



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Chris Lee, 801-535-7706
Date: January 18, 2018
Re: PLNSUB2017-00915 and PLNSUB2017-00917 - The @2100 Multi-Unit Housing Development

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 1967 South 300 West
PARCEL ID: 15-13-453-018
MASTER PLAN: Central Community
ZONING DISTRICT: CG (General Commercial)

REQUEST: The petitioner, G. Lyman Adams, representing the property owner, MSC Associates, LLC, is requesting a preliminary subdivision to divide the existing parcel at 1967 S 300 W into two lots and then construct an 81 unit apartment complex via a planned development. If approved, the front parcel would continue as an existing retail business while the rear parcel would be the site of the proposed apartment complex. The planned development petition is requested because the rear parcel would not have frontage on a public street and perimeter landscaping on the east and south of the rear parcel would be less than the required seven feet in width. Per Section 21A.55.030 of the Salt Lake City zoning ordinance, "the planning commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development". The Planning Commission has final decision making authority for planned developments and preliminary subdivision plats.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the preliminary subdivision and the planned development as proposed, subject to compliance with all applicable regulations.

ATTACHMENTS:

- A. Vicinity and Zoning Map
- B. Preliminary Plat Map
- C. Site Plans
- D. Building Renderings and Elevations
- E. Site Photos
- F. Application
- G. Cross Access Agreements
- H. Existing Conditions
- I. Analysis of Standards
- J. Public Process and Comments
- K. Department Comments

PROJECT DESCRIPTION:

Overview

The subject parcel is approximately 3.136 acres (136,602 square feet) in size and is located within the CG zoning district in a neighborhood predominantly composed of commercial uses. There is an existing furniture store/warehouse fronting on 300 West. The petition stipulates that the parcel would be subdivided into two with the existing business to remain on the portion of the existing lot fronting on 300 West that will be referred to in this report as “Lot 1”. Lot 1 would be 86,728 square feet and would remain as it is now with the exception of providing increased parking and extending an existing ingress/egress easement. “Lot 2” would be located at the rear of the existing parcel (see [Attachment E](#) for photos). It would contain 49,874 square feet and measure approximately 129.43 feet by 387.54 feet. The proposed development would be accessed by easements across Lot 1 to 300 West and across the Sam’s Club property to the north, as illustrated by this map:



The applicant has submitted a planned development petition for a proposed structure on Lot 2. The petition seeks to modify zoning regulations related to it not fronting a public street and a reduction to the width of perimeter landscaping on the east and south sides of the lot. The proposed structure consists of 81 apartment units within a building footprint that measures approximately 288 feet long by 63 feet wide. The maximum height of the structure is 60 feet with units on levels 2-5. There will be 56 one bedroom units and 25 two bedroom units. The structure will be built on grade with the first level dedicated primarily to interior parking accessed from the middle of the south façade. The first level will also house the lobby in the south west corner. In addition to the first level parking, covered exterior stalls are proposed on both the south and east sides of the building which necessitate a reduction from the required 7 feet of perimeter landscaping to 5 feet on the south and 4 feet 6 inches on the east. Please see [Attachment C](#) for the submitted site plans and [Attachment D](#) for building elevations. The following photo offers an overall view of the proposed structure on Lot 2 looking towards the northeast:



Lack of Street Frontage

The proposed site of the multi-unit development (Lot 2) is not located on a street which is the primary reason that planned development approval is being sought. It is approximately 385 feet east of 300 West and will be accessible from that point via the expansion of an existing easement across the

parking lot of the front parcel to the south of the existing structure. The easement is 50 feet in width and is sufficient to handle the traffic demands of the new structure.

The applicant has also provided documentation ([Attachment G](#)) of an existing easement agreement between the subject parcel and the Sam's Club parcel located to the north. That easement pertains to "common areas" utilized for vehicular and pedestrian ingress and egress across both parcels. The applicant reports that said easement permits access to the private road directly east of Lot 1 which intersects with 300 West at Hartwell Avenue. That additional access point would serve to further mitigate any potential effects of vehicular traffic to and from the proposed building.

Reduced Landscape Yard Widths

The other element of the proposed project that does not meet the underlying standards of the CG zoning district are the widths of the landscape yards on both the east and south sides of the parking lot on the rear parcel. The parking lot landscaping standards in section 21A.48.070 of the Salt Lake City zoning ordinance stipulate that, "Where a parking lot is located within a required yard, or within twenty feet (20') of a lot line, perimeter landscaping shall be required along the corresponding edge of the parking lot" and that "Where perimeter landscaping is required, it shall be provided within landscape areas at least seven feet (7') in width".

The perimeter landscaping proposed by the applicant does not meet the seven foot width standard on the southern and eastern edges of the parking lot. On the south side, the landscaped area is proposed to be 5 feet wide, while on the east side it will be 4 feet 6 inches ([Attachment C](#)). The perimeter landscaping on the eastern side directly abuts the fence which delineates the UTA TRAX line corridor beyond. The applicant plans to place a fence on the south property line as well. Those fences block any buffering effects that the perimeter landscaping may have on abutting parcels.

In regards to potential impacts that reducing the perimeter landscaping may have on the subject parcel, Staff is of the opinion that the requested reductions in width are not extreme and are compensated for in other areas. The application meets and exceeds all other landscape standards including interior parking lot and front yard. Additionally, although the underlying zoning does not require interior side yard setbacks, there is an 11 foot landscaped setback on the north side which provides a buffer between Lot 2 and the Sam's Club parking lot. Further towards the east along the northern property line, there is a planned green space that will serve as a small dog park for residents of the building. It is Staff's opinion that all of these elements compensate for the requested parking perimeter reductions.

Parking

As stipulated in section 21A.44.030.G (Minimum off Street Parking Requirements) of the SLC zoning code, there needs to be a minimum of 106 parking stalls on the site due to the requirement to provide 1 parking stall for each of the 56 one bedroom units and 2 parking stalls for each of the 25 two bedroom units. However, section 21A.44.040.B.7 (Parking Exemptions for Proximity to Mass Transit) stipulates that the minimum number or required off street parking stalls can be reduced by 50% when a multi-unit development is located within 1/4 mile of a fixed transit station. Seeing as the Central Point Station at 2100 South is located within 1/4 mile of the subject parcel, the applicant plans to utilize the reduction. Although the minimum number of parking stalls could be 53 by utilizing the mass transit proximity reduction, the applicant is seeking total of 91 off street parking stalls.

The applicant also proposes additional parking on Lot 1 ([Attachment C](#)). It will be mostly located behind the existing structure to the east with some additional stalls to the existing parking to the south as well. It is meant to remedy an existing parking shortage to bring it into compliance with current parking standards. Per the information submitted by the applicant, the breakdown of the uses of the existing structure on lot 1 is the following:

- 20,000 square feet of retail space
- 9,000 square feet of warehouse space
- 6,000 square feet of office space.

Given those ratios, the total number of parking stalls required by ordinance is 76. Currently there are a total of 25 parking stalls on site. The proposed increase would be for 52 stalls for a total up to 77 stalls which would bring Lot 1 into full off street parking compliance.

When considering this new parking plan, the applicant did a tree survey and reached out to the Salt Lake City Urban Forester to verify if there would be required mediation for the trees already on site to the east of the existing structure. The applicant reported the species of trees (Chinese Elm) on site can be removed without any remediation.

KEY CONSIDERATIONS:

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

1. Cross Access Agreements
2. Compliance with Plan Salt Lake and the Central Community Master Plan

Consideration 1 – Cross Access Agreements

Given that Lot 2 has no street frontage, cross access agreements are crucial to guarantee access to the site and to establish maintenance obligations. An easement is being established across Lot 1 as part of the preliminary subdivision process associated with this application. A copy of the memorandum of understanding which establishes the parties responsible for the maintenance of the areas covered by the easement is included in [Attachment G](#).

There is also a cross access agreement which addresses the maintenance agreement for the easement that is already established across the Sam's Club property to the north. The combination of this existing easement with the new one established across Lot 1 should ensure that the proposed development will not negatively impact traffic flows by providing another access point to 300 West at an intersection governed by a traffic light where 300 West meets Hartwell Avenue.

Consideration 2 – Plan Salt Lake and the Central Community Master Plan

The project site is located within the boundaries of the Central Community Master Plan area as well as the city-wide plan called *Plan Salt Lake*. Plan Salt Lake is a city wide plan that addresses a broad range of issues important to the entire city. Chapter 2 of *Plan Salt Lake* focuses on growth and lists several initiatives to help facilitate

responsible growth across the city. Those that are most pertinent to this project are 1-3 and 6:

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.*
6. *Accommodate and promote an increase in the City's population.*

Chapter 3, *Housing*, has the following pertinent initiative:

7. *Promote high density residential in areas served by transit.*

And Chapter 4, *Transportation & Mobility*, also contains a pertinent initiative:

4. *Reduce automobile dependency and single occupancy vehicle trips.*

This project meets each of the listed initiatives. It is located in an area of the city with existing infrastructure and provides more diversity of uses by locating residential units in an area dominated by commercial. It is a good example of infill development on underutilized land that accommodates the increasing population of the City.

This project should reduce automobile dependency by developing in an area well served by various transit options. The Central Point Station at approximately 2100 S and 200 West lives up to its name. The Trax stop located there has already been mentioned, but it also serves as the western terminus of the S-Line trolley as well as being a major hub for buses with routes 9, 17, and 21 all originating there. Few locations within Salt Lake City provide such varied and convenient transit options.

Additionally, it should be mentioned that when automobiles are utilized to go to or from the subject parcel, they have direct access to major streets such as 300 West and 2100 S. The proximity to such major roads lessens automobile impacts by enabling drivers to easily access other arterial streets and highways without having to pass through small neighborhoods.

The Central Community Master Plan has more specific elements that directly pertain to the neighborhood where the development is proposed. The future land use map specifies that the lot proposed for the development is located in an area intended for "High Density Transit Oriented Development (50 or more dwelling units/acre)". Transit oriented development is defined in the plan as:

...a land use and urban design approach that emphasizes a mix of land uses with pedestrian access located near light rail stations. Mixed land uses include residential, retail, office, cultural, institutional, and open space. Transit-oriented development districts create a walkable environment that encourages residents and employees to use modes of transit other than the automobile.

The goal of this approach is to mitigate the environmental impacts of the private automobile by reducing the cumulative vehicle miles traveled. TOD districts improve the quality of life in urban areas and may influence suburban commuters to move back into the Central Community. In the long term, this type of development can help reduce negative impacts of future regional growth on the environment, the quality of water and air, the availability of open space, and the cost of land development.

TOD can assist in revitalizing neighborhoods in the Central Community, especially when retail, residential, and office uses are combined to support existing neighborhood characteristics. Urban design requirements need to focus on pedestrian orientation and scale.

The plan goes on to discuss the intent of high density transit oriented development by stating that it “*is the same concept as medium-density TOD except at a greater scale*”. With that relationship established, medium density TOD development is spelled out in the plan as follows:

The design emphasis for medium-density TOD is compatibility with existing medium- and low-density residential and commercial development. Higher intensive uses may be located near light rail stations where applicable. Medium density TOD areas include a mix of ground level retail or office space components with multi-story residential development above the ground floor levels. These areas must also have limits on the amount of space allocated for non-residential land uses. Individual solely residential land uses could remain within the TOD area. Building height maximums would be regulated by the zoning designations. Medium-density transit-oriented development supports residential land uses with a density range of 10-50 dwelling units per acre.

While this area has not yet been designated with specific TSA (Transit Station Area) zoning that Salt Lake City has adopted to further transit oriented development, the CG zoning district allows for most all of the uses and development patterns discussed in the preceding paragraphs. The proposed development meets the high density (50+ units per acre) objective due to it being an 81 unit residential building on 1.145 acres of land, which yields a density is 70.7 units per acre. While this project does not have a mixed-use component, it is located in an area dominated by commercial uses with a large retailer located just to the west of the proposed structure on Lot 1. Residents living in the area will help provide balance to the neighborhood. It meets the intent of both the *Central Community Master Plan and Plan Salt Lake* by providing dense housing near a transit stop on an underutilized parcel.

DISCUSSION:

The proposed multi-family development generally satisfies the planned development standards and the master plans which serve to guide community growth in the Ballpark neighborhood. It is compatible with the neighborhood and leaves the existing business fronting on 300 West in place while developing the underutilized rear lot. As discussed above and in [Attachment I](#), the project meets the objectives of both Plan Salt Lake and the Central Community Master Plan and generally meets the

standards for a planned development. As such, staff recommends approval of the proposed preliminary subdivision and planned development.

NEXT STEPS:

Even if plans were changed to provide the full width required for the perimeter parking lot landscaping, the applicant could not proceed with construction due to the lack of street frontage for the rear lot. A planned development is required in this scenario.

Planned Development and Preliminary Subdivision Approval

If the planned development and preliminary subdivision are approved, the applicant may proceed with the project after meeting all of the conditions required by City departments and the Planning Commission to obtain all necessary building permits.

Planned Development and Preliminary Subdivision Denial

If the planned development and preliminary subdivision is denied, the applicant will not be able to develop on the rear lot created by subdivision due to the lack of street frontage. A planned development is the only way to address that issue.

ATTACHMENT A: VICINITY AND ZONING MAP



ATTACHMENT B: PRELIMINARY PLAT MAP

1967 SOUTH SUBDIVISION

LOCATED IN THE LOTS 3 AND 4, BLOCK 7, 5
ACRE PLAT, SALT LAKE CITY SURVEY, IN THE
SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP
1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

S 89°45'35" E 1584.70' (MEASURED)
N 89°59'39" E 1584.13' (BLOCK 7, 5 ACRE PLAT)
792.28' (CALCULATED BY APPORTIONMENT METHOD)
792.00' (BLOCK 7, 5 ACRE PLAT)

1700 SOUTH STREET

15-13-453-003
PETERSON JOHN G & NANCY W
[1945-1949 S 300 W]

S 89°53'17" E 288.71'

S 89°53'17" E
34.14'

POINT OF BEGINNING

LOT 1
86,728 SQ. FT. 1.991 ACRES.
[1967 S 300 W]

N 0°28'56" E
287.11'

15-13-453-018
MSC ASSOCIATES LC

S 89°53'17" E 66.06'

INGRESS/EGRESS EASEMENT
ENTRY#9497924 BOOK 9191 PAGE 5143

ACCESS EASEMENT
IN FAVOR OF LOT 2
3,300 SQ. FT.
0.075 ACRES

15-13-453-020
PREMIUM OIL COMPANY
[2005 S 300 W]

15-13-453-017
SAMS REAL ESTATE BUSINESS TRUST
[1905 S 300 W]

MOUNTAIN STATES EASEMENT
ENTRY#1540118 BOOK 1415 PAGE 394

S 89°38'32" E 416.78'

LOT 2
49,874 SQ. FT. 1.145 ACRES.
[1977 S 300 W]

N 89°53'17" W 706.12'

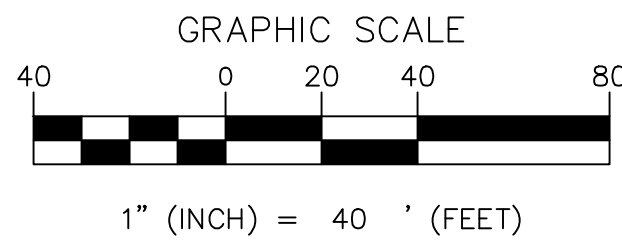
15-13-453-022
CENTRAL POINT STATION, LLC
[204 W 2100 S]

2100 SOUTH STREET

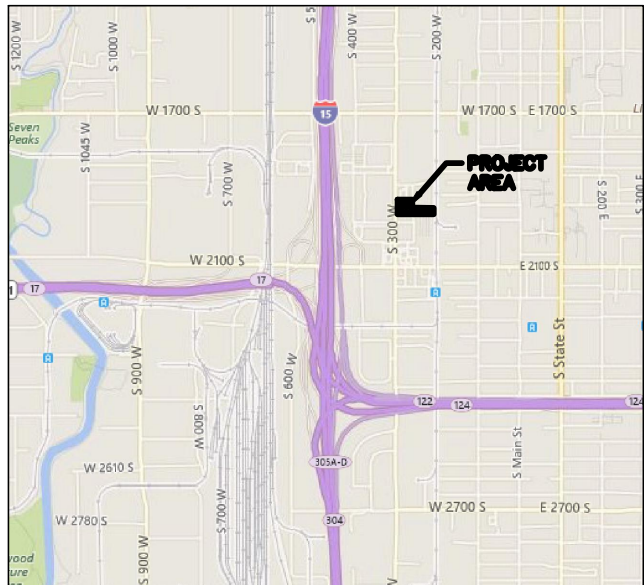
792.51' (CALCULATED BY APPORTIONMENT METHOD)
792.02' (BLOCK 7, 5 ACRE PLAT)
N 89°44'15" W 1585.19' (MEASURED)
N 89°58'51" W 1584.20' (BLOCK 7, 5 ACRE PLAT)

LEGEND

- | | | | |
|-----|---------------|---|--|
| --- | Easement Line | ○ | Found Property Corner |
| --- | Boundary Line | ⊕ | Brass Cap Monument |
| --- | Centerline | | |
| --- | Adjoiner Line | ● | Property Corner - Set 5/8" Rebar with plastic cap. |
| --- | Section Line | | Stamped DIAMOND 5152762 |
| --- | Tie Line | | |
| --- | Fence Line | | |

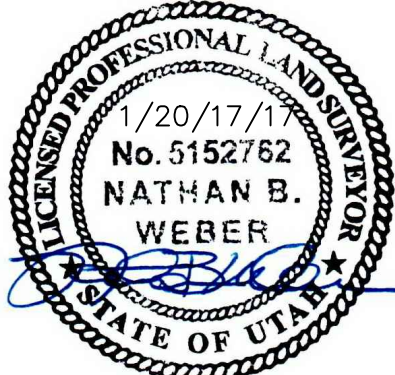


This survey meets the minimum linear closure of 1:15,000



VICINITY MAP
NO SCALE

FOUND BRASS CAP MONUMENT
AT THE INTERSECTION OF
2100 SOUTH AND WEST
TEMPLE STREET



SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

Lot 1 Description

A parcel of located in the Southeast quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian; US Survey, being part of Lots 3 and 4, of Block 7, FIVE ACRE PLAT "A", per city records, more particularly described as follows:

Beginning at a point on the East line of 300 West Street said point being South 00°14'08" West along the monumented line of 300 West Street 2194.59 feet and South 89°53'17" East 34.14 feet from the Salt Lake City Monument at the intersection of 1700 South and 300 West, said point of beginning also being North 00°14'08" East 747.08 feet and South 89°53'17" East 34.14 feet from the Salt Lake City Monument at the intersection of 2100 South and 300 West, said point of beginning also being South 89°53'43" East 14.03 feet and South 00°28'56" West 143.69 feet from the Northwest corner of Lot 7, of said Block 7 and running;

thence South 89°53'17" East 288.71 feet;
thence South 00°21'28" West 157.54 feet;
thence South 89°38'32" East 28.69 feet;
Thence South 0°06'43" West 129.43 feet;
thence North 89°53'17" West 318.58 feet to said East line of 300 West Street;
thence along said East line North 00°28'56" East 287.11 feet to point of beginning.

Parcel contains 86,728 Sq. Ft. or 1.991 Acres.

Lot 2 Description

A parcel of located in the Southeast quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian; US Survey, being part of Lots 3 and 4, of Block 7, FIVE ACRE PLAT "A", per city records, more particularly described as follows:

Beginning at a point being South 00°14'08" West along the monumented line of 300 West Street 2351.49 feet and South 89°45'52" East 351.20 feet from the Salt Lake City Monument at the intersection of 1700 South and 300 West, said point of beginning also being North 00°14'08" East 592.11 feet and South 89°45'52" East 351.20 feet from the Salt Lake City Monument at the intersection of 2100 South and 300 West and running;

thence South 89°38'32" East 388.09 feet to the West line of the Utah Transit Authority right of way as determined by a survey of the Oregon Short Line Railroad in 1996 by Redcon, recorded at the County Surveyor's Office as S97-09-0651;
thence said line South 00°21'28" West 127.77 feet;
thence North 89°53'17" West 387.54 feet;
Thence North 0°06'43" East 129.43 feet to the point of beginning.

Parcel contains 49,874 Sq. Ft. or 1.145 acres.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

1967 SOUTH SUBDIVISION

and do hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public. In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 2017.

NOTARY PUBLIC

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 2017, ORVILLE L. SADLER AND KATHERINE A. SADLER PERSONALLY APPEARED BEFORE ME, OF THE FOREGOING DEDICATION, WHO ACKNOWLEDGED BEFORE ME THAT THEY DID EXECUTE THE SAME,

NOTARY PUBLIC

COMMISSION NUMBER

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH.

COMMISSION EXPIRES _____

1967 SOUTH SUBDIVISION

LOCATED IN THE LOTS 3 AND 4, BLOCK 7, 5 ACRE PLAT,
SALT LAKE CITY SURVEY, IN THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE
REQUEST OF: _____

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

FEE \$

CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

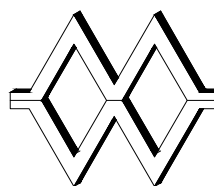
NUMBER _____

ACCOUNT _____

SHEET _____

OF _____ SHEETS

DIAMOND LAND SURVEYING, LLC



5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER DETAILS
THIS _____ DAY OF _____, 20____.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____.

S.L. VALLEY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION

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

CITY ENGINEER _____ DATE _____

CITY SURVEYOR _____ DATE _____

CITY PLANNING DIRECTOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ BY THE SALT LAKE
PLANNING COMMISSION.

PLANNING DIRECTOR _____ DATE _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____

AND IT IS HEREBY APPROVED.

SALT LAKE CITY MAYOR

SALT LAKE CITY RECORDER

ATTACHMENT C: SITE PLANS

STAMP

EXPIRATION DATE 9/30/2016

REVISIONS

CHANGE/IDG APARTMENTS
(81) UNIT APARTMENT COMMUNITY
1830 SOUTH 300 WEST
SALT LAKE CITY, UTAH

TERRY B.
HILTON
ARCHTECT

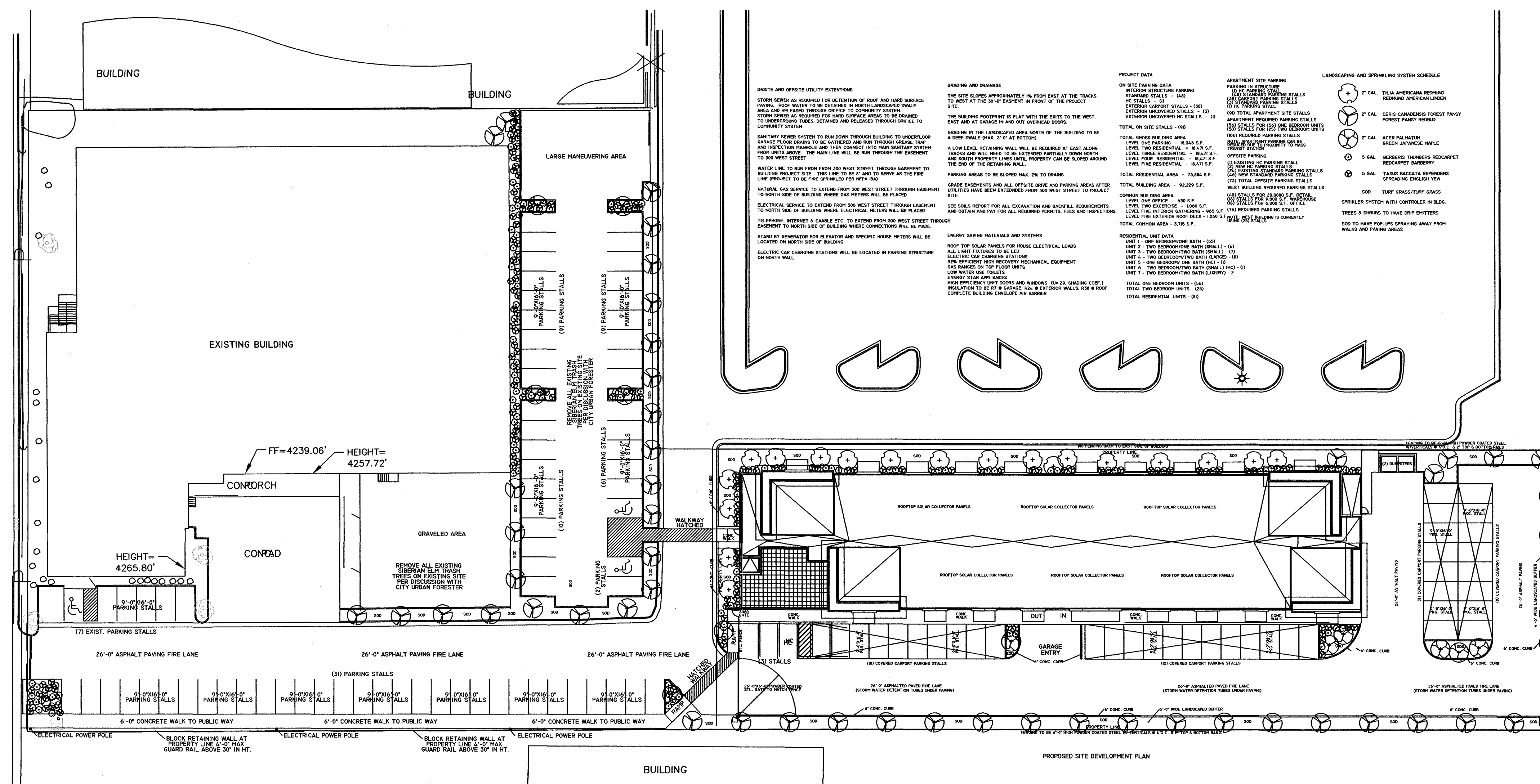
3122 E. WHITEWATER DR.
SALT LAKE CITY, UTAH
84121
(801) 671-0406

DRAWN BY
TBH
DATE
8/9/17
SCALE
1/32"=1'-0"

SHEET TITLE

OVERALL
SITE
LAYOUT
PLAN
WITH
LANDSCAPE
PLANTING

SHT. NO.
S04



STAMP

EXPIRATION DATE 9/30/2016

REVISIONS

CHANGE/IDG APARTMENTS
(80) UNIT APARTMENT COMMUNITY
1830 SOUTH 300 WEST
SALT LAKE CITY, UTAH

TERRY B.
HILTON
ARCHTECT

3122 E. WHITEWATER DR.
SALT LAKE CITY, UTAH
84121
(801) 671-0406

DRAWN BY

TBH

DATE

7/12/2017

SCALE

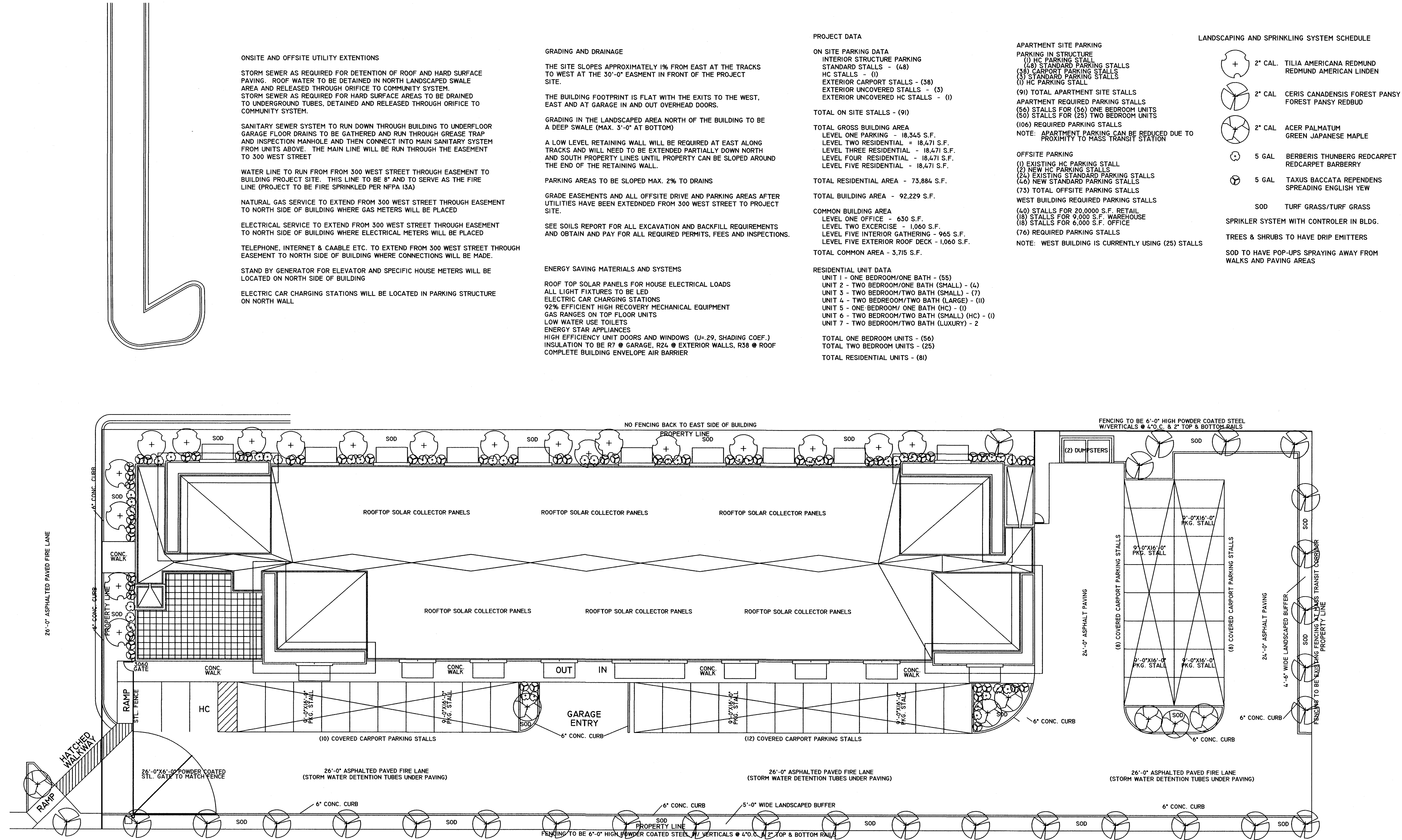
1/16"=1'-0"

SHEET TITLE

PARTIAL
SITE
LAYOUT
PLAN
EAST
PORTION
PROJECT
AREA
WITH
LANDSCAPE
PLANTING

SHT. NO.

S05



PROPOSED SITE DEVELOPMENT PLAN

ONSITE AND OFFSITE UTILITY EXTENTIONS

STORM SEWER AS REQUIRED FOR DETENTION OF ROOF AND HARD SURFACE PAVING. ROOF WATER TO BE DETAINED IN NORTH LANDSCAPED SWALE AREA AND RELEASED THROUGH ORIFICE TO COMMUNITY SYSTEM. STORM SEWER AS REQUIRED FOR HARD SURFACE AREAS TO BE DRAINED TO UNDERGROUND TUBES, DETAINED AND RELEASED THROUGH ORIFICE TO COMMUNITY SYSTEM.

SANITARY SEWER SYSTEM TO RUN DOWN THROUGH BUILDING TO UNDERFLOOR GARAGE FLOOR DRAINS TO BE GATHERED AND RUN THROUGH GREASE TRAP AND INSPECTION MANHOLE AND THEN CONNECT INTO MAIN SANITARY SYSTEM FROM UNITS ABOVE. THE MAIN LINE WILL BE RUN THROUGH THE EASEMENT TO 300 WEST STREET

WATER LINE TO RUN FROM FROM 300 WEST STREET THROUGH EASEMENT TO BUILDING PROJECT SITE. THIS LINE TO BE 8" AND TO SERVE AS THE FIRE LINE (PROJECT TO BE FIRE SPRINKLED PER NFPA 13A)

NATURAL GAS SERVICE TO EXTEND FROM 300 WEST STREET THROUGH EASEMENT TO NORTH SIDE OF BUILDING WHERE GAS METERS WILL BE PLACED

ELECTRICAL SERVICE TO EXTEND FROM 300 WEST STREET THROUGH EASEMENT TO NORTH SIDE OF BUILDING WHERE CONNECTIONS WILL BE MADE.

TELEPHONE, INTERNET & CABLE ETC. TO EXTEND FROM 300 WEST STREET THROUGH EASEMENT TO NORTH SIDE OF BUILDING WHERE CONNECTIONS WILL BE MADE.

STAND BY GENERATOR FOR ELEVATOR AND SPECIFIC HOUSE METERS WILL BE LOCATED ON NORTH SIDE OF BUILDING

ELECTRIC CAR CHARGING STATIONS WILL BE LOCATED IN PARKING STRUCTURE ON NORTH WALL

GRADING AND DRAINAGE

THE SITE SLOPES APPROXIMATELY 1% FROM EAST AT THE TRACKS TO WEST AT THE 30'-0" EASEMENT IN FRONT OF THE PROJECT SITE.

THE BUILDING FOOTPRINT IS FLAT WITH THE EXITS TO THE WEST, EAST AND AT GARAGE IN AND OUT OVERHEAD DOORS.

GRADING IN THE LANDSCAPED AREA NORTH OF THE BUILDING TO BE A DEEP SWALE (MAX. 3'-0" AT BOTTOM)

A LOW LEVEL RETAINING WALL WILL BE REQUIRED AT EAST ALONG TRACKS AND WILL NEED TO BE EXTENDED PARTIALLY DOWN NORTH AND SOUTH PROPERTY LINES UNTIL PROPERTY CAN BE SLOPED AROUND THE END OF THE RETAINING WALL.

PARKING AREAS TO BE SLOPED MAX. 2% TO DRAINS

GRADE EASEMENTS AND ALL OFFSITE DRIVE AND PARKING AREAS AFTER UTILITIES HAVE BEEN EXTENDED FROM 300 WEST STREET TO PROJECT SITE.

SEE SOILS REPORT FOR ALL EXCAVATION AND BACKFILL REQUIREMENTS AND OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES AND INSPECTIONS.

ENERGY SAVING MATERIALS AND SYSTEMS

ROOF TOP SOLAR PANELS FOR HOUSE ELECTRICAL LOADS ALL LIGHT FIXTURES TO BE LED

ELECTRIC CAR CHARGING STATIONS

92% EFFICIENT HIGH RECOVERY MECHANICAL EQUIPMENT

GAS RANGES ON TOP FLOOR UNITS

LOW WATER USE TOILETS

ENERGY STAR APPLIANCES

HIGH EFFICIENCY UNIT DOORS AND WINDOWS (U=29, SHADING COEF.)

INSULATION TO BE R7 @ GARAGE, R24 @ EXTERIOR WALLS, R38 @ ROOF

COMPLETE BUILDING ENVELOPE AIR BARRIER

PROJECT DATA

ON SITE PARKING DATA

INTERIOR STRUCTURE PARKING

STANDARD STALLS - (48)

HC STALLS - (1)

EXTERIOR CARPORT STALLS - (38)

EXTERIOR UNCOVERED STALLS - (3)

EXTERIOR UNCOVERED HC STALLS - (1)

TOTAL ON SITE STALLS - (91)

TOTAL GROSS BUILDING AREA

LEVEL ONE PARKING - 18,345 S.F.

LEVEL TWO RESIDENTIAL - 18,471 S.F.

LEVEL THREE RESIDENTIAL - 18,471 S.F.

LEVEL FOUR RESIDENTIAL - 18,471 S.F.

LEVEL FIVE RESIDENTIAL - 18,471 S.F.

TOTAL RESIDENTIAL AREA - 73,884 S.F.

TOTAL BUILDING AREA - 92,229 S.F.

COMMON BUILDING AREA

LEVEL ONE OFFICE - 630 S.F.

LEVEL TWO EXERCISE - 1,060 S.F.

LEVEL FIVE INTERIOR GATHERING - 965 S.F.

LEVEL FIVE EXTERIOR ROOF DECK - 1,060 S.F.

TOTAL COMMON AREA - 3,715 S.F.

RESIDENTIAL UNIT DATA

UNIT 1 - ONE BEDROOM/ONE BATH - (55)

UNIT 2 - TWO BEDROOM/ONE BATH (SMALL) - (4)

UNIT 3 - TWO BEDROOM/TWO BATH (SMALL) - (7)

UNIT 4 - TWO BEDROOM/TWO BATH (LARGE) - (11)

UNIT 5 - ONE BEDROOM/ ONE BATH (HC) - (1)

UNIT 6 - TWO BEDROOM/TWO BATH (SMALL) (HC) - (1)

UNIT 7 - TWO BEDROOM/TWO BATH (LUXURY) - 2

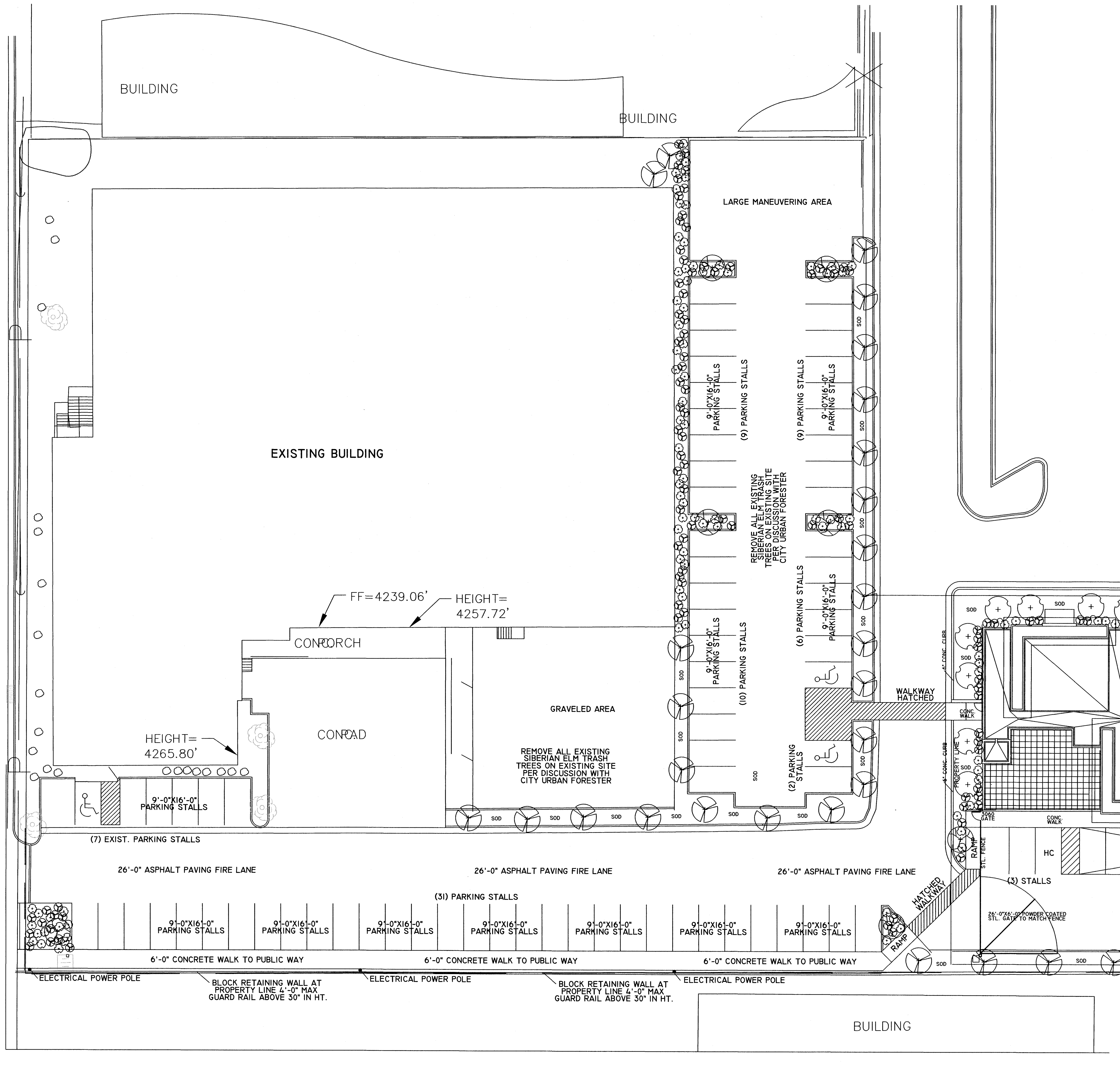
TOTAL ONE BEDROOM UNITS - (56)

TOTAL TWO BEDROOM UNITS - (25)

TOTAL RESIDENTIAL UNITS - (81)

LANDSCAPING AND SPRINKLING SYSTEM SCHEDULE

+	2" CAL.	TILIA AMERICANA REDMUND REDMUND AMERICAN LINDEN
⊗	2" CAL.	CERIS CANADENSIS FOREST PANSY FOREST PANSY REDBUD
⊗	2" CAL.	ACER PALMATUM GREEN JAPANESE MAPLE
⊗	5 GAL.	BERBERIS THUNBERG REDCARPET REDCARPET BARBERRY
⊗	5 GAL.	TAXUS BACCATA REPENDENS SPREADING ENGLISH YEW
SOD		TURF GRASS/TURF GRASS
SPRIKLER SYSTEM WITH CONTROLLER IN BLDG.		
TREES & SHRUBS TO HAVE DRIP EMITTERS		
SOD TO HAVE POP-UPS SPRAYING AWAY FROM WALKS AND PAVING AREAS		



STAMP

EXPIRATION DATE 9/30/2016

REVISIONS

CHANGE/IDG APARTMENTS
(80) UNIT APARTMENT COMMUNITY
1830 SOUTH 300 WEST
SALT LAKE CITY, UTAH

TERRY B.
HILTON
ARCHTECT

3122 E. WHITEWATER DR.
SALT LAKE CITY, UTAH
84121
(801) 671-0406

DRAWN BY
TBH
DATE
7/12/2017
SCALE
1/16"=1'-0"

SHEET TITLE
PARTIAL
SITE
LAYOUT
PLAN
WEST
PORTION
EXISTING
SITE
WITH
LANDSCAPE
PLANTING

SHT. NO.
S06

ATTACHMENT D: RENDERINGS AND ELEVATIONS



EXPIRATION DATE 9/30/2016

CHANGE/IDG APARTMENTS
(80) UNIT APARTMENT COMMUNITY
1830 SOUTH 300 WEST
SALT LAKE CITY, UTAH

122 E. WHITEWATER DR.
ALT LAKE CITY, UTAH
84121
(801) 671-0406

SHT. NO.
A08



PARKING STRUCTURE TO HAVE 1-1/2" FOAM W/ 2" GROOVES
AT 24" O.C. HORIZONTAL - FINISH TO BE SYNTH. STUCCO
W/HIGH DENSITY FINISH

LOWER WALLS TO HAVE SIMULATED SYNTH. STUCCO MASONRY
(SEE BUILDING ELEVATIONS)

UPPER WALLS TO HAVE SYNTH. STUCCO W/(2) COLORS
(SEE BUILDING ELEVATIONS)

UPPER WALLS AT ACCENT CORNERS TO HAVE HORIZONTAL HARDI BOARD SYSTEM (SEE BUILDING ELEVATIONS)

BANDING BETWEEN FLOORS AND BALCONY & ROOF SOFFIT AND
FACIAS TO BE SYNTH. STUCCO BUILDOUTS.

BALCONY RAILINGS TO BE POWDER COATED STEEL

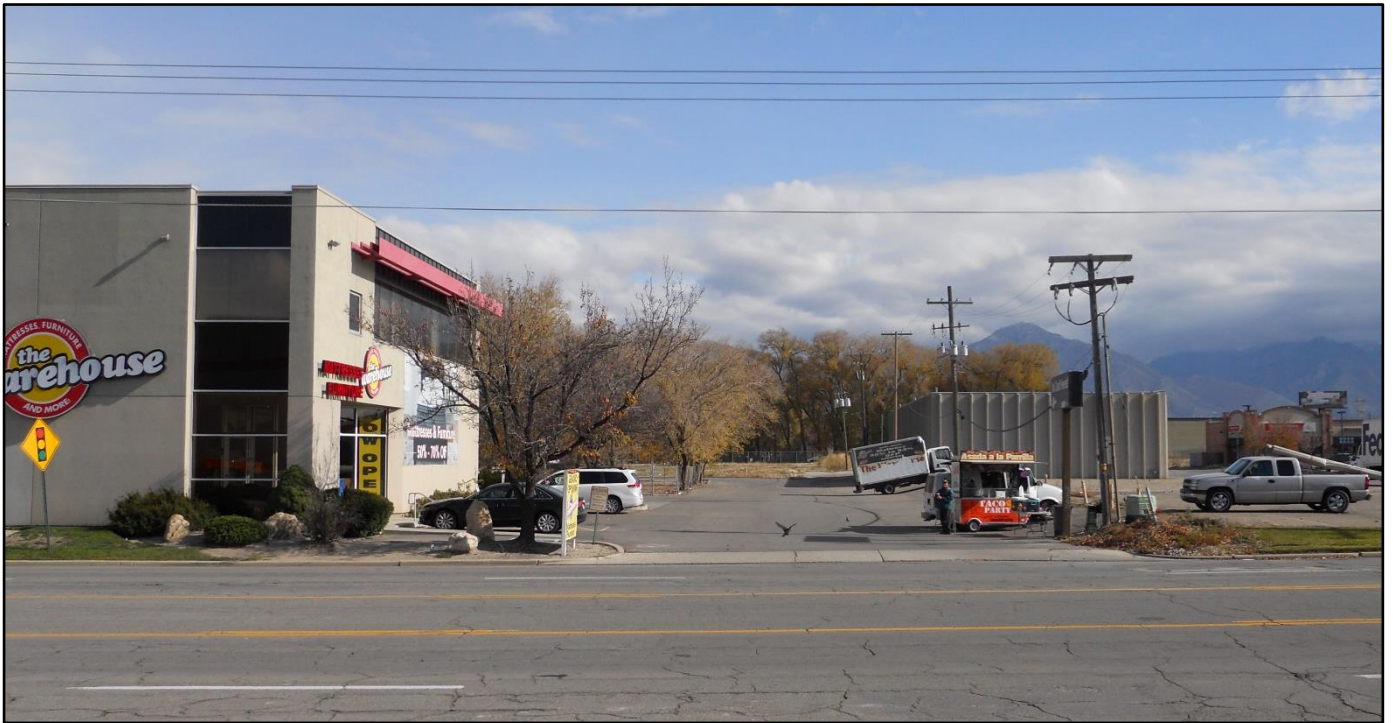
UNIT DOOR AND WINDOW SASH TO BE ALMOND VINYL.

COMMON AREA STOREFRONT TO BE POWDER COATED DARK
BRONZE ALUMINUM

AWNINGS TO BE POWDER COATED DARK BRONZE ALUMINUM



ATTACHMENT E: SITE PHOTOS



View of the subject parcel looking east across 300 West



View towards the East across Lot 2



View across Lot 2 to the Sam's Club parking lot to the North



View from Lot 2 towards Lot 1 to the West

ATTACHMENT F: APPLICATION



Planned Development

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PXSUB2017-00915	A. Anglin	11/3/17	CG
Project Name: The 2100 Apartments			
PLEASE PROVIDE THE FOLLOWING INFORMATION			

Request:

Address of Subject Property:
Approx. 19th South 300 West

Name of Applicant: G. Lyman Adams Phone: (801) 296-6003

Address of Applicant: 1525 North Main St., Ste. 105, Bountiful, Utah 84010

E-mail of Applicant: lyman.adams@horizon-living.com Cell/Fax: (801) 550-0399

Applicant's Interest in Subject Property:
☐ Owner ☐ Contractor ☐ Architect ☒ Other: Developer

Name of Property Owner (if different from applicant):
MSC Associates, LLC

E-mail of Property Owner: maxchang17@gmail.com Phone: (801) 554-5824

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
--	--

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:	Date:
	11/3/17

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description

☐☒

Description of your proposed use and existing use (please attach additional sheet/s)

2. Planned Development Information.

☐☒

Description of how your project meets one or more of the following objectives (please attach additional sheet/s)

- 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.

3. Minimum Plan Requirements

☐☒

One paper copy (24" x 36") of each plan and elevation drawing

☐☒

A digital (PDF) copy of the each plan and elevation drawing

☐☒

One 11 x 17 inch reduced copy of each plan and elevation drawing

4. Site Plan

☐☒

Site plan (see *Site Plan Requirements* flyer for further details)

5. Elevation Drawing (if applicable)

☐☒

Detailed elevation, sections and profile drawings with dimensions drawn to scale


☐☒

Type of construction and list the primary exterior construction materials

☐☒

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 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.

@2100 Planned Development Application
Submittal Requirement 1
Project Description

Project Overview

@2100 is a transit-friendly apartment community consisting of 80 units ranging from 600 square feet to 830 square feet in size. The land for this proposed project is 1.22 acres and is currently part of a larger parcel located at 1967 South 300 West in the People Freeway Neighborhood of the Central Community District near the Central Pointe Trax Station. 70% of the units will be one-bedroom apartments and the remaining 30% will be two-bedroom floorplans.

The building's architecture (see renderings) will incorporate breaks in wall planes, balconies, changes in exterior materials, projections, distinctive cornices and parapets and a rooftop terrace nestled in the top southwest corner to add visual interest to the building.

@200 will be a gathering place for residents which will include a hot tub, social room, internet cafe and other amenities. The project will be pet-friendly with a dedicated outdoor area for pets to enjoy.

This new apartment community will help meet the increasing demand for apartment living and replace the aging inventory of many apartment buildings in Salt Lake City. Additionally, due to its location and construction, @2100 will be able much more affordable than comparable units in the downtown Salt Lake and Sugarhouse areas.

Land Description

The current property owners and partners of @2100 have been at the location since 1980. These owners have witnessed the gradual transformation of the neighborhood from a light industrial, manufacturing and warehousing submarket to a vibrant commercial retail district and envision @2100 to be the catalyst of bringing in much needed consumer spending and transit-friendly living to this improving neighborhood.

This property and the land adjacent to it to the south to 2100 South has been designated by Salt Lake City as High Density Transit Oriented Development (50 or more dwelling units/acres) per the Central Community Future Land Use Map adopted November 1, 2005.

The current rental market is looking for living environments that have generous access to public transportation as well as to modern amenities within the community to enhance their lifestyle. @2100 is a project that combines these two needs seamlessly.

Transportation

Public Transportation

@2100 would be the first and closest apartment building in Salt Lake City to be within a half mile walking distance to the Central Pointe Station located at 221 West 2100 South. With the cooperation of adjacent property owners, Salt Lake City, South Salt Lake, UDOT and UTA, the walking distance could be reduced from .4 to .15 miles.

Central Pointe is the only UTA Station in Salt Lake County that serves the Red, Blue, Green Trax lines as well as the S-Line Street Car (formerly known as the Sugarhouse Street Car). According to a UTA May 2015 report, the Central Pointe Station records an average of 13,718 Daily Stop Activity while the Street Car records a 1,348 Average Daily Stop Activity. The Daily Stop Activity is defined as boardings and alightings. Additionally, UTA reports 913 Daily Bus Stop Activity.

@2100 Residents would have premium access to all TRAX lines and S-Line and its 50 (and growing) stations that service Salt Lake County. Our residents could go from the Salt Lake International Airport all the way to downtown Salt Lake City, Daybreak, the University of Utah, West Valley City, Draper, and Sugarhouse.

Auto

The subject property is near the 2100 South and 300 West intersection as well as the "Spaghetti Bowl" freeway where Interstates 15 and 80 interchange. According to UDOT, in 2014, 2100 South and 300 West posted a daily average of 22,045 and 13,780 auto activity, respectively. Meanwhile I-15 and I-80 boasted a 260,560 and 127,000 average daily traffic.

While, one of the purposes of @2100 is to situate a living community to take advantage of the public transportation available in the near proximity of the project, it will also be very convenient for those residents who need to use automobiles to transport to nearly any destination in Salt Lake County and adjacent counties with almost immediate access to the two major interstate freeways.

As the current property owner will still be the property owner for the newly formed parcel to the west, it is intended to have a shared parking agreement for a portion of the parking. This would be primarily for visitor and excess/overflow parking as needed since it is anticipated @2100 and the commercial property to the west have different peak use times at different times of the day.

@2100 will also explore the possibility of a shared parking agreement with Sam's Club with their highly underutilized parking lot which is adjacent to the property on the north. The property owner and Sam's Club already have a reciprocal access agreement recorded, which will allow @2100 residents a safer ingress/egress onto 300 West at the Hartwell Avenue intersection and stop light.

Other

Utilizing the S-Line, bicycle or even by pedestrian foot, @2100 residents have close proximate access to the Parley's Trail. When completed, Parley's Trail will connect the Bonneville Shoreline Trail at Wasatch Blvd and 2900 South to the Provo-Jordan River Parkway via Parley's Creek. Residents will not only enjoy this picturesque path but will be able to visit many amenities in Salt Lake City along the way including Sugarhouse, Fairmont, Tanner and Parley's Historic Nature Parks while building and maintaining a healthier lifestyle. @2100 will best incorporate bicycle storage and maintenance amenities to accommodate residents.

Economic Development for Salt Lake City

@2100 is within a mile radius of several major employers in Salt Lake City. It is our intention to help Salt Lake City's economic growth by retaining its workforce within its city limits where not only they will work and reside but also shop, socialize, enjoy entertainment and recreate.

Proximity to Major Employers and Retailers in Salt Lake City

The following major employers and retailers are all within a one-mile radius of @2100 (Listed Alphabetically)

- Ashley Home Furnishing
- Cash & Carry
- Costco
- Chuck-E-Cheese
- Downeast Outfitters Headquarters and Outlet
- Home Depot
- Lowe's Home Improvement
- OC Tanner
- Okland Construction
- PetSmart
- PraxAir
- Salt Lake Community College
- Salt Lake County Government Center
- Sam's Club
- Target
- Utah Brewers Cooperative
- WalMart
- Zurchers

Additionally, @2100 residents will have direct access by TRAX to the many employers and retail sites in downtown Salt Lake City.

Proximity to Entertainment Amenities in Salt Lake City

Whether the typical @2100 resident wants to catch a Jazz, Utes or Bees game or a show within the Cultural Core, they can do so easily without driving a car. The following Entertainment Amenities that are accessible by Trax include but are not limited to:

- Abravanel Hall (home of the Utah Symphony)
- Capitol Theater (home of Ballet West and Utah Opera)
- Clark Planetarium
- Discovery Gateway
- Gallivan Center (Summer Concerts, Ice Skating in the Winter)
- Kingsbury Hall/Libby Garner Hall
- Pioneer Park (Downtown Farmers Market and Twilight Series Concerts)
- Pioneer Theater
- Rice Eccles Stadium/Huntsman Center (University of Utah Athletics)
- Rose Wagner Theater (home of various dance and play companies)
- Smith's Ball Park (home of the Salt Lake Bees)
- Spy Hop
- The Eccles Theater (Home of Broadway at the Eccles, Concert and Lecture Series)
- The Leonardo
- Utah Museum of Contemporary Art
- Utah Museum of Fine Arts
- Vivint Smart Home Arena (home of the Utah Jazz and host to a myriad of concerts and entertainment shows)

Proximity to Recreational Amenities in Salt Lake City

Salt Lake City offers a plethora of recreational amenities which make it an attractive location for an active workforce. These include but are not limited to:

- Glendale Golf Course
- Nibley Park Golf Course
- Bike trails/paths/Greenway Project
- Parks
- Parley's Trail (see description above)
- Provo-Jordan River Parkway

Conclusion

The proposed @2100 apartment community is ideally located for its residents to seamlessly connect their living, work, recreational and entertainment lives. In addition to protecting and improving the quality of life for everyone, @2100 will help increase public transportation opportunities and reduce carbon emissions in the valley. @2100 will lead the change from the area being the People's Freeway Neighborhood to the People's Neighborhood highlighted by increased pedestrian, bicycle and public transportation traffic.

@2100 Planned Development Application
Submittal Requirement 2
Planned Development Information

2. Description of how your project meets one or more of the following objectives.

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

The subject property is currently zoned Commercial General (CG) and we have been advised there are no specific architectural requirements for this zone in this area. Nonetheless, our design process has been cognizant of meeting requirements including but not limited to building setback, landscaping and height requirements. As described in more detail in Section 2(d), the building incorporates a variety of building materials with breaks in wall planes, balconies, changes in materials, projections, distinctive cornices and parapets and a rooftop terrace nestled in the top southwest corner to add visual interest to the building.

As this new apartment community, @2100, will be the first multifamily building in the near vicinity, it is purposefully being designed to differentiate itself from the commercial retail adjacent to it but at the same time be a compatible, conforming and aesthetically pleasing addition to the community.

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

Due to the proximity of groundwater on the site, @2100 will be built slab on grade as per the recommendations of the geotech report performed by GSH Geotechnical Inc in April 2017. Although the current land use could allow for higher density (50 or more dwelling units/acres per the Central Community Future Land Use Map adopted November 1, 2005) than what @2100 is proposing, the developers decided not to include any type of underground or semi-underground parking to increase the density of the project (approximately 65units/acre) to preserve the groundwater integrity.

c. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city.

Not applicable. Currently, the parcel of land for @2100 is a vacant lot with no existing buildings or structures.

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

Design: @2100 will be a contemporary designed mid-rise apartment building utilizing a variety of compatible materials including but not limited tinted bronze glass, concrete, simulated relief elements, brick, hardie board and high intensity stucco. While the color scheme is yet to be finalized, the intention is to develop a palate that is long-term aesthetically pleasing and enriching to both residents and neighbors while being compatible with its surrounding environment.

@2100 incorporates clean lines throughout the building to create a fresh and welcoming feeling. There are breaks in wall planes, balconies, changes in material, projections, distinctive cornices and parapets and a rooftop terrace nestled in the top southwest corner to add visual interest to the building.

The location of @2100 is a logical, natural and appropriate transition of use between the existing single-family developments to the east and commercial, retail and industrial to the north, south and west.

Landscaping: Currently there is no existing mature vegetation on the lot except for native weeds, which have been regularly and properly maintained by the existing property owner. @2100 seeks to exceed landscaping requirements by utilizing primarily drought-tolerant species. Moreover, landscaping will be incorporated to provide appropriate and aesthetic screening for adjacent properties, including the Trax line at the east boundary.

Architectural Features: Lighting will be in the form of non intrusion/cutoff fixtures with the dark-skies initiative being observed with reference to the site and building area. Site Electrical and photometric analysis will be conducted to assure that there is no light spill to adjacent properties. Glare shields will be furnished where necessary to maintain light control at the project limits.

@2100 uses various heights along its roofline in order to avoid the institutionalized box like development of its commercial counterparts in the vicinity.

The inclusion of spacious patios with each unit allows the resident to enjoy a beautiful view of the Wasatch and Oquirrh Mountains.

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

Not applicable.

f. Elimination of blighted structures or incompatible uses through redevelopment and rehabilitation

As previously cited, the neighborhood has transitioned from an industrial/manufacturing/warehousing to commercial retail and is now transitioning to transit-friendly residential. The land used to be the

headquarters for National Wood Products and was purchased by Sam's Club to be part of their parking lot. The property owner acquired this piece in the mid-2000's as Sam's Club did not need the additional land. Currently, the land is vacant with a gravel bed. Over the past few years, the property has seen an increased attempt by the homeless population to try to set up tents and other forms of shelter. The Salt Lake Police Department has been very helpful in peacefully dispelling the situation.

By erecting @2100 and providing a safe and secured environment, we believe the above-described situation will resolve itself.

g. Inclusion of affordable housing with market rate housing

The rental rates for @2100 will be priced below the current market rates seen in downtown Salt Lake City and the Sugarhouse area due to its location and construction design. As a result, residents will have a more economical and affordable option from which to choose.

h. Utilization of "green" building techniques in development

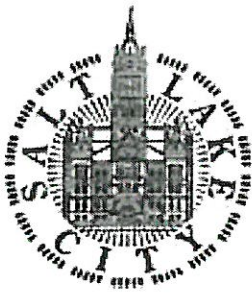
@2100 is cognizant of the need to utilize "green" building techniques to minimize any negative impacts to the environment. As a result, @2100 will be incorporating solar panels on its roof to power its common areas as well as electrical vehicle-charging stations. The electrical vehicle charging stations is both a response to a greater demand for alternative fuel vehicles as well as to help encourage residents to purchase alternative fuel vehicles.

The roof will be a white membrane which will help reduce the solar radiation collected by roofing surfaces and ultimately reduces the urban heat island. Conversely, this leads to lowering the roof-surface contribution to the energy used to condition air and to the local environment.

All lighting, including the building's signage, will be LED lighting, which is 90% more energy efficient than its traditional lighting counterparts such as compact fluorescent (CFL) and incandescent.

Each unit will be using Energy Star appliances and high efficiency heating systems.

While not necessarily a "green qualified" building technique, @2100 is designed where 70% of the units are one bedroom units to also reduce the need for vehicles. As mentioned previously in the Project Description, @2100 is a transit-friendly development with its proximity to the Central Pointe Trax Station and its design and location is specific to trying to reduce the number of vehicles and traffic congestion. In the end, the new @2100 apartment community promotes public health and welfare through a cleaner environment. @2100 will encourage nonmotorized transportation whenever possible.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Treasurer's Office
Rcpt# 1385292
PL PLNSUB2017-00915 Card
\$14.51 11/3/2017

Date: Nov 03, 2017

HORIZON LIVING

SUBDIVISION AND CONDOMINIUM

1525 N MAIN ST. SUITE 105
BOUNTIFUL, UT 84010

Project Name: THE 2100 APARTMENTS

Project Address: 1967 S 300 W

Detailed Description:



* P L N S U B 2 0 1 7 - 0 0 9 1 5 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1472428							
Postage	29	06	00600	1890	\$14.21	\$0.00	\$14.21
Filing Fee	1	06	00900	125123	\$758.00	\$0.00	\$758.00
Total for invoice 1472428					\$772.21	\$0.00	\$772.21
Invoice Number: 1472434							
Planning Fee Adjustment	121	06	00900	1890	\$121.00	\$0.00	\$121.00
Total for invoice 1472434					\$121.00	\$0.00	\$121.00
Total for PLNSUB2017-00915					\$893.21	\$0.00	\$893.21

OFFICE USE ONLY
Intake By: AA1589
CAP ID #
PLNSUB2017-00915
Total Due: \$893.21



Treasurer's Office
Rcpt# 1385291
PL PLNSUB2017-00915 Check
\$879.00 11/3/2017



* P L N S U B 2 0 1 7 - 0 0 9 1 5 *

www.slpermits.com

Please Keep
This Box Clear

ATTACHMENT G: CROSS ACCESS AGREEMENTS

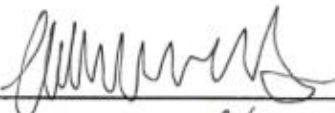
Memorandum of Understanding

This Memorandum of Understanding (the "Memorandum") is made between MSC Associates, LC, a Utah Limited Liability Company (MSC) and Dominion Equities Group II, LLC, a Utah Limited Liability Company (DOMINION) on January 11, 2018.

MSC and Dominion agree in principle to form a new limited liability company (the "Company") under the Utah Revised Uniform Limited Liability Company Act for the purpose of developing the 81 unit apartment project (the "Project") currently known as @2100 Apartments after the Salt Lake Planning Commission approves the Planned Development and Preliminary Subdivision Application currently scheduled for January 24, 2018.

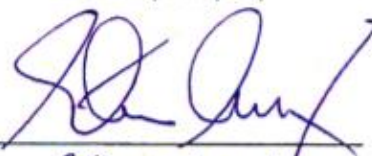
Also upon approval from the Salt Lake Planning Commission, the Company will enter into an agreement with MSC for the remainder of the parcel owned by MSC for additional non-exclusive resident/guest overflow parking for the Project together with non-exclusive easements for vehicular and pedestrian access to and from the Project. The cost of maintaining and repairing the access and parking areas on the land retained by MSC shall be paid by MSC and the Owner of the Apartment Project pursuant to a joint maintenance agreement to be negotiated by MSC and DOMINION and executed and delivered by MSC and the Company.

MSC ASSOCIATES, LC
a Utah limited liability company

By: 
Name: Wux Chang
Its: Manager

Date: January 11, 2018

DOMINION EQUITIES GROUP II, LLC
a Utah limited liability company

By: 
Name: STEVEN BEN TERRY
Its: Manager

Date: January 11, 2018

12415199
11/17/2016 2:05:00 PM \$34.00
Book - 10501 Pg - 1134-1144
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 11 P.

When recorded return to:
Thomas E. Halter
Gust Rosenfeld P.L.C.
201 East Washington, Suite 800
Phoenix, AZ 85004-2327
MNT# 05043834

15-13-453-018
15-13-453-017

Salt Lake City Sam's (300 West), UT
(#6686-05)

RECIPROCAL ACCESS AGREEMENT

This Reciprocal Access Agreement ("Agreement") is made this 23rd day of December, 2005 by and among **DRAPER PARKWAY PLAZA NORTH, L.C.**, a Utah limited liability company ("DPPN"), and **SAM'S REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust ("Sam's").

RECITALS:

Sam's is the owner of that certain real property legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Sam's Property") and depicted and labeled on Exhibit C as the Sam's Property;

DPPN is the owner of that certain real property legally described on Exhibit B attached hereto and incorporated herein by this reference (the "DPPN Property") and depicted and labeled on Exhibit C as the DPPN Property.

The Sam's Property and the DPPN Property are sometimes collectively referred to in this Agreement as the "Properties" or separately referred to as a "Property" where no distinction between the Properties is relevant

The parties wish to grant certain easements to one another.

NOW, THEREFORE, in consideration of the premises and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENTS:

1. Accuracy of the Recitals: The parties hereby acknowledge the accuracy of the Recitals.

2. Grant of Easements.

(a) Sam's hereby grants and conveys to DPPN for the benefit of DPPN and its tenants, and all of its employees, customers, agents and invitees and the DPPN Property, a perpetual non-exclusive easement for vehicular and pedestrian ingress and egress

over and on the Common Areas, as defined below, located from time to time on the Sam's Property.

(b) DPPN hereby grants and conveys to Sam's for the benefit of Sam's, and its tenants, and all of its employees, customers, agents and invitees and the Sam's Property, a perpetual non-exclusive easement for vehicular and pedestrian ingress and egress over and on the Common Areas located from time to time on the DPPN Property.

3. Common Areas. The term "Common Areas" means those portions of the Sam's Property and the DPPN Property which are from time to time used for vehicular and pedestrian ingress and egress. Each party hereto reserves the right to unilaterally alter or modify the Common Areas on its tract so long as reasonable access to and free flow of the other tracts is maintained.

4. No Cross-Parking. Nothing herein shall in any way be construed as a grant of any right of the owner of a Property to park on the Property of another owner.

5. Running With the Land/Binding Effect. The easements granted herein shall be appurtenant to and run with the land thereby benefited and burdened, including, without limitation, each Property. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Expansion of the DPPN Property. DPPN may enter into a common scheme of development with the current or future owners of the real property legally described on Exhibit B-2 attached hereto and incorporated herein by this reference (the "South Property") and identified on Exhibit C as the South Property. In such event, DPPN shall have the right, in DPPN's sole and absolute discretion and without the consent of Sam's, to elect to add the South Property into the definition of the DPPN Property such that the South Property is benefited and burdened by the provisions of this Agreement. In order to accomplish the same, DPPN must record a notice of said election, which notice must contain the consent of the then fee owners of the South Property and the consent and subordination of any persons or entities with a monetary lien on the South Property to be bound by and subject and subordinate to the terms of this Agreement.

7. Insurance.

(a) Each party shall procure and maintain in full force and effect throughout the term of this Agreement comprehensive or commercial general public liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its Property, with limits of not less than Two Million Dollars (\$2,000,000) for injury or death of a single person, and limits of not less than Two Million Dollars (\$2,000,000) for any one occurrence, and limits of not less than Two Million Dollars (\$2,000,000) for property damage. Each party shall provide the other parties with certificates of such insurance from time to time upon written request to evidence that such insurance is in force. Such insurance may be written by additional premises endorsement on any master policy of insurance carried by the party which may cover other property in addition to the Property covered by this Agreement. Such insurance shall provide that the same may not be canceled without ten (10) days prior written notice to the other parties.

(b) Policies of insurance provided for in this paragraph 7 shall name the owners of the properties which are the subject hereof as insureds as their respective interests may appear, and each of them shall provide the others with certificates evidencing the fact that such insurance has been obtained.

(c) Each party for itself and its property insurer hereby releases the other parties from and against any and all claims, demands, liabilities or obligations whatsoever for damage to each other's Property or loss of rents or profits of any party resulting from or in any way connected with any fire or other casualty, whether or not such fire or other casualty shall have been caused by the negligence or the contributory negligence of the party being released or by any agent, associate or employee of the party being released, this release being to the extent that such damage or loss is covered by the property insurance which the releasing party is obligated hereunder to carry, or, if the releasing party is not carrying that insurance, then to the extent such damage or loss would be covered if the releasing party were carrying that insurance.

(d) Notwithstanding anything to the contrary contained in this paragraph 7, so long as the tangible net worth of any party shall exceed One Hundred Million Dollars (\$100,000,000) that party shall have the right to self insure its obligations under this paragraph 7.

(e) The insurance obligations under this paragraph 7 may be satisfied through insurance provided by a tenant of a party.

8. Maintenance.

(a) Maintenance. Each party, as to its Property and at its expense, shall maintain the Common Areas on its Property in good condition and repair. The maintenance is to include without limitation the following:

(i) Maintaining the surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or comparable substitute;

(ii) Sweeping on a basis needed to keep the area in a clean and orderly condition;

(iii) Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;

(iv) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;

(v) Maintaining all perimeter walls in a good condition and state of repair; and

(vi) Maintaining all landscaped areas and making such replacements of shrubs and other landscaping as is necessary, including regular cutting of all grassy areas.

9. Document Execution, Modification and Cancellation. It is understood and agreed that except for the Peterson Easement (as defined in paragraph 10) until this document is fully executed by all of the parties hereto and recorded, there is not and shall not be an agreement of any kind between the parties hereto upon which any commitment, undertaking or obligation can be founded. This Agreement (including exhibits) may be modified or canceled only by the mutual agreement of all of the parties hereto or all of their successors and assigns.

10. The Peterson Easement. Sam's, DPPN's predecessor in interest and John G. Peterson and Nancy W. Peterson are the parties to that certain Ingress and Egress Easement Agreement of even date herewith (the "Peterson Easement"). The Peterson Easement permits DPPN to require Sam's to construct a gate to prevent access from the Sam's Property to the DPPN Property (the "Access Limitation"). Sam's and DPPN agree that for so long as this Agreement is enforceable, DPPN shall have no right to exercise the Access Limitation. If this Agreement is terminated or declared unenforceable, DPPN may again exercise the Access Limitation.

11. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

12. Entire Agreement. Except for the Peterson Easement, this Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation not herein expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

13. Enforcement. The parties agree that monetary damages are not adequate to compensate a party for a violation of this Agreement by any other party. Accordingly, the rights of each party under this Agreement may be specifically enforced or enforced by restraining order or injunction against each other party. In any such action, the non-prevailing party shall be obligated to pay the reasonable attorneys' fees and costs of the prevailing party.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which in the aggregate shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

[Signatures commence on following page]

DRAPER PARKWAY PLAZA NORTH, L.C., a
Utah limited liability company

By P. Chy Chy
Name P. Chy Chy
Its: manager

SAM'S REAL ESTATE BUSINESS TRUST, a
Delaware business trust

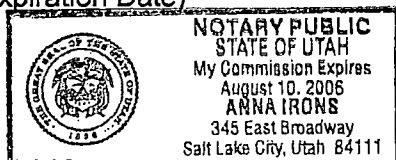
By [Signature]
Its Assistant Vice President
Daniel Mallory
Director of Real Estate &
Design
Approved as to legal terms only
by [Signature]
WAL-MART LEGAL DEPT.
Date: 9/15/2006

State of Utah

County of Salt Lake

The foregoing instrument was acknowledged before me this 20th day of September 2005, by Bo Cheng Chang the Manager of DRAPER PARKWAY PLAZA NORTH, L.C., a Utah limited liability company on behalf of the limited liability company.

(Seal and Expiration Date)



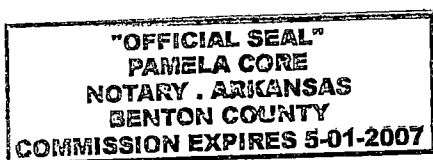
Anna Irons
Notary Public

State of Arkansas

County of Benton

The foregoing instrument was acknowledged before me this 15th day of September 2005, by Daniel Mallory, the Assistant Vice President of Sam's Real Estate Business Trust, a Delaware business trust, on behalf of the trust.

(Seal and Expiration Date)



Pamela Core
Notary Public
Director of RE & Design

EXHIBIT A

ALL THAT LAND IN SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.1S., R.1W., S.L.B.&M., US SURVEY; BEING PART OF LOTS 3, 4, 5, 6, AND 7, OF BLOCK 7, FIVE ACRE PLAT A, PER CITY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 300 WEST STREET, SAID LINE BEING 14.03 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF LOTS 2-11 OF SAID BLOCK 7, AS SHOWN ON THE OFFICIAL SALT LAKE CITY SURVEYOR'S PLAT, OF BLOCK 7, FIVE ACRE PLAT A; SAID POINT OF BEGINNING BEING S00°14'08"W GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) ALONG THE MONUMENTED LINE OF 300 WEST STREET (SAID LINE BEING SHOWN AS NORTH ON SAID OFFICIAL CITY SURVEYOR'S PLAT), A DISTANCE OF 1339.18 FEET AND S89°53'43"E 37.82 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 1700 SOUTH AND 300 WEST; SAID POINT OF BEGINNING ALSO BEING N00°14'08"E 1604.49 FEET AND S89°53'43"E 37.82 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 300 WEST; SAID POINT OF BEGINNING ALSO BEING S89°53'43"E 14.03 FEET AND S00°28'56"W 150.00 FEET MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 7; THENCE S89°53'43"E 388.00 FEET; THENCE N00°20'07"E 150.00 FEET; THENCE S89°53'43"E 315.70 FEET TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY AS DETERMINED BY A SURVEY OF THE OREGON SHORT LINE RAILROAD IN 1996 BY REDCON, RECORDED AT THE COUNTY SURVEYORS OFFICE AS S97-09-0651; THENCE ALONG SAID WEST LINE S00°21'28"W 1292.61 FEET; THENCE N89°53'17"W 453.29 FEET; THENCE N00°06'43"E 287.10 FEET; THENCE S89°53'17"E 35.60 FEET; THENCE N00°06'43"E 84.00 FEET; THENCE N89°53'17"W 286.03 FEET TO SAID EAST LINE OF 300 WEST STREET; THENCE ALONG SAID EAST LINE N00°28'56"E 771.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LAND:

BEGINNING AT POINT BEING N00°14'08"E GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) ALONG THE MONUMENTED LINE OF 300 WEST STREET (SAID LINE BEING SHOWN AS NORTH ON THE OFFICIAL CITY SURVEYORS PLAT, OF BLOCK 7, FIVE ACRE PLAT A) A DISTANCE OF 833.08 FEET, AND S89°53'17"E 320.53 FEET, AND S00°06'43"W 84.00 FEET, AND N89°53'17"W 35.60 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 300 WEST, SAID POINT ALSO BEING S89°53'43"E 14.03 FEET, AND S00°28'56"W 1005.38 FEET, AND S89°53'17"E 250.97 FEET MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 7, OF SAID BLOCK 7; THENCE S89°53'17"E 37.74 FEET; THENCE S00°21'28"W 157.54 FEET; THENCE S89°38'32"E 416.78 FEET TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY AS DETERMINED BY A SURVEY OF THE OREGON SHORT LINE RAILROAD IN 1996 BY REDCON, RECORDED AT THE COUNTY SURVEYORS OFFICE AS S97-09-0651; THENCE ALONG SAID LINE S00°21'28"W 127.77 FEET; THENCE N89°53'17"W 453.29 FEET; THENCE N00°06'43"E 287.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.88 ACRES MORE OR LESS.

EXHIBIT B

ALL THAT LAND IN SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.1S., R.1W., S.L.B.&M., US SURVEY, BEING PART OF LOTS 3 AND 4, OF BLOCK 7, FIVE ACRE PLAT A, PER CITY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT BEING N00°14'08"E GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) ALONG THE MONUMENTED LINE OF 300 WEST STREET (SAID LINE BEING SHOWN AS NORTH ON THE OFFICIAL CITY SURVEYORS PLAT, OF BLOCK 7, FIVE ACRE PLAT A) A DISTANCE OF 749.08 FEET, AND S89°53'17"E 34.14 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 300 WEST, SAID POINT ALSO BEING NORTH 143.55 FEET, AND EAST 15.13 FEET MORE OR LESS, FROM THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 7; THENCE S89°53'17"E 250.97 FEET; THENCE S00°06'43"W 287.10 FEET; THENCE N89°53'17"W 252.83 FEET; THENCE N00°28'56"E 287.11 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1.66 ACRES MORE OR LESS.

EXHIBIT B

ALL THAT LAND IN SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.1S., R.1W., S.L.B.&M., US SURVEY, BEING PART OF LOTS 3 AND 4, OF BLOCK 7, FIVE ACRE PLAT A, PER CITY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT BEING N00°14'08"E GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) ALONG THE MONUMENTED LINE OF 300 WEST STREET (SAID LINE BEING SHOWN AS NORTH ON THE OFFICIAL CITY SURVEYORS PLAT, OF BLOCK 7, FIVE ACRE PLAT A) A DISTANCE OF 833.08 FEET, AND S89°53'17"E 320.53 FEET, AND S00°06'43"W 84.00 FEET, AND N89°53'17"W 35.60 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 300 WEST, SAID POINT ALSO BEING S89°53'43"E 14.03 FEET, AND S00°28'56"W 1005.38 FEET, AND S89°53'17"E 250.97 FEET MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 7, OF SAID BLOCK 7; THENCE S89°53'17"E 37.74 FEET; THENCE S00°21'28"W 157.54 FEET; THENCE S89°38'32"E 416.78 FEET TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY AS DETERMINED BY A SURVEY OF THE OREGON SHORT LINE RAILROAD IN 1996 BY REDCON, RECORDED AT THE COUNTY SURVEYORS OFFICE AS S97-09-0651; THENCE ALONG SAID LINE S00°21'28"W 127.77 FEET; THENCE N89°53'17"W 453.29 FEET; THENCE N00°06'43"E 287.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.48 ACRES MORE OR LESS.

EXHIBIT B-2

ALL THAT LAND IN SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.1S., R.1W., S.L.B.&M., US SURVEY, BEING PART OF LOTS 2 AND 3, OF BLOCK 7, FIVE ACRE PLAT A, PER CITY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT BEING N00°14'08"E GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) ALONG THE MONUMENTED LINE OF 300 WEST STREET (SAID LINE BEING SHOWN AS NORTH ON THE OFFICIAL CITY SURVEYORS PLAT, OF BLOCK 7, FIVE ACRE PLAT A) A DISTANCE OF 39.43 FEET, AND S89°58'51"E 31.09 FEET FROM THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 300 WEST, SAID POINT ALSO BEING S89°58'51"E 14.98 FEET, AND N00°01'09"E 10.00 FEET MORE OR LESS, FROM THE SOUTHWEST CORNER OF LOT 2, OF SAID BLOCK 7; THENCE N00°28'56"E 422.51 FEET; THENCE S89°53'17"E 706.12 FEET TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY AS DETERMINED BY A SURVEY OF THE OREGON SHORT LINE RAILROAD IN 1996 BY REDCON, RECORDED AT THE COUNTY SURVEYORS OFFICE AS S97-09-0651; THENCE ALONG SAID LINE S00°21'28"W 144.77 FEET; THENCE N89°49'50"W 231.60 FEET; THENCE S00°22'29"W 134.35 FEET; THENCE S89°37'31"E 42.73 FEET; THENCE S00°22'29"W 144.41 FEET; THENCE N89°58'51"W 180.87 FEET; THENCE N00°00'00"E 1.82 FEET; THENCE N89°58'51"W 337.21 FEET, TO THE POINT OF BEGINNING.

CONTAINS 5.52 ACRES MORE OR LESS.

J:\2001\01-0431 SAM'S 300W 180DE\EXHIBIT\LOT EXHIBIT2.dwg, 9/29/2005 1:09:25 PM



300 WEST

SAM'S
PROPERTY
(EXHIBIT A)

UTA-TRAX

NOT A PART

DPPN
PROPERTY
(EXHIBIT B)

SOUTH
PROPERTY
(EXHIBIT B2)

2100 SOUTH

EXHIBIT

C

ATTACHMENT H: EXISTING CONDITIONS

Uses within the Immediate Vicinity of the Property

North: Big box retail (Sam's Club parking lot)

South: Warehouse or storage building and a vacant lot

West: Big box retail (Home Depot) across 300 West

East: Directly abuts Trax line with single-family residential to the east

Zoning within the Immediate Vicinity of the Property

North: CG

South: CG

West: CG

East: R-1/5000

CG Zoning Requirements

Requirement	Standard	Proposed	Compliance
Permitted Uses	Subject to 21A.33.030 and 21A.26.010	Multi-Family Residential	Yes
Minimum Lot Area	10,000 square feet	44,800 square feet for rear lot (approximately)	Yes
Minimum Lot Width	60 feet	128 feet for rear lot (approximately)	Yes
Front Yard Setback	10 feet minimum	10 foot setback provided	Yes
Corner Side Yard Setback	10 feet minimum	N/A	N/A
Interior Side Yard	None required	11 feet on the north and 26 feet 1.25 inches to the exterior parking structure on the south.	Yes
Rear Yard	10 feet minimum	24 feet to the exterior parking structure	Yes
Buffer Yard	None required	Buffer yard provided on the north side.	Yes
Accessory Buildings	Subject to 21A.36.020		Yes
Landscape Yard Requirements	A landscape yard of 10 feet required on all front or corner side yards, conforming to the requirements of 21A.48.090.	10 foot landscaped yard	Yes
Maximum Building Height	60 feet without modifications	The highest point is 60 feet.	Yes
Required Parking Spaces	106 for the number and type of units on Lot 2. 50% reduction for being within ¼ mile of a fixed transit stop. 76 stalls required on Lot 1 based on the use breakdown in the existing building,	91 stalls on Lot 2 and 77 stalls on Lot 1	Yes

ATTACHMENT I: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The applicant intends to achieve multiple objectives as addressed in the application (see Attachment F). Those that are most pertinent include A, B, D, and H.</p> <p>The applicant has stated that the design meets Objective A as “the building incorporates a variety of building materials with breaks in wall planes, balconies, changes in materials, projections, distinctive cornices and parapets and a rooftop terrace nestled in the top southwest corner to add visual interest to the building.” He goes on to state that, “As this new apartment community, @2100, will be the first multifamily building in the near vicinity, it is purposefully being designed to differentiate itself from the commercial retail adjacent to it but at the same time be a compatible, conforming and aesthetically pleasing addition to the community.”</p> <p>The applicant wrote that the project is meeting Objective B because “Although the current land use could allow for higher density....than what @2100 is proposing, the developers decided not to include any type of underground or semi-underground parking to increase the density of the project to preserve the groundwater integrity” due to a high water table.</p> <p>The applicant has stated that it is meeting all of the criteria in Objective D. Some examples of that include the following:</p> <p><i>@2100 will be a contemporary designed mid-rise apartment building utilizing a variety of compatible materials including but not limited to tinted bronze glass, concrete, simulated relief elements, brick, hardie board and high intensity stucco.</i></p> <p><i>@2100 seeks to exceed landscaping requirements by utilizing primarily drought-tolerant species.</i></p> <p><i>@2100 uses various heights along its roofline in order to avoid the institutionalized box like development of its commercial counterparts in the vicinity.</i></p> <p><i>The inclusion of spacious patios with each unit allows the resident to enjoy a beautiful view of the Wasatch and Oquirrh Mountains.</i></p>

		<p>The last objective claimed to be met by the applicant is Objective H. He stated that, “While not necessarily a “green qualified” building technique, @2100 is designed where 70% of the units are one bedroom to reduce the need for vehicles”. They will be utilizing solar panels on the roof to power the common areas and electrical vehicle stations that they will provide. Additionally, The roof will also be a white membrane to keep it cooler in the summer, all lighting will be LED, and energy efficient appliances will be used in all units.</p> <p>Staff believes that the features discussed by the applicant in the previous quotations are valid arguments for meeting the referenced objectives. The proposed project includes high quality building materials and design features, landscaping, and significant “green” features that meet the required objectives.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	Complies	<p>1. The proposed development is located on a parcel that is within the boundaries of the Central Community Master Plan area. The future land use map specifies that the area is intended for “High Density Transit Oriented Development (50 or more dwelling units/acre)” and is zoned CG (General Commercial).</p> <p>The Central Community Master Plan supports new residential development. The proposed development would occur on an underutilized vacant lot and would provide dense residential housing near a Trax stop in an area that has been dominated primarily by commercial development. This proposed development helps to meet the goals of the master plan as well as provide needed housing and the elimination of existing blight. This is discussed in more depth in the Key Issues section.</p> <p>2. Multi-family residential uses are allowed in the CG zone. The planned development process allows for modifications to zoning standards. The requested modifications are also discussed under the Key Issues section.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other means of access to the site provide the necessary ingress/egress without</p>	Complies	<p>1. The subject parcel (Lot 2) is located behind another parcel (Lot 1) that fronts on 300 West. Access to 300 West would be provided by an easement running west to east across “Lot 1”. Additionally, there is an existing easement across the Sam’s Club property to the north of the subject parcel which will allow for another access point to 300 West at Hartwell Avenue at an intersection with a stop light. As with all new development, this proposed development will produce additional traffic, but the addition of 81 units to the neighborhood will have a negligible effect on the service level of 300 West or the proximate 2100</p>

<p>materially degrading the service level on such street/access or any</p> <p>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:</p> <ul style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. <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>South due to the combination of those two access points via cross access agreements.</p> <p>2a. The project has incorporated the previously mentioned easement which provides a direct route from 300 W to the proposed development. The Transportation Division did not mention any potential traffic impacts caused by that easement and the location of the building on Lot 2. As mentioned in the Key Issues section, there is also an existing easement across the Sam's Club parcel which allows for another ingress/egress point at Hartwell Avenue.</p> <p>2b. This project is providing a total of 91 parking spots on Lot 2 for the 81 units within the new building. Given the size and number of bedrooms in the units, this should be sufficient to limit impacts on surrounding streets. Given the proximity of the project to the 2100 S Trax station and bus route stops, a significant amount of travel on public transit is likely to occur and the parking that is proposed should be more than adequate. Additionally, the applicant is expanding the parking on Lot 1 which can be used as "spill over" parking for Lot 2, if needed.</p> <p>2c. The development will have weekday peak traffic that corresponds with normal commuting hours. The adjacent properties are not expected to be negatively affected by the additional traffic that occurs during these hours. Neighboring properties are mostly commercial uses with parking totals that are much higher than this development.</p> <p>3. The internal circulation system is designed to mitigate any potential impacts to adjacent properties. Access agreements across Lot 1 and the Sam's Club parcel to the north will provide vehicular access to 300 W at two different points. The access crossing the Sam's Club property has a traffic light at that intersection which will further serve to lessen impacts of vehicular use. A sidewalk along the southern edge of Lot 1 will provide safe access for pedestrians to access the proposed building on Lot 2 from 300 W as seen in Attachment C.</p> <p>The applicant has also provided documentation (see Attachment G) of an existing easement agreement between the subject parcel and the Sam's Club parcel located to the north. That easement pertains to "common areas" utilized for vehicular and pedestrian ingress and egress across both parcels. The applicant reports that said easement permits access to the private road directly east of Lot 1 which intersects with 300 West at Hartwell Avenue. That additional access point would serve to further mitigate any potential</p>
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<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>effects of vehicular traffic to and from the proposed building on Lot 2.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the Public Utilities Department and other responsible entities in order to adequately provide service.</p> <p>5. The development is located in a portion of the Ballpark neighborhood which has traditionally been dominated by commercial development although the Central Community Master Plan stipulates that it should be a High Density Transit Oriented Development pattern with a variety of uses and building forms. This multi-unit housing structure will be pioneering multi-unit residential use in the immediate vicinity and should not cause any significant impacts to neighboring parcels. Although not required, there will be a landscape buffer measuring 10 feet wide on the north side of the parcel as well as perimeter landscaping of 5 feet and 4 feet 6 inches on the south, and east sides, respectively. Additionally a fence is planned to run along the south side of the parcel and the neighbors to the east are separated by the Trax line. There will be a 10 foot wide landscape buffer on the west side of the building. Being set so far back from 300 West and facing the rear of the existing building, there should be minimal impacts.</p> <p>Additionally, the proposed residential use, indicates that there should be no issues with lighting, noise, or odors.</p> <p>6. As mentioned above, the proposed multi-family structure is a distinct use and form from most of the neighboring parcels. It is already a high intensity area with several “big box” commercial businesses. This building will be taller than neighboring structures but it is within the height limit allowed in the zone and located away from the street. That scenario should complement existing buildings and set the stage for taller building with mixed uses which are envisioned by the Central Community Master Plan. The development will provide added density to the neighborhood but in a manner that is compatible to the existing neighborhood with little negative impact.</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>Currently, there is minimal vegetation on the site as it has been vacant and for a significant amount of time. Any existing vegetation will be removed and new landscaping will be installed as noted in the landscape plan. The landscape plan states that proposed plants will drought tolerant species.</p>

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	The parcel proposed for development is vacant. There are not historical, architectural, or environmental features of the property to be preserved.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	Besides the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction plans.

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
The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Does not comply – requires modification through Planned Development	The applicant is requesting to modify subdivision standards through the Planned Development process. The following subdivision modification is proposed for this development: Section 20.12.010E – Access to Public Streets
All buildable lots comply with all applicable zoning standards	Does not comply – requires modification through Planned Development	Lot 1 complies with the underlying zoning standards. Lot 2 generally complies, except for what has been called out in the previous table which must be modified by through the Planned Development process including lack of frontage on a public street and reduced parking lot perimeter landscaping.
All necessary and required dedications are made;	Complies	The proposed preliminary plat includes an access easement and a condition of approval states that the memorandum of understanding for the cross access agreement must be completed prior to issuing permits. Utility and drainage easements will also be determined prior to building permit approval.
Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending approval from Public Utilities	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 approval.
Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies	City Departments are not requiring public improvements to be made at this time.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Notice of Application to the Ballpark Community Council:

A notice of application was sent to the Chair of the Ballpark Community Council on November 16, 2017. The email notice included a copy of the application, the plan set, and a formal notice letter including approval criteria for planned developments. Notice of the open house which was held on December 6, 2017 was also provided.

Notice of the Open House:

Notices of the December 6, 2017 open house were mailed out on November 22, 2017 to building owners and renters within 300 feet of the subject parcel.

Notice of the Planning Commission Public Hearing:

Notice was published to a local paper, city and state websites, and the planning division list serve on January 10, 2018 regarding the Planning Commission Public Hearing on January 24, 2018.

Public Input:

One public comment was received at the open house and is included on the following page. The applicant was invited to present at the Ballpark Community Council on December 14, 2017. The proposed project was well received by those in attendance with no dissenting opinions.

**OPEN HOUSE
PUBLIC COMMENT SHEET**

December 6, 2017



Planning Division
Department of Community
and Neighborhoods

**Proposed Apartment Complex at 1967 South 300 West via
Preliminary Subdivision and Planned Development Petitions**

Name: Todd Draper

Address: 1316 S. 200 E.

SLC Zip Code 84115

Phone: 801 707 7350 E-mail tdraper@SLCO.org

Comments: as a general comment for Planning:

Please to Rezone area west of the track
line to No longer include Residential
The local elementary school is already at
capacity and there are No safe routes
to school. Allowing Residential in these areas
is poor community design.

— & make them put a call Box in at
the front door.

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 chris.lee@slcgov.com or via mail at the following address: Chris Lee, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

ATTACHMENT K: DEPARTMENT COMMENTS

Transportation – Michael Barry

Off street parking is sufficient; parcel is within one quarter mile of a fixed transit station which reduces the minimum parking requirement by fifty per cent (50%).

Zoning – Alan Michelsen

CG Zone – Proposal to split the property, keep the existing 1967 S. 300 West building and develop a new 80 unit apartment house on the rear property requiring a planned development due to lack of frontage on a street. Also proposing to develop additional parking on the front property. • A separate building permit will be required for each property where work is proposed. • In developing additional parking on the front property, the maximum parking allowance for the site will need to be considered as well as the parking lot landscaping requirements. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. • See 21A.26 for general and specific regulations of the CG zoning district. • See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station. • See 21A.36.250 for construction waste management plan requirements. • See 21A.37 for building entrance and parking lot Design Standards for the CG zoning districts. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required for each site, maximum parking allowed for each site, number provided for each site and any method of reducing or increasing the parking requirement for each site. • For the new development, the parking calculations shall also include bicycle parking required/provided outside of the building and within 50' of the principle entry, off-street loading required/provided as well as clear pedestrian pathways from the parking lot to the entry of the building and the public sidewalk. • Park strip tree protection during the construction process will need to be evaluated by Urban Forestry. • See 21A.48 for landscaping and including removal/protection of private property trees. • See 21A.55 for planned developments. • See 21A.58 for site plan review.

Engineering – Scott Weiler

If the existing public way improvements on the 300 West frontage of the proposed plat are defective (badly cracked, ponding drainage, tripping hazards, etc.), it is recommended that the developer consider replacing them as part of this development.

Fire – Ted Itchon

I was not able to check the measurements but the following dimensions will be required. The gate width is a minimum of 20 ft. clear, the access road clear width is 26 ft. this road shall not be closer than 15 ft. measured from the face of the structure and no greater than 30 ft. the modified hammer head turn around points shall be a minimum of 80 ft. depth on each measurement. The turning radius shall be a minimum of 45 ft. outside and 20 ft. inside.

Public Utilities – Jason Draper

- Review and approval of the planned development and preliminary plat does not provide building or utility permit and approval.
- Easements will be required to provide water and sewer service.
- Utilities cannot cross property lines without appropriate easements and agreements.

- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Public Utility permit, connection, survey and inspection fees will apply.
- An exterior, below-grade grease interceptor may be required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.
- Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.