



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, Planner
(801) 535-7660 or ashley.scarff@slcgov.com

Date: September 26, 2018

Re: Requested design alterations and additional information for the Sugar House Heights
Planned Development and Preliminary Subdivision at 2660 S. Highland Drive / Petition
#PLNSUB2017-01027 & PLNSUB2017-01028

ACTION REQUIRED: Consider design-related modifications made to the homes on lots 1 and 2, which have frontage on Highland Drive. The applicant has also provided requested information regarding how the project meets a Planned Development objective (under the former ordinance), as well as the feasibility of locating primary driveway access off of Highland Drive rather than Caton Way, a private roadway. The Commission requested all modifications/information to accommodate a final decision on the proposal.

REQUEST: A request by David Desso, applicant, for Planned Development and Preliminary Subdivision approvals to develop four (4) new lots with single family homes and a new private driveway at 2660 S. Highland Drive. Planned Development approval is required as two (2) of the proposed lots would not have frontage on a public street.

BACKGROUND: The Planning Commission tabled the Sugar House Heights Planned Development and associated Preliminary Subdivision request at the August 22, 2018 meeting. The motion was as follows:

To ensure compatibility with the character of existing development within the vicinity of the site, the eastern elevations on the homes of lots 1 and 2 (that face Highland Drive) shall be altered to include architectural features typically found on the front façade of a single family home, such as:

- a. Enhanced entryways with useable porch features;*
- b. Prominent front entry doors;*
- c. Window patterns/configurations that are more appropriate for a prominent, street-facing façade;*
- d. Use of more articulation in the building wall and/or additional building materials to increase visual interest.*
- e. Roof detailing that would be more consistent with the front of a home;*

The developer shall also consider primary driveway access off the east side (off of Highland), and discuss why that would not be possible.

In addition, there was discussion regarding whether the project (as proposed) met any objectives for a Planned Development, and Staff encouraged the applicant to address this item with a written statement.

SUMMARY OF DESIGN MODIFICATIONS:

Lot 1 – Eastern elevation with frontage on Highland Drive



Proposal from 8/22



Revised Proposal

- Added a pitched roof form
- Added a semi-enclosed porch with slab on grade
- Altered window configuration
- Increased use of wood siding
- Added lighting fixtures

Lot 2 – Eastern elevation with frontage on Highland Drive



Proposal from 8/22



Revised Proposal

- Added a pitched roof form
- Added a semi-enclosed porch with slab on grade
- Altered window configuration
- Increased use of wood siding
- Added lighting fixtures



View of lots 1 and 2 from Highland Drive



ADDITIONAL INFORMATION:

Access Alternative: In the motion made at the August 22, 2018 meeting, the Commission requested that the applicant explore an alternative access to the site that stems from Highland Drive, rather than Caton Way, as currently proposed. The applicant provided a drawing (included in Attachment B) that he indicated shows that the site cannot support four (4) individual lots with an access road that enters the site from Highland Drive. When Staff asked for further clarification on this, the applicant stated that they have a legal right to use the existing access easement on Caton Way, and do not need to explore other access options.

While Staff finds that the applicant could have made further effort to explore the access alternative as requested by the Commission, it is Staff's opinion that eliminating the existing curb cut on Highland Drive is a positive aspect of the project. The current driveway location requires the tenants to enter/exit a heavily trafficked thoroughfare, and it also close to the intersection with 2700 South, which may be backed up with a line of traffic during peak travel times.

Planned Development Objective: The Planning Commission did not formally request that the applicant elaborate on how the project meets one of the objectives for a Planned Development (under the former ordinance), but there was enough discussion around this that Staff suggested that the applicant provide more written language in support of the proposal. The applicant provided the following in regard to how the project includes the use of design, landscape, or architectural features to create a pleasing environment:

Approving Sugar House Heights planned development provides the community with 4 new construction single family homes with large yards for the area. The homes facing Highland Drive feature entryways and patios that create an enjoyable pedestrian experience both for our future homeowners and the neighborhood residents. The 4 houses are accessed via a private drive, which creates a courtyard feel and encourages the building of an active community amongst our homeowners.

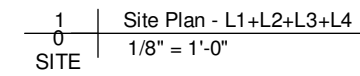
RECOMMENDATION: Based on the information contained in this memo and the original staff report, Planning Staff continues to recommend that the Planning Commission approve the Planned Development and Preliminary Subdivision requests as most recently proposed, subject to the following conditions of approval:

1. The eastern yard areas of lots one and two (the yard areas adjacent to Highland Drive) shall be considered the front of the lots for the purpose of designating yards. This designation shall be noted on the final plat.
2. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

ATTACHMENTS:

- A. Revised Plan Sheets
- B. Additional Information

ATTACHMENT A: REVISED PLAN SHEETS





3 | Front View L1
A2.1-L1



1 | Front Right View L1
A2.1-L1

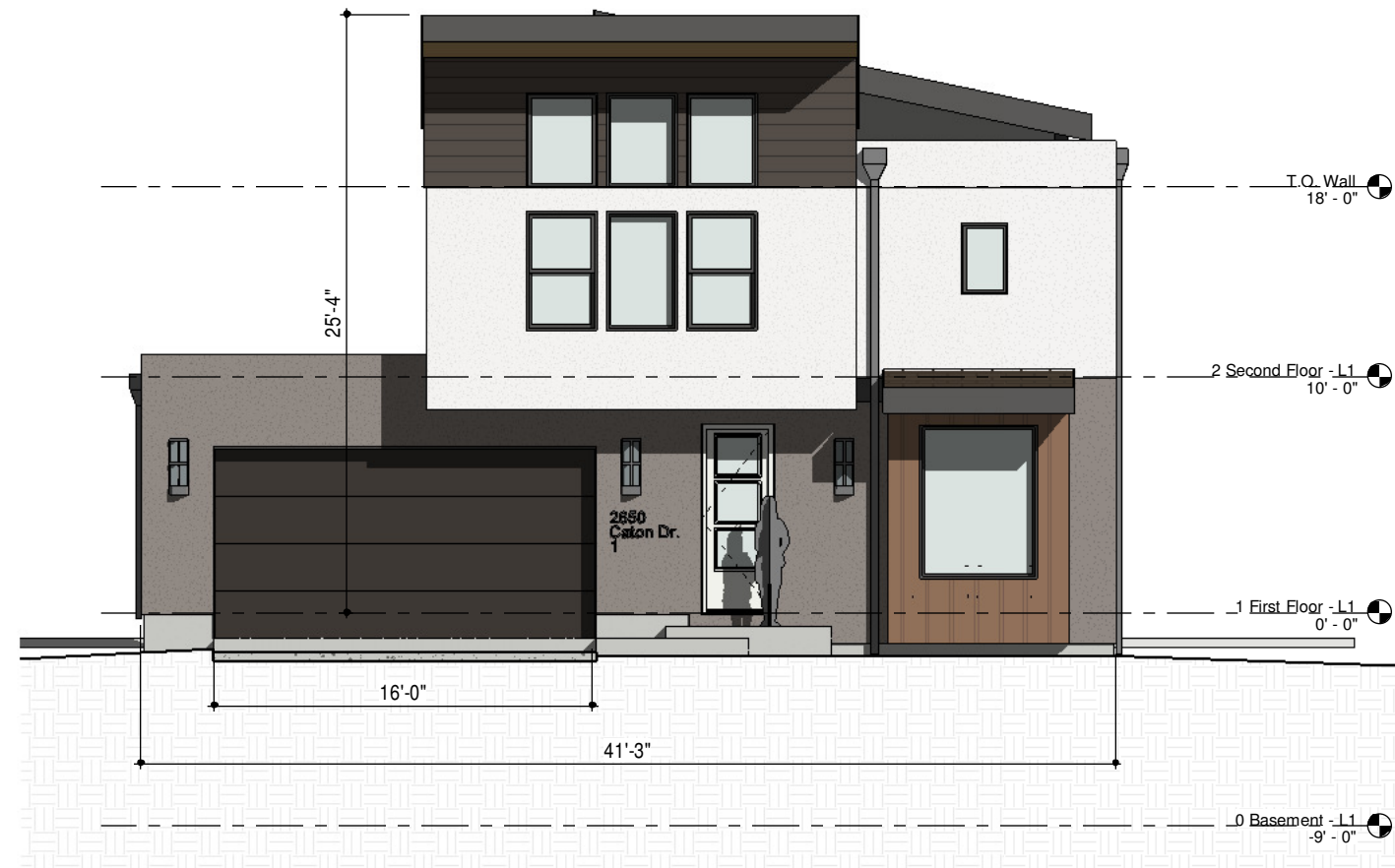
LOT 1 SUMMARY	
BASEMENT	604
1ST FLOOR	688
2ND FLOOR	948
TOTAL LIVABLE	2240
GARAGE	478



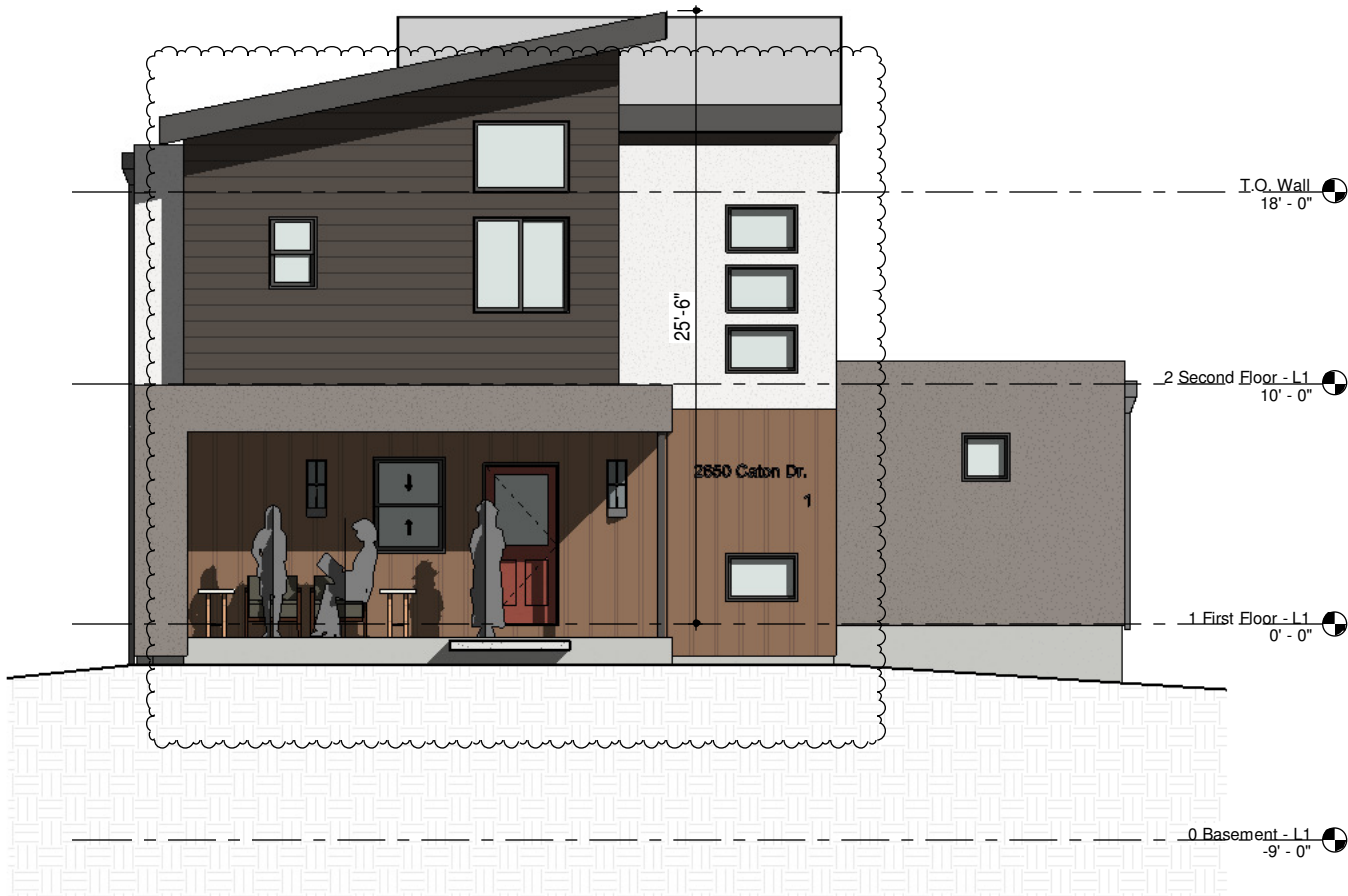
4 | NEW FRONT Highland Dr. Front Right View L1
A2.1-L1



2 | NEW FRONT Highland Dr. Front Left View L1
A2.1-L1



1 | Front - L1
A2.0-L1 | 1/4" = 1'-0"



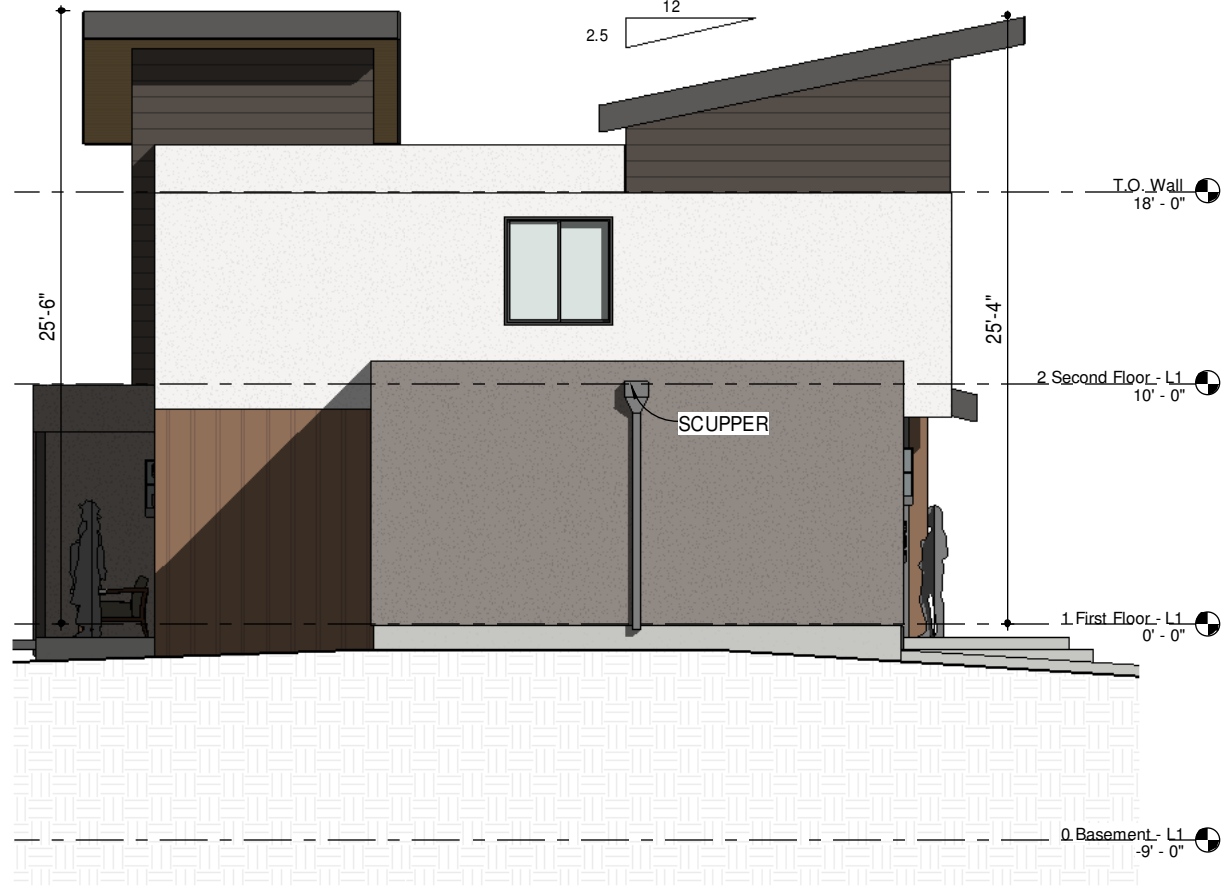
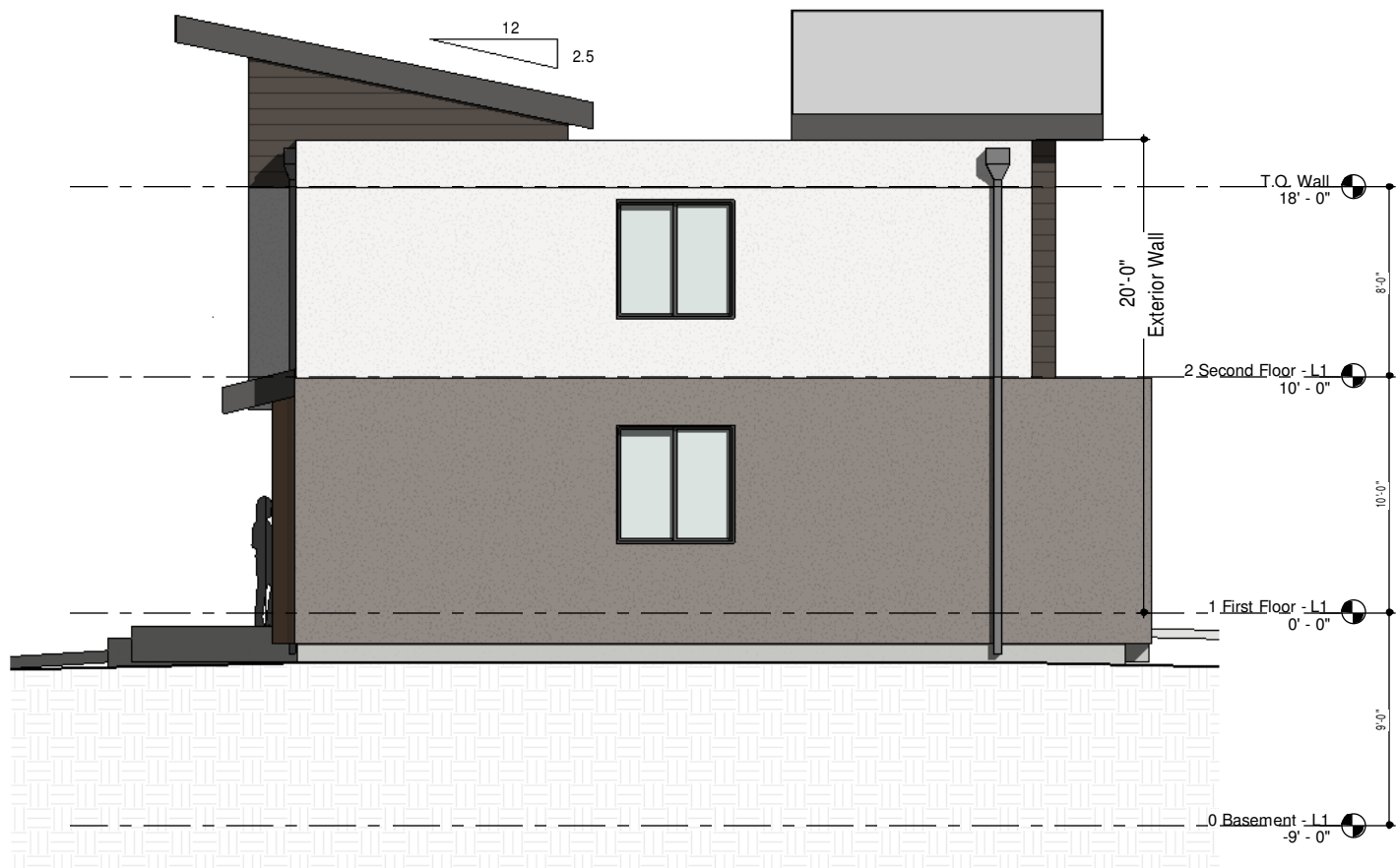
3 | Rear - L1
A2.0-L1 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
- T&G WOOD SIDING. COLOR AS SELECTED BY OWNER AND BUILDER.
- ASPHALT SHINGLE ROOFING. TYPE AND COLOR AS SELECTED BY OWNER AND BUILDER.
- CONCRETE WALL
- SOIL

ALL CHANGES IN EXTERIOR WALL SIDING SYSTEMS OF DISSIMILAR MATERIALS TO OCCUR ONLY AT INTERIOR CORNERS, UNLESS SPECIFIED OTHERWISE. FOR ANY QUESTIONS CONTACT BUILDER.

2 | Right Side - L1
A2.0-L1 | 1/4" = 1'-0"



4 | Left Side - L1
A2.0-L1 | 1/4" = 1'-0"

SKETCH
ARCHITECTURE, L.C.

Julio Garcia 801-810-1331
julio@sketch-architecture.com
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1143 Surrey Drive, North Salt Lake, Utah 84054

PROJECT:
2660 Highland Drive
2660 Highland Dr
Salt Lake City, UT 84106

REVISIONS	DATE	DESCRIPTION
No. 1	9-5-18	Planning Revision

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

- 1- THE GENERAL CONTRACTOR OR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
- 2- CONTRACTOR IS RESPONSIBLE FOR ALL PLANNING CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL SUCH AS CITY BUILDING OFFICIAL, ARCHITECT, STRUCTURAL ENGINEER, ETC.
- 3- CONTRACTOR IS TO INSURE THAT ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
- 4- NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
- 5- CONTRACTOR SHALL CONSULT ARCHITECT, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

PHASE:
Design Development

July 9/2018

SHEET No.
A2.0-L1

THESE OR SHOWN AND DESCRIBED HEREIN. INDIVIDUAL, TECHNICAL DRAWINGS OR ANY REPRESENTATION, MODELS, THEREOF, ARE NOT TO BE USED, COPIED, OR REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM SKETCH ARCHITECTURE, L.C. *RESERVING ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION ONLY IN ACCORDANCE WITH THE NOTICE.

18 07 2660 HIGHLAND

PROJECT:
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Salt Lake City, UT 84106

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9-5-18	
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1 Planning Revision	1

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Basement & First Floor Plan

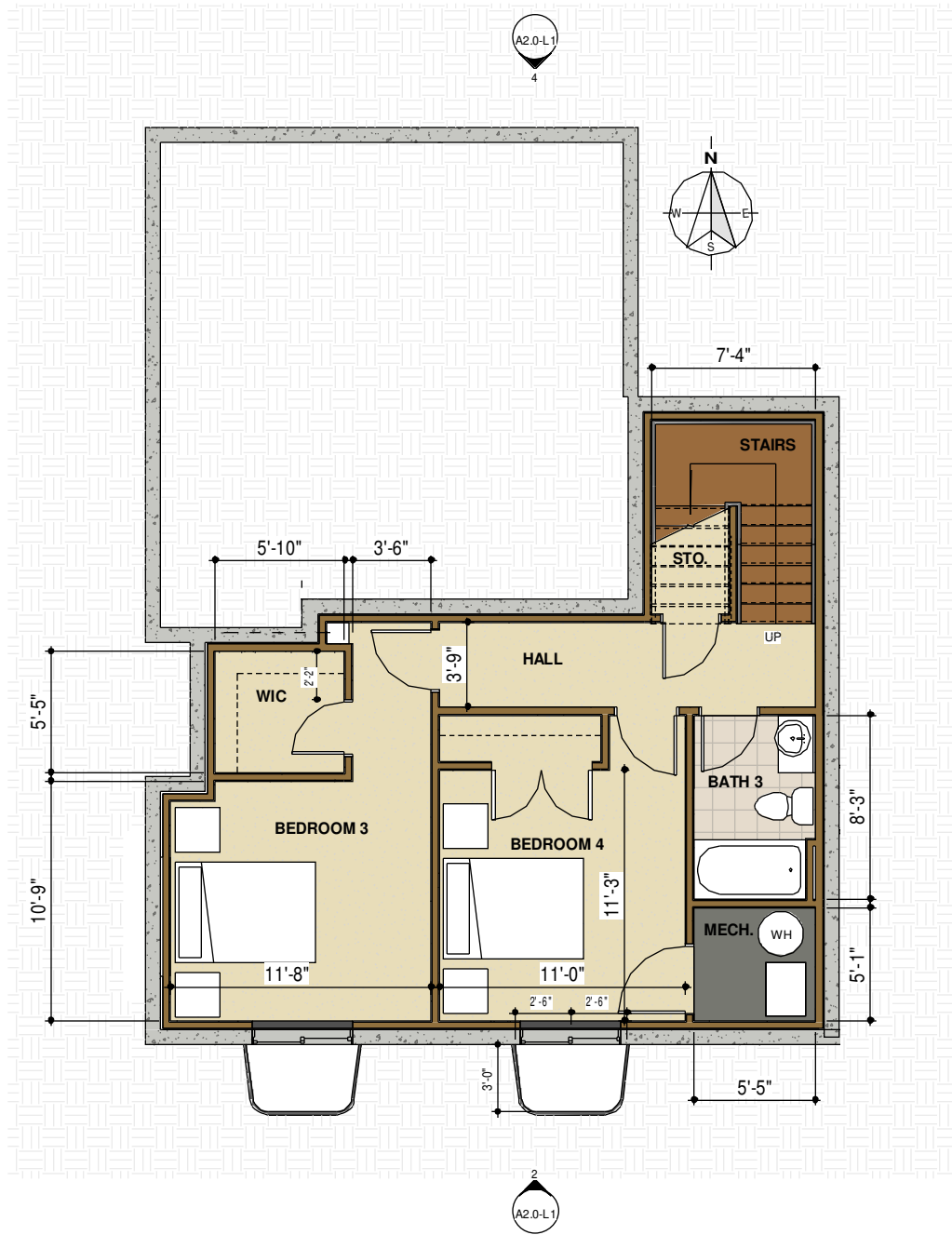
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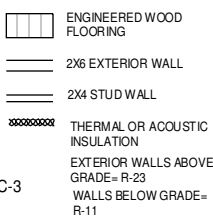
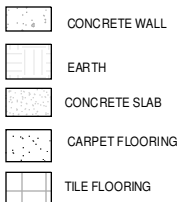
A1.0-L1

18 07 2660 HIGHLAND

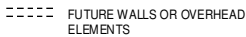


2 | 0 Basement - L1
A1.0-L1 | 1/4" = 1'-0"

PLAN LEGEND

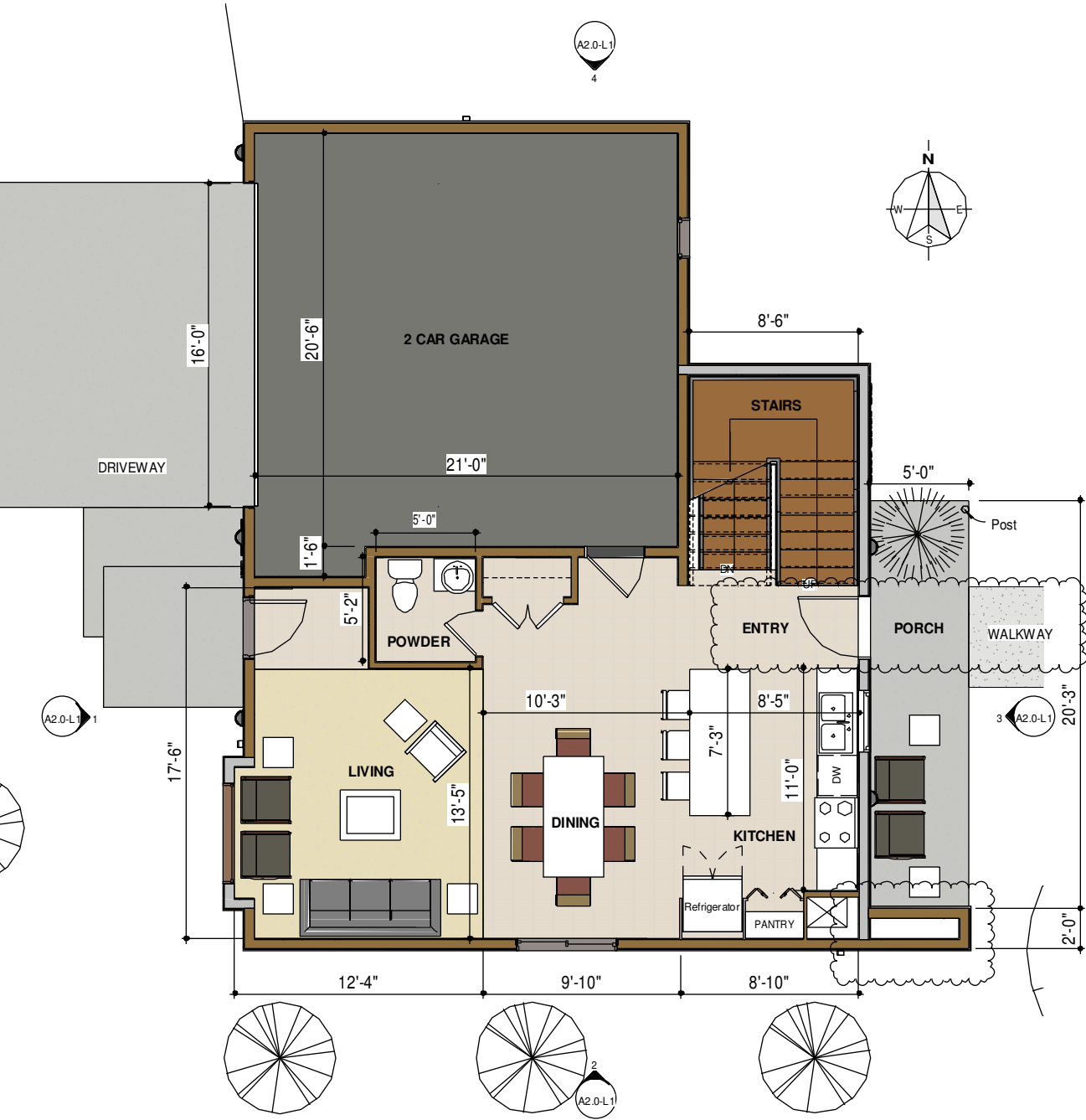


ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK



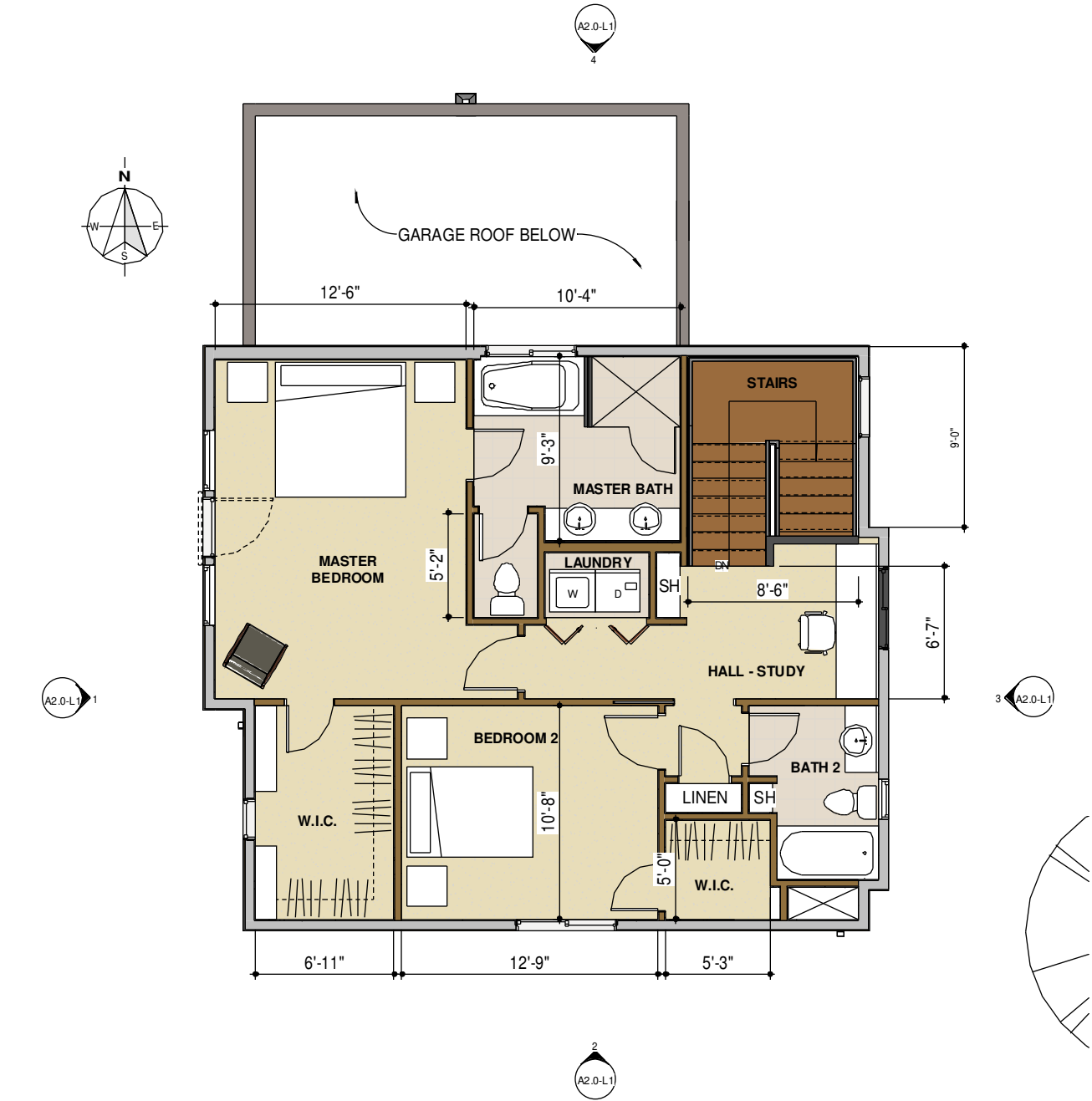
NOTES:

- 1- ALL DIMENSIONS TO STUD FACE.
- 2- PROVIDE 1" AIR SPACE BETWEEN CONCRETE AND STUD WALL.
- 3- KITCHEN DESIGN BY CABINET, COUNTERTOP MANUFACTURER, BUILDER & OWNER.
- 4- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ALL COMPONENTS INSTALLATION.
- 5- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- 6- PROVIDE MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON THE WARM SIDE OF ALL EXTERIOR WALLS AND ROOFCEILINGS, IRC R601.3.



1 | 1 First Floor - L1
A1.0-L1 | 1/4" = 1'-0"

LOT 1 SUMMARY	
BASEMENT	604
1ST FLOOR	688
2ND FLOOR	948
TOTAL LIVABLE	2240
GARAGE	478



1 | 2 Second Floor - L1
A1.1-L1 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
	TILE FLOORING		EXTERIOR WALLS ABOVE GRADE= R-23
			WALLS BELOW GRADE= R-11
			FUTURE WALLS OR OVERHEAD ELEMENTS

ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK

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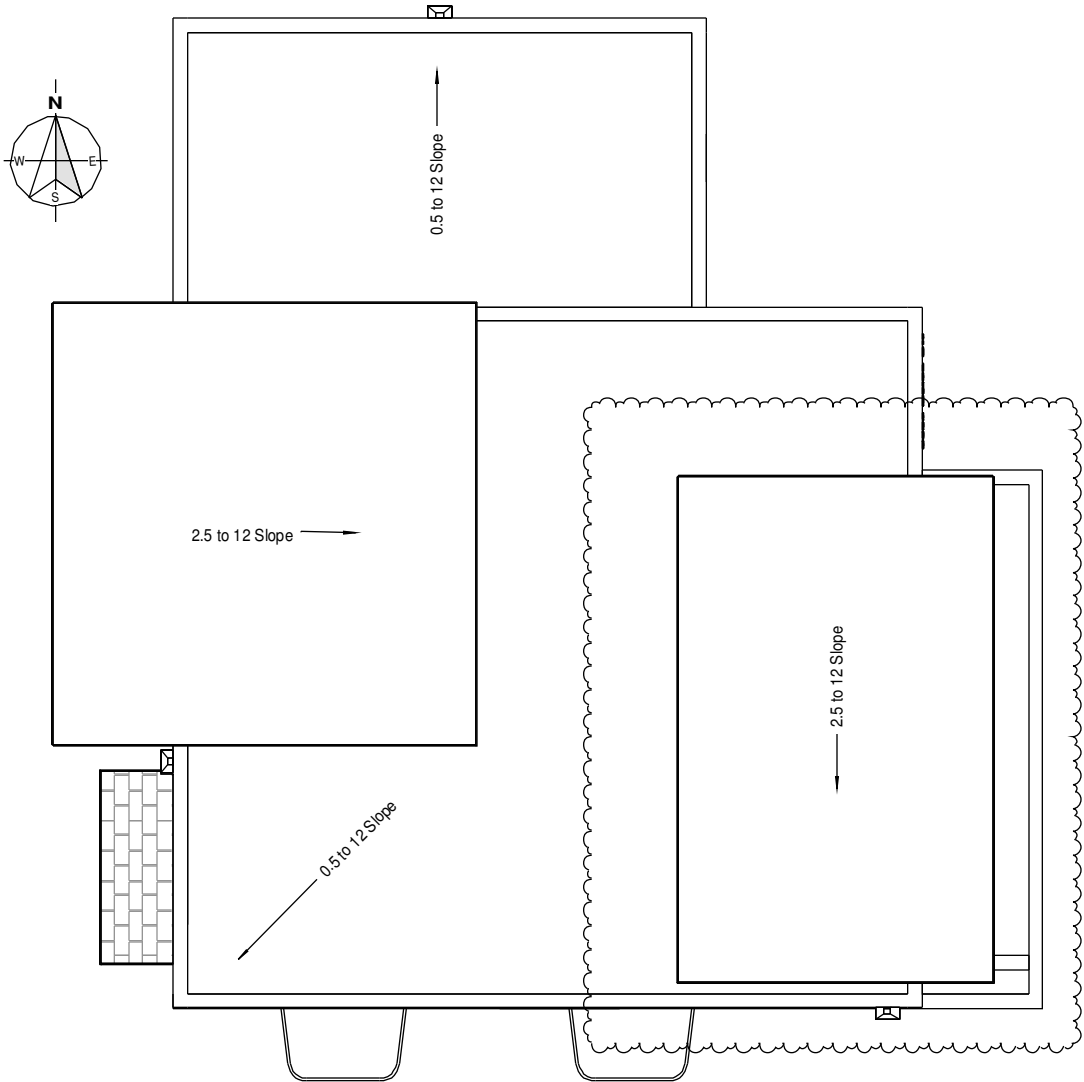
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2 | Roof Plan - L1
A1.1-L1 | 1/4" = 1'-0"

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Second Floor & Roof Plan

PHASE:
Design Development

July 9/2018

SHEET No.
A1.1-L1

18 07 2660 HIGHLAND



5 | NEW FRONT Front Left View L2
A2.1-L2



4 | Rear Left View L2
A2.1-L2



LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	629
2ND FLOOR	946
TOTAL LIVABLE	2129
GARAGE	425

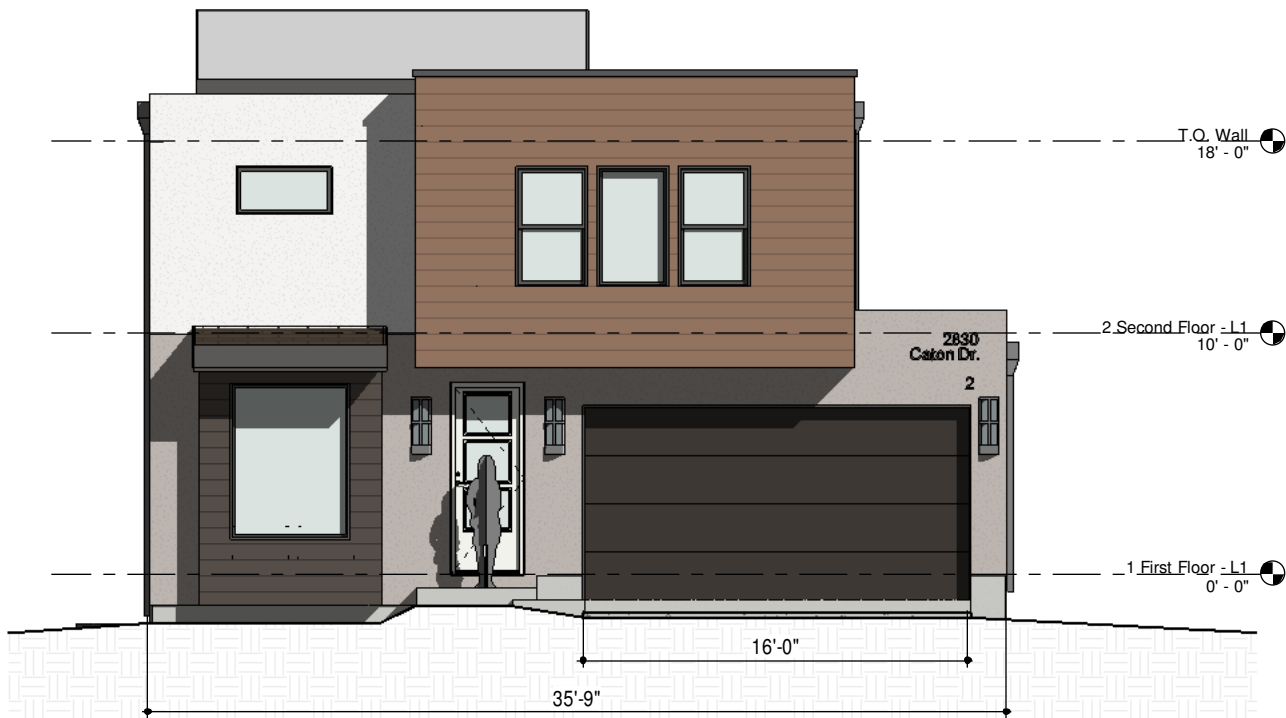


1 | Front View L2
A2.1-L2

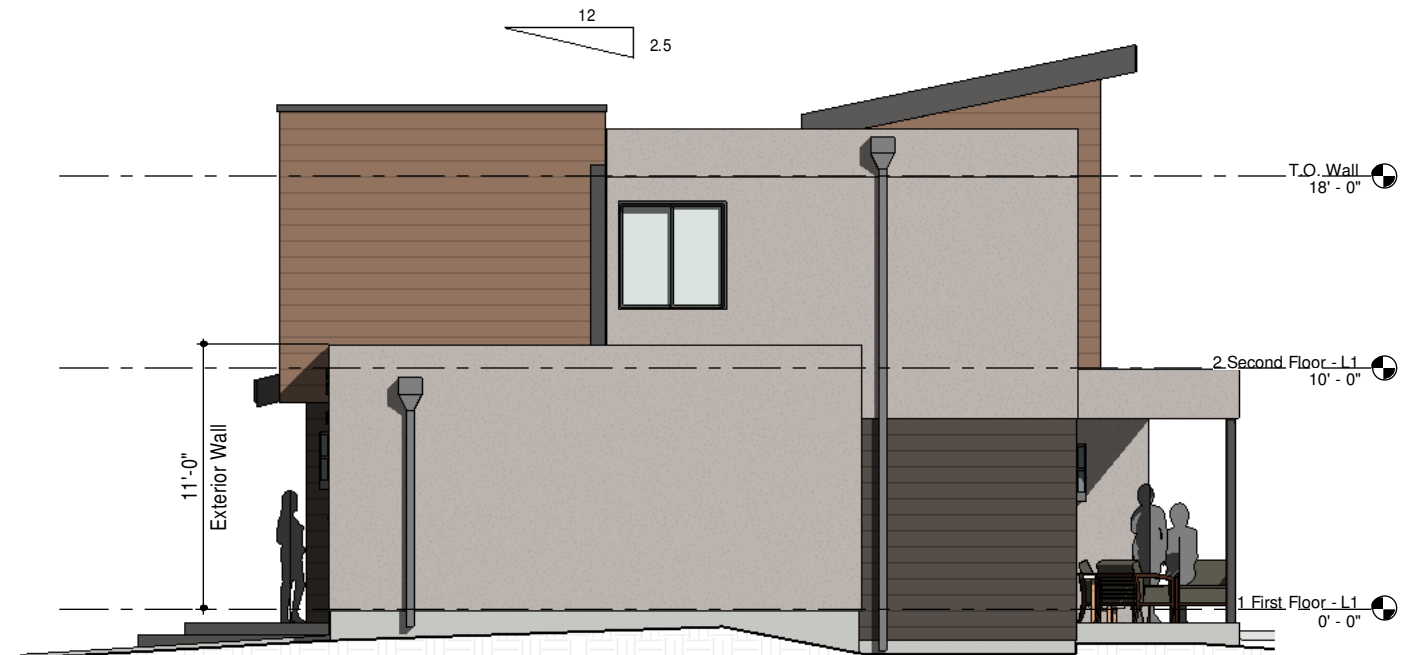


2 | Front Left View L2
A2.1-L2





1 | Front - L2
A2.0-L2 | 1/4" = 1'-0"



2 | Right Side - L2
A2.0-L2 | 1/4" = 1'-0"

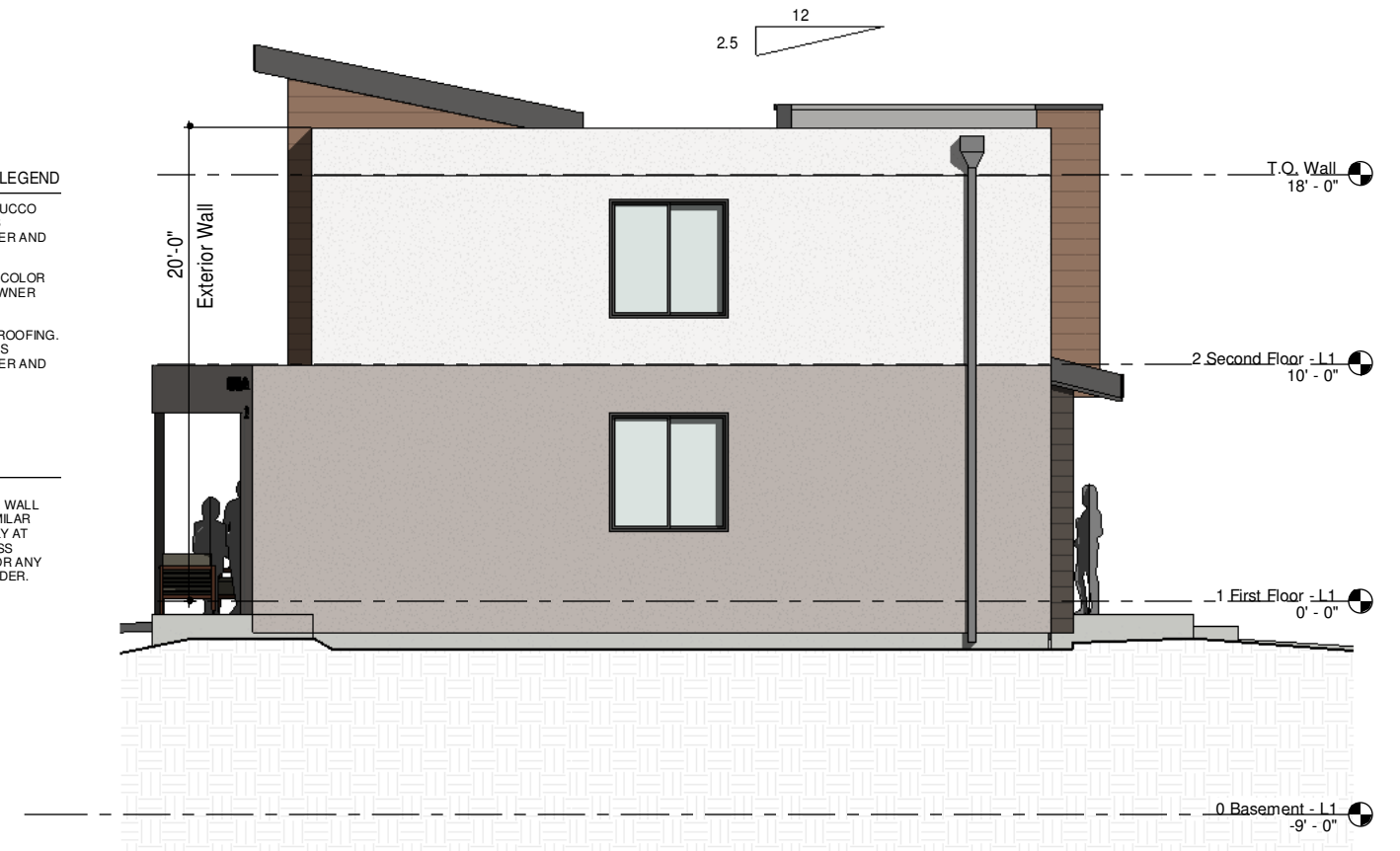


3 | Rear - L2
A2.0-L2 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
- T&G WOOD SIDING. COLOR AS SELECTED BY OWNER AND BUILDER.
- ASPHALT SHINGLE ROOFING. TYPE AND COLOR AS SELECTED BY OWNER AND BUILDER.
- CONCRETE WALL
- SOIL

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4 | Left Side - L2
A2.0-L2 | 1/4" = 1'-0"

REVISIONS	DATE
No.	DESCRIPTION
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Elevations

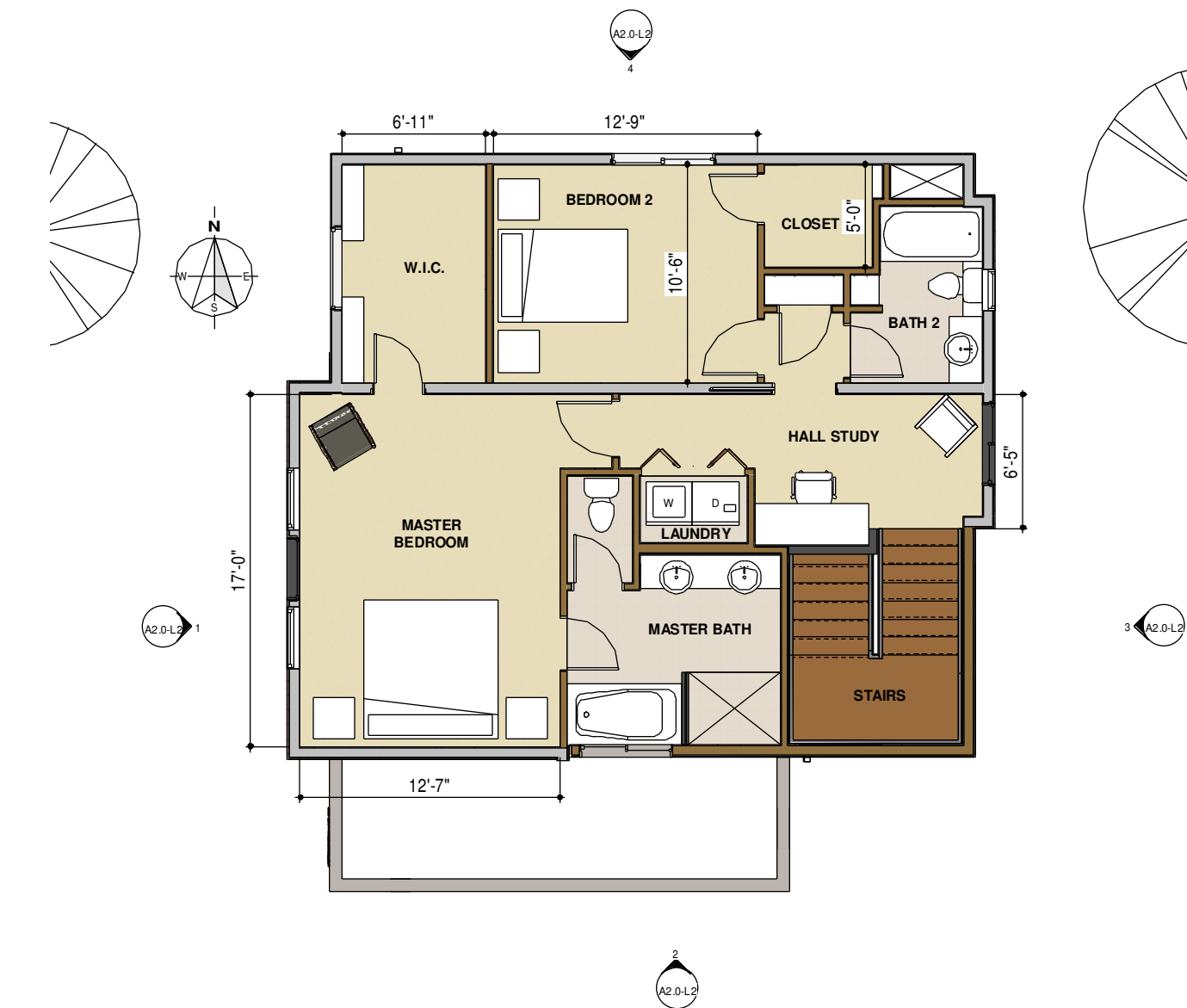
PHASE:
Design
Development

July 9/2018

SHEET No.

A2.0-L2

18 07 2660 HIGHLAND



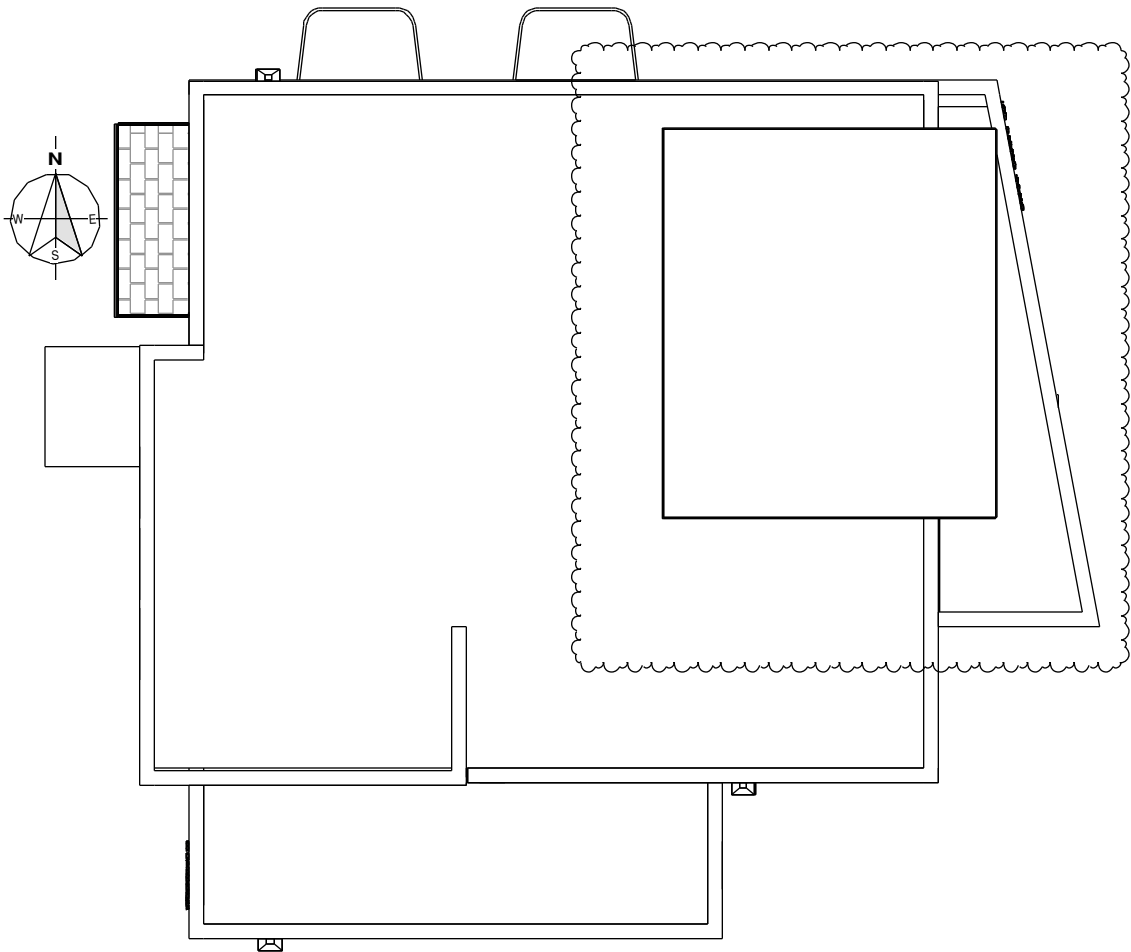
1 | 2 Second Floor - L2
A1.1-L2 | 1/4" = 1'-0"

PLAN LEGEND			
	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
	TILE FLOORING		EC-3
		EXTERIOR WALLS ABOVE GRADE= R-23 WALLS BELOW GRADE= R-11	
		ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK	
			FUTURE WALLS OR OVERHEAD ELEMENTS

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2 | Roof Plan - L2
A1.1-L2 | 1/4" = 1'-0"



LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	629
2ND FLOOR	946
TOTAL LIVABLE	2129
GARAGE	425

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REVISIONS	DATE
No. 1 Planning Revision	9-5-18

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Second Floor & Roof Plan

PHASE:
Design
Development

July 9/2018

SHEET No.
A1.1-L2

18 07 2660 HIGHLAND

1 | 0 Basement - L2
A1.0-L2 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
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		ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK	
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2 | 1 First Floor - L2
A1.0-L2 | 1/4" = 1'-0"

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2ND FLOOR	946
TOTAL LIVABLE	2129
GARAGE	425

Basement & First Floor Plan

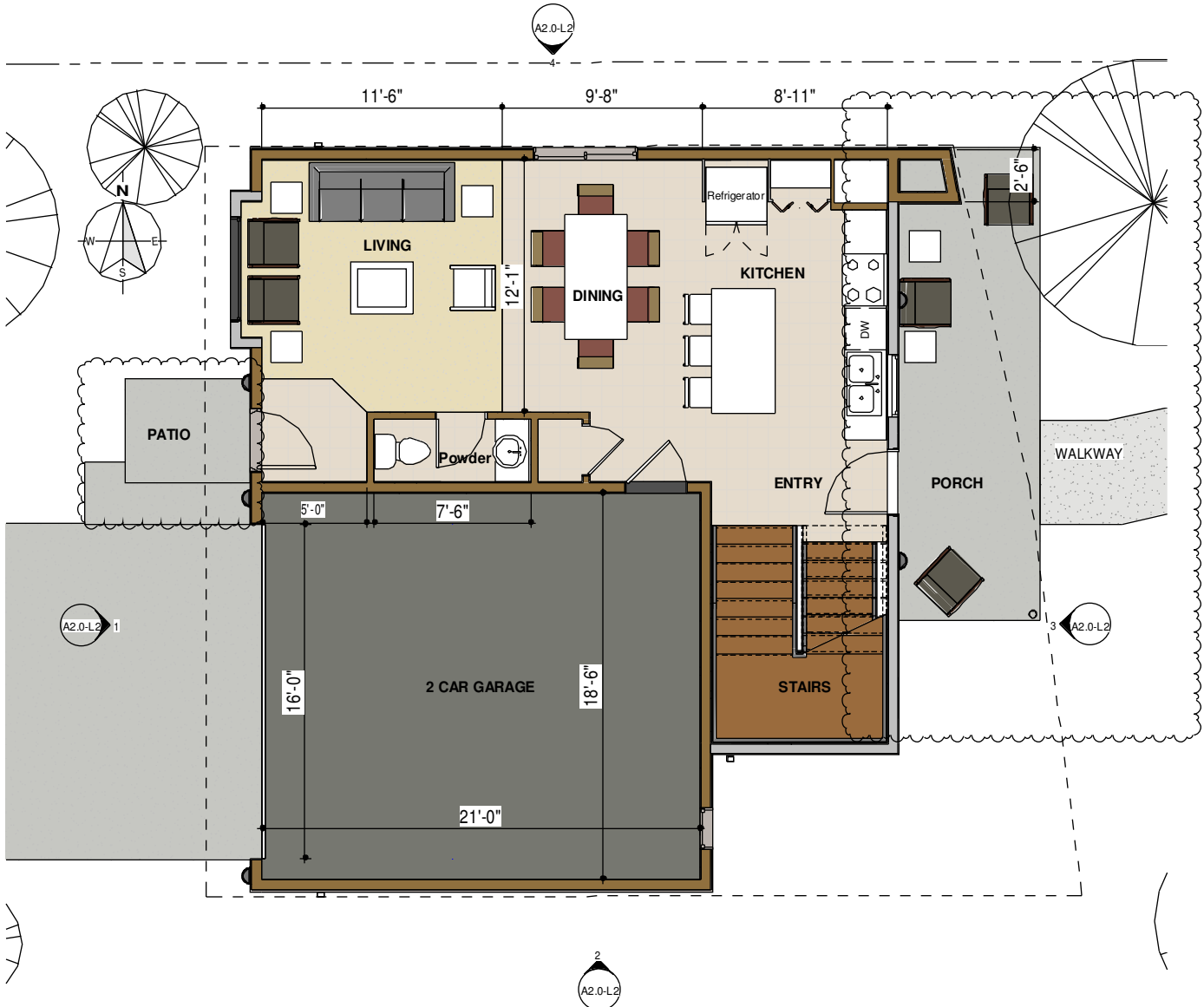
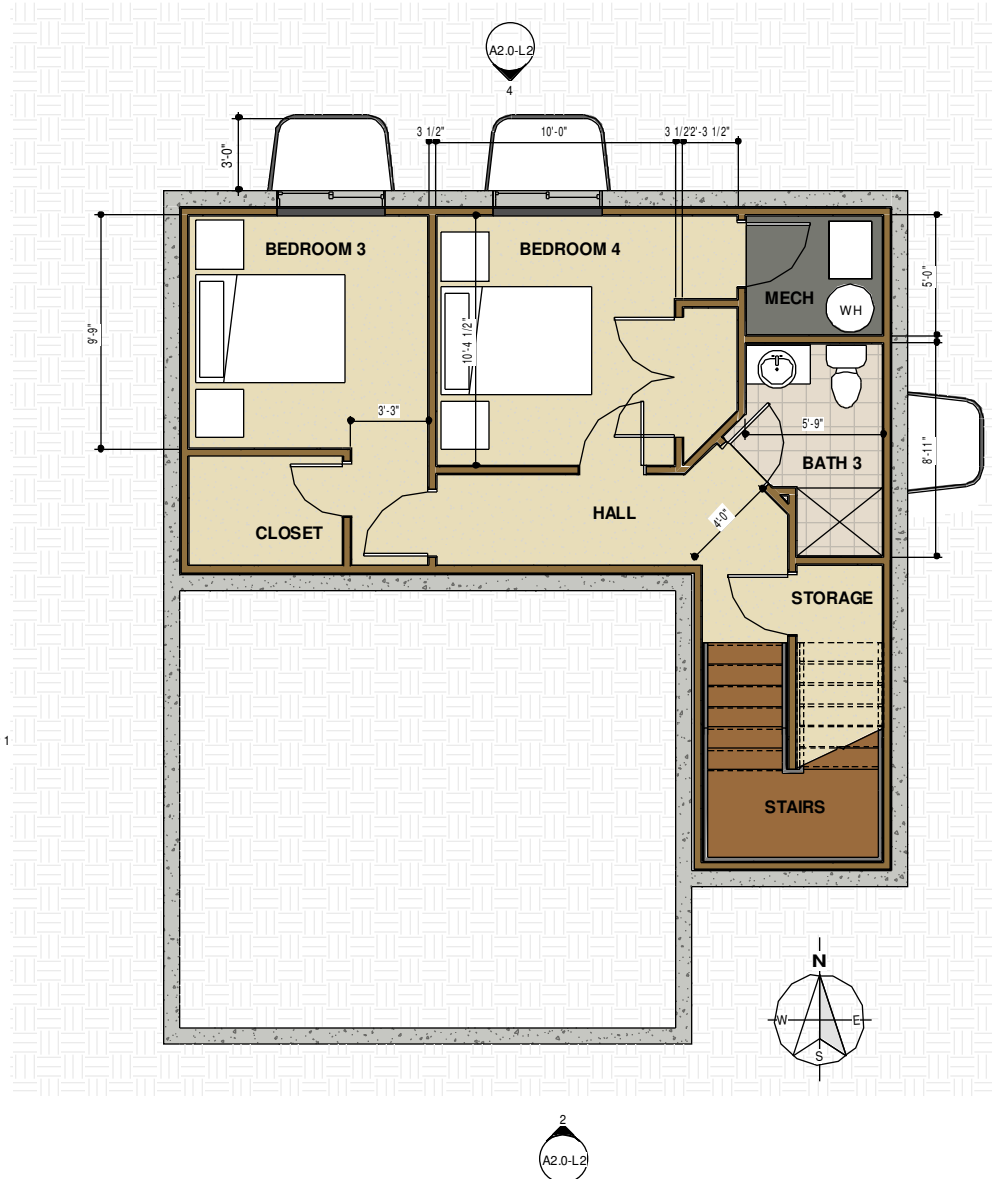
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Salt Lake City, UT 84106

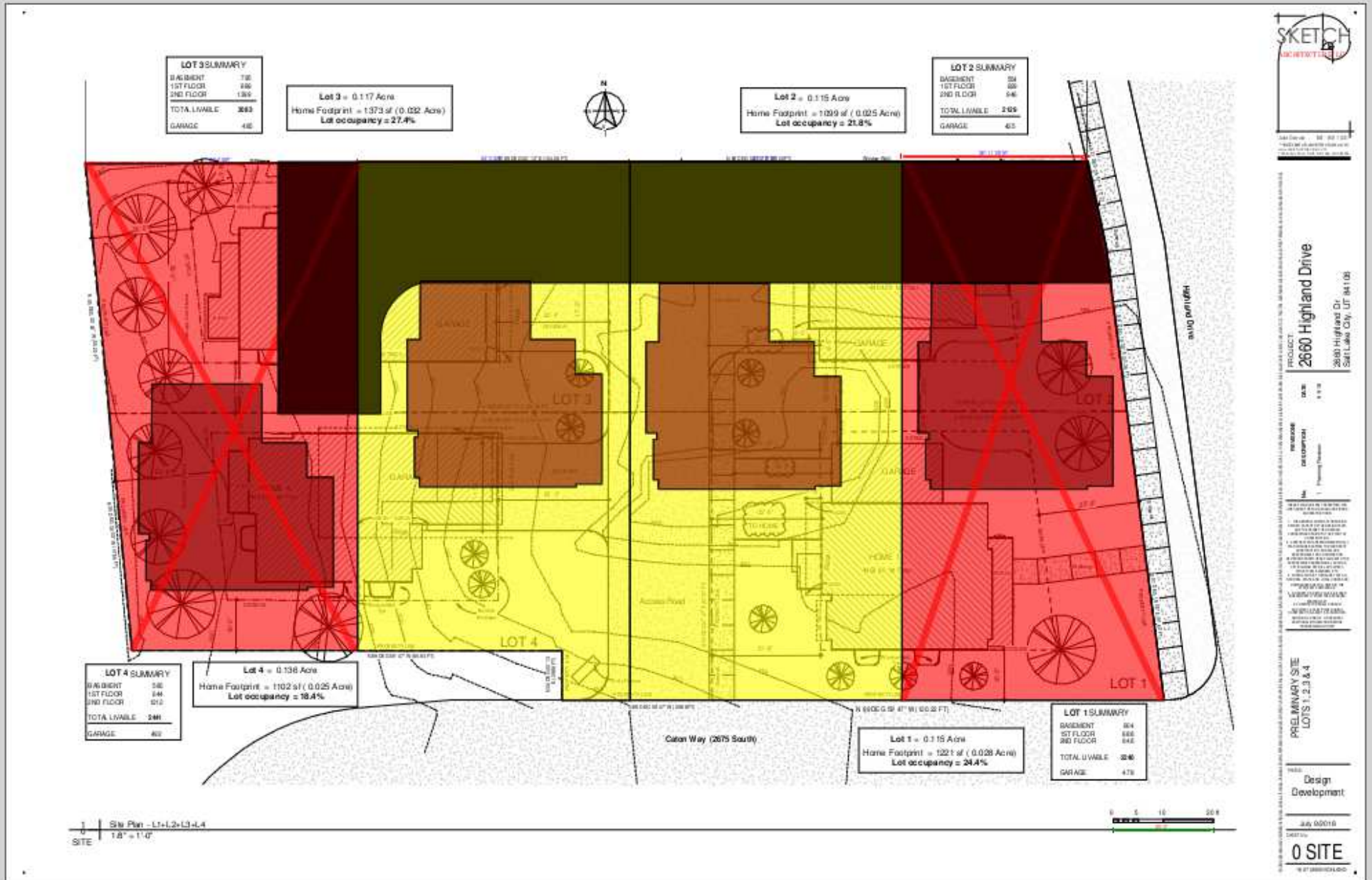
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SKETCH
ARCHITECTURE, L.C.

ATTACHMENT B: ADDITIONAL INFORMATION

0"1" = 1' 0" (Avg)

17.00 x 11.00



Measurement Type : Imperial

From: David Desso
To: [Scarff, Ashley](#)
Subject: Re: 2660 highland
Date: Tuesday, September 18, 2018 12:30:51 PM
Attachments: [image001.png](#)

Our position is that we have the right to use the easement. No legal requirement to explore the other option.

Sent from my iPhone, 801.824.1999. Please excuse the brevity, misspellings, shorthand, dictation errors, etc.

On Sep 18, 2018, at 12:08, Scarff, Ashley <Ashley.Scarff@slcgov.com> wrote:

Thanks for this.

Can you please elaborate on the sketch and what it is showing? It looks like you reconfigured the 4 houses to run in an east to west direction, but how does it show that access off of Highland wouldn't fit?

The Commission will likely bring up how you can request relief from many zoning requirements (namely required setback dimensions), so not being able to meet setbacks wouldn't necessarily be a deal breaker for that layout. More information would be appreciated so I can provide it in my report.

Thanks!

Ashley Scarff
Principal Planner

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS
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From: David Desso [<mailto:ddesso@bhhsutah.com>]
Sent: Tuesday, September 18, 2018 11:51 AM
To: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Subject: 2660 highland

Here is our rewritten PUD and attached is a sketch of how we can't get 4 lots with a road from the north.

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

environment;

Approving Sugar House Heights planned development provides the community with 4 new construction single family homes with large yards for the area. The homes facing Highland Drive feature entryways and patios that create an enjoyable pedestrian experience both for our future homeowners and the neighborhood residents. The 4 houses are accessed via a private drive, which creates a courtyard feel and encourages the building of an active community amongst our homeowners.

David Desso

Realtor®

<image001.png>

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