MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Daniel Echeverria, (801) 535-7165, daniel.echeverria@slcgov.com

Date: June 20, 2018

Re: Bishop Place Planned Development Approval Time Extension Request

ACTION REQUIRED: Vote on granting a fourth time extension for the Bishop Place Planned Development

RECOMMENDATION: Grant a year-long time extension for the Planned Development to expire on June 26th, 2019.

BACKGROUND/DISCUSSION:
The Bishop Place Planned Development (PLNSUB2014-00019/20) received Planning Commission approval on June 25th, 2014. Since that time, the applicant submitted remodeling plans for most of the involved homes for Historic Landmark Commission (HLC) review and received HLC approvals for those plans. They also submitted a final subdivision plat for City approval.

However, Planned Development approvals expire in one year "unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing." The applicant has not submitted final building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Planning Commission may grant extensions for Planned Development approvals for up to one additional year. An extension would push the expiration of the Planned Development to June 27th, 2019. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

The Planning Commission approved an extension in June of 2015 to provide the applicant more time to draw up plans and submit for building permits for the development. However, since that time the developer put the remodeling and subdivision plans on hold for the development and has requested approvals from HLC to demolish all of the existing homes in the development. The Planning Commission approved a third extension for the development in June of 2017, as the demolition requests were going through the demolition request process through HLC. HLC denied the demolition requests in 2017. The applicant filed an appeal of the decision, and on October 9, 2017 the Appeals Hearing Officer made a decision to uphold the HLC's decision to deny the demolitions.

After a request for Demolition is denied, the City has an Economic Hardship process that allows the applicant an opportunity to demonstrate whether denial of the demolition deprives the applicant of all reasonable economic use or return on the subject property. Complete applications for Economic Hardship were received in February of 2018. The Historic Landmark Commission will be reviewing the nine Economic Hardship applications at a public hearing on June 28, 2018. Each building is being reviewed separately; if the HLC finds there is an Economic Hardship associated with a building, approval for demolition will be granted. In the meantime, the applicant would still like to maintain their Planned Development approval despite the pending Economic Hardship requests and is requesting a fourth time extension for the development. The applicant's request letter is attached as Attachment A.

ATTACHMENTS:

A. Time Extension Request Letter

B. 2017 Extension Record of Decision Letter

C. Original Staff Report

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

Date: 5/8/2018

Daniel

This is International Real Estate Solution' ("IRES") formal request for a further extension of the Bishop Place Planned Development approval.

Currently, IRES continues the process of seeking approvals of its Hardship Application seeking demolition of the various Bishop Place structures. Currently, there are hearings in this process scheduled for May 15, 2018 and June 5, in 2018.

IRES continues to move this process forward as quickly as possible but the process is very slow.

Please confirm that this is sufficient and when the hearing will be. I am not in town very much.

Also, please let me know if someone representing IRES should be present.

Thanks for reminding me.

Don Armstrong, President of IRES

ATTACHMENT B: 2017 EXTENSION RECORD OF DECISION

JACQUELINE M. BISKUPSKI
Mayor

DEPARTMENT *of* **COMMUNITY**
and **NEIGHBORHOODS**
PLANNING DIVISION

June 19, 2017

Don Armstrong
6839 Bufflehead Dr
Park City UT 84098

RE: RECORD OF DECISION FOR TIME EXTENSION FOR BISHOP PLACE PLANNED DEVELOPMENT/SUBDIVISON (PLNSUB2014-00019/20) AT APPROXIMATELY 432 N 300 WEST

Dear Mr. Armstrong:

This letter is the Record of Decision relative to petitions PLNSUB2014-00019 and PLNSUB2014-00020 regarding a request for an additional time extension for the original Planning Commission approval from June 25th 2014.

On June 14, 2017, the Salt Lake City Planning Commission approved your request for an additional one year time extension for the Planned Development. The extension will expire on **Wednesday, June 27th, 2018** "unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing." The Planning Commission may approve additional extension requests. Such a request would need to be submitted before the expiration date.

If you have any questions, please contact Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com.

Sincerely,

Daniel Echeverria
Senior Planner

cc: Case File PLNSUB2014-00019/20

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ATTACHMENT C: ORIGINAL STAFF REPORT

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Daniel Echeverria, 801-535-7165, Daniel.echeverria@slcgov.com

Date: June 18, 2014

Re: PLNPCM2014-00021 432 N 300 West Zoning Amendment; PLNSUB2014-00019/00020 Bishop Place Planned Development and Subdivision

Planned Development, Subdivision, and Zoning Amendment

PROPERTY ADDRESS: 432 N 300 West and 262, 258, 248, 244, 235, 241, 249, 259, 265, 267 W Bishop Place
PARCEL ID: 08-36-254-009, 08-36-254-017, 018, 061, 062, 027, 026, 025, 024, 023, & 022
MASTER PLAN: Capitol Hill
ZONING DISTRICT: SR-3, Special Development Pattern Residential (All Properties Addressed from Bishop Place); RMF-35, Multifamily Residential (432 N 300 West)

REQUEST: The applicant John Maxim, representing International Real Estate Solutions, is proposing to redevelop all of the properties that abut the street Bishop Place. Part of this development involves dedicating a public street and requires Subdivision approval. The proposal includes modifying standards of the zoning and subdivision ordinances, which is subject to Planned Development review. Additionally, the applicant is requesting to amend the zoning map for two lots at the west end of the street (432 N 300 West) to SR-3, Special Development Pattern Residential from RMF-35, Multifamily Residential, in order to convert the existing structure into a twin home and make the zoning consistent with the rest of the development. All other lots in the development are currently zoned SR-3.

RECOMMENDATION (Planned Development, Subdivision, and Zoning Amendment): Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Subdivision and Planned Development request and forward a positive recommendation to the City Council for the zoning amendment for Lots 1 and 2 (432 N 300 West.) In order to comply with the planned development standards, the following conditions of approval apply:

1. The applicant shall comply with all department requirements for acceptance of the proposed public street.
2. Lot lines may be adjusted to accommodate street and public utility improvements as required by the applicable City departments and approval of these lot line adjustments shall be delegated to the Planning Director.
3. Driveway locations are subject to final approval for maneuverability and safety by the Transportation division in the final plat subdivision process.
4. The lot split of the parcel at 432 N 300 West into two lots (Lots 1 & 2) is conditioned on approval by the City Council of the proposed rezone to SR-3 from RMF-35.
5. The applicant shall comply with the conditions specified under the Planned Development issue review, including the requirements for easements, or shall otherwise comply with the alternative options proposed by staff regarding lot and building adjustments. Final approval of the compliance with the conditions shall be delegated to the Planning Director.

ATTACHMENTS:

- **A.** Vicinity Maps- Zoning and Future Land Use
- **B.** Site Plans
- **C.** Building Elevations
- **D.** Additional Applicant Information
- **E.** Property Photographs
- **F.** Analysis of Standards - Planned Development
- **G.** Analysis of Standards - Subdivision
- **H.** Analysis of Standards - Zoning Amendment
- **I.** Public Process and Comments
- **J.** Department Review Comments
- **K.** Motions

PROJECT DESCRIPTION:
PLANNNED DEVELOPMENT/SUBDIVISION
The applicant is proposing a thirteen (13) lot subdivision that includes all of the properties addressed from the street Bishop Place, as well as the property at 432 N 300 West. The proposed development occupies approximately 1 acre. This project involves the renovation of ten (10) existing structures and the development of two (2) new homes on the two vacant lots at the east end of the street. One of the ten (10) existing structures is proposed to be turned into a duplex, making for a total of thirteen (13) homes. All of the structures involved are in some level of disrepair and will require significant remodeling to be functional and desirable residences. This redevelopment will require modifications to a number of zoning requirements, including setbacks, lot area coverage, street width, driveway locations, and side entry areas and so requires Planned Development approval. These modifications are generally due to the close placement of the existing historic structures to property lines and the limited area available to expand the homes for better livability.

The homes are located within the Capitol Hill Historic District and are considered to be contributing to the historic character of the area. Due to this, all of the exterior modifications to the existing homes and the exteriors of the new homes are subject to the Capitol Hill Historic District standards for compatibility and historical appropriateness. The Historic Landmarks Commission has final authority over the external home modifications and new construction.

The existing private street, Bishop Place, is approximately 12 feet wide and extends approximately 330 feet into the block. It provides no sidewalks or turnaround area for vehicles. The street has not been regularly maintained and is in complete disrepair. The developer is proposing to establish Bishop Place as a public street, which will require upgrading the street to City standards. However, the width available to dedicate to public right-of-way is limited due to the location of the existing, protected historic homes in relation to the street. Due to this, the street dedication will require special Planned Development approval due to not being able to meet the normal minimum standards for new public streets, such as minimum street and sidewalk widths.

ZONING AMENDMENT
Eleven (11) of the proposed lots are currently zoned SR-3. However, the two (2) proposed lots at 432 N 300 West on the west end of the development are zoned RMF-35, Multi-family Residential. The proposed lots are intended to split the existing structure down the middle into a twin-home. Twin-homes have a 4,000 square foot minimum lot size in the RMF-35 district. The proposed lots do not meet this minimum size and therefore exceed the density limitation of the district.

In order to comply with the density limitation, the applicant is proposing to rezone this property from RMF-35 to SR-3, Special Development Pattern Residential. The SR-3 zone has a minimum lot size of 1,500 square feet for twin-homes. The proposed lots meet the 1,500 square foot minimum and therefore would comply with the SR-3 density limitation.

According to City records, the existing structure that is proposed for a twin-home was remodeled into a triplex in 1946. In 1984, the building was remodeled into a residential treatment facility or group home and functioned as

such until the mid-2000s. The building is currently vacant and boarded, but is protected from demolition as it is considered a contributing structure to the Capitol Hill Historic District. The existing building has approximately 4,000 square feet of floor area and would currently be limited to a single-family home use if used for a residential purpose in the RMF-35 zone.

According to the Future Land Use map of the Capitol Hill Master Plan, the property is located in an area designated for "Medium Density Residential" uses. This land use is described as consisting of 15 to 30 dwelling units an acre. The proposed zoning of SR-3 is described as a "medium density zoning district" and has a density range of approximately 22 to 30 units per acre.

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

1. Zoning Change to Accommodate Proposed Density for Lots 1 & 2 (432 N 300 West)
2. Limited Public Street Width and Vehicle Turnaround
3. Modifications of Zoning Standards

Issue 1 – Zoning Change to Accommodate Proposed Density for Lots 1 & 2 (432 N 300 West)
The applicant is proposing to amend the zoning for the property at 432 N 300 West from RMF-35, Multifamily Residential, to SR-3, Special Development Pattern Residential. As discussed above, a re-zone of the property would allow the developer to convert the existing structure into a twin-home.

Zoning amendments are reviewed for compliance with the adopted Master Plans and associated Future Land Use maps. In this case, the proposed SR-3 zone is a "medium density zoning district" and is consistent with the "Medium Density Residential" future land use designation for the property established by the Capitol Hill Community Master Plan in which it is located.

This particular area of the community is designated as the West Capitol Hill Neighborhood in the associated Capitol Hill Master Plan. The following goals are established by the Capitol Hill Master Plan for the area and are relevant to the proposed re-zone:

- Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.
- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
- Promote the rehabilitation of the existing housing stock in the West Capitol Hill neighborhood to assure long term viability.

In accordance with the above goals, the SR-3 zoning district would allow for a low to medium density residential use with the existing lot size, including single family (detached and attached) and two-family residential. The current zoning of RMF-35 allows for a maximum of single-family (detached) residential due to the existing lot size, but allows for higher intensity uses such as residential substance abuse treatment homes that are not allowed in the SR-3 zone. Changing the zoning to SR-3 would encourage the re-establishment of the structure to a two-family or single-family residential use, as opposed to the more intense uses that have occupied the space in the last two decades.

The property is protected from demolition due to contributing to the historic character of the Capitol Hill Historic District. The long term viability of the building and its potential for rehabilitation is dependent on being able to use the structure in an economically viable manner. The large size of the residential structure on the site (~4,000 square feet of floor space) and location along an arterial has lent itself to being used for higher intensity uses such as half-way houses, rather than the lower intensity residentially uses that the structure was built for originally. The SR-3 zoning will allow for the structure to be converted into a two-family dwelling, allowing for more effective utilization of the

existing space and thereby promoting the building's long term viability. The long-term economic viability of the use can promote the rehabilitation of the boarded historic structure and continued use of the building for housing.

Other considerations required for a zoning amendment include how it will affect adjacent properties and whether in furthers the purposes of the zoning ordinance. In this case, the SR-3 zoning district purpose statement notes that the district is meant for a variety of housing types that are often smaller in scale than the rest of the City's residential zones due to being located in the interior of City blocks. The zone is intended to promote in-scale, compatible development in these areas and preserve existing character of the neighborhood. In compliance with these purposes, a re-zone of the property to SR-3 will promote residential uses for the property that are compatible with the scale, density, and intensity of the surrounding neighborhood. Specifically, it would better preserve the character of the neighborhood by limiting the possible uses for the property to those that are compatible with the surrounding development, especially the low intensity residential uses within Bishop Place.

The property interfaces with the other properties in Bishop Place due to its proximity and reliance on the street for vehicle parking access. The adjacent interior block properties along Bishop Place are zoned SR-3 due to their small size and location within the interior of the block. The proposed zoning amendment will match the zoning of these properties and ensure that the property maintains compatibility with these similarly zoned properties.

Due to the proposal's compliance with the goals of the Capitol Hill Master Plan, including the promotion and rehabilitation of residential uses in the community, and the compatibility promoted by the SR-3 zoning regulations, staff is recommending approval of the zoning amendment.

Issue 2- Limited Public Street Width and Vehicle Turnaround

The existing street Bishop Place is a private street and is not maintained by the City. As a private street, the abutting private property owners are responsible for their own waste services, water and sewer line maintenance, snow removal, and pavement maintenance. Homeowner association agreements were never put in place for old private streets like these, so these private streets often go unmaintained and can end up in the deteriorated condition that Bishop Place is in now. The applicant obtained funding from the Redevelopment Agency (RDA) to redevelop Bishop Place and the adjacent properties. Recognizing the issues with private streets, the RDA placed a condition on the funding that requires the applicant to apply to make Bishop Place a public street.

In order to make Bishop Place a public street, the street and the underground utilities will need to be upgraded to current standards. The City generally requires 50' of right-of-way dedication for a residential street. This is to accommodate adequate width for two way vehicle movement and vehicle parking, as well as park strips and sidewalks. However, due to the contributing historic homes on the street, there is only approximately 20' of width available for right-of-way dedication.

Due to this restriction, the applicant is applying for consideration of reduced width street dedication per 21A.55.080. There are no strict standards for a reduced width street dedication. However, City code states in Chapter 14.54 "Dedication of Private Street to Public Ownership" that existing streets must be at least 16' for consideration of public ownership, utilities must be upgraded to City standards, and City services must be able to be provided. The relevant City departments have reviewed the street proposal against these and other City regulations and have provided comments and recommendations regarding dedication of the street in Attachment I. A summary of those comments is below.

City Department Review

The Transportation division reviewed the proposal and is requiring at least 20' of width where possible to ensure two-way vehicle movement. "No Parking" signs will also need to be installed along the roadway to ensure parked cars do not block vehicle movement and access is preserved for resident and service vehicles. The Transportation division recommends approval in coordination with all other divisions considering the constraints of the street. With the requirement for two-way vehicle movement, the street

will serve both pedestrian and vehicle traffic. A concrete sidewalk even with the asphalt for shared pedestrian and vehicle use is included in the proposed street plan. Due to the limited number of residents and the dead-end nature of the street, Planning staff does not anticipate significant conflicts between pedestrians and vehicular traffic.

Normally, the street would need to be at least 20' in width and have a fire vehicle turnaround to meet Fire Code standards. However, 20' of width is not available for the entirety of the street and so the normal Fire standard cannot be met. Due to this limitation, the applicant is proposing to provide fire protection with fire sprinkler systems for all homes to the east of the 18' wide portion of the street. The Fire department accepted the proposal and is modifying the requirement for a full size emergency vehicle turnaround and 20' of street width on the condition that fire sprinklers are installed in these homes and that the sprinklers are inspected annually.

The proposed street was reviewed by the Streets department, which is responsible for snow removal. The Streets department indicated that although a "T" type turnaround at the end of the street would be preferred, their smallest snow removal vehicles can turnaround within a 20' street width. They note that if there is just one car parked on the street, snow removal would not be possible. In response to the turnaround recommendation, the developer is proposing a semi-circular turnaround at the end of the street with a width of 37' at the widest point to accommodate the turnaround of snow removal and other larger vehicles. This reduces the potential for property damage from vehicles to the homes that directly abut the street.

The Sanitation department provided comments regarding the ability to serve the residents on the proposed street and indicated that waste pickup is possible with the proposed configuration. The department indicated there are three different options for pickup involving placing waste containers in certain areas along the street.

The Engineering department reviewed the proposal and noted that the street configuration is dependent on Transportation and Fire Department approvals. A more detailed final street improvement plan will need to be developed and submitted to the Engineering division after the right-of-way configuration is approved.

Staff recommends approval of the reduced public street width dedication as part of the Planned Development and Subdivision on the condition that the requirements by the Transportation, Fire, Public Utilities, and Engineering departments are met. These requirements may result in some slight modifications to the final street configuration for technical or engineering considerations, but the general configuration of the surrounding private property development will remain the same.

Issue 3- Modifications of Zoning Standards

The developer is proposing modifications to the zoning standards to better rehabilitate the existing structures in the development. The existing structures are in various states of disrepair, with most of them boarded and in need of significant work to be habitable. Nearly all of the homes have been closed to occupancy by the County Health Department. The developer is proposing to restore and expand the homes with additions to improve their livability, while preserving their existing historic character.

The existing homes are relatively small compared to the average modern home and on fairly small lots. The existing historic homes were built before zoning standards were established for the City and many have less than 1,000 square feet of living area. Though this may meet the standard size for a small rental apartment, these sizes do not generally meet modern home size expectations. Because of this, strict application of the zoning ordinance would restrict their size and limit their practical use as modern single-family homes. Modifications to the application of the zoning standards will preserve the existing historic structures, provide housing types that are under-represented in the City's housing stock and result in better, more viable single-family homes than would otherwise be allowed

by strict application of the zoning ordinance, while still maintaining compatibility with adjacent development.

The planned development is also supported by a variety of residential land use goals in the associated Capitol Hill Master Plan. One of these goals is to "Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment."

The plan also specifically addresses the area in which the properties are located as the West Capitol Hill neighborhood area. The plan includes the following policies related to residential development in this area:

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
- Promote the rehabilitation of the existing housing stock in the West Capitol Hill neighborhood to assure long term viability.
- Ensure infill development is compatible with neighborhood characteristics.
- Incorporate adequate landscaping into all future development.
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed-use area.

In compliance with these policies, the modifications of the zoning standards will encourage the renovation of the existing historic structures and will encourage the rehabilitation of existing low to medium density residential housing stock. The proposed new infill and home additions will need to meet Historic Landmark District standards for compatibility with surrounding neighborhood characteristics and the proposed modifications maintain compatibility with these characteristics.

Modifications to the zoning standards will allow the developer to increase the livability of these homes. Rehabilitating these structures and increasing the livable space in these homes may encourage the long term preservation and upkeep of these historic structures. Staff recommends approval of the proposed zoning modifications with some conditions. Additional modifications to the proposed bulk and lot regulations may be approved as Special Exceptions by the Historic Landmark Commission at a later date.

The requested modifications to the zoning standards and conditions are discussed below:

Lot 1- 434 N 300 West (East Side)

1. Reduction in required lot width for twin-home dwellings from 22' to 20'.

Lot 2- 432 N 300 West (West Side)

1. Reduction in corner side yard setback from 10' to 9' to accommodate street right-of-way dedication.
   Condition: Maintenance easements will need to be recorded against Lots 1 and 2 where the properties share a property line.

Lot 3- 262 W Bishop Place

1. Modification of requirement for front entrance (21A.24.010.I).
2. Modification of side entrance yard width required by 21A.24.010.H from 12' to 5'. Historical side entry will be re-established.

Lot 4- 258 W Bishop Place

1. No modifications.

Lot 5- 248 W Bishop Place

1. No modifications.

Lot 6- 244 W Bishop Place (New Construction)

1. No modifications.

Lot 7- 235 W Bishop Place (New Construction)

1. Modification of yard locations and setbacks due to configuration of the lot and functional front façade location.
   a. Minimum 4' east side yard setback.
   b. Minimum 4' west side yard setback along west property line.
   c. Minimum 2' front setback where property abuts the public right of way on the west.
      Condition: 2' setback shall be adjusted to maintain 4' separation from Lot 8.

d. Minimum 20.5' south rear yard setback.

Condition: As the lot abuts the SR1-A zone, the 15' rear setback of the south yard shown on the plat needs to be adjusted to the SR-1A standard of 20.5' (25% of lot depth) to comply with 21A.55.100 "Perimeter Setback."

Lot 8- 241 W Bishop Place

1. Modification of requirement for front entrance (21A.24.010.I).
2. Modification of side entrance yard width required by 21A.24.010.H from 12' to 7'. Historic side entry will be restored and maintained.
3. Modification of rear setback from15' to 4' for in-line addition.
4. Modification of side yard setback from 4' to 0' to eliminate existing encroachment of building into lot 7, while maintaining adequate buildable width for Lot 7.
   Condition for modification: Where the building is closer than 4' to the east lot line, the applicant will need to record a 4' wide easement, extending from the face of the building and onto any adjacent undeveloped property within the 4' wide area. The easement shall allow for home maintenance and drainage for the building on lot 8 and prohibit fence installation of greater than 4' in height within the easement area.

   In order to preserve privacy in the abutting rear yard, transparent windows or other openings that allow for visibility into the yard are not permitted along this wall. Translucent or clerestory windows are allowed.

   Alternative Option: The applicant can adjust the proposed buildings and lot lines to incorporate 4' of side yard on each side of the property line dividing lots 7 and 8.

Lot 9- 245 W Bishop Place

1. Modification of requirement for front entrance (21A.24.010.I).
2. Modification of side yard width required by 21A.24.010.H from 12' to 7'. Historic side entry will be restored and maintained.
3. Modification of rear yard to 9' to accommodate in-line addition.

Lot 10- 249 W Bishop Place

1. Modification of requirement for front entrance (21A.24.010.I).
2. Modification of side entrance yard width required by 21A.24.010.H. Compliance with the 8' landscape yard provision is required only for areas of the lot within 33' of the front lot line due to the existing building encroachments into the side yard. Side entrance must be established within 33' of the front lot line.
3. East side yard modification from 4' to 2' to accommodate parking space on Lot 9.
   Condition for modification: Where the building is closer than 4' to a property line the applicant shall record a 4' wide easement, extending from the face of the building and onto any adjacent undeveloped property within the 4' wide area. The easement shall allow for home maintenance and drainage for the building on lot 10 and prohibit fence installation of greater than 4' in height within the easement area.

   Alternative Option: The applicant can adjust the proposed lot line to incorporate 4' of side yard on each side of the property line. The required driveway area would need to be recorded as an easement across both properties.

4. West side yard modification from 4' to approximately 2' due to existing structure location. This exemption only applies to the rearmost 60' of the property.
   Condition for modification: Where the building is closer than 4' to a property line the applicant shall record a 4' wide easement, extending from the face of the building and onto any adjacent undeveloped property within the 4' wide area. The easement shall allow for home maintenance and drainage for the building on lot 10 and prohibit fence installation of greater than 4' in height within the easement area. This easement can be combined with the required east yard easement for Lot 11.

Alternative Option: In order to reduce the required easement area, the applicant may modify the building and property line to incorporate at least 4' of side yard for each yard where possible. In this case, the driveway would need to be recorded as an easement area across both lots if it crosses a lot line.

Lot 11- 259 W Bishop Place

1. Reduction of minimum rear yard from 15' to 9' to accommodate rear addition.
2. East side yard modification from 4' to ~1' due to existing building location and driveway.
   Condition for modification: Where the building is closer than 4' to a property line the applicant shall record a 4' wide easement, extending from the face of the building and onto any adjacent undeveloped property within the 4' wide area. The easement shall allow for home maintenance and drainage and also prohibit fence installation of greater than 4' in height within the easement area. This easement can be combined with the required west yard easement for Lot 10.

   Alternative Option: In order to reduce the required easement area, the applicant may modify the building and property line to incorporate at least 4' of side yard for each yard where possible. The driveway would need to be established as an easement area across both lots if it crosses a lot line.

Lot 12- 265 W Bishop Place

1. Reduction of minimum rear yard from 15' to 8' to accommodate rear addition.

Lot 13- 267 W Bishop Place

1. Reduction of minimum rear yard from 15' to 8' to accommodate rear addition.
   Condition: Maintenance easements will need to be recorded against Lots 12 and 13 where the properties share a property line.

Driveway Locations for All Lots

The required 6' driveway setback from side property lines (21A.44.020.F.7.a) is being modified for all lots due to the limited areas for vehicle parking and spacing of homes. Final configuration of driveways is be subject to Transportation division approval for safety and maneuverability and may be changed.

Lot 13 Parking Location

Lot 13 currently has no on-site parking. This is an existing legal non-complying issue and no parking is currently required. However, to prevent any traffic circulation issues by illegal parking on Bishop Place, one parking space is being required for this property as a condition of Planned Development approval. The applicant is proposing to establish at least one parking stall for the property by creating an off-site parking pad on lot 2.

Condition: One parking space shall be established for Lot 13 within the proposed Planned Development. In order to establish the proposed parking pad location, the applicant will need to record a cross access easement that provides for access and maintenance for the parking stall being provided on Lot 2 for the use of Lot 13.

Lot 1 Parking Location

The required parking stall for lot 1 will require access across Lot 2.

Condition: The applicant will need to record a cross access easement against Lot 2 that provides for access to the parking stall and maintenance of the easement.

NEXT STEPS:

Zoning Amendment Recommendation for 432 N 300 West (Lots 1 & 2)

With a recommendation of approval or denial for the zoning amendment for 432 N 300 West (Lots 1 & 2), the amendment proposal will be sent to the City Council for a final decision by that body.

If the zoning amendment is approved, the existing structure at 432 N 300 West will be allowed to split into two lots (Lots 1 & 2) and the home will be allowed to convert to a twin home as proposed in the Planned

Development. Due to having approximately 5,000 square feet of area, the property would be limited to the following residential uses:

- Dwelling, single-family (attached)
- Dwelling, single-family (detached)
- Dwelling, twin home and two-family
- Dwelling, manufactured home
- Dwelling, group home (small)

If the zoning amendment is denied, the property can only be used for a conditional or permitted use allowed in the RMF-35 zoning district. Due to having only approximately 5,000 square feet of area, the property would be limited to the following residential uses:

- Dwelling, single-family (detached)
- Dwelling, resident healthcare facility
- Dwelling, group home (small or large)
- Dwelling, assisted living facility (small or large)
- Dwelling, transitional victim home (small)
- Dwelling, Residential Substance Abuse Treatment Home (small)

Planned Development/Subdivision Approval
The lot split at 432 N 300 West (Lots 1 & 2) will be dependent on approval of the proposed zoning amendment by the City Council. The rest of the development can move forward without this zoning amendment approval.

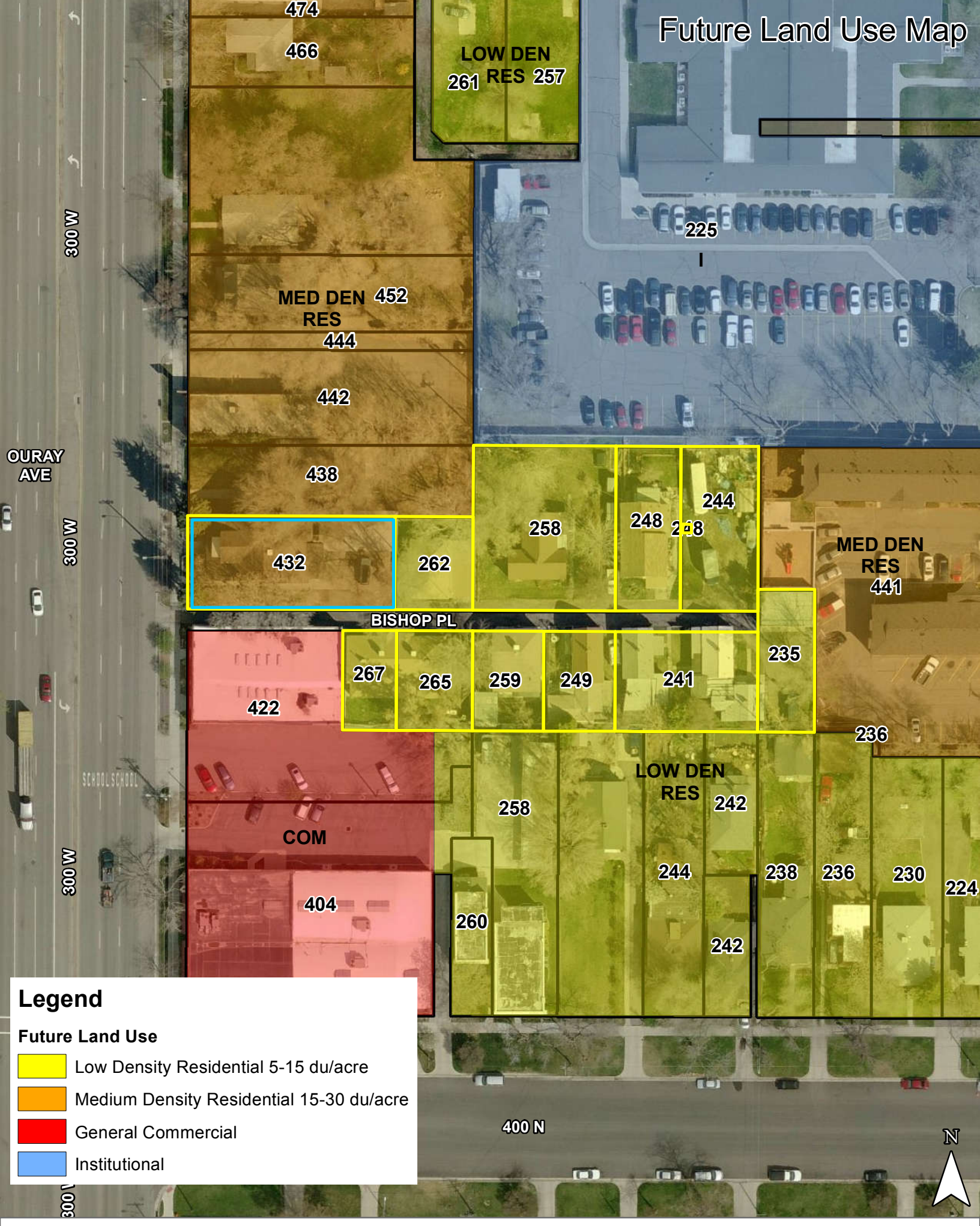
If the Planned Development is approved, the applicant will need to need to comply with the conditions of approval and file a Final Subdivision Plat that incorporates any of the changes required by City departments and the Planning Commission. The final plat will only be approved after the required modifications to make the street public are bonded for and/or installed.

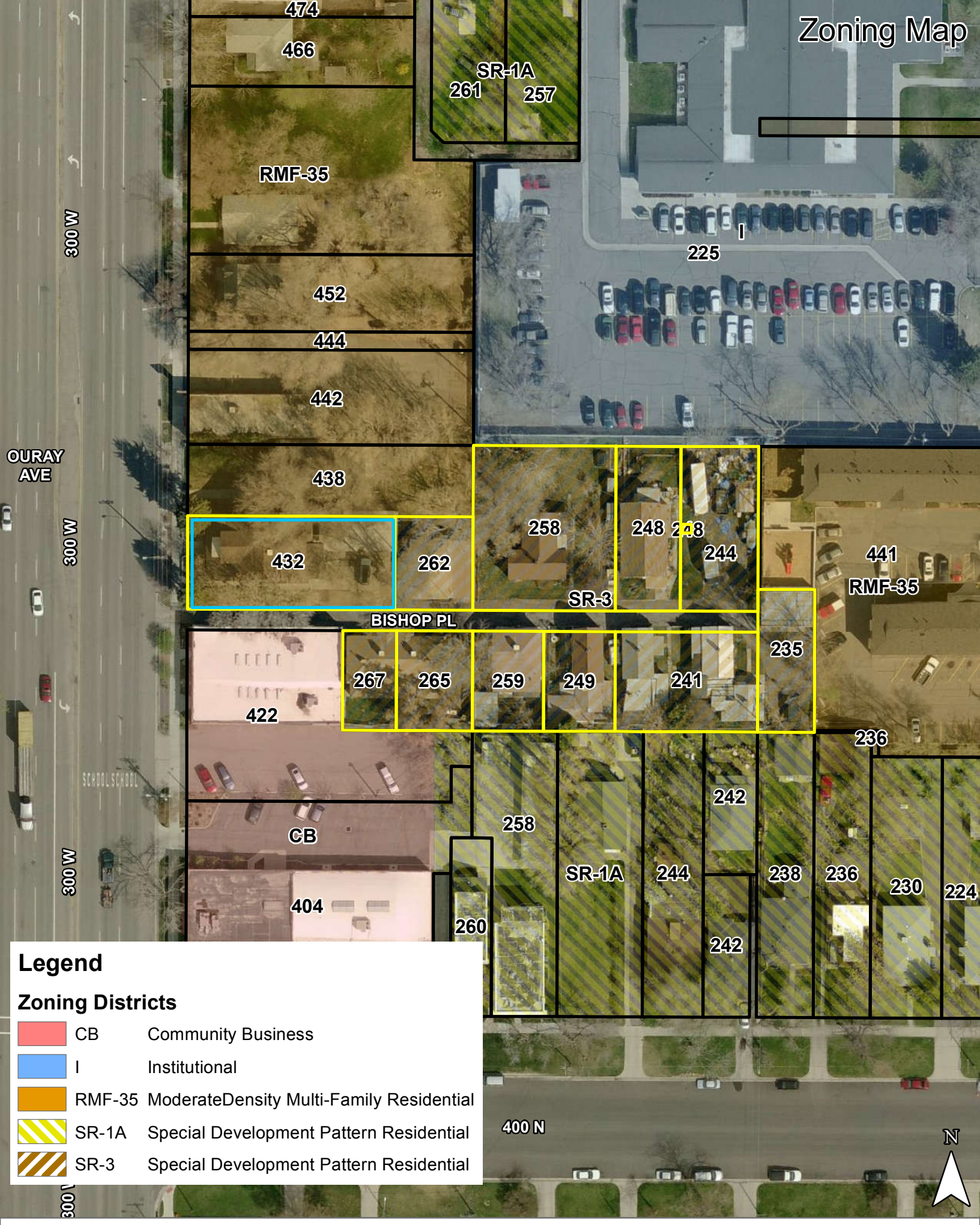
The applicant will need to submit for Alteration approvals to modify the existing historic homes and will need to file a New Construction application to build on the vacant lots. If Historic Landmark Commission/Historic Preservation Program approvals are given for the proposals, the applicant will then need to apply for building permits to construct the buildings.

Planned Development/Subdivision Denial
If the Planned Development proposal is denied, the applicant will able to build additions to the historic homes that exceed the buildable area limitations and that intrude into the required yards areas by requesting and obtaining Special Exception approvals from the Historic Landmark Commission for each individual property. Any modifications to the homes will be dependent on Historic Landmark Commission/Historic Preservation Program approval.

If the Planned Development/Subdivision proposal is denied, the street will remain at its current width and will not be made into a public street.

ATTACHMENT A: VICINITY MAPS- ZONING AND FUTURE LAND USE


Future Land Use Map
474
466
LOW DEN RES
261
257
225
I
MED DEN RES
452
444
442
438
OURAY AVE
300 W
432
262
258
248
244
MED DEN RES
441
BISHOP PL
267
265
259
249
241
235
422
236
LOW DEN RES
258
242
COM
404
244
238
236
230
224
260
242
400 N
N
Legend
Future Land Use
Low Density Residential 5-15 du/acre
Medium Density Residential 15-30 du/acre
General Commercial
Institutional
Subject Property
Rezone Property (RMF-35 to SR-3)


Zoning Map
474
466
SR-1A
261
257
RMF-35
I
225
300 W
452
444
442
OURAY AVE
438
432
262
258
248
244
SR-3
441
RMF-35
BISHOP PL
267
265
259
249
241
235
422
236
242
CB
258
SR-1A
244
238
236
230
224
404
260
242
400 N
N
Legend
Zoning Districts
CB Community Business
I Institutional
RMF-35 ModerateDensity Multi-Family Residential
SR-1A Special Development Pattern Residential
SR-3 Special Development Pattern Residential
Subject Property
Rezone Property (RMF-35 to SR-3)

ATTACHMENT B: SITE PLANS

Bishop Place Subdivision

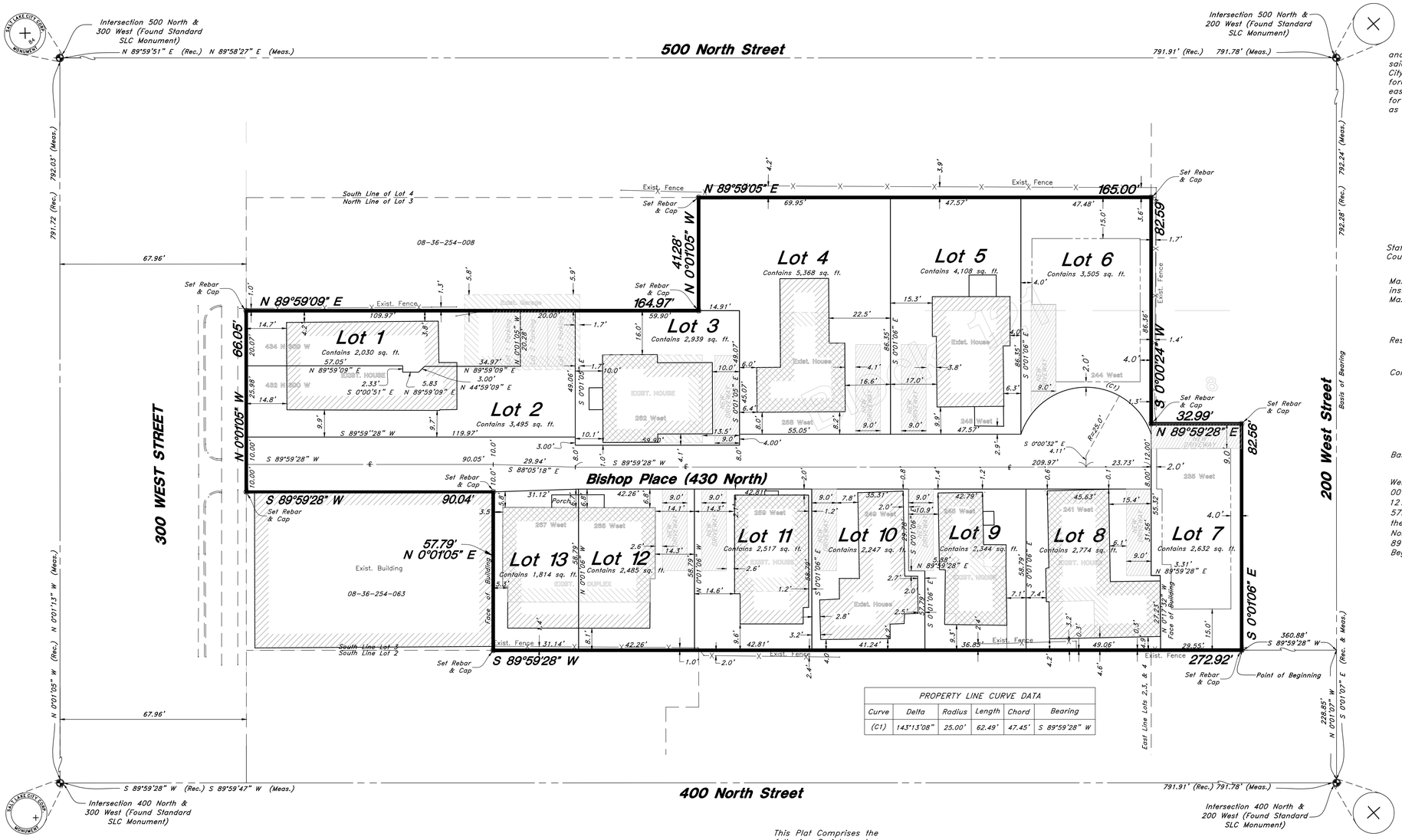
A part of Section 36, T1N, R1W, SLB&M, U.S. Survey
Salt Lake City, Salt Lake County, Utah
May 2014

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend
- ▲ Set Nail & Washer
- ◉ Set 5/8" Rebar & Cap w/ Fencepost
- ■ Set Hub & Tack
- ⚽ Found Monuments
- (Rad.) Radial Line
- (N/R) Non-Radial Line



PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Bearing
(C1)	143°13'08"	25.00'	62.49'	47.45'	S 89°59'28" W

This Plat Comprises the following Serial numbers:
08-36-254-009
08-36-254-017
08-36-254-018
08-36-254.062
08-36-254-027
08-36-254-026
08-36-254-025
08-36-254-024
08-36-254-023
08-36-254-022

Statement of Accuracy
The positional accuracy of the lines and corners of this survey is within the specifications of an Urban Survey which is a maximum error of 0.077' or 1:15,000. The property closes within 0.00' or 1:302066.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Bishop Place Subdivision, in Salt Lake City, Salt Lake County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of March, 2014.

6242920 — License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Parcels and streets as shown on this plat, and name said tract Bishop Place Subdivision, and hereby dedicate, grant and convey to Salt Lake City, Salt Lake County, Utah, Bishop Place, the same to be used as public thoroughfares forever, and also dedicate to Salt Lake City those certain strips designated as public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Salt Lake City,

Signed this day of , 2014.

Bishop Place Subdivision

John Maxim - Manager

ACKNOWLEDGMENT

State of Utah }ss
County of Weber

On the day of , 2014 personally appeared before me, John Maxim who being by me duly sworn did say that they are Members of ., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members, and John Maxim acknowledged to me that said L.L.C. executed the same.

Residing at: _____ A Notary Public commission in Utah

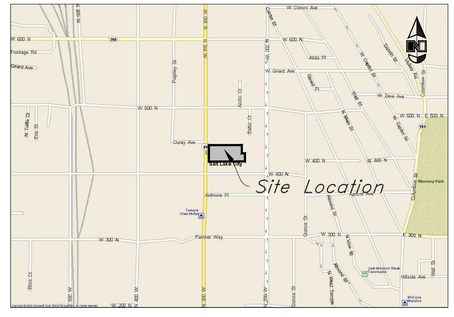
Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 36, Township 1 North, Range 1 West Salt Lake Base & Meridian, U.S. Survey:

Beginning at point from a Standard Salt Lake City Monument at the Intersection 200 West Street and 400 North Street running thence along said Section Line 228.85 feet North 00°01'07" West and 360.88 feet South 89°59'28" West from the Southeast Corner of Block 121; and Running thence South 89°59'28" West 272.92 feet; thence North 00°01'05" East 57.79 feet; thence South 89°59'28" West 90.04; thence North 00°01'05" West 66.05 feet; thence North 89°59'09" East 164.97 feet; thence North 00°01'05" West 41.28 feet; thence North 89°59'05" East 165.00 feet; thence South 00°00'24" West 82.50 feet; thence North 89°59'28" East 32.99 feet; thence South 00°01'06" East 82.56 feet to the Point of Beginning.

Contains 1.037 acres.



Vicinity Map N.T.S.

SALT LAKE CITY APPROVAL

Presented to Salt Lake City this day of , 2014, and is hereby approved.

S.L.C. Recorder — S.L.C. Mayor

SALT LAKE CITY ATTORNEY

Approved as to form this day of , 2014, and is hereby approved.

S.L.C. Attorney

CITY DEPT. OF PUBLIC UTILITIES

Approved this day of , 2014,

Director

CITY ENGINEERING DIVISION

I hereby certify that I have had this Plat examined by this office and it is correct in accordance with the information on file and is hereby approved.

City Engineer — City Surveyor

CITY PLANNING DIRECTOR

Approved this day of , 2014, by the Salt Lake City Planning Commission.

Planning Director

SALT LAKE COUNTY RECORDER

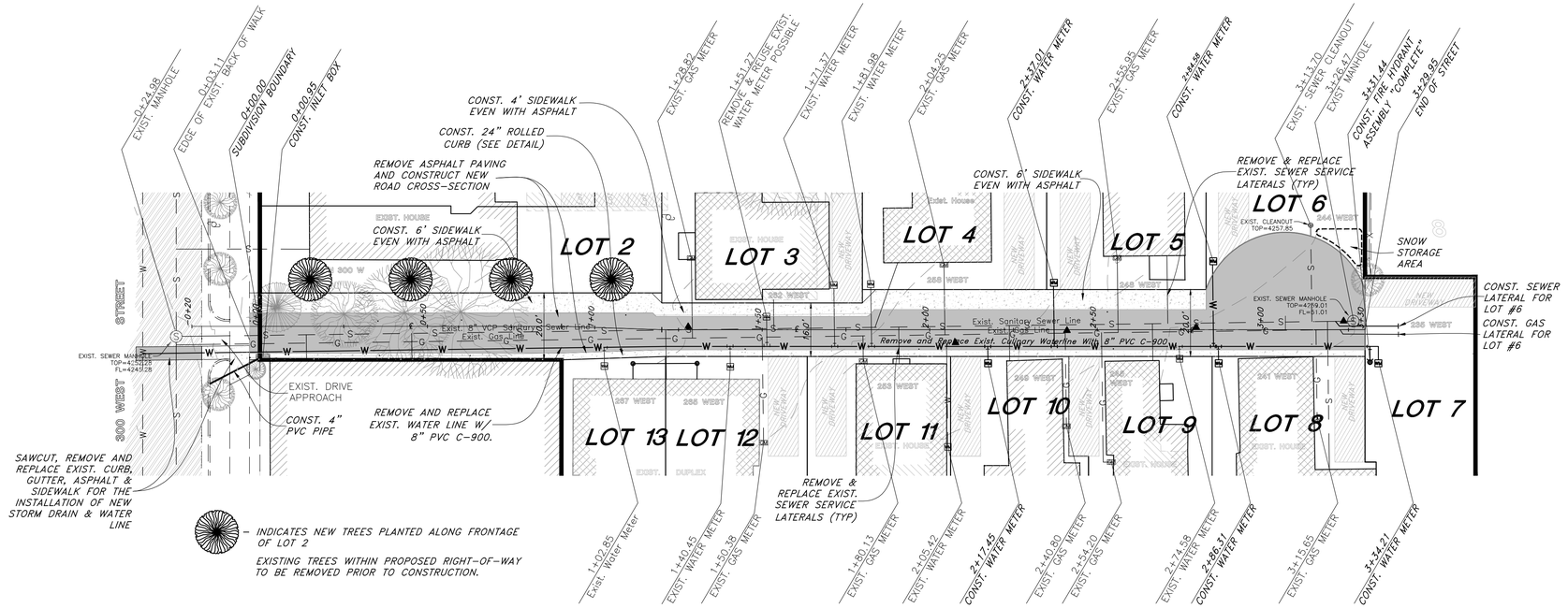
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

SALT LAKE COUNTY RECORDER

BY: _____ DEPUTY

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

12N764



– INDICATES NEW TREES PLANTED ALONG FRONTAGE OF LOT 2

EXISTING TREES WITHIN PROPOSED RIGHT-OF-WAY TO BE REMOVED PRIOR TO CONSTRUCTION.

NOTE:
SITE BENCHMARK IS A STANDARD SALT LAKE CITY MONUMENT LOCATED AT THE INTERSECTION OF 300 WEST & 400 NORTH

ELEV.=4255.95

Scale: 1" = 20'

20 0 10 20 25 30 35 40

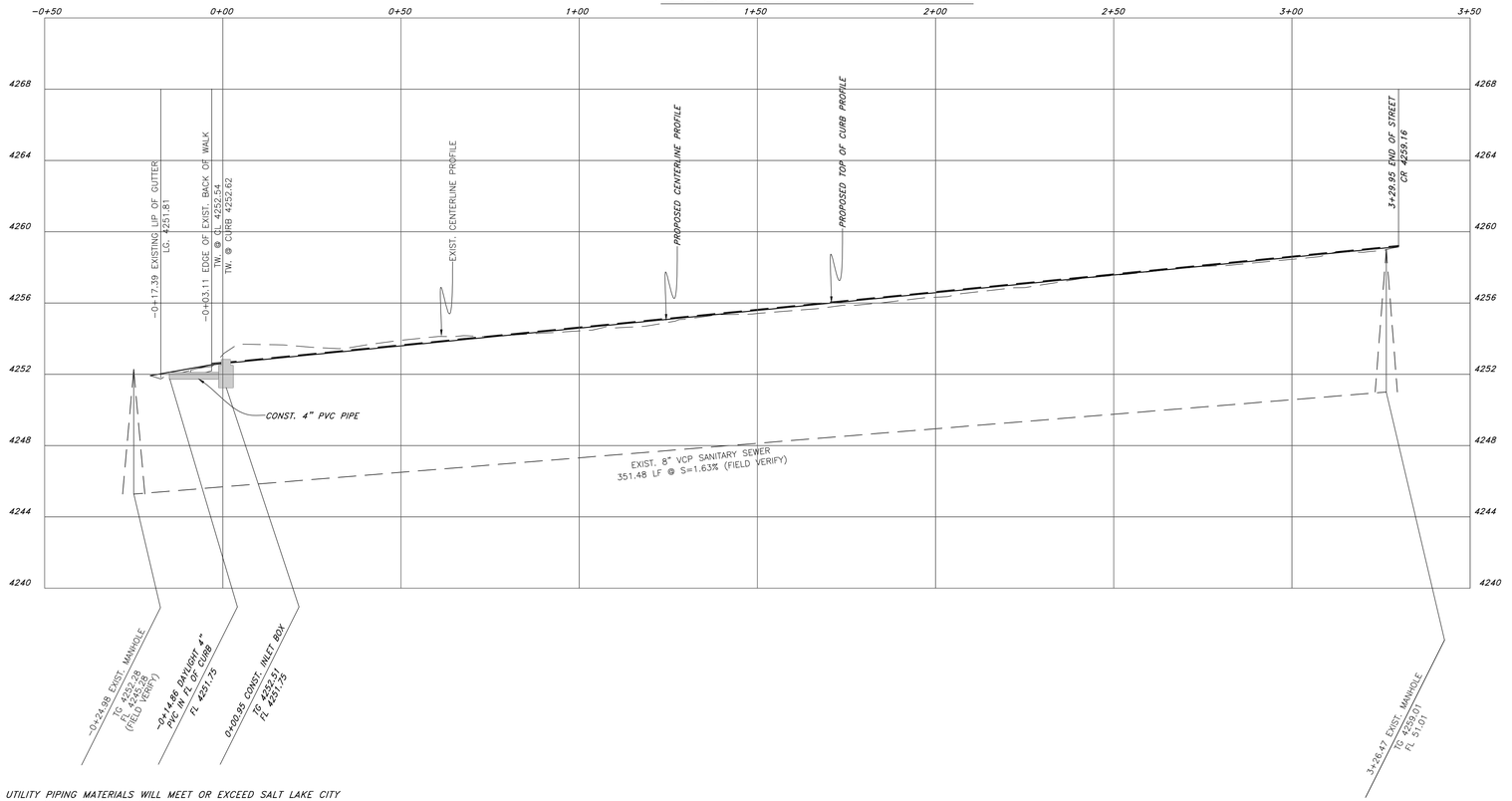
Graphic Scale

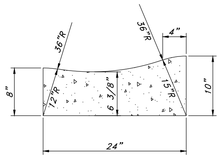
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TW
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

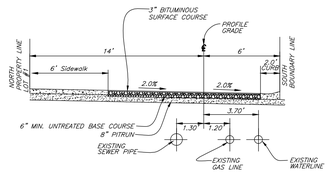
BISHOP PLACE





24" ROLLED CURB DETAIL

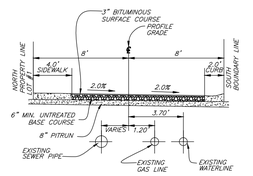
NOT TO SCALE



ROADWAY SECTION BISHOP'S PLACE DRIVE

NOT TO SCALE

CROSS-SECTION SHOWN CENTERLINE OF BISHOP'S PLACE DRIVE FROM STATION 0+00 TO STATION 1+20



ROADWAY SECTION BISHOP'S PLACE DRIVE

NOT TO SCALE

CROSS-SECTION SHOWN CENTERLINE OF BISHOP'S PLACE DRIVE FROM STATION 1+20 TO STATION 3+30

NOTES
1. UNDERGROUND UTILITY PIPING MATERIALS WILL MEET OR EXCEED SALT LAKE CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. REMOVE AND RECONNECT EXISTING WATER SERVICE LATERALS TO NEW 8" PVC C-900 AS SHOWN.

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

Plan / Profile

John Maxim
300 West Bishop's Place
Salt Lake City, Salt Lake County, Utah
A part of Section 36, T1N, R1W, SLB&M, U.S. Survey

30 May, 2014

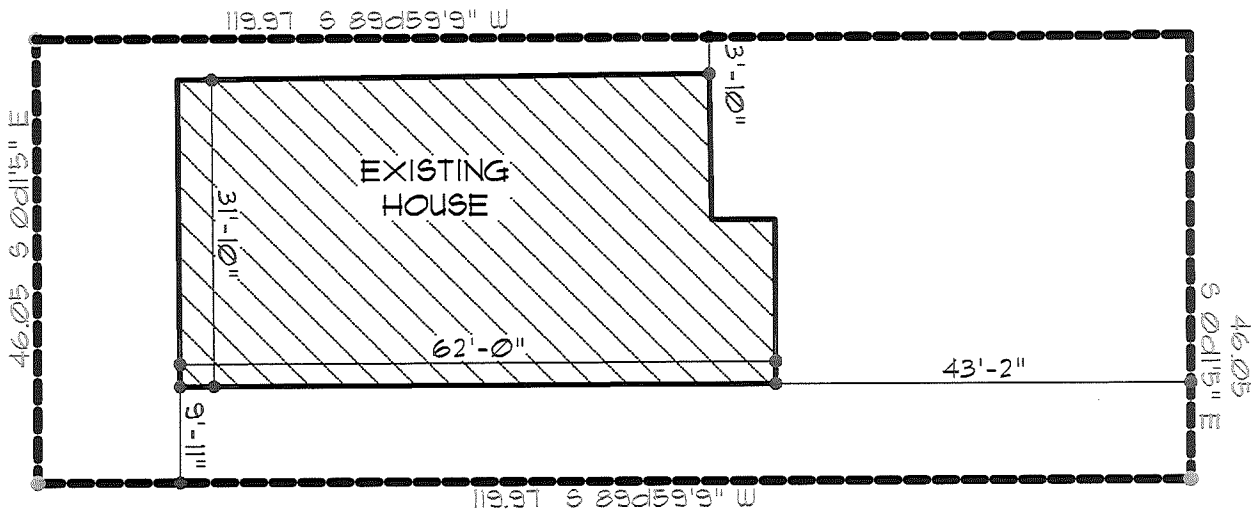
SHEET NO.
C1

12N764

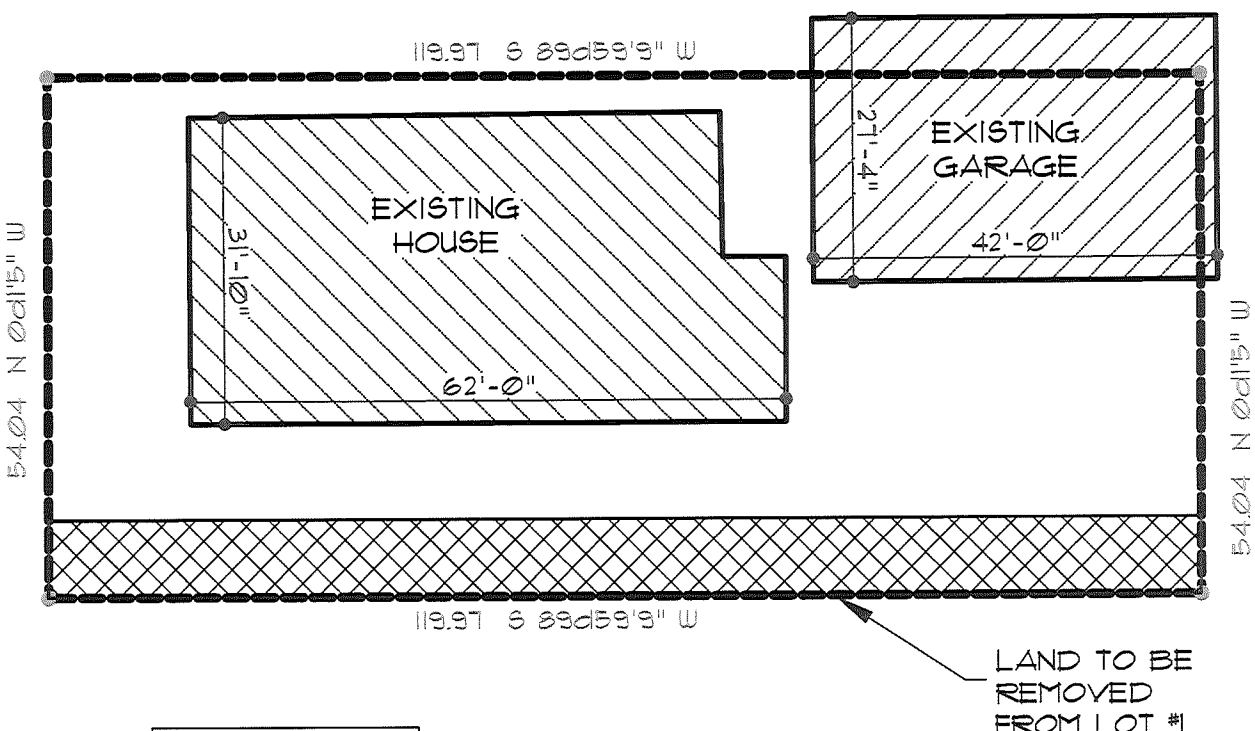
ATTACHMENT C: BUILDING ELEVATIONS

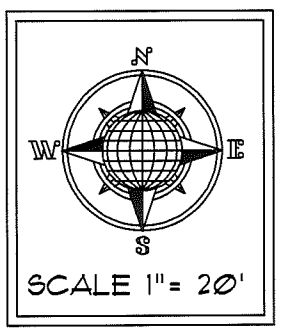
PROPOSED PLOT PLAN

PROPOSED HOUSE IS 37% OF LOT



EXISTING PLOT PLAN

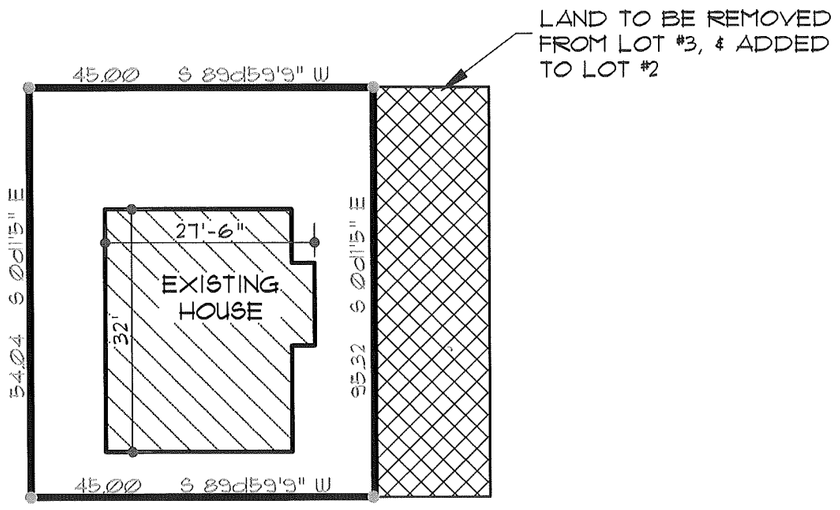




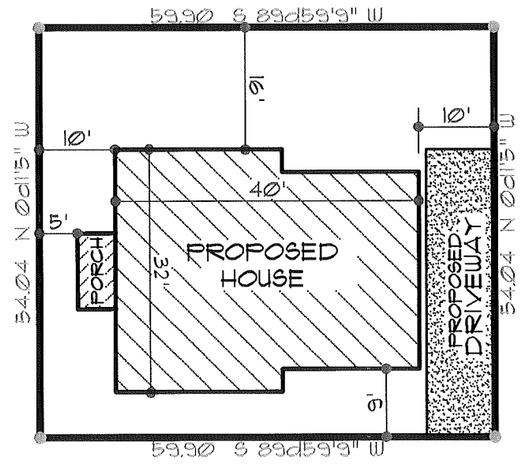
SITE PLAN

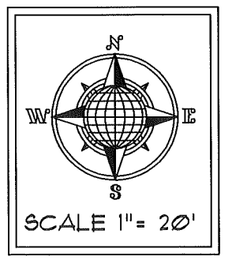
JOHN MAXIM
LOT # 1
BISHOPS PLACE SUB
432 North 300 West
SALT LAKE CITY, UT

EXISTING PLOT PLAN



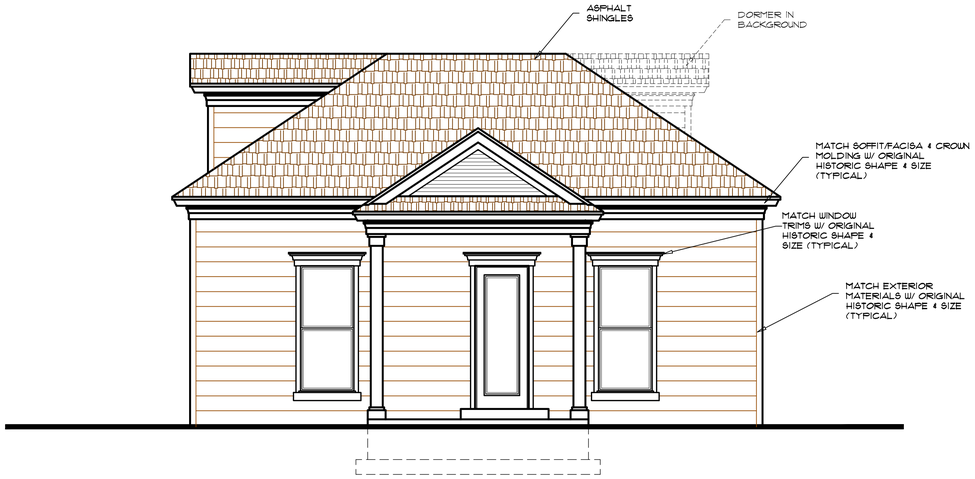
PROPOSED PLOT PLAN





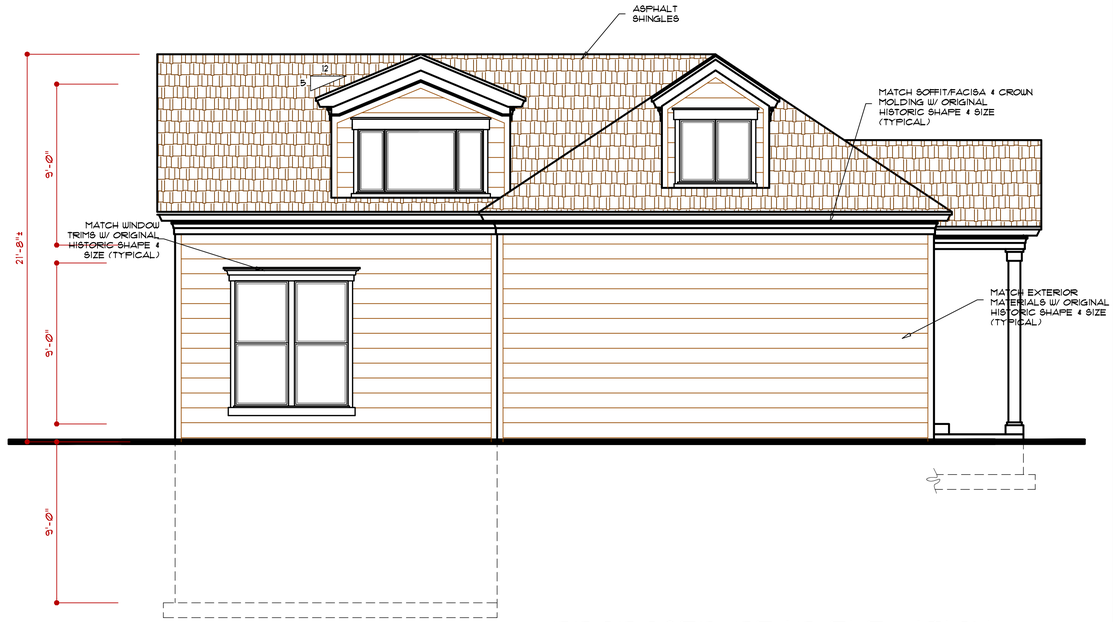
SITE PLAN

JOHN MAXIM
LOT # 2
BISHOPS PLACE SUB
262 WEST. BISHOPS PLACE
SALT LAKE CITY, UT



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

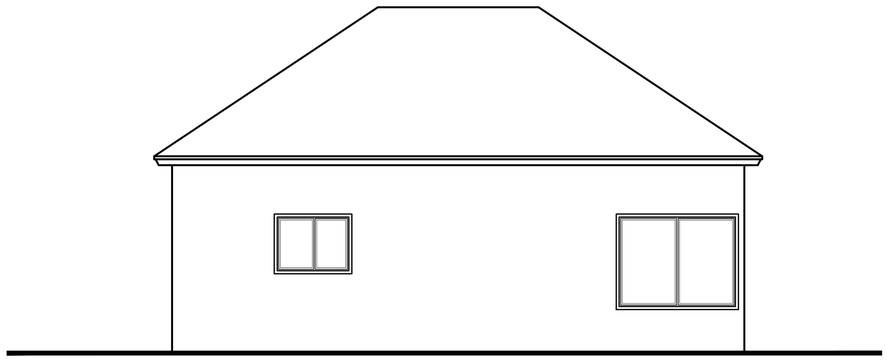


PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

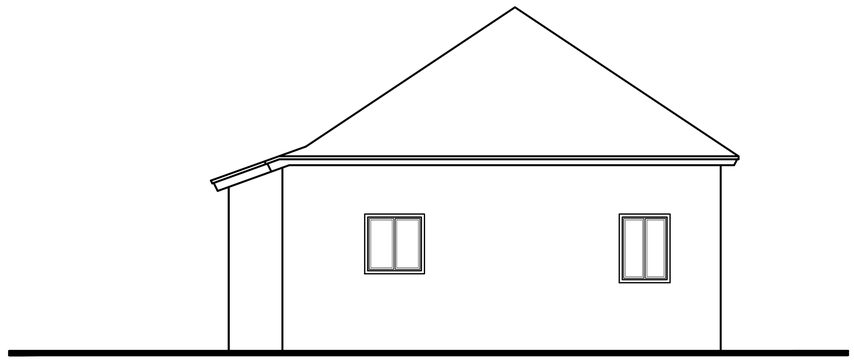
PROPOSED

EXISTING



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

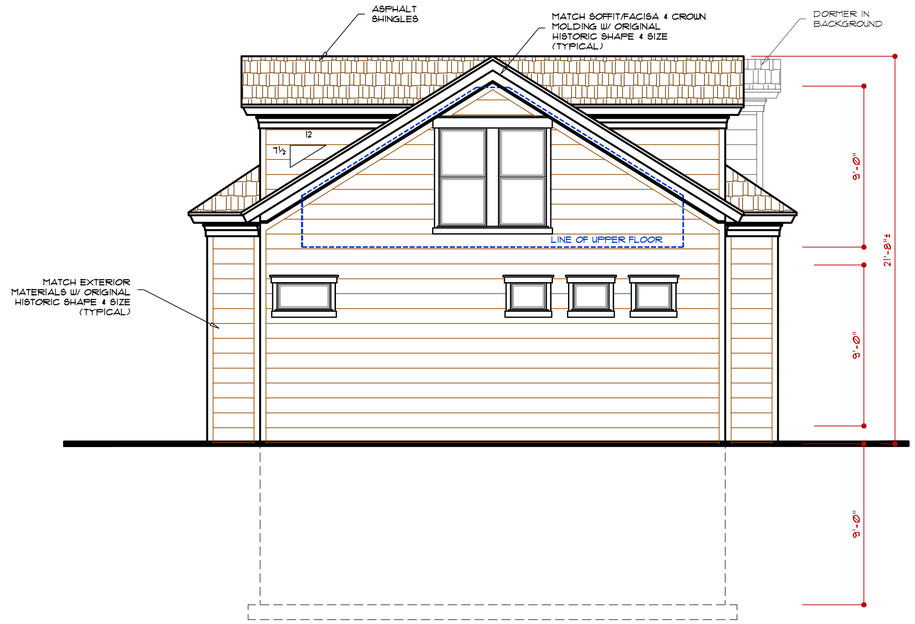
LOT #3
262 W. BISHOPS PLACE
SALT LAKE CITY, UT

BISHOPS PLACE

JOHN MAXIM
(801)541-0843

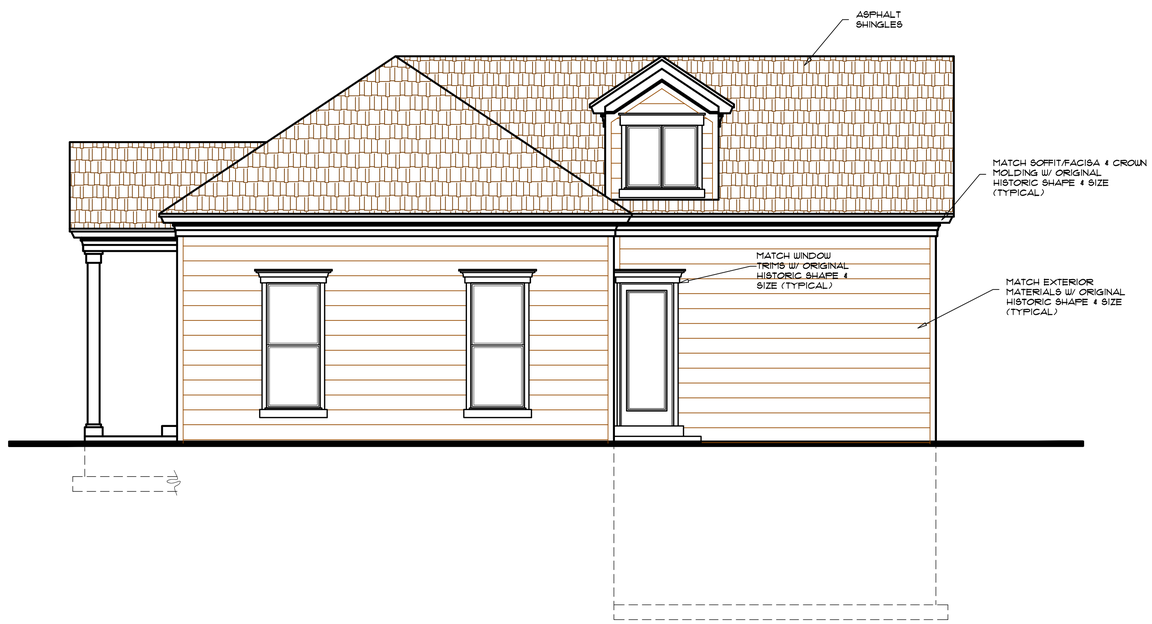
DATE: 2/2014
REVISION DATE: 2/2014

SHEET # 3 OF 3



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

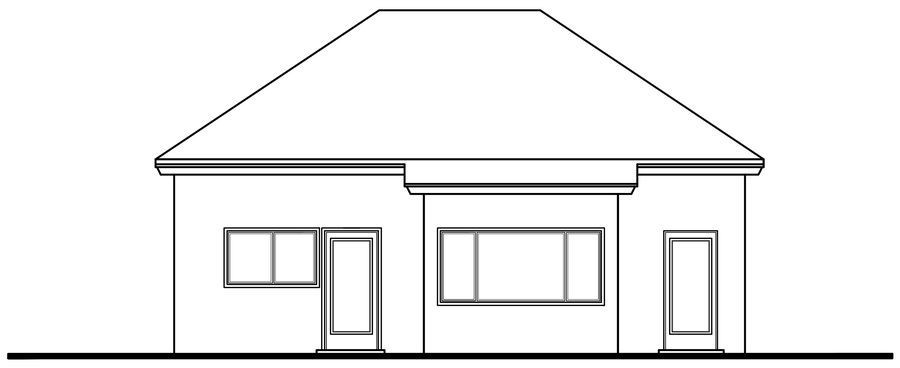


PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

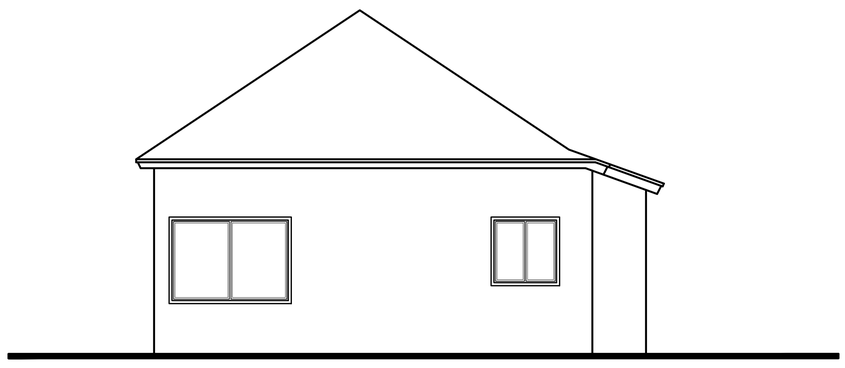
PROPOSED

EXISTING



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

LOT #3
262 W. BISHOPS PLACE
SALT LAKE CITY, UT

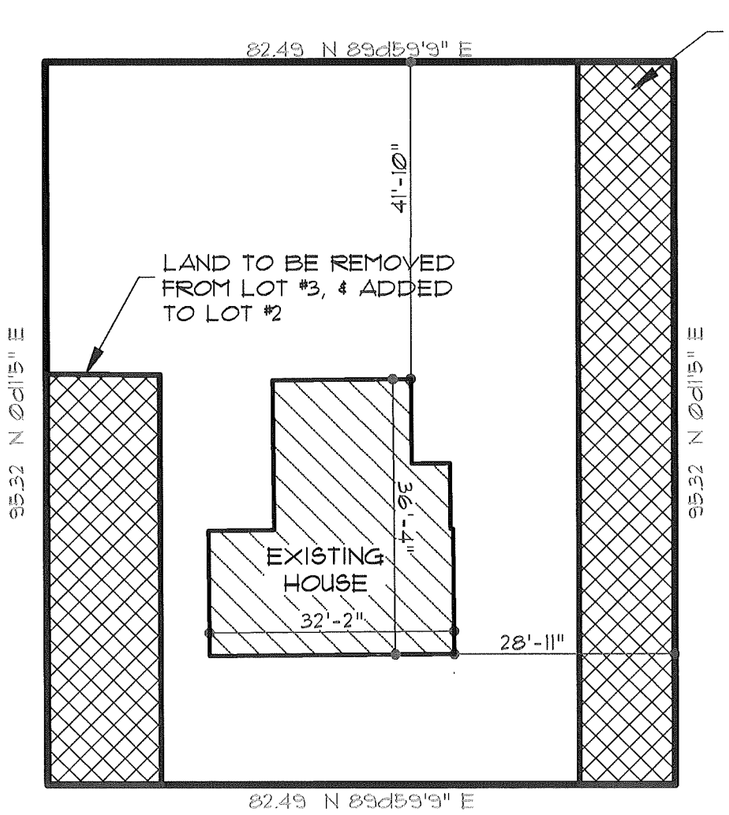
BISHOPS PLACE

JOHN MAXIM
(801)541-0843

DATE: 2/2014
REVISION DATE: 2/2014

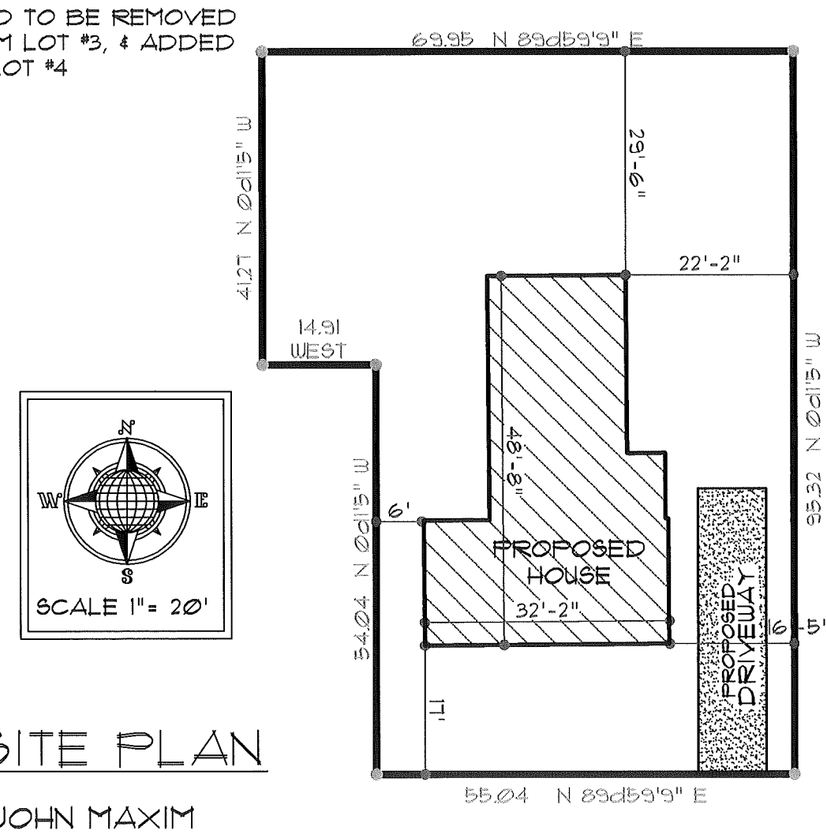
SHEET # 2 OF 3

EXISTING PLOT PLAN



PROPOSED PLOT PLAN

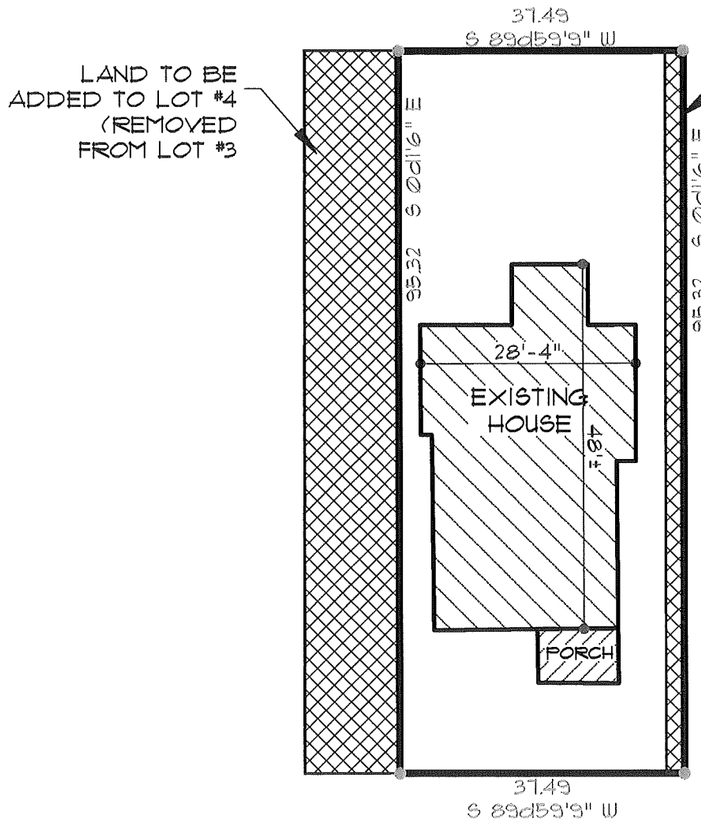
PROPOSED HOUSE IS 20% OF LOT



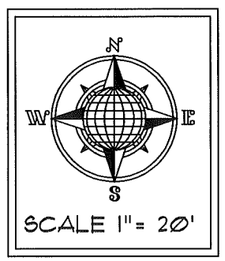
SITE PLAN

JOHN MAXIM
LOT # 3
BISHOPS PLACE SUB
258 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

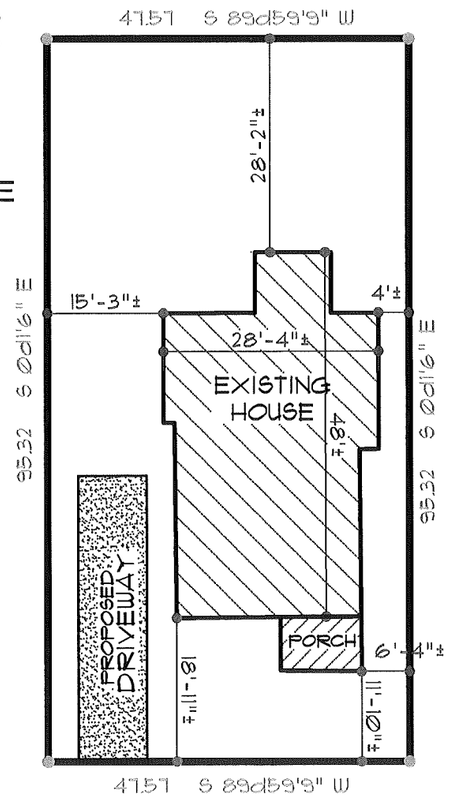
EXISTING PLOT PLAN



PROPOSED HOUSE IS 23% OF LOT



PROPOSED PLOT PLAN

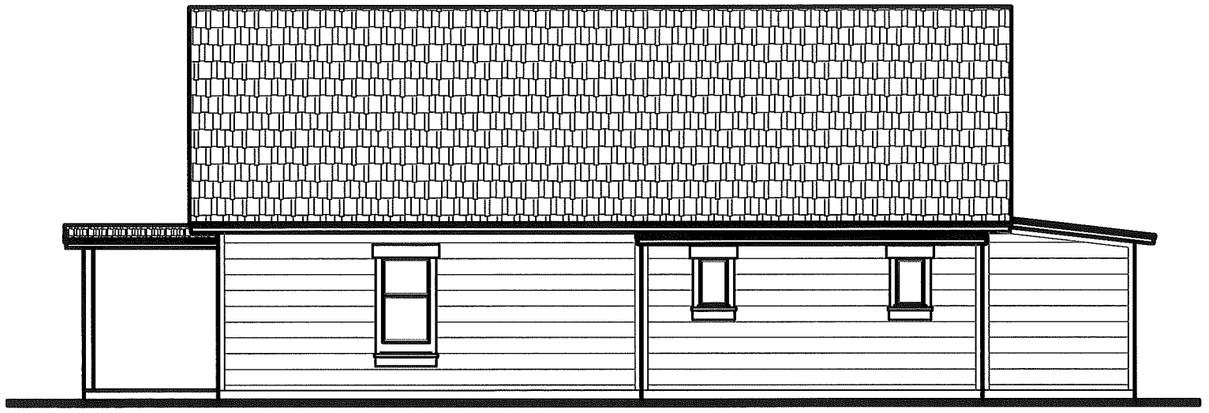


SITE PLAN

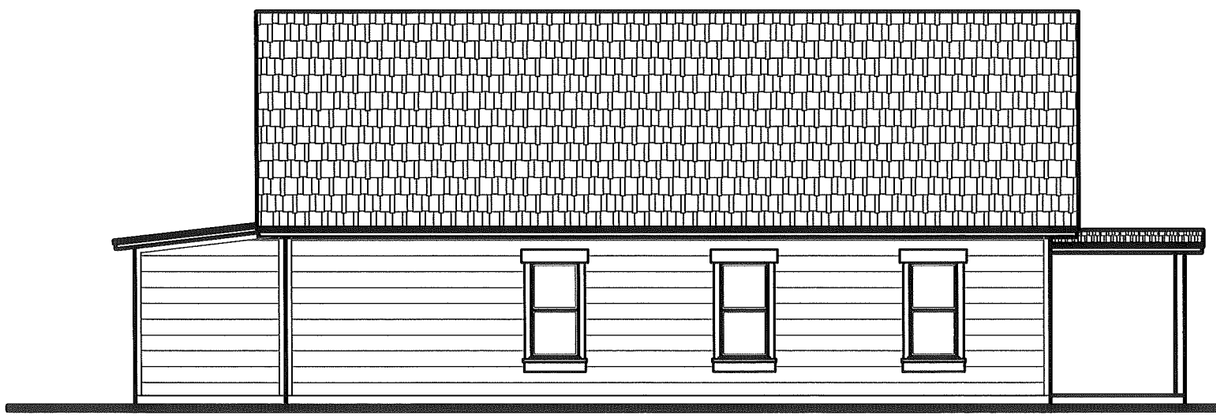
JOHN MAXIM
LOT # 4
BISHOPS PLACE SUB
248 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

PROPOSED ELEVATIONS

FRONT ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"

REAR ELEVATION SCALE: 1/4"=1'-0"

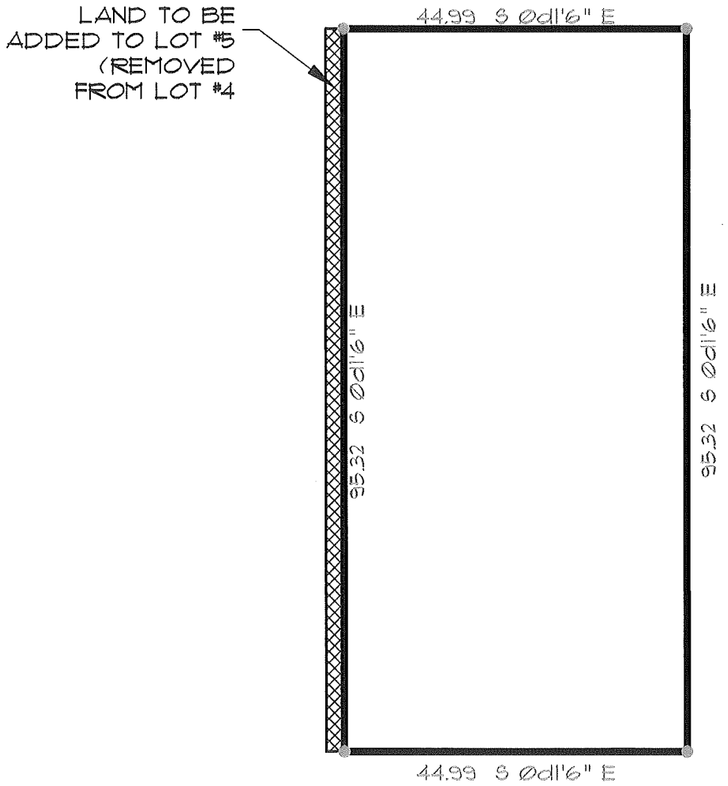
LOT #4
248 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801) 541-0849

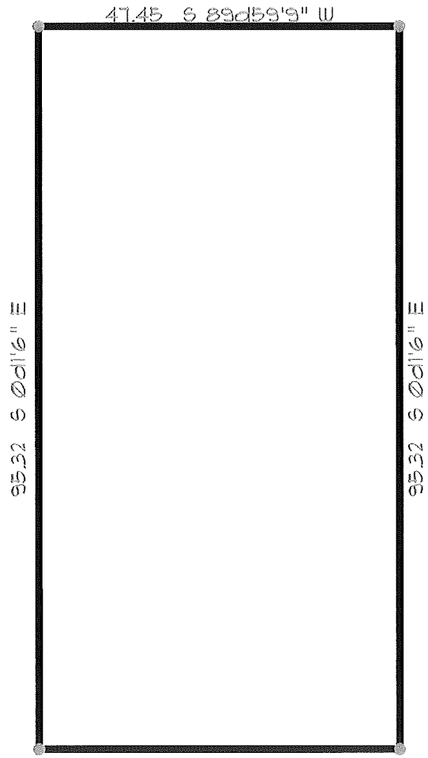
DATE: 12/2013
REVISION DATE: 12/2013

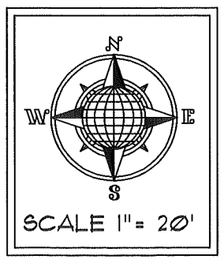
SHEET # 1 OF 1

EXISTING PLOT PLAN



PROPOSED PLOT PLAN

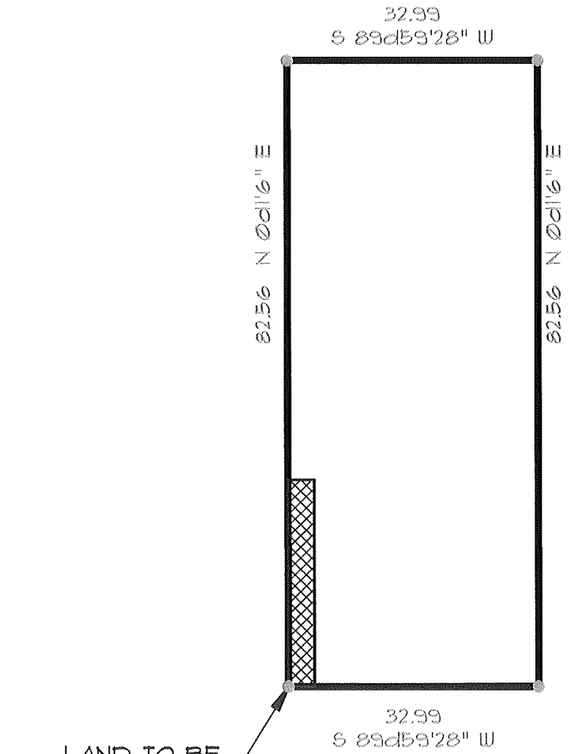




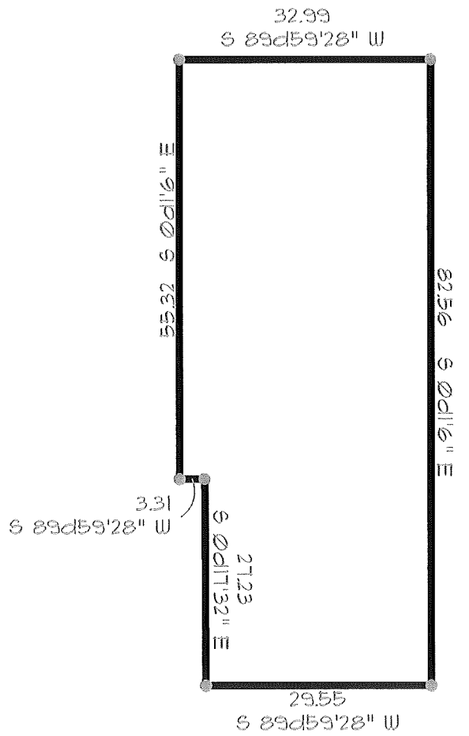
SITE PLAN

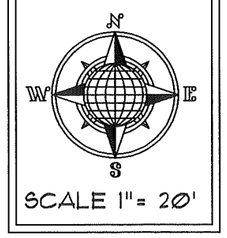
JOHN MAXIM
LOT # 5
BISHOPS PLACE SUB
242 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

EXISTING PLOT PLAN



PROPOSED PLOT PLAN

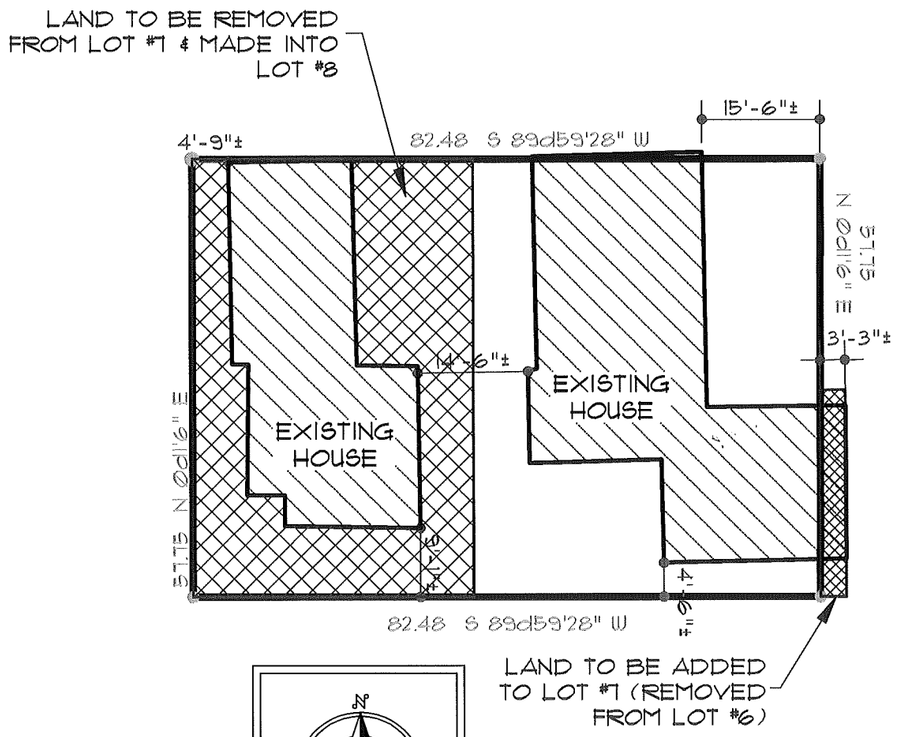


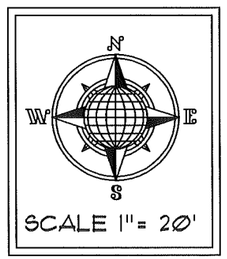


SITE PLAN

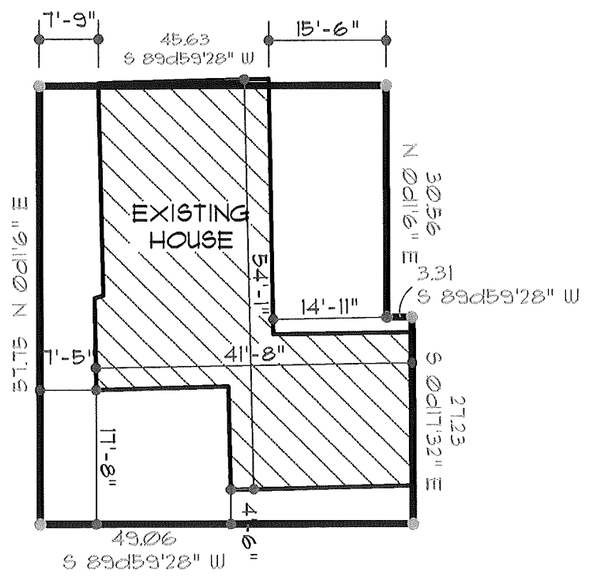
JOHN MAXIM
LOT # 6
BISHOPS PLACE SUB
430 NORTH BISHOPS PLACE
SALT LAKE CITY, UT

EXISTING PLOT PLAN



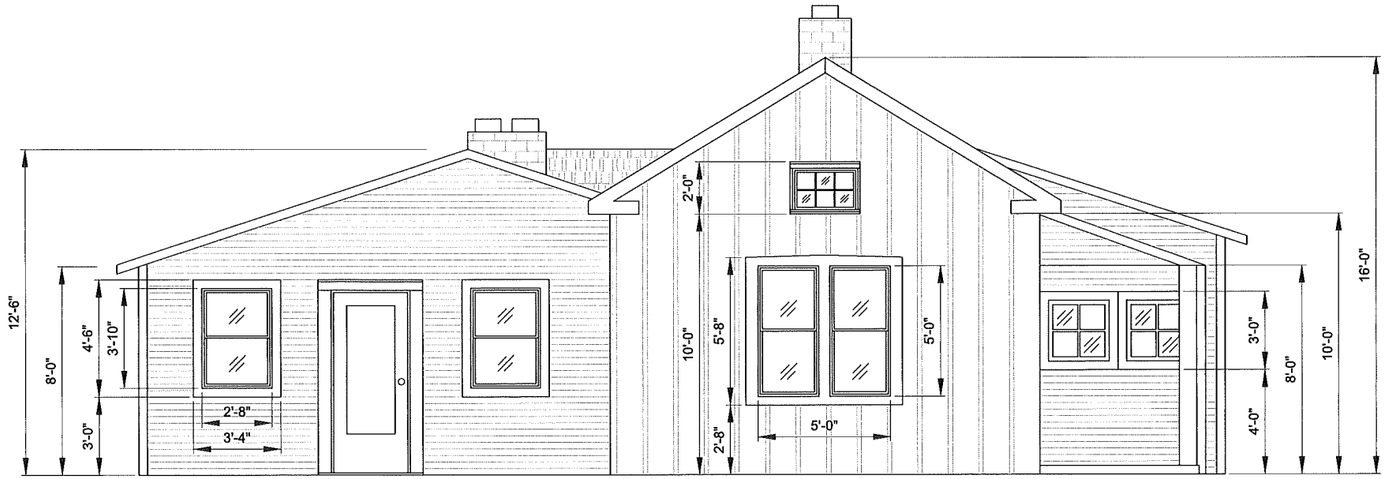


PROPOSED PLOT PLAN



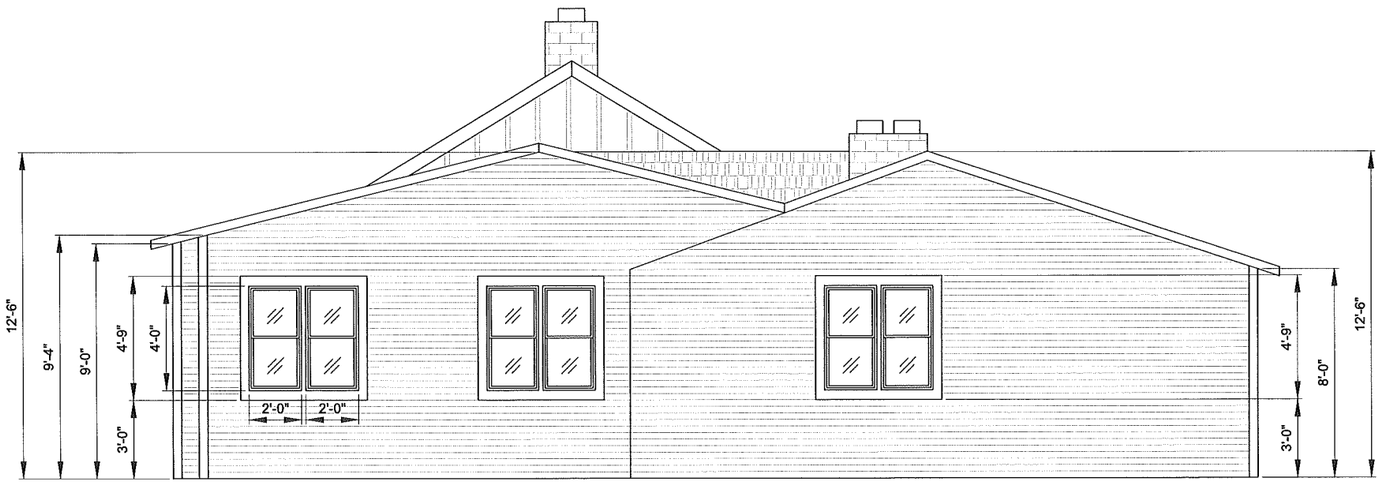
SITE PLAN

JOHN MAXIM
LOT # 7
BISHOPS PLACE SUB
241 WEST. BISHOPS PLACE
SALT LAKE CITY, UT



2 NORTH ELEVATION
3/8" = 1'-0"

NORTH



1 SOUTH ELEVATION
3/8" = 1'-0"

NORTH

4' 2' 0 4'
SCALE: 3/8" = 1'-0"

DATE

REVISIONS

NO.

BISHOP'S PLACE SUBDIVISION
JOHN MAXIM
SALT LAKE CITY, UTAH

241 W. BISHOP'S PLACE
ARCHITECTURAL ELEVATIONS

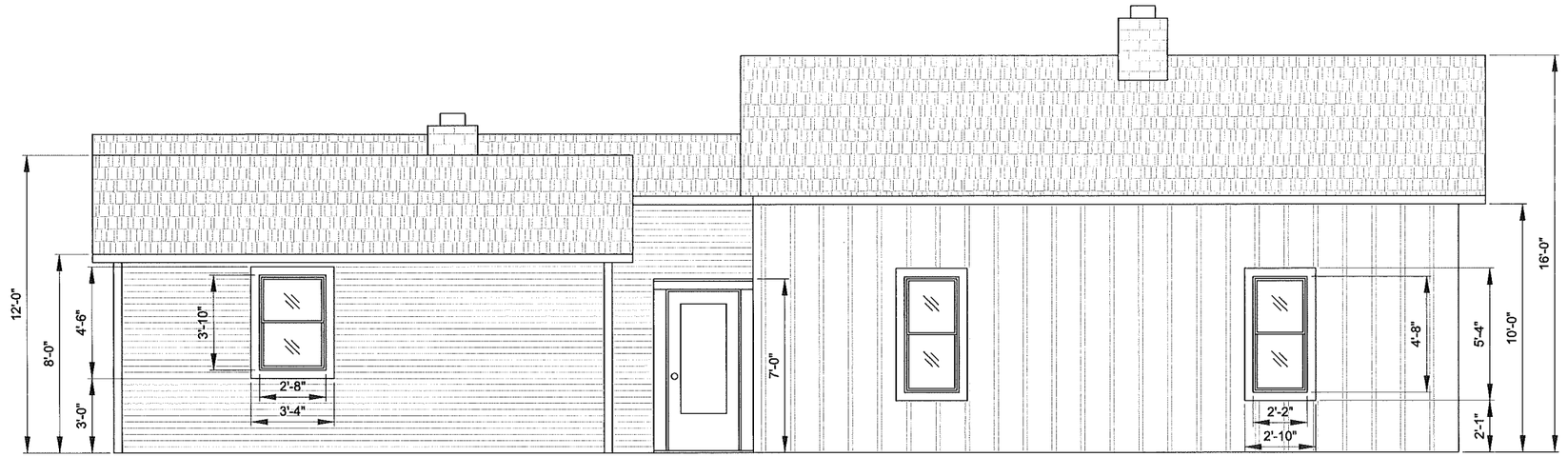
DRAWN BY JBD
DESIGNED JBD
CHECKED JM

DATE XX/XX/XX
FILENAME XXX

PROJECT BISHOP'S PLACE

SHEET

AE102



2 EAST ELEVATION
3/8" = 1'-0"

NORTH

1 WEST ELEVATION
3/8" = 1'-0"

NORTH

4' 2' 0 4'
SCALE: 3/8" = 1'-0"

DATE

REVISIONS

NO.

BISHOP'S PLACE SUBDIVISION
JOHN MAXIM
SALT LAKE CITY, UTAH

241 W. BISHOP'S PLACE
ARCHITECTURAL ELEVATIONS

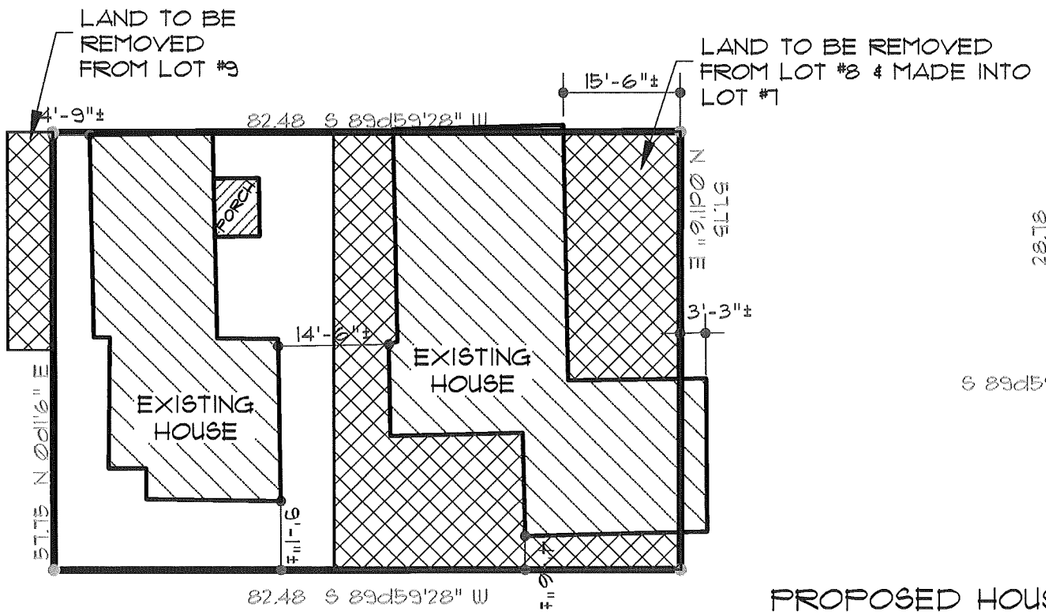
DRAWN BY JBD
DESIGNED JBD
CHECKED JM

DATE XX/XX/XX
FILENAME XXX

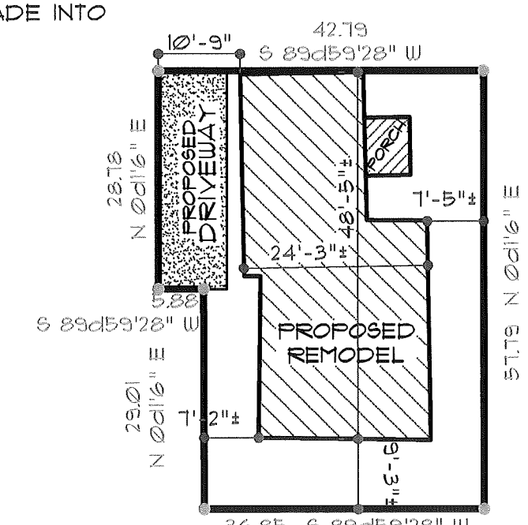
PROJECT
BISHOP'S PLACE

SHEET
AE103

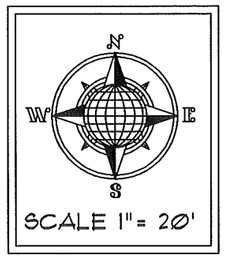
EXISTING PLOT PLAN



PROPOSED PLOT PLAN



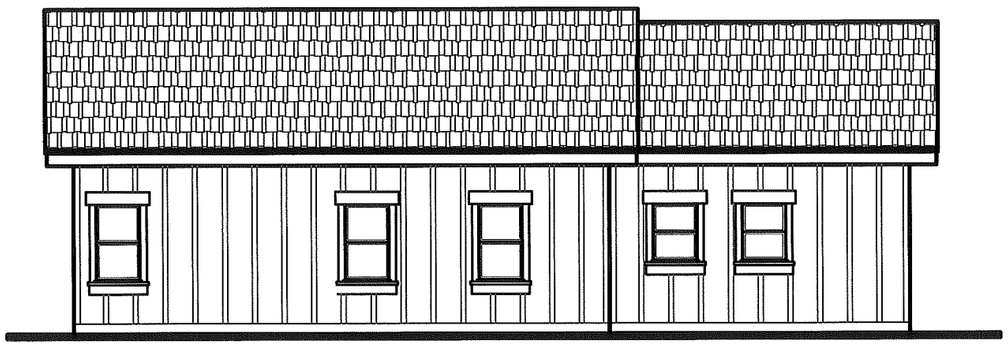
PROPOSED HOUSE
IS 38% OF LOT



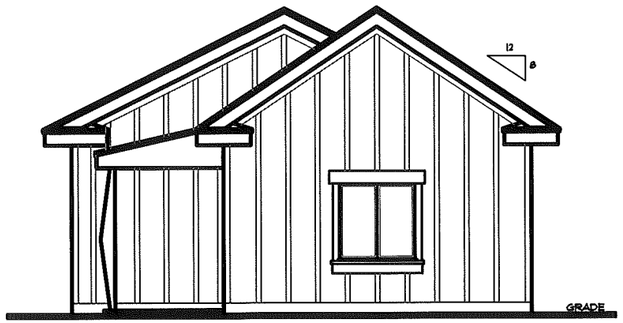
SITE PLAN

JOHN MAXIM
LOT # 8
BISHOPS PLACE SUB
245 WEST, BISHOPS PLACE
SALT LAKE CITY, UT

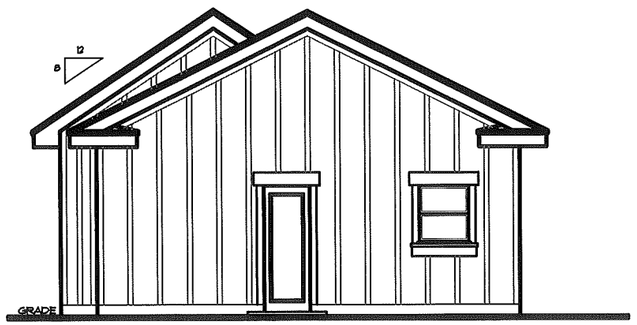
PROPOSED ELEVATIONS



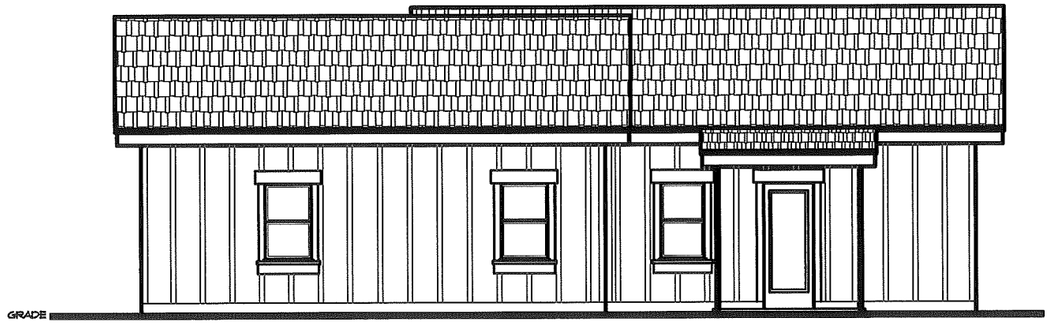
RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"

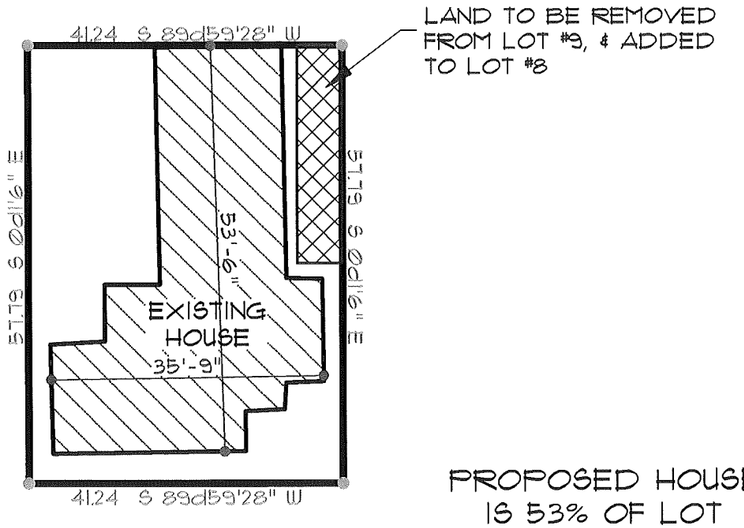
LOT #8
245 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801)541-0849

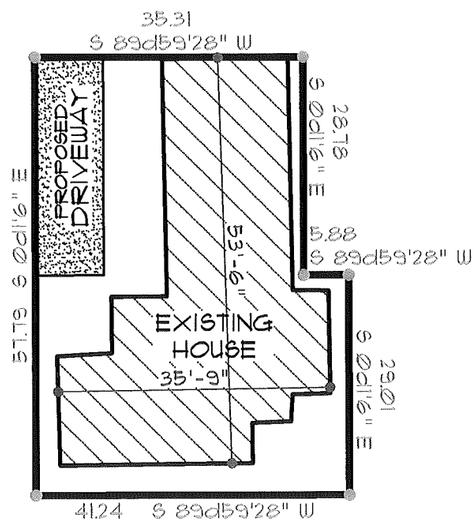
DATE: 12/2013
REVISION DATE: 12/2013

SHEET # 1 OF 1

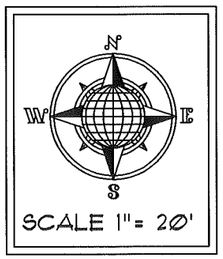
EXISTING PLOT PLAN



PROPOSED PLOT PLAN



PROPOSED HOUSE
IS 53% OF LOT

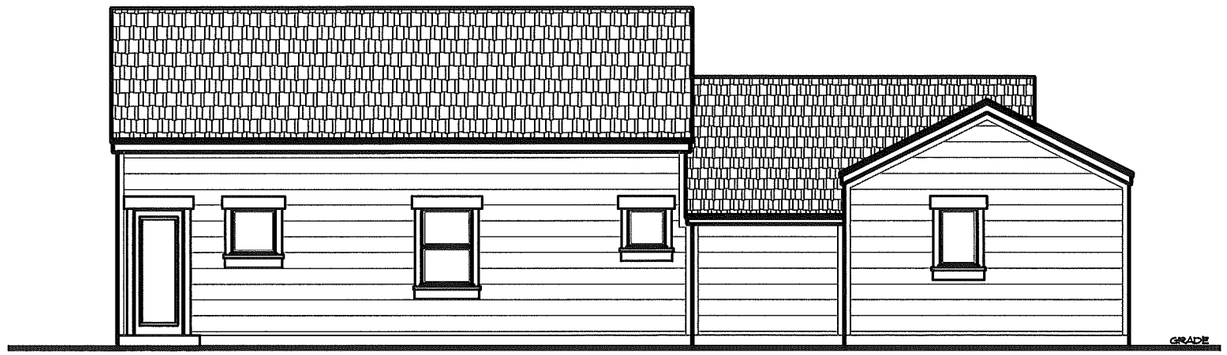


SITE PLAN

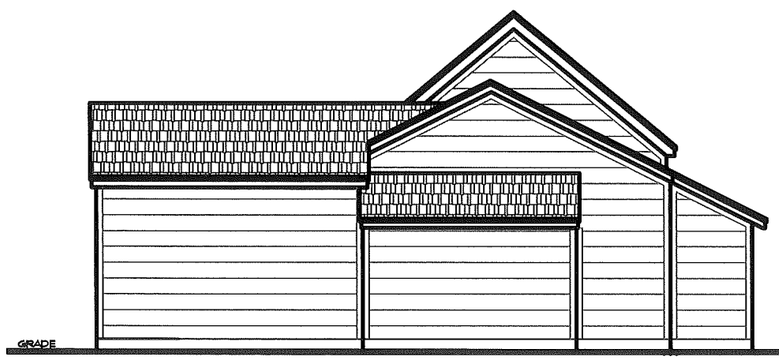
JOHN MAXIM
LOT # 9
BISHOPS PLACE SUB
249 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

PROPOSED ELEVATIONS

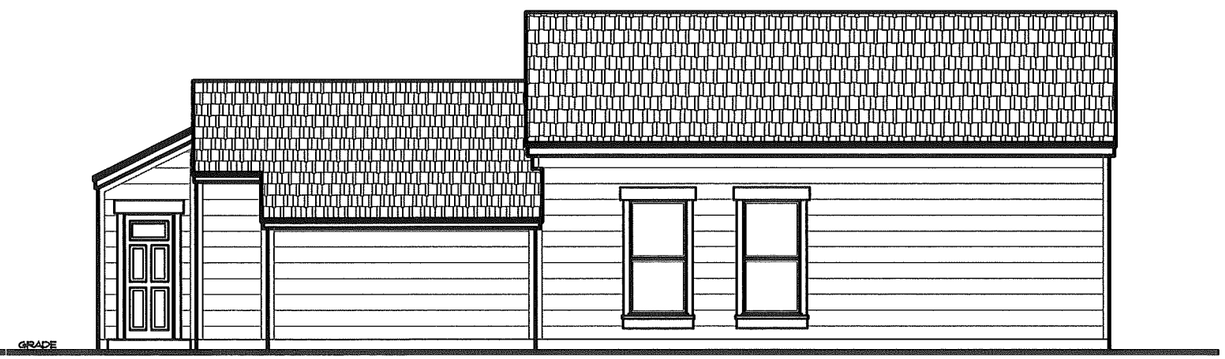
FRONT ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"

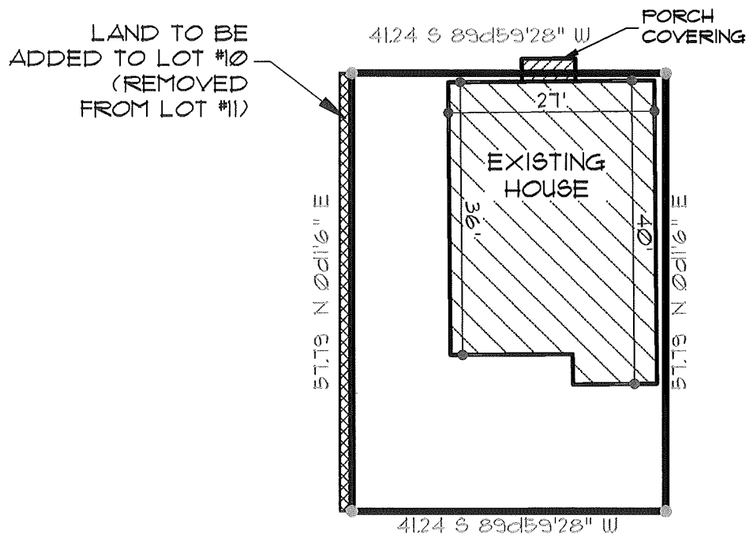
LOT #9
249 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801) 541-0849

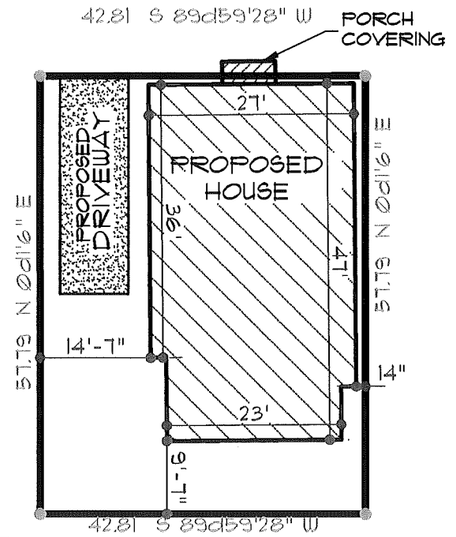
DATE: 12/2013
REVISION DATE: 12/2013

SHEET # 1 OF 1

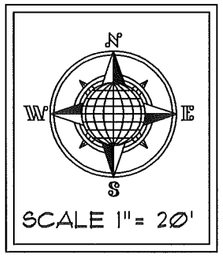
EXISTING PLOT PLAN



PROPOSED PLOT PLAN



PROPOSED HOUSE
IS 50% OF LOT



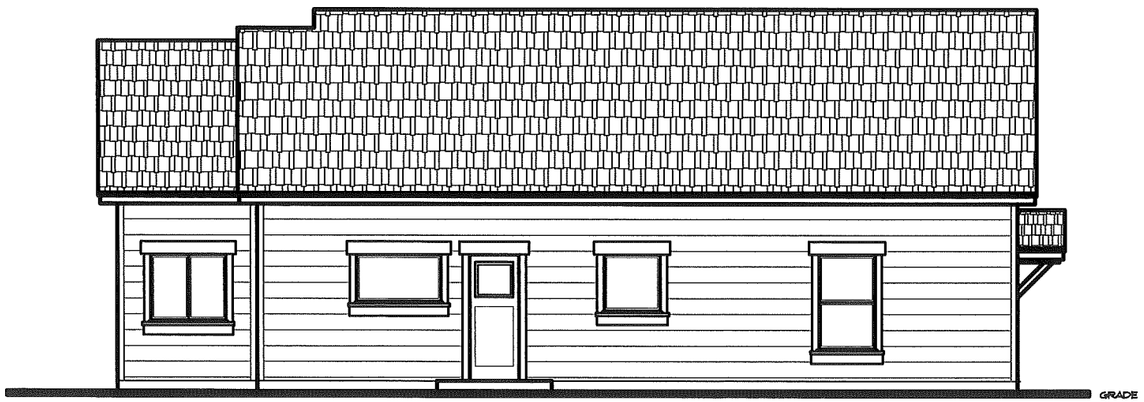
SITE PLAN

JOHN MAXIM
LOT # 10
BISHOPS PLACE SUB
259 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

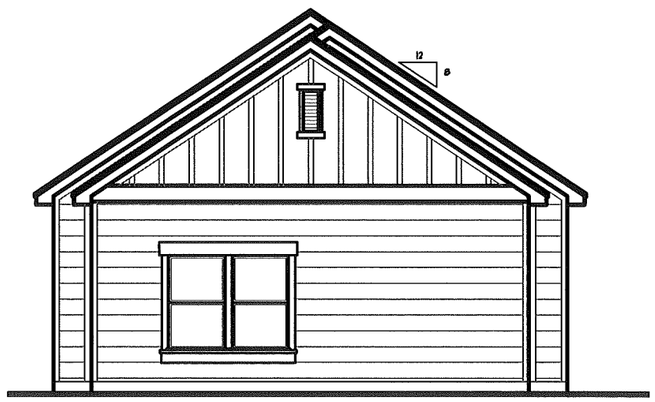
PROPOSED ELEVATIONS

FRONT ELEVATION SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"

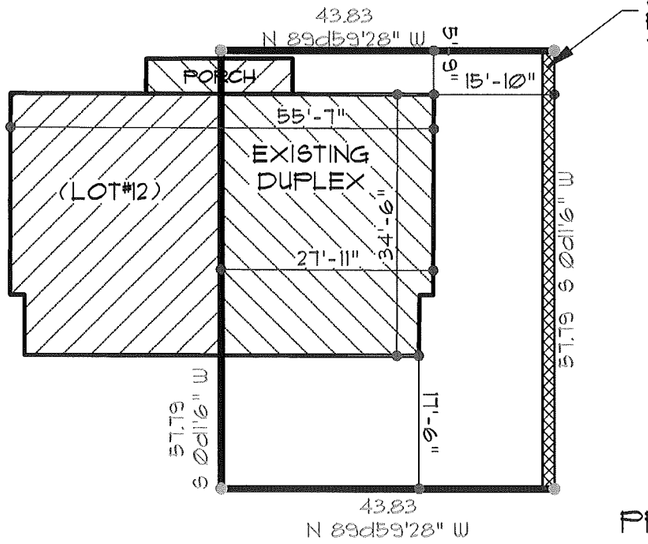
LOT #10
253 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801) 541-0849

DATE: 12/2013
REVISION DATE: 12/2013

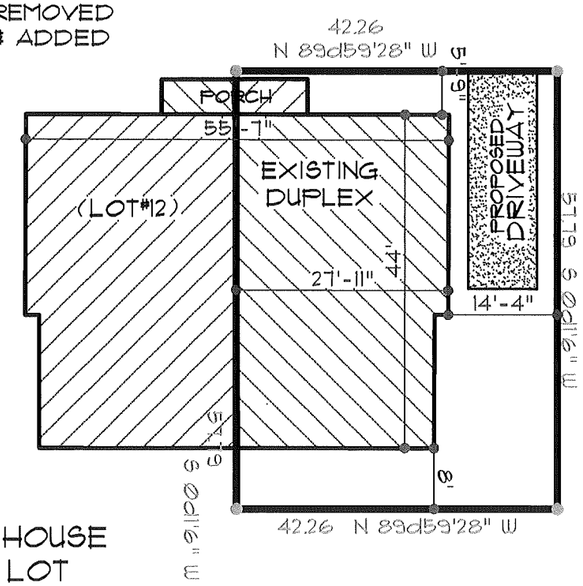
SHEET # 1 OF 1

EXISTING PLOT PLAN

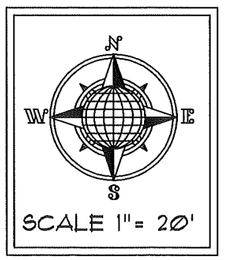


LAND TO BE REMOVED FROM LOT #11, & ADDED TO LOT #10

PROPOSED PLOT PLAN



PROPOSED HOUSE
IS 49% OF LOT

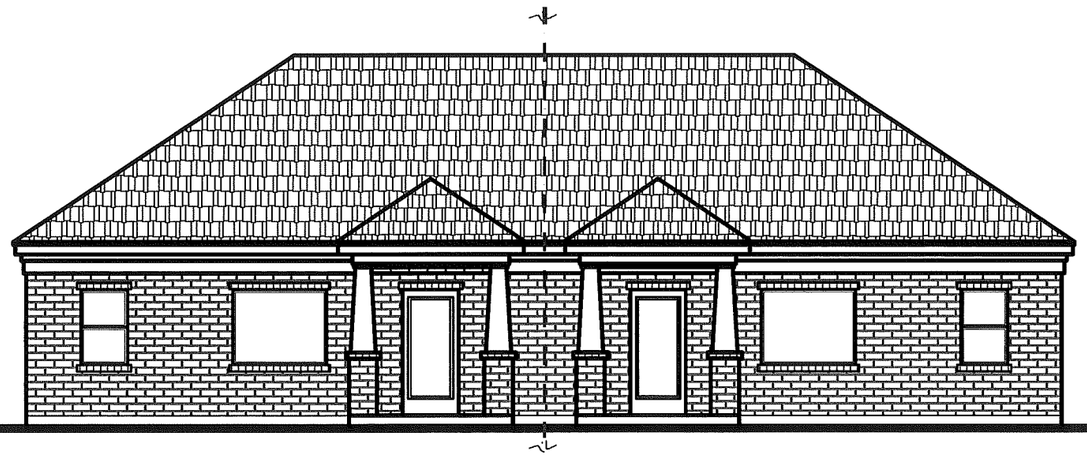


SITE PLAN

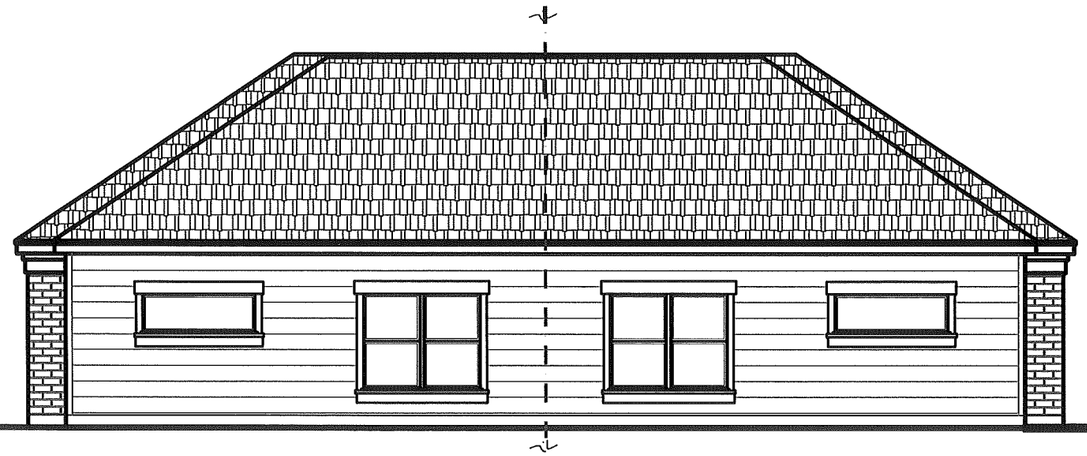
JOHN MAXIM
LOT # 11
BISHOPS PLACE SUB
265 WEST. BISHOPS PLACE
SALT LAKE CITY, UT

PROPOSED ELEVATIONS

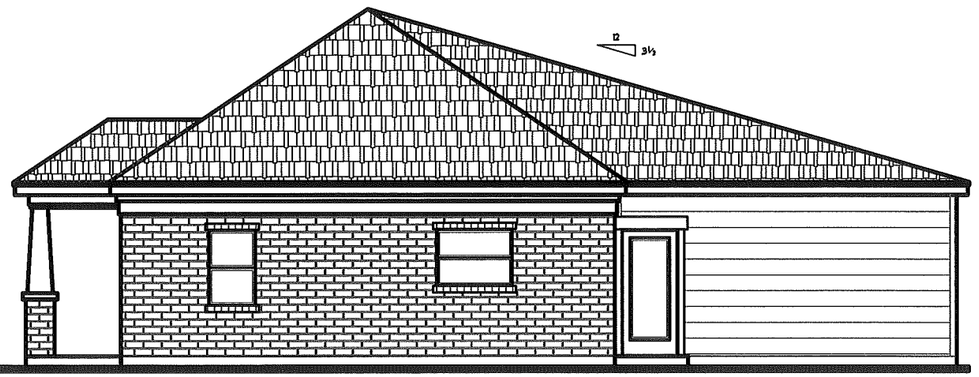
LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

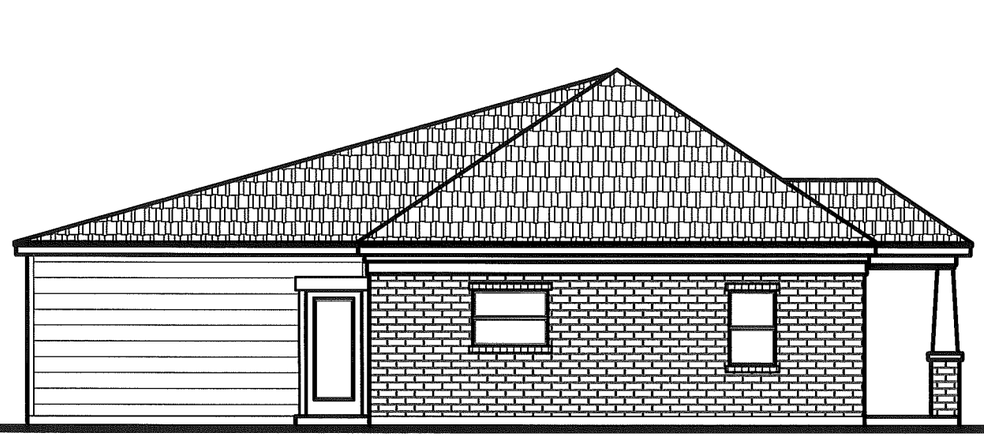
LOT #11
265 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801) 541-0846

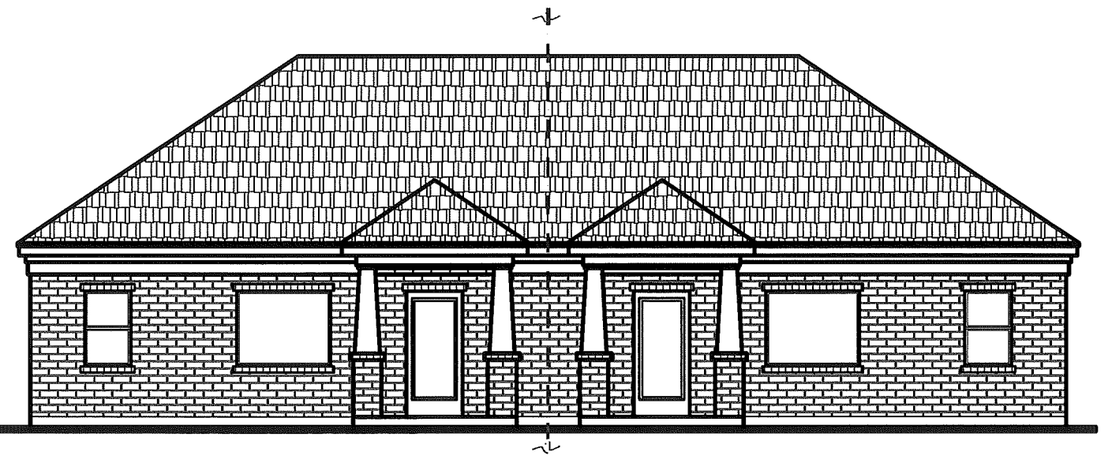
DATE: 12/2013
REVISION DATE: 12/2013

SHEET 1 OF 1

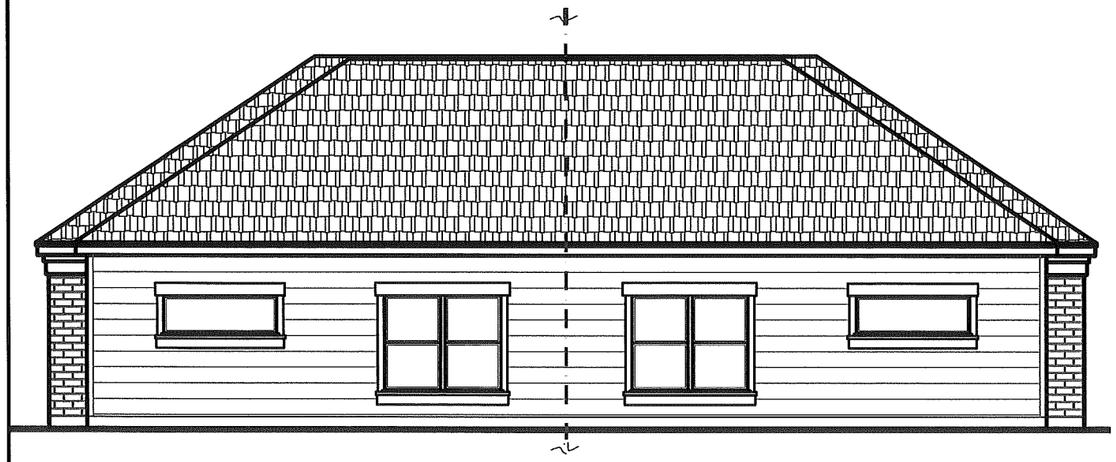
PROPOSED ELEVATIONS



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

LOT #12
267 W. BISHOPS PLACE
SALT LAKE CITY, UT

JOHN MAXIM
(801) 541-0849

DATE: 12/2013
REVISION DATE: 12/2013

SHEET # 1 OF 1

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Bishop Place Project Description December 20th, 2013

International Real Estate Solutions proposes an new subdivision located on the current private lane known as Bishop Place in Salt Lake City. This project will include remodeling all of the existing homes on this street along with the Single Family Residence located at 432 N 300 W, and building new homes on the two vacant lots on this street. The project will include transitioning Bishop Place from a private lane into a public right away and updating the utilities. Currently Bishop Place is the most blighted street in Salt Lake City. The developers intend to work together with the Historic Landmark Commission to make each of these homes functional Single Family Residences maintaining their historic contribution to the Marmalade neighborhood while being updated to be functional and desirable. This Plan Development will require the following changes and considerations.

The proposal for this planned development and subdivision will include the following:

- Making the existing the existing 11 parcels into 13 parcels
    - Splitting the two existing detached SFR known as 241 W and 245 W Bishop Place
    - Splitting the home at 432 W 300 N, into two attached SFR
- Dedication of Private Street to Public Ownership.
    - Replace water and sewer main
    - Repave and include flat cement sidewalk on north side of street
    - Change width of street in accordance with fire and transportation
- Amend Zoning of the home located at 432 N 300 W from RMF-35 to SR-3 to match the zoning of the rest of the Bishop Place project and to allow the proper parking to split 432 N 300 W into two attached SFR.
- Move all of the lot lines within the project as shown on the proposed site survey to allow for proper parking, and make existing encroachments less of an encroachment.
- Make additions to 7 of the existing homes including house numbers 241 W, 245 W, 258 W, 259 W, 262 W, 265 W, 267 W Bishop Place
- In-line addition special exception to the home at 241 W Bishop Place
- In-line addition special exception to the home at 245 W Bishop Place
- Variance on an extension to 259 W Bishop Place beyond rear setback
- Put Porch on 262 W Bishop Place
- Variance on an addition to 265 W Bishop Place beyond rear setback
- Variance on an addition to 267 W Bishop Place beyond rear setback
- Variance on exceeding 60% lot coverage on 267 Bishop Place
- Demolition of existing garage at 432 N 300 W to allow for deeded parking for 267 W Bishop Place and two detached SFR at 432 N 300 W.
- Make two vacant lots known as 242 W and 430 N Bishop Place buildable within SR-3 zoning requirements and Historic Landmark Commission approval

For questions please contact John Maxim at 801-541-0849.

Change of Zoning for 432 N 300 W, Salt Lake City, UT 84103 December 20th, 2013
Parcel # 08-36-254-009-0000

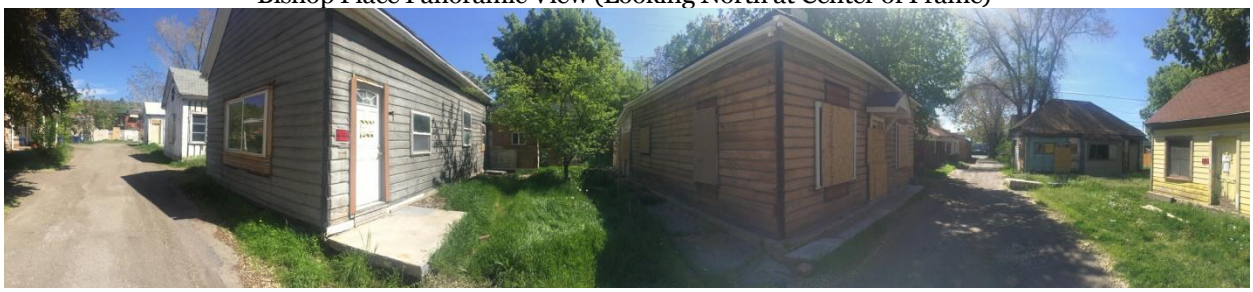
International Real Estate Solutions requests a changing in zoning of this property from RMF-35 to SR3. This request is made along with the Plan Development and Subdivision application of Bishop Place. The purpose of this change is to allow for the entire subdivision to have uniform zoning throughout, currently all the other parcels in the proposed subdivision are zoned SR-13. It will also allow for developer to split property into two town home units and offer the proper parking and minimum lot requirements.

For questions please call John Maxim 801-541-0849

ATTACHMENT E: PROPERTY PHOTOGRAPHS

Looking east from the sidewalk into Bishop Place

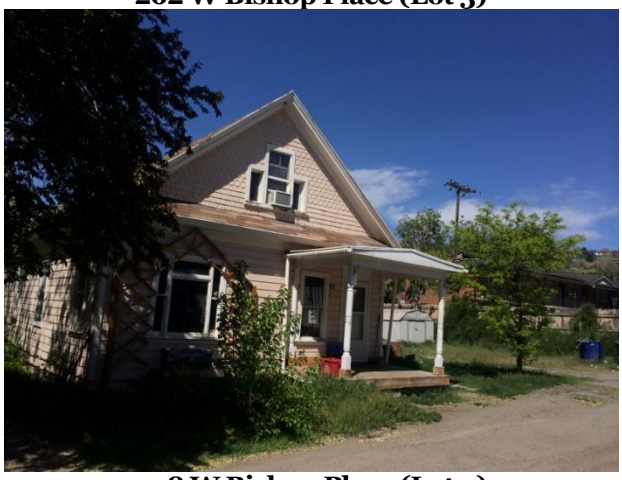
Bishop Place Panoramic View (Looking North at Center of Frame)



Bishop Place Panoramic View (Looking South at Center of Frame)

262 W Bishop Place (Lot 3)

258 W Bishop Place (Lot 4)



248 W Bishop Place (Lot 5)

244 W Bishop Place (Lot 6)- Vacant

235 W Bishop Place (Lot 7) -Vacant

241 W Bishop Place (Lot 8)

245 W Bishop Place (Lot 9)

249 W Bishop Place (Lot 10)

259 W Bishop Place (Lot 11)

265 W/267 W Bishop Place (Lots 12 & 13)

432 N 300 West (Proposed Lots 1 & 2)- Zoning Amendment Property

432 N 300 West Rear View

ATTACHMENT F: 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
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: **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.**	**Complies**	The applicants intend to achieve objectives C and F. These objectives involve the preservation of historic structures and the elimination of blight, respectively. To accomplish these objectives, the applicants are proposing to rehabilitate the existing deteriorated and blighted historical homes. The need for the proposed modifications to meet these objectives is discussed under Issue 3 on page 5.
B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be: **1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and** **2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.**	**Complies, with conditions**	The proposal is consistent with a number of goals related to rehabilitation of existing residential in the Capitol Hill Master Plan area. These are addressed under Issue 3 on page 6. Planned Development consideration requires that the area of the proposed development meets a minimum size. For properties in the SR-3 zone, this minimum is 4,000 square feet, which this proposal complies with. The area zoned SR-3 has a density limitation of 2,000 square feet for single-family detached homes, as well as 1,500 square feet for twin homes. The planned development area has at least 40,000 square feet of area, sufficient for at least 20 single family dwellings. Only 13 dwellings are proposed in the development, including the two new homes and the conversion of the home at 432 N 300 West into a twin home, maintaining compliance with the density of the SR-3 zone. Approval of the proposed zoning standard modification for 432 N 300 West is conditioned upon approval of the SR-3 re-zone by the City Council. This is so that the property still maintains compliance with the density of the applicable zone.
C. Compatibility: The proposed planned development shall be compatible with the	**Complies**	1. The properties are provided access from 300 West and Bishop Place street. The addition of two new homes is not expected to

character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider: **1. Whether the street or other adjacent street/access;means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any** **2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:** **a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;** **b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;** **c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.** **3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;** **4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;** **5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and** **6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.** **If a proposed conditional use will result in new**		have any impact on the service level of 300 West, which is a major arterial, and the upgrades to Bishop Place required through this process will provide sufficient means of access to the properties. 2.a. The driveways for these properties currently exist and access to these will be better accommodated with the street widening required as part of this Planned Development and the subdivision standards of Title 20. 2b. The SR-3 district requires one parking stall per lot due to the generally limited size of lots expected in areas zoned with this district. Guest parking will be limited within the development due to the small lots and limited space available for parking stalls, as well as the prohibition on parking on Bishop Place itself. With these constraints, the only area available for guest parking will be 300 West and tandem parking on proposed driveways. However, properties adjacent to the development have adequate onsite parking for their uses and the use of on-street parking on 300 West is not expected to adversely impact the use of these properties. 2c. This is a limited residential development and is not expected to have a high traffic demand that would impair the use or enjoyment of adjacent properties. 3. The circulation of traffic will be isolated to Bishop Place due to the dead end nature of the street. Some on-street parking use may increase along 300 West, but is not expected to adversely impact adjacent properties which generally have their own off-street parking areas. 4. The existing utility infrastructure under Bishop Place will need to be brought up to compliance with current standards as part of this Planned Development and public street dedication. Public Utilities had no concerns with regard to service levels or potential impacts to adjacent land uses, public services, or utility resources. 5. The planned development concerns single and two- family residential properties which, unlike higher density multifamily or commercial uses, are not expected to have excessive adverse impacts on adjacent properties from trash collection, deliveries, or mechanical equipment use. 6. The size and scale of the planned development, including the modified rear and side yard setbacks described in the issues section of the report are not expected to have a negative impact on adjacent properties and is expected to be compatible with surrounding uses. Adjacent single-family homes are generally buffered from this development by large rear yard setbacks and setbacks are not being significantly altered in areas where there is limited setback. Multifamily and Institutional uses on the north and east of the development are also buffered by sufficient setbacks required by their respective zoning districts. The proposal does not involve commercial or mixed use development and is not subject to the Conditional Building and Site Design Review.

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.		
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;	**Complies**	Some mature vegetation, including at least two large trees, will need to be removed to expand the street Bishop Place to an acceptable width for pedestrian and vehicle safety. The removal of the existing trees complies with the landscaping provisions of 21A.48.135.B.4 regarding trees within the right-of-way. No new significant landscaping is expected within the Planned Development due to the existing developed nature of the lots and limited front yard areas that result from the street width increase.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	**Complies**	One of the primary purposes of this Planned Development is to preserve the historic homes on the property while improving their livability standards with additions that respect the historical integrity of the existing homes. No demolitions of historical features that contribute to its historic character are expected, and any demolition activity is dependent on approval by the Historic Landmark Commission or City historic preservation staff. All alterations to the buildings, including the proposed additions, are subject to compliance with the Capitol Hill Historic District overlay standards.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	**Complies**	The Planned Development will need to comply with the subdivision standards for a preliminary subdivision as discussed in the Attachment H. The lot split of 432 N is subject to zoning amendment approval to ensure compliance with the density limitations of the Zoning Ordinance. The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT G: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.	**Complies, with conditions**	The applicant is requesting modification to the standard subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development: 1. 20.12.010.E: Public street width standards This street width reduction is necessary due to the limited width between the existing historic homes. The historic homes are protected from demolition by the Historic District overlay, which restricts the available right-of-way width. 2. 20.12.010.F: Landscaping The requirement for landscaping adjacent to the street right-of-way is being modified by the Planned Development approval. There is not sufficient space on the sides of the 20' wide right-of-way for any park strip landscaping due to the proximity of the existing homes to the street. 3. 20.12.010.K. Connectivity- Cul-de-Sacs The requirement for a full size turnaround is being modified due to approval of the Fire Department for fire sprinklers as discussed in Issue 2 on page 4. The applicant will still be providing a 37' foot wide turnaround at the east end of the street. Compliance with the Fire Department conditions is a condition of approval. 4. 20.12.030: Street Design Standards The street width will not meet the normally required width of 50' for a right of way and 30' for the vehicle pavement, due to the existing development and limited width available between existing homes. The development is proposing a 20' street width to ensure 10' wide lanes in either direction. Vehicle parking will be prohibited on either side in order to ensure vehicle and pedestrian movement into and out of the development. This also addresses the Police Department's concerns regarding access for emergency vehicles on existing limited width streets. 5. 20.12.030: Curb, Gutter, and Sidewalk Standards The limited right-of-way width prevents installation of a sidewalk, so the street will serve both pedestrian and vehicle traffic. Due to the limited number of residents and the dead-end nature of the street, staff does not anticipate significant conflicts between pedestrians and vehicular traffic. The proposed subdivision otherwise complies with the applicable standards.
B. All buildable lots comply with all applicable zoning standards	**Complies**	The lots in the proposed subdivision will not comply with the normal standards of the zoning ordinance and the standards are being modified through the Planned Development process. The proposed modifications to the Zoning Ordinance standards are detailed under Issue 3 on page 6 of this report.
C. All necessary and required dedications are made;	**Complies**	The proposal will require dedicating sufficient right-of-way for a minimum of 20' of paved street width as well as the necessary turn around areas for vehicles as required by the relevant City departments. Compliance with this right-of-way dedication is a condition of approval

		and is subject to final City Engineer approval. The proposed right-of-way dedication is discussed under Issue 2 on page 4.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	**Complies**	The proposal will require upgrading the existing sewer and water supply lines to current City standards. The specific requirements are addressed in the Public Utility Department's comments. Compliance with the installation of these improvements is a condition of approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	**Complies**	The applicant will be required to improve the street and install public utilities that meet current City standards. Modifications to the City street and right-of-way standards are discussed above and final approval is dependent on the City Engineer in consultation with the Transportation and Fire departments.
F. The subdivision otherwise complies with all applicable laws and regulations.	**Complies**	There is no evidence that the subdivision does not comply with all other applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	**Complies**	This proposal does not amend an existing subdivision and so this standard does not apply.

ATTACHMENT H: ANALYSIS OF STANDARDS

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

B. In making a decision to amend the zoning map, the city council should consider the following:

Standard	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	**Complies**	As discussed in Issue 1 on pages 3 and 4, the proposed map amendment complies with the adopted Capitol Hill Master Plan's goals and objectives. This includes policies related to ensuring the continued existence of low-density residential in the neighborhood and the rehabilitation of existing residential in the community. Additionally, the proposed zoning designation of SR-3 complies with the Master Plan's Future Land Use map designation of "medium density residential."
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	**Complies**	As discussed in Issue 1 on pages 3 and 4, the SR-3 zoning district is intended to promote smaller scale development that is compatible with the existing character of interior block development. The rezone will support and promote uses and development on the property that are compatible with the surrounding neighborhood, including the properties along Bishop Place.
3. The extent to which a proposed map amendment will affect adjacent properties;	**Complies**	The proposed zoning map amendment is not expected to have a negative effect on adjacent properties. Re-zoning the property to SR-3 will reduce the number of potential uses for the property. This includes eliminating the potential for the property to be used for such uses as a large group home or residential substance abuse treatment facility, which due to their intensity can have negative impacts on adjacent low-intensity residential properties. A re-zone would limit the use of the property to lower intensity uses, such as small group homes, which are consistent with the surrounding lower scale residential uses. Therefore, a rezone is expected to positively affect the adjacent residential properties by encouraging in scale, compatible uses. The SR-3 district has a 2,000 square foot minimum lot size for twin-homes, which will allow the property owner to split the existing property into two parcels. The ability to convert the existing home at a maximum into two residences is not expected to negatively impact the adjacent properties. The property is located next to small single family homes on the north and east, which would be compatible with the proposed low-intensity residential use. An SR-3 zoning designation would match the zoning of the small residential property to the east.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	**Complies**	The property is located within the Capitol Hill Historic Preservation overlay district. The district regulates modifications to structures that reside within the district but does not impose specific additional standards on zoning amendments. The building on the property is listed as a contributing structure and is subject to protection from demolition by the overlay district. Some of the purposes of the overlay that support the rezone include: • Abate the destruction and demolition of historic structures. • Encourage social, economic and environmental sustainability. As previously discussed, the rezone will support an economically viable use that is in scale with the surrounding neighborhood. The previous use of the building led to incompatible building additions and poor upkeep of the structure. The proposed rezone will support and encourage a residential use that would utilize the building for its original intended purpose, helping preserve the building's physical historical integrity and supporting its long term viability.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection	**Complies**	A re-zone of the property from RMF-35 to SR-3 will not increase the demand for public facilities and services beyond which is already provided to the property. The allowed density will increase by only one residential unit and any structural modifications to the building would have no appreciable impact on public facilities and services. If the property is divided into two separate lots, each lot will require its own sewer and water connection to the public utilities system and will be required through the subdivision process.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of Application:
A notice of application was mailed to the Capitol Hill Community Council chairperson. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. No concerns were received and the Council did not request that the applicant meet with them.

Notice of the public hearing for the proposal included:
Public hearing notice mailed on June 12, 2014
Public hearing notice posted on June 12, 2014
Public notice posted on City and State websites and Planning Division list serve: June 12, 2014

Public Input:
One person called inquiring about the project and expressed a desire that the property at 432 N 300 West would not become a halfway house.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Sanitation Department *(Art Valente):*
Option # 1
We are OK with a pavement width of 16', Sanitation could back in and empty containers from 300 West. This is not the best condition we prefer to work with but it is possible if on street parking was restricted, overhead wires and trees cleared and containers placed for collection on the north side of the street.

Option #2
Place containers at the 20' width stretch of road. This would minimize the distance our drivers would need to back up and at the same time minimize potential exposure to vehicular and property damages.

Option # 3
Would work best for our 3 types of collection trucks (garbage, recycle and yard waste) and that is to have residents place containers on 300 West for collection. This would do away with backing into Bishop Place altogether. This would be the safest and most efficient way for our drivers to collect containers.

All three options would work if width is kept at 16'.

Streets Department for Snow Removal *(Parviz Rokhva)**:***
Here is our input on this subject after the recent proposed modifications. As far as hauling snow goes we only provide that service in extreme conditions and typically from down town only. The normal operational approach is to let warmer temperatures melt it away and that way we do not have to load and unload sanders and burn extra fuel. Based on Michael's experience 20 feet is adequate to turn around our smallest snow removal vehicle (F550) that we have to use on this location. You questioned backing in or out of this section. It is a safety item for us. Under possible dark icy conditions we rather not have to back our vehicles whenever possible. One important point is that even though there would be no parking allowed anywhere on this street even if there is one car parked there we would not be able to provide snow services.
Thank you
Parviz

The issues with turning around would be better resolved if the street had a "T" at the end. There are a couple of streets like this in the city and it works. The only other issue I can think of from my perspective is who is going to remove the snow that piles up at the end of the street? We typically do not have a free truck in the winter to haul snow away. If we unload a trucks to haul salt or snow, we could possibly do it then. 20' would be adequate to turn a F-550 around too.
Michael

Planning Staff Note: *In reponse to these comments, the applicant is installing a 37' wide turnaround on the street to accommodate snow removal vehicle turnaround.*

(Original Comments, still applicable)
It is extremely narrow where you enter off of 300 West. The turn is extremely tight and is on a (busy at times) roadway.
There is an existing business on the south side where Bishop Place starts that is right up against the road. There is no buffer to avoid hitting the building, and this seems to be the most narrow part of the street. There may be room to widen this portion if the large trees on the north side are removed.
There is really nowhere to push the snow on either side, not even a sidewalk right now, however I would think some sort of walkway is planned.
There needs to be an area at the East end to turn around. At this time it is a very blunt "Dead End" street. In order to plow it, we would have to back down or back out. Both of these options would have us backing and stopping on 300 West which can be very dangerous.

As it sits now, the service level will be provided by a F-550, and I see no way that another form of snow removal would ever be possible. My final observance is that if parking is allowed on this street during storms, plowing may be rendered impossible.

It is extremely narrow where you enter off of 300 West. The turn is extremely tight and is on a (busy at times) roadway. There is an existing business on the south side where Bishop Place starts that is right up against the road. There is no buffer to avoid hitting the building, and this seems to be the most narrow part of the street. There may be room to widen this portion if the large trees on the north side are removed. There is really nowhere to push the snow on either side, not even a sidewalk right now, however I would think some sort of walkway is planned. There needs to be an area at the East end to turn around. At this time it is a very blunt "Dead End" street. In order to plow it, we would have to back down or back out. Both of these options would have us backing and stopping on 300 West which can be very dangerous. As it sits now, the service level will be provided by a F-550, and I see no way that another form of snow removal would ever be possible. My final observance is that if parking is allowed on this street during storms, plowing may be rendered impossible.

Public Utilities Department *(Justin Stoker):*
If the street is to be made public, then the water and sewer utilities in the street must be brought up to current standards and be made public as well. This means a minimum of an 8-inch water main and 8-inch sewer main in the street. The two mains must be located at least 10-ft apart from the outside of pipe to the outside of pipe. The utilities must be located in an appropriate width street to be able to get proper bury depth and trenching without disturbing the private properties. A civil engineer design of the water main must be provided at time of permitting for review. If the lots cannot obtain proper drainage from the lot to the street and the street out to 300 West, then a storm drain extension may be required. Proper construction plans will need to be prepared and submitted for review, which will show detailed grading and drainage and utility connections.

Police Department *(Sgt. Cameron Platt):*
The police department has had significant problems regarding parking/property issues in neighborhoods with narrow "streets" such as this. Additionally, emergency response by the Fire Department can sometimes be delayed or blocked. An example of this type of area would be Laxon Ct. If the developer can include sufficient parking so that the street remains open for travel that would mitigate our concerns.

Transportation Department *(Barry Walsh):*
The project has been reviewed within the various city divisions with response from Transportation issues for the development of the existing roadway and evaluated for minimum vehicular travel way and provision for pedestrian access. The Street Division has commented as to methods and condition for services. Public Utilities issues are shown with a comment from transportation to evaluate the location of water meters in relation to proposed drive approaches. Engineering will address roadway construction and coordinate with UDOT for revision to the existing drive approach on 300 West to be widened to align with the new 20' wide roadway. Fire has responded with issues of access and service.
Transportation recommends approval in coordination with all divisions having noted minimum requirements for development within the existing Bishop Place restricted conditions.

(Original response, still applicable)
Per the DRT review the conversion to SR-3 will allow parking conformance at One stall per single family residence. For the proposed reduction in standard 30' roadway in 50' ROW width, the minimum public travel way is subject to various public safety and service issues. The transportation division requires a minimum two way vehicular Roadway, with lane widths of 10' each and a designated ADA compliant 4 feet wide pedestrian walkway. In compliance with emergency services there needs to be a turn around area, minimum hammer head. Fire issues may be more restrictive and defined. The Streets department will need to address garbage collection and Snow removal etc. as well as Engineering for structural elements.
It appears that there is room for an 18' width along Bishop Place roadway at 262 E. The rest of the corridor needs to be the minimum 20' two way width. This is still a preliminary assumption.
As stated in section 14.54.020 –
D. Private streets will not be considered for public ownership unless:
1. The underground utilities meet city standards or until the utilities are brought up to city standards;

2. The street surface features meet current city standards or are brought into an **acceptable degree of compliance. Numerous factors will be considered** through the petition process and the fact that the underground and surface standards are met does not guarantee that the street will be brought into public ownership. There are certain city standards that the city will not consider waiving or reducing (grade, surface, **width**), as they relate to **health and safety and ability to provide services.** Streets will not be considered for public ownership if they have less than sixteen feet (16') of clear paved way, not including parking. If the clear paved width, not including parking, is between sixteen (16) and twenty feet (20'), the city will consider public ownership if there is a compelling public interest. Grade of the street must meet current city street grade standards; and

3. Deteriorated retaining walls and other private **property features abutting the proposed public ownership are removed**, repaired, or replaced by the property owners to ensure public safety;

L**. The city must be able to safely and efficiently provide services (fire protection, garbage collection, snow removal, etc.) along the street in order to dedicate a private street to public ownership;**

M. **No specific rights or guarantees for use of the street, such as on street parking**, are conveyed to private street owners when a private street becomes publicly owned; and

That final determination needs to be based on actual roadway design evaluations. As a minimum Transportation would need to post "No Parking" along the roadway, as well as evaluate the proposed parking and actual access to parking along with the Pedestrian and Vehicular mix with in the 18-20 foot corridor.

With these issues there are various city divisions that will need to come to a uniform decision before actual **public roadway** is established.

Fire Department *(Ted Itchon):*

Planning Staff Note: The applicant submitted an Alternative Means and Methods application to the Fire Department. The applicant requested approval of the proposed street on the condition that fire sprinklers are installed in all of the buildings on Bishop Place.

The Alternative Means and Methods application was approved with the following stipulations:

1. The fire sprinkler systems is NFPA 13D with modifications
2. The fire sprinkler system it to receive annual inspections and maintained operational.
3. The sprinkler system shall be provided with tamper switches, and flow switch that is interconnected to an approved remote monitoring company.

(Original Response)

This project has the following issues that I will break out the requirements for both the street as it relates to private, private with new construction, public with or without new construction. There is another avenue to look at and that is coming up with an alternate means and methods which the International Fire Code allows. I will reprint the code section at the bottom of this e-mail for your convenience.

Private street without new construction.

- Street width stays the same,
- Fire hydrants shall be within 600 feet of all exterior wall of the first floor.

Private street with new construction.

- Street width shall be a minimum 20 foot clear width 13 foot 6 inches clear height,

- Fire hydrants shall be within 600 feet of all exterior wall of the first floor.

Public street with or without new construction.

- Street width shall be a minimum 20 foot clear width 13 foot 6 inches clear height,
- Fire hydrants shall be within 600 feet of all exterior wall of the first floor.

IFC Section 503

503.1.1 Buildings and facilities.
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

ATTACHMENT K: MOTIONS

Potential Motions

Staff Recommendation: Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Preliminary Subdivision and Planned Development request as proposed and forward a positive recommendation to the City Council for the zoning amendment for Lots 1 and 2 of the property at 432 N 300 West, subject to the following conditions:

1. The applicant shall comply with all department requirements for acceptance of the proposed public street.
2. Lot lines may be adjusted to accommodate street and public utility improvements as required by the applicable City departments and approval of these lot line adjustments shall be delegated to the Planning Director.
3. Driveway locations are subject to final approval for maneuverability and safety by the Transportation division in the final plat subdivision process.
4. The lot split of the parcel at 432 N 300 West into two lots (Lots 1 & 2) is conditioned on approval by the City Council of the proposed rezone to SR-3 from RMF-35.
5. The applicant shall comply with the conditions specified under the Planned Development issue review, including the requirements for easements, or shall otherwise comply with the alternative options proposed by staff regarding lot and building adjustments. Final approval of the compliance with the conditions shall be delegated to the Planning Director.

Not Consistent with Staff Recommendation:
(Planned Development and Preliminary Subdivision)
Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Preliminary Subdivision and Planned Development request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Subdivision standards and specifically state which standard or standards are not being complied with.)

(Zoning Amendment)
Based on the testimony, plans presented, and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council for the zoning amendment for the property at 432 N 300 West (Lots 1 & 2) due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with.)