setback requirement, proposing lower heights and providing adequate landscaping, the full perimeter of the planned development is buffering the neighboring properties. Please reference Attachment D, for the full details of the landscaping proposal.

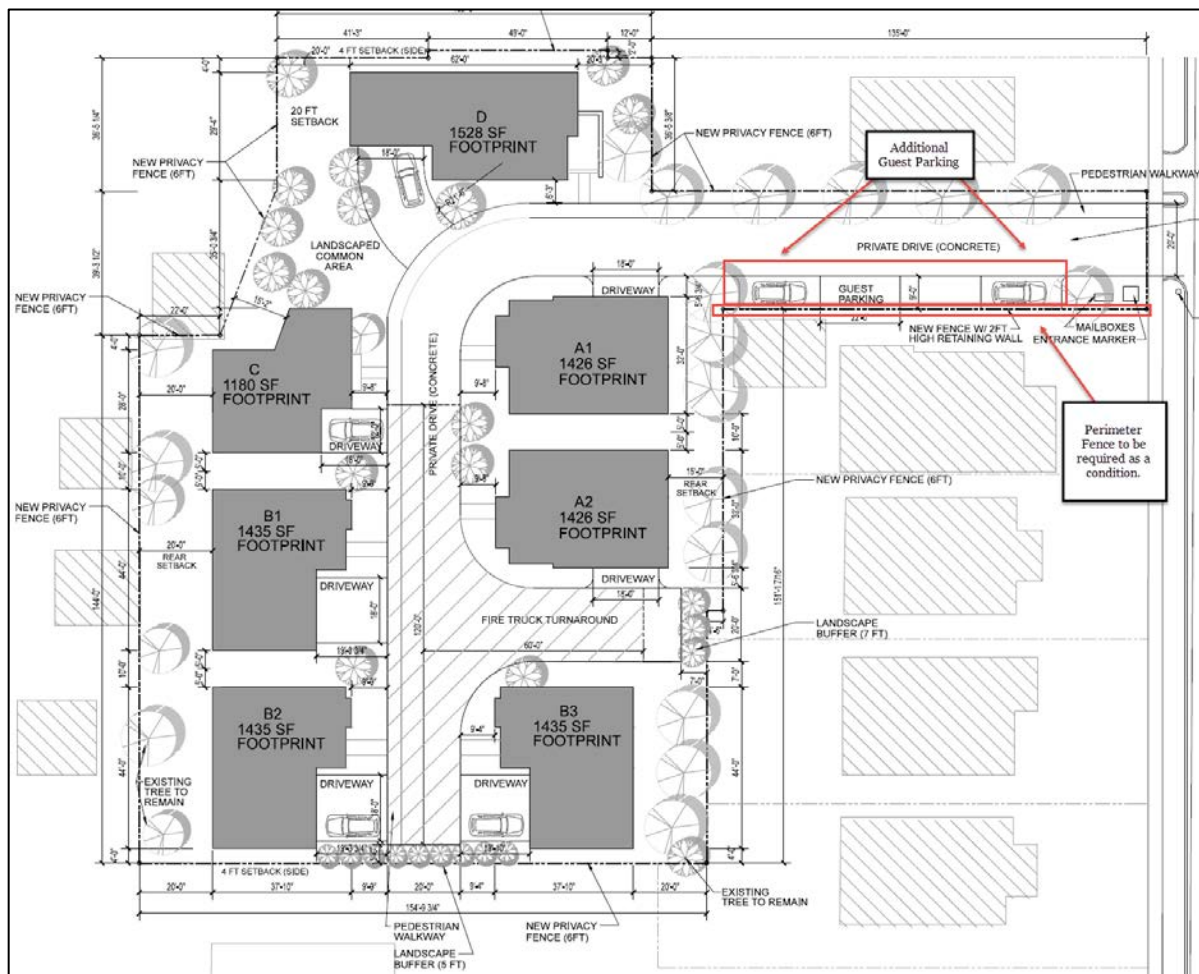


Condition: The proposed landscape buffer for the private drive and the perimeter fencing required as a condition of approval.

9. *Issue 9. Additional quest parking for the overall development – Resolved with Conditions*

Concerns regarding parking impacts were raised from the neighborhood. The existing multi-unit structures provide adequate parking within the boundaries of the lot, with very little impact on 1100 East. The proposal includes an attached two-car garage for each structure, except for Lot 2 (Structure C) which will have a single-car garage and a tandem parking space. Chapter 21A.44.030 specifies that each single-family structure will provide two off street parking spaces.

In addition to the concerns raised about parking impacts, there have been additional concerns regarding too much parking and the potential impact on air quality for the abutting neighbors. To aid in mitigating the impact of the proposed additional guest parking spaces, the applicant is proposing to install a fence. The fence **will be located on top of a proposed two foot (2') retaining wall**. The combination of the fence and the low retaining wall will help to shield some of the visual and noise impacts from the guest parking.

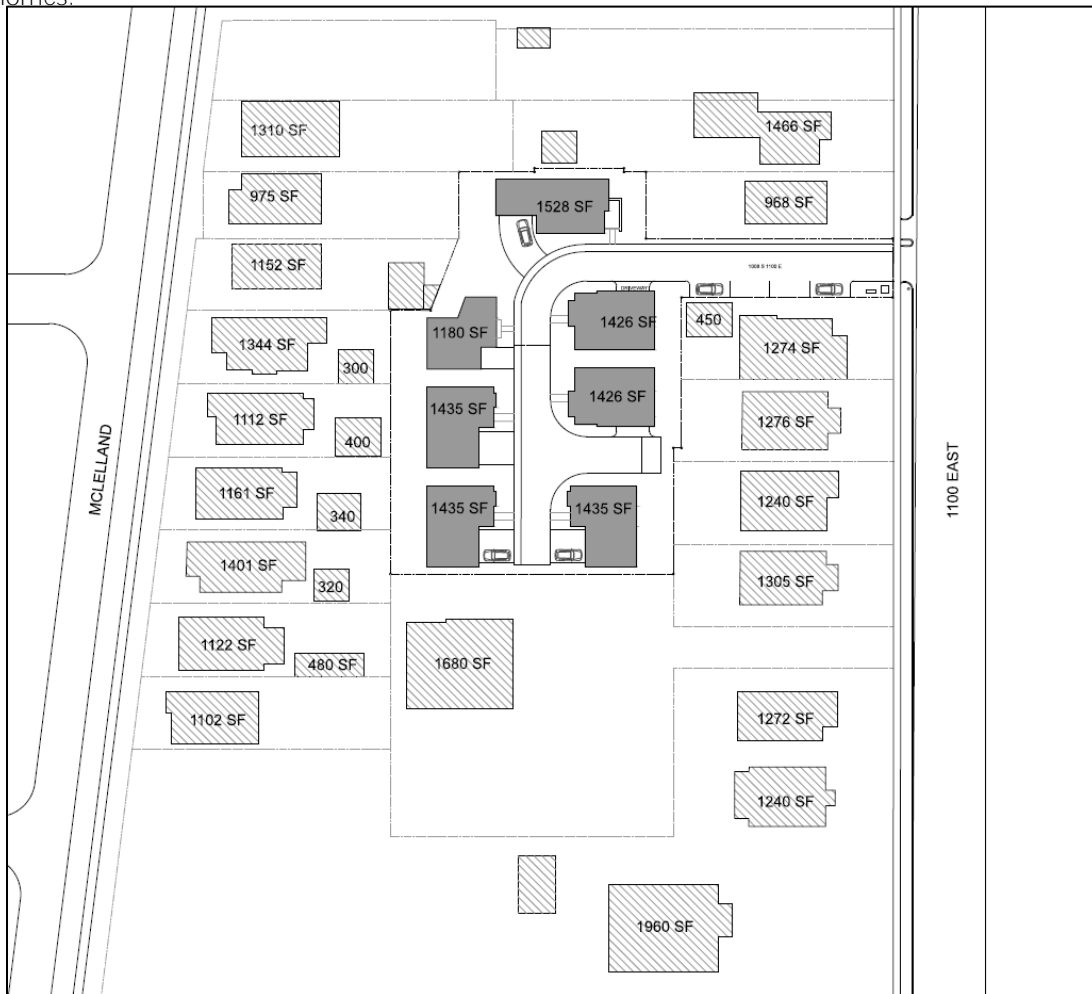


10. *Issue 10. Compatibility with the surrounding neighborhood – Resolved*

18

proposed single-family structure, which would permit a maximum of 7 new single-family structures on the subject property. The subject properties are meeting the required square footage to propose all 7 structures. The lots will be slightly undersized for the base R-1/5000 zoning district, which is primarily due to the square footage of the private drive.

The existing structures on the site are approximately 3,300 square feet in footprint each and are approximately one story in height. Generally, the structures located within this neighborhood are one to two story homes and have a footprint that ranges from 975 to 1,680 square feet. The proposed single-family structures range from 1,180 square feet to 1,580 square feet in footprint. The footprint is compatible to the surrounding structures and does not deter from the established footprint found along McClelland and 1100 East. Please reference the illustration below for a footprint comparison, which was provided by the applicant. The comparison highlights the surrounding single-family homes on McClelland and 1100 East, as well as the proposed single-family homes.



The subject parcels currently have two four-unit structures, which are situated towards the east of the property. Due to the placement of the existing multi-unit structures, a significant portion of the lot towards the south and west has remained open. The neighboring properties that abut the western portion of the subject parcel, have previously had an open view and very little impact from the multi-unit structures. The proposed new single-family structures located along the western property line will be within view. The proposed structures within the Planned Development that abut the properties along McClelland are providing a full twenty foot rear yard and lowering the

overall height of the proposed structures in an attempt to lessen potential impacts. Additionally, the rear yards that abut the western property line will be appropriately landscaped to provide additional buffering for the abutting properties. The three proposed single-family structures that abut the eastern property line will provide twenty feet (20') for the rear yard for Lot 6 and eighteen feet (18') for Lot 7 and 8. Additionally, landscaping and a perimeter fence will be provided to aid in any potential impacts.

While the design differs from the neighboring structures, the site itself as a small infill development is coordinated architecturally and is compatible with the existing neighborhood which has a variety of styles represented. The surrounding properties vary in height with some one and two-story structures. The overall design of the development is not out of character of the surrounding neighborhood and is also not necessarily mirroring the existing homes. The development is contemporary with elements of traditional design. The applicant suggests that the proposed structures were modelled and influenced after existing period revival homes in the surrounding area. The homes will be constructed primarily utilizing traditional and contemporary materials. The proposal to mirror the materials found in the neighborhood will help with the overall compatibility of the structures within a primarily historic area.

11. Issue 11. Prescriptive Easements near the subject property – Resolved

There has been a concern raised regarding an existing prescriptive easement that abuts the subject property. The proposed Planned Development includes this prescriptive easement area. The City does not get involved with prescriptive easement complaints, disputes or concerns. These types of easements are purely a civil matter, and will need to be resolved among all property owners involved.

12. Issue 12. Mitigation of Residential Housing Loss – Resolved

The applicant is proposing to demolish the existing multi-family structures and to replace all but one unit. The existing two four-unit structures were constructed in 1959. The demolition and redevelopment does not provide a unit for unit replacement, which will require the applicant to apply and go through Mitigation of Residential Housing Loss. The Mitigation of Residential Housing Loss requires the applicant to provide information regarding the cost of replacing the existing structure. A full analysis of the submitted information will be provided to the Housing Advisory and Appeals Board. The HAAB will provide the final approval for the loss of the one unit.

13. Issue 13. Central Community Master Plan compatibility – Resolved

The Central Community Master Plan designates the subject property as “Low Density Residential (1-15 dwelling units/acre)”. The abutting and adjacent properties are similarly designated in the master plan. Low-Density Residential, specifically 1-15 dwelling units per acre, and is described in the Residential Land Use Designation within the Central Community Master Plan, as

“This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes a single-family attached and detached dwellings as permissible on a single residential lot subject to zoning. Approximately one third of the Central Community is occupied by single-family residences on lots range from 3,000 to 10,000 square feet in size, Examples of established low-density residential areas are most of the existing development south of 900 south between State Street and 1300 East and areas between West Temples and Main Street from 1700 South to 2100 South.”

The proposal is generally complying with the Residential land use goals and residential land use policies found within the Central Community Master Plan. The proposal to redevelop the subject properties is in-line with the existing base zone, zone designation in the Central Community Master Plan and the applicable policy statements.

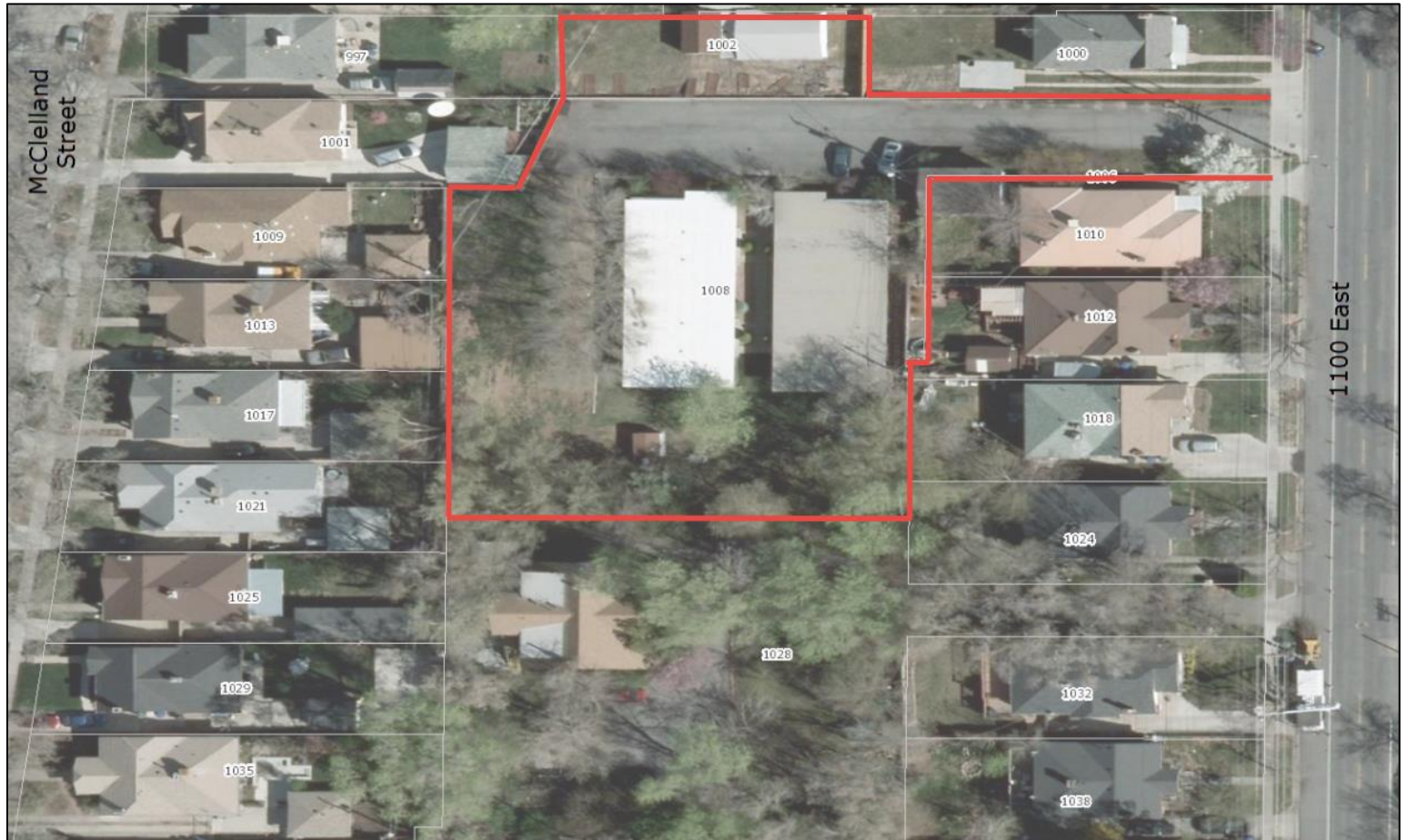
DISCUSSION:

As discussed above in the issue section and in Attachment K, the proposal generally meets the goals of the Central Community Master Plan and the standards for a Planned Development that allows the development of an interior block lot without providing the required street frontage. Specifically, the proposed modifications allow the development access of the full depth of the property at the mid-block. The redevelopment of the subject parcels will provide more housing choices in the community. The interior block development would not be possible without the reduced width street and planned development approval. The proposal does not increase the base zone density.

NEXT STEPS:

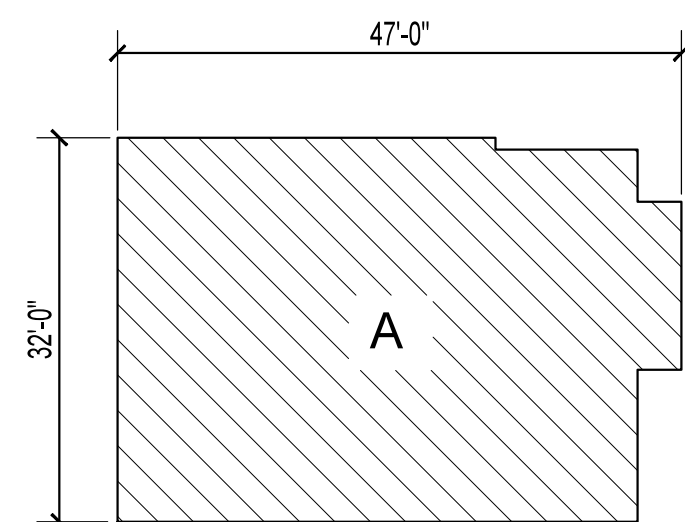
If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. A final plat application will also need to be submitted for approval. If denied, the applicant would not be able to re-develop the subject property with seven single-family structures.

ATTACHMENT A: VICINITY MAP

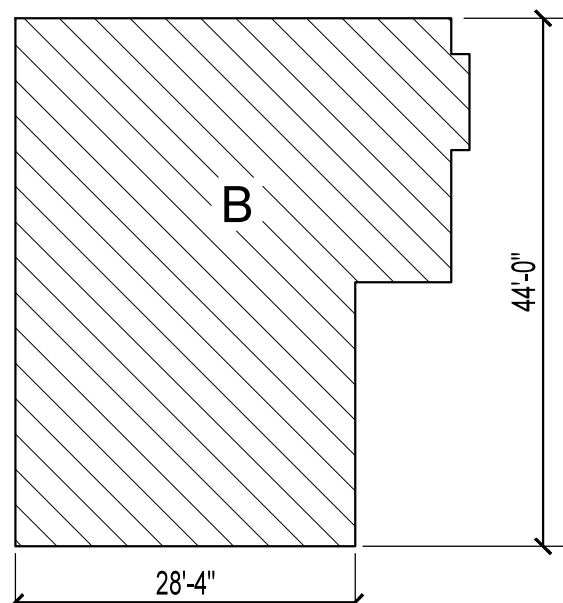


ATTACHMENT B: SITE PLAN

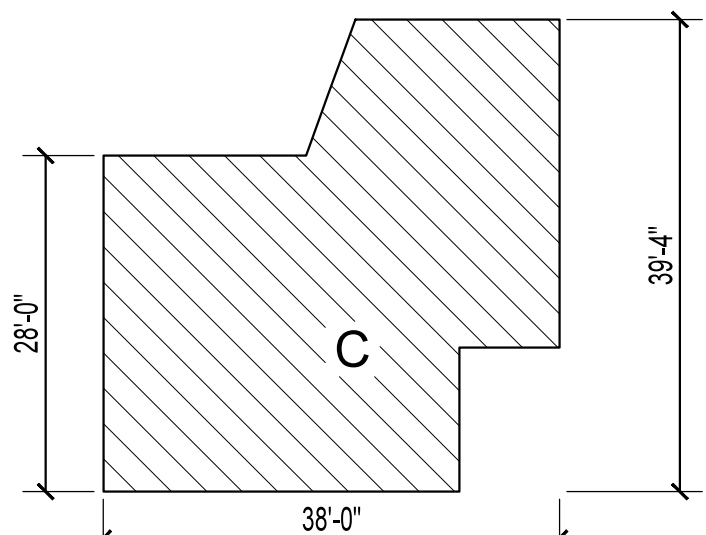
HOUSE TYPES



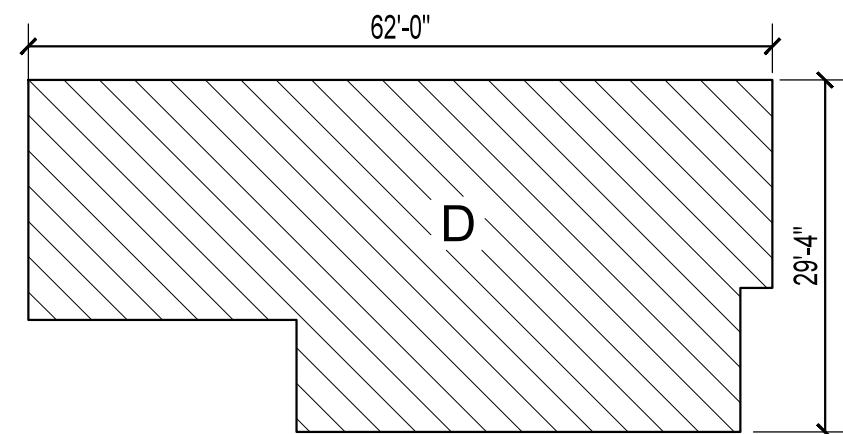
TYPE 'A': 2 STORY, ATTACHED 2 CAR GARAGE
FOOTPRINT: 1426 SF
BASEMENT: 925 SF
MAIN LEVEL: 987 SF (GARAGE: 439 SF)
UPPER LEVEL: 1217 SF
TOTAL SF: 3,129 SF CONDITIONED



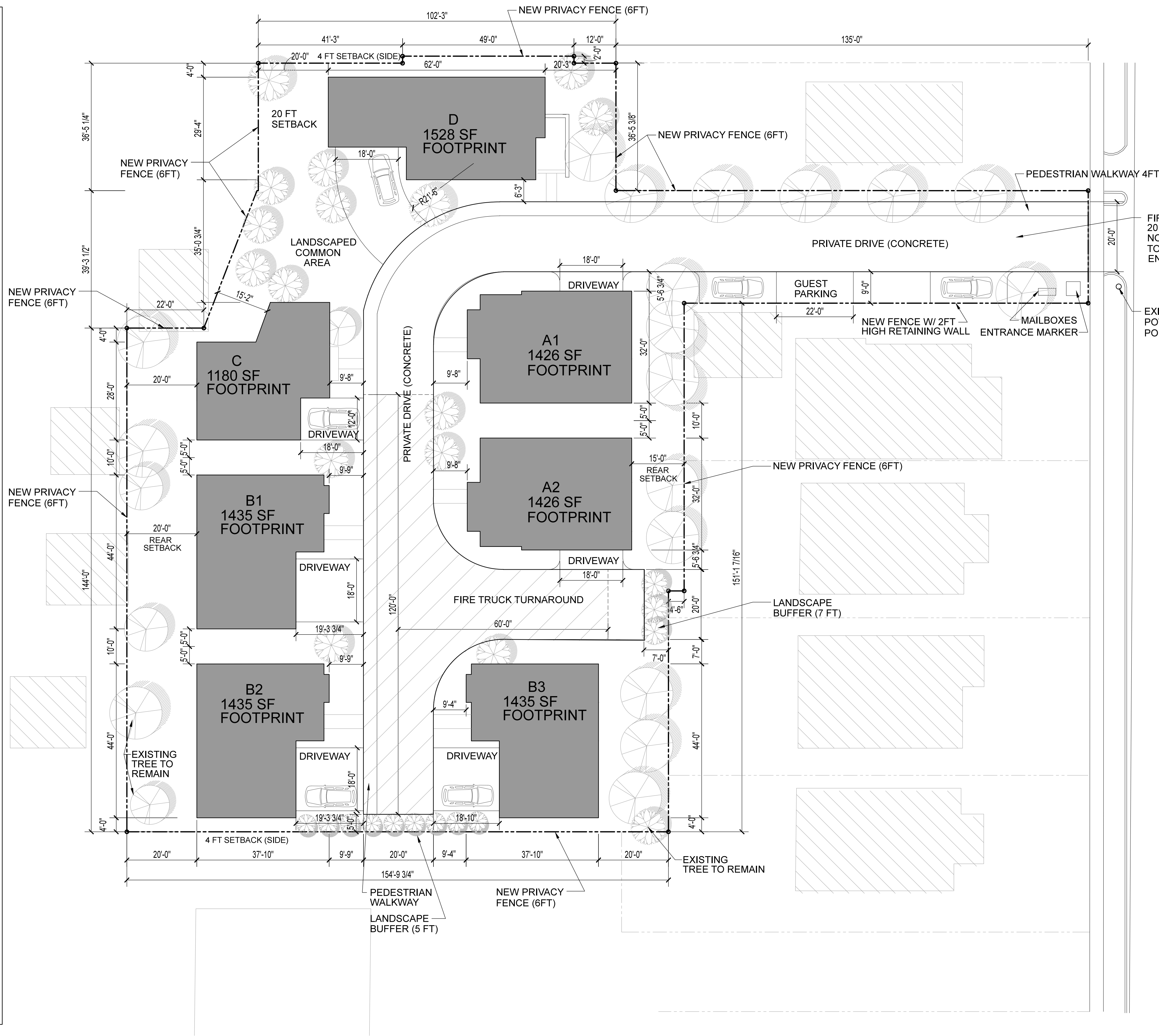
TYPE 'B': 2 STORY, ATTACHED 2 CAR GARAGE
FOOTPRINT: 1435 SF
BASEMENT: 775 SF
MAIN LEVEL: 1,015 SF (GARAGE: 420 SF)
UPPER LEVEL: 1263 SF
TOTAL SF: 3,053 SF CONDITIONED



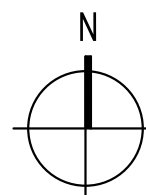
TYPE 'C': 2 STORY, ATTACHED 2 CAR GARAGE
FOOTPRINT: 1180 SF
BASEMENT: 844 SF
MAIN LEVEL: 954 SF (GARAGE: 226 SF)
UPPER LEVEL: 1,020 SF
TOTAL SF: 2,818 SF CONDITIONED



TYPE 'D': 2 STORY, ATTACHED 2 CAR GARAGE
FOOTPRINT: 1578 SF
BASEMENT: 1052 SF
MAIN LEVEL: 1,165 SF (GARAGE: 413 SF)
UPPER LEVEL: 1,344 SF
TOTAL SF: 3,561 SF CONDITIONED



1 SITE PLAN
A1-01 SCALE: 1/16"=1'-0"



PROJECT DATA

EXISTING RESIDENCES:

LOCATION: 1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH.
EXISTING MULTI FAMILY RESIDENCE - FOUR PLEX (X2), 8 UNITS

EXISTING BUILDING 8 PLEX (TO BE DEMOLISHED):

	BUILDING 1 (EAST)	BUILDING 2 (WEST)
MAIN LEVEL	2400 SF	2400 SF
YEAR BUILT	1959	1960

SITE INFO:

ZONING :	R-1-5000	
PARCEL #:	1608406037 1608406014	
SITE AREA:	0.82 ACRES (35,719 SF)	
PRIVATE DRIVE:	8,412 SF	23.6%
W/ FIRE TURNAROUND	20'-0" WIDE W/ 4'-0" PEDESTRIAN WALK	
BUILDING FOOTPRINTS:	HOUSE A	1426 SF
	HOUSE B	1435 SF
	HOUSE C	1180 SF
	HOUSE D	1528 SF
TOTAL BUILDING FOOTPRINT (7 HOUSES):	9,865 SF	27.6%
DRIVEWAYS/PARKING:	11,126 SF	31.3%
LANDSCAPING:	14,678 SF	41.1%

PARKING	PROVIDED: 26 SPACES (22 SPACES OFFSTREET + 4 GUEST SPACES)
	REQUEST FOR ADDITIONAL PARKING SPACES IN ORDER TO DECREASE PARKING OVERFLOW TO 1100 EAST
REQUIRED:	14 SPACES MINIMUM
	18 SPACES MAXIMUM (0.25 X MINIMUM + MINIMUM = MAXIMUM) (0.25 X 14 + 14 = 17.5)

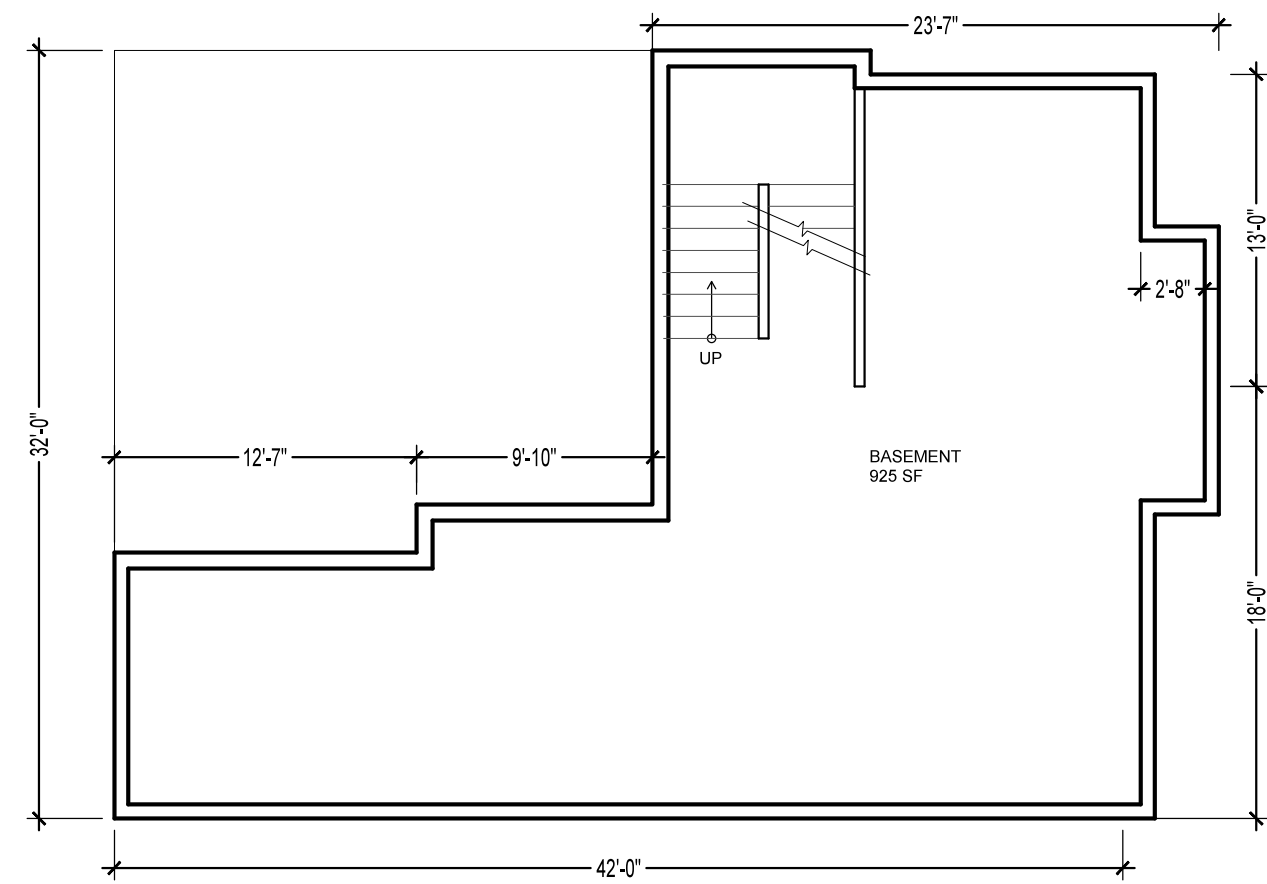
SETBACKS :	HOUSE A1 AND A2	FRONT YARD: 9'-8" (FROM EDGE OF PRIVATE DRIVE) SIDE YARD: 5'-0", 5'-6 3/4" REAR YARD: 20'-0"
	HOUSE B1	FRONT YARD: 9'-9" (FROM EDGE OF PRIVATE DRIVE) SIDE YARD: 5'-0", 5'-0" REAR YARD: 20'-0"
	HOUSE B2	FRONT YARD: 9'-9" (FROM EDGE OF PRIVATE DRIVE) SIDE YARD: 4'-0", 5'-0" REAR YARD: 20'-0"
	HOUSE B3	FRONT YARD: 9'-4" (FROM EDGE OF PRIVATE DRIVE) SIDE YARD: 4'-0", 7'-0" REAR YARD: 20'-0"
	HOUSE C	FRONT YARD: 9'-8" (FROM EDGE OF PRIVATE DRIVE) INT. SIDE YARD: 4'-0", 5'-0" REAR YARD: 20'-0"
	HOUSE D	FRONT YARD: 20'-3" SIDE YARD: 4'-0", 6'-3" REAR YARD: 20'-0"

SITE PLAN
SCALE: 1/16"=1'-0"

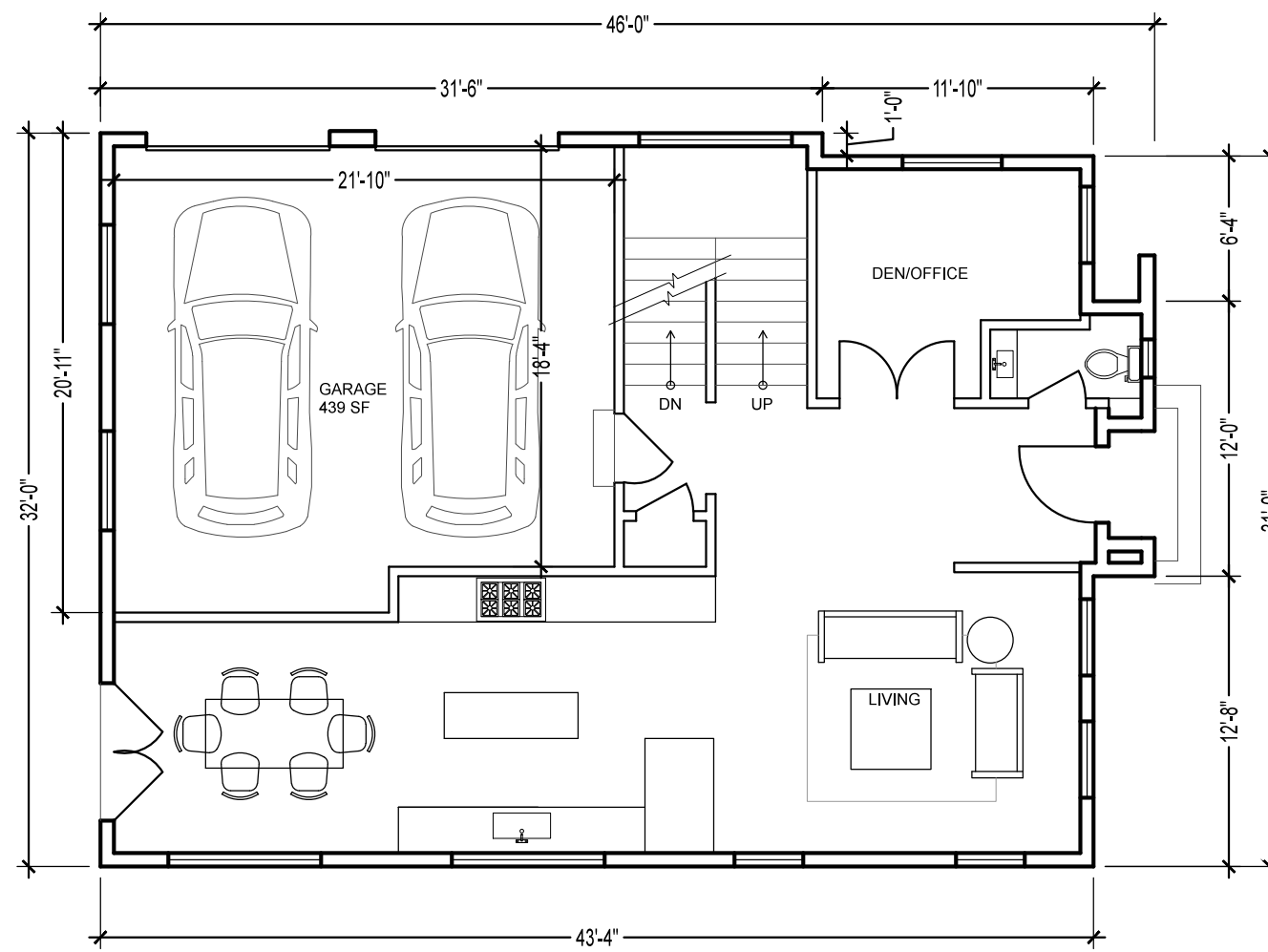
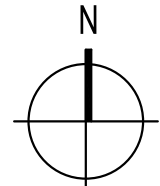
ATTACHMENT C: BULDING ELEVATIONS



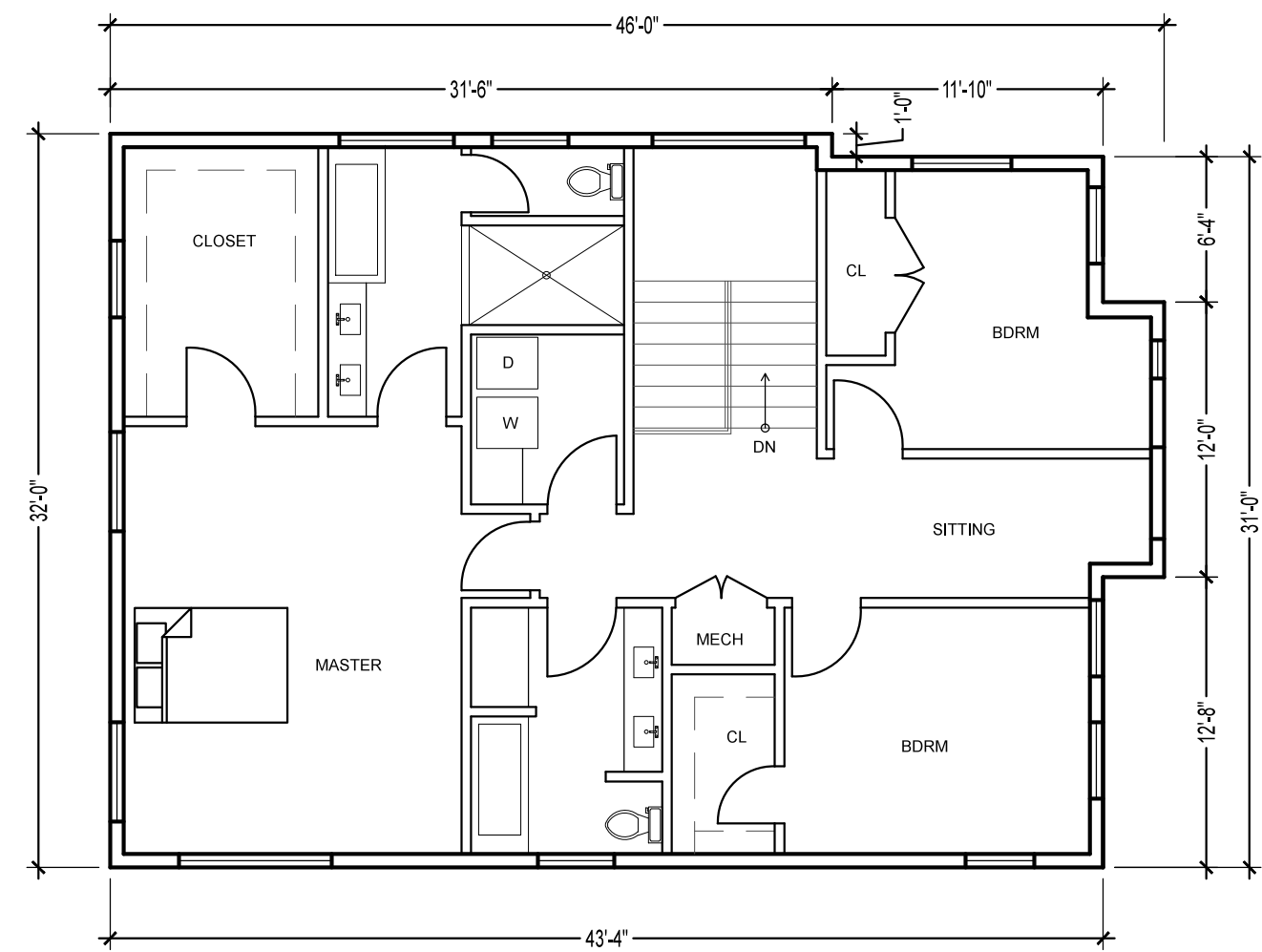
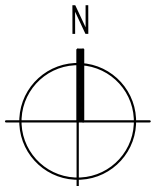
1 ELEVATIONS 'HOUSE A'
A1-02 SCALE: 1/8"=1'-0"



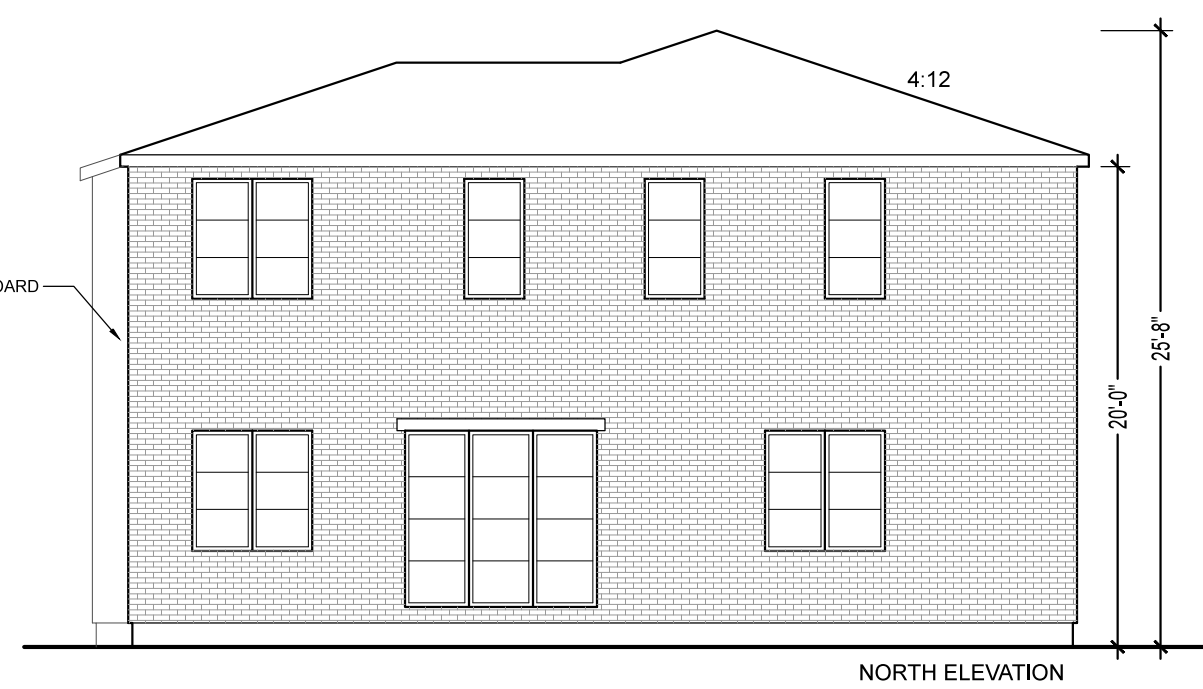
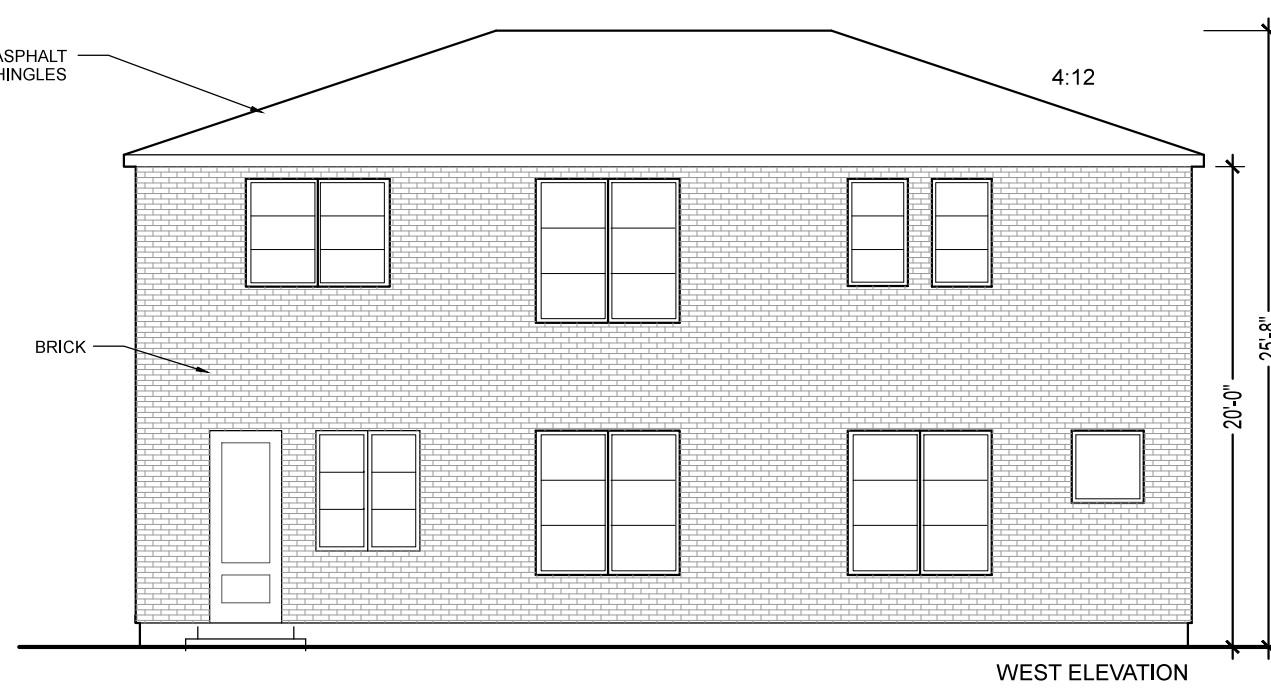
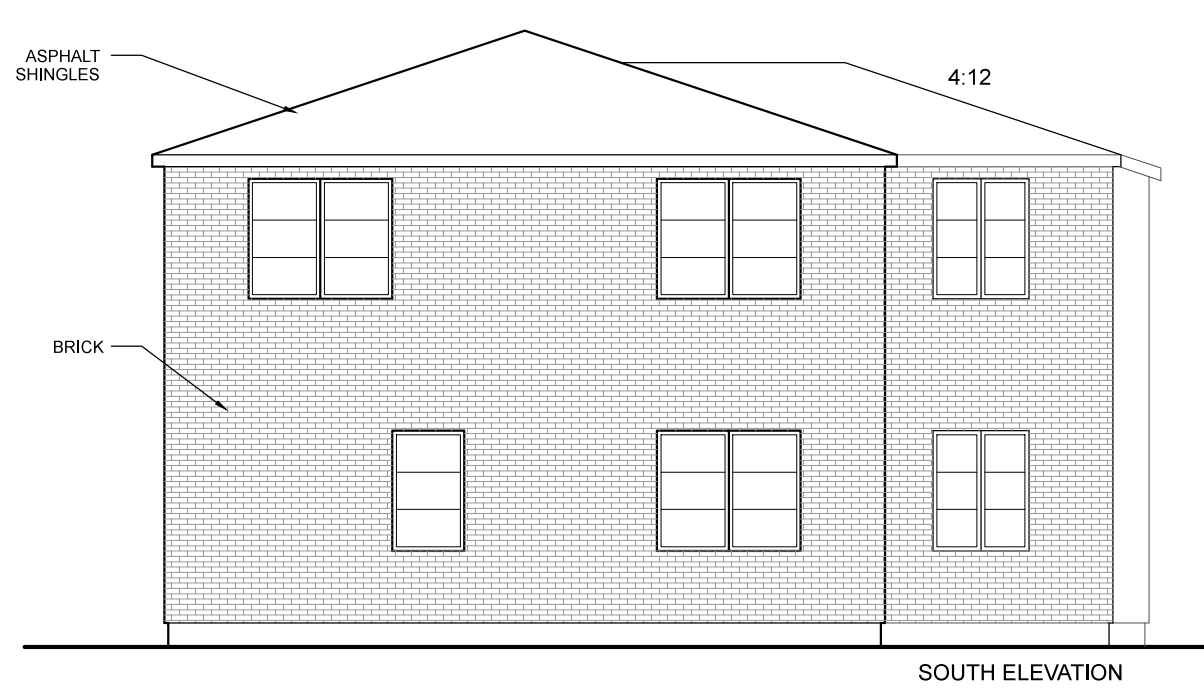
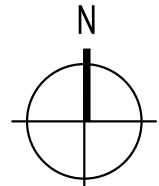
2 BASEMENT LVL PLAN
'HOUSE A'
A1-02 SCALE: 1/8"=1'-0"



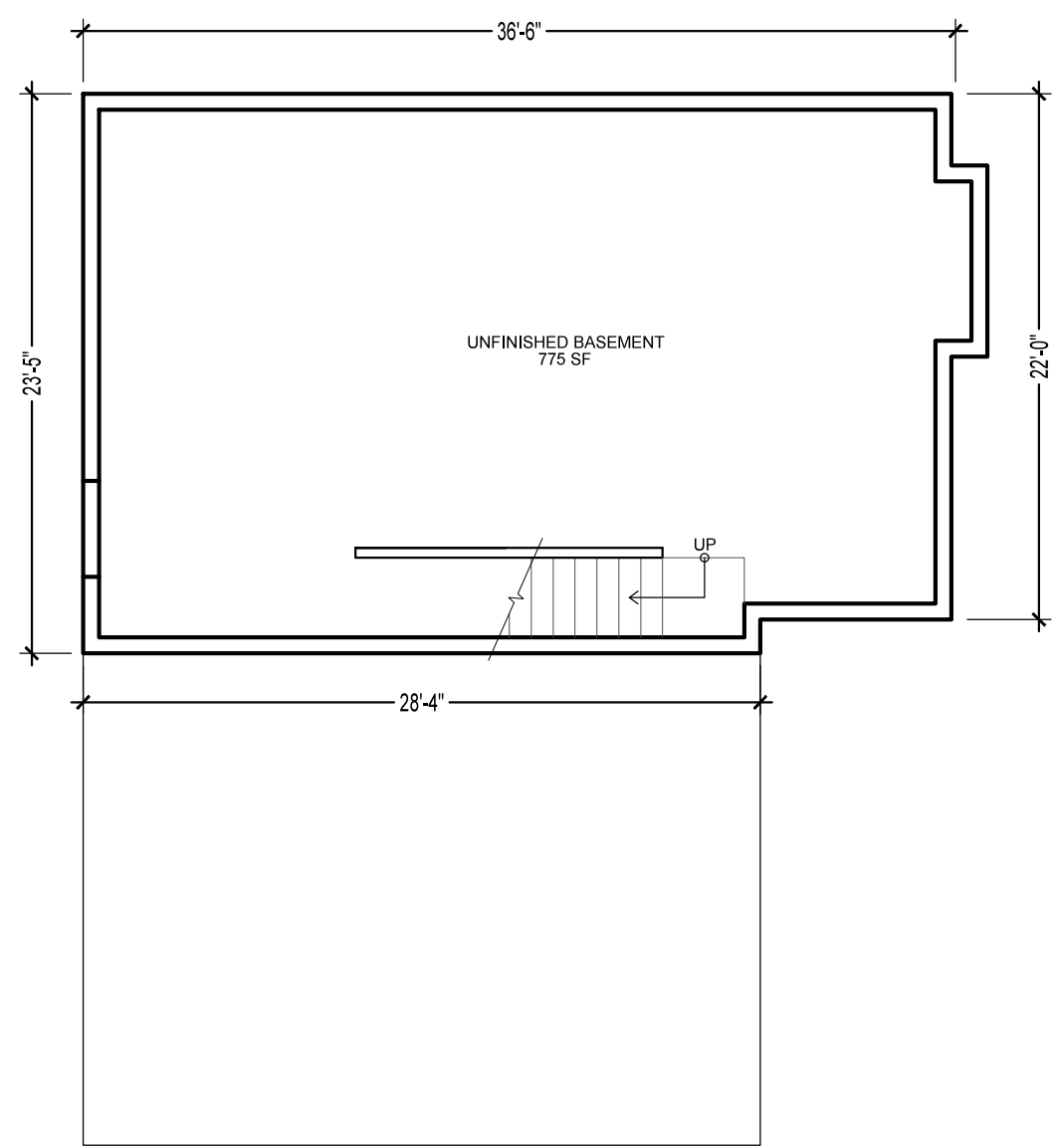
3 MAIN LVL PLAN
'HOUSE A'
A1-02 SCALE: 1/8"=1'-0"



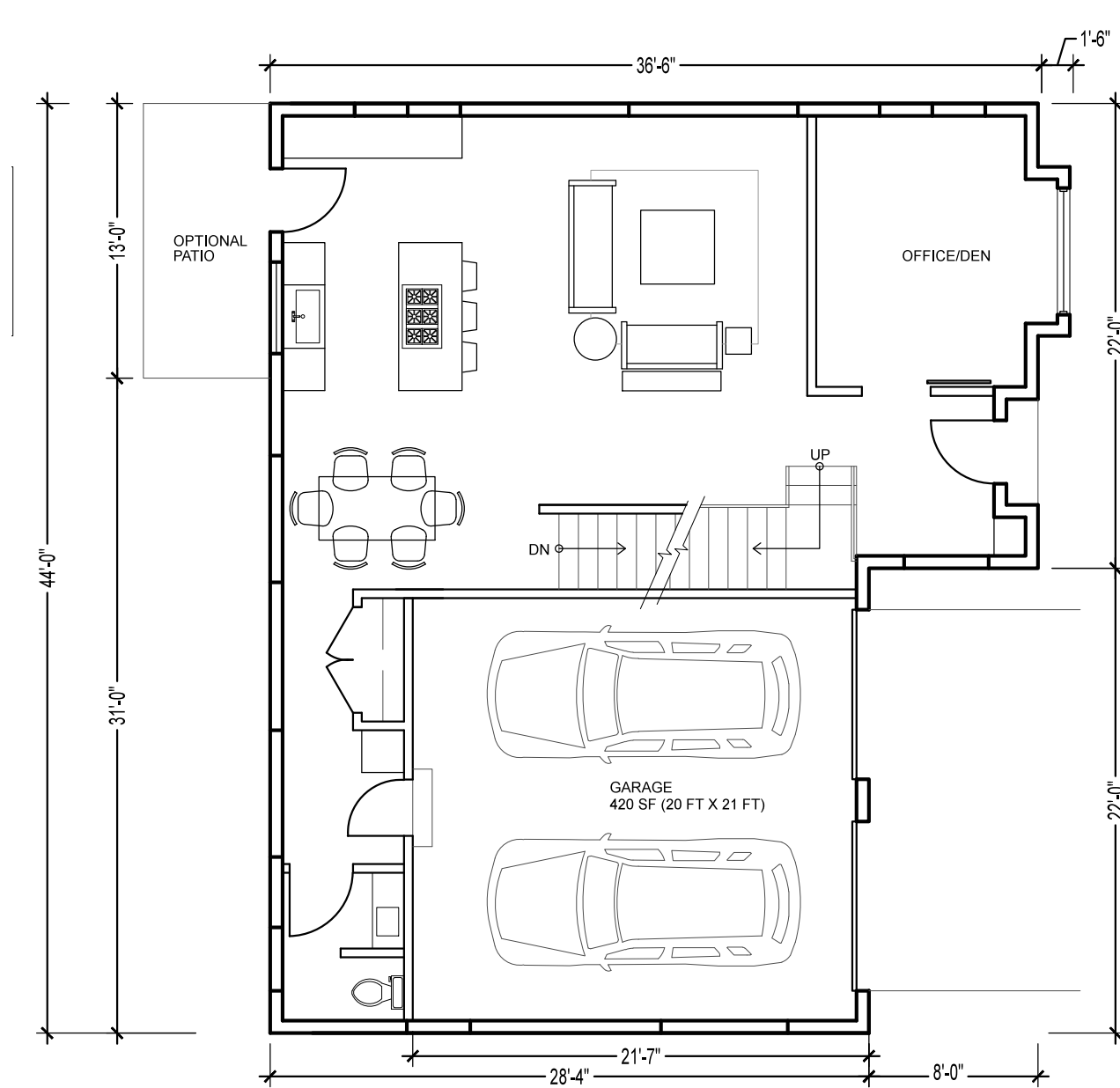
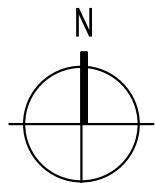
4 UPPER LVL PLAN
'HOUSE A'
A1-02 SCALE: 1/8"=1'-0"



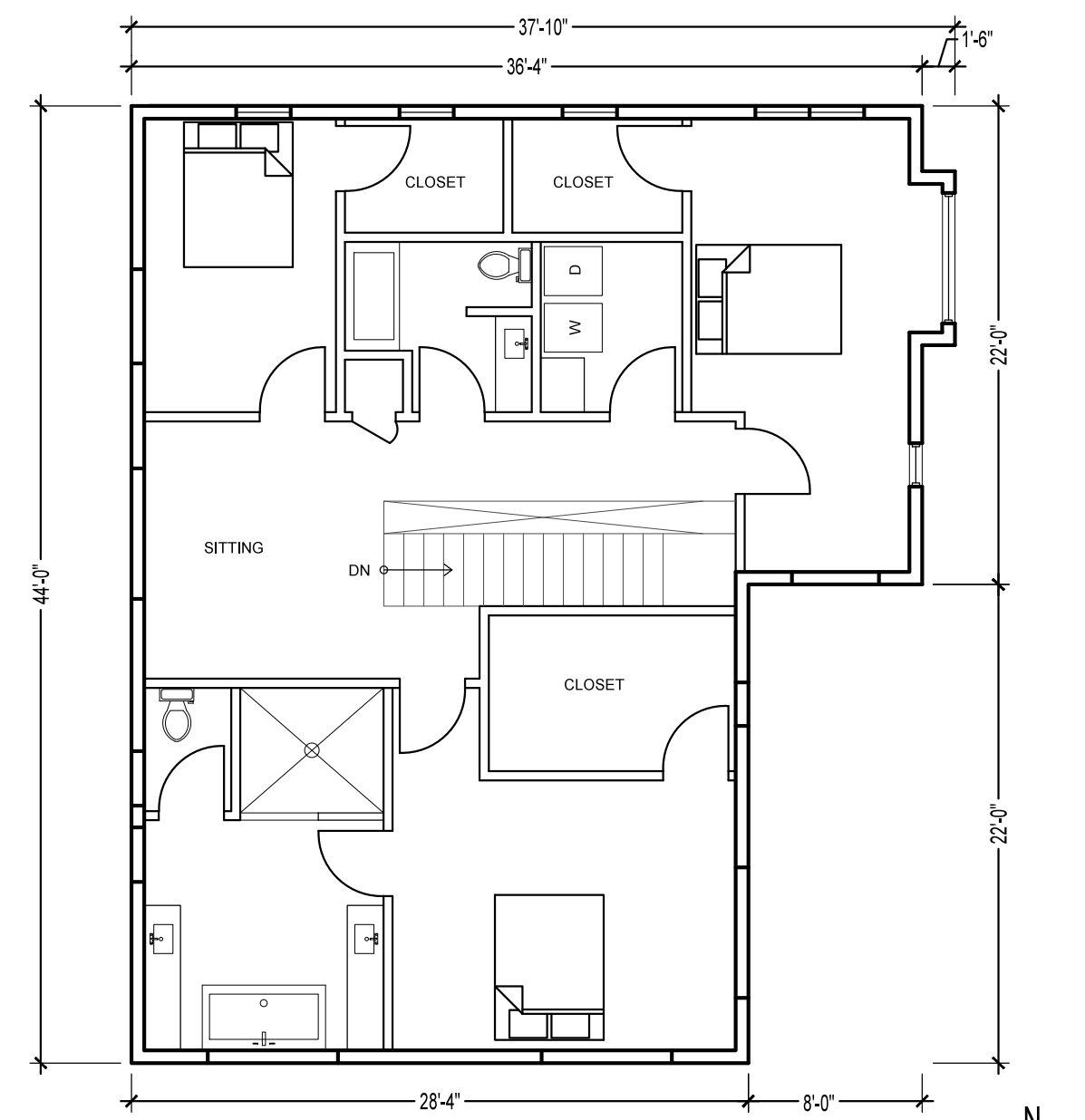
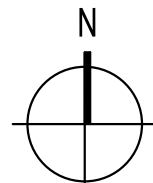
1 ELEVATIONS 'HOUSE B'
A1-02 SCALE: 1/8"=1'-0"



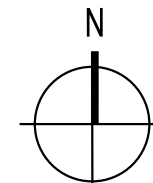
2 BASEMENT LVL PLAN
'HOUSE B'
A1-02 SCALE: 1/8"=1'-0"



3 MAIN LVL PLAN
'HOUSE B'
A1-02 SCALE: 1/8"=1'-0"



4 UPPER LVL PLAN
'HOUSE B'
A1-02 SCALE: 1/8"=1'-0"



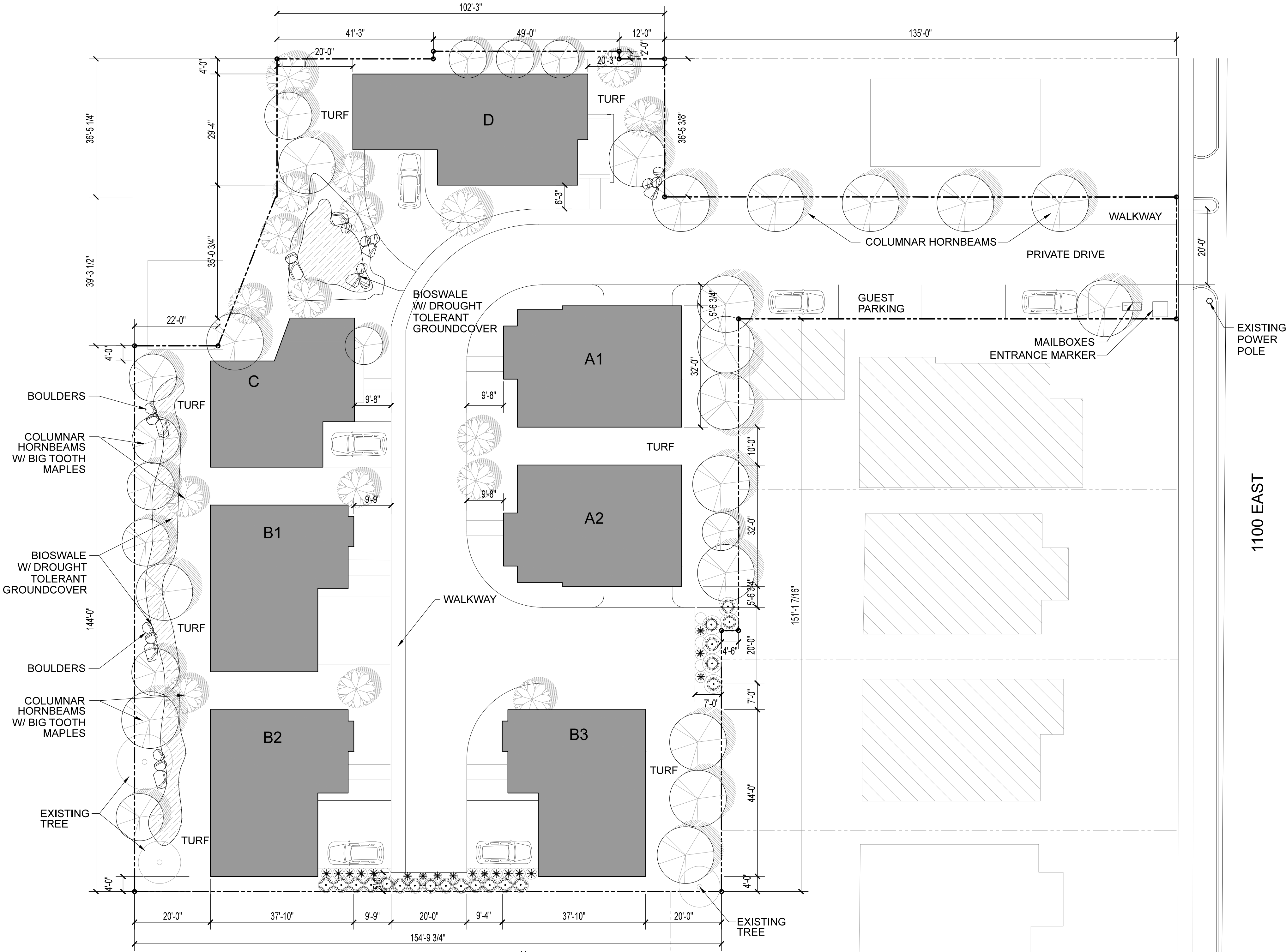
PLANS AND ELEVATIONS - HOUSE A & HOUSE B
SCALE: 1/8"=1'-0"



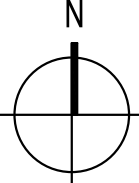
ATTACHMENT D: LANDSCAPE PLANS

PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	DROUGHT TOLERANT
		EXISTING TREE				
		BIG TOOTH MAPLE		2" CALIPER	SEE DETAIL	YES
		COLUMNAR HORNBEAM		2" CALIPER	SEE DETAIL	-
PERENNIALS & GRASSES						
		MAIDEN GRASS	MISCANTHUS GRACILLIMUS	GALLON	SEE DETAIL	YES
		BLUE FESCUE	FESTUCA GLAUCA	GALLON	SEE DETAIL	YES
		WILDFLOWER MIX LOW GROW				YES
DECORATIVE STONE & BOULDERS						
		BOULDERS	BURY 1/3 THE DEPTH	3-5' DIAMETER		
		STONE MULCH	INSTALL OVER DEWITT'S PRO 5 WEED BARRIER FABRIC			
MULCH						
		SHREDDED BARK MULCH	INSTALL OVER DEWITT'S PRO 5 WEED BARRIER FABRIC MULCH COVERAGE MUST BE A MIN. DEPTH OF 3"			
LAWN (TURF)						
		LAWN SOD "BIO GRASS"				



1 LANDSCAPING PLAN
L1-01 SCALE: 1/16"=1'-0"



ATTACHMENT E: ADDITIONAL APPLICANT INFORMATION



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:
PLNSUB2016-00914	CRinglin	11/17/16	R-1-5000
Project Name:			
PLEASE PROVIDE THE FOLLOWING INFORMATION			
Request: Madison Park Development			
Address of Subject Property: 1008 South 1100 East SLC. 84105			
Name of Applicant: ALMS Holding, LLC		Phone: [REDACTED]	
Address of Applicant: [REDACTED]			
E-mail of Applicant: [REDACTED]		Cell/Fax: [REDACTED]	
Applicant's Interest in Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:			
Name of Property Owner (if different from applicant):			
E-mail of Property Owner:		Phone:	
<p>Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.</p>			
AVAILABLE CONSULTATION			
<p>Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.</p>			
WHERE TO FILE THE COMPLETE APPLICATION			
Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114		In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700	
REQUIRED FEE			
<p>Filing fee of \$742 plus \$121 per acre in excess of (1) acre. Plus additional fee for required public notices.</p>			
SIGNATURE			
<p>If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.</p>			
Signature of Owner or Agent: [Signature]		Date: 11/15/16	

Updated 2/20/15

SUBMITTAL REQUIREMENTS

[illegible]

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- a. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- b. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- c. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- d. Use of design, landscape, or architectural features to create a pleasing environment;
- e. Inclusion of special development amenities that are in the interest of the general public;
- f. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- g. Inclusion of affordable housing with market rate housing; or
- h. Utilization of "green" building techniques in development.

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

AL I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Updated 2/20/15

MADISON PARK PLANNED DEVELOPMENT PROPOSAL

November 15, 2016

PURPOSE STATEMENT & PROJECT DESCRIPTION

The applicant, ALMS Holding, LLC seeks to convert 2 buildings consisting of 8-rental units into an energy efficient, planned development with 7 single-family homes (maintaining R/1-5000 Zoning; 35,719 sf parcel).

The goal of Madison Park is to create a quaint community that promotes a more efficient use of the land and resources by building energy efficient homes. By combining 2 existing parcels, Madison Park will be able to provide 7 energy efficient single-family homes which are more compatible with the existing residential homes in the neighborhood and in line with the East Liberty Community Council objective of preserving and improving residential areas desirable for family living.

Madison Park will result in a more enhanced product than would be achievable through strict application of the land use regulations (particularly front yard setbacks, lots to front on public street, interior side set-back within the project and 2 rear yard set-backs).

The proposed Madison Park Planned Development falls within the East Liberty Community Council. The applicant has reached out to the council, listened to their concerns, addressed their concerns and made several changes to the original plan to accommodate their concerns.

We have worked hard to ensure that Madison Park is compatible with local interest and congruous with nearby land development patterns. Each home will have private and common area (private yard, green space and a shared private road) managed by an HOA with specific provision for care and maintenance of such open space per Madison Park HOA bylaws. Madison Park will provide all its own service such as yard care, trash removal, snow removal and has created a fire-truck turnaround for fire truck access within the development.

Madison Park strives to achieve a sustainable and functional urban in-fill tailored for our growing community whom are interested in living in a walkable neighborhood, close to downtown, public transportation, parks and schools. Madison Park is situated less than ¼ mile from bus routes, offers walking to the popular 9th & 9th, Liberty Park, Sugarhouse areas and is in close proximity to the University of Utah, Research Park and Westminster College. Madison Park will provide charging stations in all homes and offer bike racks in all garages to encourage other modes of transportation.

A. PLANNED DEVELOPMENT OBJECTIVES (21A.55.010)

The proposed Madison Park PUD achieves three main objectives of 21A.55.010 (A, D & H)

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

In researching the project and surrounding area, we have found that the area surrounding Madison Park consists of 64% Period Revival, 28% Bungalows and 8% other building styles. Madison Park has been designed using Period Revival Architecture combined with modern amenities creating homes that are not only aesthetically compatible with the surrounding character of the neighborhood, but energy efficient, meeting the goals of the Sustainable Salt Lake Plan 2015 offering modern housing that is both aesthetic and energy efficient.

In our research, we also found that 67% of homes in the area have brick exteriors. Madison Park homes will have full brick exteriors, matching and coordinate with 67% of homes in the existing area. Along with brick, we will be incorporating a blend of 21st century building materials that are traditional in appearance, while maintaining the main goal of energy efficient homes. All 7 homes will coordinate well with each other and will have compatible Period Revival design features congruent with existing homes in the neighborhood. The exterior finishes will include, brick exteriors, wood & brick detailing around windows, architectural shingles, energy efficient paned windows and wood garage & entry doors.

Neutral tones will be utilized throughout the project so the homes blend into the neighborhood and create a holistic feeling throughout the project.

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

Working closely with both our architect and landscape architect, we have created a functional, pleasing design to both residents of Madison Park and surrounding residents. The unique shape and size of the property allows "urban development" where future residents enjoy a sense of community and privacy while maximizing utility of urban lots. A fully landscaped, private drive will add to the charm and appeal of Madison Park, while maintaining the privacy of surrounding homes.

The design of the homes and surrounding landscape promotes a development of neighborhood yard where visually shared spaces are created by front yards and the area between the curb and property lines. Our landscape design includes large columnar horn beams, big tooth maples, indigenous tree/shrubs, drought resistant plants and minimal sod.

Madison Park has incorporated a pedestrian walk-way which runs from the entrance of the property, connecting the houses to the public sidewalk. To ensure the privacy of all surrounding neighbors and residents of Madison Park, we have incorporated aesthetically pleasing fencing that will surround the entire development.

Included in the landscape & development plan is the maximum allowed off-street parking for guests & residents of Madison Park. Along with 2 car attached garages and guest

parking, this project more than handles the parking needs of the residents without utilizing street parking.

By incorporating designs and tones that blend into the natural landscape and neighborhood styles, Madison Park will create a pleasing environment, attracting an environmentally, eco-friendly demographic.

H. Utilization of “green” building techniques in development.

Madison Park will be incorporating green building techniques that will reduce the overloaded energy demands. We will utilize an Energy Star Consultant during the building process with a long-term goal of having all homes Energy Star Rated. All of homes will be wired for solar panels, equipped with eco-friendly charging stations in the attached garages and strategic blown in insulation will be used throughout the homes.

Madison Park homes are built with an air-tight envelope that utilizes energy-efficient, eco-friendly, recyclable, architectural materials and includes: Brick (which contains a high thermal mass), high-density blown insulation, high-efficiency and LED lighting with timed and/or sensors switches, Energy Star Appliances (HVAC, refrigerator, dishwasher, washer & dryer), Low-flow faucets & toilets, Energy-efficient windows (U-value<0.3), home energy manager, smart thermostats, rain sensors on sprinkler systems.

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

1. Consistent with adopted City Policies & Master Plan

Madison Park Planned Development is consistent with the Salt Lake City Master Plan (2015); Growing responsibly, while providing people with choices about where they live, how they live, and how they get around. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. This PUD complements and invigorates 2 great neighborhoods; 9th & 9th and Sugarhouse, allowing residents a choice to live in an area with existing infrastructure and amenities which gives them access to a walkable community with ample transit options.

The thoughtfully designed functional space achieves the goals of the East Liberty Park Community Council by improving the area and promoting desirable family living.

The PUD compliments several of the Main Goals in the Sustainable Salt Lake Plan 2015 to:

- 1) Promote a diverse and balanced community by ensuring a wide variety of housing types
- 2) Foster transit-oriented development, accessibility and mobility services
- 3) Accommodate and promote an increase in the City's population
- 4) Encourage a mix of land uses
- 5) Promote Energy Efficient Building

2. **Madison Park Planned Development is compatible with zoning except for the following requests for relief:**

- 1) **Lots to front on a public street:** Due to the unique layout of the Madison Park PUD, all the homes will be accessed by a private driveway. The private drive will be fully landscaped, provide off-street parking and is situated to accommodate ingress/egress without affecting any of the current traffic patterns. All aspects of the private drive such as trash pick-up, snow removal and repairs will be the responsibility of Madison Park HOA.
- 2) **Rear Yard Setbacks:** 5 of the 7 homes meet the required rear setback of 20'. We are requesting a 15' rear yard setback on lot A1 & A2 to accommodate and give ample room for firetruck access and T turnaround. Currently the rear set-back on A1 & A2 from the existing 8-plex is 8'2", we will be increasing the current rear set-back by 6'8". The 2 proposed houses with 15' rear yard setback will have rear yards placed against current rear yards of existing homes and will not impact their privacy or use of their existing property.
- 3) **Interior side-yard set-backs:** This request for interior yard set-back has been contained to only the homes located within the project and does not affect any side yards that touch existing, neighboring properties. We are requesting relief from the one side of the interior setback (one side required at 10' &) we propose the following side-yard set-back:

A1 – 5'6" & 5'	A2 – 5'6" & 5'	B1 – 5' & 5'
B2 – 5' & 4'	B3 – 7' & 4'	C – 5' & 4' & 15'
D – 6'3" & 4'		
- 4) **Front yard set-backs:** We are requesting a reduction for front yard set-backs which have been calculated from the edge of the private drive to the front of the house. Please note if we could use the 20' private drive (common area) in the calculation, the necessary set-backs would almost be within inches of the requirements. We request the following variance:

A1 & A2 – 9'8"	B1 – 9'9"	B2 – 9'9"
B3 – 9'4"	C – 9'8"	
- 5) **Lot size for Single-Family Detached Dwellings:** The total area of lot including common areas complies. Proposed individual lot sizes requesting modification through the Planned Development process:

Lot 1 (D) – 4,424 sq. ft.	Lot 2 (C) – 3,010 sq. ft.	Lot 4 (B3) – 3,654 sq. ft.
Lot 5 (B2) – 3,584 sq. ft.	Lot 6 (B1) – 3,608 sq. ft.	Lot 7 & 8 (A1 & A2) 2,964 sq. ft.

C. Compatibility Plan and Zoning Ordinance Compliance

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

1. Street access to Madison Park from 1100 East provides necessary ingress/egress without materially degrading the service level on such street or any adjacent streets.
2. Madison Park will not create unusual pedestrian or vehicle traffic patterns or volumes:

- a. Orientation of driveways will be directed to the private drive with substantial room before entering 1100 east and in no way will impact the safety, purpose and character of these streets.
 - b. All vehicular traffic will circulate within the project.
 - c. The proposed development will decrease traffic. With the current rental use, there can be up to 18-20 cars that daily access the property. The proposed 7 single family homes will reduce the number of cars accessing the property.
 - d. Parking area locations and size are not likely to encourage street side parking since all units have a 2-car attached garage, room to park in front of the garages and designated visitor parking throughout the planned development.
 - e. Hours of peak traffic to the proposed planned development and related traffic will not impair the use and enjoyment of the adjacent property.
3. The internal private circulation system is designed to mitigate adverse impacts on the adjacent property from motorized, non-motorized and pedestrian traffic.
 4. Proposed utility and public services will be adequate to support the proposed planned development and normal/current service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services and utility resources.
 5. Appropriate buffering has been designed through the landscape plan, setbacks and building locations to provide and protect adjacent land owners from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development.
 6. The intensity, size and scale of the proposed planned development is compatible with adjacent properties in the R/1-5000 Zone with 7 single-family homes.
 7. The proposed PUD will result in new construction and shall conform to the conditional building and site design standards set for in 21A.59.

D. Landscaping

Landscaping will be appropriate for the scale of the development and will primarily consist of indigenous tree/shrubs and drought-tolerant species.

E. Preservation

The proposed Madison Park Planned Development shall preserve any historical, architectural, and environmental features of the property.

F. Compliance With Other Applicable Regulations

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

Brick Variations



Color: Dartmouth



Color: Cape Cod



Color: English Tudor

Windows



Dark Aluminum Clad



Madison Park Planned Development
Material Reference

ATTACHMENT F: PRELIMINARY SUBDIVISION
APPLICATION



Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

☒ New Lots

☐ Amendment

OFFICE USE ONLY

Project #: PLSUB2017-00040 Received By: A. Anglin Date Received: 1/13/17 Zoning: R-1-5000
Proposed Subdivision Name: Madison Park

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s): 1008 So. 1100 East SLC. 84105
Name of Applicant: ALMS Holdings Phone: [REDACTED]
Address of Applicant: 1835 E. 900 So. SLC 84108
E-mail of Applicant: [REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

☒ Owner ☐ Engineer ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
------------------	---	------------	---

REQUIRED FEE

- ➔ Filing fee of \$364 plus \$121 for each new lot created.
- ➔ Plus additional fee for required public notices

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [Signature]

Date: 1/13/17

Updated 7/8/15

ATTACHMENT G: LEGAL DESCRIPTIONS

LOT 1:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 861.08 FEET AND WEST 166.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 39.61 FEET; THENCE WEST 32.17 FEET; THENCE SOUTHWESTERLY 41.77 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 60°05'15" WEST 39.89 FEET; THENCE NORTH 45°00'00" WEST 50.21 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 41.25 FEET; THENCE NORTH 2.00 FEET; THENCE EAST 49.00 FEET; THENCE SOUTH 2.00 FEET; THENCE EAST 12.00 FEET TO THE POINT OF BEGINNING.

LOT 2:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 925.47 FEET AND WEST 235.16 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTHWESTERLY 15.61 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 11°10'38" WEST 15.51 FEET; THENCE SOUTH 33.12 FEET; THENCE WEST 67.64 FEET; THENCE NORTH 37.00 FEET; THENCE EAST 22.00 FEET; THENCE NORTH 21°08'14" EAST 12.15 FEET; THENCE EAST 44.27 FEET TO THE POINT OF BEGINNING.

LOT 3:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 973.81 FEET AND WEST 238.17 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 54.02 FEET; THENCE WEST 67.64 FEET; THENCE NORTH 54.02 FEET; THENCE EAST 67.64 FEET TO THE POINT OF BEGINNING.

LOT 4:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 1027.83 FEET AND WEST 238.17 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 52.98 FEET; THENCE WEST 67.64 FEET; THENCE NORTH 52.98 FEET; THENCE EAST 67.64 FEET TO THE POINT OF BEGINNING.

LOT 5:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 1025.81 FEET AND WEST 151.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 55.00 FEET; THENCE WEST 67.17 FEET; THENCE NORTH 35.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 45°00'00" EAST 28.28 FEET; THENCE EAST 47.17 FEET TO THE POINT OF BEGINNING.

LOT 6:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 963.25 FEET AND WEST 146.50 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 42.56 FEET; THENCE WEST 51.67 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 22.56 FEET; THENCE EAST 71.67 FEET TO THE POINT OF BEGINNING.

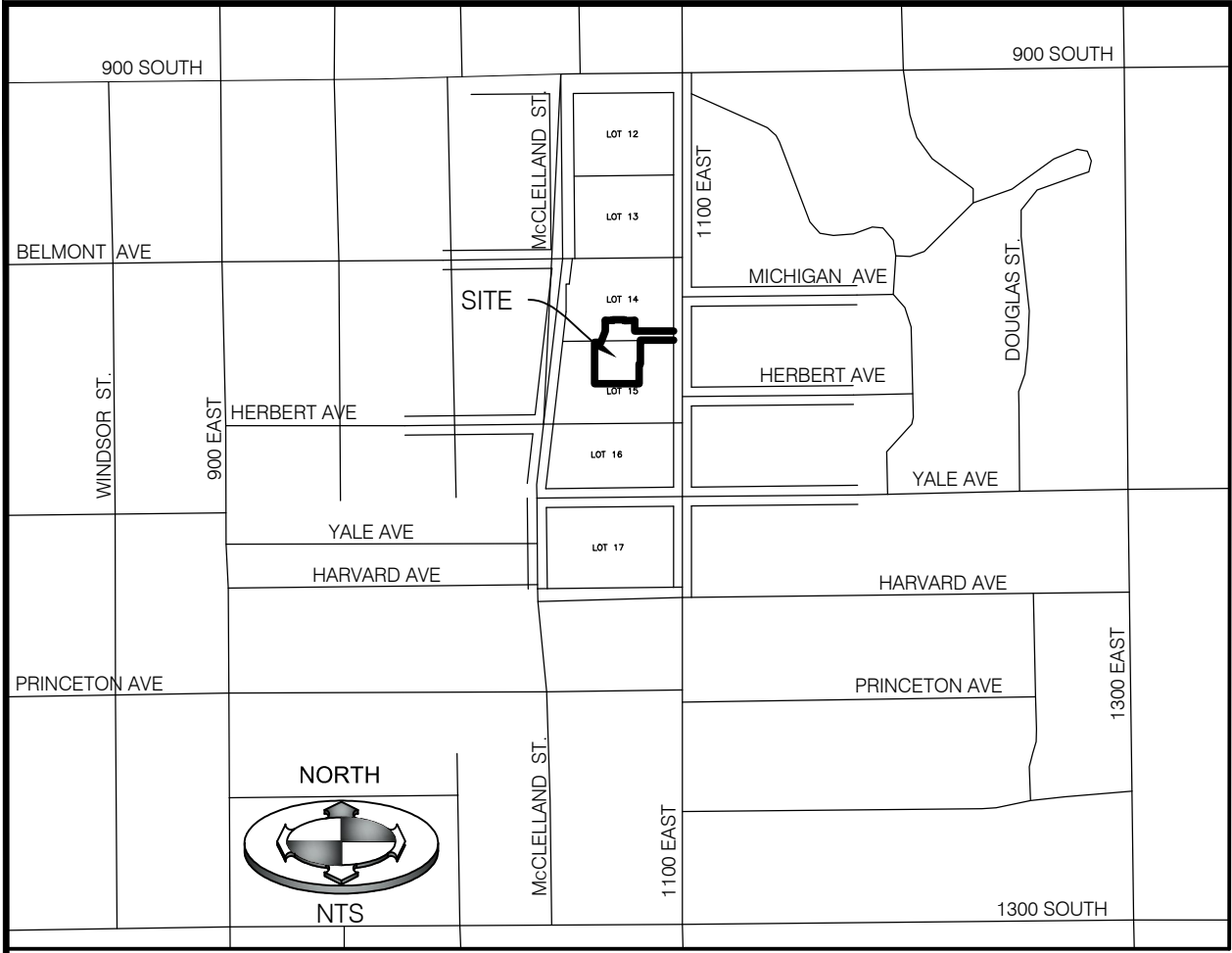
LOT 7:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 920.69 FEET AND WEST 146.50 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTH 42.56 FEET; THENCE WEST 71.67 FEET; THENCE NORTH 22.56 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 45°00'00" WEST 28.28 FEET; THENCE EAST 51.67 FEET TO THE POINT OF BEGINNING.

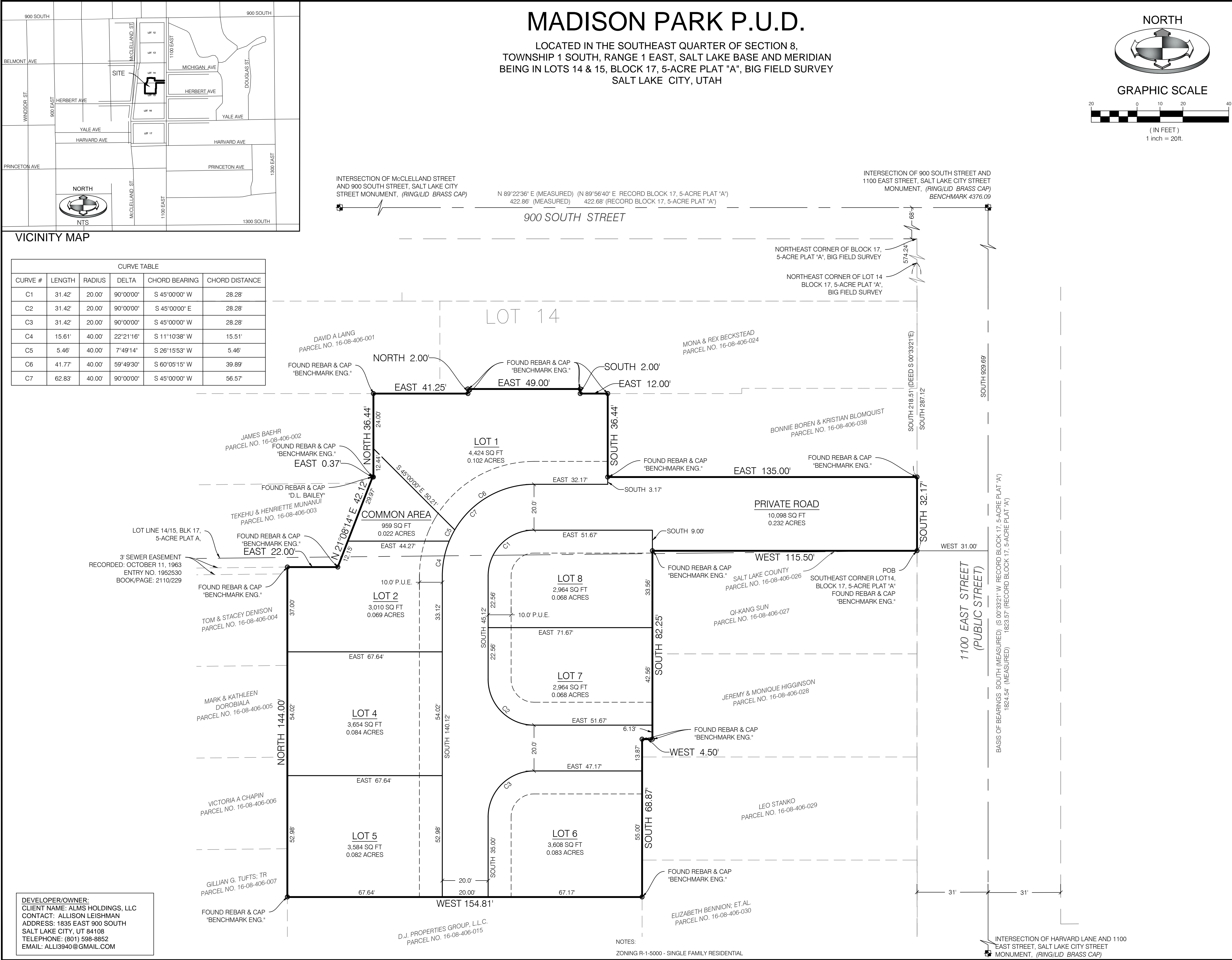
COMMON AREA:

BEGINNING AT A POINT BEING SOUTH ALONG THE MONUMENT LINE 920.58 FEET AND WEST 232.75 FEET FROM THE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, AND RUNNING THENCE SOUTHWESTERLY 5.46 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 26°15'53" WEST 5.46 FEET; THENCE NORTH 21°08'14" EAST 29.97 FEET THENCE EAST 0.37 FEET; THENCE NORTH 12.44 FEET; THENCE SOUTH 45°00'00" EAST 50.21 FEET TO THE POINT OF BEGINNING.

ATTACHMENT H: CIVIL DRAWINGS FOR SUBDIVISION



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00" W	S 45°00'00" W	28.28'
C2	31.42'	20.00'	90°00'00" W	S 45°00'00" E	28.28'
C3	31.42'	20.00'	90°00'00" W	S 45°00'00" W	28.28'
C4	15.61'	40.00'	22°21'16"	S 11°10'38" W	15.51'
C5	5.46'	40.00'	7°49'14"	S 26°15'53" W	5.46'
C6	41.77'	40.00'	59°49'30"	S 60°05'15" W	39.89'
C7	62.83'	40.00'	90°00'00" W	S 45°00'00" W	56.57'



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS SHOWN ON THIS PLAT AND DESCRIBED HERE AFTER TO BE KNOWN AS MADISON PARK P.U.D..

FOR REVIEW ONLY

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 17, FIVE ACRE PLAT "A" BIG FIELD SURVEY, POINT ALSO BEING SOUTH 929.69 FEET AND WEST 31.00 FEET FROM THE INTERSECTION OF 900 SOUTH STREET AND 1100 EAST STREET, SALT LAKE CITY STREET MONUMENT AND RUNNING WEST 115.50 FEET; THENCE SOUTH 82.25 FEET; THENCE WEST 4.50 FEET; THENCE SOUTH 68.87 FEET; THENCE WEST 154.81 FEET; THENCE NORTH 144.00 FEET; THENCE EAST 22.00 FEET; THENCE NORTH 21°08'14" EAST 42.12 FEET; THENCE EAST 0.37 FEET; THENCE NORTH 36.44 FEET; THENCE EAST 41.25 FEET; THENCE NORTH 2.00 FEET; THENCE EAST 49.00 FEET; THENCE SOUTH 2.00 FEET; THENCE SOUTH 12.00 FEET; THENCE SOUTH 32.17 FEET; THENCE EAST 135.00 FEET; THENCE SOUTH 32.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 7 LOTS - 35,268 SQ. FT. OR 0.810 ACRES, MORE OR LESS

TAX PARCEL NO. PARCELS: 16-08-406-014, 16-08-406-037
ADDRESS OF PROPERTY: 1000 & 1008 SOUTH 1100 EAST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

MADISON PARK P.U.D.

DO HEREBY DEDICATE, GRANT AND CONVEY TO SANDY CITY, SALT LAKE COUNTY, UTAH, ALL PUBLIC STREETS ON THIS PLAT FOR PERPETUAL USE TO THE PUBLIC. IN WITNESS WHEREBY HAVE HEREUNTO SET THIS DAY OF 20 A.D.

PRINT NAME: MEMBER, MANAGER PRINT NAME: TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THIS DAY OF AD 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF IN SAID STATE OF UTAH, BEING DULY SWORN, ACKNOWLEDGE TO ME THAT SIGN THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: PRINT NAME

MY COMMISSION EXPIRES: NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION NUMBER:

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THIS DAY OF AD 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF IN SAID STATE OF UTAH, BEING DULY SWORN, ACKNOWLEDGE TO ME THAT SIGN THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: PRINT NAME

MY COMMISSION EXPIRES: NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION NUMBER:

LEGEND

STREET MONUMENT (FOUND) BOUNDARY LINE
SET 24" x 5/8" REBAR WITH ADJACENT PROPERTY
PLASTIC CAP MARKED "BENCHMARK ENG." EASEMENT
STREET MONUMENT (TO BE SET) LOT LINE
EXISTING FIRE HYDRANT PUE PUBLIC UTILITY EASEMENT

MADISON PARK P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 08,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BEING IN LOTS 14 & 15, BLOCK 17, 5-ACRE PLAT "A", BIG FIELD SURVEY
SALT LAKE CITY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF TIME BOOK PAGE

FEE \$ SALT LAKE COUNTY RECORDER

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS DAY OF A.D., 20
DIRECTOR

PLANNING COMMISSION
APPROVED THIS DAY OF A.D., 20 BY THE SALT LAKE CITY PLANNING COMMISSION.
CHAIRMAN DATE

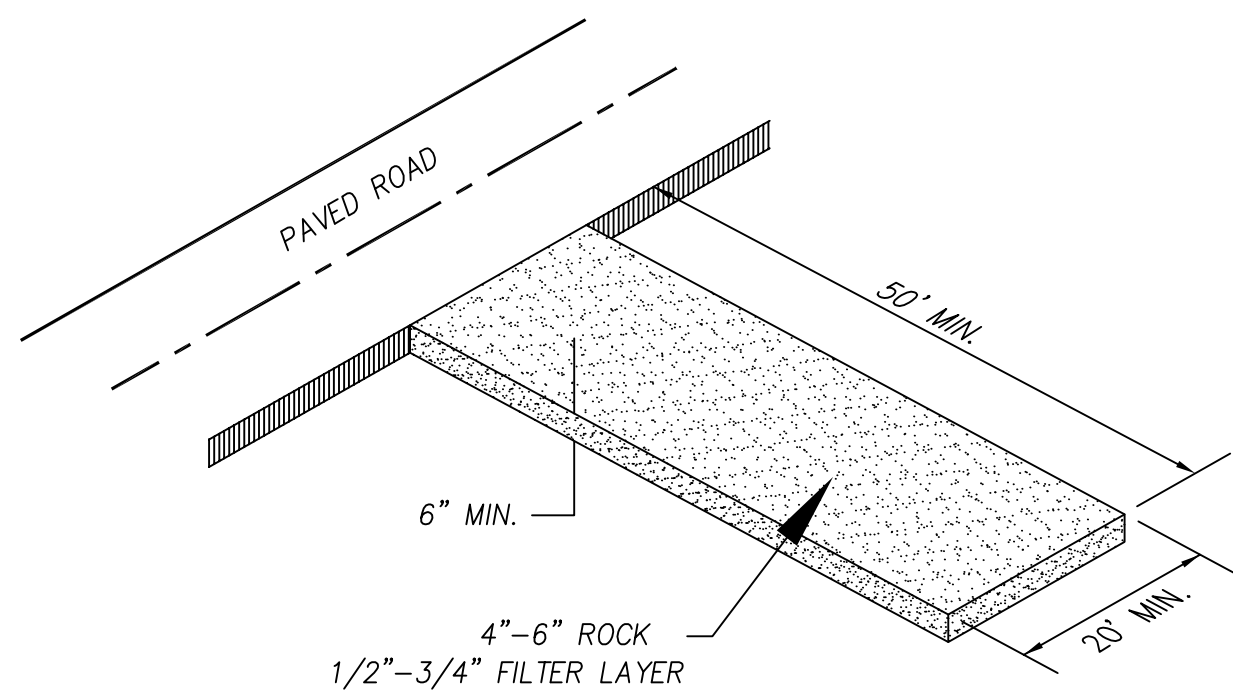
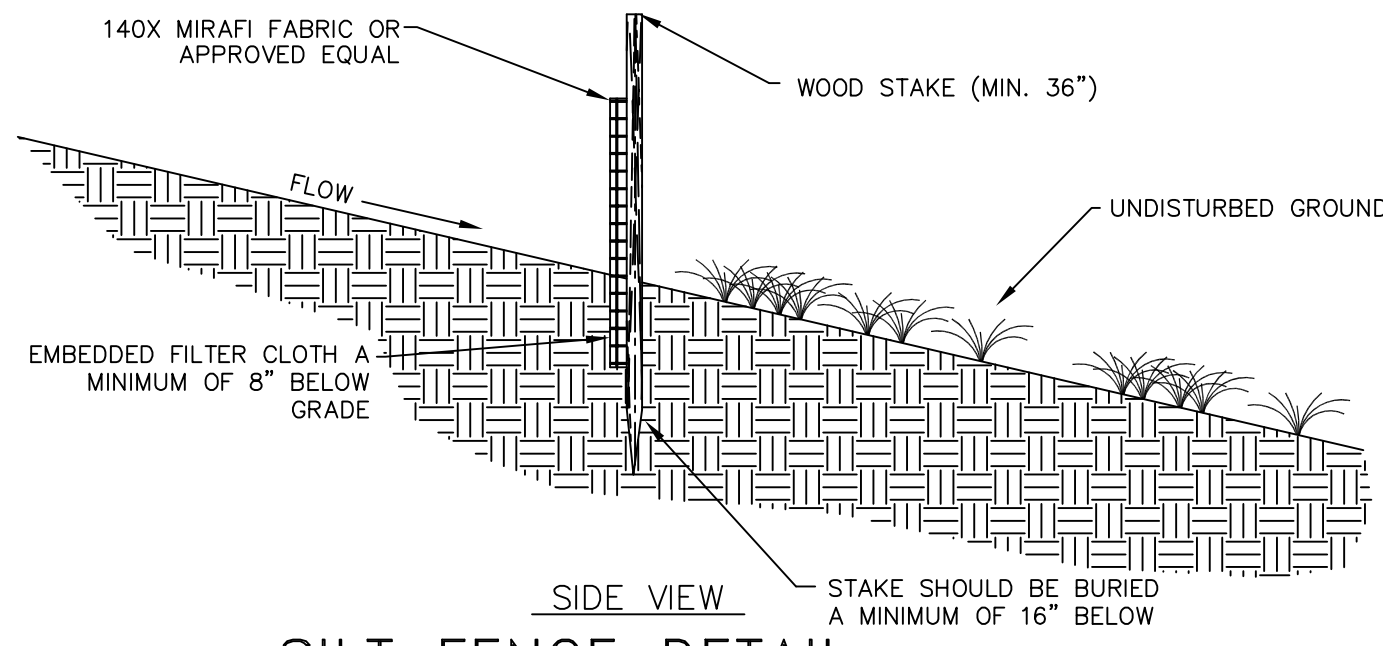
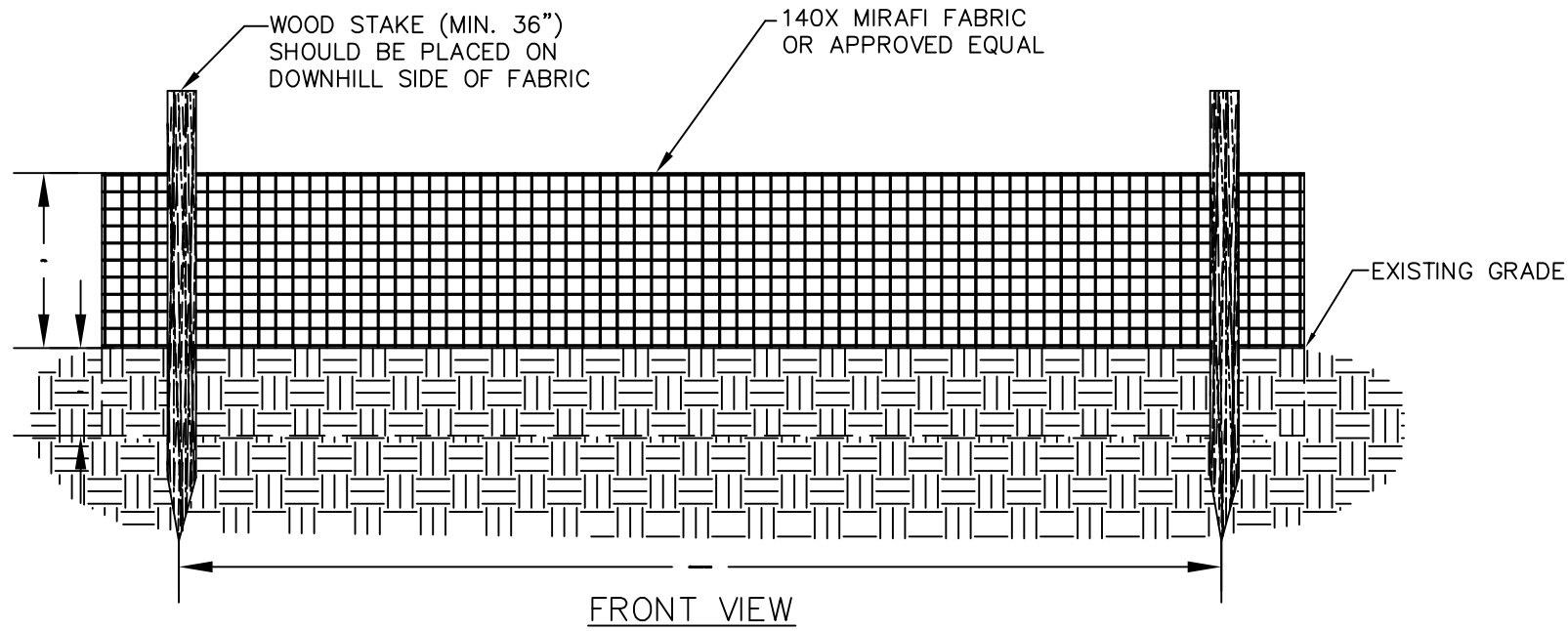
SALT LAKE CITY PUBLIC UTILITIES
APPROVED AS TO FORM THIS DAY OF A.D., 20
ENGINEERING MANAGER

SALT LAKE CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER

SALT LAKE CITY ATTORNEY
APPROVED THIS DAY OF A.D., 20
SALT LAKE CITY ATTORNEY

SALT LAKE CITY MAYOR
PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS DAY OF A.D., 20 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY MAYOR ATTEST: SALT LAKE CITY RECORDER

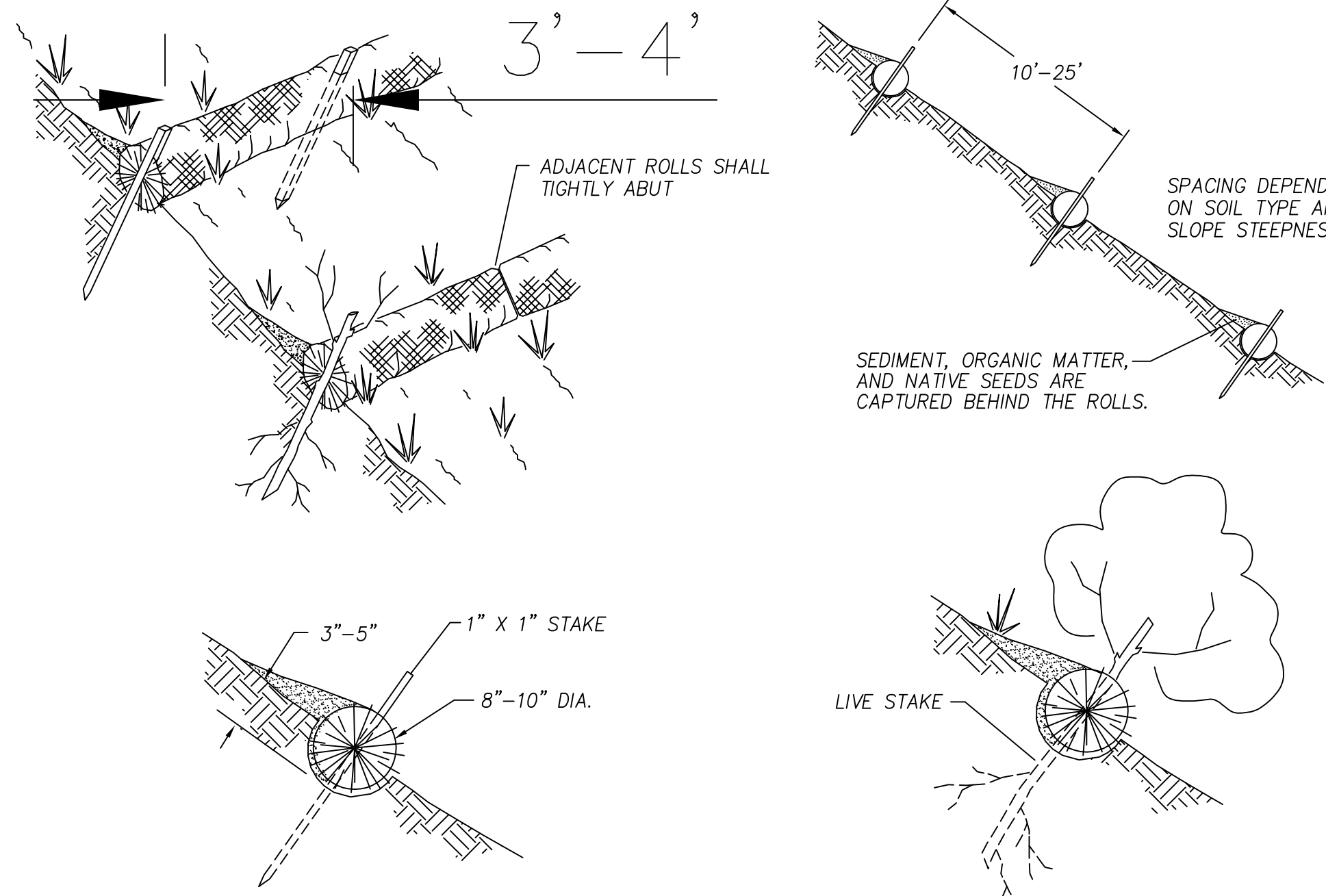
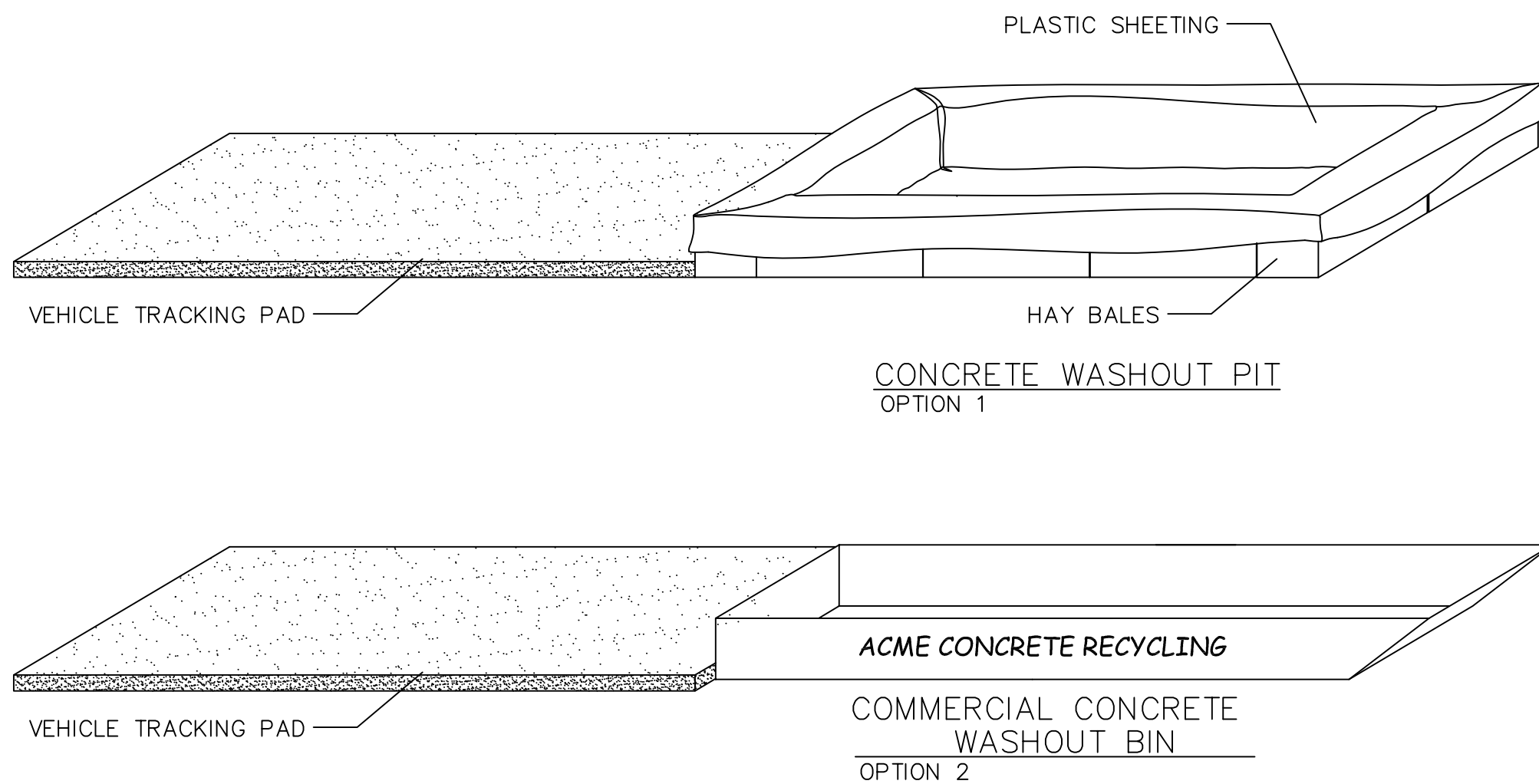
SALT LAKE PARKS & RECREATION
APPROVED THIS DAY OF A.D., 20



- NOTES:
- 1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
 - 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
 - 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
 - 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
 - 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.
- USE OF CONCRETE WASHOUT
- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
 - 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
 - 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE
 - END OF EACH WORK DAY.
 - 4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
 - 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA

NOT TO SCALE



NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

STRAW WATTLE (SILT FENCE ALTERNATIVE)

NOT TO SCALE

NOTE:

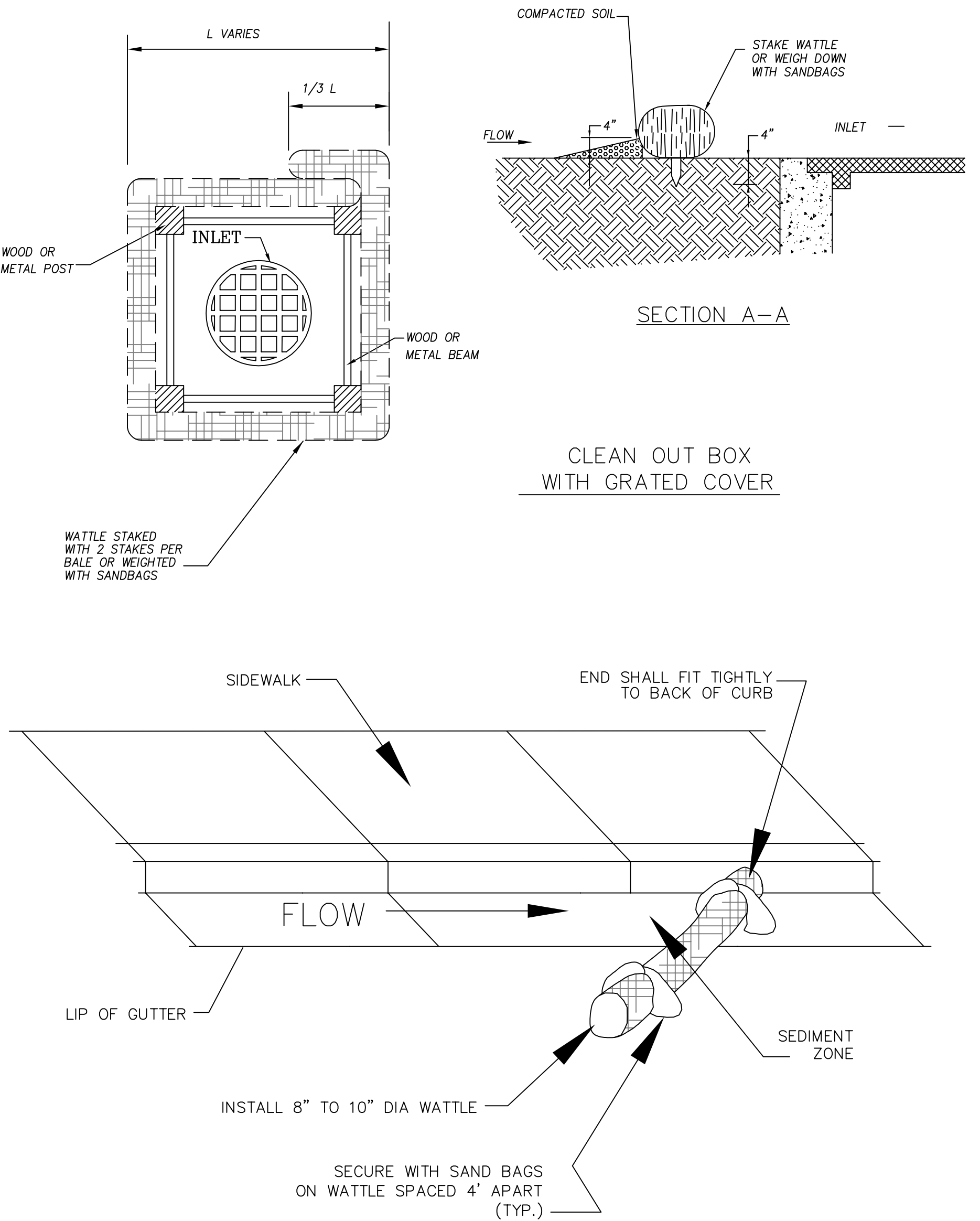
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

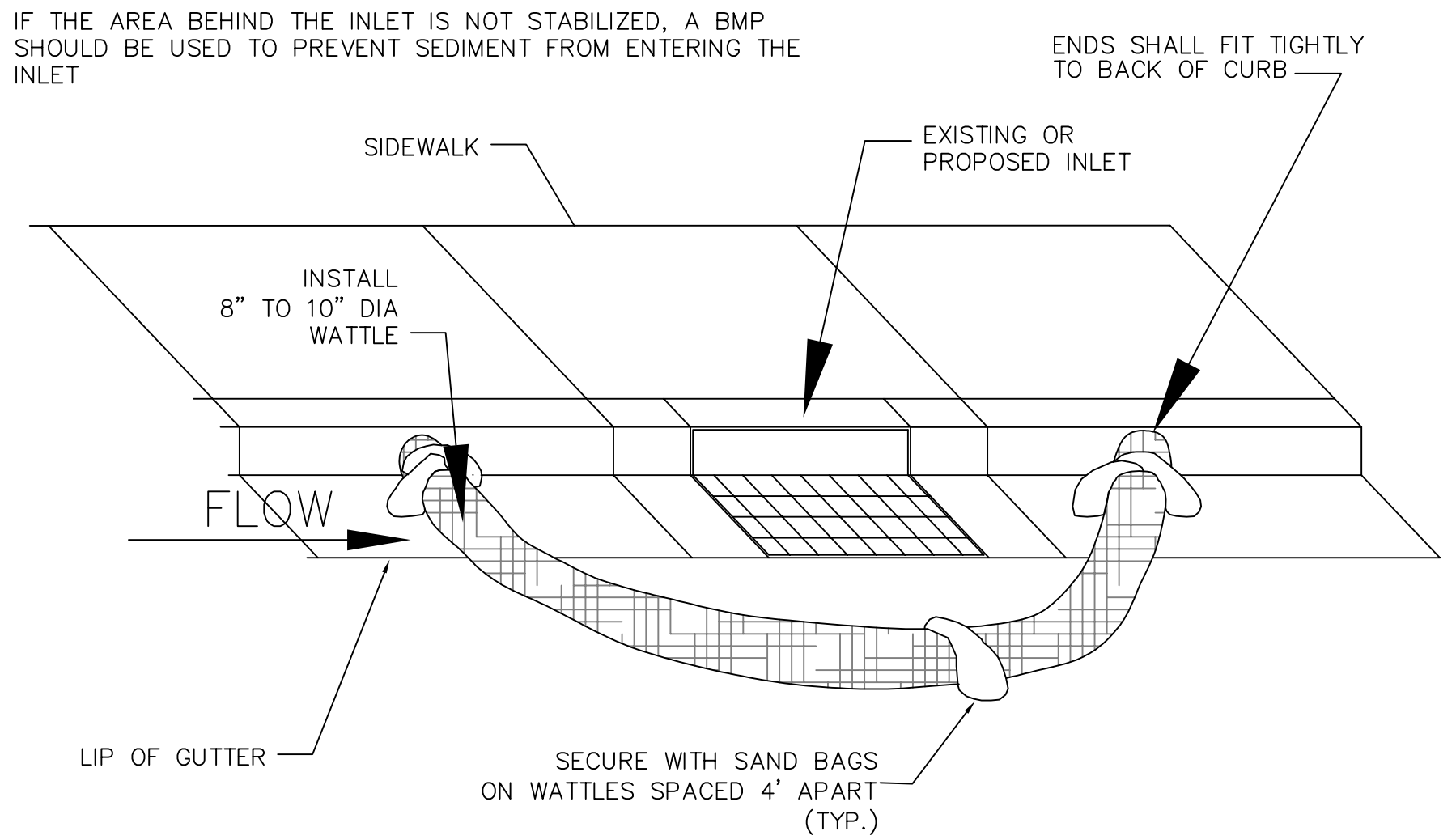
SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

GUTTER PROTECTION SETUP



GUTTER PROTECTION SETUP



See Saratoga Springs specifications for further information.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	12-1-16	GPW	GPW	GPW	N/A
SURVEY BY:		GPW			
DRAWN BY:		GPW			
DESIGNED BY:		GPW			
CHECKED BY:		GPW			
SCALE:					

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848 FAX: (801) 432-7050

paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING

CONSTRUCTION MANAGEMENT

ALMS MADISON PARK

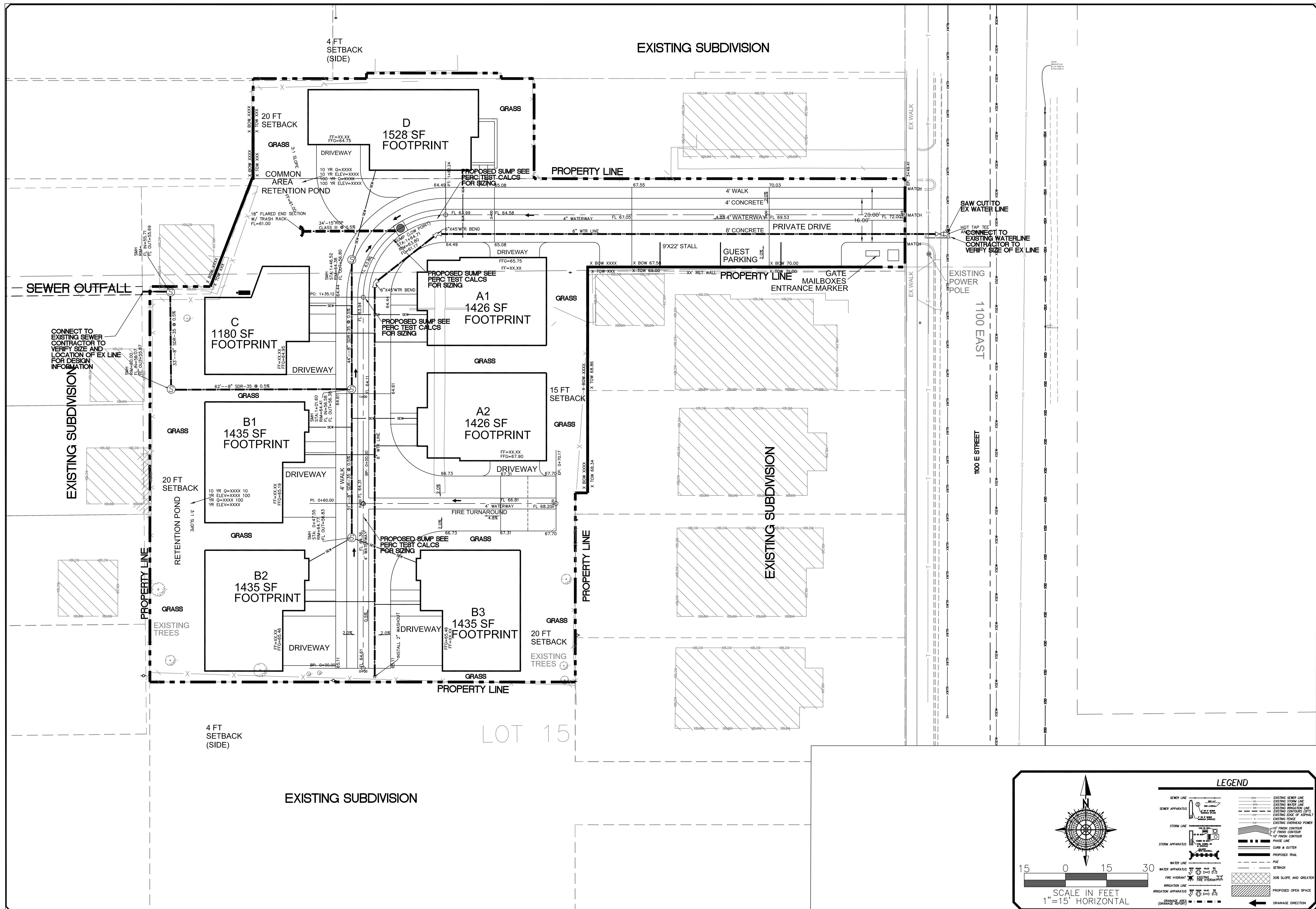
1008 S 1000 E

EROSION CONTROL DETAILS


1-9-17

SALT LAKE CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

[illegible]

ORIG. DATE:	12-1-16
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=15'



GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 604-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

ALMS MADISON PARK
1008 S 1100 E

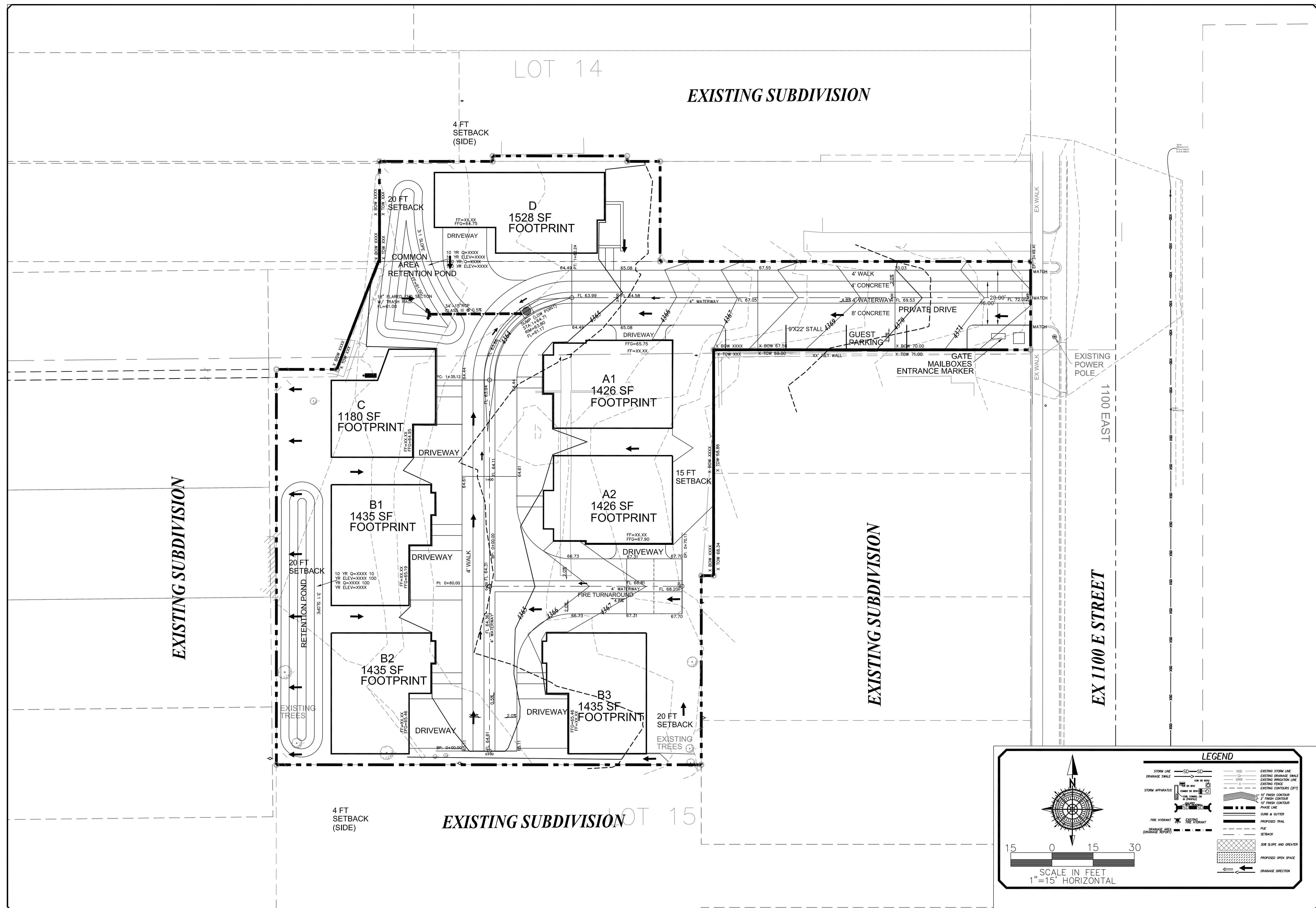
PROPOSED SITE PLAN

1-11-17

SALT LAKE
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 3

[illegible]

ORIG. DATE:	12-1-16
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=15'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
mail@gatewayconsultingllc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

ALMS MADISON PARK
1008 S 1100 E

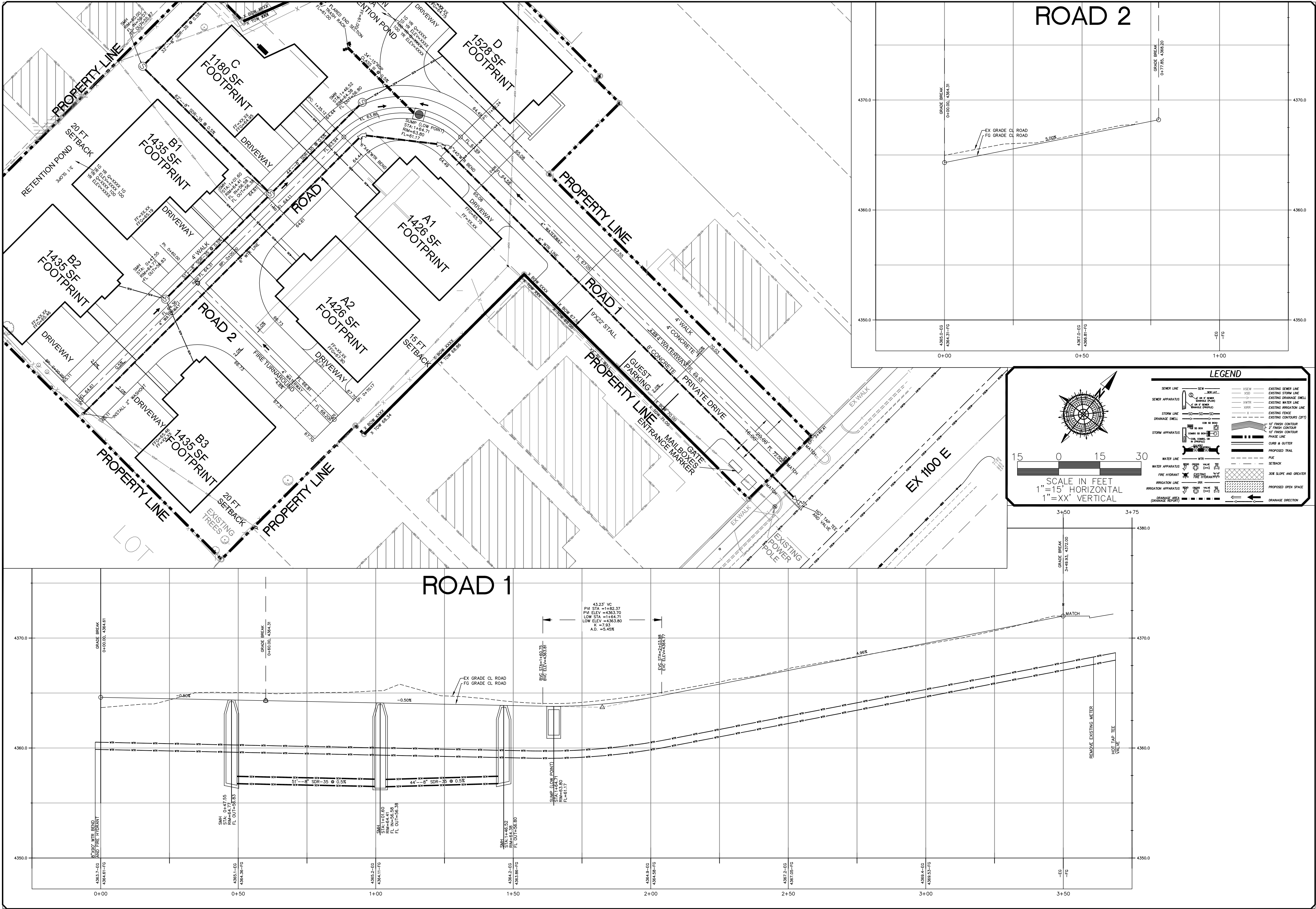
GRADING PLAN

1-11-17

SALT LAKE
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. G



12-1-16

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: 1"=15'

ORIG. DATE:

DATE

NO.

DESCRIPTION

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848 FAX: (801) 432-7050

email@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

ALMS MADISON PARK

1008 S 1000 E

PLAN AND PROFILE

ROAD 1 AND ROAD 2

1-11-17

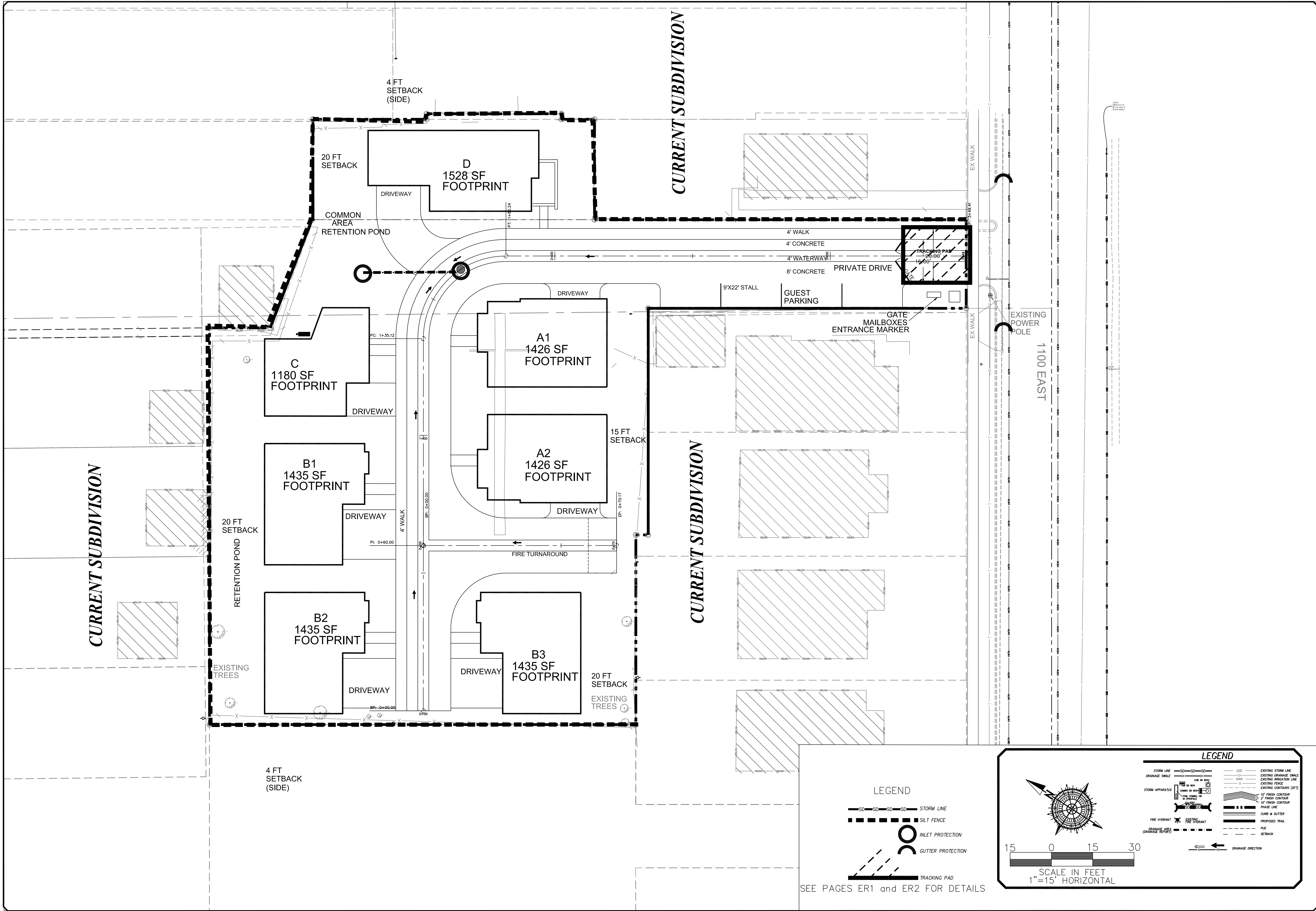
SALT LAKE CITY

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

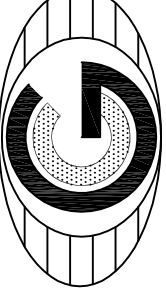
PP1



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	12-1-18
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=15'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ALMS MADISON PARK
1008 S 1000 E

SWPPP

1-9-17

SALT LAKE CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. SWPPP

ATTACHMENT I: PROPERTY PHOTOGRAPHS



View of Existing Multi-Unit Structures



View of Existing Multi-Unit Structures



View of Existing Multi-Unit Structures



View of the Northern Portion of the Subject Property



View of South-Western Portion of the Subject Property



View of Abutting Property to the South



View of South-Western Portion of Subject Property



View of Abutting Properties to the West



View of Abutting Properties to the East

ATTACHMENT J: EXISTING CONDITIONS

Central Community Master Plan Discussion

The subject property is located within the Central Community Master Plan (November 1, 2005) and is **designated on the future land use map as “Low Density Residential (1/15 dwelling units per acre).”** The abutting and adjacent properties are similarly designated in the master plan. Low-Density Residential, specifically 1-15 dwelling units per acre, is described in the Residential Land Use Designation within the Central Community Master Plan, with the following:

“This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.

Approximately one third of the Central Community is occupied by single-family residences on lots range from 3,000 to 10,000 square feet in size. Examples of established low-density residential areas are most of the existing development south of 900 south between State Street and 1300 East and areas between West Temples and Main Street from 1700 South to 2100 South.”

The proposal is generally complying with the RLU 1. Policy Statements for the Residential Land Uses within the Central Community Master Plan. This master plan also encourages the upkeep and preservation of existing multi-unit structures. The proposal does include the demolition of the existing nonconforming structures and a new infill proposal to develop 7 single-family structures. The proposal to redevelop the subject properties is in-line with the existing base zone, zone designation in the Central Community Master Plan and the applicable policy statements.

R-1/5000 Zoning Standard for Single-Family Detached	Finding	Rationale
Minimum Lot Area: 5,000 Square Feet.	Total combined square footage of lots (including the common area and private driveway): 35,719 square feet.	Total area of lot including common areas complies with this standard. Proposed individual lot sizes requesting modification through the Planned Development process: Lot 1: 4,424 sq ft Lot 2: 3,010 sq ft Lot 4: 3,654 sq ft Lot 5: 3,584 sq ft Lot 6: 3,608 sq ft Lot 7: 2,964 sq ft Lot 8: 2,964 sq ft Planning Staff asserts that the reduction of lot square footage is appropriate for the development and therefore should be approved as proposed.
Minimum Lot Width: 50 Feet.	The applicant is seeking relief on the minimum lot width requirement for 4 lots, through the Planned Development process by requesting that the PC approve a reduction for Lot 1, Lot 2, Lot 7 and Lot 8.	The proposed subdivision is proposing lots that are meeting the 50 foot width requirement and proposing 4 lots that do not. The proposed individual lot widths requesting modification through the Planned Development process: Lot Lot 1: 24 ft to 41.61 ft in width Lot 2: 37 ft to 49.15 ft in width Lot 7: 42.56 ft in width Lot 8: 42.56 ft in width

		Planning Staff asserts that the reduction in lot width is appropriate for the development and therefore should be approved as proposed.
<p>Maximum lot size: With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> 1. The size of the new lot is compatible with other lots on the same block face; 2. The configuration of the lot is compatible with other lots on the same block face; and 3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face. 	Complies	The proposal does not create lots that are over the maximum allowed.
<p>Minimum front yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.</p>	The applicant is seeking relief from the front yard requirements for 6 lots, through the Planned Development process by requesting that the PC approve a reduction in the front yard for Lot 2, Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8.	<p>According to the submitted plans, the applicant is requesting this setback be modified specifically to the following:</p> <p>Lot 2: 9'8" Lot 4: 9'9" Lot 5: 9'9" Lot 6: 9'4" Lot 7: 9'8" Lot 8: 9'8"</p> <p>Planning Staff asserts that the reduction in front yard setback is appropriate for the development and therefore should be approved as proposed.</p>
<p>Interior Side Yard:</p> <p>Interior lots: Four feet (4') on one side and ten feet (10') on the other.</p> <p>Corner Side Yard: ten feet (10')</p>	The applicant is seeking relief from the interior side yard requirements, through the Planned Development process by requesting that the PC approve a reduction for the interior side yards.	<p>According to the submitted plans, the applicant is requesting that the interior side yards for the proposed development be modified to the following specified dimensions:</p> <p>Lot 1: 4' & 6'3" Lot 2: 4' & 5' Lot 4: 5' & 5' Lot 5: 5' & 4' Lot 6: 4' & 7' Lot 7: 5'6" & 5' Lot 8: 5' & 5'6"</p> <p>Planning Staff asserts that the reduction in the interior side yard setbacks are appropriate within the subject development and therefore should be</p>

		approved as proposed.
Rear Yard: Twenty-five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.	Complies with Conditions	According to the submitted plans, the applicant is requesting that the rear yard requirement of (18') feet be modified to approximately (15') feet for Lots 7 and 8 (Structures A1 and A2). This request should be denied and the required (18') rear yard setback be provided.
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.	The applicant is requesting relief for Lot 7 and 8, through the Planned Development process by requesting the PC approve additional lot coverage for these two lots. Lot 1, 2, 4, 5 and 6 meet this standard.	<p>According to the submitted plans, the applicant is requesting that the lot coverage for lot 7 and 8 be approximately 48%.</p> <p>Staff is recommending denial on the requested rear yard reduction which should reduce the lot coverage closer to the 40% or slightly less than 40% lot coverage.</p> <p>The following are the proposed lot coverages for the additional lots: Lot 1 – 35.7% Lot 2 – 39.3% Lot 4 – 39.3 % Lot 5 – 40% Lot 6 – 39.8%</p>
<p>The maximum height of buildings with pitches roofs shall be:</p> <p>A. Maximum building height is 28' measure to the ridge of the roof.</p> <p>B. Average height of other principal buildings on the block face.</p>	Complies	<p>According to the submitted plans, the applicant is proposing to construct the following roof heights:</p> <p>A – 26' B – 25'8" C – 24'7" D – 25'9"</p>
Maximum height of a flat roof building shall be twenty feet (20')	Not Applicable	The proposed structures contain a pitched roof.
<p>Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.</p> <p>A. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half</p>	Complies	According to the submitted plans, the applicant is proposing to build to the 20' permitted wall height for each house type . The wall height will not exceed 20' .

<p>foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.</p> <p>B. Exceptions:</p> <p>(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.</p> <p>(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:</p> <p>(A) The width of a dormer is ten feet (10') or less; and</p> <p>(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and</p> <p>(C) Dormers are spaced at least eighteen inches (18") apart.</p>		
<p>Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage.</p> <p>Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in chapter 21A.62 of this title.</p>	Complies	The proposal will construct to this standard.
<p>a. For properties outside of the H historic preservation overlay district, additional building height may be granted as a special exception by the planning commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The planning commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.</p> <p>b. Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the</p>	Complies	This proposal does not include a request for additional height.

provisions of section 21A.34.020 of this title.		
<p>H. Standards For Attached Garages:</p> <p>Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</p> <ul style="list-style-type: none"> a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced; b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or c. The garage doors will face a corner side lot line. (Ord. 59-16, 2016: Ord. 7-14, 2014: Ord. 66-13, 2013: Ord. 73-11, 2011: Ord. 12-11, 2011: Ord. 90-05 § 2 (Exh. B), 2005: Ord. 26-95 § 2(12-6), 1995) 	Complies	<p>According to the submitted plans, the attached garages proposed for each structure complies with this standard.</p> <p>The following are the specific dimensions of the garage door widths and the width of the proposed structure:</p> <p>A – The width of the garage doors are a total of 21’ and the width of the proposed structure is approximately 46’.</p> <p>B – The width of the proposed garage doors are a total of 22’ and the width of the proposed structure is approximately 44’.</p> <p>C – The width of the proposed garage door is a total of 12’ and the width of the proposed structure is approximately 29’4”.</p> <p>D – The width of the proposed garage doors are a total of 22’4” and the width of the proposed structure is approximately 49’4”</p>

21A.36.010 Use of Land and Buildings

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

Frontage of Lot on Public Street	All lots shall front on a public street	7 lots without frontage	Modifications requested through the Planned Development process.
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ATTACHMENT K: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The purpose statement for a Planned Development States:</p> <p>“A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments”</p> <p>The proposed planned development would result in 7 new single-family structures that will create a unique combination and coordination of architectural styles found in the neighborhood, this cohesive development will also provide energy star rated structures. The utilization of the objectives within the proposal will create a more beneficial development than the two existing buildings. This particular development would not be feasible without a planned development, due to the nature of the interior lot block of the subject property.</p> <p>The applicant has stated that the project meets objectives A, D and H; however, staff finds that the project meets A and D. (Only one object must be met to go through the Planned Development process).</p> <p>A. Combination and coordination of architectural styles, building forms, building materials and building relationships; The proposed 7 new single-family structures coordinate well with each other and coordinate well with the surrounding neighborhood. The surrounding properties vary in architectural styles. The proposed development will have accents of period revival styles to aid in the visual compatibility of the structures. Additionally, the proposed materials will mirror the traditional materials that are primarily utilized in the neighborhood, with accents of contemporary materials to help place the structures within their own time. The feature</p>

		<p>that alters from the neighboring properties is the proposed pitch of the roof. The wall height and roof pitch differs from the abutting properties, however each existing structure within this neighborhood could alter their wall height and roof height to accommodate additional space. The proposed structures will provide a new variety of housing types within the neighborhood.</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment: The proposal meets this objective with the utilization of the proposed structures within a well-landscaped area. Additionally, the design of the homes and surrounding landscape promotes the development and creates a well-landscaped area that provides buffering for the neighboring properties and ideal amenities within the development.</p> <p>H. Utilization of “green” building techniques in the development: The proposal incorporates an Energy Star rating for the structures. The proposed Energy Star rating, which includes eco-friendly charging stations, wiring for solar panels, constructing with energy efficient materials, is meeting goals established by the City. However, the development is not seeking relief due to green building techniques, and therefore is only generally meeting this objective.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	Complies	<p>The Central Community Master Plan future land use map shows the proposed property as Low Density Residential (1-15 dwelling units per acre). The proposed density is consistent with the master plan and the zoning ordinance.</p> <p>The Central Community Master Plan provides the following policies related to the proposed development:</p> <p>RLU-3.1 – Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups and family size.</p> <p>RLU-3.3 – Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.</p> <p>RLU-3.4 – Encourage high performance, energy efficient residential development</p> <p>The proposal would replace two nonconforming and noncomplying four-unit structures with seven single-family structures. The subject property is an interior block lot, which runs between McClelland and 1100 East. The subject property is approximately 222 feet in depth. Single-family structures are predominant in the</p>

		<p>surrounding neighborhood and the proposed is compatible in terms of footprint and scale.</p> <p>The proposed single-family detached dwellings are a use that is allowed and anticipated in the R-1/5000 zoning district.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts 	<ol style="list-style-type: none"> 1. Complies with Conditions 2. Complies 	<ol style="list-style-type: none"> 1. The property is accessed from 1100 East and 1000 South. The existing multi-unit structures are currently utilizing the access. The current access can only accommodate one way traffic. The proposed private drive will be widened to accommodate two way traffic. The demolition of 8 units and the construction of 7 single-family structures is not expected to cause detrimental impacts to the service level of 1100 East. 1100 East is a heavily trafficked street, however the access point on 1100 East will provide sufficient ingress and egress from the proposed development. 2. The private drive is existing and provides access to the two four-unit structures on the subject property. The total 8 units currently contain one bedroom apartments. And at any given time could have 2 cars per unit. The proposed development of 7 single-family structures will have on average 2 vehicles per structure coming and going from the development. <ol style="list-style-type: none"> a. The first driveway located within the proposed development is approximately 125 feet back from the beginning of the private drive. The orientation of the driveways are all facing the private drive and will not impact the safety, purpose and character of 1100 East. b. Each single-family structure will contain two off-street parking spaces. Due to the width of the private drive, the drive will also serve as a fire access. There is no parking allowed on fire access roads. To accommodate guest parking, the applicant is proposing 4 additional stalls located along the access of the private drive, please refer to Attachment B. The guest parking stalls and off-street parking provided will accommodate the vehicle traffic that will occur with this development. c. This is not a substantially high density residential development and is not expected to have a high traffic generation that would impair the use or enjoyment of adjacent properties.

<p>and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>	<p>3. Complies</p> <p>4. Complies with Conditions</p> <p>5. Complies with Conditions</p> <p>6. Complies</p>	<p>3. The circulation of traffic will be isolated to the interior of the development, due to the nature of the private drive. The private drive includes a sidewalk that connects to 1100 East. All egress and ingress will be isolated to one entrance. The design will be that of a typical driveway and circulation and traffic flow that should not impact adjacent properties.</p> <p>4. The development will be required to comply with all other requirements from Public Utilities.</p> <p>5. The proposal includes the modification of two rear yards, these yards should be conditioned to meet the required (18') rear yard setback. These (18') rear yards and the remaining (20') rear yards provided for the other 5 lots, will provide buffering to the abutting properties which will aid in mitigating the potential impact.</p> <p>Additionally, the applicant is proposing to provide landscaping buffers along the southern end of the private drive and the T turn around, which will be required as a condition. The landscaping proposal includes preserving existing mature trees, planting new columnar hornbeam trees, big tooth maple trees and a variety of perennials and grasses.</p> <p>The applicant is also proposing to landscape the northern portion of the private drive with columnar trees and install a perimeter fence, both will be required as conditions. The full landscaping proposal is deliberately designed to buffer and mitigate any potential impacts on the abutting and adjacent properties.</p> <p>6. The proposed development is located within a single-family zoning district. The proposed single family structures maintain the density of the area. The size and scale are generally compatible with the surrounding neighborhood.</p> <p>The proposal does not involve commercial or mixed-use development and is not subject to the Conditional Building and Site Design Review.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>The existing mature trees that are located within the buildable area will be removed for construction purposes. The mature trees located towards the southern end of the property are located outside of the buildable area and will be preserved.</p> <p>The proposed landscaping will need to comply with the "water wise or low water plants" required by 21A.48.055: "Water Efficient Landscaping" section of the zoning ordinance.</p>

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	The subject property is located outside of the Gilmer Park National Historic District and is not located within or designated a local historic district. Since the subject property is located outside of a locally designated district, it is not subject to local regulations. There are no historical, architectural, or environmental features on this site that warrant preservation.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions. The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT L: PRELIMINARY SUBDIVISION PLAT STANDARDS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	<p>The applicant is requesting modification to the subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development:</p> <ol style="list-style-type: none"> 20.12.010.E “Access to Public Streets” The applicant is requesting that this standard be modified to allow the lots to be accessed from a private drive. The proposed private street access will provide adequate access to the lots from the public street and is the most logical way to provide this access. <p>The proposed subdivision otherwise complies with the applicable standards.</p>
B. All buildable lots comply with all applicable zoning standards;	Complies	The applicant is proposing to modify some of the base zoning standards through the Planned Development process. The proposed lots will be buildable and will meet this requirement with Planned Development approval.
C. All necessary and required dedications are made;	Complies	The proposal will not require any public dedications, such as a new public right-of-way. The private street will provide private walkways and driveways to accommodate pedestrian and vehicle access to the properties and will be recorded on the final plat.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies with conditions	The proposal was reviewed by Public Utilities, the requirements are listed in attachment M. Corrections of all issues and requirements will be required prior to recording the final plat. This is a condition of approval.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies with conditions	The proposal underwent cursory review by the Engineering Department for compliance with this standard. Engineering has no objection to the proposed development. The final preliminary plat will be subject to compliance with all comments received from Engineering as a condition of approval.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	There is no evidence that the subdivision does not comply with all other applicable laws and regulations.

<p>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</p>	<p>Not Applicable</p>	<p>This proposal does not involve vacating a street, right-of-way, or easement.</p>
<p>NOTES:</p>		

ATTACHMENT M: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council:

A Notice was mailed to the East Liberty Park Community Organization on December 1, 2016. The Community Council was given 45 days to respond with any concerns and to request that the applicant to attend a meeting. The Council requested that the applicant present the proposal to the community. The Community **Organization** held a meeting on January 12, 2017. The applicant presented the project and gave an informational presentation for attendees and Council members. The nature of the responses and concerns focused on compatibility of the proposal. There were concerns raised regarding the density, wall height, overall height, roof pitch and proximity to the abutting and adjacent property owners. There were concerns raised about the request of modifying the rear yard setbacks for two of the properties and the modification of the interior side yards. Additionally, there were concerns raised about parking and circulation impacts on 1100 East. The Community **Organization** ultimately voted in favor of a negative recommendation for Planning Commission. The letter from the East Liberty Park Community **Organization** is located on the following page.

Open House

The applicant attended a Planning Division Open House on December 15, 2016.

Notice of public hearing for the Planned Development and Subdivision proposal include:

Public hearing notice mailed on January 26, 2017

Public hearing notice posted on January 26, 2017

Public notice posted on City and State Websites and Planning Division list serve: January 26, 2017

Sign posted: January 27, 2017

Public Comments

There have been several public comments received. The following are from the East Liberty Park Community **Organization**, Open House and emailed comments.



East Liberty Park Community Organization (ELPCO)

January 31, 2017

Salt Lake City Planning Commissioners:

On January 12th, the East Liberty Park Community Organization (ELPCO) held a special community meeting to receive a presentation from ALMS Holding for the proposed Madison Park Planned Development to be located on the property of 1008 South 1100 East. To publicize the meeting, ELPCO made announcements via email and social media and placed meeting notices on 60 houses adjacent to the project area. Approximately 30 ELPCO residents and community members attended the meeting.

The following motion was adopted by a vote of 15 YEAs to 9 NAYS with 2 abstentions by the ELPCO community at the conclusion of a public meeting on the evening of January 12, 2017.

"That the ELPCO community passes to the Planning Commission a negative recommendation on this project due to negative consequences on the character of the neighborhood due to the increased density of the project, and the lack of proper setbacks that will result in adjacent neighbors and homes being put in the shadow."

Discussion:

This project is located in the Residential (R-1/5000) zoning where the development pattern consists mostly of single-family homes with a few homes that have been converted to small neighborhood businesses. Currently there exist two, single-story apartment structures on the property which will be demolished, resulting in the loss of 8 units of affordable housing [current rent between \$800 to \$885 per unit].

The project as described by the drawings provided by the applicant call for a much higher density than what would be allowed in the R-1/5000 zone. We've summarized the pertinent items as follows:

	Proposed		Required
Lot size -	3,500 sf	vs	5,000 sf
Side setbacks -	4' + 5'	vs	4' + 10'
Rear setback -	15' + 20'	vs	20'
Front setback -	9'-12'	vs	20'

Note that at the January 12th meeting, a revised design was shown which had increased the rear yard setbacks for five of the seven units from 15 feet to 20 feet. The developer stated that changes to the rear setbacks were made after feedback from local residents at the December 15, 2016 open house. However, the reduced lot sizes and other reduced setbacks remained the same.

It's important to note that the project proposes three long, two-story high straight walls facing west. Two walls are 20 feet tall by 44 feet long & one is 20 feet tall by 28 feet long. The



East Liberty Park Community Organization (ELPCO)

neighbors on McClelland Street whose rear yards abut the project along the west are concerned that these large blank walls will affect the sunlight on and use of their properties and present an unflattering view from their rear yards.

The applicant is asking for major concessions of ALL setbacks & lot size requirements. Also, all the proposed homes are two stories tall where the surrounding neighborhood is primarily one-story tall. Many residents believe the building heights coupled with the reduced setbacks will cause detrimental impacts on the neighboring houses, especially those to the west on McClelland Street.

This project is a significant deviation from the R-1/5000 zone requirements. A majority of the ELPCO community council voting at the January 12th meeting believe this project is detrimental to the neighborhood and if approved, sets a bad precedent for future requests.

The project is being submitted for approval through the Planned Development Review because it does not meet the requirements for the underlying R-1/5000 zone. Quoting from the SLC Planning Dept. website under the Planned Development Initiative: "A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better project than what could be allowed under strict zoning regulations." This process is intended to allow for compatible "better projects," not necessarily bigger, higher-density projects.

The R-1/5000 purpose statement is as follows: "The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood."

A majority of the members of the ELPCO community feel that this development is not compatible with existing scale and intensity of neighborhood on streets like 1100 East and McClelland St. and Yale Ave. and thus does not meet the R-1/5000 purpose statement.

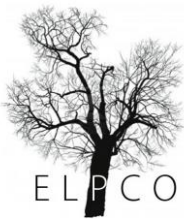
Furthermore, the ELPCO community contends that the project as submitted to us does not meet the Planned Development Standard 21A.55.050 C: "Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located."

We'd like to thank the SLC Planning Staff and the members of the Planning Commission for their efforts and we hope that they will take our recommendations under serious consideration.

Darryl High – ELPCO Co-chair

Jason Stevenson – ELPCO Co-chair

Dave Richards – ELPCO Land Use Chair



East Liberty Park Community Organization (ELPCO)

Minutes of the Special ELPCO Community on the Madison Park Project

ELPCO Special Meeting

Thursday, January 12, 2017

7pm-8:30pm

Tracy Aviary – Chase Mill

Attendance at 7:15pm – 30 people (including developers (2), architect (1), and contractor (2), SLC Planning Dept. (2))

Meeting Note: ELPCO co-chairs Jason Stevenson and Darryl High invited ALMS Holdings to present to a special meeting of the ELPCO community council focused specifically on the Madison Park Project. This meeting was held on Thursday, January 12, 2017 to fall within the 45-day timeframe for community council feedback and because ELPCO did not hold a December meeting due to the holidays. ELPCO board members placed notices for the January 12th meeting on 60 houses adjacent to proposed development on 1100 East, McClelland, and Yale Ave. ELPCO had also placed notices on neighboring houses before the December 15, 2016 open house about the Madison Park project.

Community Question/Comment:

Residents complained about late notice of updated planning documents for the Madison Park Project. They received the new plans and renderings via several emails between 4pm and 4:45pm on the afternoon of January 12 (same day at the community meeting) from the ELPCO co-chairs. The ELPCO co-chairs forwarded these new documents via email after receiving them between 12pm and 3pm that same day from the SLC Planning Department, associate planner, Kelsey Lindquist. The ELPCO co-chairs posted PDFs of the previous and updated design plans on a remote server and included download links in all communications and agendas about the Madison Park project.

Answer from the Developer:

The developer apologized and explained they were working on the new plans and renderings up to the last minute. They were trying to incorporate the suggestions and comments they received during the December 15th open house and in subsequent emails and comments.

Community Question/Comment:

“This project seems more dense than other developments in the neighborhood; zoned for .1 acre;
“This project looks like the properties are spaced on half the size of the existing lots.”

Answer from the Developer:

A PUD allows the developers to include the area of the private drive and landscaping in the area requirements. Although the building lots are smaller, adding in the area of the private drive makes the average lot areas the same. As a result, the effective or visual density is a lot higher in these PUDs even if the average density is the same.

Community Question/Comment:

“Does the project meet the existing R-1/5,000 standard without the flexibility of the planned development standard?”

Answer from ELPCO’s Dave Richards:

No, it does not.

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East Liberty Park Community Organization (ELPCO)

Community Question/Comment:

Residents expressed concern about box-like shape of houses, and low roof pitches.

"Photos of real houses you're showing us look like Yalecrest, but the actual renderings of the project look like Sandy/Draper."

"The houses look more like a box when the pitch of the roof is just 6 feet"

Community Question/Comment:

Inside the development, it's going to look like a slot canyon when you have two, 20-foot tall side walls 10 feet apart running between the houses.

Community Question/Comment:

Houses in the surrounding neighborhood houses are positioned lower. Even the rare two-story houses usually have half the first story buried underground; the houses are generally lower in elevation and the Madison Park 2-story houses will be a lot bigger

Community Question/Comment:

What is the average square footage of each unit?

Answer from the Developer:

Average unit is 3,100 total sq. feet including attached garage and basement. Some units are smaller, some that are larger.

Community Question/Comment:

What is the demolition and building timeframe?

Answer from the Developer:

We hope to start demolition in April 2017; hope to be done building by March 2018. We haven't asked for phasing of the building process. It will all be demolished and built at one time.

Community Question/Comment:

Is there a gate on the driveway?

Answer from the Developer:

No, we eliminated the private gate and driveway after feedback from the December 15 open house. Also, the entrance driveway will be widened to 20 feet

Community Question/Comment:

To some of the local residents, it looks like you're trying to shoe-horn in some mini-McMansions with this project. We need to protect the neighborhood character. Combability to the neighborhood does not mean using the same building materials. It means that the project reflects the size and the shape of the lots. This development is not going to part of the neighborhood by fencing in the houses and separating them from the surrounding streets [Developer response: "But neighbors asked for improved fencing, and we accommodated them."] I believe that this project is asking for too many variances on rear and side and front setbacks;

Community Question/Comment:

-Can you explain the change in parking between the 2nd plan and the 3rd plan'

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East Liberty Park Community Organization (ELPCO)

Answer from the Developer:

We added parking spots by increasing the number of driveway parking spots and visitor parking spots.

Community Question/Comment:

How many houses are you taking out:

Answer from the Developer:

We will be demolishing eight 1-bedroom apartments. Developer must pay loss-mitigation cost. Current apartment buildings are not up to code.

Community Question/Comment:

What is the current for studio apartments rent?

Answer from the Developer:

\$800 to \$885 a month

Community Question/Comment:

Resident expressed concern about the size of the houses and the size and height of the back wall.

Community Question/Comment:

What is the worse-case scenario? One concern is that the current apartments fall into dis-repair and become inhabitable. Another concern is that this developer sells to someone else who wants to build something even bigger and more intrusive. This might be the best option we get for this property.

Community Question/Comment:

Neighbor who owns property along 1100 E directly east of the project expressed worry about light and size of the house blocking the views and sun.

Community Question/Comment:

What will the noise be for the air conditioners be like?

Answer from the Developer:

The AC units will be on the front of the house; and they will be quiet and energy-efficient.

Community Question/Comment:

Will the new homes be for sale or rent?

Answer from the Developer:

Sale

Community Question/Comment:

What is the estimated price for the properties?

Answer from the Developer:

Starting at \$650,000;

Community Question/Comment:

Will you look-for, require owner-occupied?

Answer from the Developer:

Owner-occupied

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East Liberty Park Community Organization (ELPCO)

At the conclusion of the meeting, George Chapman proposed the following motion:

“That the ELPCO community passes to the Planning Commission a negative recommendation on this project due to negative consequences on the character of the neighborhood due to the increased density of the project, and the lack of proper setbacks that will result in adjacent neighbors and homes being put in the shadow.”

The motion was seconded by Tom Denison.

The community council voted 15 YES to 9 NAY with 2 abstentions and the motion passed to be included in the ELPCO board’s official letter to the SLC Planning Commission.

###

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name: LEO STANKO

Address: [REDACTED]

SLC, UT 84105

Zip Code 84105

Phone: [REDACTED] E-mail [REDACTED]

Comments: STRONG CONCERNS OVER EASEMENT ADJUSTMENTS
(WE ALREADY HAVE CLOSE PROPERTY LINES). ALSO,
WORRIED OVER CONSTRUCTION TIMELINE, NOISE, ETC.
SUGGEST HIGHER FENCING. WITH SMALL JET-BACKS
CONCERN OVER REDUCTION IN NATURAL LIGHT TO MY BACK-YARD.
OVERFLOW VISITOR PARKING? LOW ROOF PITCH ON NEW HOMES!
CITY TRASH PICK UP? SMALLER HOME SIZE PER FLOOR/SQFT.
POOR EXTERIOR DESIGN ON HOMES.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name:

TOM DENISON

II

Address:

[REDACTED]

Zip Code

Phone:

E-mail

Comments:

Project is too Dense
Parking is not sufficient. 7 Houses
will bring too many vehicles, Many more
than the existing Apartments.
Two Story, 3000+ Houses will bring
an Average of 205 Cars, Average of 17+
Cars.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name:

TEKEHU M MUNANLI

Address:

[REDACTED]
SLC, UTAH 84105

Zip Code

84105

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

Too many homes for this lot + plus two stories
15' from the fence - should be more. I feel the fence
should be higher than the standard height
allowed

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name: STACEY DENISON

Address: [REDACTED]

SLC Zip Code 84105

Phone: [REDACTED] E-mail [REDACTED]

Comments: BY NOT FOLLOWING CURRENT
SETBACKS, THIS PROJECT
DRAMATICALLY CHANGES THE
INTEGRITY OF OUR NEIGHBORHOOD.
IT IS TOO MANY HOUSES FOR
THE LOT SIZE.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name: Jeremy Haggins

Address: [REDACTED]

Zip Code 84105

Phone: [REDACTED] E-mail [REDACTED]

Comments: I am concerned with any reduced setbacks.
The size and scale of the homes will eliminate
my light and privacy of my yard. My rear
fence has a prescriptive easement that should not
be moved. I am not against homes in the lot, but
4 would be reasonable.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name:

JAKE HILL

Address:

[REDACTED]

Zip Code

84105

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

I AM NOT IN FAVOR OF 2 STORY UNITS 15' FROM
PROPERTY (REAR). I LIVE DIRECTLY WEST OF THIS PROPERTY &
2 STORIES WILL TAKE AWAY PRIVACY. 2 STORIES IN A
NEIGHBORHOOD SHOULD BE REQUIRED TO BE FURTHER NOT
CLOSER. PROPERTIES / ARE UNITS ARE TO DENSE.
LANDSCAPING WOULD HELP BUT NOT ELIMINATE THE
INVASION OF PRIVACY

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

1008 South 1100 East – Madison Park (Planned Development)

Name:

TOM DENISON

Address:

[REDACTED]

Zip Code

84105

Phone:

[REDACTED]

E-mail

Comments:

Property is too small for this scale
of project

1- Keep EXISTING Setbacks As per

~~EXISTING~~ Code

2- Reduce Density

Terrain of Property is Higher than adjacent parcels
So Setbacks become even more important when
Scale of existing Single Level Houses are compared.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

* This is not consistent w/ single level homes & Density
of the Area.

Lindquist, Kelsey

From: Andrey [REDACTED]
Sent: Monday, December 12, 2016 11:46 AM
To: Lindquist, Kelsey
Subject: resident input

Hi Kelsey,

I am a homeowner at 991 south 1200 East in Gilmer Park. It has come to my attention that there is a project near us at 1008 South 1100 East to build a PUD of 7 homes. As a nearby resident, I want to express my tremendous support for this project as it will alleviate the current blight of the driveway going there and the current buildings on that lot. Please do everything possible to expedite that project, knowing that it has strong support from neighbors.

Thank you!

Lindquist, Kelsey

From: Sandra Sweetland [REDACTED]
Sent: Wednesday, December 14, 2016 1:15 PM
To: Lindquist, Kelsey
Subject: Madison Park Planned Development

Dear Ms. Lindquist,

As a close neighbor to the proposed Madison Park Planned Development, I feel it is important to voice my position.

I am in favor of controlled and monitored growth in the Sugarhouse District. If the proposed project falls within the guidelines of what is currently allowed, without further variances or adjustments to the restrictions in place to control growth, then by all means let the project proceed. However, I would like to voice my reservations about the housing project if obtaining the permit would require over stepping the established building restrictions/requirements.

Thank you,

Sandra Sweetland
[REDACTED]
Salt Lake City, Utah
84105
[REDACTED]

Lindquist, Kelsey

From: Tom Denison [REDACTED]
Sent: Friday, December 16, 2016 10:35 AM
To: Mendenhall, Erin; city.council.liasons@slcgov.com; Lindquist, Kelsey
Cc: East Liberty Park 2 CC Chair
Subject: Madison Park Proposed Development
Attachments: 1009 McClelland St Back Yard.jpg

Councilwoman Mendenhall,

Last night the planning department held an Open House for a proposed project, Madison Park, located at 1008 South 1100 east where the project is proposing seven (7) new residential dwelling units by combining two (2) parcels to create an oddly shaped lot with poor access to the main road, 1100 east.

The proposed project is asking for four (4) modifications to the city code in an attempt to shoe horn in the seven houses into the parcel. The modifications include 1. Modify the REQUIRED frontage on a public street. 2. Modification of the interior side and rear yard setbacks. 3. Modification of perimeter setback, which includes the side and rear yard request. 4. Modification of lot size requirements

There are several concerning issues with this proposed development. The initial concern is the density and the request for reduced setbacks. With the natural terrain sloping downward from east to west a retaining wall approximately three feet (3') high has been built to make the subject parcel 'flatter'. The retaining wall was built some time ago but is very important to the details of the situation. With the retaining wall the subject parcel is three feet higher than the surrounding parcels to the west. The surrounding parcels are built with single story houses on them. With the proposed development including two (2) story houses and with requested reduced setbacks of only 15 feet, with a ground level three feet higher than the surrounding houses, the new proposed houses will tower over the existing houses. This will dramatically change and alter the character of the existing neighborhood. Attached is a photo of my back yard where you can clearly see the three (3) foot retaining wall and the existing single story building including the windows and roof line. The existing setback of this single story building is approximately 60 feet. Just imagine a two story building with only a 15 foot setback from the fence line.

Clearly if the proposal is requesting four (4) changes to the existing city code, the project is too large for the parcel and needs to be redesigned and reevaluated.

At the open house last night there were approximately 15 local residents who showed up with major concerns regarding the density and setbacks of the project. In addition to the people who showed up I provided a document signed by six (6) additional land owners who could not attend the meeting but are opposed to the project as currently proposed.

In my discussions with everyone who attended the meeting or who I spoke with, nearly all of the local residents stated 'I am not against a residential project, but this one is too dense and the setbacks are too small.' The residents who have serious concerns about the initial layout of the project include architects, real estate professionals and existing current landowners. When architects, real estate professionals and existing landowners all opposing the project, the design and request for four (4) changes to the code, the project needs to be seriously reevaluated and redesigned to fit the character of the neighborhood.

The City represents both the City and its residents and needs to take into account the character of the existing, single story, full set back of the neighborhood. As stated previously, the residents, architect's and real estate professionals that showed up to the Open House are not opposed to a project in this location, however, the project needs to fit the scale and characteristics and set backs of the surrounding properties.

Thanks for your time and please feel free to contact me with any questions or comments.

Tom Denison



SLC, UT 84105



Lindquist, Kelsey

From: [REDACTED]
Sent: Sunday, December 18, 2016 9:20 PM
To: Lindquist, Kelsey; gilmerpark@gmail.com; East Liberty Park 2 CC Chair
Subject: Planned Unit Development Comments
Attachments: MP Development Feedback.docx; House MP .jpg

Salt Lake City Planning Division,
Neighbors of Gilmer Park

Attached is a letter with my comments concerning the proposed Madison Park Planned Unit Development (1008 South 1100 East) that will not have the required street frontage and modified rear and side yards.

I am against the city giving this company any zoning exemptions and encourage my neighbors to voice their opposition to it also.

I also included a picture of one of the house drawings.

Jason, if at all possible, I would like this sent to all of the neighbors in Gilmer Park.

Please keep me informed of the next hearing.

Carol Steffens
[REDACTED]
SLC, UT
[REDACTED]

Carol Steffens

Salt Lake City,
Utah 84105

To:

Kelsey Lindquist
Salt Lake City Planning Division
PO Box 14580
SLC, UT 84111

Cc: Gilmer Park Association

Dear Kelsey,

The intent of this letter is to respond to the proposed Madison Park Planned Development Project Description located at 1008 South 1100 East.

After reading the planned proposal, I am urging all current citizens of our neighborhood to adamantly oppose this development.

ALMS Holding, LLC states in their purpose statement and project description that :

enables Madison Park to create seven energy efficient single-family homes which are more compatible with the existing residential homes in the neighborhood and in line with the East Liberty Community Council objective of preserving and improving residential areas desirable for family living.

Objection:

I disagree totally that these seven, aesthetically unpleasing boxes will be more compatible in our neighbor. Building seven two story homes in such a small parcel area, that have windows on the second story that will be overlooking the back yards of at least ten or so other long time, existing residences is an invasion of the existing residents privacy and is disrespectful planning on the part of ALMS Holding, LLC. Neighbors do not like people looking down into their once private back yards. They will sell out and while the developer has got his money in his/her pocket and is long gone, our property values will decrease. The existing homeowners lose. Having seven two story houses crammed on a small parcel is not my idea of preserving and improving my neighborhood. ALMS Holding, LLC state that it will create a residential area desirable for family living. What's wrong with the people who live there now? This project sounds to me like.... a developer wanting to make a lot of money at the expense of our long time neighbors and seven buildings that will compromise our quaint neighborhood.

"Madison Park" is not my idea of a park!

A. PLANNED DEVELOPMENT OBJECTIVES:

ALMS Holding, LLC states they will use traditional styled architecture that is aesthetically compatible with the surroundings character of the neighborhood....

Objection:

What??? Have you looked at the drawings? The houses look like cracker boxes from the renderings and look like a house you would see in a suburb. I could not see one detail that looked similar to the arts and crafts bungalow style we have in this area. From the drawings of the houses, I could detect NO design features congruent with our neighborhood nor was in any way shape or form, "aesthetically compatible with the character of the neighborhood." What a joke!

ALMS Holding, LLC states:

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

Objection:

ALMS Holding, LLC states that "they have created a pleasing design for both residents and surrounding residents." Not true. Residents in our neighborhood do not want a developer building seven two-story buildings at the cost of their already existing privacy of their back yard lots. That privacy not only includes visual privacy, but as well as noise privacy.

Noise privacy. The surrounding neighbors will have to live with air-conditioning units running all through the summer. These units will be, I assume, close to their back yard property line with the houses being set back 15 feet. This factor will NOT maintain the privacy of the surrounding homes, NOR add "charm and appeal" as purported by ALMS Holding, LLC. The seven houses will create noise pollution for surrounding neighbors.

the back and aesthetically pleasing fencing for privacy of surrounding residents. Madison Park offers plenty off-street parking for homeowners and guests of Madison Park.

Objection:

It was difficult to ascertain, from drawings, where and how much additional off parking there will be in this PUD. I could not tell by the drawings, but they used the word "plenty" to describe the number of sites. The vague verbiage... "Plenty" off street parking is not acceptable for our neighborhood. The guests of these seven

residents will be out parking in the streets in front of the homeowners on 1100 East. Now the streets are free in this town, but this project will inevitably push the guest cars into parking in front of 1100 East existing homeowners, will frustrate existing homeowners when their families and friends can't park in front of their homes, and homeowners will tire of the fight and will slowly will sell out and move. I see no consideration for surrounding homeowners. Terrible!!!!!!

By incorporating designs and tones that blend into the natural landscape and neighborhood styles, Madison Park will create a pleasing environment, attracting an environmentally friendly demographic.

Objection:

Seven 2 story houses jammed packed in a small parcel will attract environmentally friendly people. Really? What did they base this statement on? That is the developer's opinion not mine, as a surrounding resident.

B. Master Plan And Zoning Ordinances Compliance:

ALMS Holding, LLC says that their project will "Invigorate " our neighborhood. Not sure why is it so important for this company to want to invigorate our neighborhood.....oh wait....I know....

ALMS Holding, LLC says:

The "thoughtfully-designed" functional space achieves the goals of the East Liberty Park Community Council by improving the area and promoting desirable family living.

The PUD compliments several of the Main Goals in the Sustainable Salt Lake Plan 2015 to:

- 1) Promote a diverse and balanced community by ensuring a wide variety of housing types
- 2) Foster transit-oriented development, accessibility and mobility services
- 3) Accommodate and promote an increase in the City's population
- 4) Encourage a mix of land uses
- 5) Promote Energy Efficient Building

Objection:

This is a PUD of "thoughtfully-designed" space that's foremost intent is for, the developer to make money NOT improve our area. I can only guess at the price of these buildings.....and consequently push out lower diverse income housing. What's wrong with the people who live here now? Who would "thoughtfully-design" seven cracker box houses onto a small parcel in a quaint neighborhood and call it a compliment?

C. Compatibility Plan and Zoning Ordinance Compliance.

ALMS Holding LLC, states, "This project will not create unusual vehicle traffic patterns or volumes."

Objection:

Not sure what data they used to determine this.

The proposed development will decrease traffic. With the current rental use there can be up to 18-20 cars that daily access the property. The proposed seven single family homes will reduce the number of cars accessing the property.

I have looked down the lane a couple of occasions recently and there were 9 or 10 cars only. The pure statement of the presence of 18-20 cars for two 4-plexes versus 14 for seven houses is not substantial enough evidence to warrant a comparison.

My last question is...

Who is ALMS Holding LLC? I tried to Google the company and could find no local contact information at all. The LLC is registered in New York. Who are these people who want to invigorate our neighborhood? Do out of state companies really have our neighborhood and our best interest in mind?

Thanks for listening to my concerns and hope that we as a neighborhood decide what is best for us.

Carol Steffens

Member of the Gilmer Park Association
SLC UT

Lindquist, Kelsey

From: N R [REDACTED]
Sent: Thursday, January 05, 2017 4:39 PM
To: [REDACTED] Lindquist, Kelsey
Subject: Madison Park Project Questions

Jason and Kelsey,

I have some questions about this mini subdivision coming to our neighborhood. I live on 1100 E. about a block from the site. I received this info in a roundabout way. Here are a couple of my initial questions.

1. Were all the neighbors notified about the zoning change and the mini subdivision going in? I certainly saw no flyer for a special meeting.
2. What is the size/acreage of the properties that will allow 7 houses to be built?
3. I was not allowed to build a wider garage a few years back because I needed adequate open space for fire teams. How can all the zoning rules be changed for someone wanting to cash in on squeezing in as many houses as possible to fill their pockets?
4. Will this zoning change be a fair one to all on 1100 E. between 1300 S- 900 S and allow any of us with big lots to do the same thing? I know my lot can handle a few houses. That way we can have one giant 1100 E. Subdivision surrounding the classic Harvard Yale area. So much for protecting our historic areas.

My believe is this is already a done deal and will be approved without many residents even knowing about it. That's sad. I would like written notice of the zoning changes for our neighborhood as this goes through please.

Thank you,

Nikki Pagni
[REDACTED]

Hello Kelsey,

I am a home owner on 1200 East. I have walked the site for the proposed Madison Park project several times.

I am not opposed to a housing development, but I am very opposed to the following:

7 homes with 2 car garages

Exemptions from zoning requirements for street frontage and modified rear and side yard setbacks

I believe that any zoning exceptions in an established neighborhood should not be allowed. It sets a very dangerous precedence for our future. I feel that 5 homes that honor the current zoning requirements would be much more appropriate.

Thank you for your time and consideration.

Sincerely,

Alice Olch

From: Laura Gray [REDACTED]
Sent: Monday, January 09, 2017 6:43 PM
To: Lindquist, Kelsey
Subject: Madison Park project

Hi Kelsey, I will be away and can't attend the meeting on the proposed Madison Park project. My wife and I own a home at 1012 Yale Ave, and we are being impacted by all the unfettered growth between 9th south and Sugarhouse. We oppose the granting of any variances and think the property is suited for 5, not 7, homes. When will this crazy growth stop?? Traffic is getting bad!
Thanks, Laura Gray and Meg Sandy

Lindquist, Kelsey

From: Carol Blackwell <[REDACTED]>
Sent: Wednesday, January 11, 2017 10:34 AM
To: Lindquist, Kelsey
Subject: Madison Park Project

Dear Kelsey,

I appreciate the opportunity to respond by email to the proposed Madison Park Project. I will not be able to attend Thursday evenings meeting.

Developing housing in the city is important, and I appreciate your consideration of the best options. We do need to provide housing within the city that is close to transportation.

However, I do have concerns about this proposed project. I am not in favor of eliminating the zoning requirements for street frontage, and modified rear and side yard setbacks as the new houses will adversely affect the residents on McClelland particularly since two story buildings will create privacy issues. With the proposed houses so close to the existing neighbors, you will take away the character and privacy of these homes that adjoin the property.

I wonder if fewer homes could be designed to better fit the space, allowing for more space between these new proposed ones and their neighbors. It would be heart breaking to me to have buildings approved on my street that would abut my property so closely and do not conform to the zoning setbacks that I comply with.

Thank you for your thoughtful consideration.

Sincerely,
Carol Blackwell

--

Carol Blackwell
[REDACTED]
Salt Lake City, Utah 84105
[REDACTED]



Lindquist, Kelsey

From: Robert Nathan Mayer <[REDACTED]>
Sent: Wednesday, January 11, 2017 11:14 AM
To: Lindquist, Kelsey
Cc: Carol Blackwell
Subject: Madison Park Development

Dear Kelsey,

I live near 1100 East and Michigan Avenue, very close to proposed Madison Park development. I like the energy-efficiency aspects of the proposal, but I am concerned regarding the possible privacy impacts of two-story buildings on the residents of McClelland Street. I urge you, therefore, to give considerable weight to any concerns raised by the McClelland residents and make sure these concerns are resolved before the project can be approved.

Sincerely,

Robert N. Mayer
[REDACTED]

Lindquist, Kelsey

From: Jake Hill [REDACTED]
Sent: Friday, January 13, 2017 12:26 PM
To: Lindquist, Kelsey
Subject: RE: Madison Park PLNSUB2016-00914

Kelsey, I attend the meeting last night for the proposed development and am planning to attend the Planning Commission meeting.
I reside at 1013 McClelland Street.

I have a few comments that I would like included in the report for the Commission.

Why is the project being proposed as a Planned Unit Development (PUD)?

I am not a supporter of PUD's, as I feel they are often times a way to allow developers exceptions to not meet the same standards and requirements that a normal on street house would need to comply with.

I think as the representative planner for the project it would have been very helpful for the group, to have heard from you, what the differences are with a PUD and non-PUD from a planning and zoning standpoint.

Such as any differences in setback requirements or parcel density.

My understanding is the neighborhood is a R-5000 zone with lot sizes of 5000 sf or larger.

I asked how many other lots in the immediate vicinity are as dense for single family houses and how many have two stories on such small lots.

Nobody was able to answer my question to my satisfaction, other than that there are 'other' small lots and 'other' two stories. Which I agree with but not 20 feet from the rear yard.

My residence is 1,800 sf on a 5,000 sf. lot, with the house 45 feet from the rear fence. My neighbors on my street have similar size homes and lots.

As a resident who lives directly west of the proposed units, I am very discouraged to think there will be a two story wall of brick nearly 200 feet long with only 10 feet of space between the three units only 20 feet east of my rear fence. Additionally with the proposed property to the east being more than 3 feet higher than the grade in my yard, this compounds my concern with the height of the proposed structures being so close to the property line.

I feel that two stories should require further setbacks, not exceptions for less.

As you didn't explain the differences in PUD requirements and non-PUD I am left to assume that the development is being proposed as a PUD because the proposed units do not meet the normal setback requirements.

As the city struggles to provide affordable housing, it doesn't sit well with me that the developer can simply pay a fine, tear down the units and build big expensive boxes.

The current existing units provide somewhat affordable rent for 8 one bedroom apartments.

The proposed units will be significantly more expensive than any of the adjacent homes or the current units.

I don't feel that the proposed private niche development fits the character of the neighborhood. There should be sidewalks, as required on public streets, and the ability to walk through the development. But rather it is a dead end that will not welcome pedestrians.

I was encouraged to hear that the developer took comments from the Open House into consideration and is offering to make changes related to neighbor's concerns.

However the essence of their proposed development didn't change very much.

I feel that the City (Planning) is being too cooperative with the Developer in an effort to gain more tax money and fees that will result from the expensive homes being proposed, rather than requiring them to adhere to similar standards to what the adjacent lots exhibit.

Again I feel that PUD's are not a good thing as they circumvent the standard and cater to developers.

Too much mass, too dense and loss of affordable housing.

respectfully,

Jake Hill



Lindquist, Kelsey

From: Madison King - [REDACTED]
Sent: Friday, January 20, 2017 11:21 AM
To: Lindquist, Kelsey
Cc: East Liberty Park 2 CC Chair
Subject: Madison Park Development - Concerns from owner of 1010S 1100 East

Dear Kelsey:

I am the owner of 1010 South 1100 East and have some concerns regarding the Madison Park Development project.

The planned new parking lot, retaining wall, fence, and mailbox will have following negative impacts on nearby residence. I would appreciate if these privacy and safety concerns would be take into consideration during the planning process.

1. Privacy Concerns

The new parking lot directly faces (less than 15 feet in distance) every north-facing window of my house. Having all windows closed with curtain down, day and night, would be the only option for protecting privacy.

Because the very narrow space between my house and the house next door (1012 south which is much taller than mine), the south-facing rooms of my house does not get sufficient daylight. With the planned parking lot, every room in my house has to have light on all the time.

2. Driveway and Access to Garage

My house's driveway is relatively narrow. The garage had to be built with two+ feet setbacks, consequently my driveway and garage could not align properly. Access to garage is difficult even with a middle size car. With planned retaining wall and fence, driving into garage will be a challenge and it is almost impossible during winter time with snow on ground.

3. Safety Concerns on Sidewalk

The currently grass landscaped setbacks on both side of property line provides a good view for pedestrians to notice cars coming out from private driveways. Foot traffic in this segment of sidewalk is high. People jog, walk dogs, children plays, and bus stops. With retaining wall, fence, tree, and big mailbox along the entire property line, it will reduce the visibility of upcoming cars. It is especially dangerous for young children, a significant number of young children lived in surrounding houses.

I can be reached by this email or phone [REDACTED]

Thank you very much for your help and consideration.

January 11, 2017

Attn: Kelsey Lindquist

From: Mike Fisher

Re: Madison Park Project

Kelsey, I am writing this letter in support of the Madison Park project located at approximately 1000 South 1100 East in Salt Lake City. I have been a resident of this neighborhood for nearly 24 years (Harvard Ave) and have been very impressed and excited about how much our, and adjacent, neighborhoods in the area have improved over the years!

Any project(s) that seeks to improve the home options, walking trails, landscaping, parks and shops in this area I believe to be a great benefit to those of us who live here as well as the surrounding community.

I am in complete support of this project and look forward to the benefits it will provide for all of us!

Thank you for your time.

Sincerely,



Mike Fisher

[Redacted address line]

SLC, UT. 84105

Lindquist, Kelsey

From: [REDACTED]
Sent: Thursday, January 12, 2017 9:43 PM
To: [REDACTED]
Cc: Lindquist, Kelsey
Subject: Madison Park Voting process Question
Attachments: Roberts riules of order.docx

Hi Jason,
Thank you for being our representative. I appreciate your hard work.

I had a question of the vote this evening. I was surprised that the owner Allison Leishman's vote was counted and also I believe there was in attendance perhaps another gentleman, attending the meeting that lived in the neighborhood that was the architect. Correct me if I am wrong.
I thought that counting their vote might be a conflict of interest even though they are members of the neighborhood council.

But according to Roberts Rules of Order (Attached) that our city councils follow, it is a general rule that no one can vote on a question in which he has a direct personal or pecuniary interest. I've attached the section. Even though they are residents/members in our Neighborhood council, that is indeed true M s. Leishman's vote would not be counted nor the others who were there and involved in the project.

Correct me if I'm wrong?
Carol Steffens

Lindquist, Kelsey

From: Jason Stevenson [REDACTED]
Sent: Tuesday, January 17, 2017 11:21 AM
To: Lindquist, Kelsey; East Liberty Park 1 CC Chair
Subject: Re: Madison Park Voting process Question

Kelsey,

Sure - copied below is the reply I sent last week to Carol Steffens and also to Tom Denison who asked a similar question and brought up a similar point.

In summary, the project developers Allison and David are not members of the council because they do not reside within the ELPCO boundaries (Allison lives in Yalecrest, and David lives in the Avenues). Meredith DeMuri lives in Windsor within ELPCO, while Susie and Allan Flandro live in Gilmer Park within ELPCO. Sandra Sweetland, who also spoke in favor of the project, lives in Gilmer Park within ELPCO.

I hope this explains the approach we are taking in response to these emails.
-Jason

Carol,

Thanks for attending the meeting last night, and for bringing up this concern.

Darryl and I did notice this aspect of the vote count.

Three of the individuals you mentioned with connections to the project are residents of ELPCO. However, two of them are not.

Darryl and I adjusted the vote count accordingly after the meeting when we discussed it (and we discussed it further today) and will note it in the report.

We are also reviewing the details of all the other meeting attendees, but so far haven't noticed any irregularities. The nice thing about a community council is that we know or are aware of many of our neighbors.

Also, the precedent we follow is that residents of ELPCO are able to vote in these decisions whether or not they have financial ties to the issue or decision. The reason is that it can be difficult in some cases to determine what is a "financial tie." Residence in the council is much clearer definition to follow. I will also say that it was unusual to have several ELPCO residents with a direct connection to a project under consideration.

Thank you again, and please let me know if there anything more that ELPCO can be doing regarding the project or any other issues or concerns that you see.

Thank you,
Jason Stevenson

Lindquist, Kelsey

From: [REDACTED]
Sent: Wednesday, January 18, 2017 4:04 PM
To: Lindquist, Kelsey
Subject: Madison Park Proposal "Updated"
Attachments: Feedback Updated version.docx

Hi Kelsey,

Here is my feedback on the "updated" version of Proposed Madison Park Project.

Thanks,
Carol Steffens

Carol Steffens
[REDACTED]

Salt Lake City
Utah 84105

January 19, 2017

To:
Kelsey Lindquist
Salt lake City Planning Division
PO Box 14580
SLC UT 84111

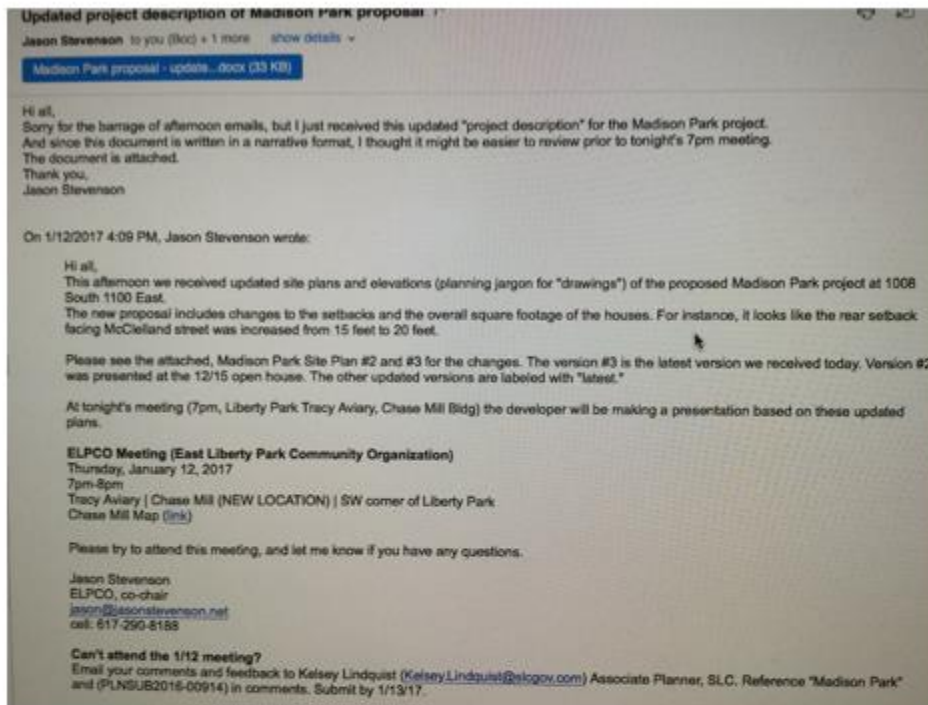
Dear Kelsey,

The intent of this letter is to comment on the presentation from ALM Holding's, LLC on January 12, 2017 at the East Liberty Park Community Council held at Chase Mill Bldg. at Tracy Aviary.

First:

The updated presentation by the LLC on January 12, 2017 was based on input that the residents had submitted the past weeks prior to the January 12th meeting.

The "updated" version was sent to residents by the developer to review at 4:00 pm. (three hours before the community council meeting.) Although the "updated" document had changes in it, the "updated" version still had November 15, 2016 date on it. None of the pages were numbered on either of the November 15th documents nor contained labels on each page indicating November 15th or "updated" version. Looked like it had been thrown together last minute.



Second:

One of my concerns was who was ALMS Holdings. The people's names were printed on the power point and a few verbal details were given about them, This is not enough transparency. Full written disclosure of the principals, who they are, their company names, previous projects should have been in the original and "updated" written proposal. We residents have never been given this information.

Third:

This proposal to modify zoning to permit seven two story, brick buildings will have a **negative affect** on neighboring homes. At our council meeting on January 12th, a resident demonstrated, to all who were in attendance, the size of the two story buildings by showing us how they would be in relation to the room we were in.....three, forty foot brick walls, two stories high with a five foot corridor between them.....basically a wall of bricks. The buildings are too BIG. This high-density design will have a negative impact on the surrounding, existing homes and our neighborhood. The LLC's design is not "Quaint"

It is also absolutely ridiculous to suggest that planting some trees will counter the brick walls.

From the presentation, I did not get an accurate picture of what the houses would look like.

Fourth:

The surrounding existing homes would have seven houses that have two story windows that look down into existing neighbors private yards. That's kinda creepy.

Their proposal states: " The unique shape and size of the property allows "urban development " **where residents enjoy a sense of community and privacy while maximizing utility of urban lots.** Really.....take away existing neighbor's privacy so they can have their's.....Unbelievable.

Fifth:

The project is **too high density**. The owner indicated at the community meeting on January 12, 2017, that her project was not doable with less than seven homes built. She needed to build seven at a price tag of about \$650,000 to make the project work **for her**. With that statement, it appears to many of us in our neighborhood, that the intent of this project by the developers, is not to "invigorate our neighborhood", as they say in their proposal, but to put her own interest in mind over the good of our existing neighborhood. Terrible!!

Sixth:

Even though they have four extra parking spots in addition to the owner's

driveway, the proposed PUD's guests will still park out on 1100 East in front of existing homes. The streets are free, but existing homeowner's will tire of this and move.

Seventh:

After the vote was taken for the neighborhood recommendation. I was very concerned about who was voting and still believe there was a conflict of interest involved. I emailed Jason because of what I thought was a conflict of interest with a couple voters. Here is a copy of the email I sent Jason Stevenson, our chairperson:

Thank you fro your response.
carol

Lindquist, Kelsey

From: LYNN Pershing [REDACTED] >
Sent: Monday, January 30, 2017 1:57 PM
To: Lindquist, Kelsey
Subject: PLSUB2016-00914

I am OPPOSED to the proposed reduced setbacks, reduced lot widths, changes in lot coverage and the tandem parking stalls located in the front yard of this prooosed project. This is abuse of the R1/5000 zoning in the worst possible way

Lynn K Pershing

[REDACTED]
84108
District 6
R1/5000 lot owner

I have seen and reviewed the proposed PUD Madison Park development located at 1008 South 1100 East. Unfortunately I cannot attend the Open House, however, I OPPOSE this proposed development.

Name	Signature	Address
Margie McKnight	Margie McKnight	1047 McClelland St.
Andrew Archuleta	Andrew Archuleta	1017 S McClelland St.
Kelli Nelson	Kelli Nelson	1016 S. McClelland St.
(Not opposed to new single family housing, but follow spacing requirements. Too many houses.)		
Anne Curtis	Anne Curtis	989 McClelland St.
Michael Archuleta	Michael Archuleta	1000 S. McClelland St SLC 84105
TOM E. MIDDLETON	TOM E. MIDDLETON	1021 McClelland St SLC UT 84105

ATTACHMENT N: DEPARTMENT REVIEW COMMENTS

Planned Development Department Review Comments

Zoning (Greg Mikolash):

Will the proposed driveway be wide enough to accommodate trash/recycling pick-ups? Large delivery, fire, and waste removal trucks may need to back-out onto 900 E.

-On trash pick-up days, will the proposed driveway be wide enough to accommodate all bins and also accommodate maneuverability for the trucks. Note that most waste management vehicles have the bin pick-up on the passenger side, meaning that a truck would first need to back into the proposed roads for bin pick-up on the east side. Unless the proposed turn-around between lots A2 and A3 is wide-enough, how will trash be pick-up for the eastern most lots?

-This area is in close proximity to a suspected fault line and will require a site specific natural hazards report to verify that no house will be constructed over a fault line.

-A demolition permit will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.

-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each lot.

-This proposal will need to comply with the appropriate provisions of 21A.24.010, .060 or .070 as appropriate - Residential height, area and bulk criteria.

This proposal will need to comply with any appropriate provisions of 21A.40 if accessory structures are being proposed.

-This proposal will need to comply with the provisions of 21A.44 for parking and maneuvering.

-This proposal will need to comply with the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818).

-Future comments will be associated with each structure during the building permit review process.

-Building permits shall not be issued until such time that a subdivision plat and associated documents are recorded with the County Recorder's Office.

2nd review

-Will the proposed driveway be wide enough to accommodate trash/recycling pick-ups? Large delivery, fire, and waste removal trucks may need to back-out onto 900 E.

-On trash pick-up days, will the proposed driveway be wide enough to accommodate all bins and also accommodate maneuverability for the trucks. Note that most waste management vehicles have the bin pick-up on the passenger side, meaning that a truck would first need to back into the proposed roads for bin pick-up on the east side. Unless the proposed turn-around between lots A2 and A3 is wide-enough, how will trash be pick-up for the eastern most lots?

-This area is in close proximity to a suspected fault line and will require a site specific natural hazards report to verify that no house will be constructed over a fault line.

-A demolition permit will be required for the removal of the existing buildings (see 18.64 for **demolition** provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.

-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each lot.

-This proposal will need to comply with the appropriate provisions of 21A.24.010, .060 or .070 as appropriate - Residential height, area and bulk criteria.

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-This proposal will need to comply with the provisions of 21A.44 for parking and maneuvering.

-This proposal will need to comply with the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818).

-Future comments will be associated with each structure during the building permit review process.
-Building permits shall not be issued until such time that a subdivision plat and associated documents are recorded with the County Recorder's Office.

Transportation (Michael Barry):

The parking appears to be adequate; 2 parking spaces per residence, as required, and 4 guest spaces. The parking calculations on the site plan include additional parking spaces in front of some of the garages; these spaces should be removed from the parking calculations because, if included, the number of parking spaces provided would exceed the maximum number of parking spaces allowed. For clarification, House C appears to have a only a one car garage, not a two car garage as shown in the insert diagram of House Types on the left side of the site plan.

Fire (Kenney Christianson):

First Review

The proposed PUD does not meet fire code as it is currently presented; however there are a few options available to the applicant (e.g. Alternate Means & Methods Agreement). The applicant will need to provide a proposed alternative means equal to or greater than the applicable code requirement in quality, strength, effectiveness, fire resistance, durability and safety.

- **Fire hydrants shall be within 400 feet (600 feet; parking lots & residential) of all exterior walls of the first floor.**
- **If required; FDC shall be installed on the certified address side of the structure** and within 100 feet of a fire hydrant located near an approved fire department access road.
- **FDC and fire hydrants shall be unobstructed and have a minimum 3 feet clearance. Immediate access to fire** department connections and hydrants shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire official.
- **Approved fire apparatus access roads shall be provided for every** facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. If the structure is built on property line then an Alternate Means & Method may be applied for.
- **The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus (Fire apparatus access roads shall not exceed 10 percent in grade).** Traffic calming devices shall be prohibited unless approved by the Fire Prevention Bureau (AM&M Agreement).
- **Fire department access roads shall be a minimum of *26 ft. clear width (exclusive of shoulders) and a clear** height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall not have a dead end greater than 150 ft. Fire access roads shall be capable of supporting vehicle loading (88,000 LBS) under all weather conditions. *{If the structure is less than 30 feet tall the access road can be reduced to a minimum 20 ft. clear width (exclusive of shoulders) when approved by the fire department, NO fire truck aerial access would be allowed, AM&M agreement would be required.}
- The aerial access road shall have no utility lines over the road or between the structure and the access road; where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided (the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater).
- **Gates or other approved barricades across fire apparatus access roads, trails or other access ways, not** including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall be approved by the fire official.

Second Review:

IFC 104.9 Alternative materials and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The fire code official is authorized to approve an alternative material or method of construction where the fire code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

Public Utilities (Blayde McIntyre):

A master water meter and common sewer lateral are required. Common utilities must be addressed in the CCRs. Water meters must be placed in a landscaped area close to the Right-of-Way. Water and sewer lines must be separated by 10ft horizontally. Utilities cannot cross property lines without easements and agreements. Existing water and sewer services to the site must either be reused or killed per SLCPU standards.

There could be an issue if a private fire hydrant is required on the property as part of the Fire Department review. A private fire hydrant must be tapped off an 8" detector check meter, which must be tapped onto an 8" or larger water main. The water main in 1100 East is a 6" main; therefore a water main upsizing at the owner's expense would be required.

Storm water must either be retained on-site or piped to the storm drain in 1100 East. The site must be graded so that storm water is not discharged to neighboring properties.

Second Review:

Here is a summary of our utility meeting today.

It was agreed that the best option was to discharge the sewer to McClelland St rather than utilize pumps to discharge to 1100 E. Existing sewer from the property is routed through a small easement on the property of 1001 S McClelland St. This easement is not of adequate size for the new development. Before Public Utilities will approve of the sewer alignment to McClelland St, we need to see a new easement that is the full width of the driveway on 1001 S McClelland. The existing garage must be reconstructed outside of the easement.

The existing sewer pipe may or may not be in condition to be reused. The pipe will need to be televised with a Public Utilities inspector present. Pipe bursting may be an option if the inspector approves and the existing pipe is at least 3ft from the property line of 1009 S McClelland. Otherwise, a new sewer lateral should be constructed in the middle of the driveway easement of 1001 S McClelland.

The applicant suggests that the Fire Department review does not require any new fire hydrants or fire lines. If that is the case, the water main in 1100 E does not need to be upsized.

The existing 1.5" water meter needs to be relocated out of the driveway, but can be reused if desired by the applicant. A new tap on the water main is required if the water meter is relocated.

Storm water will be infiltrated on site because a direct connection to public storm drain is not available. The design and supporting infiltration calculations will be reviewed. Care must be taken so that adjacent properties are not impacted by the design.

Engineering (Scott Weiler):

No objections to the proposed planned development.

Sustainability (Vicki Bennet):

Please be sure that the applicant understands that the City does not provide sanitation service to multi-home properties on private streets.

Preliminary Plat Subdivision Comments

Fire (Kenney Christensen):

Merry and Allison provided the FPB with revised drawings (revised have changed from what was preliminary submitted). The gate has been removed and the roll back curb and sidewalk was removed from the proposed drawings. The FPB stated if no gate was in place and the roadway is 20 feet wide with no modified sidewalk or curb designed to support the fire apparatus. Fire would be willing to approve the design. If any modifications are required then AM&M agreement would be required.

On 1/20/2017 an email was sent out requesting a review of revised drawings (dated 1-09-2017). The comments for fire remain the same. Please note on 1/17/2017 Merry and Allison provided the FPB with revised drawings (dated 1-05-2017). The gate has been removed and the roll back curb and sidewalk was removed from the proposed drawings. The FPB stated if no gate was in place and the roadway is 20 feet wide with no modified sidewalk or curb designed to support the fire apparatus. Fire would be willing to approve the design. If any modifications are required then AM&M agreement would be required. The following was also noted:

1. The private drive will have a 20 ft. wide access through the PUD (Buildings are less than 30 ft. in height).
2. The drive will include a pedestrian walkway that will be a cut in the concrete patten to delineate the walkway, but no variation in grade.
3. The private drive will be labeled at the entrance with a private drive sign.
4. The private drive will be constructed of cement and have a load capacity of 88,000 lbs.
5. The T-turn (Hammerhead) for the fire truck lane & turning radius will meet 2015 IFC requirements.
6. The fire truck lane will be posted with NO PARKING, approved, legible, white background signs.
7. **A clause will also be added to the CC&R's (bylaws) that are given to all owners before closing. Notifying them of the NO PARKING requirements. It will also be noted in the CC&R's that all cars that park in the firetruck lane will be towed immediately at the owner's expense. All buyers are required to sign and acknowledge the CC&R's before they close on their purchase.**

The revised drawings dated 1-9-17 indicate a gate “will” be provided at the entrance to the driveway from the public way. If a gate is proposed to be provided after the FPB was informed there would not be a gate the following additional conditions shall be met:

- Gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall be approved by the fire official (Ryan Mellor OR Richard Boden at the FPB).

- Provide a Knox box (with a means of mechanical emergency entry) which may be purchased from Knox Company and install the box adjacent to the gate. The Knox Company web address is <http://www.knoxbox.com> or the address is 1601 W. Deer Valley Road Phoenix, AZ 85027.

Engineering (Scott Weiler):

Forwarded redlines on the plat and informed the applicant that they need to contact Teresa Curtis with Salt Lake County Addressing to receive street name approval.

ATTACHMENT O: MOTIONS

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development with conditions and subject to complying with all applicable regulations. Due to the potential for detrimental impacts created by the proposal identified in this report, Planning Staff recommends the Planning Commission applies the following conditions to the project:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. A no parking sign will be placed along the private drive, to meet the requirements for fire access.
3. Through the Planned Development process, the Planning Commission specifically approves modifications to the required street frontage, which is shown on the site plan attached to this report (Attachment B).
4. Through the Planned Development process, the Planning Commission specifically approves modifications to the interior side yard setbacks, established in Chapter 21A.24.070, from the required four feet (4') and ten feet (10'). These specific setbacks are shown on the site plan attached to this report (Attachment B).
5. Through the Planned Development process, the Planning Commission specifically approves modifications to the front yard setbacks, established in Chapter 21A.24.070, from the required twenty feet (20'). These specific setbacks are shown on the site plan attached to this report (Attachment B).
6. Through the Planned Development process, the Planning Commission specifically approves modifications to the lot dimensions, established in Chapter 21A.24.070, from the required minimum of 5,000 square feet and 50 feet of lot width. Specifically, Lot 1, 2, 7 and 8 for lot width.
7. Through the Planned Development process, the Planning Commission specifically approves one tandem parking stall for Lot 2, illustrated on the site plan attached to this report (Attachment B).
8. The applicant shall keep and preserve all specified existing trees on the property, specific trees are illustrated on the site plan attached to this report (Attachment B).
9. Planning staff recommends that the rear yard setback modification for Lot 7 and 8 (Structures A1 and A2) be denied, and the applicant provide the required rear yard setback of eighteen feet (18').
10. Planning staff recommends that the proposed landscape buffer for the t-turn on the private drive, the landscaping located on the northern edge of the private drive and the perimeter fencing be required as a condition of approval.
11. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
12. The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping" for building permit approval.
13. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in this staff report.

Recommended Motion for the Preliminary Subdivision Plat:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Preliminary Subdivision Plat with conditions and subject to complying with all applicable regulations. Planning Staff recommends the Planning Commission applies the following conditions to the project:

1. **The applicant shall comply with all other Department/Division conditions attached to this staff report.**
2. **Preliminary Subdivision requirements must be met and approved as part of the final approval.**
3. **The applicant shall file a final subdivision plat for approval by the City.**

Denial of the proposal: Based on the findings listed in this staff report and discussion by the Planning Commission, I move that the Planning Commission deny the Planned Development, PLNSUB2016-00914 and the Preliminary Subdivision Plat PLNSUB2017-00040, based on the following findings: *The Planning Commission would need to formulate findings for denial.*