



Staff Report

**PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS**

To: Salt Lake City Planning Commission
From: Ashley Scarff, Planner
(801) 535-7660 or ashley.scarff@slcgov.com
Date: August 22nd, 2018
Re: PLNSUB2017-01027: Sugar House Heights Planned Development
PLNSUB2017-01028: Sugar House Heights Preliminary Subdivision

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

PROPERTY ADDRESSES: 2660 S. Highland Drive

PARCEL ID: 16-20-476-041 (.4747 acres)

ZONING DISTRICT: R-1/5,000 Single Family Residential District

MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

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

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests as proposed at 2660 S. Highland Drive, subject to the following conditions of approval:

1. To ensure compatibility with the character of existing development within the vicinity of the site, the eastern elevations of the homes on lots 1 and 2 (that face Highland Drive) shall be altered to include architectural features typically found on the front façade of a single family home, such as:
 - a. Enhanced entryways with useable porch features;
 - b. Prominent front entry doors;
 - c. Window patterns/configurations that are more appropriate for a prominent, street-facing façade;
 - d. Use of more articulation in the building wall and/or additional building materials to increase visual interest.Final design details shall be delegated to Staff.
2. The eastern yard areas of lots one and two (the yard areas adjacent to Highland Drive) shall be considered the front of the lots for the purposes of designating yards. This designation shall be noted on the final plat.
3. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

ATTACHMENTS:

- A. [Vicinity & Zoning Maps](#)
- B. [Applicant's Narrative](#)
- C. [Submitted Plan Set](#)
- D. [Preliminary Plat Documents](#)
- E. [Site Visit Photos](#)
- F. [Analysis of R-1/5,000 Zoning Standards](#)
- G. [Analysis of Planned Development Standards](#)
- H. [Analysis of Subdivision Standards](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

Site Overview

The subject property consists of one (1) parcel that measures just under half of an acre in area, which currently contains one (1) single family home with orientation toward Highland Drive. The site currently has two (2) vehicle access points: a private driveway that stems from Highland Drive, and another private driveway at the back of the lot that stems from Caton Way, a private roadway that was constructed to serve the existing condo development to the west and south of the subject property. There is also an existing walkway that connects the front entrance of the home to the sidewalk along Highland Drive.



Existing single family home on site—property falls within Highland Park National Historic District, but is not within a Local Historic District

Proposal

The applicant is requesting Planned Development and Preliminary Subdivision approvals to develop four (4) new lots that each contain a detached single family home. The proposed lots range in area from approximately 5,009 sf to 5,924 sf. Planned Development approval is required as lots 3 and 4 would not have frontage on a public street. The applicant has not requested relief from any other zoning requirements, thus, all other project elements would need to comply with standard requirements of the zoning ordinance and R-1/5,000 zoning district (detailed in Attachment F).



Access & Parking

The project would include the construction of a new private driveway that stems from Caton Way, an existing private roadway that was built to provide access to the Highlands of Sugar House condo development to the west and south of the property. The new access drive would bisect the site, with four (4) individual driveways leading to the garage of each home. Each home is proposed to have two (2) internal parking spaces, which is the minimum requirement of the zoning ordinance. Guest parking could be accommodated within the individual private driveways, and also along Highland Drive, if necessary. Homes proposed for lots 1 and 2 would have direct pedestrian access to the sidewalk that lines Highland Drive. An additional sidewalk would connect the homes on lots 1 and 2 to Caton Way. No direct sidewalks have been provided for the homes on lots 3 and 4, and Caton Way currently does not have a sidewalk.

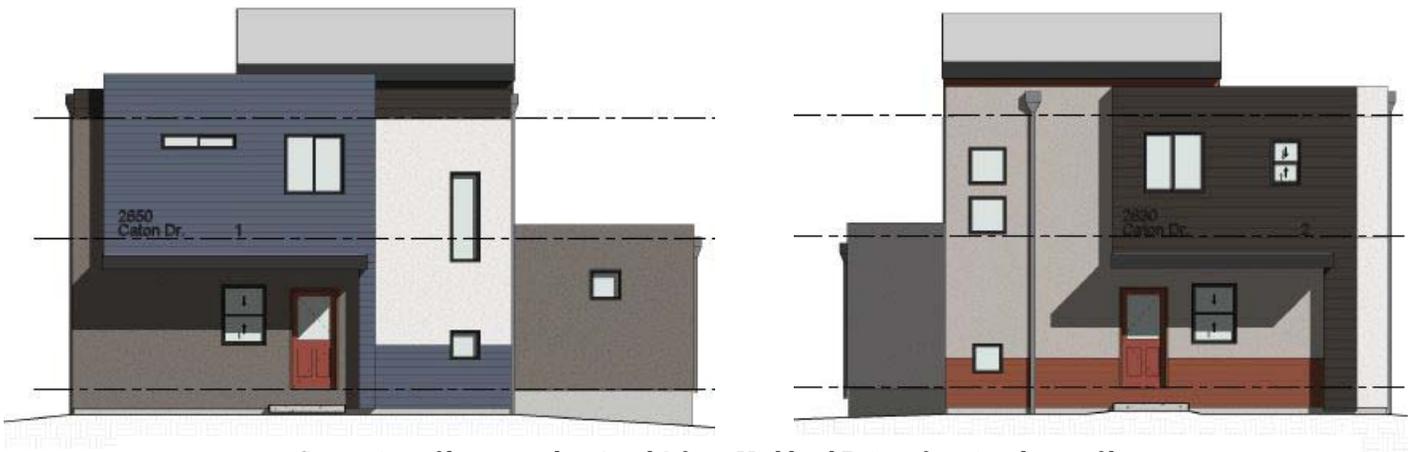
Single Family Homes

Setbacks:

As mentioned above, the applicant has not requested relief from any lot and bulk requirements beyond the request to create two (2) lots without street frontage. Due to the way that the lot lines have been configured, the front and rear yard setback dimensions for each lot either meets or greatly exceeds the minimum requirement (as detailed in Attachment F). In addition, all four (4) lots meet the minimum required side yard setback dimensions of 4 feet on one side and 10 feet on the other side. The perimeter (outermost) setback designations (front, interior side, or rear) are the same as they could be if the developer was only constructing one (1) single family home on site.

Orientation of Homes:

The submitted plans indicate that the four (4) new single family homes will be oriented toward the new private driveway that runs through the site, with the backs of homes proposed for lots 1 and 2 facing Highland Drive. Regardless of the orientation of the homes on lots 1 and 2, the east side of the lots that abut Highland Drive will be considered the front yards of those lots.



Street view of homes on lots 1 and 2 from Highland Drive—functional rear of homes



East elevations of structures on lots 3 and 4—functional front of homes

Massing, Design, and Building Materials:

The applicant is proposing to construct four (4) new two-story homes with attached two-car garages. The homes are modern in design, with minor variations made between them. All of the structures have flat roofs (which make up the majority of the roof areas), with a large pitched roof form located toward the functional front of the home. These pitched portions are limited to 28 feet in height, and the remaining flat portions are limited to 20 feet in height. Side building wall heights are also limited to 20 feet. The submitted plans show that the homes will mainly be made of stucco, with areas of wood siding for accenting purposes.

KEY CONSIDERATIONS:

The key items listed below have been identified through the analysis of the project, neighbor input, and department/division review comments:

- 1. Compliance with Plan Salt Lake
- 2. Compliance with the Sugar House Community Master Plan
- 3. Development potential without Planned Development approval

1. Compliance with Plan Salt Lake:

Plan Salt Lake identifies multiple ‘Guiding Principles,’ ‘Targets,’ and ‘Initiatives’ to help the city achieve its vision over the next 25 years. This project supports the following:

Guiding Principle 1/Neighborhoods: *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*

Initiatives:

- 2. *Support neighborhoods and districts in carrying out the City’s collective vision;*
- 3. *Create a safe and convenient place for people to carry out their daily lives;*
- 4. *Support neighborhood identity and diversity.*

Guiding Principle 2/Growth: *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*

2040 Target: *1. Increase Salt Lake City’s share of the population along the Wasatch Front*

Initiatives:

- 1. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors;*
- 3. *Promote infill and redevelopment of underutilized land;*
- 6. *Accommodate and promote an increase in the City’s population.*

Guiding Principle 3/Housing: *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*

Initiatives:

- 4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented;*
- 5. *Enable moderate density increases within existing neighborhoods where appropriate.*

2. Compliance with the Sugar House Community Master Plan:

Staff finds that the proposal supports elements of the Sugar House Community Master Plan related to density and scale, but also conflicts with elements relating to Planned Developments. Multiple conditions of approval have been included in the recommended motion in an effort to address some of these conflicts.

The Sugar House future land use map indicates that a low density residential scale development of 5-10 dwelling units per acre is most appropriate for the project site. The subject property is located within the R-1/5,000 zoning district and complies with the minimum area requirement of 5,000 sf per lot; thus, is in compliance with the future land use map, as well as the following policy statements:

Policies for Low Density Residential development types:

- *Support and enhance the dominant, single-family character of the existing low-density residential neighborhoods;*
- *Maintain the unique character of older, predominantly low-density neighborhoods (p. 2).*

In contrast, the current proposal does not support the following elements of the Master Plan:

Policies for Planned Developments:

"...the community has expressed concern over the site plan and building design of many of these residential projects. Planned Developments have typically been oriented toward the interior of the development with only one access point so that the homes are isolated from the surrounding neighborhood...Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character."

- *Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood;*
- *Review all proposed residential planned developments using the following guidelines:*
 - *Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;*
 - *Position houses so that front doors and front yards face the street;*
 - *Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open (p. 3).*

In the time leading up to the Planning Commission meeting, Staff strongly encouraged the applicant to orient the homes on lots 1 and 2 that have frontage on Highland Drive toward the street, and also to explore the use of additional building materials. These alterations would not only help the project comply with the Sugar House Master Plan, but also the purpose statement of a Planned Development (see Attachment G). Staff finds that the street-facing elevations being proposed now are an improvement on what was initially submitted (graphics on next page), but they still appear to be the rear elevations of the homes. In an effort to address this, Staff has included a condition of approval that would require the applicant to modify the proposed eastern elevations of the homes on lots 1 and 2 to include architectural features typically found on the front façade of a single family home. In addition, a second condition of approval is included that would make it clear that the yard fronting Highland Drive is the front yard, in an effort to ensure that any future fencing is held to requirements for fences in front yards.



Elevations as seen from Highland Drive—initial proposal



Elevations as seen from Highland Drive—current/ revised proposal

3. Development potential without Planned Development approval: If this project does not receive Planned Development approval, the owner can still develop the property in a way that meets all requirements of the zoning ordinance and R-1/5,000 zoning district.

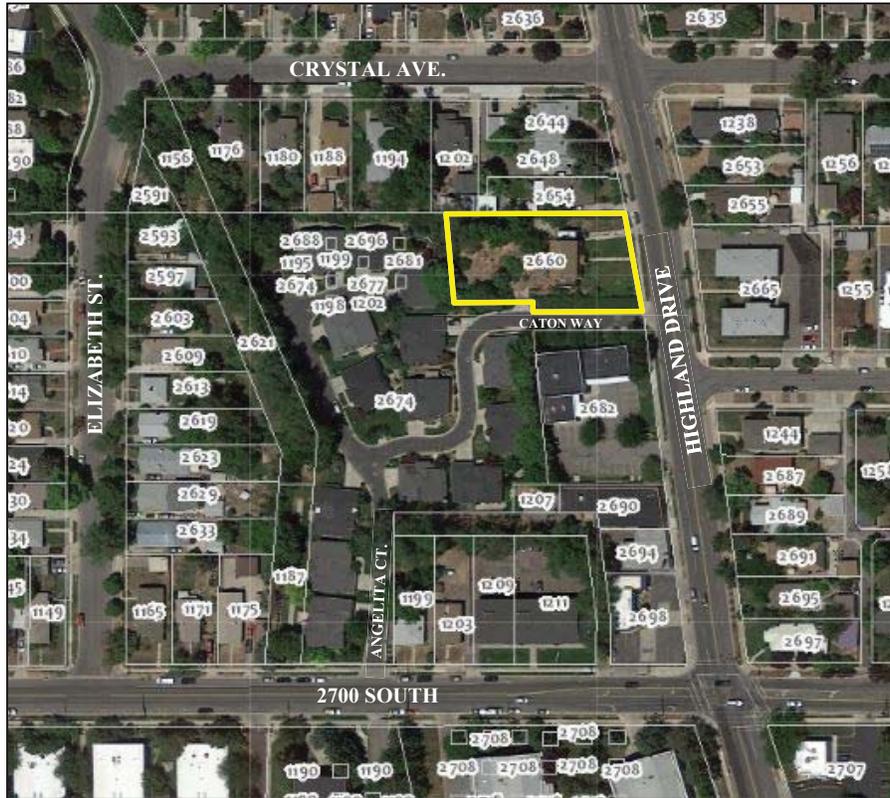
If the property owner chose to utilize the existing structure on site, it could continue to be used as a single family home, or go through a change of use as permitted in the zone.

If the owner chose to pursue demolition of the existing structure, any newly created lot would be required to have frontage on Highland Drive. Because the minimum lot width in the R-1/5,000 zoning district is 50 feet, and the property has frontage on Highland Drive for approximately 109 linear feet, the site could potentially contain two (2) lots approximately 200 feet in depth with one single family home on each lot.

NEXT STEPS:

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission, and will be required to obtain all necessary permits. A final plat application will need to be submitted for approval. If denied, the applicant will still be able to develop the lot in a way that is compliant with requirements of the R-1/5,000 zoning district, which may utilize the existing structure on site.

ATTACHMENT A: VICINITY & ZONING MAPS



ATTACHMENT B: APPLICANT'S NARRATIVE

Sugarhouse Heights

2660 S Highland Drive

Planned Development Request

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

Summary

Highland Heights is a planned development consisting of 4 single family homes. We fulfill the purpose of the Planned Development in multiple ways including:

1. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
2. Elimination of single family home in disrepair
3. Creating thoughtfully designed architecture that engages the street and creates a pleasing environment.

At Breen Homes we focus on quality and affordability as well as how our new development will impact the existing neighborhood. Rather than increasing the density via condos or townhomes we are proposing 4 single family homes which aligns with the neighborhood feel of the area. For the future owners, a single family residences with a yard instills a pride of ownership which contributes to dignity of the surrounding area. We also recognize the traffic congestion in the area and believe that having affordable single family homes within walking distance of work, stores, and entertainment is a vital aspect of the future of the Sugar House region.

Planned Development Compliance Narrative

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

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and

encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

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

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

The proposed plans are for 4 warm, modern homes with a courtyard like private drive.

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

Approving 4 single family homes creates with their own landscaped yards keeps the beauty of the existing neighborhood and structures.

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

We will be redeveloping a site with one dilapidated home. The proposed homes will increase the value of the land, increase the tax base, bring new families in to maintain the vibrant community, and decrease the fire and safety hazards of the unmaintained existing property.

21A.55.040: LIMITATION:

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

We comply and are not requiring any change in use as further covered in our Zoning Compliance Summary.

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section;

We comply as previously explained.

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

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and

We comply with the purpose of the R1 5000 Zone as further covered in our Zoning Compliance Summary.

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

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

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

We comply.

2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:

a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;

We comply. We will have a cement drive leading from an existing curb cut.

b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;

We comply, we are including one and two car tandem garages on each unit.

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

We comply.

3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

We comply because we will be using thoughtful landscaping and walkways to create the connection of each home to the other and to Highland Drive.

4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

We comply.

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

We comply.

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

We comply. The zoning allows for our proposed density and we are proposing single family homes instead of townhomes or condominiums.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

[We comply.](#)

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

[N/A](#)

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

[This is all covered in the *Zoning Compliance Summary*.](#) **21A.55.060: MINIMUM AREA:**

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

[We comply](#)

21A.55.070: DENSITY LIMITATIONS:

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

[We meet the density limitations](#)

21A.55.100: PERIMETER SETBACK:

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

We comply.

ATTACHMENT C: SUBMITTED PLAN SET

REVISIONS	DATE	DESCRIPTION
No. 1	Date 1	Revision 1

PRELIMINARY SITE
LOTS 1, 2, 3 & 4

PHASE:
Design
Development

July 9/2018

SHEET NO.
0 SITE
18 07 2660 HIGHLAND

LOT 3 SUMMARY

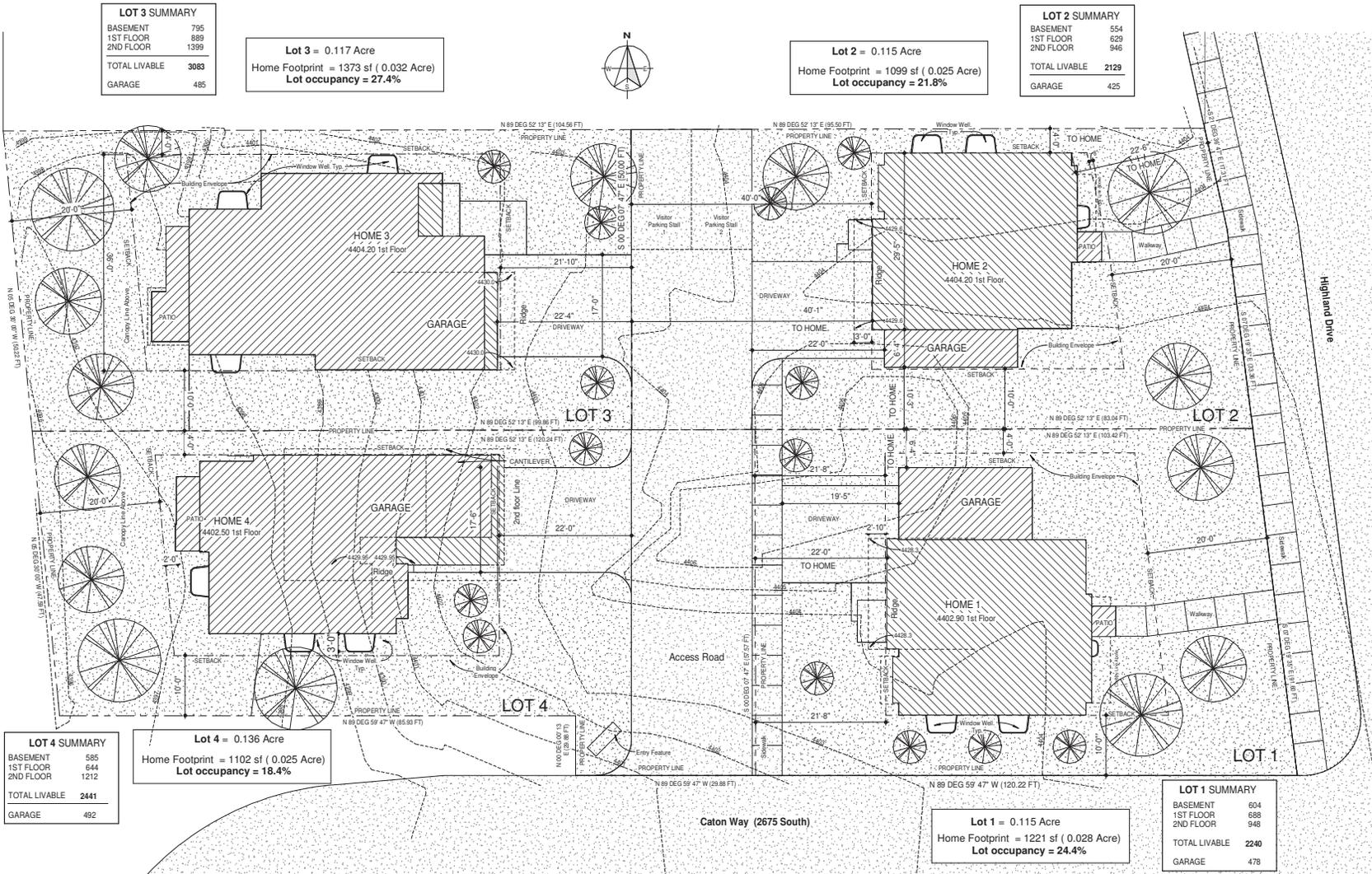
BASEMENT	795
1ST FLOOR	889
2ND FLOOR	1399
TOTAL LIVABLE	3083
GARAGE	485

Lot 3 = 0.117 Acre
Home Footprint = 1373 sf (0.032 Acre)
Lot occupancy = 27.4%

LOT 2 SUMMARY

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

Lot 2 = 0.115 Acre
Home Footprint = 1099 sf (0.025 Acre)
Lot occupancy = 21.8%



LOT 4 SUMMARY

BASEMENT	585
1ST FLOOR	644
2ND FLOOR	1212
TOTAL LIVABLE	2441
GARAGE	492

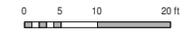
Lot 4 = 0.136 Acre
Home Footprint = 1102 sf (0.025 Acre)
Lot occupancy = 18.4%

Lot 1 = 0.115 Acre
Home Footprint = 1221 sf (0.028 Acre)
Lot occupancy = 24.4%

LOT 1 SUMMARY

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

1 Site Plan - L1+L2+L3+L4
SITE 1/8" = 1'-0"







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



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



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

EXTERIOR ELEVATION LEGEND

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

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



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



3 | Front View L1
A2.1-L1



4 | Rear Left View L1
A2.1-L1



2 | Front Left View L1
A2.1-L1



1 | Front Right View L1
A2.1-L1

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



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40 Columbia Street, Suite 1000, Salt Lake City, UT 84106

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

REVISIONS
DATE
DESCRIPTION

No.

THESE PLANS ARE ONLY INTENDED FOR USE WITH THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR CONSTRUCTION OF THIS PROJECT WITHOUT THE SIGNATURE OF THE ARCHITECT.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSURANCE DURING THE COURSE OF CONSTRUCTION AND IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. NO PART OF THESE PLANS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
5. CONTRACTOR SHALL CONSULT ARCHITECT AT ANY POINT DURING CONSTRUCTION AND AT ALL OTHER TIMES AS NECESSARY TO OBTAIN ADDITIONAL INFORMATION FOR THE PROJECT'S SUCCESS.

Exterior Views

PHASE:
Design
Development

July 9/2018

SHEET NO.
A2.1-L1

18 07 2660 HIGHLAND

REVISIONS	No.	DESCRIPTION
	1	Revision 1

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE RESPONSIBLE FOR ANY CHANGES MADE TO THE PLANS OR FOR ANY CONSTRUCTION VIOLATIONS OF ANY TYPE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.
3. THE CONTRACTOR IS TO VERIFY THAT ALL MATERIALS, SPECIFICATIONS, AND METHODS OF CONSTRUCTION ARE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY, UTAH.
4. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP.

Elevations

PHASE:
Design
Development

July 9/2018

SHEET NO.
A2.0-L2

18 07 2660 HIGHLAND



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



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

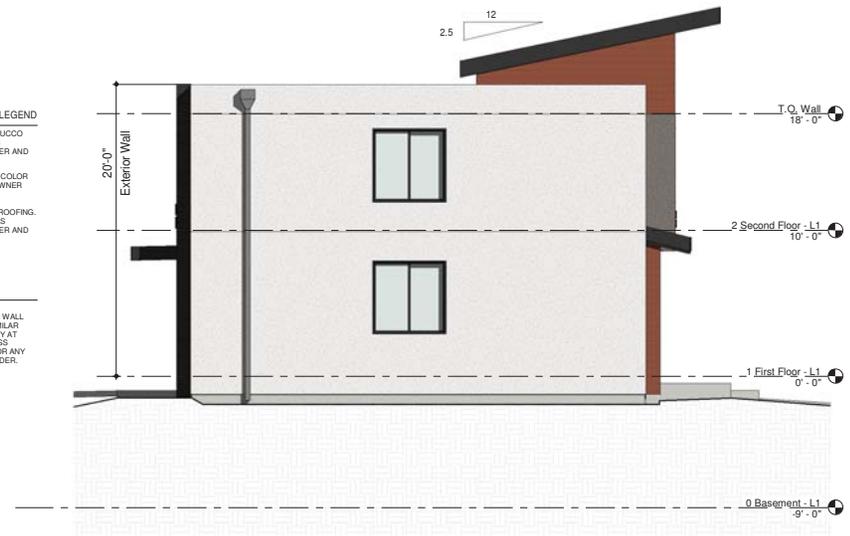


3 Rear - L2
A2.0-L2 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

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

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



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



1 | Front View L2
A2.1-L2



4 | Rear Left View L2
A2.1-L2



2 | Front Left View L2
A2.1-L2



3 | Front Right View L2
A2.1-L2

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



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

No.	REVISIONS DESCRIPTION	DATE

PHASE:
**Design
Development**

July 9/2018

SHEET NO:
A2.1-L2

18 07 2660 HIGHLAND

THESE PLANS ARE ONLY INTENDED FOR THE USE OF THE FOLLOWING CONTRACTOR AND RESTRICTIONS:
 1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND REGULATIONS APPLICABLE TO THE PROJECT.
 3. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
 4. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP.
 5. CONTRACTOR SHALL CONSULT ARCHITECT AT ANY POINT DURING CONSTRUCTION AND AT ALL OTHER CRITICAL POINTS OF CONSTRUCTION.
 6. ADDITIONAL RESTRICTIONS MAY BE PROVIDED SEPARATELY.



1 | Front - L3
A2.0-L3 | 1/4" = 1'-0"



2 | Right Side - L3
A2.0-L3 | 1/4" = 1'-0"



3 | Rear - L3
A2.0-L3 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

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

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



4 | Left Side - L3
A2.0-L3 | 1/4" = 1'-0"



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1000 West 1000 South Salt Lake City, Utah 84104

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

DATE: Date 1

No.	REVISIONS DESCRIPTION
1	Revision 1

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR CORRECTING ERRORS OR OMISSIONS THAT MAY BE FOUND IN THESE PLANS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BUILDING OFFICIAL, ARCHITECT, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO BEARER OF ALL RISKS AND RESPONSIBILITIES FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY BUILDING OFFICIAL, ARCHITECT, STRUCTURAL ENGINEER, ETC.
4. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP.
5. CONTRACTOR SHALL CONSULT ARCHITECT AT ANY POINT DURING CONSTRUCTION AND AT ALL OTHER CRITICAL POINTS OF CONSTRUCTION. ADDITIONAL INFORMATION IS TO BE PROVIDED UPON REQUEST.

Elevations

PHASE:
Design Development

July 9/2018

SHEET No.
A2.0-L3

18 07 2660 HIGHLAND



1 | Front View L3
A2.1-L3



3 | Front Right View L3
A2.1-L3



2 | Front Left View L3
A2.1-L3



4 | Rear Right View L3
A2.1-L3

LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	889
2ND FLOOR	1399
TOTAL LIVABLE	3083
GARAGE	485



Julio Garcia 801-810-1331
julio@sketch-architecture.com
4000 Valley View South Salt Lake City, Utah 84106

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

DATE: July 1

REVISIONS
No. 1
DESCRIPTION: Revision 1

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR CONSTRUCTION VIOLATIONS THAT OCCUR AFTER THE APPROVED PERMITS, SUBJECT TO BUILDING OFFICIAL, ARCHITECT, ENGINEER AND/OR ETC.
2. CONTRACTOR IS RESPONSIBLE FOR ALL RESPONSIBILITIES FOR CONSTRUCTION VIOLATIONS THAT OCCUR AFTER THE APPROVED PERMITS, SUBJECT TO BUILDING OFFICIAL, ARCHITECT, ENGINEER AND/OR ETC.
3. CONTRACTOR IS TO BEARER THAT ALL MATERIALS, SPECIFICATIONS, CODES AND PERMITS ARE TO BE OBTAINED AND MAINTAINED THROUGHOUT THE PROJECT.
4. NO REVISIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND/OR ENGINEER.
5. CONTRACTOR SHALL CONSULT ARCHITECT AT ANY POINT DURING CONSTRUCTION AND AT ALL OTHER CRITICAL POINTS OF THE PROJECT.
ADDITIONAL RESTRICTIONS FOR USE: PROVISIONS NUMBER:

Exterior Views

PHASE:
Design Development

July 9/2018

SHEET NO:
A2.1-L3

18 07 2660 HIGHLAND



1 | Front - L4
A2.0-L4 | 1/4" = 1'-0"



2 | Right Side - L4
A2.0-L4 | 1/4" = 1'-0"



3 | Rear - L4
A2.0-L4 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

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

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



4 | Left Side - L4
A2.0-L4 | 1/4" = 1'-0"



Julio Garcia 801-810-1331
julio@sketch-architecture.com
1000 West 1000 South, Suite 1000, Salt Lake City, UT 84106

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

DATE: July 1

REVISIONS
DESCRIPTION

No.	DESCRIPTION
1	Revision 1

THESE PLANS ARE ONLY INTENDED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL DESIGN OR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
3. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL NECESSARY FIELD SURVEYS AND MEASUREMENTS.
4. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP.

Elevations

PHASE:
Design
Development

July 9/2018

SHEET NO.
A2.0-L4
18 07 2660 HIGHLAND



1 | Front View L4
A2.1-L4

LOT 4 SUMMARY	
BASEMENT	585
1ST FLOOR	644
2ND FLOOR	1212
TOTAL LIVABLE	2441
GARAGE	492



2 | Front Right View I4
A2.1-L4



4 | Rear Right View L4
A2.1-L4



3 | Front Left View L4
A2.1-L4



Julio Garcia 801-810-1331
julio@sketch-architecture.com
www.sketch-architecture.com
4000 Valley View South Salt Lake City, Utah 84143

PROJECT: 2660 Highland Drive

2660 Highland Dr
Salt Lake City, UT 84106

DATE

REVISIONS
DESCRIPTION

No.

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

1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THE ORIGINAL PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS.
4. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Exterior Views

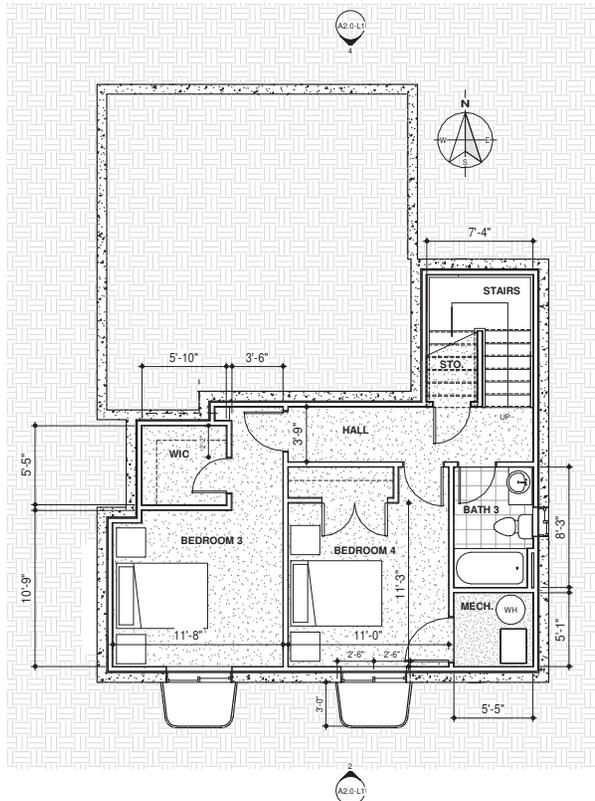
PHASE:
Design
Development

July 9/2018

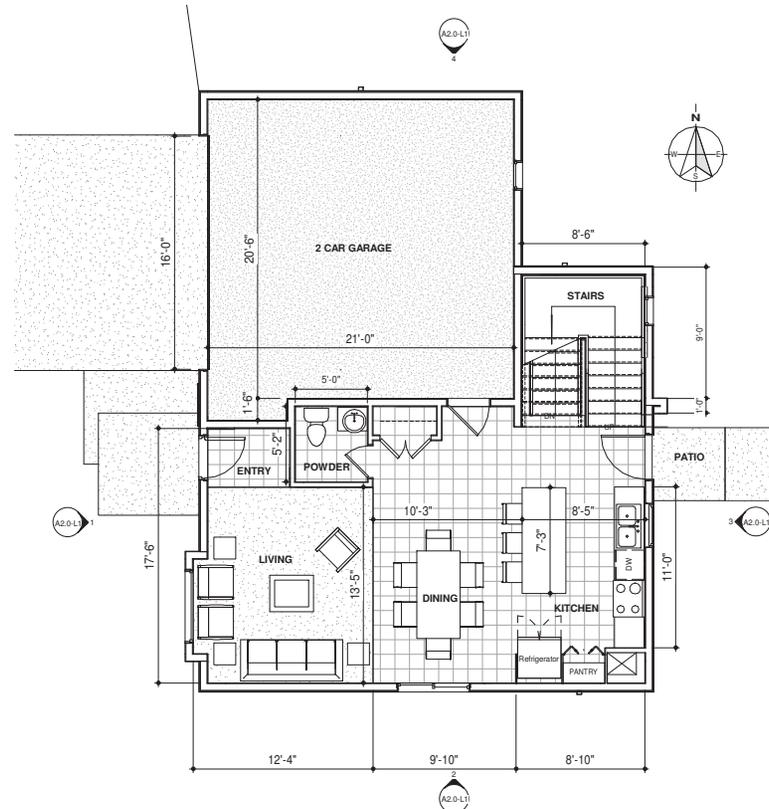
SHEET No.

A2.1-L4

18 07 2660 HIGHLAND



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



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

PLAN LEGEND

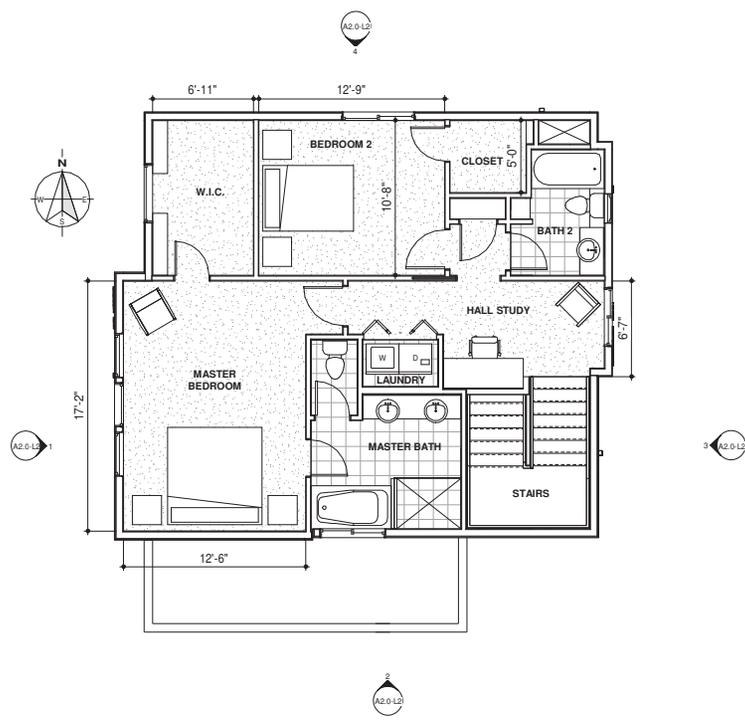
	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
	TILE FLOORING		EXTERIOR WALLS ABOVE GRADE - R-22
			WALLS BELOW GRADE - R-11
			FUTURE WALLS OR OVERHEAD ELEMENTS

NOTES:

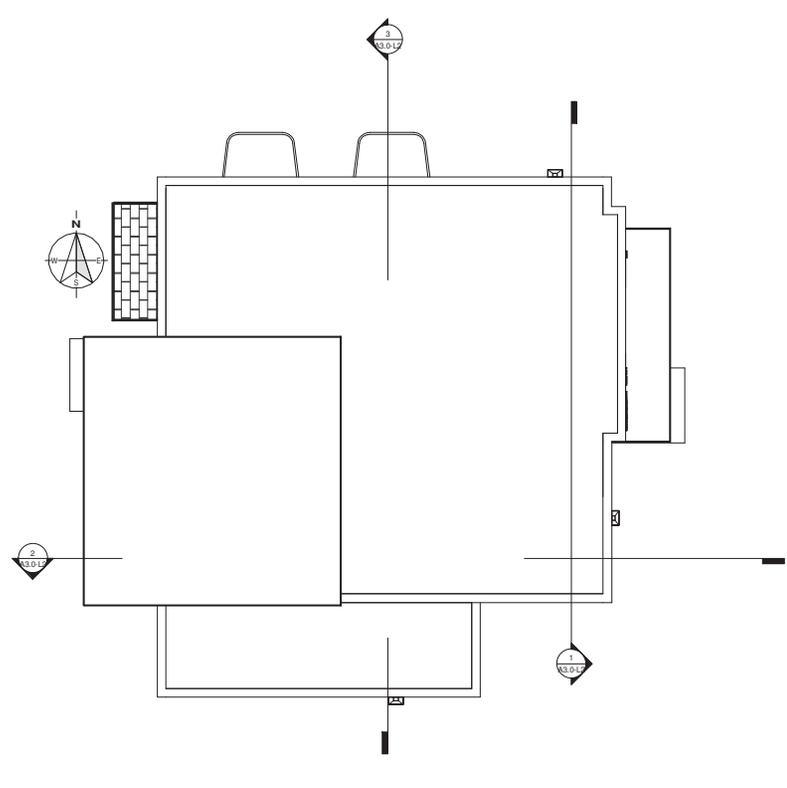
- ALL DIMENSIONS TO STUD FACE
- PROVIDE 1" AIR SPACE BETWEEN CONCRETE AND STUD WALL
- KITCHEN DESIGN BY CABINET, COUNTERTOP MANUFACTURER, BUILDER & OWNER
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ALL COMPONENTS INSTALLATION
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- PROVIDE MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON THE WARM SIDE OF ALL EXTERIOR WALLS AND ROOFCEILING. IRC R602.3

LOT 1 SUMMARY

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



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



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

PLAN LEGEND

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

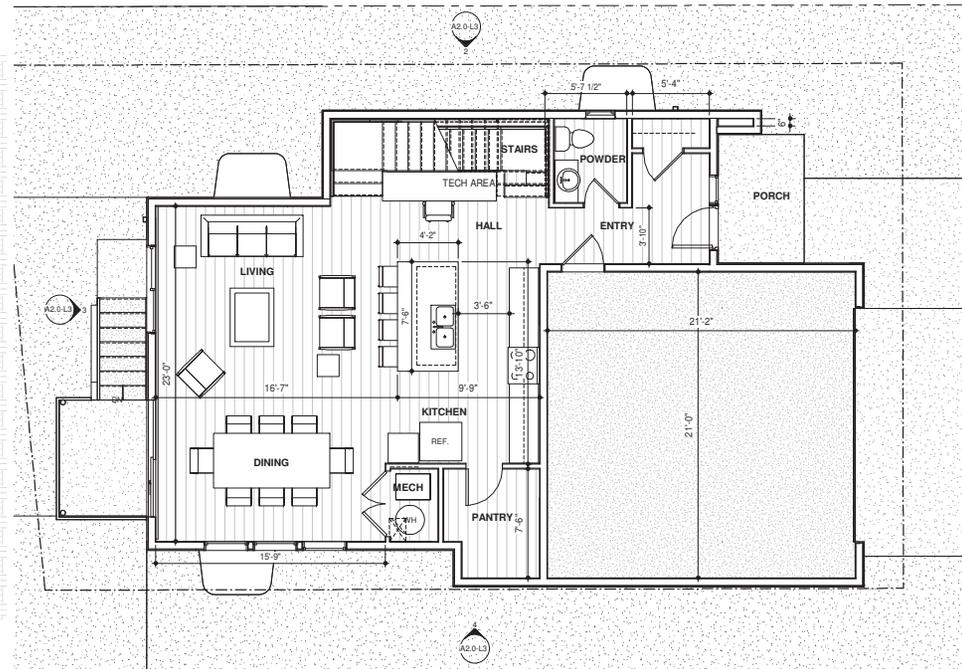
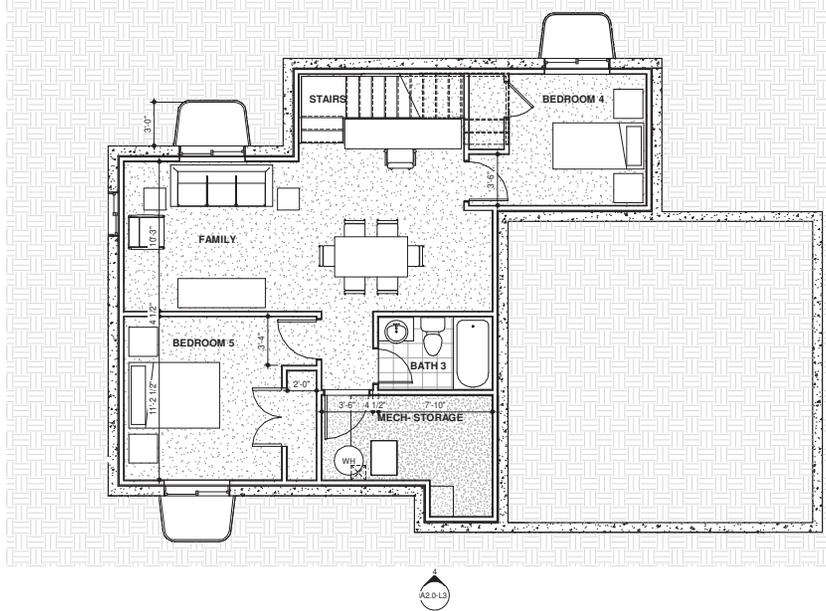
NOTES:

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

LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	629
2ND FLOOR	945
TOTAL LIVABLE	2129
GARAGE	425

THESE PLANS ARE ONLY INTENDED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER IS NOT TO BE RESPONSIBLE FOR ANY CORRECTIONS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLANS CHANGES DURING THE COURSE OF CONSTRUCTION AND IS TO BE RESPONSIBLE FOR COORDINATING CHANGES FROM THESE PLANS WITH THE CITY BUILDING OFFICIAL, ARCHITECT, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO VERIFY THAT ALL MATERIALS, SPECIFICATIONS, CODES AND PERMITS ARE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. NO FIELD CHANGES ARE TO BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
5. CONTRACTOR SHALL LABEL ARCHITECT, IF ANY FIELD CHANGES ARE MADE AT ANY POINT DURING CONSTRUCTION AND AT ALL TIMES, THROUGHOUT THE COURSE OF CONSTRUCTION, ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	889
2ND FLOOR	1399
TOTAL LIVABLE	3083
GARAGE	485



2 | 0 Basement - L3
A1.0-L3 | 1/4" = 1'-0"

1 | 1 First Floor - L3
A1.0-L3 | 1/4" = 1'-0"

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

DATE:
REVISIONS:
DESCRIPTION:

No.:

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BUILDING OFFICIAL, ARCHITECT, ENGINEER, AND/OR ETC.
2. CONTRACTOR IS RESPONSIBLE FOR ALL RESPONSIBILITY FOR COORDINATING ALL WORK WITH ALL OTHER CONTRACTORS AND PROVIDING ALL NECESSARY INFORMATION TO ALL OTHER CONTRACTORS.
3. CONTRACTOR IS TO BEARER THAT ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. NO PART OF THESE PLANS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP.
5. CONTRACTOR SHALL CONSULT ARCHITECT AT ANY POINT DURING CONSTRUCTION AND AT ALL OTHER TIMES AS NECESSARY TO OBTAIN ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

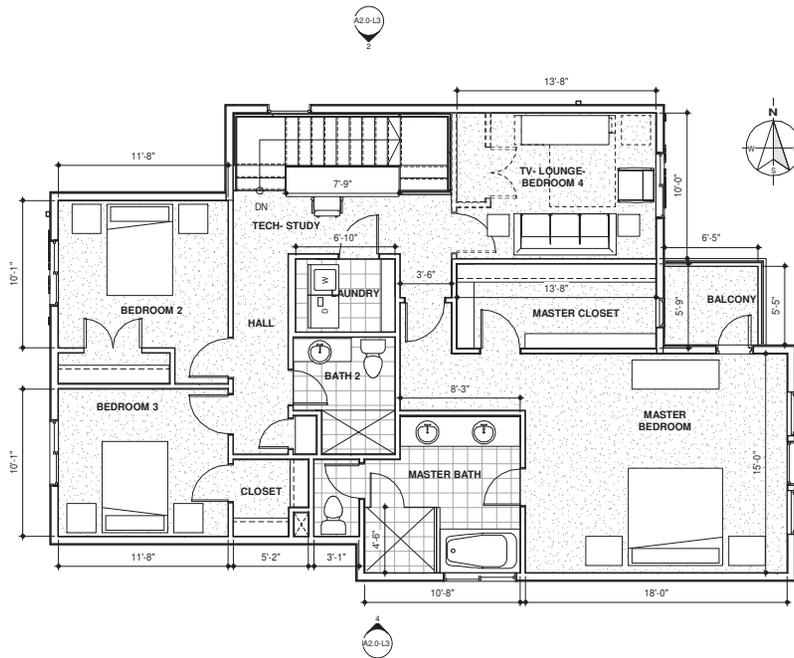
Basement & First Floor Plan

PHASE:
Design
Development

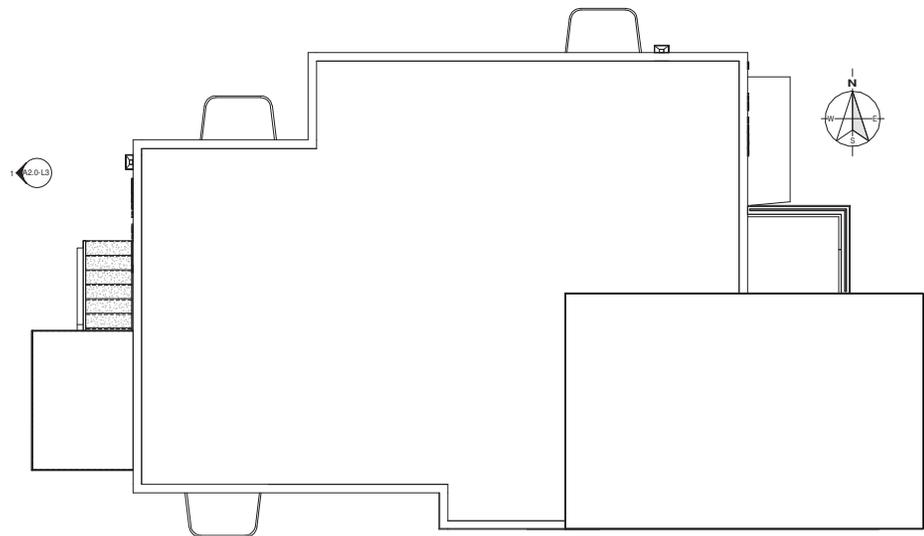
July 9/2018

SHEET NO.
A1.0-L3
18 07 2660 HIGHLAND

LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	869
2ND FLOOR	1399
TOTAL LIVABLE	3063
GARAGE	485



1 | 2 Second Floor - L3
A1.1-L3 | 1/4" = 1'-0"



2 | Roof Plan - L3
A1.1-L3 | 1/4" = 1'-0"

THESE PLANS ARE ONLY PERMITTED FOR USE ON THE PROJECT DESCRIBED AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE LP. ANY UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED.

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

DATE

REVISIONS
DESCRIPTION

No.

1. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION. SKETCH ARCHITECTURE LP IS NOT RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, PRIOR TO THE START OF CONSTRUCTION.

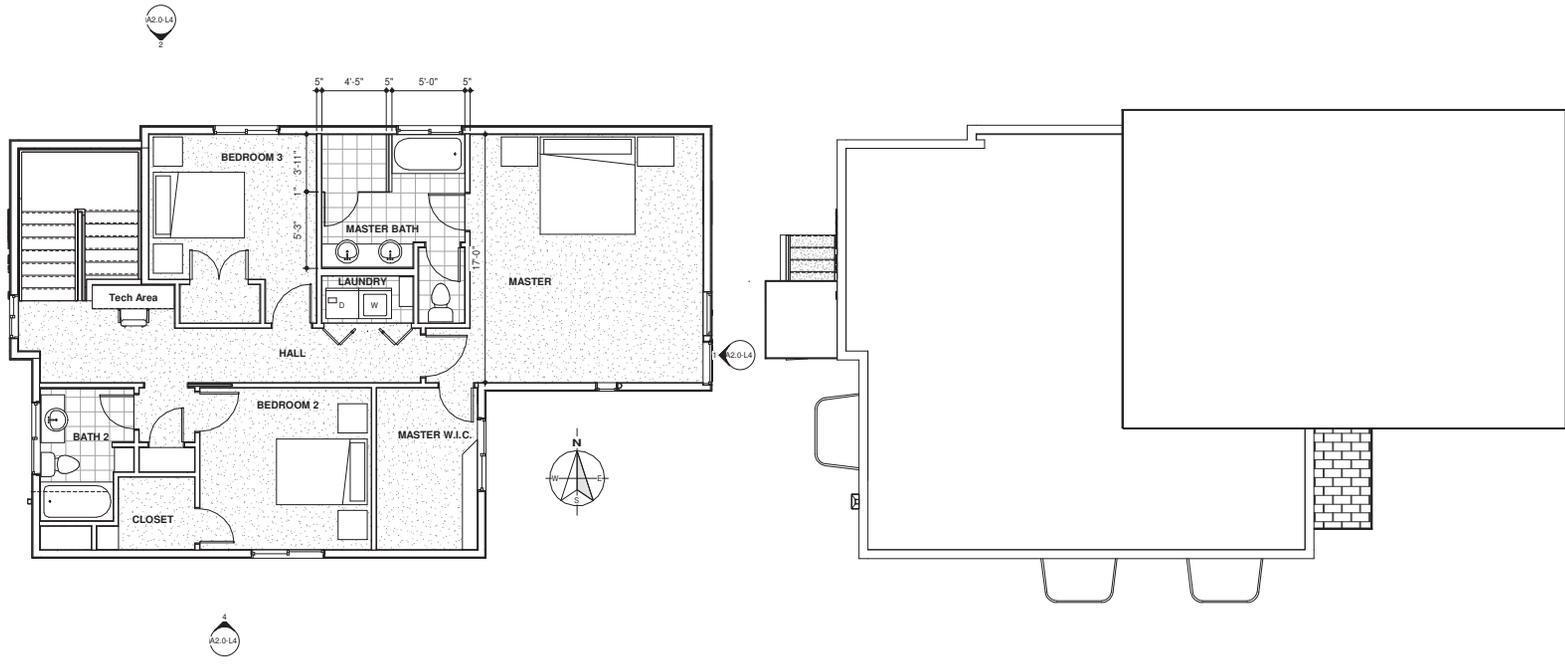
Second and Roof Floor Plan

PHASE:
Design
Development

SHEET NO.
July 9/2018

A1.1-L3
18 07 2660 HIGHLAND

LOT 4 SUMMARY	
BASEMENT	585
1ST FLOOR	644
2ND FLOOR	1212
TOTAL LIVABLE	2441
GARAGE	492



1 | 2 Second Floor - L4
A1.1.-L4 | 1/4" = 1'-0"

2 | Roof Plan - L4
A1.1.-L4 | 1/4" = 1'-0"



Julio Garcia 801-810-1331
julio@sketch-architecture.com
4200 Valley View South Salt Lake City, Utah 84143

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

REVISIONS	DATE	DESCRIPTION
No.		

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

- THE GENERAL CONTRACTOR AND/OR OWNER AS PART OF THE CONSTRUCTION CONTRACT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANNING AND DESIGN OF THE PROJECT.
- CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.
- CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.
- CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.
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- CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH.

Second Floor & Roof Plan

PHASE:
Design
Development

July 9/2018

SHEET NO.
A1.1.-L4
18 07 2660 HIGHLAND

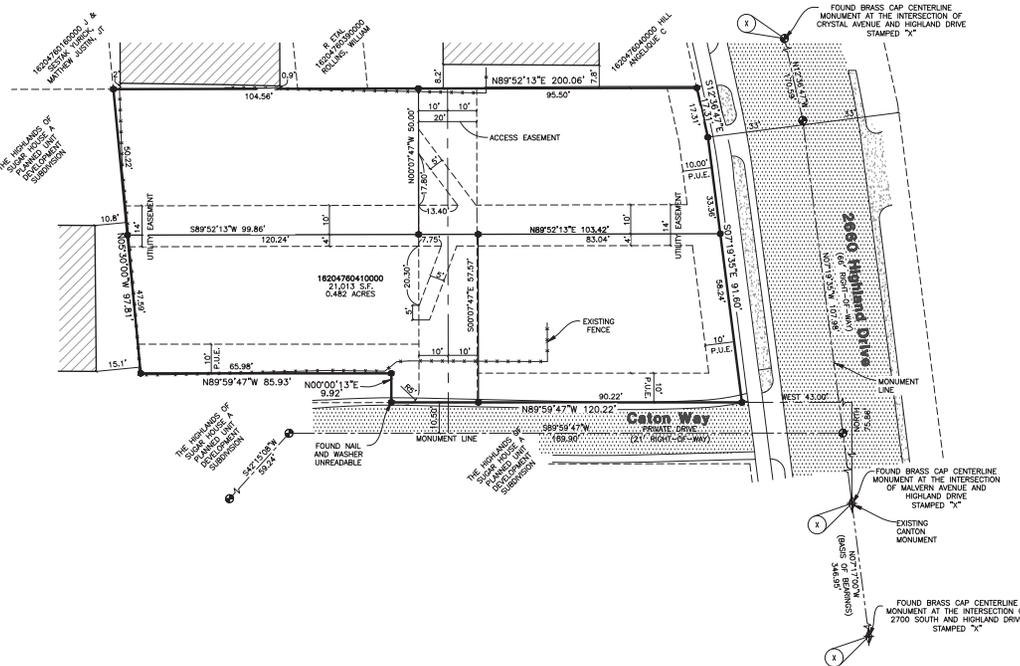
ATTACHMENT D: PRELIMINARY PLAT DOCUMENTS

Sugarhouse Heights Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SALT LAKE, SALT LAKE COUNTY, UTAH OCTOBER, 2017



Vicinity Map
(NOT TO SCALE)



Surveyor's Certification

I, TREVOR HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS _____ DAY OF _____ 20__

9031945
UTAH LICENSE NUMBER



Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, SAID POINT IS ALSO THE NORTHEAST CORNER OF THE HIGHLANDS OF SUGAR HOUSE, AS FOUND ON THE RECORDS OF THE SALT LAKE COUNTY RECORD, AT BOOK 96 3P PAGE 180 WHICH LIES NORTH 75.86 FEET AND WEST 43.00 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF MALVERN AVENUE AND HIGHLAND DRIVE; AND RUNNING THENCE ALONG THE BOUNDARY OF THE HIGHLANDS OF SUGAR HOUSE THE FOLLOWING FOUR (4) COURSES: (1) N89°59'47"W 120.22 FEET; (2) N00°00'13"E 9.92 FEET; (3) N89°59'47"W MORE OR LESS ALONG AN EXISTING FENCE, 85.93 FEET; (4) N05°30'00"W MORE OR LESS ALONG SAID FENCE 97.81 FEET; THENCE N89°52'13"E 200.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S12°30'47"E 17.31 FEET; (2) S07°19'35"E 91.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 21,013 SQUARE FEET OR 0.482 ACRES MORE OR LESS

Basis of Bearings

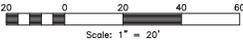
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HIGHLAND WAY BETWEEN A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF HIGHLAND DRIVE AND 2700 SOUTH STREET, AND A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF HIGHLAND WAY AND MALVERN AVENUE, SHOWN HEREON AS N07°17'00"W.

Narrative

THE BOUNDARY WAS DETERMINED ON THE SOUTH AND WEST BY THE PLAT FOR HIGHLAND OF SUGARHOUSE, ON THE NORTH BY A BOUNDARY LINE AGREEMENT, AND ON THE EAST BY ALLOWING FOR THE 33' HALF STREET.

Legend

- ◆ = FOUND CENTERLINE MONUMENTS (USED FOR BASIS OF BEARINGS)
- = FOUND CENTERLINE MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = EXISTING FENCE
- = ADJOINING PROPERTY
- = BURIED TV LINE
- = MONUMENT LINE
- = EXISTING STRUCTURE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE



Notes:

1. PROPERTY IS CURRENTLY ZONED: R-1-5000, PROPOSED PROPERTY IS SINGLE FAMILY RESIDENTIAL.
2. CURRENT PROPERTY PARCELS: 16-10-476-041
3. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
4. LOT 3 IS COVERED IN A 250 FT. RADIUS FROM EX. FIRE HYDRANT IN HIGHLAND DRIVE
5. PROPERTY CURRENTLY ZONED X ACCORDING TO FEMA FLOOD PANEL #4905C0300 EFFECTIVE 9-25-2009
6. THERE WILL BE A 20' CONCRETE PRIVATE DRIVE
7. THE STORMWATER GENERATED ONSITE WILL FOLLOW ITS HISTORICAL PATH TO CATON WAY AND TO THE WEST

NUMBER _____	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20__	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20__	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20__ BY SALT LAKE CITY PLANNING COMMISSION PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20__ SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20__ AND HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE CITY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER
--------------	--	--	---	--	---	--	---



REVISIONS	DESCRIPTION	DATE

SUGARHOUSE HEIGHTS SUBDIVISION
 PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 PRELIMINARY PLAT

Project Info.
 Surveyor: T. HATCH
 Designer: N. FICKLIN
 Begin Date: 10-12-2017
 Name: DESSO PROP. RECORD OF SURVEY
 Scale: 1"=20'
 Checked: _____
 Number: 6939-01

Sheet **1**
 of 1 Sheets

Project Narrative/Notes/Revisions

- 04/20/18 RH - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 05/30/18 CK - UPDATED PER CITY REVIEW COMMENTS.
- 06/21/18 NF - UPDATED PER CITY REVIEW COMMENTS.

Reeve & Associates, Inc. • Solutions You Can Build On

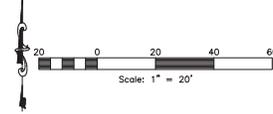
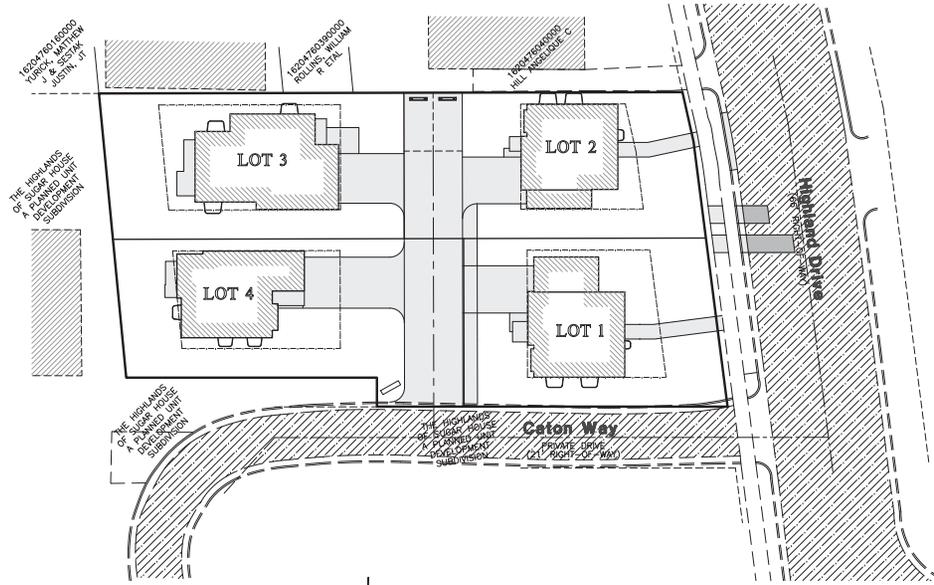
SUGARHOUSE HEIGHTS

Subdivision Improvement Plans

SALT LAKE CITY, SALT LAKE COUNTY, UTAH
APRIL 2018



Vicinity Map
NOT TO SCALE



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
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 - Sheet 3 - Existing Site/Demolition Plan
 - Sheet 4 - Proposed Site Plan
 - Sheet 5 - Grading & Utility Plan

Elevation Datum
FOUND BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF MALVERN AVENUE AND HIGHLAND DRIVE
ELEVATION = 4405.515'



Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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Project Contact:
Project Manager: Chris Cave
Project Engineer: Thomas Hunt

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REVISIONS	DATE	DESCRIPTION
05-30-18	CK	CITY COMMENTS

Sugarhouse Heights Subdivision
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

Cover/Index Sheet



Project Info.
Engineer: J. MATE REEVE, P.E.
Drafted: R. HANSEN
Begin Date: APRIL 18, 2018
Name: SUGARHOUSE HEIGHTS SUBDIVISION
Number: 6929-01

Sheet	5
1	Sheets

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THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PROPERTY MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY PRIORITY OF PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEO-TECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUTS, FILL, ASPHALT PAVEMENT, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEO-TECHNICAL ENGINEER.
3. TRAFFIC CONTROL STRIPES TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWED TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEO-TECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADDED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NOTIFICATION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR BIDDING AT THE TIME OF THE BIDDING PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTAINED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, BIDDING PERIOD OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR CLARIFICATION BEFORE SUBMITTING HIS BID. BY HIS BID, SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE OF THE WORK, (3) ALL EXISTING UTILITIES AND THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR REPAIRS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. ORIGINAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVENT AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS; THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRIOR TO COMMENCING THE CONTRACT DOCUMENTS, SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEN PLAN AND SERVICE LINES 48 HOURS IN ADVANCE OF THE COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS WORK. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL PUT HOLES IN UTILITIES TO DETERMINE IF CONTRACTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO BE FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VENTS LEFT CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRASS RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES SHALL BE INSTALLED WITH A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAD IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURBS, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

- THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR SHALL PROVIDE A COVER FOR THE SITE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS ADVISED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

- ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP MUST BE DONE WITHIN THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- EXPOSED SLOPES:**
- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - B) TRACKING STRIPES OF MULCH OR COMPOST
 - C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT BEING FURNISHED AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Master Legend

—W —	PROPOSED CULINARY WATER LINE	□	EXISTING CATCH BASIN	LF	LINEAR FEET
—EX-W —	EXISTING CULINARY WATER LINE	○	EXISTING SPRINKLER	NG	NATURAL GRADE
—SS —	PROPOSED SANITARY SEWER LINE	⊗	PLUG W/ 2' BLOW-OFF	O.C.	ON CENTER
—EX-SS —	EXISTING SANITARY SEWER LINE	●	AIR-VAC ASSEMBLY	P.C.	POINT OF CURVE
—SD —	PROPOSED STORM DRAIN LINE	▽	PROPOSED REDUCER	PRC	POINT OF REVERSE CURVE
—EX-SD —	EXISTING STORM DRAIN LINE	⊕	PLUG & BLOCK	PRVC	POINT OF REVERSE VERTICAL CURVE
—LD —	PROPOSED LAND DRAIN LINE	○	STREET LIGHT	PT	POINT OF TANGENT
—EX-LD —	EXISTING LAND DRAIN LINE	— —	SIGN	PP	POWER/UTILITY POLE
—SW —	PROPOSED SECONDARY WATER LINE	BLDG	BUILDING	P.U.E.	PUBLIC UTILITY BASEMENT
—EX-SW —	EXISTING SECONDARY WATER LINE	BVC	BEGIN VERTICAL CURVE	R/C	REBAR & CAP
—IRR —	PROPOSED IRRIGATION LINE	C&G	CULEX & GUTTER	RCP	REINFORCED CONCRETE BOX
—EX-IRR —	EXISTING IRRIGATION LINE	CB	CATCH BASIN	RCB	REINFORCED CONCRETE PIPE
—OHP —	EXISTING OVERHEAD POWER LINE	C.F.	CUBIC FEET	RIM	RIM OF MANHOLE
—TEL —	EXISTING TELEPHONE LINE	C.F.S.	CUBIC FEET PER SECOND	R.O.W.	RIGHT-OF-WAY
—GAS —	EXISTING NATURAL GAS LINE	CL	CENTERLINE	SD	STORM DRAIN
—	EXISTING EDGES OF PAVEMENT	DI	DUCTILE IRON	SS	SANITARY SEWER
X X X X	FENCES LINE	EP	EDGES OF PAVEMENT	SW	SECONDARY WATER
—	MASONRY BLOCK/RETAINING WALL	EV	END VERTICAL CURVE	TBC	TOP BACK OF CURB
—	DITCHES/WALL FLOWLINES	FC	FENCE CORNER	TOE	TOE OF SLOPE
●	PROPOSED FIRE HYDRANT	FF	FINISH FLOOR	TOP	TOP OF SLOPE
○	EXISTING FIRE HYDRANT	FTE	FINISH FLOOR ELEVATION	TOW	TOP OF WALL
●	PROPOSED MANHOLE	FG	FINISHED GRADE	TSW	TOP OF SIDEWALK
○	EXISTING MANHOLE	FL	FIRE HYDRANT	VPI	VERTICAL POINT OF INTERSECTION
●	PROPOSED SEWER CLEAN-OUT	PH	FLOW LINE	WM	CULINARY WATER
X	PROPOSED GATE VALVE	GB	GRADE BREAK	WM	WATER METER
X	EXISTING GATE VALVE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	(3)	PROPOSED PAVEMENT
■	PROPOSED WATER METER	INV	INVERT	(4)	PROPOSED CONCRETE
■	EXISTING WATER METER	IRR	IRRIGATION	(5)	EXISTING ASPHALT PAVEMENT
■	PROPOSED CATCH BASIN	LD	LAND DRAIN		

Reeve & Associates, Inc. - Solutions You Can Build On

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PROFESSIONAL ENGINEER

DATE: 02-20-2018
DESCRIPTION: SUGARHOUSE HEIGHTS SUBDIVISION
DESIGNED BY: R. HANSEN
CHECKED BY: R. HANSEN

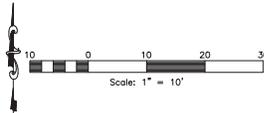
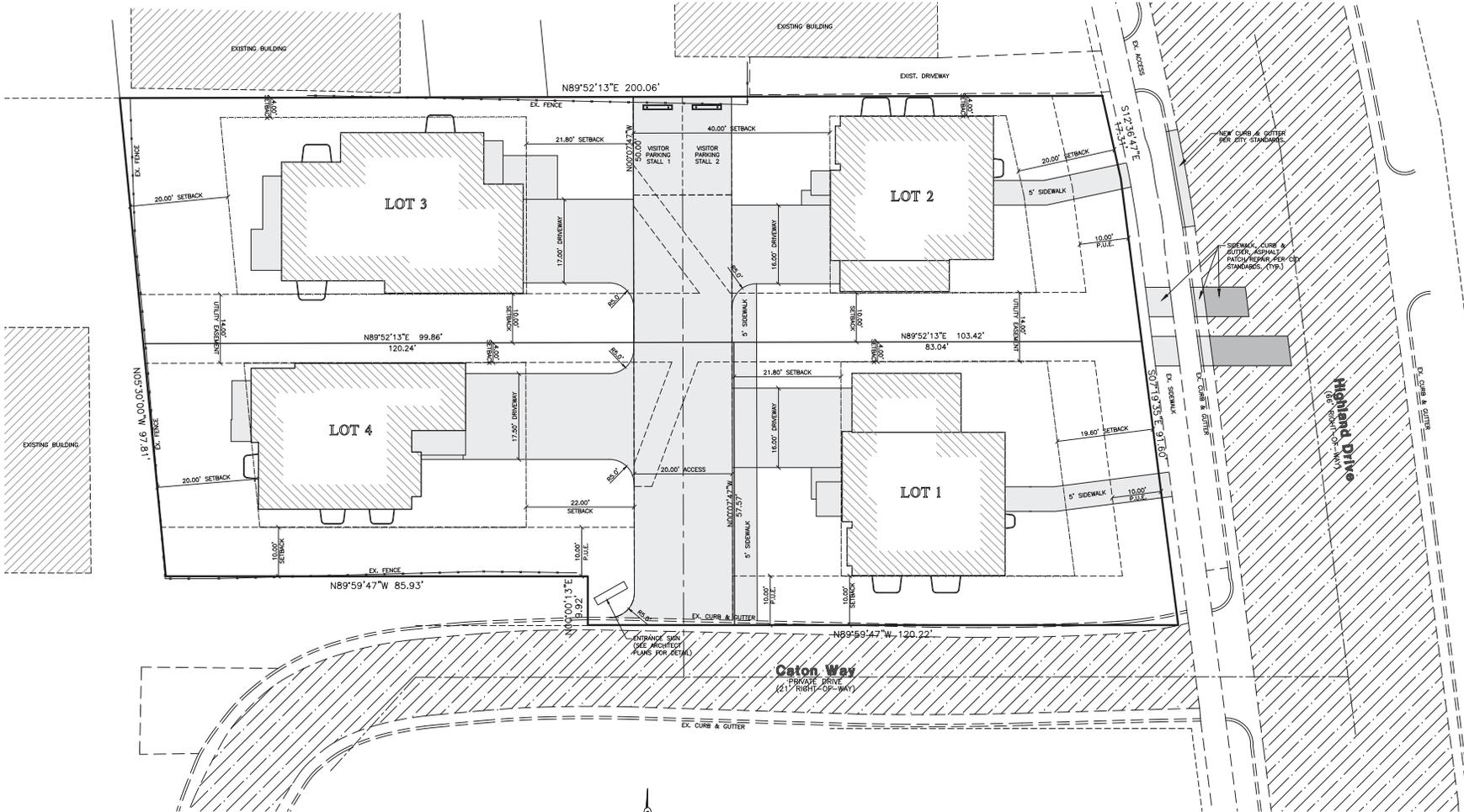
Sugarhouse Heights Subdivision
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

Notes/Legend Sheet

Project Info:

Engineer: J. MATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: APRIL 18, 2018
 Name: SUGARHOUSE HEIGHTS SUBDIVISION
 Number: 6929-01

Sheet **5** Sheets



REVISIONS	DESCRIPTION
DATE	BY
06-25-2018	CK - CHY - Comments

Sugarhouse Heights Subdivision
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

Proposed Site Plan



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: APRIL 18, 2018
 Name: SUGARHOUSE HEIGHTS SUBDIVISION
 Number: 6929-01

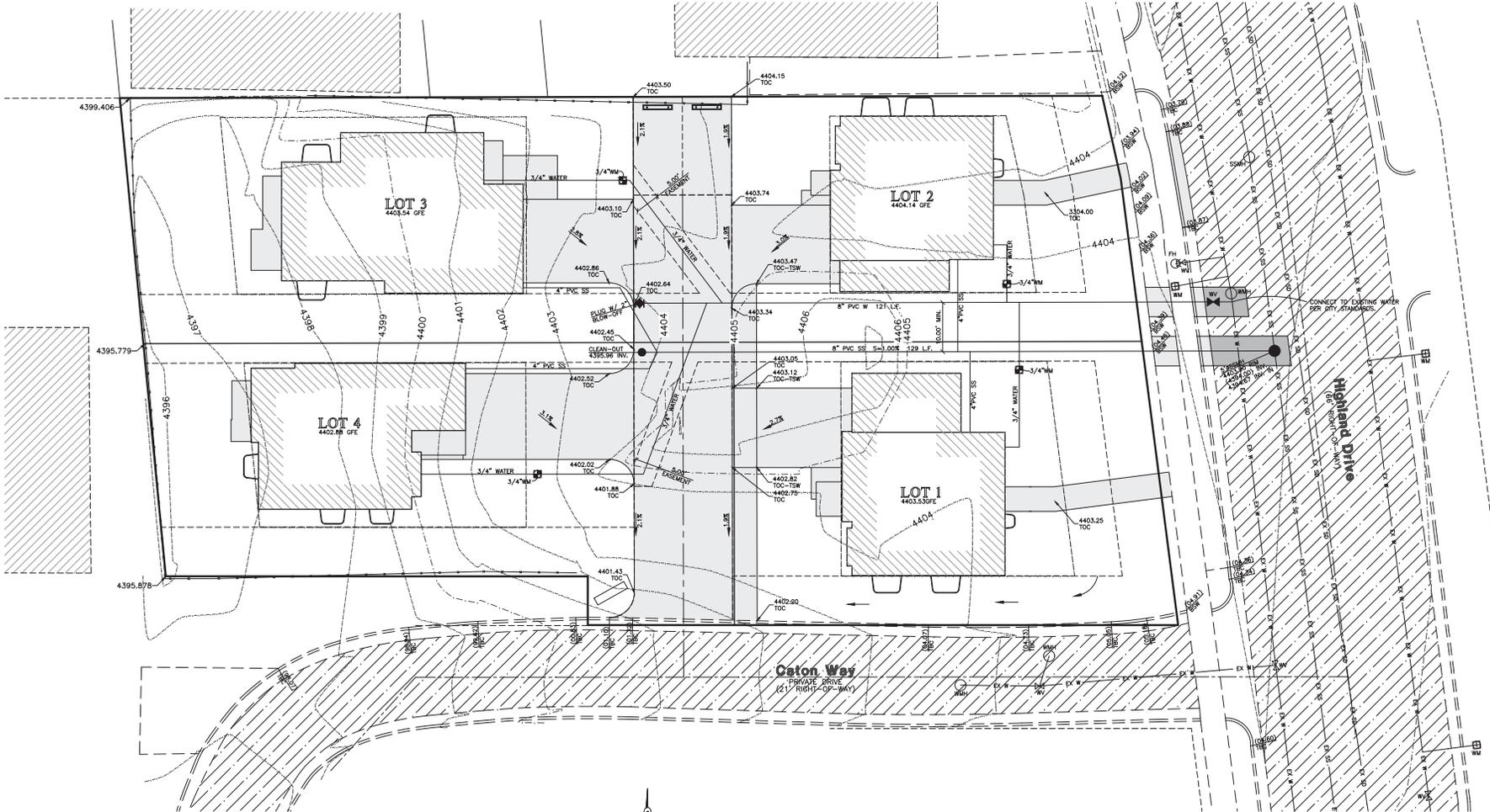


Sheet	5
4	Sheets

NOTE:
MAINTAIN A MINIMUM OF 10' OF
SEPARATION HORIZONTALLY AND/OR
18" VERTICALLY BETWEEN WATER AND
SEWER LINES.

ALL UTILITY DESIGN & CONSTRUCTION
MUST COMPLY WITH APWA STANDARDS
AND SLOPE STANDARD PRACTICES.

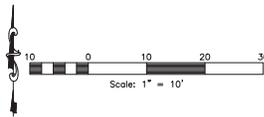
NOTE:
SLOPE AWAY FROM THE HOUSE AT
A MINIMUM 5.0% SLOPE FOR 10'.



Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.



Note:
Contractor to verify ALL Existing
Utility Locations, Terminations and
Invert Elevations.



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REVISIONS	DATE	DESCRIPTION
05-10-18	CK, CHL	Comments

**Sugarhouse Heights
Subdivision
Grading &
Utility Plan**
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH



Project Info.

Engineer: J. MATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: APRIL 18, 2018
 Name: SUGARHOUSE HEIGHTS SUBDIVISION
 Number: 6929-01

Sheet	5
5	Sheets

ATTACHMENT E: SITE VISIT PHOTOS

West Side of Highland Drive—Moving South to North



2682 S. Highland—Commercial use in CN zone



Street-facing façade of strip mall



Caton Way—access road for project and existing PUD to the west



Existing single family home on subject property (to be demolished)



Subject property looking to the north



2654 S. Highland—Adjacent single family home to north

East Side of Highland Drive—Moving North to South



Two (2) single family bungalows at 2653 & 2655 S. Highland



Multi family structures directly across the street from subject property

ATTACHMENT F: ZONING ORDINANCE STANDARDS

R-1/5,000 (Single Family Residential District)

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Ordinance Standards for R-1/5,000 (21A.24.070)

Standard	Proposed	Finding
Minimum Lot Area: 5,000 sf	Proposed lot areas range from approximately 5,009 sf – 5,924 sf.	Complies
Minimum Lot Width: 50 feet	Proposed lot widths range from 50 feet – 58.24 feet.	Complies
<p>Maximum Building Height: Varies depending on roof type:</p> <p>Pitched – 28 feet measured to ridge of the roof from established grade; <i>or</i> Flat – 20 feet measured from established grade</p>	<p>All four (4) proposed homes have both pitched and flat roof forms. The pitched portions will be limited to 28 feet in height, and the flat portions (which make up the majority of the roof areas) will be limited to 20 feet in height.</p> <p>The submitted plans show heights for the pitched roof forms on each home that range from 25 feet, 4 inches – 26 feet, 11 inches. Proposed heights for the flat roof forms are all shown at the 20 foot maximum.</p> <p>*It should be noted that Staff notified the applicant in multiple reviews that building height is measured from established grade, but the submitted plans measure height from the first floor plate. During the building permit review process, Building Services will require the applicant to correct this, and the structures will not be permitted to exceed the standard height limitations of the R-1/5,000 zone.</p>	Will comply
Maximum Exterior Wall Height: 20 ft. minus 1 ft. (or fraction thereof) for each foot (or fraction thereof) of encroachment into side yard setback granted	The submitted plans show dimensions for the exterior wall height at the side yard setback lines that all measure approximately 20 feet in height. However, it should be noted that the heights were not measured from established grade, which is something that Building Services will require the applicant to correct during the building permit review process.	Will comply

<p>Minimum Front Yard Requirement: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').</p>	<p>Per definition, lots 1 and 2 have front yards that abut Highland Drive, the public street. The average of the front yards of existing buildings within the block face is approximately 22 feet. The submitted plans indicate that all four (4) proposed front yards have depths of at least 22 feet. They are approximately as follows:</p> <p>Lot 1: 30 feet Lot 2: 22 feet Lot 3: 22 feet Lot 4: 42 feet (includes width of drive)</p>	<p>Complies</p>
<p>Minimum Interior Side Yard Requirement: Four feet (4') on one side and ten feet (10') on the other</p>	<p>The submitted plans show that all four (4) proposed homes meet the minimum required side yard setback dimensions of 4 feet on one side and 10 feet on the other side.</p>	<p>Complies</p>
<p>Minimum Rear Yard Requirement: Twenty feet (20')</p>	<p>The submitted plans indicate that the rear yards proposed for all four (4) homes meet the minimum required rear yard dimension. They are as follows:</p> <p>Lot 1: 22 feet Lot 2: 40 feet Lot 3: 21 feet Lot 4: 22 feet</p>	<p>Complies</p>
<p>Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.</p>	<p>The submitted plans indicate that the proposed footprints of the single family homes have lot coverages that range from 18.4% - 27.4%.</p>	<p>Complies</p>
<p>Standards For Attached Garages:</p> <p>1. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>2. No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</p> <p>a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with</p>	<p>1. As proposed, none of the structures have garages with direct frontage on the street (Highland Drive).</p> <p>2. None of the attached garages are proposed to be constructed forward of the "front line of the building."</p>	<p>Complies</p>

<p>the same dimensions as the garage being replaced;</p> <p>b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or</p> <p>c. The garage doors will face a corner side lot line.</p>		
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ATTACHMENT G: PLANNED DEVELOPMENT STANDARDS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies if recommended conditions are met</p>	<p>In the submitted narrative, the applicant claims that the project achieves Planned Development objectives A, D, and F, as <i>“the proposed plans are for 4 warm, modern homes with a courtyard like private drive...approving 4 single family homes with their own landscaped yards keeps the beauty of the existing neighborhood and structures.”</i> In addition, the applicant states, <i>“We will be redeveloping a site with one dilapidated home...[which will] decrease the fire and safety hazards of the unmaintained existing property.”</i></p> <p>Staff finds that the project complies with the purpose statement for a Planned Development and objective D if the recommended conditions of approval are incorporated and met by the applicant. The purpose statement reads, <i>“A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.”</i> Currently, the site contains a historic home with strong street presence that is considered to be contributing to a National Historic District. If the site were to be redeveloped without Planned Development approval, there could be a maximum of two (2) lots with frontage on Highland; from a street perspective, the current proposal is not an improvement beyond what could be permitted by right, as the street-facing facades have the appearance of a secondary, rear elevation. Because this approval would permit the applicant to construct four (4) homes rather than two (2), Staff finds it appropriate to require that the applicant refine the east façades of homes on lots 1 and 2 to create an improved street presence, and be more compatible with nearby residential structures, as outlined in the recommended motion.</p>

<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Complies if conditions are met</p>	<p>B.1. As described above in the “Key Considerations” section, Staff finds that the proposal supports multiple elements of Plan Salt Lake. The proposal also supports elements of the Sugar House Community Master Plan related to density and scale, but is in conflict with elements related to Planned Developments. Staff is recommending multiple conditions of approval that are meant to ensure compliance with the Community Master Plan, as well as the purpose statement for Planned Developments (see Planned Development standard A).</p> <p>2. The Planned Development as proposed is allowed within the R-1/5,000 zoning district with approval from the Planning Commission.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access or means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>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;</p> <p>b. Parking area locations and size, and whether parking plans are likely to encourage</p>	<p>Complies if conditions are met</p>	<p>C.1. All four (4) new lots would be accessed by a new private driveway, which would stem from Caton Way, an existing private road that was constructed to serve the Highlands of Sugar House PUD to the west and south of the site. Caton Way stems from Highland Drive at the southeast corner of the subject property, and meanders to the west until it merges with Angelita Court, another private access road that was built for the PUD. Angelita Court empties onto 2700 South. As with all new development, this project would produce additional traffic; however, the Transportation Division has not indicated that the development would materially degrade the service level of any street.</p> <p>2.a. The proposed new driveway would direct traffic onto Caton Way, the private roadway described above. From Caton, the closest vehicular outlet for residents of the new project would be Highland Drive, a City-owned arterial that runs along the east of the property. The Transportation Master Plan states that “arterials are generally multi-lane streets carrying high traffic volumes at relatively high speed limits.” Traffic generated from four (4) new homes would not have a noticeable impact on an arterial like Highland Drive. Residents of the abutting PUD did express concern over residents cutting through Caton Way and Angelita Court to access 2700 South, but this is something that can already be done by anyone, and this development would not</p>

<p>street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the</p>		<p>change that. Because this is a private roadway that the PUD's HOA owns, it will be up to them to mitigate those potential impacts.</p> <p>b. This project is required to provide two (2) off street parking spaces per single family home. The submitted plans show that each home has an attached two-car garage. In addition, each home has its own individual driveway, which could hold additional guest vehicles. Visitors may also utilize on street parking in front of the subdivision along Highland Drive, which is permitted, and would not have an adverse impact on neighboring properties.</p> <p>c. The development will likely have weekday traffic patterns that correspond with typical commuting hours. Typical traffic for four (4) single family homes should not have any negative impact on adjacent properties.</p> <p>3. The circulation system for motorized, non-motorized, and pedestrian traffic includes the private driveway into the development, four (4) individual driveways that access each home, and sidewalks that connect pedestrians to Highland Drive and Caton Way. All of these elements are internal to the project, and would not have adverse impacts on adjacent properties. A former site layout had the new private driveway located further west, but was moved to the east when a property owner expressed concern about headlights shining into the windows of her home across the street.</p> <p>4. Public Utilities Staff has indicated that services will need to be connected to Highland Drive. The applicant is required to comply with all comments that have been provided during the building permit review process and prior to the recordation of the final plat.</p> <p>5. The project's proposed layout includes four (4) homes that are internally oriented and placed in a manner that maintains the same perimeter setback dimensions that would be required if only one (1) new single family home were being built on the site. In addition, the proposed private driveway is internal to the project, which will also help to mitigate light, noise, odor, and visual impacts.</p>
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<p>premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>6. The development pattern near the subject property includes a mix of lot sizes, ownership types, and uses. On the east side of Highland Drive (across the street from the site), the lots are traditional single family lots with an average size of 6,200 sf, with the exception of one larger lot that contains two (2) multi-family structures.</p> <p>On the west side of Highland, the north half of the block face has a more traditional single family pattern, but south of Caton Way, the zoning is CN Neighborhood Commercial and uses include a strip mall and three (3) separate commercial buildings.</p> <p>Last, the Highlands of Sugar House PUD is located to the south and west of the subject property, which is a large common lot with condominiumized single family detached structures. The private access roads meander through the PUD, resulting in randomly placed homes that do not conform to the typical grid layout.</p> <p>Staff finds that the proposed intensity, size, and scale of the development is compatible with adjacent properties, as the project would subdivide approximately half of an acre (20,000 sf+) into four (4) lots that range from 5,000 – 6,000 sf each. The development would appear similar to the nearby PUD, but would have more of a traditional layout and building placement. If Staff's recommended conditions of approval are incorporated, the development would maintain the development pattern on the west side of Highland Drive, with single family homes that that have a compatible street presence along the block face.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Will comply</p>	<p>The applicant has provided subdivision improvement plans that identify seven (7) trees to be removed as part of this project, as well as a landscaping plan that shows the addition of 15 new trees. The landscaping plan does not identify proposed species or size of the new trees, but this is something that will be reviewed by Urban Forestry during the building permit review process.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and</p>	<p>Complies</p>	<p>The subject property is not located within a Local Historic District; however, it is located within the Highland Park National Historic District. At the time of nomination of the</p>

<p>environmental features of the property;</p>		<p>District, the single family structure currently on site was considered contributing to the integrity of the District. When it comes to the application of this Planned Development standard, Staff finds that the language regarding the preservation of historical features refers to those located within a Local Historic District, or individually listed as Local Landmarks. This standard is not interpreted in a way that requires the preservation of structures within a National Historic District.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The Planning Commission has final decision-making authority in this case. With the exception of the specific zoning modifications being requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during the building permit review process.</p>

ATTACHMENT H: SUBDIVISION STANDARDS

Standards of Approval for Preliminary Plats (20.16.100): 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	The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements.
B. All buildable lots comply with all applicable zoning standards.	Requires Planning Commission approval to create lots without street frontage	If Planned Development approval is granted, all four (4) lots comply with applicable zoning standards, including minimum lot width and area.
C. All necessary and required dedications are made.	Complies	All dedications required at this stage have been made. Additional dedications may be required in the future, and shall be made prior to recordation of the final plat.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities department director.	Complies under conditions	If Planned Development approval is granted, the applicant will be required to satisfy all comments/concerns provided by the Public Utilities department during the building permit application process and prior to recordation of the final plat.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included.	Complies under conditions	The provisions of 20.40.010 shall be met through compliance with all City department/division comments.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all 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	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

May 21, 2018 & June 6, 2018 – The applicant met with Sugar House Community Council (SHCC) members at their Land Use & Zoning Committee meeting and then again in front of the entire SHCC. The SHCC has provided a formal letter with attachments (below), and is requesting that the Planning Commission deny the project as members find that it does not meet the standards of approval for a Planned Development.

Notice of the Planning Commission public hearing for the proposal included:

- Notices mailed on August 9th, 2018
- Property posted on August 10th, 2018
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on August 9th, 2018

By the time that this report was published, Staff had received two emails from nearby property owners:

Hello Ashley, my name is Patsy McNamara and I am a member of the Sugar House Planning and Zoning Committee. I believe I sat next to you for the presentation of the developers for the 2660 Highland Drive PUD. I wore two hats at that meeting as that proposed development will have a direct impact on my neighboring community that borders the subject property. The proposal specifies that they will utilize Caton Way as the access to the property, for which there is a right of way. Caton Way is a private road belonging to the Highlands of Sugar House PUD and extends around a tight curve to Angelita Ct. which is also a private road for our PUD. My concern and that of the community is that those 4 proposed homes (conceivably 8 cars plus service vehicles and guests) would utilize both Caton Way and Angelita Ct. to access 2700 South. If allowed, this would present an extreme danger to our residents. These two private streets have no sidewalks and are used for residents walking throughout the area of 14 homes. At the meeting when I suggested that the developers include a restricted use of only a left hand turn from the new PUD onto Caton Way, the response was, "we don't want to impose that upon the owners without their input." It is my understanding that CC&R's are part of a PUD and are usually established prior to sales. Can you clarify that for me? Our concerns are real as we have a number of senior residents. As a safety issue, this could be addressed by requiring a left hand turn only onto Caton Way and then to Highland Drive for exit. NO right hand turns! Our real preference would be to require access to the property directly from Highland Dr. which the developer said could not be done.... Have you any suggestions as to how we can find a satisfactory solution for this serious problem?

Thanking you in advance,
Patsy McNamara

Hi Patsy,

Thanks for reaching out with your concerns. You are correct that the owner and/or developer will need to set up an HOA with CC&Rs prior to sale. We typically go through that process during the final plat review. They did voice concerns about making decisions on the behalf of future homeowners, but

unfortunately that is something they will have to do--it's pretty standard.

I did some research into Caton Way and did find a recorded easement that granted owners/future owners of the Sperry parcel access rights over your PUD's private roadway. The document, as written, is enough for the City to move this project forward. Unfortunately, I cannot intervene when it comes to how that private road is used--that will be a civil issue that's left up to your HOA and the owner of the subject property. I've attached the easement document for your review. If the HOA wishes to dispute anything related to this, it will have to be handled privately.

Either way, I encourage you/your group to provide public comment related to this project. They will attend the regular Sugarhouse Community Council meeting next Wednesday evening, and once they're scheduled for a Planning Commission meeting another notice will be mailed to property owners/tenants within 300 feet of the project.

Let me know if you have any other questions. Thanks,

Ashley Scarff
Principal Planner

Ms. Scarff - I am the property owner of 2654 S Highland Dr, directly adjacent to the north of 2660 S Highland and am writing with regard to the requested development. I understand that Grace Sperry has requested a fence be placed along the northern boundary of 2660 to help me be able to maintain the privacy and security that I have today and have had during the dozen or so years I have owned the property. My backyard today is fully secured for my dog and a portion of that is provided by the brick garage and fence that are currently located on 2660.

I strongly echo that request so as not to cause disruption beyond what we will already be experiencing with construction and added homes on that lot.

We are unable to join the Council meeting this evening but hope our comment can be shared with the planning commission and given serious consideration.

Thank you -

Angelique & Thomas Hill

June 14, 2018

TO: Salt Lake City Planning Commission

RE: PLNSUB2017-01027 Sugar House Planned Development

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council



We have received a request for a Planned Development at 2660 S Highland Drive. This is currently one large parcel with one single-family home, with frontage on Highland Drive and an accessory building located at the rear of the home. The proposal is to demolish both structures on the site, and replaced them with four detached single-family homes on individual lots, and one private driveway. They are asking for a PUD because two of the lots will not have frontage on a public street.

We distributed flyers to the neighborhood on both sides of Highland Drive from 2700 South to the freeway, and Crystal and Malvern Avenues, and up along 1300 East. This proposal is posted on our website, and neighbors were informed of two public meetings we had to discuss this. The first was the Land Use and Zoning Committee on May 21, and the second was June 5, at the main meeting of the Sugar House Community Council (SHCC).

It is not clear to us that this proposal meets **any** of the goals of the Planned Development Ordinance [See 21A.55.010: PURPOSE STATEMENT]. Perhaps we could argue that this is a more efficient use of the land to have four homes rather than just one, but this is not a goal of a Planned Development. It certainly shows no innovation. This home is in the Highland Park Historic District, on the National Register of Historic Places. Removing it certainly does not preserve it. It feels more like a slap in the face, after holding this home up as a prime example of old Sugar House at it's finest, for many, many years.

Further, the proposal shows four stark, modern homes, on a prominent street in Sugar House, in a traditional neighborhood with old, early 20th century homes. These homes will not complement the neighborhood in any way. In this historic district, 78% are contributing structures, and only 18% altered to the point of being non-contributing, and 3% constructed outside the historic period. To build stark modern homes is an affront to the integrity of this neighborhood. The houses will not be considered "affordable", given the expected sale price quoted by the developers.

It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the standards. [See 21A.55.050 STANDARDS FOR PLANNED DEVELOPMENTS]. The information provided to the SHCC does not provide either written or graphic evidence of compliance with several of the standards. Standards this development conflicts with specifically:

- Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the citywide community, and/or small area or small area plan. [See page 3 of the Sugar House Master Plan regarding Planned Developments]. This proposal doesn't comply with anything.
- Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located. Building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located [The orientation of the buildings has the rear side of two homes facing Highland Drive, which is contrary to the context of the residential neighborhood along Highland Drive and the Highland Park Historic District].
- Existing Site Features: The proposed development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment. [The demolition of the contributing historic structure and removal of mature landscaping is contrary to this standard].

There are better solutions for this project. One would be to restore the existing house, and add two traditional style homes to the rear, with access down a private driveway.

Another big issue, which has the neighborhood to the west (The Highlands of Sugar House) very worried, has to do with the plans for access and egress to the project. I have attached an "EASEMENT AGREEMENT", signed in 1998. This Agreement apparently gives Sperry or successor the ability to drive along Caton Drive to exit the development. Caton Drive is exactly 20 feet wide, and has more than two 90-degree turns in it. There are no sidewalks in this development, all parking must be in the driveways of each condo, and you can see those driveways are so short, most cars hang over the curb. While I was walking the street, a car with a young driver and young passengers came off of Highland Drive, moving very fast, and there was hardly time for us to step off the road before the car zoomed by. This road is not designed to handle traffic. Some of the people are elderly, several use walkers, and there is no place for them to walk, except for the street. I'm told many drivers try to bypass the corner of Highland Drive at 2700 South, and cut through on this street, which creates congestion and unsafe conditions. If there are any service vehicles of any sort parked along Caton Drive or Angelita Court, it is just about impossible to pass. A second truck would not be able to pass the first truck. See the attached photo.

The HOA (The Highlands of Sugar House) owns both of the private streets (Angelita Court and Caton Drive). The easement attached refers to the 20ft wide driveway that connects to Caton Way at the gate going into the Sperry lot. (See Map 2) That driveway provides the ingress and egress to their road and extends 12 feet north beyond the gate into the Sperry property. The easement language is silent on just how much usage of our road is allowed beyond the portion of Caton Way leading to Highland Drive, and our contention is just that. The current developers have committed to just that usage. Their preference is to see the access moved to the north boundary of the Sperry Property (close to the existing driveway on the Sperry parcel) so there is no involvement with the HOA. Their view is that the easement granted almost 22 years ago was never with the notion that it would serve to accommodate a housing development.

We recommend that you **DO NOT APPROVE** this development because it does not meet any of the PUD standards. If you feel you must, then we ask for the following:

- The current home at 2660 should be restored into a livable dwelling unit. If possible, it should be restored to the standard it once was. An identical example of this house, by the same architect, Hyrum Jensen, can be found at the Graystone Apartments, about half a mile north of this address on Highland Drive.
- Two traditional homes could be built on the west side of this historic home. A driveway to access all three could be put on the parcel where the current driveway is, and access the development from Highland Drive, and circle the home and around to the rear, eventually coming out on Caton Drive, which becomes one way going East at that point, for the residents of Sugar House Heights. The Highlands of Sugar House would have access on Caton headed west on Caton, with a locked gate just west of the 20' driveway to the Sperry property. (see Map 2)
- If you allow the developer to remove the historic house, then you must require that homes that are built are traditional, and integrated in keeping with the design of the neighborhood built between 1910 and 1940.
-

If this project were to go forward as presented, the considerable traffic issues will be exacerbated.

Enclosures:

- 1 Flyer 2660
- 2 Comment Card
- 3 Email comments
- 4 Caton Easement
- 5 Photo of large truck on Caton Ave
- 6 Application National Register of Historic Places 1998
- 7 Historic Site Form
- 8 Map 2

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: May 21, 2018 6:30 p.m.

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 5th Floor Fairmont Room

WHY: Request to build four detached single family homes accessed by one private driveway at 2660 S Highland Drive.

GET YOUR QUESTIONS ANSWERED Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter. **This will also be on the SHCC Main meeting June 3 at 7³⁰ pm 1212 Wilmington Avenue on the 5th Floor Fairmont Room.**



www.sugarhousecouncil.org

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: May 21, 2018 6:30 pm

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 6th Floor Cottage Room

WHY: Request to build four detached single family homes accessed by one private driveway at 2660 South Highland Drive

GET YOUR QUESTIONS ANSWERED Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter. **This will also be on the SHCC Main meeting June 3 at 7³⁰ pm 1212 Wilmington Avenue on the 5th Floor Fairmont Room.**



www.sugarhousecouncil.org

COMMENT CARD



Name Scott Breen

Issue/Land Use Topic Highland Dr. PUD

Email Address cbreen @ gmail . com

Sign me up for email newsletter to be informed of future issues and meeting dates

I Support this proposal. Politeness costs you nothing.

www.sugarhousecouncil.org

John McnamaraMay 29 (1
day ago)

to ashley.scarff, me

Hello Ashley, my name is Patsy McNamara and I am a member of the Sugar House Planning and Zoning Committee. I believe I sat next to you for the presentation of the developers for the 2660 Highland Drive PUD. I wore two hats at that meeting as that proposed development will have a direct impact on my neighboring community that borders the subject property. The proposal specifies that they will utilize Caton Way as the access to the property, for which there is a right of way. Caton Way is a private road belonging to the Highlands of Sugar House PUD and extends around a tight curve to Angelita Ct. which is also a private road for our PUD. My concern and that of the community is that those 4 proposed homes (conceivably 8 cars plus service vehicles and guests) would utilize both Caton Way and Angelita Ct. to access 2700 South. If allowed, this would present an extreme danger to our residents. These two private streets have no sidewalks and are used for residents walking throughout the area of 14 homes. At the meeting when I suggested that the developers include a restricted use of only a left hand turn from the new PUD onto Caton Way, the response was, "we don't want to impose that upon the owners without their input." It is my understanding that CC&r's are part of a PUD and are usually established prior to sales. Can you clarify that for me? Our concerns are real as we have a number of senior residents. As a safety issue, this could be addressed by requiring a left hand turn only onto Caton Way and then to Highland Drive for exit. NO right hand turns! Our real preference would be to require access to the property directly from Highland Dr. which the developer said could not be done.... Have you any suggestions as to how we can find a satisfactory solution for this serious problem?

Thanking you in advance,

Patsy McNamara

Scarff, Ashley10:12 AM (5
hours ago)

to John, me

Hi Patsy,

Thanks for reaching out with your concerns. You are correct that the owner and/or developer will need to set up an HOA with CC&Rs prior to sale. We typically go through that process during the final plat review. They did voice concerns about making decisions on the behalf of future homeowners, but unfortunately that is something they will have to do--it's pretty standard.

I did some research into Caton Way and did find a recorded easement that granted owners/future owners of the Sperry parcel access rights over your PUD's private roadway. The document, as written, is enough for the City to move this project forward. Unfortunately, I cannot intervene when it comes to how that private road is used--that will be a civil issue that's left up to your HOA and the owner of the subject property. I've attached the easement document for your review. If the HOA wishes to dispute anything related to this, it will have to be handled privately.

Either way, I encourage you/your group to provide public comment related to this project. They will attend the regular Sugarhouse Community Council meeting next Wednesday evening, and once they're scheduled for a Planning Commission meeting another notice will be mailed to property owners/tenants within 300 feet of the project.

Let me know if you have any other questions. Thanks,

Name: S. Watson**Email:** fromsue2u@gmail.com**Comment:** Few comments to share after studying information provided during meeting on Monday, May 21st.

- 1) Hearing from residents impacted, they did not appear to be happy with changes in use for their private drive. Would hope this could be looked into further with some type of agreeable resolution.
- 2) One resident was concerned that during the snow removal process, the snow could be piled against a fence that could present flooding problems for her yard/property (once the builder is all done/gone, this could be hard to resolve; think items such as this concern should proactively be reviewed and addressed to protect homeowners)
- 3) I personally thought the house designs were VERY ugly and most importantly, they do not fit into the existing building designs of the neighborhood. The more of these ugly structures that are built, the more the builder has leverage to stick additional of these structures within the area (because approved somehow earlier).
- 4) For the record, I am disappointed that a historical structure is being torn down and not preserved. One comment from builder was that house would be too costly to restore and had asbestos; but, if tearing down the house, the "asbestos" removal will be required anyway.

- 5) Fire safety is a concern, hoping that fire code is reviewed and fire truck can safely access houses for this plot from 1100 East.
- 6) Was surprised to hear that the costs of these houses were going to be quite expensive for this particular area. Upon researching, houses within this area, I am not aware of very many houses that are west of 1100 East and around 2700 south that are selling for \$600,000 to \$700,000.
- 7) Hoping that no changes to existing building codes or easements are allowed for building.

C Holt commented on [266o Highland Drive Planned Development](#)

NEW PETITION The Planning Division has received a Planned Development petition for four proposed free standing single-unit ...

The drawings for homes seem so out of character for this neighborhood. Traffic congestion's firvthiscarea is already heavy. This is a beautiful home that could be remodeled instead of razed Cece Holt@msn.com

Hi Judi-

My name is Ryan Kempema and I currently serve as the HOA president for the Highlands of Sugar House. I'm writing you in regards to the proposed planned development on 2660 S. Highland Dr which borders our property. There are a number of concerns that my fellow neighbors and I have that I'd like to bring to the attention of the Land Use Planning Committee.

At the time the Easement Agreement was constructed, the Association granted an easement to the Sperry property for a single family home only. An easement was never approved by the association for four single family units. If that was the case, we would have never agreed to it. The driveway that serves as the easement is extremely narrow and should be looked at to determine if an access road would legally work there. As it stands right now, I would think the proposed access road would not provide an adequate turning radius for service trucks (fire trucks, garbage, snow plow) to maneuver through. We also do not have sidewalks which increases the danger for our senior residents who walk throughout our property. Many fear that traffic will only increase on our private roads due to the addition of four new homes and the fact that the only access to the new development is through Caton Way. Our roads are already becoming a problem as it is with other people using them as a pass through. Lastly, The Sperry house is located on the Sugar House historical district along Highland Dr, where many beautiful, charming homes reside. The rendered homes that were proposed would not be consistent with the look and feel of Highland Dr and should really be looked at in order to preserve that tradition and history of that neighborhood.

I please ask that the City Planning Commission to at least consider and review our comments in the deciding making process of this new planned development.

Thanks,
Ryan Kempema
2696 S. Angelita Ct
Irschumacher10@gmail.com

7:27 am (1 day ago)

to me

Judy, please do what you can to stop this. I live on Caton Way and the through traffic now is awful. I have been hit nearly three times coming out of my drive with people coming from Highland to 2700 and 2700 to Highland. Also the style of homes is so not keeping with the neighborhood. Thank you for what you can do.

Linda

Thank you for bring our attention for the need to get you our concerns regarding 2660 Highland Dr.

The project as proposed raises a number of concerns--

*The property planned for destruction is a 100 year old sole mansion within the Highland Park Historic District, rendering such a designation meaningless. The determination that the structure is beyond saving was made solely by the developers.

*The property was zoned for a single family residence.

*Approval of 4 single family structures crammed into limited space invites a scramble by developers to seek out properties for demolition in Sugar House to further saturate an already over-populated, congested and once charming collection of well-established homes/neighborhoods. Creating such a precedent would further insure a continued deterioration of what remains of Sugar House.

*Does a Sugar House master plan exist that would prohibit the further destruction of the remaining attractive characteristics?

*Hopefully, the impact upon the adjoining neighbors/neighborhood will be carefully considered.
John McNamara

Alyson Heyrend <alyson.heyrend@gmail.com>

8:52 am (1
day ago)

to me

Hello Judi,

I live at [1195 E. Angelita Court](#) (neighbor of Jack and Patsy McNamara's)
I'm very concerned about the draft I'm seeing of the plan to tear down the Grace Sperry home and build 4 new homes on the lot.

I recognize that the property does have a recorded easement allowing cars to and from the development onto our private road - Caton Way.

But as it stands, the easement has rarely, if ever, been used, because the current home's driveway exits onto Highland Drive.

I'm worried that all the owner and visitor traffic will enter our road and rather than go out to Highland Drive, will instead drive down through our complex and exit out on Angelita Court where it connects to Highland Drive. That will be a lot of unnecessary traffic through our private area, which has no sidewalks and where residents walk in the roadway to the mailbox.

I'm also worried about access for emergency vehicles to the property. it's a very sharp turn into the lot, via the easement. I don't understand how Planning and Zoning could allow such a dramatic change when the access as always been onto Highland Drive, a public road that can handle the additional cars.

The entire character of that lot, as well as it's affect on our small, one-level homes (there are 14 in the PUD), will change dramatically. It seems that the reason is to get maximum profit out of the lot for the developers (who are based in Cottonwood Heights). I also understand developers' desire to make money, but would welcome some discussion about how the ingress/egress situation could be resolved so it does not negatively affect our neighborhood.

Thank you for listening.

Sincerely,

Alyson Heyrend
[1195 E. Angelita Court, SLC UT 84106](#)

(801) 232-9239
From
Darla Roberts
Highlands of [Sugar House](#)
[2677 Caton Way](#)
[SLC, UT 84106](#)

Our P.U.D. of 14 homes will be very impacted by the proposal of 4 new homes built on Grace Sperry property with Caton Way as the entrance to these homes. We already have non-owners coming in from Highland and 27th South ignoring our posted signs "Dead End" and "No Thru Traffic" and then turning around in our driveways to exit. There are also vehicles and service trucks who have decided it is their short cut even if it is private narrow road and private property and many of them speeding.

We have 8 homes of the 14 that will be directly impacted during the many months of construction ; noise, dust, traffic, dirt and parking. Parking is already a problem here on the Caton side (north & east) of the community for guests, service vehicles and emergency vehicles.

Impossible, I say, that these new 4 new home owners will only use Caton Way as their entrance which will impact 4 or 5 of us constantly and not use the 27th south entrance also taking them clear through the community to the Caton Way entrance.

The only thing that could possibly work with 4 new homes and possibly of 8 new cars, etc. is that their entrance and access road be from Highland Drive NOT Caton Way.

4 | [Type text]

Thanks you for your time,

6930146

6930146
04/16/98 1:39 PM 37.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ANNA GRACE BELLIS SPERRY
2660 S HIGHLAND DR
SLC, UT 84106
REC BY: R JORDAN DEPUTY - WI

AFTER RECORDING, PLEASE RETURN TO:

Edmund L. and Anna Grace Bellis Sperry

EASEMENT AGREEMENT

August This Easement Agreement ("Agreement") is made and entered into this 5th day of ~~April~~, 1997, by and between The Highlands of Sugar House Owners Association, Inc., a Utah nonprofit corporation (the "Association"), Taylor's Farm, L.C., a Utah limited liability company ("Taylor's Farm"), American Housing Development Corporation, a Utah corporation ("American"), Craig D. Nielsen ("Nielsen") and Jeffrey J. Jonas ("Jonas") (Taylor's Farm, American, Nielsen and Jonas shall be referred to herein collectively as the "Highland Parties"), and Edmund L. Sperry and Anna Grace Bellis Sperry (collectively "Sperry"). Sperry and the Association at times are referred to herein collectively as the "parties" and individually as a "party."

RECITALS

A. The Association is the fee title owner of certain real property located in Salt Lake County, Utah, as more particularly described on Exhibit A attached hereto (the "Association Parcel"). The Association Parcel is part of the common areas (the "Association Benefitted Parcel") of The Highlands of Sugar House, a planned unit development subdivision (the "PUD").

B. Sperry is the fee title owner of certain real property located in Salt Lake County, Utah, contiguous to the Association Parcel, as more particularly described in Exhibit B attached hereto (the "Sperry Parcel"). The Sperry Parcel is part of a residential property described in Exhibit C attached hereto (the "Sperry Benefitted Parcel"). The Association Parcel and the Sperry Parcel at times are referred to collectively herein as the "Parcels".

C. The Highland Parties have installed a sprinkler system on and landscaped the approximately north 10 feet of the Parcels (the "Landscaped Area"). The remainder of the Parcels that does not constitute a part of the Landscaped Area has been improved with an asphalt road and related curbing and improvements (the "Roadway Area").

D. Under previous instruments of record the Association and Sperry each may have a legal right of way over all or part of the Parcels. By this Agreement the parties desire to terminate and supersede any prior agreements pertaining to easements over the Parcels (except for

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any easement rights created by the PUD plat), and to clarify and agree that each party has a nonexclusive easement and right of way over the Roadway Area of the Parcels for pedestrian and vehicular ingress, egress and access, and over the Landscaped Area of the Parcels for landscaping (except for potential driveways over the Landscaped Area to the Sperry Benefitted Parcel as discussed herein).

AGREEMENT

NOW, THEREFORE, for \$3,000 paid to Sperry by the Highland Parties, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and in consideration of the mutual covenants and grants described herein, the Association, the Highland Parties and Sperry agree as follows:

1. Mutual Grant of Easements. The Association grants and conveys to Sperry and their respective successors and assigns, for the benefit of the Sperry Benefitted Parcel, a non-exclusive perpetual easement and right of way on, over, across and through the Association Parcel, and those portions of the driveways described in paragraphs 3 and 5 owned by the Association, for the purpose of pedestrian and vehicular ingress, egress and access to and maintenance of the Sperry Benefitted Parcel. Sperry grants and conveys to the Association and its respective successors and assigns, for the benefit of the Association Benefitted Parcel, a non-exclusive perpetual easement and right of way on, over, across and through the Sperry Parcel, for the purposes of (i) pedestrian and vehicular ingress, egress and access to and maintenance of the Association Benefitted Parcel (as to that portion of the Sperry Parcel that is within the Roadway Area), and (ii) landscaping and pedestrian use of the same by the users of the Association Benefitted Parcel (as to that portion of the Sperry Parcel that is within the Landscaped Area).

2. Roadway Area; Landscaped Area.

(a) The Association and Sperry agree that the approximately north 10 feet of the Parcels comprising the Landscaped Area shall hereinafter continue to be used in accordance with the provisions as set forth in paragraph 2(b), except for the driveways, as hereinafter described in paragraphs 3 and 5. The Roadway Area, being that portion of the Parcels that does not constitute the Landscaped Area, shall be improved with and consist of asphalt and curbing as shall be designed, constructed, installed and maintained by the Association. The Association shall have the obligation to maintain, repair and reconstruct the Roadway Area, and the Association covenants and agrees to keep the same in a normal and reasonable condition, normal wear and tear excepted.

(b) Except as provided in paragraphs 3 and 5, the parties and their respective successors and assigns waive any and all rights to use the Landscaped Area as a right of way for ingress and egress to their respective benefitted parcels. The parties agree that the Landscaped Area shall be improved and maintained with grass and a sprinkler system, and no shrubs other than the hedge in place on the date of this Agreement on the North boundary of the Sperry Parcel. The Association shall, at its sole cost and expense, maintain the grass and sprinkler system located on the Landscaped Area and pay all costs for water. If the Association fails to

maintain the Landscaped Area, Sperry may upon 30 days' prior written notice, undertake such work as necessary to restore the landscaping to a reasonable condition. All reasonable costs and expenses of such restoration shall be paid by the Association.

3. Driveway. When so requested by Sperry, its successors and assigns, the Highland Parties shall construct, or cause to be constructed, within 60 days of such request, an asphalt driveway 20 feet in width with suitable roadbase, assuring a proper and durable surface and over a portion of the Association Benefitted Parcel connecting the Roadway Area to the Sperry Benefitted Parcel, and which driveway shall extend an additional 10 feet into the Sperry Benefitted Parcel (the "Driveway"). The southeast corner of the Driveway shall be located at the post of the old gate to the U.S. West property or at such point directly south thereof as necessary to abut the Roadway Area, as extended westerly. The Highland Parties shall obtain any building permit necessary to construct the Driveway; provided, however, if the appropriate governmental body will not issue a permit for the Driveway described in this paragraph after the Highland Parties have submitted what is reasonably necessary and customary to obtain a permit to build the Driveway described herein, then it shall be the responsibility of Sperry to pursue and resolve the issues necessary to obtain a building permit for the Driveway. The Driveway shall be designed and constructed in accordance with generally accepted industry standards. Sperry shall be obligated to maintain the Driveway and to keep it clear of snow to the extent Sperry so desires. The Association shall modify the existing chain link fence on the Parcels to allow for the construction and use of the Driveway.

4. Gate. At the time of construction of the Driveway, the Highland Parties shall install a properly operable gate (the "Gate") across the Driveway in the chain link fence at the north line of the Association Benefitted Parcel. The Gate shall be a standard or typical chain link gate that matches or is similar to the chain link fence to which it will be attached, and will be made of iron not aluminum with opaque slats. Sperry shall determine and pay for the locking mechanism and hold the only keys thereto.

5. Option. Sperry, their successors or assigns, at their sole cost and expense, may design, construct and maintain an asphalt or concrete surface driveway, in addition to the Driveway, at such location as they shall determine, over, across and through the Landscaped Area for the purpose of connecting the Roadway Area to the Sperry Benefitted Parcel (the "Option"). Sperry may locate the driveway between ten (10) and 100 feet from the west line of Highland Drive, subject to governmental approval. The driveway shall not exceed twenty (20) feet in width and shall run north approximately ten (10) feet from the north line of the Roadway Area over the Landscaped Area to the south line of the Sperry Benefitted Parcel. The driveway shall be designed and constructed in accordance with generally accepted industry standards. Sperry, their successors and assigns, shall pay for any and all modification of water sprinkler lines as necessary to maintain and preserve the balance of the landscaping in the Landscaped Area and shall maintain any driveway constructed pursuant to this Option, and shall be responsible to keep the same clear of snow if they desire that the snow be removed.

6. Covenants Running with the Land. The easements granted herein shall run with the land, and shall run to the benefit of and be binding upon the Association and Sperry and their successors and assigns.

7. Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Parcels to or for the general public or for any public purposes whatsoever, it being the intention of the parties that this Agreement be strictly limited to and for the purposes expressed herein.

8. Severability. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other condition, covenant or other provision herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such condition, covenant or other provision shall be deemed invalid to the extent of the scope and breadth permitted by law.

9. Attorneys' Fees. In the event of a breach of any of the provisions hereof, the nondefaulting party shall be entitled to reimbursement of any and all fees, costs and expenses (including attorneys' fees, costs and expenses) incurred by such nondefaulting party in enforcing their rights hereunder. In addition, in the event of a breach hereunder, the nondefaulting party shall be entitled to recover damages arising out of such breach and to secure any and all remedies available at law or in equity, including specific performance.

10. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

Executed the day and year first above written.

**The Highlands of Sugar House
Owners Association, Inc.,
a Utah non-profit corporation**

By: Craig D. Min
Its: Pres

**Taylor's Farm, L.C., a Utah limited
liability company**

By: AMERICAN HOUSING DEVELOPMENT CORP.,
ITS MANAGER
By: [Signature]
Its: President

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2148.9

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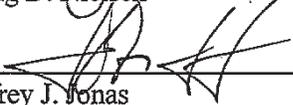
**American Housing Development Corporation,
a Utah corporation**

By:  _____

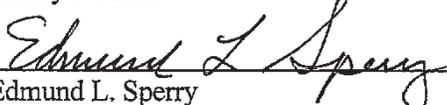
Its: President _____



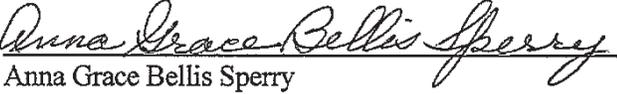
Craig D. Nielsen



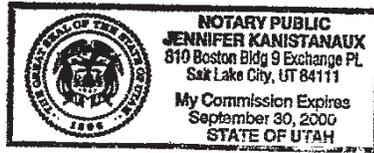
Jeffrey J. Jonas



Edmund L. Sperry



Anna Grace Bellis Sperry



STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of August, 1997, by Craig D. Nielsen, the President of The Highlands of Sugar House Owners Association, Inc., a Utah nonprofit corporation.

My Commission Expires:
9/30/2000

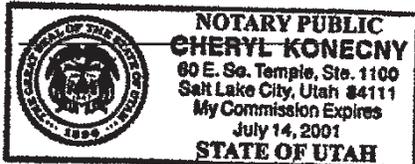
Jennifer Kanistanaux
NOTARY PUBLIC
Residing at:

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of April, 1997, by Edmund L. Sperry.

My Commission Expires:

Cheryl Konecny
NOTARY PUBLIC
Residing at:

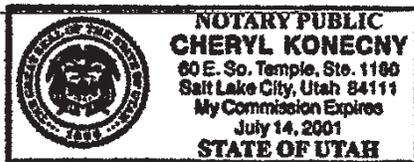


STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of April, 1997, by Anna Grace Bellis Sperry.

My Commission Expires:

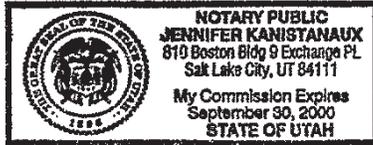
Cheryl Konecny
NOTARY PUBLIC
Residing at:



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STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me this 5th day of August, 1997, by Jeffrey L. Jonas, the President of Taylor's Farm, L.C., a Utah limited liability company.

My Commission Expires:
9/30/2000

Jennifer Kanistanaux
NOTARY PUBLIC
Residing at:

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

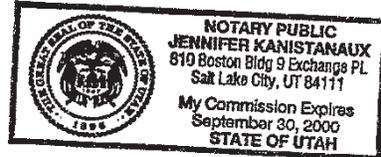


The foregoing instrument was acknowledged before me this 5th day of August, 1997, by Jeffrey L. Jonas, the President of American Housing Development Corporation, a Utah corporation.

My Commission Expires:
9/30/2000

Jennifer Kanistanaux
NOTARY PUBLIC
Residing at:

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me this 5th day of August, 1997, by Craig D. Nielsen.

My Commission Expires:
9/30/2000

Jennifer Kanistanaux
NOTARY PUBLIC
Residing at:

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me this 5th day of August, 1997, by Jeffrey J. Jonas.

My Commission Expires:
9/30/2000

Jennifer Kanistanaux
NOTARY PUBLIC
Residing at:

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BK7947P60541

EXHIBIT A
TO
EASEMENT AGREEMENT

THE ASSOCIATION PARCEL

The Association Parcel is located in Salt Lake County, Utah and is more particularly described as follows:

Beginning North 7° 17'40" West 170.41 feet from the Northeast Corner of Lot 18, Highland Park Plat "D", according to the official plat filed in Book "G" of Plats at Page 6 , Records of Salt Lake County, Utah (said point is also North 7° 17'40" West, 54.45 feet along the Monument Line and West 33.27 feet from a monument marking the intersection of Highland Drive and Malvern Avenue); and running thence West 142.95 feet; thence North 0°01'32" West, 31.75 feet, to the southerly line of the Parcel as described in that certain Warranty Deed dated October 31, 1996 from Richard Taylor, et al. to Edmund Sperry, et al. and recorded in official records on November 1, 1996 as Entry No. 6496661; thence South 89°59'47" East 20.00 feet; thence South 0°01'32" East, 9.92 feet; thence South 89°59'47" West, 120.16 feet to the westerly line of Highland Drive; thence South 7°17'40" East, 21.99 feet to the point of beginning.

**EXHIBIT B
TO
EASEMENT AGREEMENT**

The following property located in Salt Lake County, Utah:

Beginning at a point at the Southeast Corner of the Parcel as described in that certain Warranty Deed dated October 31, 1996 and recorded in official records on November 1, 1996 as Entry No. 6496661, said point being North 7°17'40" West 192.40 feet from the Northeast corner of Lot 18, Highland Park Plat "D", according to the official plat filed in Book "G" of Plats at Page 6, Records of Salt Lake County, Utah (said point is also North 7°17'40" West, 54.45 feet along the monument line and West 33.27 feet and North 7°17'40" West 21.99 feet from a monument marking the intersection of Highland Drive and Malvern Avenue), and running thence North 89°59'47" West 120.16 feet; thence North 0°01'32" West 9.92 feet; thence South 89°59'47" East approximately 120 feet to a point on Highland Drive that is North 7°17'40" West 9.92 feet more or less from the point of beginning; thence South 7°17'40" East 9.92 more or less to the point of beginning.

[2148.5]
2148.10

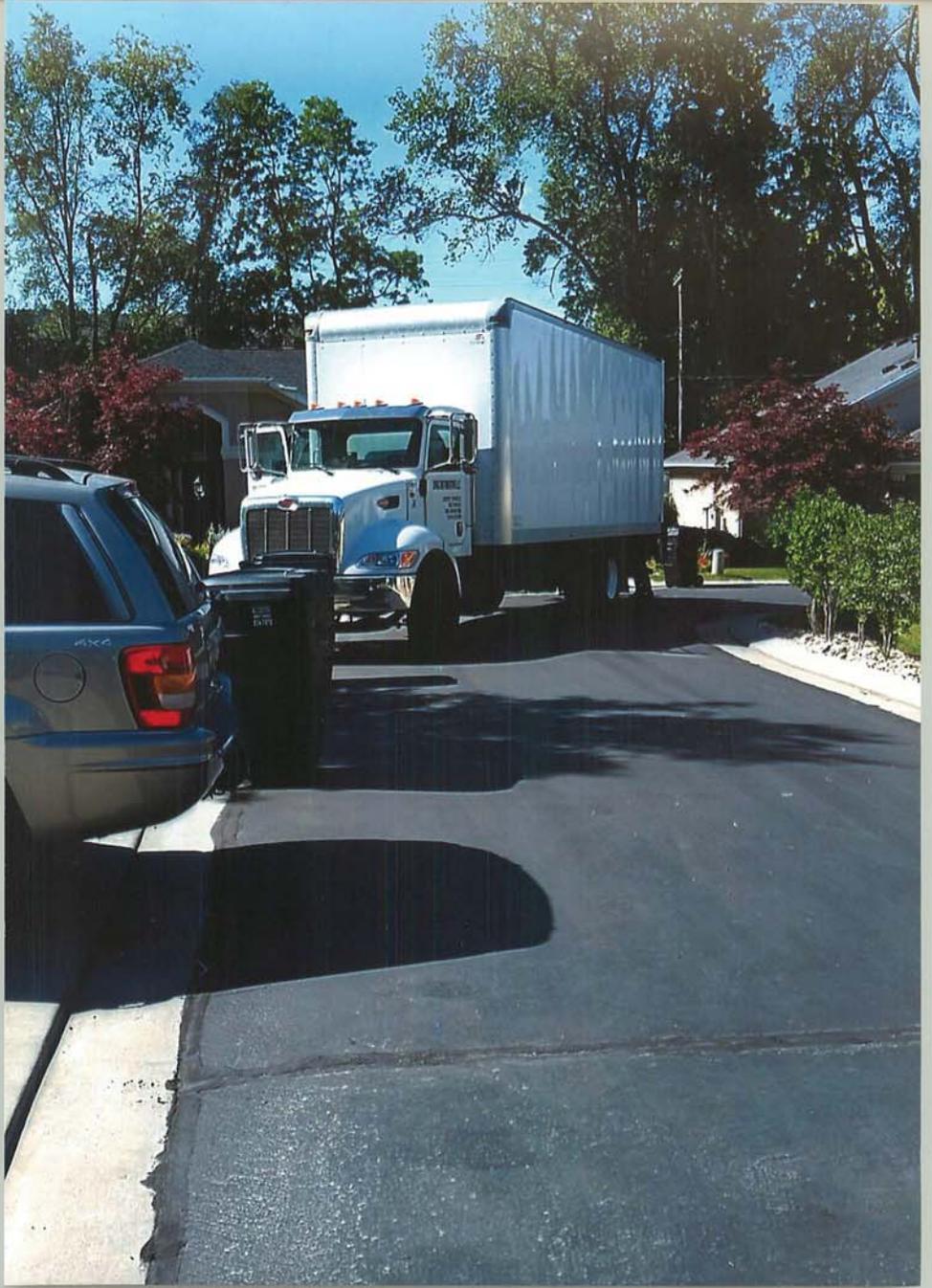
B-1

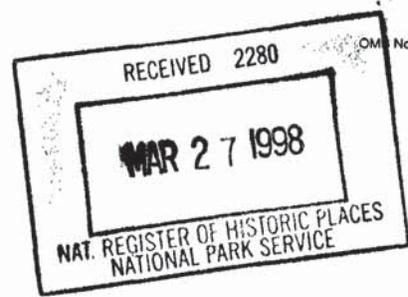
BK 7947 PG 0543

**EXHIBIT C
TO
EASEMENT AGREEMENT**

The following property located in Salt Lake County, Utah:

Beginning East 248.0 feet from the Southwest corner of Lot 14, HIGHLAND PARK , PLAT "B"; thence East 200.0 feet, more or less, to the West line of Highland Drive; thence South 5 deg. 30' East 105.6 feet; thence West 114.07 feet; thence North 5 deg. 30' West 9.92 feet; thence North 89 deg. 59'47" West 85.93 feet; thence North 5 deg. 30' West 95.33 feet to the point of beginning.





United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Highland Park Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Parkway Avenue, 1500 East, 2700 South, and Elizabeth Street N/A not for publication

city or town Salt Lake City N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Wilson G. Martin 3/14/98
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

John Edson W. Beall 4/23/98
Signature of the Keeper Date of Action

Highland Park Historic District
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>468</u>	<u>133</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>468</u>	<u>133</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- _____
- _____
- _____

Current Functions
(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- _____
- _____
- _____

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE 19TH & EARLY 20TH CENTURY
- REVIVALS: Colonial, Tudor Revival
- LATE 19TH & EARLY 20TH CENTURY
- AMERICAN MOVEMENTS: Prairie
- School, Commercial Style, Craftsman
- MODERN MOVEMENT: Moderne

Materials
(Enter categories from instructions)

- foundation Concrete; STONE
- walls Brick, WOOD, STONE, Stucco,
- Vinyl
- roof WOOD, ASPHALT, CERAMIC TILE
- other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Highland Park Historic District
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING

& DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1910-40s

Significant Dates

1910-40s

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various architects and builders,

Including Taylor Woolley; Dallas &

Hedges; Pope & Burton

Name of repository:

See continuation sheet(s) for Section No. 9

Highland Park Historic District
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County, and State

10. Geographical Data

Acreage of property approx. 300 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/7/5/6/0 4/5/0/7/6/4/0 B 1/2 4/2/8/5/3/0 4/5/0/7/6/4/0
Zone Easting Northing Zone Easting Northing

C 1/2 4/2/8/5/3/0 4/5/0/7/0/2/0 D 1/2 4/2/7/5/6/0 4/5/0/7/0/2/0

Verbal Boundary Description

(Describe the boundaries of the property.)

Commence along the north side of Parkway Avenue from Elizabeth Street (1150 E) to 1500 East, then turn north along Highland Drive to I-80. The eastern border is 1500 east from Parkway Avenue to 2700 South. The southern boundary is the north side of 2700 South from 1500 East to Elizabeth St. The western boundary is located along Elizabeth St. from Parkway Avenue to Stratford Avenue and then runs southeast along the now-empty canal to 2700 South.

See attached map.

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The area represents the western half of Highland park Plat "A" and all of Plat "B". These boundaries have been chosen because this area includes the bulk of the houses built between 1910-26 during Kimball & Richards' activities in Highland Park. These boundaries also include houses built during the 1930s and 1940s, that contribute to the historic qualities of the district.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Polly Susan Hart
organization _____ date November 1997
street & number 355 N. Quince telephone (801)
city or town Salt Lake City state UT zip code 84103

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name District nomination - multiple owners
street & number N/A telephone (801) N/A
city or town N/A state UT zip code N/A

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Project (01027-01027), P.O. Box 201790, Washington, DC 20503. 79

August 22, 2018

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National Park Service**

National Register of Historic Places Continuation Sheet

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

Narrative Description

The Highland Park Historic District in Salt Lake City is located just south of the Sugar House business district, separated only by Interstate-80, which covers historic Parley's Creek. The subdivision sits on Salt Lake City's east bench and is primarily represented by residential building stock on tree-lined gridded streets. The neighborhood is characterized by landscaping features including uniform setbacks and similarities in house types, styles, and materials. Most of the homes are moderate single-family dwellings with a small mix of duplexes and apartment buildings. There is a small business district running along the west side of the south end of Highland Drive, which was established during the historic period, but has been altered and does not contribute to the district. However, several contributing commercial buildings at the north end of Highland Drive are historic (having replaced homes built by the original developers, Kimball & Richards in the late 1920s. There are two churches in the district, both built by the Church of Jesus Christ of Latter-day Saints (LDS or Mormon). Thirteenth East has been widened on the east side, and this boulevard now bisects the district running north and south, but does not significantly impact the historic association and feeling that remains across the width of this street. The twenty-six block district retains a high degree of historic integrity with 97% of the buildings dating from the historic period of significance (1910-40s), with 78% of the building stock contributing to the district and, 18% altered to the point of being non-contributing, and 3% constructed outside the historic period.

Landscaping Features

Highland Park is an excellent example of the landscaping influenced by the "City Beautiful" movement in Salt Lake City because of its high density of shade and fruit trees, other decorative plantings, and its hillside grading. Kimball & Richards planted thousands of shade trees along the streets, many of which still can be seen, especially above 1300 East (Figure 1). Highland Park was built on a naturally sloping hillside, so grading was required for the lots as well as the streets. All of the land was sculpted to create uniform yards throughout the tract. Every house on the east side of each street has a similar berm leading up to a flat lawn the same height as its neighbors (Figure 2). Houses on the west side of each street have uniformly flat yards. Lots on the streets running east-west are sculpted with berms leading up to flat yards, and each lot is stepped down from the one above it, giving each street a terraced effect.

Residential Building Stock

Types:

The most common house type represented in Highland Park is the bungalow, which comprises 45% of the contributing housing stock in the district. There are three main bungalow types found in Utah, all of which can be found in Highland Park. The first is narrow and deep and can have either a hipped or gabled roof (Figure 3). The second type is one and a half stories and has a gabled roof which runs parallel to the street (Figure 4). The roof usually projects out over a full-width porch and almost always has a central dormer. The third is a small gabled cottage with its wide end placed toward the street,

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

and it usually has a small central front porch (Figure 5). This type can occasionally be found as a duplex.

The Period Cottage is the second most represented contributing house type in the district, incorporating 30% of the housing stock. It is built in a range of types and styles, and its ornament usually quotes medieval building forms (Figure 6). It can have multiple gables or just one, and its floor plan often has an open circulation pattern similar to the bungalow.

The third basic house type is the World War II Era Cottage. Comprising 25% of the housing stock, these houses were constructed post-Kimball & Richards. These structures are usually small one-story brick boxes (or double boxes in the case of duplexes) with hipped roofs and little or no ornamentation (Figure 7), but they can also be one or one-and-one-half story gabled rectangles with brick or clapboard veneer (Figure 8).

Styles:

A number of architectural styles in Highland Park represent the prevailing tastes of the early twentieth century. Bungalows are often designed in the "Arts & Crafts" style (5%) and are characterized by their gabled roofs which extend over wide porches and are pierced by dormers and sleeping porches (Figure 9). They have wide overhanging eaves with exposed rafters and purlins, and often gable ends have framing members exposed through stucco. Windows are either casement or double-hung and usually have either stained or leaded glass or small square lights in the upper section. The most popular veneers are regular or clinker brick, shingles, stucco and cobblestone.

The "Prairie" style (12%) can be seen in two types of Highland Park houses. This genre emerged from the early work of Frank Lloyd Wright and his Midwest associates. It emphasized clean angular lines in a horizontal composition and reduced the complex Victorian home to a simple rectangular box with a low pitched hipped roof. Horizontality was achieved through the use of repeated brick or cast-stone banding, roman bricks, long banks of stained or leaded glass windows, wide overhanging eaves, accentuated foundations and broad porte-cocheres. Bungalows and Prairie boxes (Figure 10) were the two types that incorporated this style.

The "Colonial Revival" style (17%) was also used in several house types. Bungalows included clipped gables and small porches with white painted turned columns under pedimented roofs (see Figure 11). Period cottages featured such characteristics as clapboard siding or brick siding with clapboard gables, bay windows, double-hung windows with shutters, cornice returns, and turned porch columns (Figure 12). The Colonial Revival style continued to be used in World War II Era cottages (Figure 13). These were often clad in brick with clapboard gables and featured double-hung windows with shutters, dormers and turned column porches or fluted pilasters flanking the entrance.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

The "California" style¹ was applied to bungalows, and it evolved from the architectural designs of California architects Charles Sumner and Henry Mather Greene. It is best characterized by very low pitched gable or hipped roofs. These buildings can be one or one and a half stories and usually have several different gables which project out at right angles and at several different heights. Stucco and brick versions are popular in Highland Park, and framework, such as rafters, purlins and timbers, is usually exposed and often decoratively carved.

"Tudor Revival" or "English Cottage" was the stylistic term applied to period cottages with Gothic and medieval references. These characteristics included steeply pitched gabled roofs, complex and asymmetrical facades, decorative half-timbering in the gable ends, battered chimneys, ogee arches and leaded glass windows.

Churches

The Highland Park Ward House of the Church of Jesus Christ of Latter-day Saints is located at 2535 S. Douglas Avenue. An excellent example of the Tudor Revival style, this impressive edifice was designed by prominent local architects Pope & Burton in 1924 and features an interior mural by well known Utah artist Lee Green Richards. Its exterior incorporates the use of brick, stucco and exposed decorative half-timbering.

The Stratford Ward House, begun in 1938, is located at 2605 S. 1500 East. This building predominantly reflects the Tudor Revival style with influences of the popular "Art Moderne" style in the two main entrances. This imposing structure primarily relies upon flagstone and brick to accentuate its stylistic characteristics.

1300 East

An important change took place in 1967, when 1300 East was widened throughout Highland Park to accommodate increasing traffic from the nearby freeway exit. All of the homes on the east side of the street between I-80 and 2700 South were demolished in order to make way for this work. The new boulevard clearly bisects the district; however, each side is still very intact and continues to relate to the other.

The Highland Park Historic District possesses a high degree of cohesiveness because of the compatibility of the architectural styles and types combined with the landscaping features. With nearly 80% of the buildings retaining most of their original features, along with the subdivision design, the integrity of the neighborhood is strong and contributes to the historic qualities of Salt Lake City.

 See continuation sheet

¹While this style is not a separate category in the data base at the Utah State Historic Preservation Office, the influence of the California Bungalow style is recognized as part of what is called the "Bungalow" style in Utah.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

Highland Park, developed between 1910 and 1926 by Kimball & Richards Land Merchants, with development continuing through the 1940s, is an important historical subdivision in Salt Lake City, Utah and is significant under National Register Criteria A and C. At the turn of the century America experienced a huge speculative real estate boom outside the core urban areas as cities became more industrial. Highland Park is significant for its place in this movement as a local forerunner of subdivisions providing complete real estate services. It is also significant as an architecturally cohesive neighborhood from the early twentieth century, having a high percentage (80%) of buildings that retain their historic integrity.

Within the context of local land development there are a number of important themes which contribute to the significance of Highland Park: (1) the scale of the subdivision; (2) its distance from the city core; (3) the landscaping of the subdivision as a whole; and (4) its architectural styles and types. Highland Park is important for its grand scale, having approximately twenty-five times as many lots in its first plat as most typical local subdivisions of the same period. Annexation was important to subdivisions in unincorporated areas because of the lack of city services, and Highland Park is an early and very large example of annexation into Salt Lake City. Between 1890 and 1909, three annexes were added to the city, none larger than thirty acres.² Kimball & Richards lobbied to pass the Sugar House Annex of 1910, which included nine hundred acres, one-third of which was Highland Park. They also arranged for an exclusive and innovative express trolley service. This subdivision is also significant for its distance from the city core beyond most pre-existing suburbs and for being the first subdivision on the south side of Parley's Creek, a natural boundary at the time.

Landscaping is another recurring theme in local development, and Highland Park stands out because of its high density of shade and fruit trees, other decorative plantings, and its grading. During the early part of this century many local realtors looked to the City Beautiful movement and to California for innovative concepts in planning and architecture, and Kimball & Richards are believed to be the first in Salt Lake City to document their use of California-influenced landscaping in Highland Park. Kimball & Richards were also one of the first realtors to build the "California" bungalow in Utah, in Highland Park. Highland Park displays good examples of architectural types and styles popular in Utah during the 1910s-40s, such as Prairie, Arts & Crafts & California, Colonial Revival, and English Tudor style homes. There are also good examples of houses and churches designed by locally prominent architects such as Taylor Woolley, Pope & Burton, and Dallas & Hedges.

²Annexation of local unincorporated land began as early as 1890 when the residents of Perkins' Addition successfully petitioned to be within city limits. They were forced to pay city taxes but did not initially get city services in return. Perhaps as the result of these shortcomings, the practice did not take hold for another twenty years. In 1909, the second and third additions were made to the city, both of which were adjacent to Sugar House.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

THE FIRST SIXTY YEARS OF SALT LAKE CITY

Salt Lake City was settled by Brigham Young and his followers from the Church of Jesus Christ of Latter-day Saints (LDS or Mormon) in 1847. The Mormon town plan of gridded streets was designed by Joseph Smith, founder of the Church, in 1833³. Suburban expansion in Salt Lake City began in the late 1880s with the aid of the city's street car system established in 1882.⁴ Although the city was still small by national standards, Utahns followed the larger trend and were driven by the desire to escape the polluted core and growing influx of new immigrants that were perceived as a threat to the social balance of middle class homogeneous neighborhoods. By 1900 more than 300 subdivision plats had been filed,⁵ mostly outside the original city boundaries.

The population of Salt Lake City increased from 40,000 in 1890 to 112,000 in 1908,⁶ and the need for housing was explosive. It was the expansion of public transportation at the turn of the century that enabled developers to move farther out of the core area, as only 1,320 passenger cars were registered in Utah in 1910.⁷ By 1891 there were several railroad and streetcar lines that reached the city limits. In 1889 the streetcar system extended to 900 South, and in 1898, the lines were extended to 2100 South on 1100 East. A bus line was in place along 1300 East by 1926.⁸

Early Salt Lake City developers were usually non-Mormons from out of state.⁹ LDS Church members had long been advised to hold on to their 'inheritances of Zion' and initially shunned the idea of selling off their land holdings until scores of speculators arrived eager to scoop up as much land as they could. Eventually the Mormons realized the money that could be made in land development, and they joined in the business of subdividing. During 1906-30, there were 439 new residential subdivisions platted in Salt

³John W. Reys, *The Forgotten Frontier: Urban Planning in the American West Before 1890* (Columbia & London: University of Missouri Press, 1981). 124.

Throughout Utah settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon prophet Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the west under the direction of Brigham Young. The plats were one mile square, the blocks were ten acres each and forty rods square, and the lots were laid off alternately within the squares. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields. Out-migration became inevitable as populations grew, but much of the old pattern originating in the Plat of the City of Zion has persisted to the present in most Utah towns.

⁴A/P Associates Planning and Research: *Salt Lake City Architectural/Historical Survey: Central/Southern Survey Area*. (Salt Lake City, 1983). 24, 63.

⁵John Fred Aegerter, *Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats*. Master's Thesis. (Urbana, Illinois, 1988). 132.

⁶E.V. Fohlin. *Salt Lake City Past and Present*. (Salt Lake City: E.V. Fohlin, 1908). 114.

⁷Ronald R. Boyce. *An Historical Geography of Greater Salt Lake City, Utah*. Master's Thesis. (Salt Lake City, 1957). 120.

⁸Aegerter, p.84.

⁹Roger V. Roper. "The 'Unrivaled Perkins' Addition': Portrait of a Streetcar Subdivision." *Utah Historical Quarterly* 54 no. 1 (Winter 1986): 49.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

Lake City.¹⁰ By 1911 the city consisted of compact residential areas and well-established transportation lines, and in 1922 zoning was established in response to the problems of indiscriminate commercial, industrial, and residential development in all parts of the city.¹¹

Nationally the Progressive Era was effecting social changes through governmental reform and the related City Beautiful movement encouraged the design of public spaces that would improve urban life. The movements that defined the early twentieth century, the Progressive Era and the City Beautiful Movement, were also aimed at improving urban life and bringing rational order and efficiency to the forces of progress that had begun in the past century. A result of the World Columbian Exposition held in Chicago in 1893, the City Beautiful movement not only encouraged large-scale grand boulevards, classical memorials, and formal landscaping, but also elevated the status of the nascent planning profession and contributed to the realization that the physical elements of a city affected its citizens. Private citizens and Salt Lake City's government moved to join the City Beautiful movement. In 1900, they planted trees in local parks and around the City and County Building, and improved walks and drives in Liberty Park, then considered a showplace of Salt Lake City open spaces. In 1908, due greatly to pressures by the Civic Improvement League, the city established a park board to make Salt Lake into a "City Beautiful". In 1909 a Parks and Playground Association, with members largely from upper-middle class was formed to provide playgrounds for children.¹² Civic improvements throughout the city included the planting of trees and building of sidewalks.

During the Progressive Era, the first two decades of the twentieth century, Salt Lake City underwent industrialization and urbanization like other cities across the nation. It experienced a shift from an agricultural to a commercial and industrial economy. The city was no longer isolated but was politically and economically integrated into the mainstream of the country. In general, Utah experienced the commercialization of agriculture, the emergence of a substantial business sector, and the development of corporate mining and manufacturing. The combination of agriculture, mining, manufacturing, commerce, and transportation produced prosperity for Salt Lake City.¹³ The changing American landscape through suburban development was visible in Salt Lake City.

CONTEMPORARY SUBURBAN DEVELOPMENT

The earliest suburbs were thought of in a different light than they have been perceived in the 1950s through today. Early suburbs were sub-urban, or not fully urban. By the late 1890s, suburbs were occupied mostly by upper class families because they could afford a retreat from the city heat and filth. The residential developments outside the urban setting were considered a retreat from the grime and grit of the city and afforded the middle and upper classes a chance to have the American dream of a

¹⁰ John Fred Aegerter, "Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in the Salt Lake City's Original Agricultural Plats" (Master's thesis, University of Illinois at Urbana-Champaign, 1988), p. 29.

¹¹ Boyce, pp.82-84.

¹² Alexander, Thomas G. and James B. Allen. Mormons & Gentiles: A History of Salt Lake City. Boulder, CO: Pruett Publishing Company, 1984, p. 155.

¹³ Richard D. Poll, et al. Utah's History (Logan: Utah State University Press, 1989), pp. 429-30.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

single family home that accommodated private space inside and outside. By 1910 things changed and the middle- and working-class citizens were moving out to the suburbs by the thousands, facilitated by public transportation. People moving in from the farm and out from the city combined to create an altered architectural pattern. With this came the creation of a significant architectural type -- the suburban house form.¹⁴ It wasn't until the advent of the post-WWII housing development that the pastoral qualities of the suburb of the late 19th and early 20th century began to vanish.¹⁵

The urban space, divided into plain rectangular strips without concern for topography or aesthetics and whose gridiron plan produced straight streets intersecting at right angles, appealed to the city residents' preference for rational solutions and scientific methods. It was a practical approach for ordering space and simplified surveying and facilitated speculation. Early suburbs followed this plan because the rectangular layout of the streets extended beyond the city to make easier the sale and resale of lots possible in advance of settlement; it also stimulated promotion of undeveloped areas. "The price that the grid exacted in ugliness appeared small in a strange world where monotony also suggested familiarity."¹⁶

Just after the turn of the century the suburban form began to change. The increased cost of real estate in the city led land speculators and real estate developers to survey fields and meadows, imprinting streets and creating a landscape, neither rural nor urban, where people could enjoy both city and country lives.¹⁷ Profits were abundant for developers of the early twentieth century. Some learned that greater profits could be realized from "new arrangements of streets and structures, from new building materials, and from integrated beauty." People in search of rural settings and something "unique would force private developers to reach new levels of residential design and new levels of profit."¹⁸

Large-scale suburbs on curvilinear street systems, like Vandergrift, Pennsylvania, were planned as early as 1895 by Frederick Law Olmsted, Jr.¹⁹ Olmsted (landscape architect of the nineteenth century) had outlined the requirements of city planning. His plan stated that first, main thoroughfares "should be direct, ample, and convenient no matter how they cut the land." Second, other roads must be "quiet, attractive" residential streets, not "fantastically rooked," but laid out "so as to discourage their use as thoroughfares." Third, was the necessity of park land and public open spaces.²⁰ Some suburban

¹⁴Gowans, Alan. The Comfortable House: North American Suburban Architecture, 1890-1930. Cambridge, Massachusetts: The MIT Press, 1986, p. 16.

¹⁵In the early 1930s a debate about the tackiness of the suburbs began, establishing the lines of argument still evident today (Stilgoe, John R. Borderland: Origins of the American Suburb, 1820-1939. New Haven, Connecticut: Yale University Press, 1988, p.5). Automobile transportation of the 1930s changed the dynamics between urban and suburban lifestyles. "The freedom of movement the automobile produced undermined the unity achieved by streetcars and eventually made suburbs independent entities (Barth, p.57). Also, massive federal intervention fueled the exodus of middle-class Americans from troubled cities and helped to change the concept of the suburb (Stilgoe, p.5).

¹⁶Barth, p.31.

¹⁷Barth, p. 41.

¹⁸Stilgoe, p.226.

¹⁹Gowans, p.21.

²⁰Stilgoe, pp. 226-7.

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developments were not successful while others continue to be known. Some subdivisions were developed to follow the natural topography. Roads followed the trails established when lands were first settled. Post-Victorian suburbs were individualistic, egalitarian, and comfortable.²¹ The idea was to live in a location far enough from the city to have rural qualities that included an open field nearby, a garden behind, and a front lawn, while living close enough to commute to the city to earn a living. This was a new era for housing development.²² The suburbs were practical because land was less expensive and afforded an individual home on a lot. They provided psychological advantages because they were "images of sturdy independence in their apartness from their neighbors." And, they were traditional as an American idea and historical experience in contrast to European. The American house-designer conceived of houses as individual units set in landscapes rather than one among many similar buildings.²³

By the mid-1920s Salt Lake City mirrored the national trends of contemporary planning. Growth in the city during this period was occurring primarily to the east and south of the city center and between 1906-30, 439 new residential subdivisions were recorded with the county recorder's office. Land subdivision was relatively stable during this period and was marked by the desire to make the city a good place to live.²⁴

Other Suburban Developments in Salt Lake City

Federal Heights, roughly bounded by Virginia Street, University Street, First South, the University of Utah, and the foothills of the Wasatch mountains was developed by Telluride Real Estate Company began developing the area in 1909 and named it Federal Heights in reference to the government's previous ownership of the property and its neighbor, Fort Douglas. The street patterns were designed to take advantage of the sloping topography and to create greenspaces within the neighborhood. Federal Heights which has maintained its historic integrity and widespread identity. Differences occur in the scale of the homes from those in Highland Park as the number of large-scale residences in Federal Heights are greater.

Other suburban developments in Salt Lake City of about the same time did not follow the planned landscaped community as completely as did Highland Park. Westmoreland Place, with entrance gates at 1500 East and 1300 South, was platted in 1913 just a few years later than Highland Park and developed by Earl and Clark Dunshee. Amenities similar to those found in Highland Park included the

²¹ The houses in the suburbs that developed at the turn of the century incorporated the most advanced technology, including indoor plumbing, built-in gas and electric facilities, central heating, and all the luxuries that had been available only to the wealthy just a few decades earlier (Gowans, p. 25). "Science" was the emphasis of the day.

²² Gowans, p. 29.

²³ Gowans, p.30.

²⁴ Aegerter, p.29.

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landscaped spaces and it maintained the rectilinear street grid.²⁵ Restrictive covenants were also a part of the advertising for this development.

Many areas were developed not as a single subdivision but by speculative developers purchasing a few lots within an area. For example, the University Neighborhood Historic District, roughly bounded by South Temple and 500 South between University and 1100 East, was not a 'subdivision', but built with small speculative developers and owner/builders. In addition to its single-family residences there are numerous apartments, and commercial buildings.²⁶

THE HISTORY OF KIMBALL AND RICHARDS

Kimball & Richards was perhaps the biggest of the early twentieth century developers in Salt Lake City. Between 1908 and 1925 they platted more than thirty local subdivisions. The firm was organized in 1907 by Don Carlos Kimball and Claude Richards, prominent members of the LDS Church. The company grew rapidly, and by 1910 they had a large office staff which handled a variety of responsibilities, including property sales, rentals, loans, construction, and insurance. Prominent local architect Taylor Woolley is credited by a family history²⁷ with planning Highland Park, as well as designing several homes in the subdivision for Kimball & Richards.

By 1908 Kimball & Richards Land Merchants had split into three companies, adding Kimball & Richards Building Company and Kimball & Richards Securities Company in order to provide a complete real estate service for prospective purchasers. The Land Merchants were responsible for purchasing, subdividing, and improving large tracts of land. They also sold the improved property, and by eliminating banks and offering their own credit plan to customers, they were able to increase their profits. The Building Company handled the construction of both speculative and custom ordered homes. They primarily used five independent contractors: Elijah and John Thompson, Henning Henderson, George and Thomas Biesinger, Walter Stumm, and Louis H. Sims.²⁸ The Securities Company provided the financing for the company's real estate development activities. It raised the large amounts of cash needed to run the business by acting as an alternative institution to banks for saving and investing money.

In addition to developing more than thirty local subdivisions during its nineteen year reign, Kimball & Richards also acted as listing agent for individual homes and businesses in Salt Lake City, handling

²⁵ Jane Brinckerhoff and Stephanie Turner, "Westmoreland Place", unpublished manuscript, December 1993. Available at Utah State Historic Preservation Office.

²⁶ University Neighborhood Historic District, National Register nomination, 1995. On file at Utah State Historic Preservation Office.

²⁷ This source has not been substantiated by any primary sources and evidence of Woolley's involvement in the planning of Highland Park is inconclusive. Woolley did spend five years under the direct tutelage of Frank Lloyd Wright. There is some speculation that he may have planned Highland Park while in Chicago working for Wright.

²⁸ Letter from Paul C. Kimball, son of Don Carlos Kimball, to Roger Roper, April 6, 1984.

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both sales and rentals.²⁹ It also invested heavily in large rural properties covering much of the Intermountain West during World War I when food shortages were prevalent. This farm and ranch department was mostly speculative, based on the firm's anticipation of the desire for farmland by returning war veterans.

By the mid-1920s, however, the land rush had not occurred, and its investments were virtually impossible to liquidate.³⁰ In 1926 Don Carlos Kimball and Claude Richards closed their offices, and they each continued to pursue real estate careers independently.

THE HISTORY OF HIGHLAND PARK

Kimball & Richards bought 245.73 acres of vacant unincorporated land along with all water rights on August 3, 1909 from the LDS Church, taking out two mortgages totaling \$90,000 that same day.³¹ The land was completely unimproved and had been used as the summer training grounds by the Utah National Guard. The land was subsequently surveyed into five plats totaling 3124 lots during a six year period. Annexation was important to suburbs outside of city limits, because the county did not provide services such as city water, garbage pick-up, mail service, schools, and police and fire support. In March, 1910 Highland Park Plat "A" became part of the Sugar House Annex, the largest in Salt Lake City's history by thirty times.

Kimball & Richards' next priority was to put in place the infrastructure of Highland Park. Streets were graded, and the water and sewer lines were laid at six times the rate of those in the city.³² In 1910 more than twenty-two miles of sidewalk were laid in the subdivision during a three month period. During the same entire year only three miles were laid in all of Salt Lake City, which was almost ninety-six times larger than Highland Park.³³ In 1914 more than one third of the city's road paving took place in the tract, mostly funded by the developers.³⁴ Kimball & Richards contracted the Utah Light & Railway Company in 1912 to extend the Sugar House line through Highland Park. It was similar to other suburbs in its dependence on the trolley lines for access; however, it was significant for its exclusive express service, which carried passengers from downtown to Highland Park in seventeen minutes at a cost of five cents.³⁵ By 1914 Highland Park had running water, a new fire station, a new police station, and regular mail service.³⁶ Two years later services included garbage pick-up and a four room school.

²⁹ *Polk's Salt Lake City Directories*. 1909-1925.

³⁰ This information is based on a 1984 telephone conversation between Utah State Historic Preservation Coordinator Roger Roper and Mary Kimball Johnson, daughter of Don Carlos Kimball.

³¹ Abstracts and Mortgages, Salt Lake County Recorder's Office.

³² *Salt Lake Tribune*. June 12, 1910. 20.

³³ *Salt Lake City Engineer's Report*. 1910.

³⁴ *Ibid.*

³⁵ *Salt Lake Tribune*. July 21, 1912. 12.

³⁶ *Ibid.*, August 23, 1914. 21.

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American planners at the beginning of this century devoted themselves to creating greater civic beauty via landscaping. Early newspaper ads for Highland Park claimed that 7,000 shade trees were planted in all of the "parkings" (parkways),³⁷ and in 1913 this subdivision became the first local neighborhood where lots were sold with six peach trees in addition to the shade trees.³⁸ Highland Park is also characterized by uniform landscaping. It was built on a naturally sloping hillside, so grading was required for the lots as well as the streets. Concerned with the uneven appearance of occupied and empty lots in 1915, Kimball & Richards spent several years planting the vacant lots with food crops.³⁹

In the early twentieth century many local real estate developers looked to California for its innovative planning and architecture, and Kimball & Richards were among the first to do so. The wait stations for the streetcar line were designed after a thorough study of ornamental monuments in California.⁴⁰ The practice of planting shade trees in the "parking" may not come exclusively from California, but Don Carlos Kimball got the idea from a research trip to the west coast.⁴¹ Highland Park was one of the earliest subdivisions to include California style bungalows. Furthermore, several of the company's top executives made a month-long journey to the coast to increase their knowledge of California realty practices. Upon their return, they hosted a banquet and gave lectures on "California Business Methods," "California Salesmanship and Advertising," "California Farms and How They Are Sold," and "Things Said, Seen, and Done on Our Trip."⁴²

Building restrictions appeared in Salt Lake City as early as 1890 in Perkins' Addition to ensure minimum building costs and to exclude commercial structures. In 1913 racial restrictions first appeared in the Dunshee Brothers' subdivision, Westmoreland Place.⁴³ This practice would not, however, become commonplace in Salt Lake City until 1920. Building restrictions were set in place from the beginning in Highland Park, but on January 19, 1919 the first newspaper advertisement addressing racial restrictions appeared in the *Salt Lake Tribune*. They were used as a selling point, claiming that "you are securing protection for your home and property for all time." Restrictive covenants, especially those concerning race, continued to be popular until after World War II. This was common throughout the country. Beginning in 1934 the Federal Housing Administration (FHA) strongly encouraged this practice for fear of "inharmonious racial or nationality groups." The FHA had a strong interest in retaining the stability of suburban neighborhoods because it was responsible for the mortgages.⁴⁴

³⁷ Ibid., April 17, 1910. 23.

³⁸ Ibid., April 13, 1913. 13.

³⁹ Ibid., May 7, 1916. 20.

⁴⁰ Paul C. Kimball.

⁴¹ Ibid.

⁴² *Salt Lake Tribune*. April 4, 1915. 23.

⁴³ Jane Brinkerhoff and Stephanie Turner. *Westmoreland Place: A Retrospective of Homes Built Between 1913 and the Early 1920s*. University of Utah, 1993, 1.

⁴⁴ Kenneth L. Jackson. *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985). 208.

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Like most east side developments, Highland Park catered to middle-class, salaried white men with families. Its location and restrictions made it the perfect place to raise a family, up in the "pure air" and away from "questionable" neighbors. A random sample of Highland Park residents in the 1925 *Polk's Salt Lake City Directory* included thirteen clerks, eleven department managers, nine salesmen, three bookkeepers, seven engineers, eleven men in the various building trades, three teachers, six railroad and utility men, and six business owners.

Kimball & Richards used a variety of techniques to sell Highland Park. Between 1910 and 1922 they took out approximately two hundred illustrated advertisements for this subdivision in the *Salt Lake Tribune*. They also offered free advertising booklets which told the story of Highland Park. In their Main Street office the developers also created unique window displays designed to promote the peaceful and healthy lifestyle that could be achieved in the suburbs. Each year between 1910 and 1916 Kimball & Richards presented an exhibit at the state fair, including a seventy-five foot by twenty-five foot topographical model of Highland Park, showing cement walks, paved streets, parking strips, gutters, fire hydrants and trees.⁴⁵ In the spring of 1913 Kimball & Richards initiated a unique monthly design contest for homes to be built in the subdivision,⁴⁶ and the following year they sponsored a Kodak photo competition for the most beautiful views of Highland Park.

Highland Park's planning and development was intended to define an internally-structured and cohesive neighborhood. The visual quality of the district is created by a combination of several factors: the sloping terrain, sloped or terraced yards, uniform setbacks and spacing, landscaping, and the architectural quality of many of the homes. While all subdivisions in Salt Lake City were named when they were developed, few remain easily identifiable today. Highland Park has withstood the test of time and most people recognize the name with the area that is being designated for nomination.

Highland Park Historic District is also important because it contains numerous buildings that are both significant and modest examples of the work of prominent Utah architects. Since several architects participated in the subdivision's development, their awareness of current trends in suburban planning no doubt influenced its plan. It may be that the layout of much of Highland Park was designed by Taylor Woolley, a prominent Utah architect, although no primary sources found to date reflect that idea. The architectural firm he formed in 1917, Miller, Woolley, and Evans, was one of the first to include a landscape architecture department. They did not limit their designs to buildings but included the planning of the State Capitol grounds and Memory Grove. Woolley's firm also believed to have influenced the architecture in the area.

Other architects who influenced the area included Samuel C. Dallas and William S. Hedges, and their firm known as Dallas & Hedges, Architects, prominent in Utah during the late 19th and early 20th centuries. Dallas was born in Salt Lake City in 1858 and practiced architecture in Utah during 1885-1920. According to a booklet from the 1893 World's Columbian Exposition booklet, Dallas designed the

⁴⁵*Salt Lake Tribune*. October 1, 1916. 16.

⁴⁶*Ibid.*, March 23, 1913. 23.

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Utah pavilion for the Fair in Chicago.⁴⁷ He worked as the school board architect for 30 years, and designed many homes and public buildings, including the McCune residence.⁴⁸ He died in October 1920.

Hedges was born in Indiana in May 1860, coming West in 1881 with the engineers that surveyed the Denver & Rio Grande Railroad. Shortly after his arrival in Salt Lake City, he and Dallas formed their architectural partnership. Hedges retired from the firm in 1912 due to ill health, and died in 1914. Some of the firms projects include: five of the University of Utah buildings; and several commercial buildings in the Salt Lake downtown area including the Brooks Arcade, the Auerbach Building, and the Raybould Building; and the Hawthorne School. They also designed residences, including the W. H. Rowe in the Avenues, and in Highland Park, the Claude Richards⁴⁹ residence at 1354 Stratford Avenue.

Also, Pope & Burton were well known architects who designed the Highland Park Ward House at 2525 S. Douglas in 1924. Hyrum C. Pope was born in 1876 in Germany and studied at the Chicago Art Institute before opening an office in Salt Lake City c.1906. He was chairman of the board of temple architects for the LDS Church, and a member of the house during the 1933 legislature. He and Harold Burton, born in 1887 in Salt Lake City, formed a partnership and practiced together for 30 years. They designed many buildings in Utah, and as architects for the LDS Church, many temples, chapels, and stake buildings, including the Canadian, Hawaiian, and Oakland LDS Temples. They also designed schools, such as West Junior High, and the Fish and Game building at the Utah State Fairgrounds. Pope died of an apparent heart attack at the age of 63 while visiting in Idaho to inspect the building of the Franklin County Courthouse in 1936.⁵⁰ Burton lived to be 81 when he died in 1969 of natural causes. Their architecture was influential in the state of Utah, especially through their use of Prairie School design.⁵¹

Highland Park Historic District contains a large number of excellent examples of the styles popular in Salt Lake City and Utah during the period of significance, 1910-40s. The houses display the craftsmanship of design and construction materials associated with the era of the significant period. Attention was paid to the quality of design and cohesiveness in the neighborhood. The residential building styles are predominantly Bungalows and Period Revival Cottages that portray the sequence of its development and its association with the growth of the city during a progressive era.

⁴⁷See University of Utah, Marriott Library, Special Collections, Western Americana.

⁴⁸Reportedly Samuel Dallas, under Mrs. McCune's supervision, was allowed to travel and study for two years while he devised the detailed plans to carry out her wishes in the design of the McCune Mansion. There is a home in New York, the Matthews house at 19th St. & Riverside Drive, now demolished, that was the mirror image, and was built prior to, the McCune Mansion.

⁴⁹Claude Richards was one of the developers of Highland Park (Kimball & Richards). The broad spacious verandas, roof design, dark red brick, red sandstone trimmings, and three sleeping porches, as well as the use of hardwood--oak, mahogany and walnut--throughout the interior, and built-in vacuum system, (*Salt Lake Tribune*, 10/30/1910) in this house combined to make it one of the prominent homes in that development.

⁵⁰*Deseret News*, August 25, 1939, p.13.

⁵¹Burton was an advocate of Frank Lloyd Wright's designs, and had a large library of Wright's books. *Deseret News*, October 4, 1969, B-2.

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The majority of buildings constructed in the district were bungalows and period revival cottages. Nearly 29% percent of the homes are bungalows, either Arts and Crafts or Prairie School. These styles were popular in Utah from 1905-25 and incorporated many similar stylistic features such as low, hipped roofs and wide, overhanging eaves. The wide porches help to create an impression of informal living and unite the houses to their sites. The bungalow plan is open, informal, and economical and became the basic middle-class house, replacing the late-nineteenth century Victorian cottage. Like the Victorian style, the bungalow's popularity can be attributed to the widespread use of architectural pattern books and a corresponding period of economic prosperity when many families were purchasing their first homes.⁵²

Approximately 64% of the homes in the district are Period Revival English Cottages, English Tudor, and Colonial Revival homes. Period Revival styles were popular in Salt Lake City and throughout Utah primarily between 1920-40. Most of the Period Revival homes in Highland Park Historic District were constructed in the 1920s. A possible reason for the rise in popularity of the Period Revival style may have resulted from national pride following World War I which led to its increased use. English Tudor, Spanish Revival, and French Norman styles were most likely imported by soldiers returning from the war in Europe. These designs were based primarily on external decorative features rather than the *historical building and planning traditions* and "were simplistically massed, suggesting the informality that various architectural writers of the period stated was appropriate to the American way of life."⁵³

CONCLUSION

Highland Park is significant as an early twentieth century suburb in Salt Lake City. Research indicated that its importance was based on its unusually large size and scale when compared with other previous local developments, as well as its stylistic and formal cohesiveness; but in order for this large scale to occur, other unusual conditions must have been in place. Kimball & Richards was by far the largest and most comprehensive developer in Salt Lake City. Eighty-six years have passed since this subdivision was graded and landscaped, and its appearance has changed little. Many of the original shade trees are gone; however, the uniform setbacks and grading remain as a visible tribute to the immense landscaping efforts of Kimball & Richards. Highland Park was the first suburb to be built on the south side of Parley's Creek, a naturally imposed boundary, and it occupied one-third of the 900-acre Sugar House Annex of 1910 and was the most significant local example of a national trend toward annexation as a means to provide vital utilities and services to peripheral suburbs. Most suburbs relied on streetcars for accessibility, but Highland Park was unique for its express service, another example of Kimball & Richards' comprehensive approach to real estate development.

___ See continuation sheet

⁵²Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940 (Salt Lake City: University of Utah Graduate School of Architecture and Planning, 1991).
⁵³ Carter and Goss, pp.145-146.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Highland Park Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Polly Hart
4. Date: May 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Stratford Avenue. Camera facing west from Beverly Street.

Photo No. 2:

6. Stratford Avenue. Camera facing east from Alden Street.

Photo No. 3:

6. 2629 S. Beverly Street. Camera facing northeast.

Photo No. 4:

6. 2469 S. Highland Drive. Camera facing southeast.

Photo No. 5:

6. 1249 E. Crystal Avenue. Camera facing northwest.

Photo No. 6:

6. 2626 South Dearborn Street. Camera facing northwest.

Photo No. 7:

6. 2487 S. Beverly Street. Camera facing southeast.

Photo No. 8:

6. 1260 E. Stratford Avenue. Camera facing southwest.

Photo No. 9:

6. 2565 S. Highland Drive. Camera facing southeast.

Photo No. 10:

6. 2642 S. Beverly Street. Camera facing northwest.

Photo No. 11:

6. 1387 E. Parkway Avenue. Camera facing northwest.

Photo No. 12:

6. 2543 S. Alden Street. Camera facing southeast.

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Highland Park Historic District, Salt Lake City, Salt Lake County, UT

Photo No. 13:

6. 1240-44 Whitlock Avenue. Camera facing southeast.

Photo No. 14:

6. 2625 S. Dearborn. Camera facing southeast.

Photo No. 15:

6. 1389 E. Stratford Avenue. Camera facing northwest.

Photo No. 16:

6. 2500 S. Alden. Camera facing southwest.

Photo No. 17:

6. 2646 S. Alden. Camera facing southwest.

Photo No. 18:

6. Photo of sidewalk in Highland Park Historic District imprinted with Kimball & Richards Land Merchants.



HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

I. IDENTIFICATION

Name of Property:

Address: 2660 S. Highland Dr.

City, County: Salt Lake City, Salt Lake

Current Owner Name: Richard G. and Marilyn C. Taylor

Current Owner Address: 2755 E. Wanda Way, Salt Lake City, UT 84117

Township: 1S

Range: 1E

Section:

UTM

USGS Map Name & Date:

Tax Number: 16-20-476-041

Legal Description (include acreage):

Beg. 248 ft. E from SW cor Lot 14, Blk 1, Highland Park Plat B; E200 ft. S 5 [DEG] 30' E 105.3 ft.; W 115.03 ft. m or l; N 0 [DEG] 00' 13 inches E 9.92 ft.; N 89 [DEG] 59' 47" W 85.93 ft; N 5 [DEG] 30' W 95.33 ft., m or l to beg.
(.46 acres)

2. STATUS/USE

Property Category

building(s)

structure

site

object

Evaluation

eligible/contributing

ineligible/non-contributing

out-of-period

Use

Original Use: single family residence

Current Use: single family residence

3. DOCUMENTATION

Photos: Dates

slides:

prints: 1996

historic: c.

Drawings and Plans

measured floor plans

site sketch map

Historic American Bldg. Survey

original plans available at:

other:

Research Sources (check all sources consulted, whether useful or not)

abstract of title

tax card & photo

building permit

sewer permit

Sanborn Maps

obituary index

city directories/gazetteers

census records

biographical encyclopedias

newspapers

city/county histories

personal interviews

USHS library

USHS Preservation Files

USHS Architects File

LDS Family History Lib

local library:

University library(s) Marriott Library:

LDS Church Archives

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Researcher/Organization: Pollu S. Hart

Date: July, 1996

4. ARCHITECTURAL DESCRIPTION

Building Style/Type: _____ No. Stories: _____.

Foundation Material: _____ Wall Material(s): _____.

Additions: ___ none ___ minor ___ major (describe below) Alterations: ___ none ___ minor ___ major (describe below)

Number of associated outbuildings ___ and/or structures ___.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary:

5. HISTORY

Architect/Builder Hyrum J. Jensen, builder

Date of Construction: 1927

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Invention | |
| <input type="checkbox"/> Archeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Landscape | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Architecture | <input type="checkbox"/> Science |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Law | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Community Planning
& Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conservation | | <input type="checkbox"/> Military | |
| | | <input type="checkbox"/> Performing Arts | |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

CONTINUATION SHEET NO.

Cummings, Boyd S.

47-63
2660 S Highland

dept. Head: Montgomery Wards

Lived at 1174 Crystal.

Rented this to Peter E Athas (46-60) + Anna A.

Anna Worked at Crystal Pharmacy + Crystal
Palace MKT. No. 2.

Wf Marjorie Alder

Biesinger, T. Kenneth

40-47
2660 S Highland

Blding. Contractor

Lived at 2360 Lake + rented this out
to Peter E Athas (at least 41-46)

wf Edna S.

Sellers, Gerald R

63 →
2660 S Highland

Building Maintenance: State Highway Dept (64-5)

Lab: SLC Water Dept (66 →)

he lives at 1176 E Crystal (64 →)

rented out to Joy Estate Rest Home (64-77)

wf Leida V

rented out to Adolescent Res. Treatment
& Education Center (77 →)

2660 Highland

1910		40	
11		41	
12		42	
13		43	
14		44	
15		45	
16		46	
17		47	
18		48	
19		49	
20		50	
21		51	
22	Julius Jensen	52	
23	Julius Jensen (Sweet Candy Co)	53	
24		54	
25	Mrs. Kier Hansen	55	
26	Mrs Kier Hansen	56	
27	Dr. Walter Sheets? Mrs. Kier Hansen	57	
28	Walter T Sheets	58	
29		59	
30		60	Mrs Anna Athas
31	Alvin J James	61	
32		62	Grant G Brunker
33		63	
34	Vacant	64	Joy Estate Rest Home
35	Peter ^E Athas	65	
36		66	
37		67	
38		68	
39		69	



2660

locked gate

20' wide 12' driveway

E Caton Way

Map 2

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

The following comments were received from other City divisions/departments with regard to the proposed text amendments:

Building Services/Zoning:

- lot is zoned R-1/5000, is not historic; property does land within mapped “Surface-Fault-Rupture Special-Study Area,” so development of lot (or of to-result-from-subdivision lots) will require study of site specific environmental hazards and report;
- a change to proposal submittals now shows buildings proposed to encroach proposed minimum yards on lots 3 and 4- if seeking modification from providing a 20 foot front yard as minimum, should depict on the site plan the proposed minimum front yards for these two lots for consideration of specific modification being requested;
- flat roofed principal buildings in the R-1/5000 zoning district are limited to 20 foot height, measured from existing grade - from elevation drawings submitted it appears that this height would be exceeded (the two floor level heights are given on drawings as together being 18 feet tall but dimension information is missing from drawings for height from roof deck to top of parapet above and for height from first floor to existing exterior grade below)- if seeking height modification allowed per 21A.55.030, show in to-scale elevation drawings for each structure the overall structure height compared to existing grade and have the specific proposed conditions reviewed for approval with that information;
- canopies are shown in elevation drawings at the rear of each proposed structure, where would project into required rear yard, such are limited per 21A.36.020(B) Table (for “awnings and canopies);
- for any changes to existing grade to the existing lot by more than four (4) feet, to result in conditions proposed for new subdivision, seek Special Exception for excess grade changes;
- driveway designs and tandem parking proposal to be per Transportation Division review/approval;
- obtain certified addresses for new structures by working with Salt Lake City Engineering Division (contact at telephone 801-535-6396);
- street trees and minimum park strip landscaping to be per 21A.48.060 and Urban Forestry review/approval;
- on-site tree protection to be per 21A.48.135;
- minimum and corner side yard landscaping to be per 21A.48.090.
- resulting planned development will have two lots without frontage on public street, all lots to be accessed via private shared access road;
- all lots showing at least 5,000 square feet in area;
- no zoning issues as frontage, other issues are to be addressed through Planned Development review/approval (5/17/2018).

Some of these comments have been addressed in the latest plan set, but all outstanding comments will need to be addressed during the building permit review process.

Building Services/Fire: I did look at both petitions it appears that the fire department access road meets the requirements of clear width of 20 ft. and the dead end no greater than 150 ft. The only item that I couldn't verify was the distance of the fire hydrant which is required to be within 600 ft. of all exterior walls of the first floor.

Planning Response: 'm seeing a 'FH' notation on the Utilities sheet (last page of the attachment). The lot is 200 feet deep so I'm assuming that the hydrant is within 600 feet of all structures.

Please let me know if you concur. If so, I'll let the applicant know that there were no concerns from Fire.

Fire Response: I do concur regarding the fire hydrant issue **(5/16/2018)**.

The project as proposed is compliant with fire access requirements.

Engineering: Please forward the attached redlines, title block and plat checklist to the applicant. For the work in Highland Drive, APWA Std. Plans should be specified and prior to performing the work, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

Addresses will be assigned later, when it becomes clear if a new street name will be chosen or if Caton Way will be used to address the proposed lots.

No objections to the proposed planned development, provided that the applicant obtains access rights from the owners of Caton Way (the private street that this site depends on). **(5/7/2018)**

Engineering provided more redlines after a second review of the preliminary plat, which were forwarded to the applicant on **7/9/2018**.

The applicant will need to address any outstanding redlines provided by Engineering prior to final plat recordation. Engineering did assign a coordinate of 1210 East to the proposed new private drive, as well as four (4) addresses for the lots.

Public Utilities: There are some significant utility concerns with the proposed PD and Preliminary Plat:

- Individual lots are required to each have their own water and sewer service.
- The water line is Caton Way is a private system for the highlands of sugarhouse.
- Water and sewer will need to be connected to Highland Drive.
- Easements will need to be shown for all water and sewer connections through the neighboring properties.
- The existing property has a 1" culinary meter and a 4" fire line. Unused service must be capped at the main.
- There is a hydrant on highland drive along the frontage of this property.
- The existing home has a sewer service installed in 1927. This service must be capped at the main and new service installed for each premise.
- Storm Drainage may not discharge onto neighboring properties without permission to do so.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be

used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.

- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main **(5/9/2018)**.

Planned Development and Preliminary Plat Utility Comments and conditions:

- Approval of the preliminary plat does not provide utility or building permit approval. Policies, standards and ordinances must be met and may require a change in the number and configuration of the proposed lots and homes.
- The current subdivision improvement plans do not meet SLCDPU policies and ordinances.
- Each building is required to have its own sewer lateral connected to the main. Exception requires the Directors approval.
- A shared water service may be accepted. If an individual meter is requested for each lot, the meter must be in the public way or behind sidewalk along the public way and connected to a public main. The meter must be perpendicular to the main.
- Minimum separation requirements must be met. 10' between water and sewer. 5' from sewer to all other utilities and buildings and property lines. 3' from water to all other utilities. 5' from water to buildings and property lines.
- A separate access and drainage easement or agreement will need to be recorded before the final plat.
- Utilities cannot cross property lines without appropriate easements and agreements. Specific water, sewer and storm drain easements are required.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- An HOA is required for any shared utilities **(6/27/2018)**.

All comments that haven't been addressed will be required during the building permit review process and prior to recordation of the final plat.

Transportation: Each SFD must provide two parking spaces satisfying the requirements of 21A.440.020 **(5/17/2018)**.

The proposed plans show that each single family home will contain an attached 2-car garage.

The garage for Lot 4 is shown as only 33 feet deep to accommodate tandem parking. The minimum required depth of the garage is 35 feet to accommodate tandem parking **(7/2/2018)**.

The applicant has addressed this comment in the latest plan set included with this report.

Sustainability: Please ensure that the applicant understands that refuse trucks will not be able to service this private drive; residents will be required to take their cans to Highland Drive, which could make for a crowded situation. They may want to consider making room for two dumpsters (one for refuse, one recycling) and have a private hauler for the project **(4/30/2018)**.

This comment was passed along to the applicant, who understands that the development will require private hauling services. He has indicated that a dumpster area will be placed at the north end of the private drive, which falls within the rear yard of lot 2. This location would be permitted by Code.