



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist (801) 535-7930
Date: April 25, 2018
Re: PLNSUB2017-00926 & PLNSUB2017-01026
The Cynthia Planned Development and Preliminary Subdivision Plat

Planned Development and Preliminary Subdivision Plat

PROPERTY ADDRESS: 543 South 800 East

PARCEL ID: 16-0-376-018-0000

MASTER PLAN: Central Community Master Plan (Central Business District Support)

ZONING DISTRICT: RMF-30 (Low Density Multi-Family Residential)

REQUEST: CW Urban, represented by Jake Williams, is requesting approval from the City in order to develop a three single-family attached development project at 543 South 800 East. The project as proposed, would not meet all of the Zoning Ordinance regulations. The applicant is requesting Planned Development approval for the relaxation of four zoning standards. The modifications include; a reduction from the required 3,000 square feet minimum lot size to 1,925 square feet for the center lot, the creation of lots without street frontage, and a three foot (3') encroachment of a second story balcony into the required twenty-foot (20') front yard. Additionally, the applicant is seeking approval for off-site parking. Each unit contains one off-street parking space and a space located in a detached accessory structure located on the third lot. Currently, there is one single-family structure located at 543 South 800 East.

- a. PLNSUB2017-00926 Planned Development – A residential planned development to construct three single-family attached homes with the specified modifications.
- b. PLNSUB2017-01021 Preliminary Subdivision – A request to create three lots, with associated cross access agreements.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning commission approve the proposed Planned Development and Preliminary Subdivision Plat as proposed and subject to complying with all applicable regulations and the following conditions:

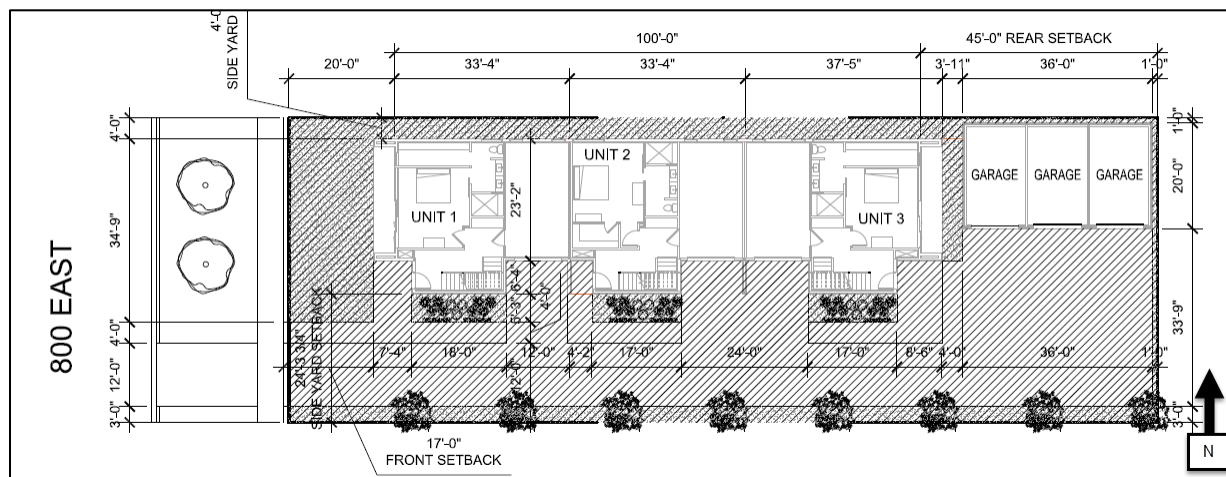
1. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
2. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in the staff report.

ATTACHMENTS:

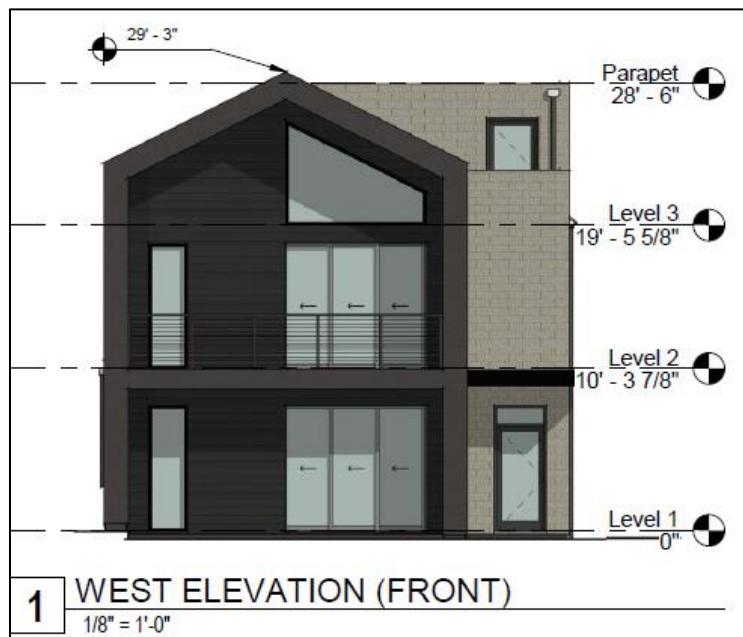
- A. Vicinity Map
- B. Site Plan
- C. Building Elevations and Rendering
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Master Plan Policies and Zoning Standards
- G. Analysis of Standards – Planned Development
- H. Analysis of Standards – Subdivision
- I. Public Process and Comments
- J. Dept. Comments

PROJECT DESCRIPTION:

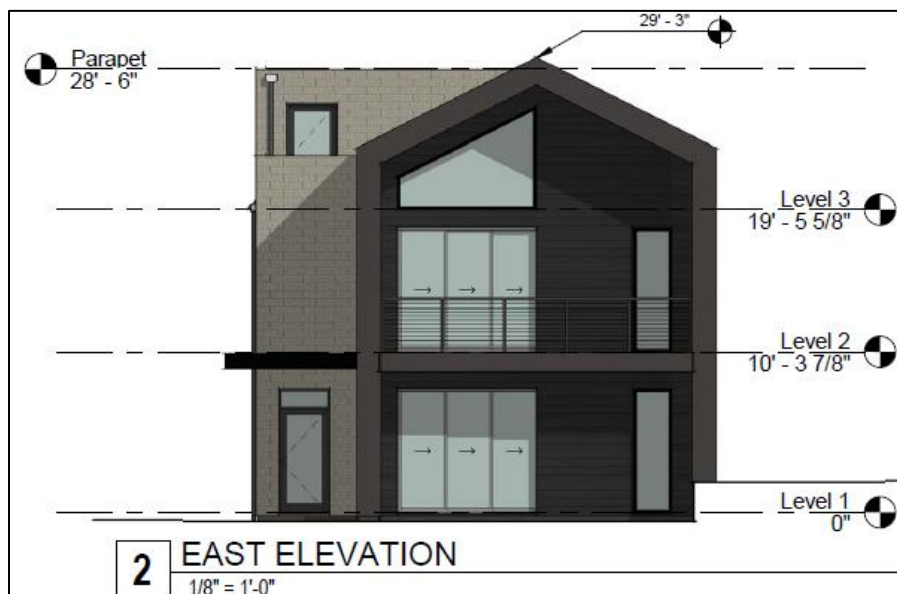
The project covers an area approximately 9,529 square feet or .22 acres in size. The single-family attached units are contained within one building that is oriented west to east with vehicle access on the south. The project is being reviewed as a Planned Development because elements of the proposal do not meet certain requirements of the Zoning Ordinance. The applicant is requesting modification of two lots without street frontage and a reduction of the required minimum lot size of 3,000 square feet to 1,925 square feet for the center lot. Additionally, the current design of the western elevation includes a second story balcony, which encroaches into the required twenty foot (20') front yard. The encroachment is approximately three feet (3'), and will provide an additional outdoor space on the primary elevation. Each unit contains two off-street parking stalls. One parking stall is located in an attached garage and the other is located in a detached accessory structure, which is situated to the east of the principal structure. The detached accessory structure is technically located on a separate parcel and is therefore considered off-site parking.



The structure, as well as each unit, is three stories in height and reaches approximately 29'3". The proposed development incorporates a combination of both a pitched and flat roof. The flat roof projection is approximately 6'6" in size. Each unit contains an outdoor space on the top level and glazing that faces both the southern and northern interior side yards. The balcony provided on the western elevation encroaches into the required front yard by approximately three feet (3'). The materials consist of carved rectangle bluestone, charcoal lap siding and gray stucco. This street facing elevation, according to the developer, is sympathetically designed to complement the Victorian residences found on this block.



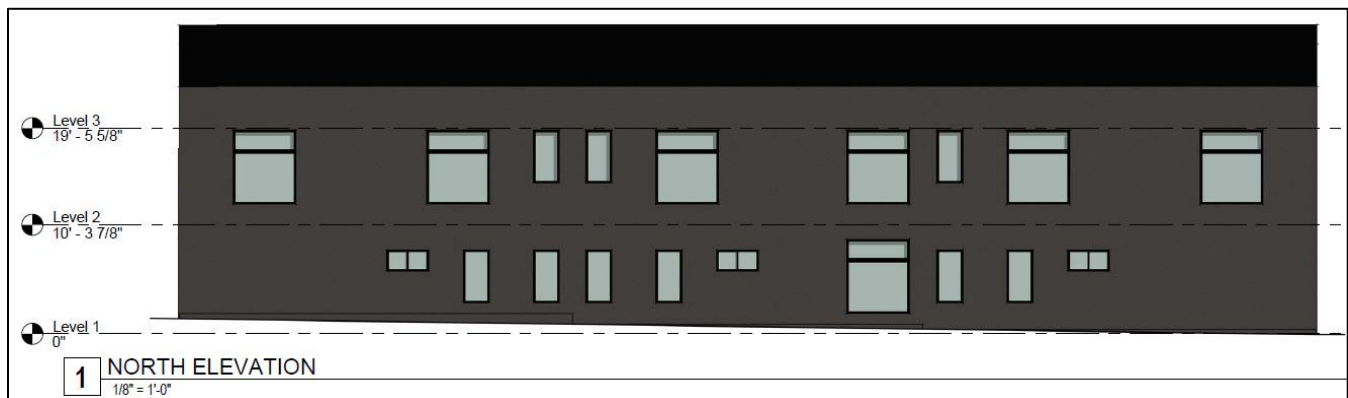
Western Elevation



Eastern Elevation



Southern Elevation



Northern Elevation

SUBDIVISION

The proposed subdivision of three lots and shared access will be reviewed as a Preliminary Subdivision Plat and will be subject to final subdivision approval by the City. Two of the three proposed lots are without the required street frontage. The subject parcel is approximately .22 of an acre (9,529 square feet) which meets the minimum total area required for the applicant to develop three single-family attached units. The proposed middle lot for one of the single-family attached units is proposed as a reduced lot size. The required lot size is 3,000 square feet and the proposed middle lot is approximately 1,925 square feet in size.

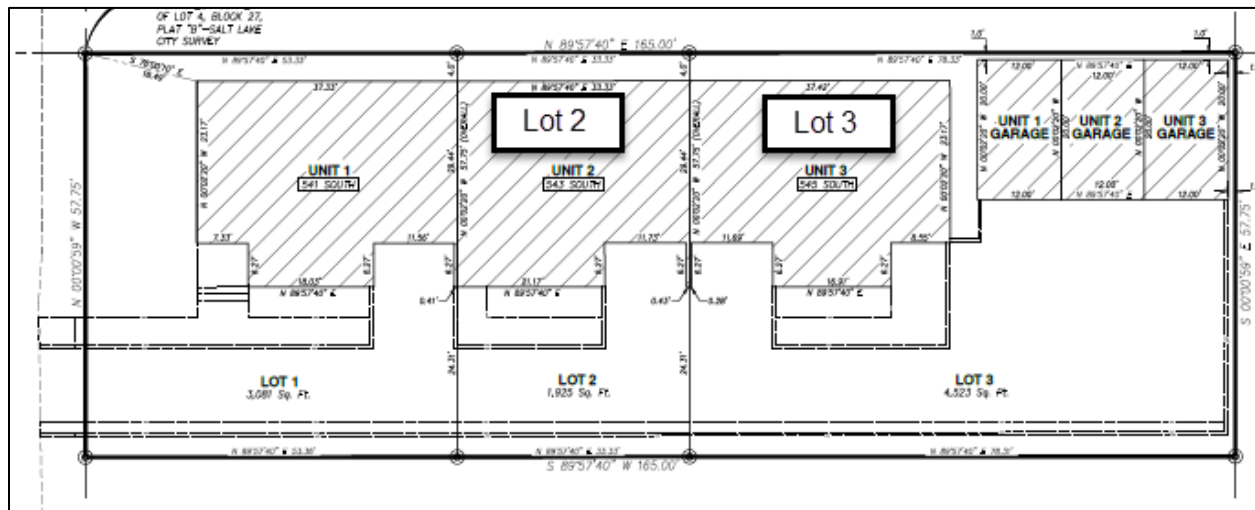
KEY ISSUES:

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. Lots Not Fronting on a Public Street
2. Issue 2. Substandard Lot
3. Issue 3. Front Yard Encroachment and Required Setbacks
4. Issue 4. Off Site Parking
5. Issue 5. Compatibility with Neighborhood

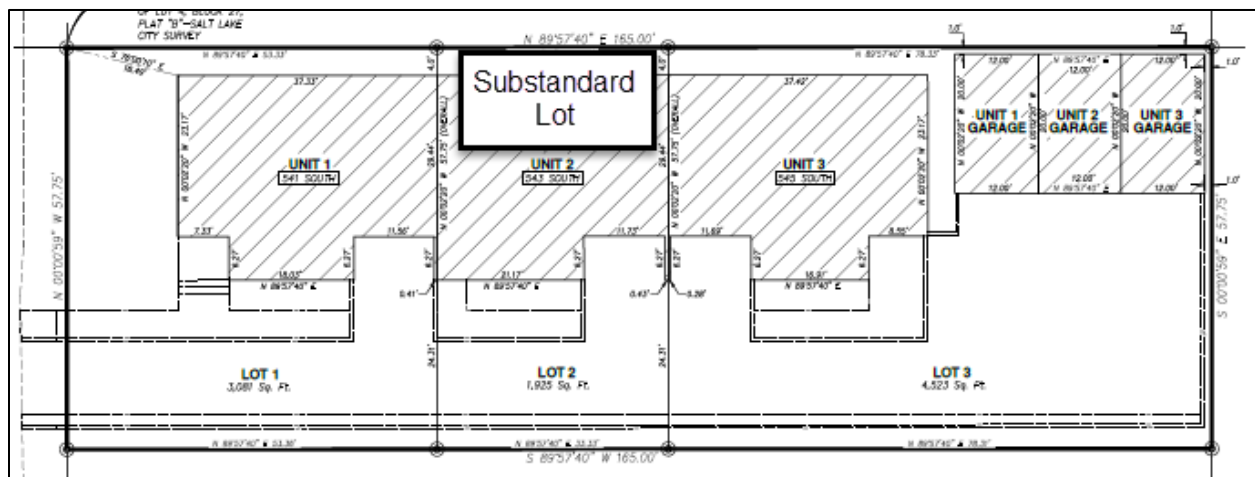
1. Issue 1. Lots Not Fronting on a Public Street - *Resolved*

The applicant is proposing to construct two of the three single-family attached units without street frontage. The Zoning Ordinance specifies that all lots must front a public street (21A.36.010.C), unless exempted by the Planning Commission. This is a specific requirement to ensure safe and adequate access to the development. While both lot 2 and lot 3 do not have street frontage, the development does establish a presence on 800 East by providing the first unit access from 800 East. By orienting two of the units towards the landscaped southern side yard, the development potential can be reached without constructing a large multi-family residential building.



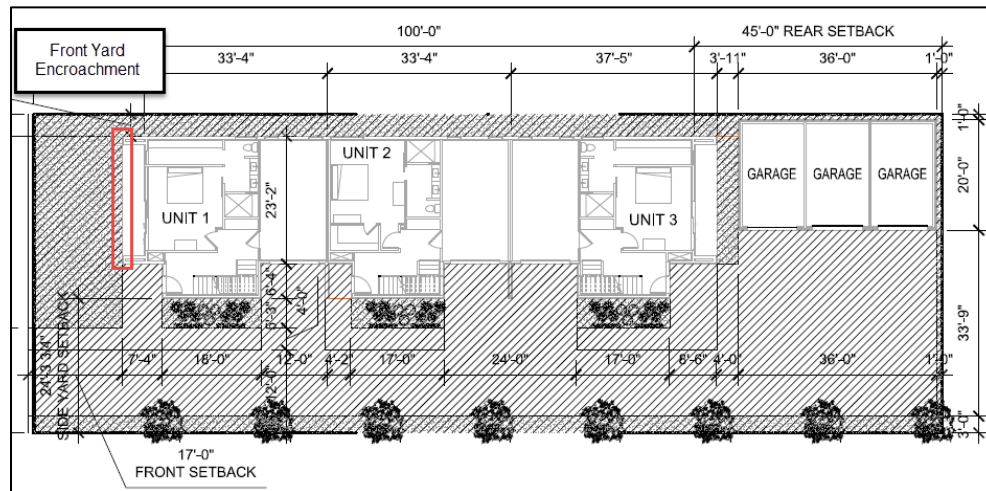
2. Issue 2. Substandard Lot - *Resolved*

The inclusion of the front yard in lot 1 and the inclusion of the rear yard in lot 3, increases these two proposed lot sizes. Due to this configuration, Lot 2 is substandard. The specific lot size is requested to be modified from 3,000 square feet to 1,925 square feet. The overall square footage of the lot meets the 9,000 square footage requirement to develop three single-family attached units.



3. Issue 3: Front Yard Encroachment – *Resolved*

The proposed planned development encroaches into the required twenty foot (20') foot front yard setback by approximately three (3') feet. The encroachment is to accommodate a balcony extension on the street facing elevation. The balcony is to provide both for façade and pedestrian interest along 800 East. The provided front yard is approximately seventeen (17') feet with the inclusion of the balcony encroachment. The requested front yard encroachment is not consistent with the front yard setbacks surrounding the proposed development. However, the architectural interest and orientation to the public way is consistent with the surrounding development.



In regards to the rear and side yard setbacks, the applicant is not requesting any modifications. The proposal contains a four foot (4') setback on the north, twenty-one foot (21') setback on the south, thirty-six foot (36') setback on the east and seventeen foot (17') setback on the west. The front, rear and interior side yard (south) will be maintained as landscaped yards, please refer to the provided landscaping plan in Attachment C.

4. Issue 4: Compatibility with the neighborhood - *Resolved*

The subject property is surrounded by both single-family, two-family and multi-family structures. The addition of these single-family attached units within the neighborhood is architecturally compatible with the surrounding buildings, as well as the existing uses. The applicant attended an Open House and received some feedback about the previous design. The applicant decided to revise the proposal and provided the following statement to support the plans:

At CW Urban, we are relentlessly focused on how our new developments will both impact and enhance existing neighborhoods. Our main design focus on this property was ensuring the new design was congruent with the historic nature of the street without simply mimicking traditional building styles. To achieve this goal, we chose a more progressive modern shape with a traditional building material pallet. We chose brick and horizontal siding as our main exterior façade materials and coupled them with a symmetric fenestration pattern. These traditional textures and patterns composed in a modern way allow our project to feel familiar while at the same time clearly delineating the evolution of the street over time.

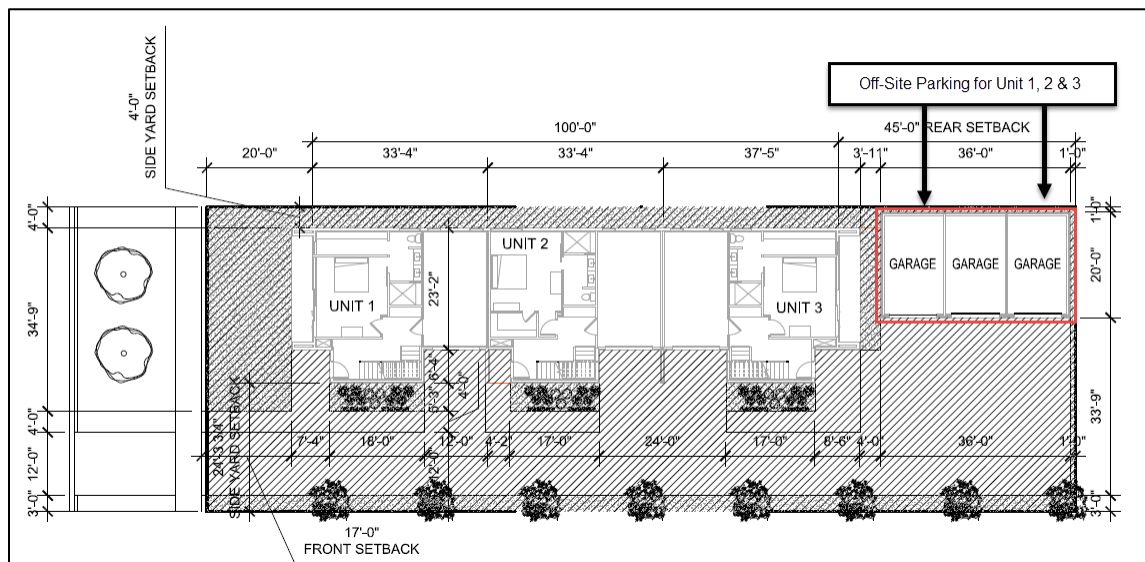
This missing middle project thoughtfully meets the purpose of the RMF-30 zone by bringing a creative new housing type that restores the traditional flow and feel of this existing neighborhood.

While it is a contemporary design; the variation of materials, outdoor spaces and placement of fenestration do complement the existing character and development within the direct vicinity. For reference, the photos found in Attachment E illustrate the surrounding development.

5. Issue 5. Off Site Parking - *Resolved*

Each single-family attached unit is required to provide two off-street parking spaces. The applicant's original submittal included an attached two car garage for each attached single-family unit. The applicant revised the proposal and incorporated a one car attached garage and a detached accessory structure, which provides the additional required parking for each unit.

The purpose in detaching half of the required parking was to reduce the overall footprint of each proposed unit. The detached accessory structure is technically located on a separate parcel and is therefore, considered off-site parking which is not permitted in this zoning district. The Planning Commission will need to provide approval for this parking modification, which can be referenced in Chapter 21A.33.020. All required cross access easements will be addressed at the Final Plat stage.



DISCUSSION:

By allowing the development of two lots without street frontage, front yard encroachment, off-site parking and one substandard lot, a project that is compatible with existing zoning and the neighborhood can be constructed. As discussed above and in Attachment G, the proposal generally meets the standards for a Planned Development. As such, staff is recommending approval of the proposed development with the suggested conditions.

NEXT STEPS:

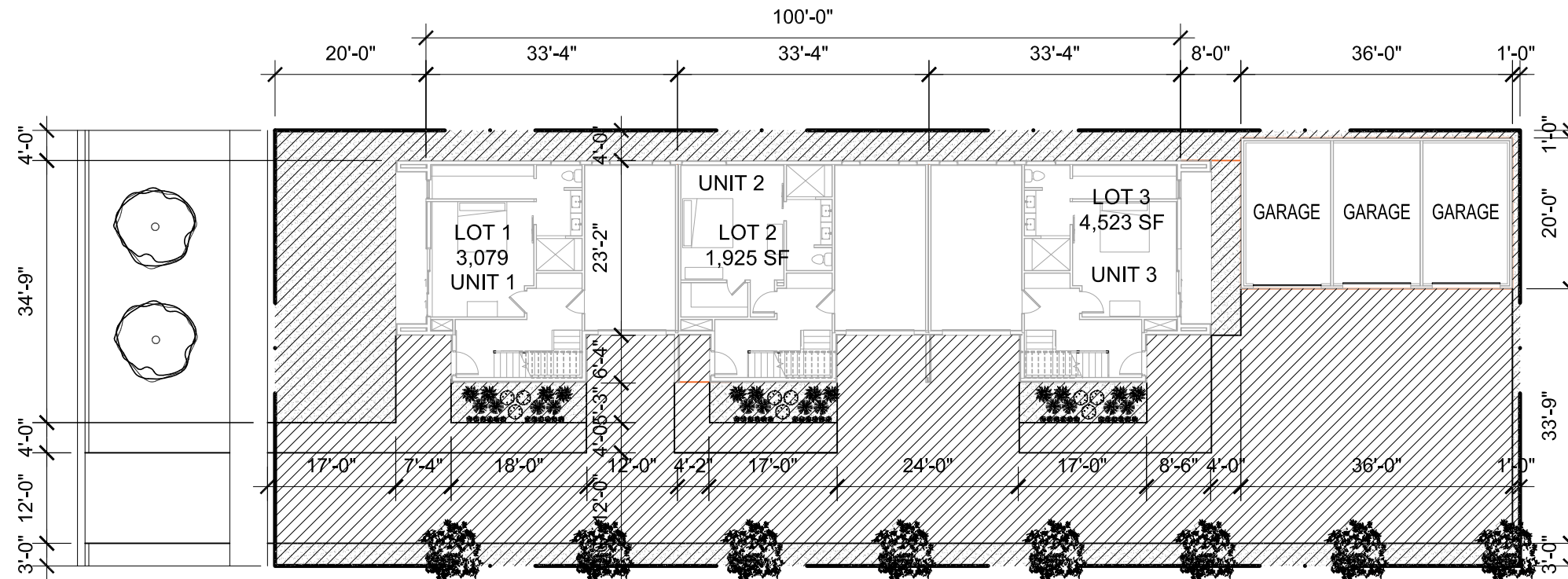
If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. A final plat application will need to be submitted for approval. If denied, the applicant would not be able to redevelop the subject parcel with three single-family attached units.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN

800 EAST



FIRE SPEINKLERS:

UNIT 1: N/A
UNIT 2: N/A
UNIT 3: REQUIRED

PARKING:

2 COVERED PARKING STALLS
PER UNIT.

2 STALL x 3 UNITS=6 STALLS.
(6-1 CAR GARAGES)

LANDSCAPE LEGEND

TURF GRASS, DROUGHT
TOLERANT PLANTS

OPEN SPACE:
5,980 SF = 62.8%

BUILDING COVERAGE:
2,829/720 SF = 37.2%

PLANTING LEGEND

CALAMAGROSTIS X ACUTIFLORA
FOERSTER'S FEATHER REED GRASS
5 GALLON

HEBE RAKAIENSIS
SHRUBY VERONICA
5 GALLON

PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
5 GALLON

NEW TREE, SPECIES
COORDINATED WITH
URBAN FORESTER

CARPINUS BETULUS
'COLUMNARIS'
COLUMNAR EUROPEAN
HORNBEAM
2" CALIPER

SITE PLAN
1"=20'-0"

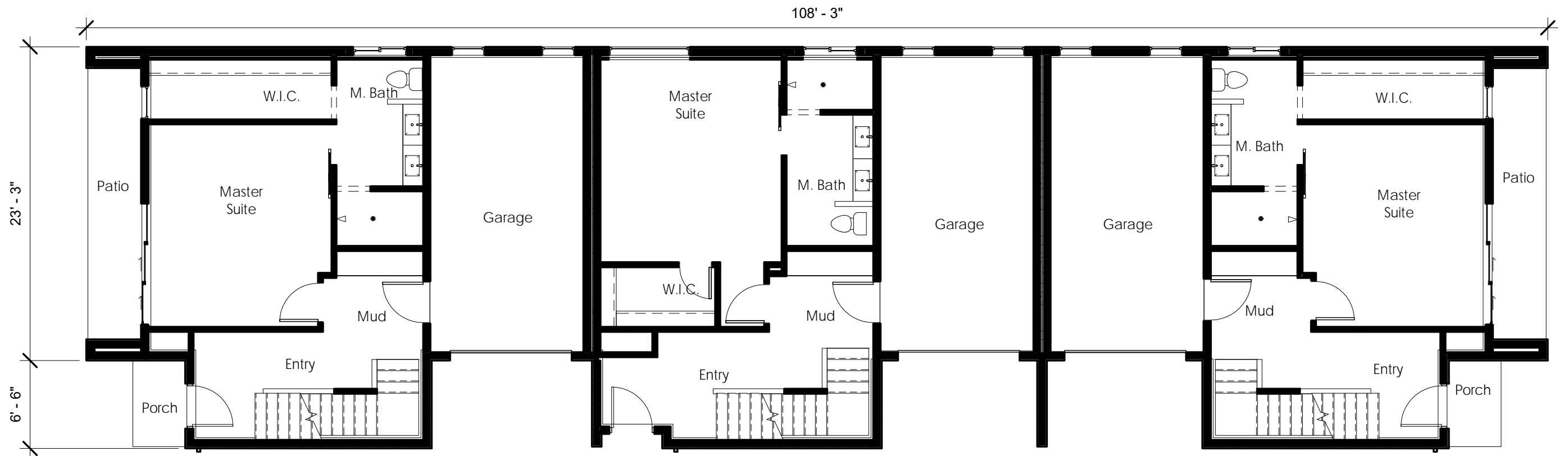
NORTH

C.W.
URBAN
1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520
April 25, 2018

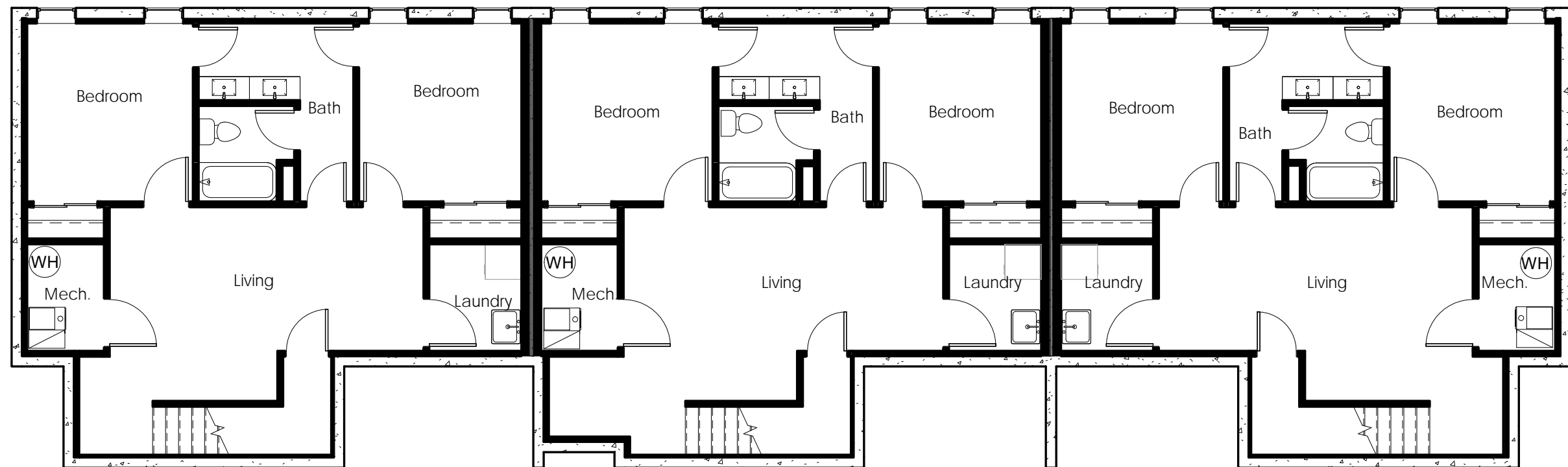
ATTACHMENT C: BUILDING ELEVATIONS AND RENDERING



1 800 East Street View Perspective



2 LEVEL 1
1/8" = 1'-0"



1 BASEMENT
1/8" = 1'-0"

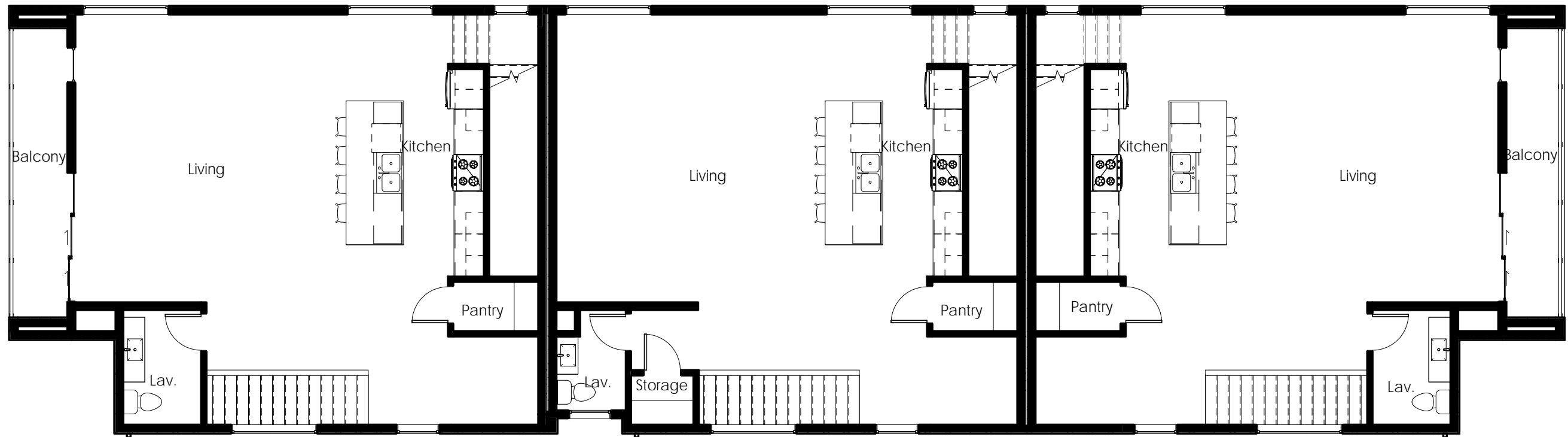
TOTAL AREA

LEVEL 0	816 SF
LEVEL 1	587 SF
LEVEL 2	963 SF
Level 3	121 SF
	2488 SF

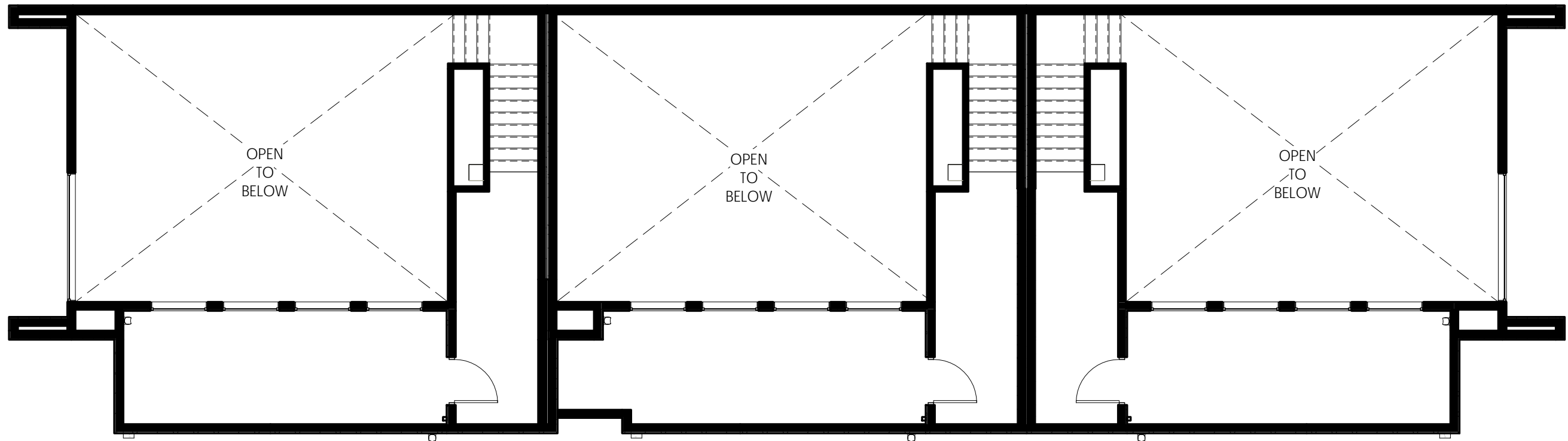
FLOOR PLANS

The CYNTHIA
543 SO. 800 E. SALT LAKE CITY, UT
PERMIT SET

PLNSUB2017-00926 & PLNSUB2017-01021



2 LEVEL 2
1/8" = 1'-0"



1 LEVEL 3
1/8" = 1'-0"

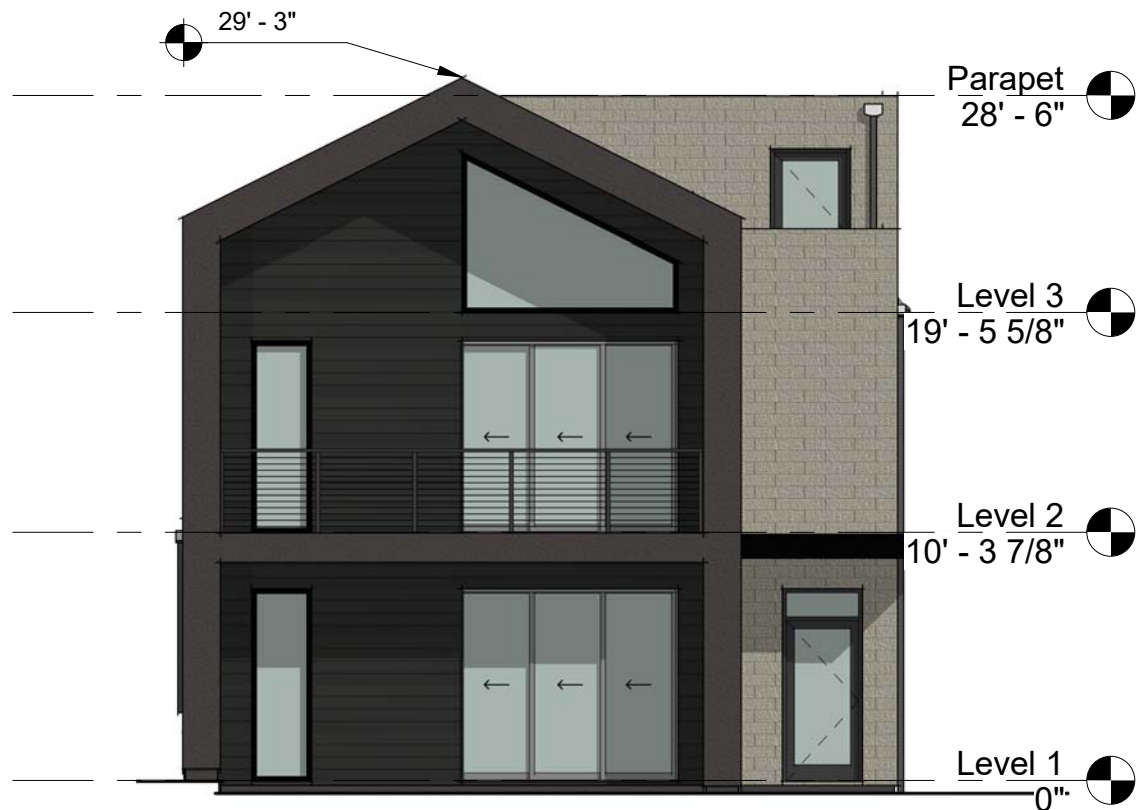
FLOOR PLANS

The CYNTHIA
543 SO. 800 E. SALT LAKE CITY, UT
PERMIT SET

PLNSUB2017-00926 & PLNSUB2017-01021



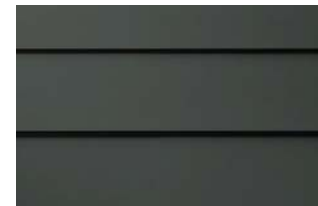
2 SOUTH ELEVATION_PRESENTATION
1/8" = 1'-0"



1 WEST ELEVATION (FRONT)
1/8" = 1'-0"



GREY STUCCO



CHARCOAL LAP SIDING

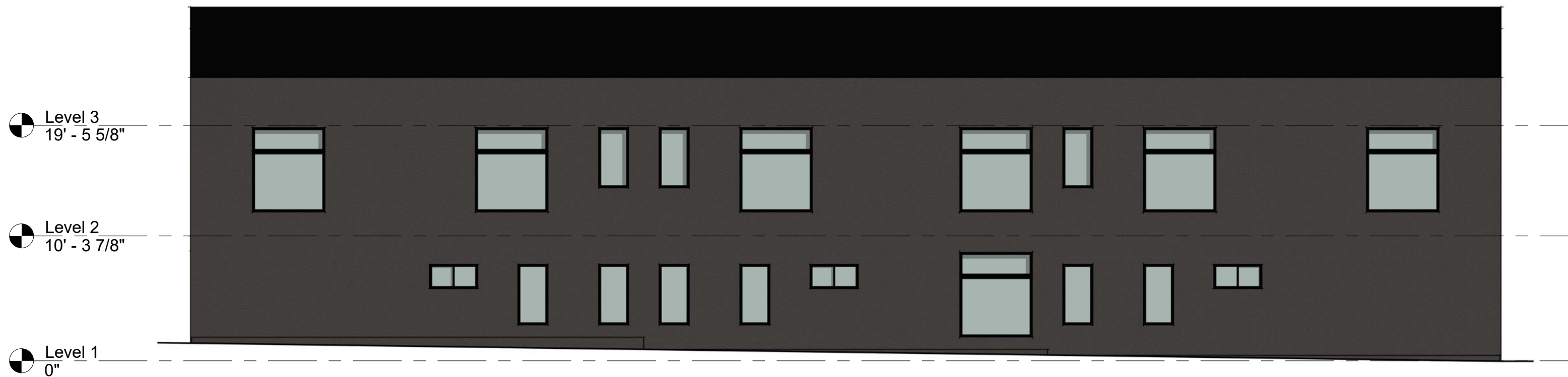


BLUESTONE CRAFT CARVED RECTANGLE

MATERIAL LEGEND
12" = 1'-0"

EXTERIOR ELEVATIONS

The CYNTHIA
543 SO. 800 E. SALT LAKE CITY, UT
PERMIT SET
PLNSUB2017-00926 & PLNSUB2017-01021



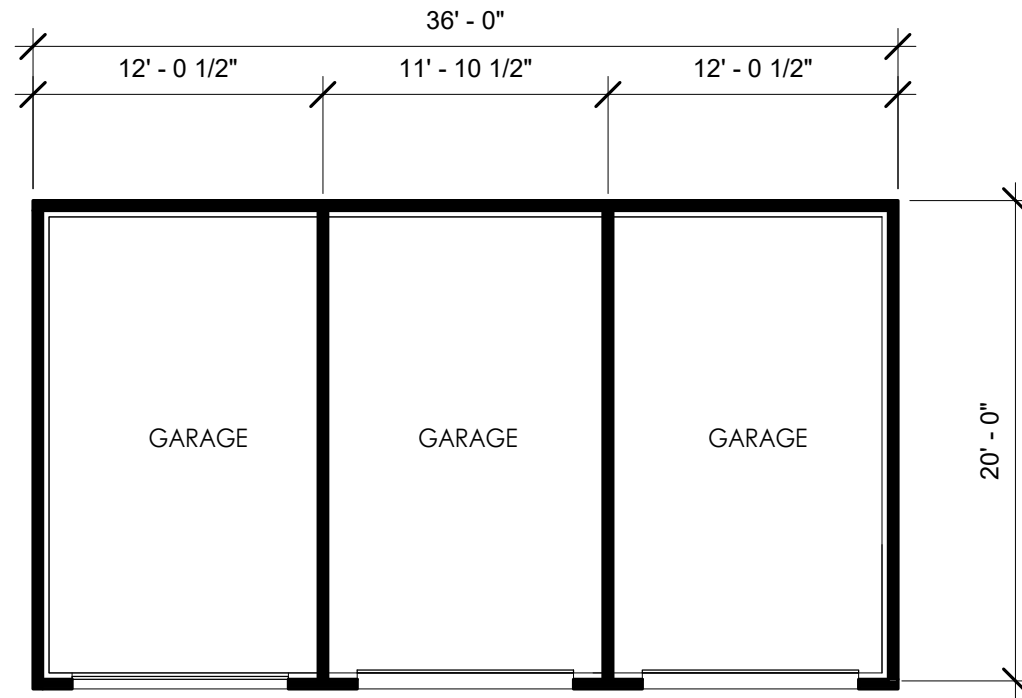
1 NORTH ELEVATION
1/8" = 1'-0"



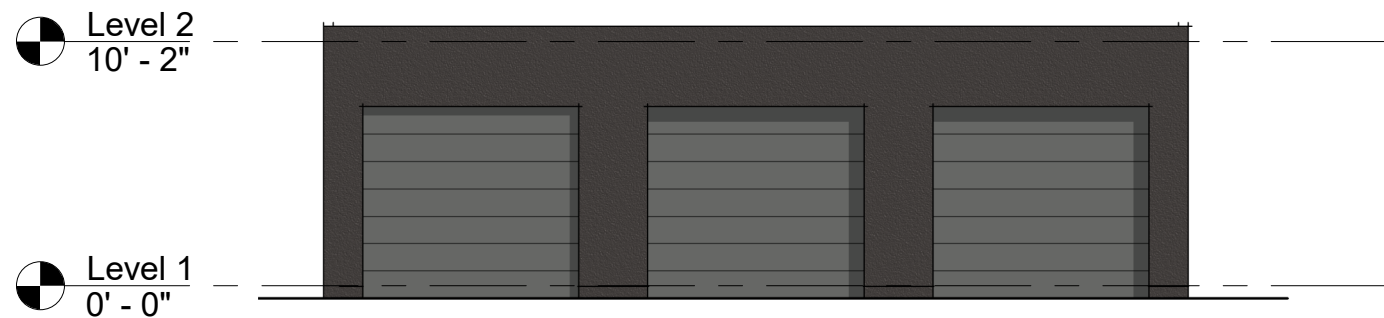
2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS

The CYNTHIA
543 SO. 800 E. SALT LAKE CITY, UT
PERMIT SET
PLNSUB2017-00926 & PLNSUB2017-01021



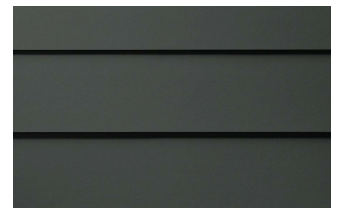
1 Garage
1/8" = 1'-0"



2 Garage Elevation
1/8" = 1'-0"



GREY STUCCO



CHARCOAL LAP SIDING



BLUESTONE CRAFT CARVED RECTANGLE

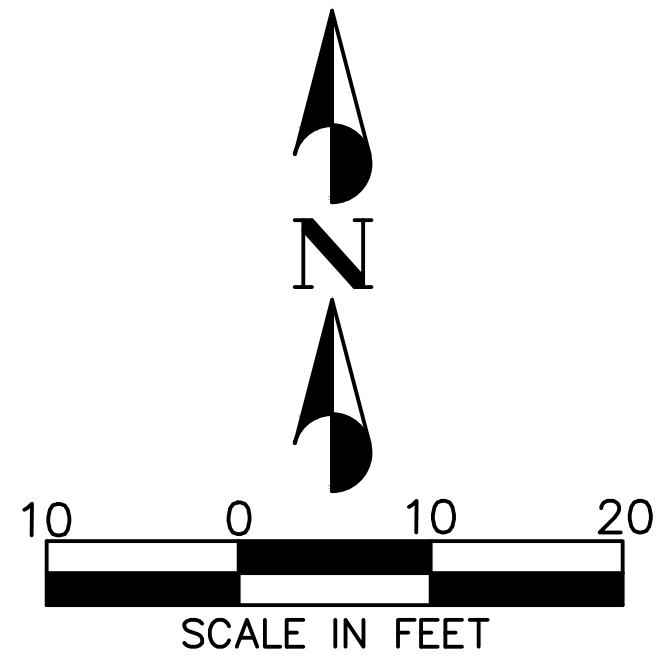
MATERIAL LEGEND
12" = 1'-0"

GARAGE

543 SO. 800 E. SALT LAKE CITY, UT
PD APPLICATION

THE CYNTHIA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- RECORD PARCELS
- EXIST. IMPROVEMENTS
- NEW CURB & GUTTER IMPROVEMENTS
- PRIVATE AREA
- SHARED ACCESS/P.U.E./DRAINAGE EASEMENT AREAS (SEE NOTES)
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOWN AS THE CYNTHIA, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN AND THAT THIS PLAT IS TRUE, CORRECT AND ACCURATE.

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Lot 4, Block 27, Plat "B", Salt Lake City Survey, said point also North 00°00'59" West, 395.30 feet and North 89°59'01" East, 71.10 feet from the street monument at the intersection of 800 East Street and 600 South Street and running: thence North 89°57'40" East 165.00 feet along the North line to the Northeast Corner of said Lot 4; thence South 00°00'59" East 57.75 feet along the East line of said Lot 4; thence South 89°57'40" West 165.00 feet to the East line of 800 East Street; thence North 00°00'59" West 57.75 feet along the East line of said 800 East Street; to the point of beginning.

Contains: 9,529 Sq. Ft. or 0.22 Acres
(3 Private Lots)

ROBERT LAW

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

CW The Cynthia, LLC, a Utah limited liability company, the owner of the described tract of land to be hereafter known as THE CYNTHIA, hereby consents and give approval to the recording of this plat for all purposes shown herein. There are no streets, easements or other property reflected on this plat to be dedicated to the public.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

CW The Cynthia, LLC, a Utah limited liability company

By: _____

Print Name: Colin Wright
Title: Manager

NOTARY ACKNOWLEDGEMENT

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

On this _____ day of _____, in the year 20____, before me _____, a notary public, personally appeared Colin Wright, the manager of CW The Cynthia, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent regarding the THE CYNTHIA and was signed by him/her on behalf of said CW The Cynthia, LLC, a Utah limited liability company and acknowledged that he/she executed the same.

Commission Number _____

My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

THE CYNTHIA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PREPARED BY:

PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: MARCH 30, 2018 FILE: 1257.1712\dwg\plot-01

RECORDER #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

NUMBER _____

ACCOUNT _____

SHEET 1

OF 1 SHEETS

STREET MONUMENT
800 EAST STREET &
500 SOUTH STREET
(FOUND BRASS CAP)

BASS OF BEARING
N 00°00'59" W 791.89 (MEASURED) 791.89' (RECORD)
395.30' (P.O.B.)

800 EAST STREET
(PUBLIC STREET)

STREET MONUMENT
800 EAST STREET &
600 SOUTH STREET
(FOUND BRASS CAP)

STATEMENT OF ACCURACY

GREATER THAN 1:50,000

PARCEL NUMBER

16-05-376-018

OWNER/DEVELOPER

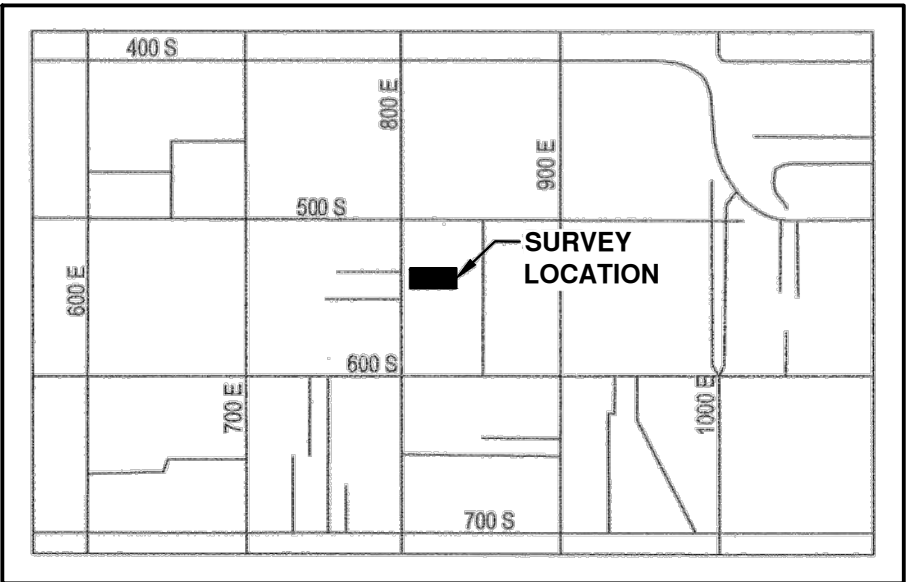
C.W. URBAN
1222 WEST LEGACY CROSSING BLVD., STE #6
CENTERVILLE, UT 84115
CONTACT: JON GALBRAITH
PH: (801) 425-6520
PH: (801) 698-6685

REFERENCE DOCUMENT(S)

BOUNDARY SURVEY PREPARED BY ENSIGN ENGINEERING AND
LAND SURVEYING, PROJECT NUMBER: 7665, DATED: 8/8/17
BY PATRICK M. HARRIS, CERTIFICATE NO. 286882

NOTES

- ALL LOTS SHOWN HEREON HAVE A CROSS ACCESS EASEMENT TO ALLOW DRIVE ACCESS TO EACH OF THE OTHER LOTS WITHIN THE SUBDIVISION.
- ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL/LOT BOUNDARIES.
- IF ANY SECOND FLOOR BALCONIES THAT EXTEND INTO THE SHARED ACCESS/P.U.E. AREA ARE TO BE INCLUDED AS A PART OF THE PRIVATE OWNERSHIP AREA.



VICINITY MAP

NUMBER _____	<u>CITY PUBLIC UTILITIES DEPARTMENT</u> APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ 20____.	<u>SALT LAKE VALLEY HEALTH DEPARTMENT</u> APPROVED AS TO FORM THIS _____ DAY OF _____ 20____.	<u>CITY ENGINEERING DIVISION</u> I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	<u>CITY PLANNING DIRECTOR</u> APPROVED THIS _____ DAY OF _____ BY THE SALT LAKE PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	<u>CITY ATTORNEY</u> APPROVED AS TO FORM THIS _____ DAY OF _____ 20____. SALT LAKE CITY ATTORNEY _____	<u>CITY APPROVAL</u> PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____, AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	RECORDER # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$ _____ SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS
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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Planned Development

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNSUB2017-00990	A Anglin	11/8/17	RMF-35
Project Name: the CYNTHIA			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Lots without frontage and 1 lot below minimum area req.	
Address of Subject Property: 543 South 800 East	
Name of Applicant: CW URBAN	Phone:
Address of Applicant: 1222 W. Legacy Crossing Boulevard, Suite 6, Centerville, UT 84014	
E-mail of Applicant: austin@cw.land	Cell/Fax:
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:

☐ 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.

AVAILABLE CONSULTATION

☐ 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.

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
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REQUIRED FEE

☐ Filing fee of \$758 plus \$121 per acre in excess of (1) acre.
☐ 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: C. Anglin	Date: 11/08/17
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Updated 7/1/17

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Project Description
Description of your proposed use and existing use (please attach additional sheet/s) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Planned Development Information.
Description of how your project meets one or more of the following objectives (please attach additional sheet/s) <ul style="list-style-type: none"> a. Combination and coordination of architectural styles, building forms, building materials, and building relationships; b. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion; c. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city; d. Use of design, landscape, or architectural features to create a pleasing environment; e. Inclusion of special development amenities that are in the interest of the general public; f. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation; g. Inclusion of affordable housing with market rate housing; or h. Utilization of "green" building techniques in development. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Minimum Plan Requirements <ul style="list-style-type: none"> <input type="checkbox"/> One paper copy (24" x 36") of each plan and elevation drawing <input checked="" type="checkbox"/> A digital (PDF) copy of the each plan and elevation drawing <input checked="" type="checkbox"/> One 11 x 17 inch reduced copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Site Plan
Site plan (see <i>Site Plan Requirements</i> flyer for further details) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Elevation Drawing (if applicable)
Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

A. A. 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.

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theCYNTHIA

Planned Development Request

1. 2 Lots without frontage on a public street.
2. One lot is just under the minimum lot size requirement of 3000 sq. ft. however the overall required 9000 square foot aggregate has been met with the average lot size coming in at 3176.
3. Front Yard setback encroachment. There is a roof overhang and deck that encroach 3' into the front yard setback.

Note: We are compliant with all other requirements of the zone and meet multiple Planned Development Objectives.

Executive Summary

The CYNTHIA is a planned development consisting of 3 townhomes at 543 South 800 East. This project falls in the RMF-30 zone. The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low-density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). The CYNTHIA creatively meets this purpose by replacing a non-traditional existing rambler home with a group of modern homes that positively contributes to the original street pattern traditionally found in this neighborhood.

We fulfill the purpose of the Planned Development in multiple ways including:

- Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- Use of design, landscape, or architectural features that engage the street and create a pleasing environment;

At CW Urban, we are relentlessly focused on how our new developments will both impact and enhance existing neighborhoods. Our main design focus on this property was ensuring the new design was congruent with the historic nature of the street without simply mimicking traditional building styles. To achieve this goal, we chose a more progressive modern shape with a traditional building material pallet. We chose brick and horizontal siding as our main exterior façade materials and coupled them with a symmetric fenestration pattern. These traditional textures and patterns composed in a modern way allow our project to feel familiar while at the same time clearly delineating the evolution of the street over time.

This missing middle project thoughtfully meets the purpose of the RMF-30 zone by bringing a creative new housing type that restores the traditional flow and feel of this existing neighborhood.

Planned Development Compliance Narrative

Applicable sections of the municipal code have been copied and pasted below and applicant responses showing how the objectives were achieved are in blue text:

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting

C.W. URBAN

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.

Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

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

The Cynthia complements and adds to the existing architectural style and design of the neighborhood with 20th century-inspired symmetrical features on the street-facing façade. We emphasized the front portico and entry way by adding a material verticality that draws the eyes to this traditionally important feature. The other set of street facing windows drew inspiration from the prominent bay windows found on many of the of the Victorian homes in the neighborhood.

Though these homes were clearly not built at the same time the rhythm of solid to void and the two vertical elements one expressing entry and the other delineating the translucent transition from public to private space feels harmonious without the deception of being a carbon copy.

The deck that is encroaching into the 20' front yard setback is essentially the main porch of the home because the main living space is on the second story. This deck increases the engagement with the street and the greater neighborhood. Because these homes are slab on grade the elevated front porch with the the living space on the second story function similar to the raised foundations and front portches of the existing homes in the neighborhood.



PLNSUB2017-00926 & PLNSUB2017-01021



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April 25, 2018

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

Approoving our planned development will improve the vibrancy of the community by creating multiple touch points through home entrances, purposeful glazing, and landscaped walkways that and directly engage 800 E and the existing neighborhood. As shown in the updated perspective drawings a beautifully landscaped path will take visitors from 800 E to the front entry of our homes.

21A.55.040: LIMITATION:

No change, alteration, modification or waiver authorized by section [21A.55.030](#) of this chapter shall authorize a change in the uses permitted in any district or a modification with respect to any standard established by this chapter, or a modification with respect to any standard in a zoning district made specifically applicable to planned developments, unless such regulations expressly authorize such a change, alteration, modification or waiver. (Ord. 23-10 § 21, 2010)

We comply and are not requiring any change in use as further covered in our [Zoning Compliance Summary](#).

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:

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;

We comply as previously explained.

C.W. URBAN

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

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

We comply with the purpose of the RMF-30 Zone as sited in the executive summary.

2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

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:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;

We comply.

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:

- 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;

We comply, our ingress/egress is no different than a single-family driveway.

- 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;

We comply, we are including two-car garages on every unit.

- c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;

We comply, as our intensity of use is compatible with the zone and will not unreasonably impair adjacent uses.

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;

We comply because we will be using thoughtful landscaping and walkways to create the connection of each unit to 800 East.

C.W. URBAN

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;

We comply. We have met with the city's design review team and they confirmed that sufficient sewer, water, and storm drain capacities exist to service our proposed development.

5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and

We comply.

6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

We comply as described previously.

- 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;

We comply. Our shared driveway with garages to the rear or side yard of the lot match the character and rhythm of the streets in the neighborhood.

- E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

NA

- F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

This is all covered in the *Zoning Compliance Summary*.

21A.55.060: MINIMUM AREA:

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section.

We comply.

21A.55.070: DENSITY LIMITATIONS:

Residential planned developments shall not exceed the density limitation of the zoning district where

C.W. URBAN

the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density. (Ord. 23-10 § 21, 2010)

We meet the density limitations for single-family attached units in the RMF-30 zone.

21A.55.100: PERIMETER SETBACK:

If the planned development abuts a residential lot or a lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. (Ord. 23-10 § 21, 2010)

We comply.

Zoning Compliance Review

21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

- A. Purpose Statement: The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The creative orientation of our allowed density achieves the purpose of the RMF-30 zone by restoring the original rhythm and character of the surrounding neighborhood.

- B. Uses: Uses in the RMF-30 low density multi-family residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

- C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Single Family Attached

Minimum Lot Width: Interior: 25 feet - [Comply](#)

Minimum Lot Area: 3,000 square feet per unit – One of our lots will be under 3000 sq ft but the average lot size of the entire development is 3176 sq. ft. Though we could proceed with this existing design as a multi-family condo building we are asking for this lot reduction as well as two lots without street frontage because single family attached homes are a better option for homeownership.

C.W. URBAN

D. Maximum Building Height: The maximum building height permitted in this district is thirty feet (30'). - [Comply](#)

E. Minimum Yard Requirements:

Single-Family Attached:

1. Front Yard: Minimum twenty feet (20'). – **There is a roof overhang and deck that encroach 3' into the front yard setback.**

2. Corner Side Yard: Ten feet (10'). - [N/A](#)

3. Interior Side Yard: No yard is required, however if one is provided it shall not be less than four feet (4'). - [Comply](#)

4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25'). - [Comply](#)

F. Required Landscape Yards: The front and corner side yards shall be maintained as landscape yards. – [Comply](#)

G. Maximum Building Coverage: Single-Family Attached Dwellings: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area. - [Comply](#)

H. Landscape Buffers: For multiple-family uses where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48 of this title. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 62-09 §§ 5, 8, 2009: Ord. 61-09 § 6, 2009: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(12-11), 1995) – [N/A](#)



Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

☒ New Lots

☐ Amendment

OFFICE USE ONLY

Project #: 01021
Received By: A. Anglin
Date Received: 12/7/17
Zoning: RMF-30

Proposed Subdivision Name: Cynthia Townhomes

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):

543 South 800 East

Name of Applicant:

CW Urban

Phone:

801-560-6256

Address of Applicant:

1222 W. Legacy Crossing Boulevard, Suite 6, Centerville, UT 84014

E-mail of Applicant:

Austin D. CW Land

Cell/Fax:

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 \$379 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:

Court S. Smith

Date:

11/15/17

Updated 7/1/17

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application *(please attach additional sheet/s if necessary)*

Project Description

☐☒

A written description of what is being proposed.

Legal Description

☐☒

A digital file and one (1) paper copy of the legal description of the current boundaries of the subject property; and, for proposed subdivision of 10 lots or less, the legal descriptions of each of the proposed lots.

Preliminary Plat Drawing

☐☒

A digital (PDF) copy of the preliminary plat drawing

☐☒

One paper copy (24" x 36") of the preliminary plat drawing
(The plat shall be certified as accurate by a Utah Registered Land Surveyor or Professional Engineer and shall include the information listed on the attached checklist. If all the information cannot fit on the drawing, the information may be provided in accompanying documents.)

APPEAL PROCESS

Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.

Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

AVAILABLE CONSULTATION

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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Updated 7/1/17

AA 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.

THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE PRELIMINARY PLAT OR IN AN ACCOMPANYING DATA STATEMENT:

1. Any subdivision that includes recordation of a final plat shall be given a name. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;
2. The name and address of the record owner or owners;
3. The name and address of the subdivider; if different from the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act;
4. The name, address and phone number of the person, firm or organization preparing the preliminary plat, and a statement indicating the recorded owner's permission to file the plat;
5. The date, north direction, written and graphic scales;
6. A sufficient description to define the location and boundaries of the proposed subdivision;
7. Vicinity map showing general location of the project at a scale of 1" = 1,000' or similar.
8. The locations, names and existing widths and grades of adjacent streets;
9. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
10. The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;
11. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
12. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
13. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
14. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
15. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;
16. Any proposed public areas;
17. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;
18. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
19. The approximate radius of each curve;
20. The approximate layout and dimensions of each lot;
21. The area of each lot to the nearest one hundred (100) square feet;
22. A statement of the water source;
23. A statement of provisions for sewerage and sewage disposal;
24. Preliminary indication of needed major storm drain facilities;
25. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
26. Any existing or proposed dedications, easements and deed restrictions;
27. A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;
28. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;
29. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat;
30. If required by the planning director, a preliminary soil report prepared by a civil engineer specializing in soil mechanics and registered by the state of Utah, based upon adequate test borings or excavations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to

structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage.

ATTACHMENT E: PHOTOS OF SUBJECT PROPERTY



Photo of Subject Property



Photo of Northern Abutting Property



Photo of Southern Abutting Property



Photo of Property to the South



Photo of Properties Directly to the West



Photo of Properties Directly to the West

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

Master Plan Policies

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 Medium Density Residential”. The abutting properties to the north and south are similarly designated and the abutting properties to the east are designated as “Medium Density Residential”. The adjacent properties to the west are designated “Low Medium Density Residential” and “Medium Density Residential.” Low/Medium Density Residential is described in the Residential Land Use Designation within the Central Community Master Plan as the following:

10-20 Dwelling Units/Acre (peach on map). This land use designation allows zero lot line subdivision development, single-family detached residences on small lots (i.e., 2,500-5,000 square feet per individual lots), and townhouses. Low/medium-density residential areas are mainly low-density neighborhoods containing a broad mix of dwelling units ranging from single family detached to single family attached dwelling units (three or more units per structure). This type of mix is established in the areas located between South Temple and 800 South from 500 East to 1300 East.

Residential Land Use Goals:

Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.

Ensure preservation of low-density residential neighborhoods.

Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.

Encourage a variety of housing types for higher-density multi-family housing in appropriate areas such as East Downtown, the Central Business District, the Gateway area, and near downtown light rail stations to satisfy housing demand.

Discourage any compromise to the livability, charm, and safety of the neighborhoods or to the sense of a healthy community.

The proposal is generally complying with the following land use policies:

RLU 1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

RLU-1.3 Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.

RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.

RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

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.

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The proposal to redevelop the subject property is in-line with the existing base zone, zoning designation in the Central Community Master Plan and the applicable policy statements.

Staff Discussion: The proposed single-family development is encouraged by the master plan. The three single-family attached development orients the first unit to 800 East and the two additional units to the southern interior side yard. While a large portion of the surrounding structures are oriented to the public way, the design and relation of unit one to 800 East continues the pattern of development. The additional two units contain entrances and fenestration to help delineate the non-street facing units.

Growing SLC: A Five Year Housing Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022*, that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through the strict application of the zoning ordinance. This process allows for an increase in housing stock, housing options and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide additional housing stock and home ownership opportunities.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth

Guiding Principal: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 2. Encourage a mix of land uses.*
- 3. Promote infill and redevelopment of underutilized land.*
- 4. Preserve open space and critical environmental areas.*
- 5. Reduce consumption of natural resources, including water.*
- 6. Accommodate and promote an increase in the City's population.*
- 7. Work with regional partners and stakeholders to address growth collaboratively.*
- 8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

Housing

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

1. *Ensure access to affordable housing citywide (including rental and very low income).*
2. *Increase the number of medium density housing types and options.*
3. *Encourage housing options that accommodate aging in place.*
4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
5. *Enable moderate density increases within existing neighborhoods where appropriate.*
6. *Promote energy efficient housing and rehabilitation of existing housing stock.*
7. *Promote high density residential in areas served by transit.*
8. *Support homeless services.*

Staff Discussion: The proposed single-family attached development provides in-fill development on an otherwise underutilized parcel. The subject property is located in a zoning district that anticipates one, two or multi-family development. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) that is not common within the City. Recent planning best practices have discussed a lack of “missing middle” housing types in urban areas. The “missing middle” housing type is generally viewed as multi-family or clustered housing, which is compatible in scale with single-family homes that help meet the growing demand for walkable and lower scale urban living. This development is supported by the master plan and associated housing policies and goals.

RMF-30 Zoning District Purpose Statement

The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30’). This district is appropriate in areas where the applicable Master Plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

RMF-30 Zoning Standard for Single-Family Attached	Finding	Rationale
Minimum Lot Size (3 or more): 3,000 Square Feet.	Complies with Planned Development Approval.	Total square footage of the lot is approximately 9,528. The applicant is requesting a modification in one lot size, the middle lot. This lot is proposed to be approximately 1,925 square feet in size. The additional two lots are approximately 3,081 square feet and 4,523 square feet in size. This reduction in the middle lot is not anticipated to impact the surrounding neighborhood.
Minimum Lot Width: Interior: 25 Feet Corner: 35 Feet	Complies	The lot is approximately 57’9” in width.
Maximum Building Height: The maximum building height permitted in this district is thirty feet (30’).	Complies	The proposal complies with this standard. The height will reach approximately 29’ in height.

Front Yard: Twenty feet (20')	Complies with Planned Development Approval	According to the submitted plans, the front yard setback is approximately seventeen feet (17'). The modification is to allow an encroachment of a second story balcony on the western elevation. The balcony encroaches approximately three feet (3') into the required front yard.
Interior Side Yard: Single-family attached: no yard is required, however if one is provided it shall not be less than four feet (4').	Complies	According to the submitted plans, the northern interior side yard is approximately 4 feet in size and the southern interior side yard is 21 feet in size.
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	Complies	According to the submitted plans, the rear yard is approximately 45 feet.
Maximum Building Coverage: Single-Family Attached Dwellings: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.	Complies	According to the submitted plans, the applicant is not exceeding the 50% building coverage for each individual lot and for the entire development.
Required Landscape Yards: The front and corner side yards shall be maintained as landscape yards.	Complies	According to the submitted plans, the front yard and northern interior side yard will be maintained as landscaped yards. The portions of the southern yard that are not utilized for vehicular or pedestrian access will be landscaped.
Side Entry Buildings: To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.	Complies	According to the submitted plans, the applicant is providing the full 12 feet, 8 of which is landscaped. The landscaped yard is divided into a 5'3" section which is located near the unit entrances, and a 3' section. The 3' section provided a buffer for the southern abutting property.

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	2 lots without frontage	Modifications requested through the Planned Development process.
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ATTACHMENT G: 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>	Complies	<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 development.”</p> <p>The proposed planned development would result in three single-family attached houses. The development will create a unique combination and coordination of architectural styles found within the east central neighborhood. Additionally, the development is creating a pleasing environment through providing a mix of architectural styles, design elements and landscaping. The utilization of the objectives within the proposal will create a more beneficial development than the existing single-family structure. This particular development would not be feasible without a planned development, due to the lots without street frontage, modification of the square footage of one lot, off-site parking and the encroachment into the required front yard.</p> <p>The applicant has stated that the project meets objectives A and D. (Only one objective 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;</p> <p>The proposed three new single-family attached units 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 Victorian styles to aid in the visual compatibility. The proposed materials are a contemporary take the commonly utilized materials on the surrounding structures. The feature that alters from the neighboring properties is the proposed pitch roof in combination with a flat roofed volume, which flanks the southern</p>

		<p>elevation. 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:</p> <p>The proposal meets this objective with the utilization of the proposed single-family attached structure 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.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <ol style="list-style-type: none"> 1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and 2. Allowed by the zone where the planned development will be located or by another applicable provision of this title. 	Complies	<ol style="list-style-type: none"> 1. As demonstrated in Attachment E – Existing Conditions, Staff finds that the proposal is consistent with adopted policies. 2. The proposed single-family attached units are permitted and anticipated uses in the RMF-30 (Low Density Multi-Family Residential) zoning district. The proposal would replace a vacant single-family structure. The proposal is compatible in terms of footprint and scale.
<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 	Complies	<ol style="list-style-type: none"> 1. The property is proposing access from 800 East. 800 East provided one lane traffic in each direction. The proposed three single-family attached units are not anticipated to materially degrade the service level on the street. 2. The proposed single-family attached development does not create an unusual pedestrian or vehicle traffic patterns or volumes that would not be expected on 800 east. <ol style="list-style-type: none"> a. The site provides a driveway on the southern portion of the parcel. The driveway is accessed from 800 east. The traffic will be directed on and off of 800 East. However, this development is not anticipated to create an unusual impact in terms of traffic b. Each single-family attached unit contains two off-street parking stalls. The development does not include guest parking. However, guest parking can be accommodated on 600 south or 800 east. c. This is low density residential development and is not expected to have a high traffic generation that would impair the use or enjoyment of adjacent properties. The hours of peak traffic to the subject property will be compatible with surrounding uses.

<p>traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>3. The circulation of traffic will be isolated to the interior of the development. The access is provided off of 800 east. The circulation and traffic flow should not impact the adjacent properties. Additionally, the circulation system and the provided access will not impact the pedestrian access.</p> <p>4. The development will be required to comply with all requirements specified from public utilities.</p> <p>5. The requested lots without street frontage, the reduced lot square footage, front yard encroachment and off-site parking modifications should not result in any mitigation measures. The applicant is proposing a perimeter fence mitigate any potential impacts. Adverse impacts are not anticipated with this development.</p> <p>6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The abutting and adjacent properties contain a variety of housing types and density. The proposal is not unique for the zoning district or this neighborhood context. The surrounding properties could be similarly redeveloped.</p> <p>The proposal is not subject to conditional building and site design review standards.</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>There are no existing trees on the site. The previous owner removed all of the existing trees. All of 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>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>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.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The Planned Development 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.</p>

ATTACHMENT H: ANALYSIS OF STANDARDS- PRELIMINARY SUBDIVISION

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

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 10.21 of the Subdivision Title	Complies – pending Planned Development approval.	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: <ul style="list-style-type: none"> Section 20.12.E. Access to Public Streets
B. All buildable lots comply with all applicable zoning standards	Complies – pending Planned Development approval	The overall proposal complies with lot area standards when calculated together. One of the proposed lots is approximately 1,925 square feet in size. The applicant is seeking a modification of these standards through the Planned Development process.
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to the final subdivision process. Compliance with Public Utilities is a condition of approval.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development, will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies – pending compliance with Department Comments	Required public improvements are subject to approval by Engineering prior to issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision does not alter any street or right-of-way.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council:

A notice was emailed to the East Central Community Council on November 27, 2017. The Community Council was given 45 days to respond with any concerns and to request that the applicant to attend a meeting. The Community Council did not request a meeting with the applicant and has not submitted any comments from the date of this Staff Report.

Open House

The applicant and three members of the public attended a Planning Division Open House on January 18, 2018.

Notice of Public Hearing for Planning Commission

Public hearing notice mailed on April 12, 2018.

Public hearing notice posted on April 12, 2018.

Public notice posted on City and State Websites and Planning Division list serve: March 31, 2018.

Sign posted: April 13, 2018.

Public Comments

One written public comment was received at the Open House. There were several verbal comments received during this public engagement. The comments were general expressing concerns about construction impacts. Any required utility work could cause an impact to 800 East. This will be addressed at the permitting stage.

Lindquist, Kelsey

From: [REDACTED]
Sent: Thursday, January 25, 2018 6:27 PM
To: Lindquist, Kelsey
Subject: Re: Cynthia development on 800 East

Kelsey:

Thank you very much for keeping us informed. Parley and I are not "NIMBY" types and are not automatically opposed to reasonable development. I personally have had terrible experiences with arrogant developers in another beloved neighborhood which caused me to move to where we live now.

I have not been pleased with the monstrous Liberty BLVD at all and have considered it to be a negative experience. Luckily, it is just far enough around the corner from us to mitigate some of the negative feelings. We are disappointed that the Cynthia developers feel like they must cram so much into one lot. (Greed, probably.)

Of course, good communication will be key with the Cynthia development, and we very much appreciate the fact that you contacted us. Thank you!

Sincerely,

Mary Lamb
Teaching is a Form of Show Business

> On Jan 22, 2018, at 8:58 AM, Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com> wrote:

>

> Hi Mary,

>

> Thank you for the comments and the questions.

>

> 1. The Planned Development is being requested to allow two lots without street frontage and one lot that is slightly undersized. These are being requested, due to the type of development (single-family attached). Proposing three single-family attached, with an orientation of west to east, creates two lots without street frontage and one lot that is smaller than the other two - due to the location of the front and the rear yards.

> 2. The proposal has incorporated 2 off street stalls per unit.

> 3. I do not believe that 800 East is proposed to be closed during the construction. However, this is a building permit/construction issue. I have asked building services about this issue, and they explained that any utility work could cause a right-of-way impact.

>

> During the Open House, I was informed by several neighbors about the impact that Liberty BLVD has caused. If you have additional questions or comments, please let me know.

>

> Sincerely,

>

> Kelsey Lindquist

> Principal Planner

>

> COMMUNITY AND NEIGHBORHOODS

> PLANNING DIVISION

> SALT LAKE CITY CORPORATION

>

> TEL 801-535-7930
> FAX 801-535-6174
>
> WWW.SLCGOV.COM

> -----Original Message-----

> From: [REDACTED]
> Sent: Thursday, January 18, 2018 5:42 PM
> To: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>
> [REDACTED]

> Subject: Cynthia development on 800 East

> Hi:

> We thought we could come to the planning meeting, but are unable to attend.

> We are:

> Mary Lamb
> [REDACTED]
> [REDACTED]
> [REDACTED]
> [REDACTED]

> We do not wish to block a development since the existing home is nothing special, BUT:

> • If a developer knows the requirements, why does he/she insist on making plans that violate those rules?

> • Off-street parking for the future residents is a MUST.

> • Do NOT close our street during construction.

> • Don't use up all our parking spaces on the street for the construction workers.

> The construction of the monstrosity on 400-500 South between 700 and 800 East has violated all the above and has been a terrible invasion of our neighborhood.

> Thanks for considering our input.

> Mary Lamb

> Teaching is a Form of Show Business

OPEN HOUSE PUBLIC COMMENT FORM

January 18, 2018



Planning and Zoning Division
Department of Community and
Economic Development

543 South 800 East – The Cynthia (Planned Development and Preliminary Subdivision Plat)

Name: Charlie Mosher

Address: 517 South 800 East 14 years

Zip Code 84102

Phone: [REDACTED] E-mail [REDACTED]

Comments: Please approve of this proposed project.
This will only enhance the look & feel of my neighborhood.
I have lived in my home for 14 years and have been
waiting for improvements such as this development.
We need more of this higher scale development in
my block on 500 S and 800 East.
Contact me directly if I can be of any further
support. I have no association to the project of developer

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.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Planned Development Department Review Comments

Zoning (Greg Mikolash):

COMMENTS

- 1) An address certificate will be required to initiate the building permit application process. For information contact SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248). The address on the plan sheets and application documents shall match the certified address.
- 2) A final subdivision plat with a cross access easement and parking agreement will need to be approved by the planning division prior to permit issuance. The property lines on the site plans submitted for a building permit shall be dimensioned and match the new legal description on the final plat.
- 3) The two story porch cover and second level balcony/deck encroach into the 20 foot front yard setback.
- 4) The staff report needs to address how front, side and rear setbacks are being defined for each lot and how minimum setbacks requirements for each lot are being addressed pursuant to section 21A.24.120.E.
- 5) Lot 2 does not meet the minimum 3,000 square feet of lot area as required for attached dwelling units in the RMF-30 zone.
- 6) Lot coverage calculations shall be documented on the site plan. (50% maximum per lot for attached dwellings).
- 7) The staff report needs to address the issue of off-site parking as per table 21A.33.020.
- 8) The elevation plans need to show compliance with the maximum 30 feet building height as measured from the average elevation of the established grade at each building face rather than from the main floor elevation. Building height in the RMF-30 zone means the vertical distance, measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitch or hip roof.
- 9) Consider how trash will be removed? If a dumpster is proposed show the dumpster enclosure location on the site plan.

NOTE: Central air conditioning systems shall not be located closer than 4 feet to a property line unless reviewed and approved as a special exception according to the provisions of section 21A.52.030.

ZONING REVIEW COMMENTS FOR THE CYNTHIA

Petition #: PLNSUB2017-00926

Date: March 27, 2018

Project Name: The Cynthia, 3 attached dwelling units

Zoning

District: RMF-30

Project Address: 543 South 800 East

Overlay District:

N/A

Planner: Kelsey Lindquist

Reviewer: Alan R.

Michelsen

COMMENTS

- 10) An address certificate will be required to initiate the building permit application process. For information contact SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248). The address on the plan sheets and application documents shall match the certified address.
- 11) A final subdivision plat with a cross access easement and parking agreement will need to be approved by the planning division prior to permit issuance. The property lines on the site plans submitted for a building permit shall be dimensioned and match the new legal description on the final plat.
- 12) The two story porch cover and second level balcony/deck encroach into the 20 foot front yard setback.
- 13) The staff report needs to address how front, side and rear setbacks are being defined for each lot and how minimum setbacks requirements for each lot are being addressed pursuant to section 21A.24.120.E.
- 14) Lot 2 does not meet the minimum 3,000 square feet of lot area as required for attached dwelling units in the RMF-30 zone.
- 15) Lot coverage calculations shall be documented on the site plan. (50% maximum per lot for attached dwellings).
- 16) The staff report needs to address the issue of off-site parking as per table 21A.33.020.
- 17) The elevation plans need to show compliance with the maximum 30 feet building height as measured from the average elevation of the established grade at each building face rather than from the main floor elevation. Building height in the RMF-30 zone means the vertical distance, measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitch or hip roof.
- 18) Consider how trash will be removed? If a dumpster is proposed show the dumpster enclosure location on the site plan.

NOTE: Central air conditioning systems shall not be located closer than 4 feet to a property line unless reviewed and approved as a special exception according to the provisions of section 21A.52.030.

Transportation (Mike Barry):

The parking for the revised proposal looks good. I have no other issues.

Fire (Kenney Christiansen):

AM&M agreement required. Based on the documents provided the proposed 28 feet tall 3 story structure with three separate adjoining units; and with the detached 3 car garage, does NOT have the required fire department access within 150 feet of all exterior walls, in accordance with IFC Section 503.1.1 buildings and facilities. However, the required distance of 150 feet measured from the fire apparatus roadway lip edge to all exterior walls can be extended with an approved AM&M agreement by FPB, when fire sprinklers are proposed for the structure.

2015 IFC 503.1.1 Buildings and facilities. 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.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic fire sprinkler system installed in accordance with IFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Exterior walls; construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system shall comply with IRC Table R302.1(2).

Compliance with the information in this review does not guarantee compliance with the International Fire and Building codes, nor does it guarantee issuance of any permit. Prior to the approval of PLNSUB2017-00926 by fire an approved AM&M agreement shall be provided; and construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Table R302.1(1) or IRC Table R302.1(2) prior to the issuance of any building permit.

NOTE: "Compliance with the information in this review does not guarantee compliance with IFC or any guarantee of a permit issuance. Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC."

Updated Fire Review –

AM&M agreement required. Based on the documents provided the proposed 28 feet tall 3 story structure with three separate adjoining units; and with the detached 3 car garage, does NOT have the required fire department access within 150 feet of all exterior walls, in accordance with IFC Section 503.1.1 buildings and facilities. However, the required distance of 150 feet measured from the fire apparatus roadway lip edge to all exterior walls can be extended with an approved AM&M agreement by FPB, when fire sprinklers are proposed for the structure.

2015 IFC 503.1.1 Buildings and facilities. 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.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic fire sprinkler system installed in accordance with IFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Exterior walls; construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system shall comply with IRC Table R302.1(2).

Compliance with the information in this review does not guarantee compliance with the International Fire and Building codes, nor does it guarantee issuance of any permit. Prior to the approval of PLNSUB2017-00926 by fire an approved AM&M agreement shall be provided; and construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Table R302.1(1) or IRC Table R302.1(2) prior to the issuance of any building permit.

Public Utilities (Jason Draper):

- Comments and review of the Planned Development does not provide building or utility permit approval. Please submit construction drawings including site utility and grading plans for review.
- 800 East currently has a 6" water main on each side of the street and an 8" sewer main on each side of the street.
- The property currently has water and sewer service. The sewer service was installed in 1911 and will likely need to be replaced for the new project.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply
- Please submit site utility and grading plans for review.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices
- All utilities must be separated by a minimum of 3 feet horizontally and 18 inches vertically. Water and sewer lines require 10 feet minimum horizontal separation.
- The existing water line may be insufficient to provide adequate fire flow. Applicant must provide fire flow and culinary water demands to SLCPU for review.
- One culinary water meter and one fire line are permitted per parcel.

Engineering (Scott Weiler):

Comments pertaining to the Preliminary Plat.

The first pdf has four pages, showing the applicant multiple items that need to be added when a final plat is prepared. The second shows addresses that need to be added.

Sustainability (Vicki Bennet):

No comments received.

Police (Lamar Ewell):

No comments received.