MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To:	Salt Lake City Planning Commission
From:	Ashley Scarff, Planner (801) 535-7660 or ashley.scarff@slcgov.com
Date:	September 25, 2019
Re:	PLNSUB2018-00033 Hopkins Estate Planned Development at 1950 & 1960 South 1700 East – requested final review of single-family home proposed for lot 1

ACTION REQUIRED: Consider and make a final decision on the proposed design of the single-family home to be constructed on lot 1, which has frontage on 1700 East.

REQUEST: On August 8th, 2018, the Planning Commission approved the Hopkins Estate Planned Development, a proposal to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The applicant plans to sell each lot individually for the construction of single-family homes. The design of the structures will ultimately be decided by future buyers, but the Commission approved a site plan with building envelopes and a landscaping plan. Modifications approved through the Planned Development process include the creation of four (4) lots without street frontage, and reduced front and rear yard setbacks for the home to be constructed on lot 1.

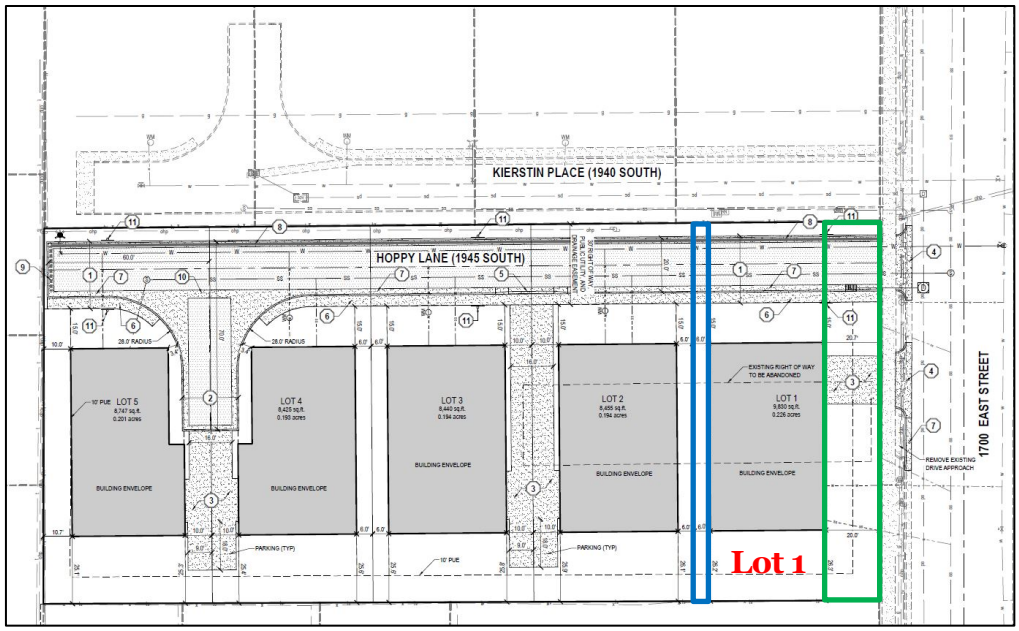
A condition of approval was included that requires the applicant to return to the Commission for final review of the home proposed for lot 1, which has frontage on 1700 East, before a building permit can be issued. The applicant has provided Staff with a proposal for this structure, and is now seeking the Planning Commission's final approval.

PREVIOUS MOTION: The Planning Commission approved the Hopkins Estate Planned Development and associated Preliminary Subdivision with conditions at the August 8th, 2018 meeting. The Staff Report detailing the proposal is included as Attachment C. The motion was as follows:

The Salt Lake City Planning Commission made a decision to approve the requests, with the following conditions:

1. *Based on the Planned Development standard of compatibility, the applicant shall come back before the Planning Commission for approval of the home proposed for lot 1 prior to the issuance of a building permit.*
2. *The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.*
3. *The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.*
4. *All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, wood, or stucco.*
5. *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.*

PLANNED DEVELOPMENT APPROVAL: As mentioned above, the applicant received Planned Development approval to develop 5 new lots and a private driveway at 1950 & 1960 South 1700 East. This approval included the creation of 4 lots without street frontage, as well as reduced front and rear yard setbacks for the home to be built on lot 1. The front yard abutting 1700 East was approved to measure 20 feet rather than 27 feet, and the rear yard setback was approved to measure 6 feet rather than 25 feet. The rear yard of lot 1 functions more like an interior side yard, so Staff found the reduced dimension to be appropriate when the larger project is considered.

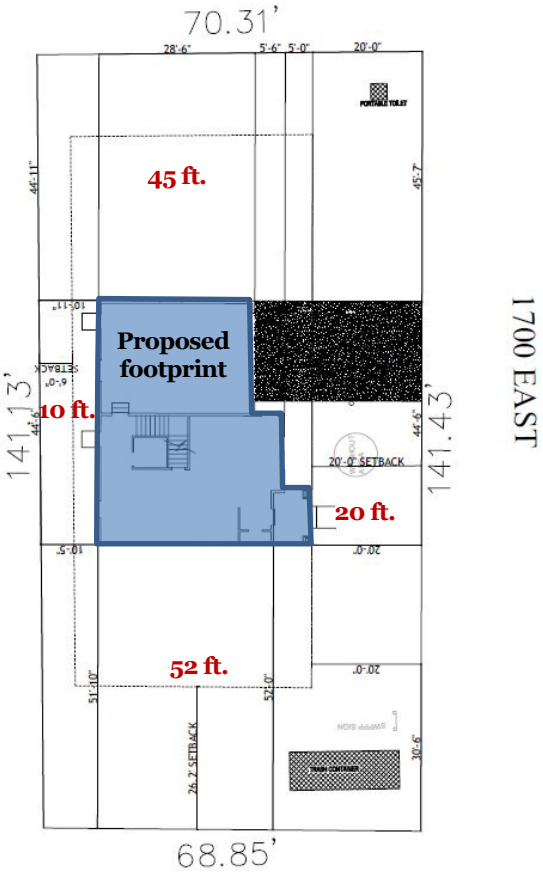


Approved site plan with reduced front (green) and rear (blue) yard setbacks for lot 1.

PROPOSAL FOR LOT 1: All of the new single-family homes could potentially have footprints that measure up to 3,000 sf (the approximate size of the approved building pads), but the home being proposed for lot 1 has a footprint of approximately 1,323 sf. This results in a smaller home with rear and south side yard setbacks that are larger than what is possible under the approved site plan:

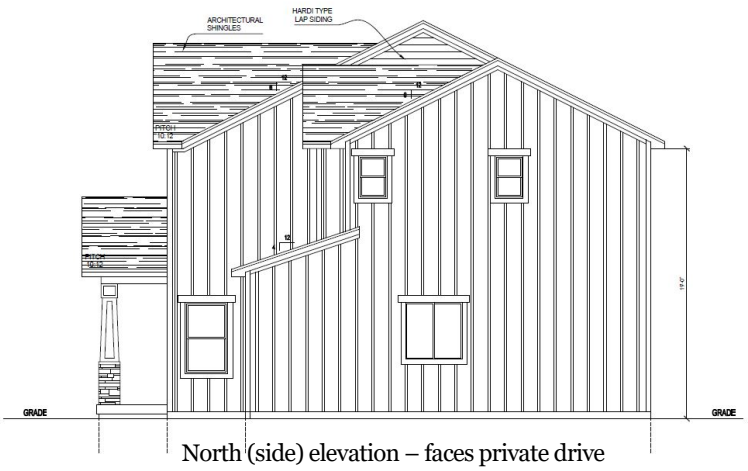
	Approved	Proposed
Front Yard (East)	20 ft.	20 ft.
Interior Side Yard (North)	45 ft. (includes drive width)	45 ft.
Interior Side Yard (South)	26 ft.	52 ft.
Rear Yard (West)	6 ft.	10 ft.

The home has been sited so that the north side façade is in line with the approved front yard setbacks for the homes to be built on lots 2 – 5. This ensures a consistent building setback along the new private driveway, and creates a larger south side setback area that the property owners can use as their yard space.



The home proposed for lot 1 has two (2) above-ground stories with an attached 2-car garage. The front façade is oriented toward 1700 East, and the vehicle access would be via driveway that stems from 1700 East, as shown in the approved site plan and preliminary subdivision plat. The structure would be 28 feet tall at its highest point. The primary building materials include a vertically-oriented board and batten siding made of Hardie board, a horizontally-oriented lap siding made of Hardie, shakes made of Hardie in some of the gable peaks, and a small amount of stone on the front porch columns. The Planning Division considers all of these to be durable, quality building materials that comply with the associated condition of approval.

Front (east) elevation – faces 1700 East



North (side) elevation – faces private drive

South (side) elevation

In addition to the condition of approval related to durable building materials, Staff also finds that the proposed design complies with the other three (3) conditions applicable to lot 1, namely:

- East (front) elevation complies with 21A.24.010.I Front Façade Controls, which stipulates that at least 10% of the front elevation area shall be made of architectural features such as an entrance door, windows, balconies, porches, etc.
- East (front) elevation complies with 21A.24.060.H Standards for Attached Garages, which states that the width of the garage doors shall not exceed 50% of the width of the front façade, and the garage shall be located behind or in line with the front line of the building.
- The proposed structure complies with all other lot and bulk requirements found in 21A.24.060 R-1/7,000 Single-Family Residential District.

PLANNED DEVELOPMENT STANDARDS: This Planned Development was reviewed/approved by the Planning Commission under the former ordinance and standards of approval. The motion referenced the following standard with the request for the applicant to return to the Commission to pursue final approval of the design of the home to be built on lot 1:

21A.55.050.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:*
(…)

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

Staff's analysis of this standard from the staff report dated August 8th, 2018, reads as follows (p. 25):

Staff finds that the proposed development would add density to the neighborhood in a manner that is compatible with surrounding development. All five (5) lots exceed the minimum lot area requirement of 7,000 sf, with sizes that range from 8,425 – 9,830 sf. Each proposed building envelope is approximately 3,000 sf, which results in building coverages that are well under the maximum permitted coverage of 40%. In addition, the building envelopes are designed to minimize impacts to neighboring properties by placing the larger setback areas along the perimeter of the development.

When applying this standard to the home proposed for lot 1, Staff finds that the structure is even more compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site than what could have potentially been built under the approved site plan. As mentioned previously, the proposed footprint is significantly smaller, and some of the setbacks are larger than what was approved, resulting in a home that is an appropriate scale for this section of 1700 East, which is largely characterized by smaller 1 – 1 ½ story mid-century bungalows. In addition, the design has the primary front façade oriented toward 1700 East, maintaining consistency with the other homes in this established neighborhood.

RECOMMENDATION: Based on the information contained in this memo and the original staff report dated August 8th, 2018, Planning Staff recommends that the Planning Commission approve the design of the home proposed for lot 1 of the Hopkins Estate Planned Development.

ATTACHMENTS:

- **A.** Proposed Plans for Lot 1
- **B.** Record of Decision Letter for Planned Development
- **C.** Original Staff Report

ATTACHMENT A: PROPOSED PLANS FOR LOT 1

NOTES:

1. TRACKING PAD WILL BE BUILT USING 3" FRACTURED ROCK AS SOON AS FOUNDATION IS BACK FILLED. ALL VECHICLES WILL ENTER THE SITE AT THIS POINT.
2. INTALL A 3" CURB CUT BACK ON THE PARK STRIP FROM THE PROPERTY LINE TO PROPERTY LINE AS SOON AS FOUNDATION IS BACK FILLED.
3. PORTABLE TOILET MUST BE PLACED, PROPERLY ANCHORED, BEHIND THE SIDEWALK OR 8' AWAY FROM CURB OR EDGE OF ASPHALT, OR PROVIDE A EARTH BERM 8' FROM BASE OF TOILET.
4. CONCRETE WASHOUT. DESIGNATE AREA AND TRAIN SUB-CONTRACTORS TO WASH CONCRETE, STUCCO AND PAINT IN THE WASH OUT AREA. COLLECT AND RETAIN ALL THE CONCRETE WASHOUT WATER AND SOLIDS IN LEAK PROOF CONTAINERS, SO THAT THIS CAUSTIC MATERIAL DOES NOT REACH THE SOIL SURFACE AND THEN MIGRATE TO SURFACE WATERS OR INTO THE GROUND WATER.
5. IF USING A CONCRETE PUMP TRUCK, A WATER TIGHT CONTAINER WILL BE PLACED UNDER THE HOPPER TO CATCH CONCRETE SPILLS AND WASH OUT WATER.
6. SEDIMENT BAGS. PLACE BAGS IN THE GUTTER NEAR THE DOWN STREAM PROPERTY LINE AND PROTECT INLETS NEAR THE CONSTRUCTION SITE.
7. SILT FENCE TO BE INSTALLED PERPENDICULAR TO THE DOWN HILL.
8. IF NECESSARY, A PERIMETER CONTROL FENCE WILL BE INSTALLED AROUND THE PROJECT TO CHANNEL ACCESS TO THE SITE THROUGH THE TRACKING PAD.
9. DUMPSTER. GARBAGE MUST BE CONTAINED AND REMOVED REGULARLY.
10. STREET SWEEPING. STREET AND GUTTERS WILL BE SWEPT AT THE END OF THE WORK DAY OR AS NEEDED.

GRADE LOT SUCH AS TO NOT ALLOW NATURAL RUN OFF TO DRAIN ONTO ADJOINING PROPERTY. USE DRAINAGE SWALLS TO ENSURE FLOODING DOES NOT OCCUR.

LONG TERM DRAINAGE TO BE CONTROLLED BY GRASS, TREES, SHRUBS, & STANDARD LANDSCAPING PER OWNER.

NOTES:

1 LOT TO BE GRADED SUCH THAT DRAINAGE WILL NOT DRAIN ONTO ADJOINING PROPERTIES.

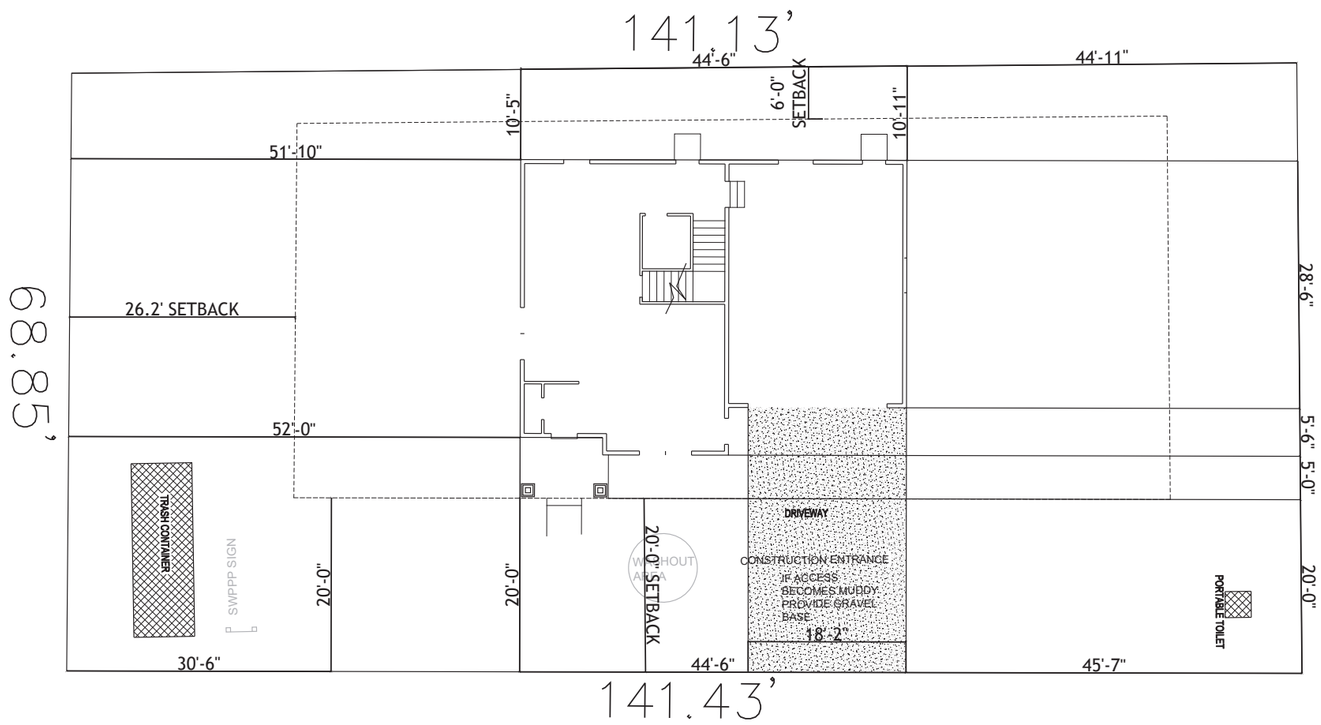
2 GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST MEET IRC AND LOCAL CODES.

3 THERE ARE NO BODIES OF WATER INCLUDING: WETLANDS, BOGS, MARSHES, SWAMPS, RIVERS, LAKES, OR COSTAL WATERS ON OR ADJACENT TO THIS PROPERTY.

4 SLOPE GRADE 2% MIN. AWAY FROM HOUSE FOR 10'

SITE PLAN GENERAL NOTES

- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL SECURE AND EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- PROVIDE FINISH GRADING AWAY FROM THE HOUSE ON ALL SIDES AT A MINIMUM OF 6" IN THE FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREA. THEN MAINTAIN 2% MIN. HORISONTAL SLOPE IN GRADE THERAFTER TO APPROVED DRAINAGE AREAS.
- IF RETAINING WALLS ARE REQUIRED, A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALL THAT IS HIGHER THAN FOUR FEET FROM THE BOTTOM FINISH GRADE TO TOP OF WALL, ONCE CONSTRUCTED.
- PROVIDE ON SITE RETENTION OF ALL STORM WATER RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION ON SITE.
- MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER. NO RUNOFF ONTO ADJACENT PROPERTIES IS ALLOWED.



3688 SOUTH SPINAKER BAY DRIVE
SARATOGA SPRINGS, UTAH
HARBOR BAY PHASE 4
LOT 435 15,524 SQ. FT.
PARCEL #41:726:0735

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

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VERSION INFORMATION:

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BASEMENT

TOTAL SQUARE FEET:	2778
FINISHED:	2778
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SITE PLAN

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FLASHING GENERAL NOTES

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL ASSEMBLIED, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION RESISTANT FLASHING. R703.75, R703.8, R903.2, R905.

EXTERIOR INSTALLATION NOTE

FLASHING SHALL BE INSTALLED IN SUCH A ALL EXTERIOR WALL FINISHES MUST BE LISTED, LABLED AND INSTALLED AS PER MANUFACTURER INSTALLATION REQUIREMENTS AND INSTRUCTIONS. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

RAIN GUTTERS
PROVIDE CONTINUOUS RAIN GUTTER AROUND ENTIRE ROOF. COORDINATE DOWNSPOUT LOCATIONS W/CONTRACTOR.

FRONT ELEVATION

SCALE 1/4" = 1'-0"

BACK ELEVATION

SCALE 1/4" = 1'-0"

ATTIC VENTING

2778 / 150 = 18.52

SOFFIT VENTING

2778 / 300 = 9.26

TURTLE BACK VENTS NOT SHOWN ON PLAN

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ATTIC VENTING

2778 / 150 = 18.52

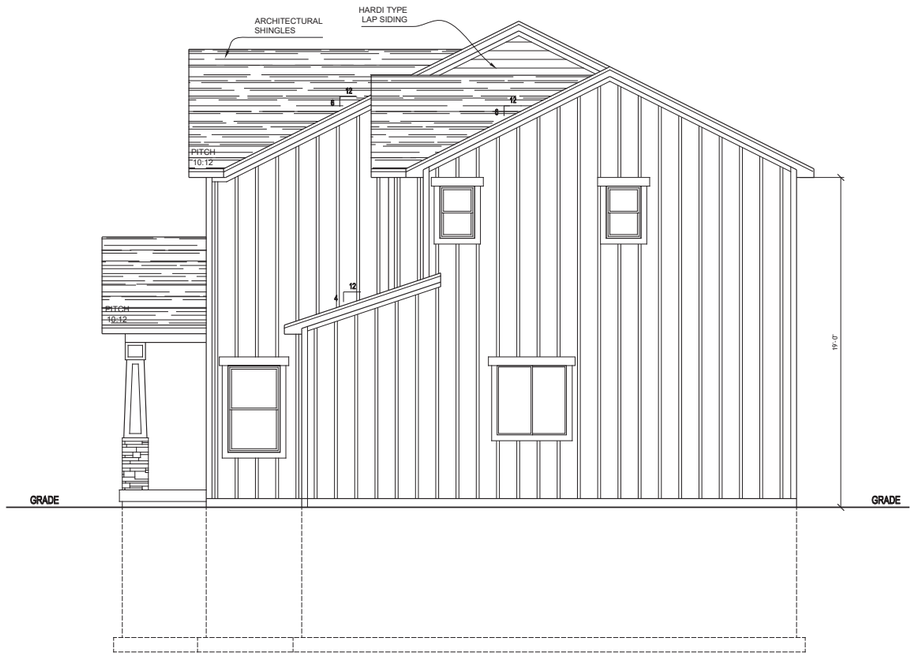
SOFFIT VENTING

2778 / 300 = 9.26

TURTLE BACK VENTS NOT SHOWN ON PLAN

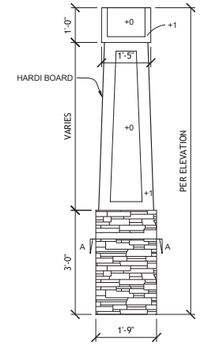
LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

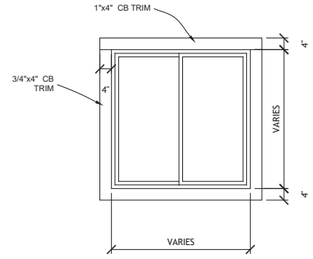
SCALE 1/4" = 1'-0"



PORCH COLUMN DETAIL

A/2

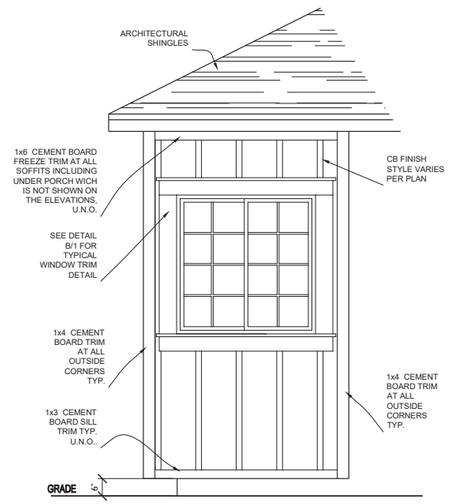
Scale: 1/2" = 1'-0"



WINDOW AND DOOR TRIM DETAIL

B/2

Scale: 1/2" = 1'-0"



TYP. CORNER, FREEZE AND SILL TRIM DETAIL AT CEMENT BOARD

D/2

Scale: 1/2" = 1'-0"

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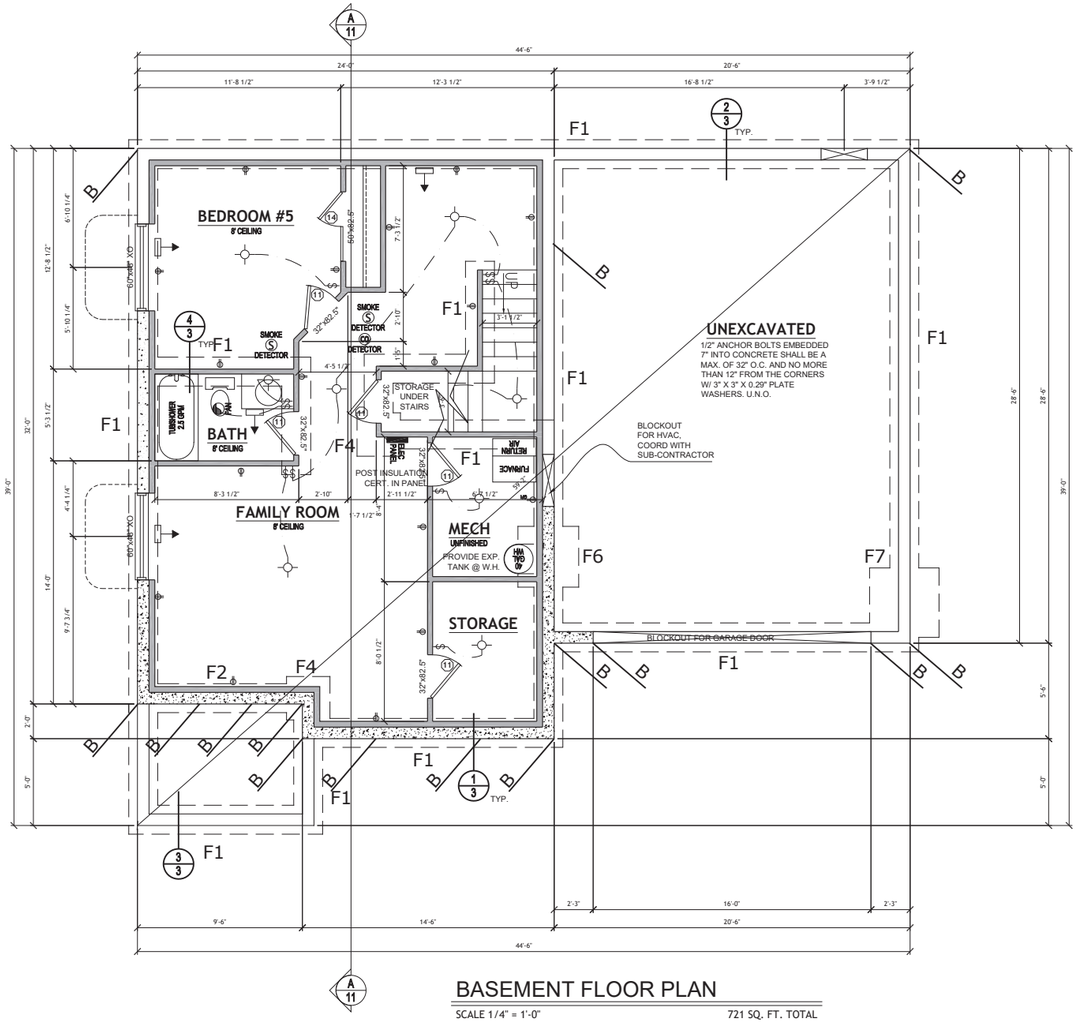
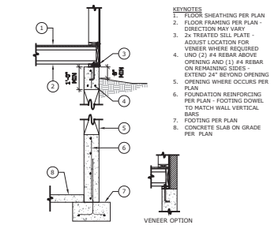


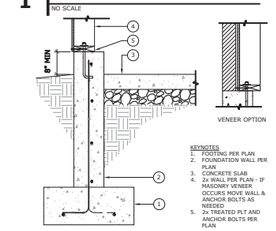
BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0" 721 SQ. FT. TOTAL



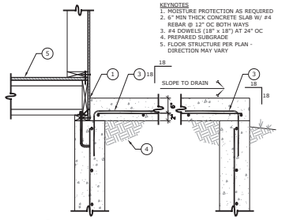
1 BASEMENT FOUNDATION

NO SCALE



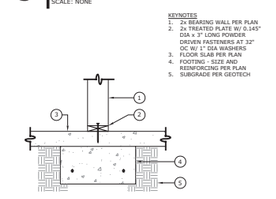
2 FOUNDATION - SLAB ON GRADE

SCALE: NONE



3 SUSPENDED SLAB

SCALE: NONE



4 INTERIOR BEARING WALL

SCALE: NONE

SEE SHEET 6 FOR FOOTING, SHEARWALL AND HOLDOWN SCHEDULES

ANCHOR BOLTS & SILL PLATE

1/2" DIAMETER x 10" LONG ANCHOR BOLTS EMBEDDED 7" MINIMUM AT 32" OC W/ 2x TREATED SILL PLATE, TYPICAL EXCEPT WHEN SPECIFICALLY NOTED ON FOUNDATION PLAN.

ALL ANCHOR BOLTS FOR SHEAR WALLS REQUIRE 3"x3"x0.229" PLATE WASHERS WITH DIAGONAL SLOTTED HOLE. PLACE EDGE OF WASHER MAX 1/2" FROM INSIDE FACE OF WALL SHEATHING. PROVIDE STANDARD CUT WASHER BETWEEN 3"x3"x0.229" WASHER AND NUT.

DETECTOR NOTES

1. ALL SMOKE ALARMS TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED.

2. CO DETECTORS ON EACH LEVEL TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED.

ALL EXTERIOR DOORS AND WINDOWS WILL HAVE A MAXIMUM U-FACTOR OF 0.32

CAULK ALL EXTERIOR DOORS & WINDOWS PER AAMA INSTALLATION INSTRUCTIONS

ALL LIGHT FIXTURES ARE TO HAVE CFL BULBS INSTALLED

ALL EXAUST FANS ARE TO BE VENTED THRU THE SOFFIT TO THE OUTSIDE

ALL ELECTRICAL RECEPTACLES WILL BE OF THE TAMPER PROOF TYPE
ALL BEDROOMS WILL BE ON ARC-FAULT CIRCUITS

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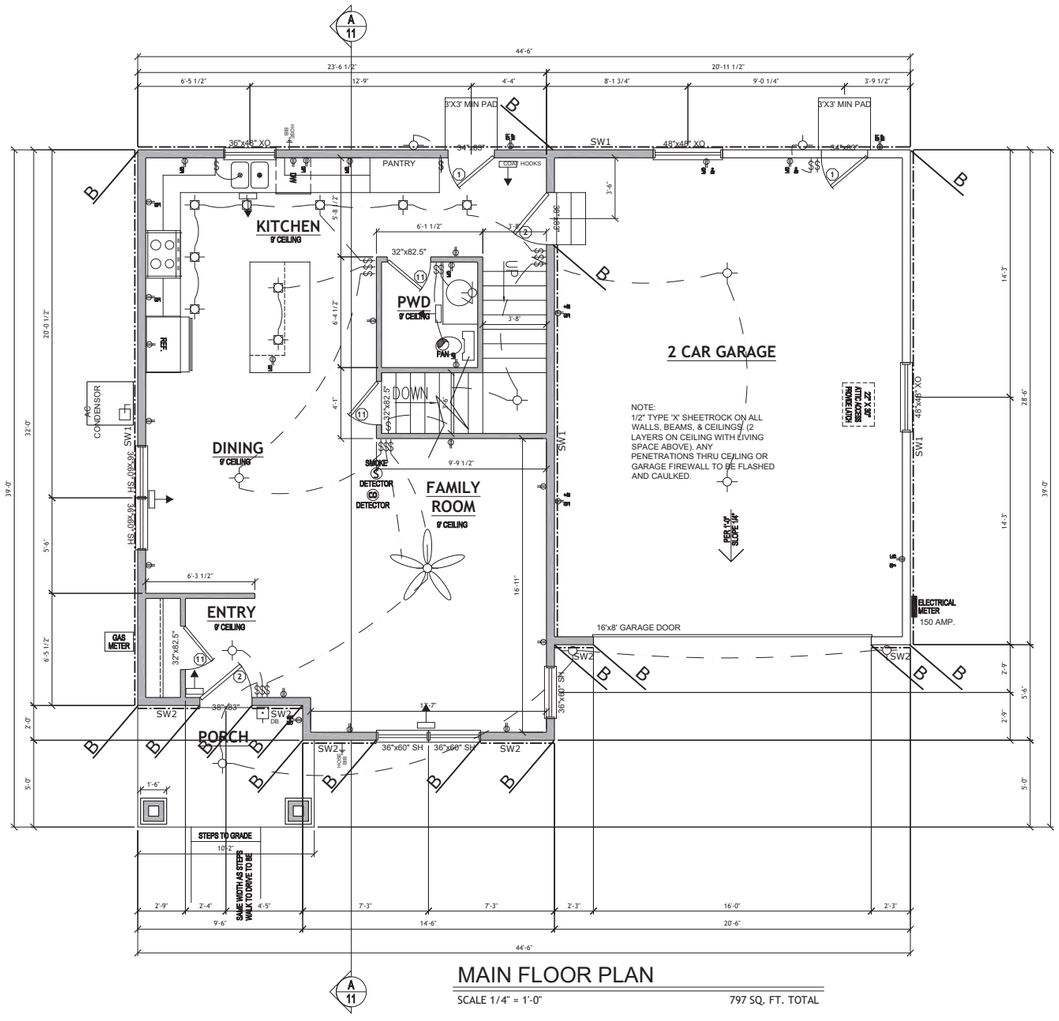

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0" 797 SQ. FT. TOTAL

SEE SHEET 6 FOR FOOTING, SHEARWALL AND HOLDOWN SCHEDULES

DETECTOR NOTES
1. ALL SMOKE ALARMS TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED. 2. CO DETECTORS ON EACH LEVEL TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED.

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MAIN FLOOR PLAN

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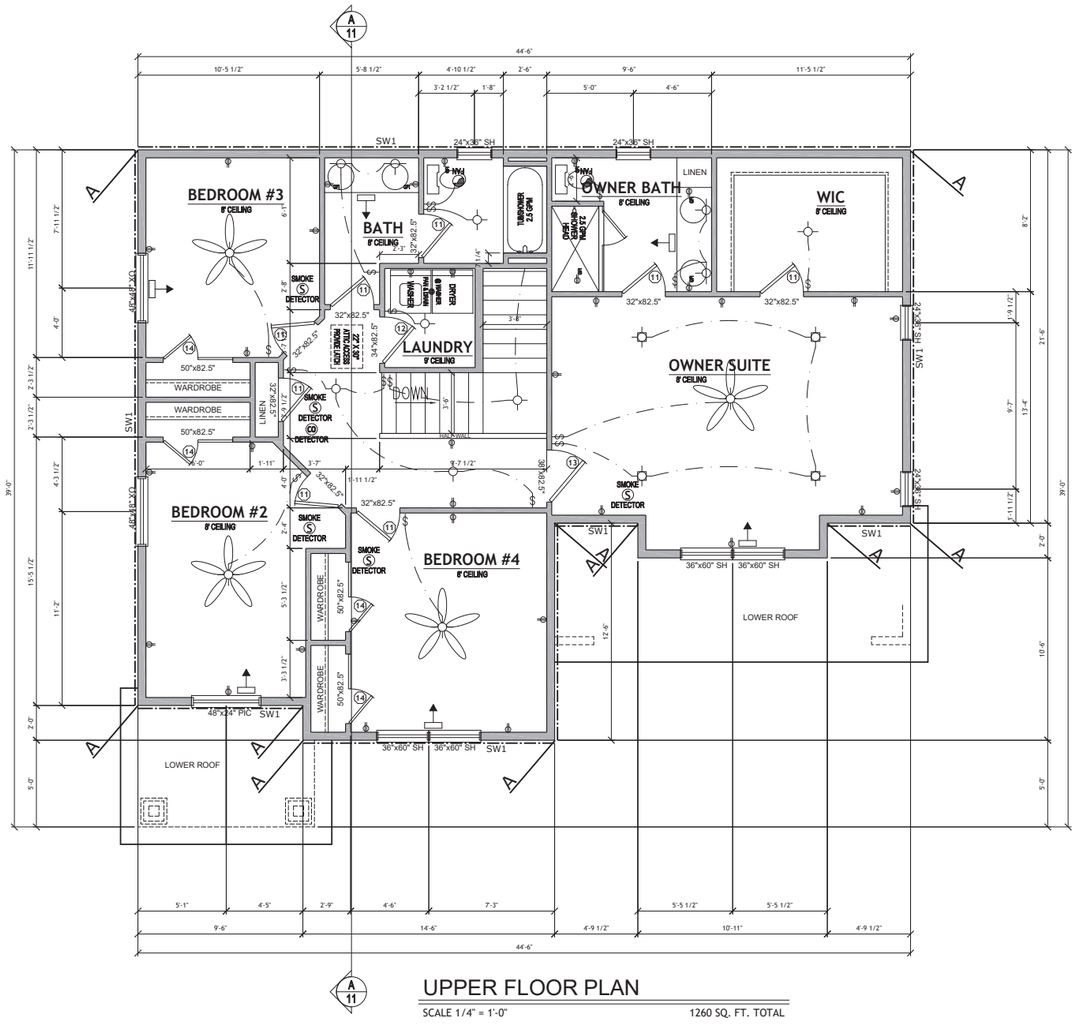

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0" 1260 SQ. FT. TOTAL

SEE SHEET 6 FOR FOOTING, SHEARWALL AND HOLDOWN SCHEDULES

DETECTOR NOTES
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COMMUNITY:	LOT#
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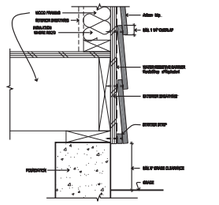
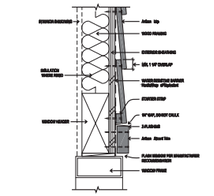
These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on www.jameshardie.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings.

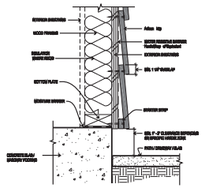
For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardie.com



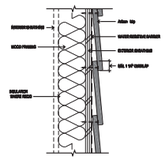
6 GRADE CLEARANCE



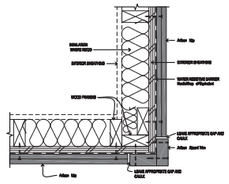
3 WINDOW/DOOR HEAD



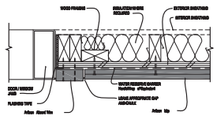
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.



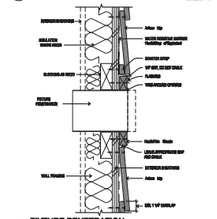
5 HORIZONTAL LAP VIEW



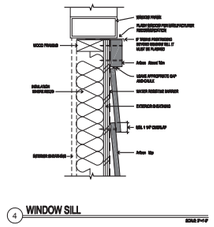
2 OUTSIDE CORNER



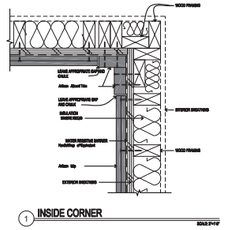
10 DOOR / WINDOW JAMB



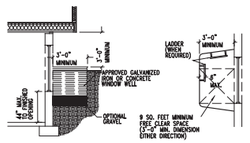
7 FIXTURE PENETRATION



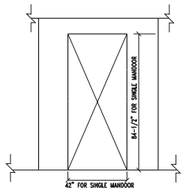
4 WINDOW SILL



1 INSIDE CORNER



WINDOW WELL DETAIL
SCALE: NOT TO SCALE

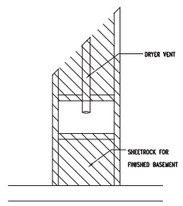


A8 DOOR ROUGH OPENING IN CONCRETE WALL A20
SCALE: 3/8" = 1'-0"

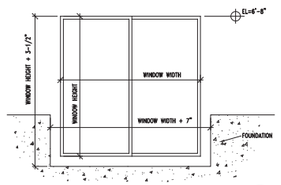
WINDOW WELL REQUIREMENTS

1. ALL BASEMENT WINDOW NOT FULLY ABOVE GRADE BY 6" SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. WINDOW WELLS SHALL BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL TO BE 6" BELOW THE WINDOW SILL.
2. EGRESS WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW FULLY OPENED. DO NOT POSITION LADDERS SUCH THAT LADDER WILL BE BEHIND THE OPERABLE POSITION OF THE WINDOW. THE LADDER OR STAIRS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6".
3. EGRESS AND RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQ. FT. CLEAR OPENING WITH A MIN. CLEAR OPENING WIDTH OF 20" AND A MIN. CLEAR OPENING HEIGHT OF 24" WITH A FINISHED OPENING HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.
4. BARS, GRILLS, GRATES, DOMES, OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPES, RESCUE WINDOWS OR DOORS, OR WINDOW WELLS PROVIDED THAT THEY ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPERABLE FROM THEMSIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.

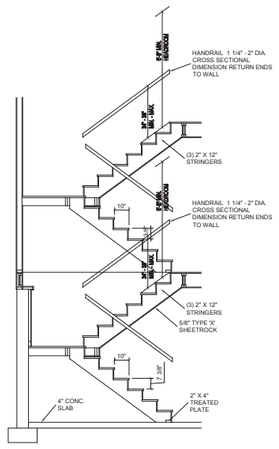
WINDOW WELL NOTES
SCALE: NTS A8a



DRYER VENT DETAIL
SCALE: 3/4"=1'-0" A15



STEP FOUNDATION WINDOW BLOCKOUT A27
SCALE: N.T.S.

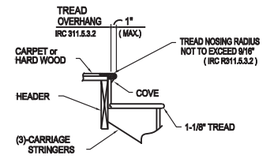


C STAIR DETAIL
SCALE 3/8" = 1'-0"

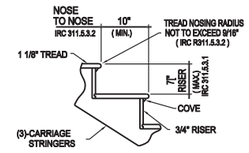
STAIR NOTES

ALL STAIRWAYS, TREADS, RISERS, NOSINGS, & SPACING SHALL COMPLY WITH IRC R311.5.1, R311.5.2, R311.5.3, R311.5.4, R311.5.6, R311.5.7, & R311.5.8

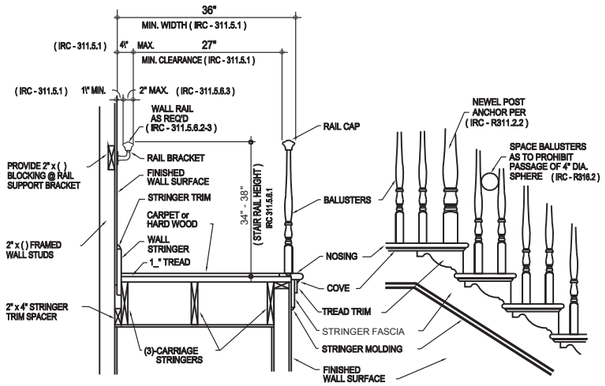
1. MINIMUM HEADROOM CLEARANCE TO BE 7'-0"
2. HANDRAIL HEIGHT TO BE 34" (MIN.) & 38" (MAX.)
3. GUARDRAIL HEIGHT TO BE 36" (MIN.) & 42" (MAX.)
4. HANDRAIL SHALL BE CONTINUOS w/ ENDS RETURNED TO WALL OR NEWEL POST FROM A POINT DIRECTLY ABOVE RISER.
5. HANDRAIL SHAPE TO BE 1-1/2" (MIN.) or 2" (MAX.) IN WIDTH, AND SHALL HAVE SPACE OF LESS THAN 1 1/2" FROM WALL.
6. PROVIDE 2" x ( ) BLOCKING AT ALL WALL RAILS
7. HANDRAIL RAILING BALUSTERS TO BE SPACED AS TO NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH.
8. STAIR STRINGERS TO BE 2"x 12" OR 12" LVL
9. STAIR TREAD MATERIAL TO BE 1-1/8" PARTICLEBOARD.
10. STAIR RISER MATERIAL TO BE 3/4" PINE.
11. FIRE BLOCK STAIR SIDE WALLS NEXT TO STRINGERS.
12. 1/2" TYPE "X" SHEETROCK SHALL BE USED IN ANY USEABLE SPACE UNDER STAIR ON BOTH THE CEILING AND WALLS OF THAT SPACE.



STAIR HEADER DETAIL
SCALE: 3/4" = 1'-0"



TREAD / RISER DETAIL
SCALE: 3/4" = 1'-0"



STAIR DETAILS
SCALE: 3/4" = 1'-0"

PAGE DRAFTING & DESIGN
7787 NORTH CRESTWOOD CIRCLE
EAGLE MOUNTAIN, UT 84005
801.360.6575
EDGE@PAGEDAM.COM

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS & DRAFTSPERSONS

VERSION INFORMATION:

2019
SMITH
BASEMENT

TOTAL SQUARE FEET:	4763
FINISHED:	4363
UNFINISHED:	400

NOTES AND SECTIONS

STAMP:	VERSION: V1.0
	DATE: 8-14-19
COMMUNITY:	LOT#

PAGE# 10 OF 11

ATTACHMENT B: PLANNED DEVELOPMENT R.O.D.

DEPARTMENT *of* COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION

JACKIE BISKUPSKI
MAYOR

NICK NORRIS
DIRECTOR

August 13th, 2018

Mr. John Clayton
Clayton Homes, Inc.
12304 S. Koppers Lane
Herriman, Utah 84096

RE: Record of Decision for Petitions **PLNSUB2018-00033 & PLNSUB2018-00034**: Hopkins Estate Planned Development & Preliminary Subdivision

Dear Mr. Clayton:

On August 8, 2018, the Planning Commission approved your Planned Development and Preliminary Subdivision Plat requests at approximately 1950 & 1960 South 1700 East. The decision made by the Planning Commission was based on the information contained in the staff report, information provided by you, and the discussion of the Planning Commission.

The Salt Lake City Planning Commission made a decision to approve the requests, with the following conditions:

1. Based on the Planned Development standard of compatibility, the applicant shall come back before the Planning Commission for approval of the home proposed for lot 1 prior to the issuance of a building permit.

2. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.

3. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.

4. All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, wood, or stucco.

5. 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.

DEPARTMENT OF COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION
451 SOUTH STATE STREET, ROOM 406
P.O. BOX 145480, SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM
TEL 801-535-7757 FAX 801-535-6174

The decision considers the general purpose of the zoning ordinance, as well as the district where the proposal is located. The purpose of the applicable zoning district is as follows:

> *The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) 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.*

The purpose of the Planned Development review is stated in 21A.55.010:

> *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.*

The Record of Decision is provided to you indicating the date action was taken to approve the request, the 10 day appeal period, and to what body an appeal can be made.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Administrative Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on Monday, August 20, 2018.

The minutes of the August 8, 2018, Planning Commission meeting are tentatively scheduled to be ratified on August 22, 2018; the next regularly scheduled Planning Commission meeting. Copies of the ratified minutes will be posted to the Planning Division's website the day after they are ratified. The decision of the Planning Commission is located on the Planning Division's website at: https://www.slc.gov/boards/planning-commission-agendas-minutes/

If you have any questions, please contact me at (801) 535-7660 or ashley.scarff@slcgov.com.

Sincerely,

Ashley Scarff
Principal Planner

ATTACHMENT C: ORIGINAL STAFF REPORT

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 8th, 2018

Re: PLNSUB2018-00033 - Hopkins Estate Planned Development
PLNSUB2018-00034 – Hopkins Estate Preliminary Subdivision

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

PROPERTY ADDRESSES: 1950 & 1960 South 1700 East
PARCEL IDs: 16-16-452-045 (0.86 ac.) & 16-16-452-042 (0.15 ac.)
ZONING DISTRICT: R-1/7,000 Single Family Residential District
MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

REQUEST: A request by Clayton Homes, Inc., representing the property owners, for Planned Development and Preliminary Subdivision approvals to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The Applicant plans to sell each lot individually for the construction of single family homes. For this reason, submitted plans reflect proposed site and landscaping improvements and specify building envelopes for each home, but the design of the five (5) structures would ultimately be decided by future buyers. Planned Development approval is required as four (4) of the proposed lots would not have frontage on a public street. The applicant has also requested a reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East (lot 1). The subject property is zoned R-1/7,000 (Single Family Residential).

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests as proposed at 1950 & 1960 South 1700 East, subject to the following conditions of approval:

1. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.

2. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.

3. All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, and stucco.

4. 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.

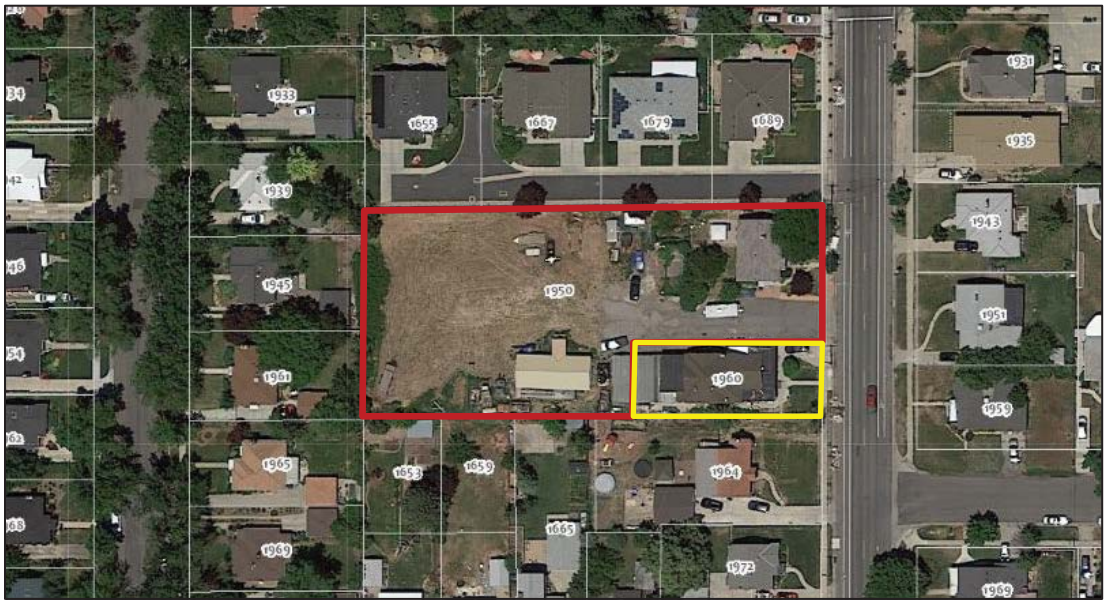
ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Applicant's Narrative
- **C.** Proposed Site and Landscape Plans
- **D.** Proposed Preliminary Plat Drawing
- **E.** Site Visit Photos
- **F.** Analysis of R-1/7,000 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 two (2) separate parcels at 1950 & 1960 South 1700 East. Each lot currently contains a single family home oriented toward 1700 East, and a paved drive runs between the two homes that leads to a large back yard/field area. This open area contains two (2) accessory structures, and appears to be used for the storage of vehicles and other large items.



Street view of 1950 & 1960 S 1700 E with paved drive running between homes

Proposal

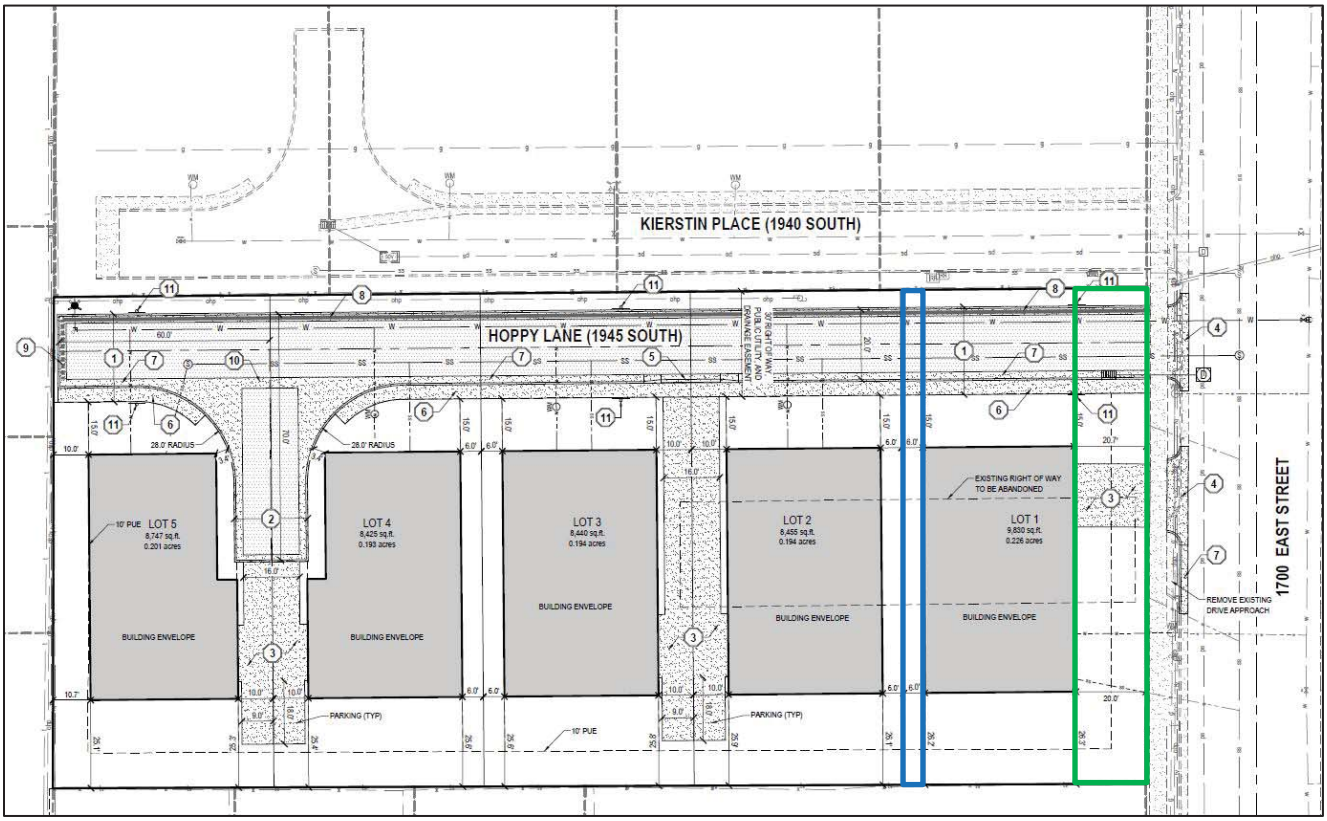
The applicant is requesting Planned Development and Preliminary Subdivision approvals to develop five (5) new lots accessed by a private driveway at the property described above. If approval is granted, the applicant plans to individually sell each lot for the construction of detached single family homes. For this reason, the submitted application materials reflect all proposed site improvements with the exception of building elevations for the future homes. The design of each structure would ultimately be up to the purchaser, but Staff has recommended conditions of approval that would place controls over elements such as building materials and the design of the street-facing façade of the structure abutting 1700 East (detailed in 'Key Considerations.')

Site Layout and Function

The proposed site plan shows five (5) new lots that are oriented east-west, which will be accessed by a new private driveway that stems from 1700 East. The new lots range in area from 8,425 – 9,830 sf, thus, each one exceeds the minimum required lot size of 7,000 sf.

While the applicant has not proposed specific designs for each home, the site plan identifies building envelopes that the new homes would be required to be contained within. Each proposed envelope is approximately 3,000 sf in area. The single family homes would face the private driveway, and the applicant has indicated that the home on lot 1 would have primary façade features along both 1700 East and the private driveway.

Lot 1 would have direct driveway/garage access off of 1700 East, but lots 2 & 3 and 4 & 5 would have shared driveways running between them that lead to garage entrances located toward the rear of the home. The shared driveways continue past the shown building envelopes, which would provide one spare parking space per lot, and could also be used as a turnaround area.



Proposed site plan—applicant is requesting reduced front (green) and rear (blue) yard setbacks for lot 1.

Planned Development approval is required for this project due to lots 2-5 not having frontage on a public street. In addition, the applicant is requesting reduced front and rear yard setbacks for the home on lot 1. Per code, *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.* Staff estimates that the average front yard depth along the block face is approximately 27 feet; the applicant is requesting 20 feet. In addition, the rear yard shall be a minimum of 25 feet, and the applicant is requesting 6 feet. Even though this seems like a large discrepancy, the rear yard of lot 1 functions more like an interior side yard, so Staff finds that the 6 foot setback is appropriate when the larger context is considered. Since the future homes on lots 2-5 would be oriented toward the proposed private driveway, the applicant has designated the north side of those lots the front yards, the south side of the lots the rear yards, with the remainder being interior side yards. Under those designations, the proposed envelopes on lots 2-5 have been designed to meet the minimum front, rear, and interior side yard setback requirements for the R-1/7,000 zone.

Single Family Homes

Even though the specific design details for the single family homes are unknown, they would be limited to the standard lot and bulk requirements of the R-1/7,000 zoning district (detailed in Attachment F). As mentioned above, the applicant is requesting reduced front and rear yard setbacks for lot 1. During the building permit review process, the future homes would also be subject to building height, exterior wall height, building coverage, and standards for attached garages that are typical for new construction in this zoning district. Staff has also recommended multiple conditions of approval related to the structures' design to ensure compliance with the purpose statements for both the Planned Development and R-1/7,000 zoning district (detailed in 'Key Considerations,' below).

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 citywide and community master plans
2. Recommended conditions of approval related to design
3. Development potential without Planned Development approval

1. Compliance with citywide and community master plans:

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: *1. Maintain neighborhood stability and character;*
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: *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.*

Sugar House Community Master Plan:
In the Sugar House Community Master Plan, the 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 Residential Land Use section of the plan also notes that, "*it is...a primary goal of the Sugar House Community Master Plan to preserve and improve a desirable residential environment*" (p. 2). This project supports this goal by advancing the following policies:

- *Design new developments with the following in mind:*
  -Addressing the scale and positive architectural attributes of adjacent housing.

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.*

Policies for Planned Developments:
"*Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character*" (p. 3).
- *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;
  -Maintain an appropriate setback around the perimeter of the development;
  -Position houses so that front doors and front yards face the street;
  -Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible.

2. Recommended conditions of approval related to design: Because the applicant wishes to sell each lot individually and let the buyers choose the specific designs for each home, Staff is recommending three (3) conditions of approval related to the structures' design to ensure compliance with the purpose statements of both the Planned Development and R-1/7,000 zoning district. Specifically, the 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*" (21A.55.010 – previous PD ordinance). The R-1/7,000 zoning district also indicates that "*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*" (21A.24.060). Staff finds that the following conditions would advance the intents of both of these statements.

A. Front façade controls: This condition of approval is meant to affirm that the eastern elevation of the structure on lot 1 (abutting 1700 East) shall be a primary façade, subject to Front Façade Control requirements found in 21A.24.010.I:

Front Facade Controls: To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front facade of the building, totaling not less than ten percent (10%) of the front facade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front facade is required in either the front or corner side facade of the building.

While not required, the applicant has indicated that the northern elevation of lot 1 would also be designed as a primary façade in an effort to maintain compatibility with the structures on lots 2-5, which would be oriented to face the private driveway to the north.

B. Standards for attached garages: This condition would affirm that the eastern elevation of the structure on lot 1 shall be subject to 21A.24.060.H, Standards for Attached Garages, which stipulates that the garage door(s) shall not exceed 50% of the width of the front façade, and that no attached garage can be constructed forward of the front line of the building.

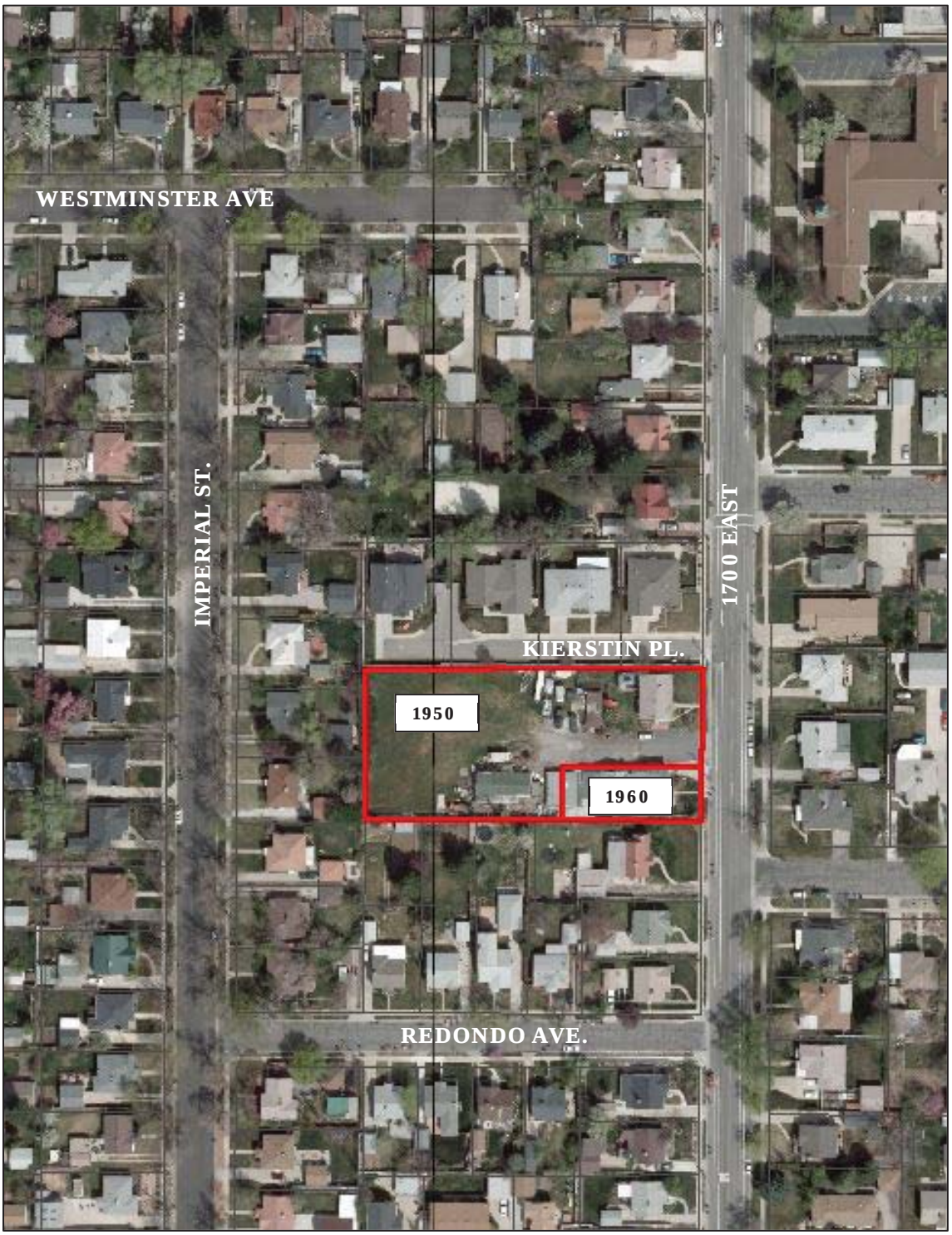
C. Building materials: This condition of approval is meant to ensure the use of building materials that are compatible with nearby development, in an effort to preserve the existing character of the neighborhood. The majority of existing single family homes near the project site are constructed of masonry in the form of brick and stone, stucco, and various types of siding. While the applicant cannot confirm the architectural styles that the future buyers may choose to construct, they have indicated that they are willing to commit to the use of brick, stone, hardie board siding, and stucco for accent purposes. Staff finds that these are all quality building materials that fall within the palette seen in the surrounding neighborhood.

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. All lots would be required to have frontage on 1700 East. Because the minimum lot width in the R-1/7,000 zoning district is 50 feet, and the property has frontage on 1700 East for 141 feet, the site could potentially have two (2) lots approximately 313 feet in depth with one single-family home on each lot, which is essentially what exists on site.

A second option would be to construct a street that meets public standards to access lots 2-5, which would eliminate the need for a planned development due to lots not having frontage on a public street. Per Transportation Division street design standards, a typical single family access roadway is 40-50 feet wide, and the required 20 foot front yard setback would be measured from the edge of the public roadway. The roadway and front yard combined would consume approximately half of the property, greatly reducing the available buildable area and incentive to develop the site.

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-1/7,000 zoning district.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT'S NARRATIVE

Planned Development

Project Description

The current site has two single family dwellings, both homes currently face 1700 East. There is a dirt driveway between the two homes that leads to the back of the lot, the backyard has two older barn/garage type structures. The backyard currently has some cars and other large items being stored back there.

Our planned use for the site is to divide the two existing lots (1960 S 1700 E and 1950 S 1700 E) into five lots for single family homes. The homes will face the private road running the length of the north end of the property. The furthest East lot, will have a primary façade facing 1700 East with hopes to continue a similar aesthetic as the rest of the homes along 1700 East. The style of homes will be similar to a bungalow, craftsman and farmhouse style.

A. Planned Development Objective: Use of design, landscape, or architectural features to create a pleasing environment.

The style of the homes will all reflect elements of bungalow, craftsman, and farmhouse architecture and design often found in the Sugarhouse neighborhood. The structure heights will all remain within the city limit of 28ft. We would like to offer our buyer's an option for a second story which could include a combination of a loft area, 2 bedrooms or a bathroom. The idea is for these homes to be main floor living with most of the square footage being made up between the main floor and basement levels. The exterior of the homes will be predominantly made up of stone (or brick) and hardie siding with accents of stucco. Due to the shape and size of the proposed lots, 4 out of the 5 homes will have shared driveways (lots 2 and 3 will share, as will lots 4 and 5.) Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed. There will be fencing around all of the lots as a combined whole with an exception on 1700 East frontage, the backyards will all be fenced in as well. All of these items combined will creating a functional and pleasing environment for residents and neighbors.

B. Master Plan and Zoning Ordinance Compliance

The current proposed development is consistent with all policy set forth by the city; apart from our request for relief from the ordinance requiring homes to have public street frontage. In this case, we are asking relief under the planned development to have our lots facing a private street. We do not see a functional or realistic way to make this happen otherwise, however there is a large priority to make the east side of the lot adjacent to 1700 East a prominent façade to maintain consistency along 1700 East. In addition, we are asking for relief from the zoning ordinances in regard to street width, our proposed street does meet fire codes.

C. Compatibility

1. Due to being unable to combined with the private road to the North (Kiersten Place) we are asking for a private road to allow access to 4 of the 5 lots, this road will be the only access to our interior lots. There will be no parking along this new private street and it meets all of the zoning ordinances and fire code requirements for a private road.
2. Each home will have 2 garage parking spaces as well as one-two guest parking spaces. The driveways will run north to south on all interior lots and east to west on the lot adjacent to 1700 East. We do not anticipate unusual vehicle or pedestrian traffic that would adversely affect adjacent properties. Hours of peak traffic should be consistent with the use of 5 single family homes, and should not affect neighbors use and enjoyment of their homes.
3. With each home offering ample resident and guest parking and only having one access point off 1700 East adjacent neighbors shouldn't have any adverse effects of motorized, nonmotorized, or pedestrian traffic.
4. Per our DRT meetings, our plans for utilities and public services are adequate to support our development and will not have an adverse impact on adjacent properties.
5. The fence around all sides of the property (excluding 1700 E) will aid adjacent properties from being negatively impacted by light, odor, noise and visual impacts.
6. As well as meeting all current zoning requirements, the size of the lots remain consistent with existing properties in Sugarhouse and are larger in the case of the homes along Kiersten Drive to north. In terms of the size of the homes in relation to lot size, the homes remain consistent with existing homes in the neighborhood.

D. Landscaping

Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed. There will be fencing around all of the lots as a combined whole with an exception on 1700 East frontage, the backyards will all be fenced in as well. All of these items combined will create a functional and pleasing environment for residents and neighbors.

E. Preservation

The two existing homes will be removed as part of this Planned Development. There are no significant environmental features that will be removed as part of this plan.

Preliminary Subdivision Plat

1. Project Description

   5 single family dwellings, bungalow style with exteriors consisting of stone, stucco, and hardie siding. 4 out of 5 lots will have shared access driveways as displayed on plat.

2. Legal Description

   Existing Legal description for 1950 S. 1700 E.
   Parcel 16164520450000 Legal description

   BEG N 0¿04' W 563.33 FT FR S 1/4 COR OF SEC 16, T1S, R1E, SLM; N 89¿21' E 180.8 FT; N 0¿06' W 50.2 FT; N 89¿21' E 130 FT; N 0¿06' W 30 FT; S 89¿21' W 120 FT; N 0¿06' W 60 FT; S 89¿21' W 190.8 FT; S 0¿06' E 139.67 FT TO BEG. ALSO BEG N 0¿04' W 703 FT & N 89¿21' E 190.8 FT FR S 1/4 COR OF SEC 16,T1S, R1E, SLM; N 89¿21' E 120 FT; S 0¿06' E 60 FT; S 89¿21' W 120 FT; N 0¿04' W TO BEG. 3802-0453 6820-2079 7624-0422 9314-5155 9551-3815

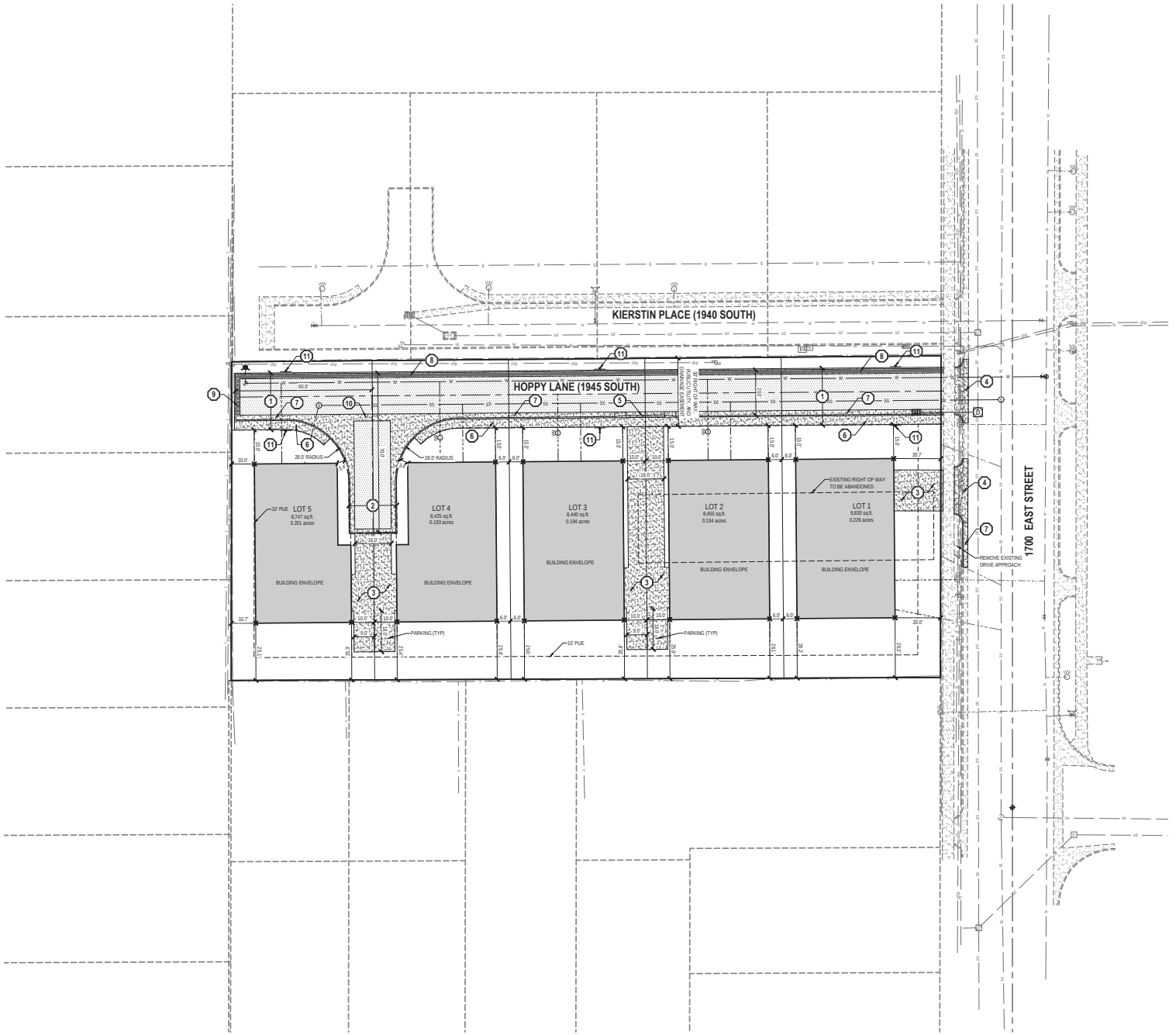
   Existing Legal Description for 1960 S. 1700 E.
   Parcel 16164520420000 Legal description

   BEG N 0^04' W 563.33 FT & N 89^21' E 310.8 FT FR S 1/4 COR OF SEC 16, T 1S, R 1E, SLM; S 89^21' W 130 FT; N 0^06' W 50.2 FT; N 89^21' E 130 FT; S 0^06' E 50.2 FT TO BEG.

   Proposed legal description

   Located in the southwest quarter of section 15, township 1 south, range 1 east, Salt Lake base & meridian
   Also located in lots 1, 17, 18, 19 and 20, Block 9, Plat B, Salt Lake City Survey
   Salt Lake City, Salt Lake County, Utah
   1950 South 1700 East

ATTACHMENT C: SITE & LANDSCAPE PLANS



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 25' WIDE ROADWAY PER SECTION 11/C-700.
2. 21' WIDE ROADWAY PER SECTION 10/C-700.
3. CONCRETE PAVEMENT: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 2/C-700.
4. OPEN DRIVE APPROACH PER APWA STANDARD PLAN NO. 225 AND SPECIFICATIONS.
5. MOUNTABLE CURB DRIVE APPROACH PER APWA STANDARD PLAN NO. 216 AND SPECIFICATIONS.
6. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
7. 30" TYPE A' CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
8. 30" TYPE A' REVERSE PAN CURB AND GUTTER PER DETAIL 4/C-700.
9. TRANSITION CURB AND GUTTER AT LOCATION SHOWN ON PLAN.
10. 3' WATER WAY PER DETAIL 9/C-700.
11. "NO PARKING - FIRE LANE" SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

BENCHMARK

STREET MONUMENT
HOLLYWOOD AVENUE AND
1700 EAST STREET

ELEVATION = 4489.55

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLAYTON HOMES, INC.
1023 EAST WOODCREST DRIVE
SALT LAKE CITY, UTAH 84117
CONTACT:
JOHN CLAYTON
PHONE: 801-773-8601

HOPKINS ESTATES SUBDIVISION

1950 SOUTH 1700 EAST
SALT LAKE CITY, UTAH

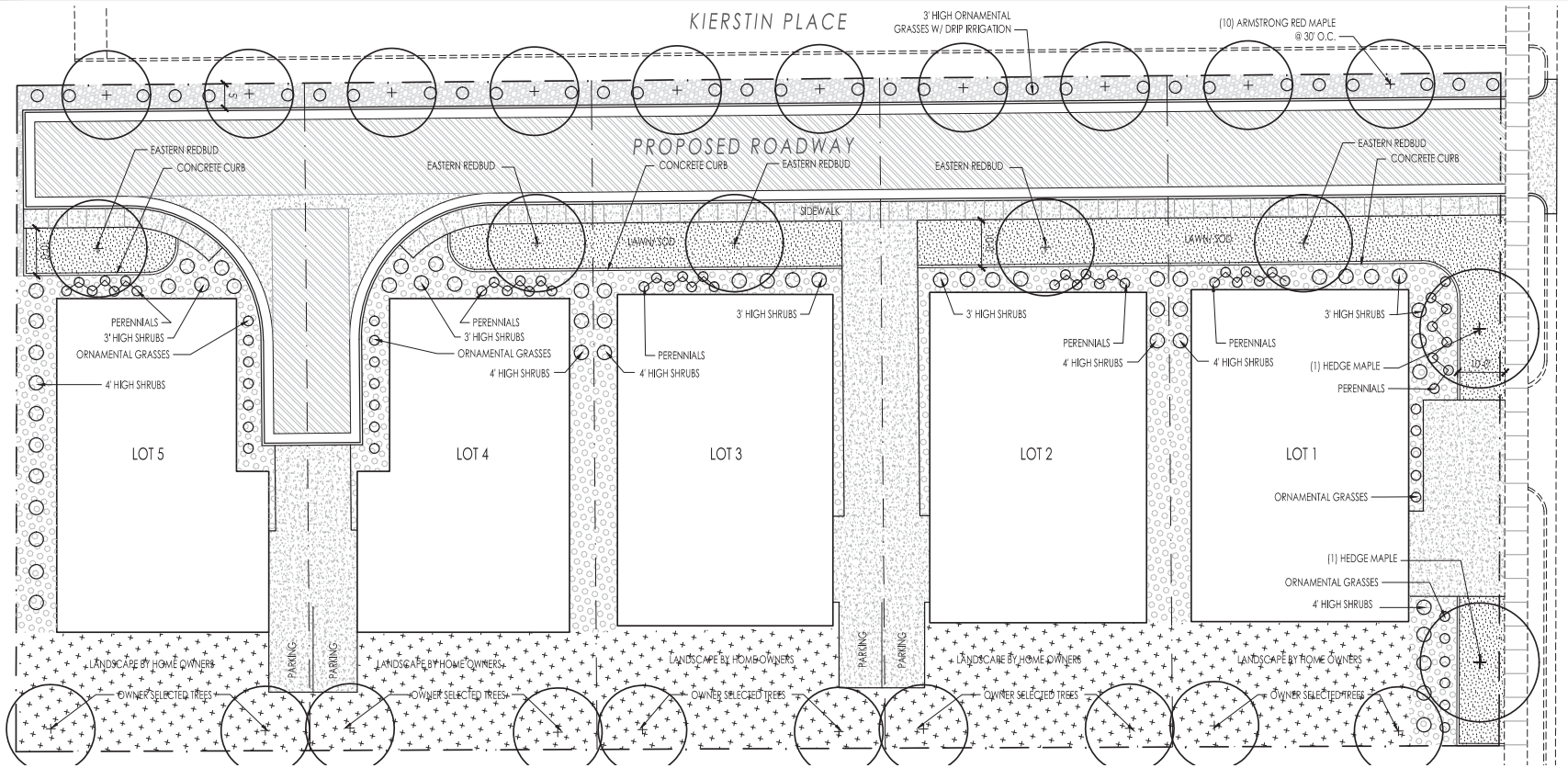
2018-06-06 SUBMITTAL

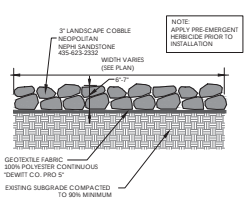
SITE PLAN

PROJECT NUMBER: 7514
PRINT DATE: 6/6/18
DRAWN BY: J. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

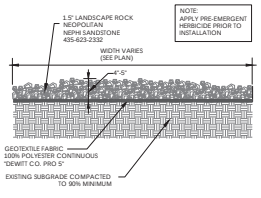
C-200

August 6, 2018

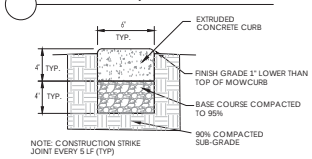




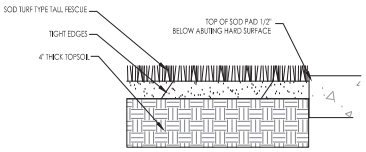
3" Landscape Rock



1.5" Landscape Rock



Concete Mow Curb Detail



Lawn/ Sod Detail

GENERAL NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
5. PLACE LANDSCAPE ROCK IN ALL "NON-LAWN" PLANTING AREAS.
6. NEW LAWN AREAS TO BE SODDED USING TURF TYPE TALL FESCUE.
7. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
8. ALL NEW LAWN AREAS SHALL RECEIVE A 4 INCH DEPTH OF TOPSOIL. ALL SHRUB PLANTING AREAS SHALL RECEIVE A 8 INCH DEPTH OF TOPSOIL. TOPSOIL MATERIALS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
9. ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
10. PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE, AND SHALL BE ROTARY MIXED ON-SITE PRIOR TO INSTALLATION.
11. UPON COMPLETION OF PLANTING OPERATIONS, ALL SHRUB PITS AND TREE WELLS SHALL RECEIVE A THREE INCH DEPTH OF FINE GROUND BARK MULCH COVER. THE ACTUAL BED AREAS SHALL RECEIVE A THREE INCH DEPTH OF SHREDDED BARK AS MULCH. PLACED OVER A 30 MIL WEED BARRIER FABRIC.
12. LANDSCAPE MATERIALS MUST BE INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT CLEAR VIEW AREAS OR INTERFERE WITH UNDERGROUND UTILITIES.

Landscape Tabulations

3" LANDSCAPE COBBLE SEE DETAILS	1,638 S.F.	LAWN/ SOD SEE DETAILS	2,815 S.F.
PRIVATE YARD LAWN/ SOD SEE DETAILS	6,880 S.F.	1.5" LANDSCAPE COBBLE SEE DETAILS	4,606 S.F.

TOTAL LANDSCAPE AREA 15,939 S.F.

11"X17" 1/24" = 1'-0"
24"X36" 1/12" = 1'-0"

0 12' 24' 36'

LANDCURVE
LANDSCAPE ARCHITECTURE
2844 Beverly Street
Salt Lake City, Utah 84106
P. 801 209 1072
E. reid.mitchell@gmail.com

REID B. MITCHELL
LICENSED LANDSCAPE ARCHITECT

STAMP
2018-037

Clayton Homes Five Lot Subdivision
Landscape Plan

1950 S. 1700 E.
Salt Lake City, Utah

Landscape Site Plan

SHEET NAME.
LA1
SHEET NO.

ATTACHMENT D: PRELIMINARY PLAT DRAWING

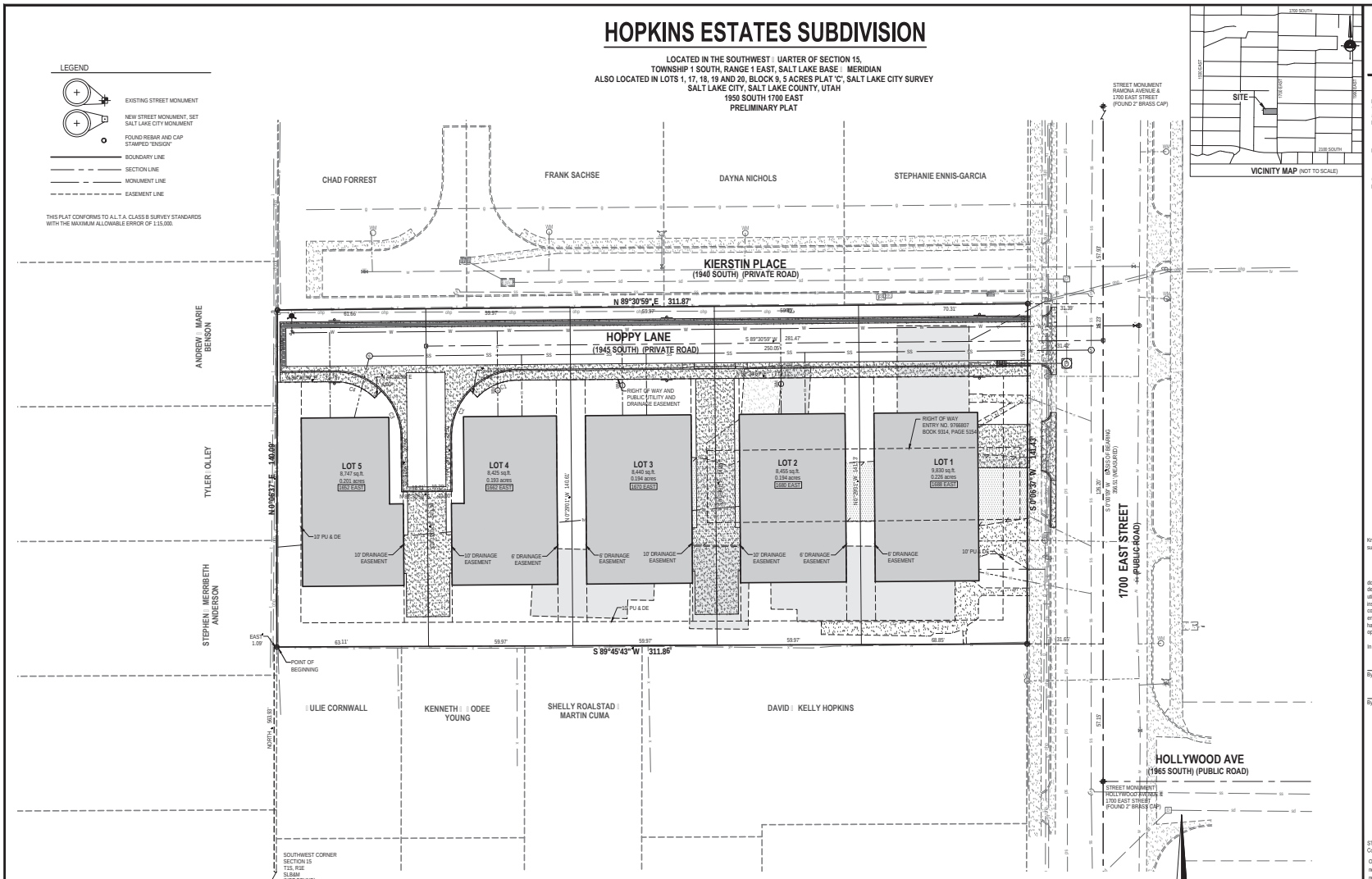
HOPKINS ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST ¼ QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ALSO LOCATED IN LOTS 1, 17, 18, 19 AND 20, BLOCK 9, 5 ACRES PLAT "C", SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
1950 SOUTH 1700 EAST
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- NEW STREET MONUMENT, SET SALT LAKE CITY MONUMENT
- FOUND REBAR AND CAP STAMPED "ENSIGN"
- BOUNDARY LINE
- SECTION LINE
- MONUMENT LINE
- EASEMENT LINE

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:15,000.



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor, with Ensign, and that I hold Certificate NO. 299882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HOPKINS ESTATES SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly Line of the IMPERIAL ADDITION, a subdivision of Lots 1, 17, 18 19 & 20, Block 9, FIVE ACRE PLAT "C" BIG FIELD SURVEY, recorded as Entry No. 844584 in Book I at Page 87 in the Office of the Salt Lake County Recorder, said point also being North 563.93 and East 1.09' from the Southwest Corner of Section 15, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 0°06'37" East 140.09 feet along said Easterly Line;
thence North 89°30'59" East 311.87 feet to and along the South line of HBB Bailey Subdivision, to a point on the Easterly Right-of-Way Line of 1700 East Street;
thence South 0°06'37" West 141.43 feet along said Easterly Right-of-Way Line;
thence South 89°45'43" West 311.86 feet to the point of beginning.

Contains 43,897 Square Feet or 1.008 Acres and 5 Lots
Parcel Id Nos. 16-16-452-042 & 16-16-452-045

DATE

PATRICK M. HARRIS
P.L.S. 299882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HOPKINS ESTATES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby also dedicate, grant and convey to Salt Lake City, Salt Lake County, Utah, easements for public access, parking, pedestrian, waterline, public utility and drainage purpose over and across the Private Road, as noted, as well as easements for public utility, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Salt Lake City, and hereby convey and grant a general easement to all police, sheriff, fire protection, ambulance and all other similar emergency agencies, or persons to enter upon the lots and parcels in the proper performance of their duties. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

By: _____

By: _____

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
County of SALT LAKE) S.S.

On this day _____ of _____ in the year 20_____, before me _____, a notary public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the HOPKINS ESTATES SUBDIVISION and was signed by him/her on behalf of said _____ and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	23.50'	18.46'	45°00'00"	S67°00'59"W	17.99'
C2	27.50'	21.62'	45°00'00"	S22°00'59"W	21.05'
C3	27.50'	21.62'	45°00'00"	N22°59'01"W	21.05'
C4	23.50'	18.46'	45°00'00"	N67°59'01"W	17.99'

NOTES:
1. THE BASIS OF BEARING IS THE LINE BETWEEN THE STREET MONUMENT AT RAMONA DRIVE AND 1700 EAST STREET AND THE STREET MONUMENT AT HOLLYWOOD AVENUE AND 1700 EAST STREET, MEASURING SOUTH 0°0'09" WEST 356.55 FEET.
2. A RECORD OF SURVEY PLAT WAS FILED BY ENSIGN ENGINEERING AND LAND SURVEYING IN SALT LAKE COUNTY SURVEYOR'S OFFICE AS SURVEY NO. S2018-03-0206.
3. BUILDING HEIGHT RESTRICTED TO 28 FEET MAXIMUM AS MEASURED FROM FINISH GRADE TO THE TOP PITCH OF THE ROOF.

NOTICE TO PURCHASERS:
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

DEVELOPER
CLAYTON HOMES, INC.
1623 E WOODCREST DRIVE
SALT LAKE CITY, UTAH 84117
(801) 773-8601

SHEET 1 OF 1
PROJECT NUMBER : 7514
MANAGER : BAP
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/6/18

HOPKINS ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST ¼ QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ALSO LOCATED IN LOTS 1, 17, 18, 19 AND 20, BLOCK 9, 5 ACRES PLAT 'C',
SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

BOARD OF HEALTH APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____ BY THE BOARD OF HEALTH.
SALT LAKE COUNTY HEALTH DEPT.

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____ 20_____ BY THE SALT LAKE CITY PLANNING COMMISSION.
SALT LAKE CITY PLANNING DIRECTOR DATE

CITY ENGINEER 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 PUBLIC UTILITIES DEPARTMENT
APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____ 20_____
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ 20_____ BY THE SALT LAKE CITY ATTORNEY.
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20_____ AND IS HEREBY APPROVED.
SALT LAKE CITY MAYOR ATTEST: CITY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

ATTACHMENT E: SITE VISIT PHOTOS

Street view of 1950 (to right) and 1960 (to left) South 1700 East

View of driveway looking toward back (the west) of site

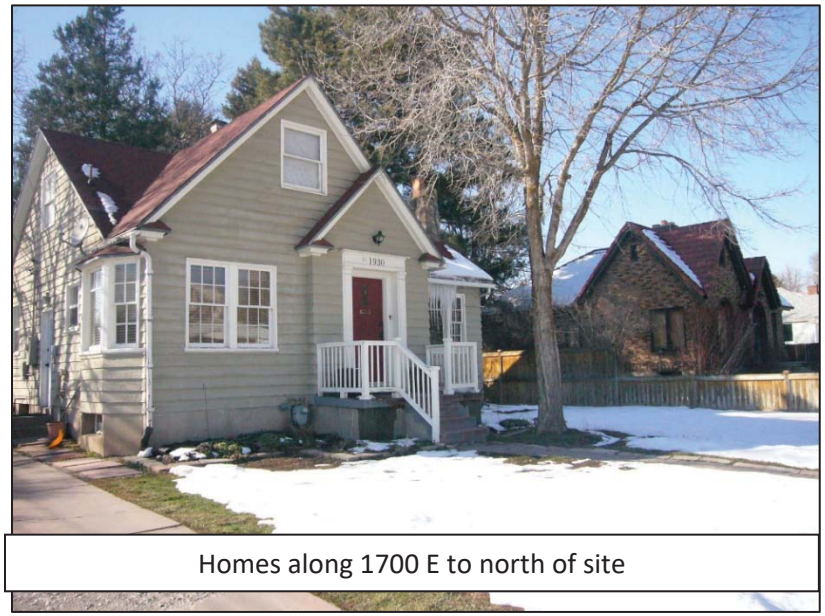
Looking toward southwest corner of site

Looking toward northwest corner of site

1700 E block face directly to the south of site

View of Planned Development directly to north of site

Elevation of Planned Development to north that faces 1700 E



Homes along 1700 E to north of site

Homes directly across 1700 E from site

Homes directly across 1700 E from site

ATTACHMENT F: ZONING ORDINANCE STANDARDS

R-1/7,000 (Single Family Residential District)

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) 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-1/7,000 (21A.24.060)

Standard	Proposed	Finding
Minimum Lot Area: 7,000 sf	Proposed lot areas range from 8,425 sf – 9,830 sf.	**Complies**
Minimum Lot Width: 50 feet	**Lot 1** has 141 feet of frontage on 1700 East. **Lots 2-5** have proposed lot widths that range from 60-62 feet.	**Complies**
Maximum Building Height: Varies depending on roof type: Pitched – 28 feet measured to ridge of the roof; *or* Flat – 20 feet	Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	**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	Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	**Will comply**
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').	Per definition, **Lot 1** has a front yard that abuts 1700 East, the public street. The average of the front yards of existing buildings within the block face is approximately 27 feet. The Applicant is requesting a reduced front yard setback of 20 – 20.7 feet for Lot 1. **Lots 2-5** have front yards that measure approximately 45 feet, measured from the front line of the proposed building envelope to the front lot line.	**Request for a reduction in the required front yard for Lot 1** **Lots 2-5 comply**
Minimum Interior Side Yard Requirement: Six feet (6') on one side and ten feet (10') on the other	**Lot 1** has interior side yards that measure 45 feet and 26 feet. **Lots 2-4** have interior side yards that measure 6 feet on one side and 10 feet on the other. **Lot 5** has interior side yards that measure 10 feet on both sides.	**Lot 1 complies** **Lots 2-4 comply** **Lot 5 complies**

Minimum Rear Yard Requirement: Twenty five feet (25')	**Lot 1** has a rear yard that is located opposite of the front yard, which abuts 1700 East. The Applicant is requesting a reduced rear yard setback of 6 feet for Lot 1. **Lots 2-5** have rear yard dimensions that range from 25 feet – 26 feet.	**Request for a reduction in the required rear yard setback for Lot 1** **Lots 2-5 comply**
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	**Will comply**
Standards For Attached Garages: 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. 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: 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 the same dimensions as the garage being replaced; 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 c. The garage doors will face a corner side lot line.	As proposed, only the structure on lot 1 would have an attached garage that faces a street. The single family home on lot 1 will be required to comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	**Will comply**

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
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section: **A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;** **B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;** **C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;** **D. Use of design, landscape, or architectural features to create a pleasing environment;** **E. Inclusion of special development amenities that are in the interest of the general public;** **F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;** **G. Inclusion of affordable housing with market rate housing; or** **H. Utilization of "green" building techniques in development.**	**Complies**	The **applicant** claims that the project is meeting objective D, as the following features combined would create a "functional and pleasing environment for residents and neighbors": • The structures will be limited to 28 feet in height, which could allow for two (2) [above-ground] stories; • The exterior of the homes will be predominantly made up of stone (or brick) and hardie siding with accents of stucco; • Four (4) of the five (5) homes will have shared driveways; • Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed; • There will be fencing around the perimeter of the lots with the exception of the 1700 East frontage; the backyards will be fenced in as well. **Staff** concurs that the proposed project contains features that would create a pleasing environment. The site is efficiently designed to accommodate five (5) sideways-oriented single family homes without requiring significant setback relief. The shared driveway scenario reduces the number of separate driveways, thus, the amount of paving that would otherwise be required. The applicant has submitted a landscaping plan that does bring uniformity and cohesiveness to the project, and utilizes minimal sod, various sizes of landscape cobble, trees, shrubs, and ornamental grasses. Despite not having proposed elevations, the applicant has provided a list of quality building materials that the homes will be limited to, which staff has suggested including as a condition of approval.

B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be: **1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and** **2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.**	**Complies**	B.1. As detailed in the 'Key Considerations' section at the beginning of this report, Staff finds that the proposal is in compliance with applicable citywide and community master plans, including the future land use map for Sugar House. 2. The Planned Development as proposed is allowed within the R-1/7,000 zoning district with approval from the Planning Commission.
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 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;** **2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:** **a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;** **b. Parking area locations and size, and whether parking plans are likely to encourage**	**Complies, under conditions from city departments**	C.1. Four (4) of the proposed five (5) lots would be accessed from the proposed new private driveway, which stems from 1700 East. Lot 1 would be accessed directly from 1700 East. 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. 2.a. The proposed new driveway runs the length of the project in an east-west direction off of 1700 East. The driveway would be the only vehicular access to lots 2-5. 1700 East is a collector street, not local, and can support the traffic coming from three (3) more single family homes (in addition to existing conditions). b. This project is required to provide two (2) off street parking spaces per single family home. The applicant has indicated that all proposed driveways shown on the site plan would lead to two-car garages at each home. In addition, the shared driveways each contain two (2) extra parking spaces at the rear of the lots—one additional space for lots 2-5. Visitors may also utilize on street parking in front of the subdivision along 1700 East, which is permitted. c. The development will likely have weekday traffic patterns that correspond with typical commuting hours. Typical traffic for five (5)

street side parking for the planned development which will adversely impact the reasonable use of adjacent property; **c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.** **3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;** **4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;** **5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and** **6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.** **If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the**		single family homes should not have any negative impact on adjacent properties. 3. The internal circulation system of the project includes the private driveway, which would provide vehicular access to homes on lots 2-5, and a pedestrian sidewalk located along the drive that would connect with the existing sidewalk on 1700 East. Both motorized and non-motorized traffic would be contained within the subject property. Access to lot 1 would come directly from 1700 East, which is standard and expected for that street. 4. Utilities would need to be extended under the new driveway to serve the new construction. The applicant received minimal comments from Public Utilities, which mainly requested the addition of an easement on the preliminary plat drawing. 5. As described above, the applicant is requesting reductions in the front and rear yard setback requirements for lot 1. As proposed, the front yard abutting 1700 East would measure 20 feet instead of approximately 27 feet, and the opposite rear yard would measure 6 feet instead of 25 feet. While this seems like a significant reduction for the rear yard, that setback is internal to the development and functions more like an interior side yard between lots 1 and 2. The remainder of the lots would have homes that face the proposed access drive, which is bordered by the neighboring development's 6 foot fence on the north side of the property. The south end of the site would be the rear yards for the homes, resulting in a greater setback than with a traditional development pattern, where the southern side would typically be an interior side yard of 6 or 10 feet. The west end of the site is the only perimeter setback smaller than what would exist under a traditional development pattern; typically, this would be the rear yard of a lot measuring a minimum of 25 feet, but instead has been designated as an interior side yard measuring 10 feet. However, the westernmost property line abuts the rear yards of the adjacent properties to the west, so there would be significant separation between structures. The project would also be entirely fenced in with the exception of the

premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.		frontage along 1700 East, which would help to mitigate potential disturbances. 6. Staff finds that the proposed development would add density to the neighborhood in a manner that is compatible with surrounding development. All five (5) lots exceed the minimum lot area requirement of 7,000 sf, with sizes that range from 8,425 – 9,830 sf. Each proposed building envelope is approximately 3,000 sf, which results in building coverages that are well under the maximum permitted coverage of 40%. In addition, the building envelopes are designed to minimize impacts to neighboring properties by placing the larger setback areas along the perimeter of the development.
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;	**Will comply**	The landscaping that has been proposed is appropriate for the scale of the development, and utilizes minimal sod in the front yards, various sizes of landscape cobble, and ornamental grasses, shrubs, and trees.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	**Does not apply**	The subject property is not located in a local historic district, and none of the structures on site are individually listed as landmarks.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	**Requires Planning Commission approval for the creation of four (4) lots without frontage on a public street, and for reduced front and rear yards for lot 1.**	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.

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 five (5) 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**	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
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 generally in support of the project.

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

- Notices mailed on July 23rd, 2018
- Property posted on July 19th, 2018
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 23rd, 2018

By the time that this report was published, Staff had received one email from an adjacent property owner who had questions/concerns about a future fence line, and how it may impact an existing fruit tree. Staff recommended that the neighbor contact the applicant to discuss these civil issues.

June 11, 2018

TO: Salt Lake City Planning Commission

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

RE: PLNSUB2018-00033 Hopkins Estate Planned Development
1950 & 1960 South 1700 East

We have a request for a planned development at this address. The proposal is to demolish two single-family structures on site, and replace them with five detached single-family homes and a private driveway. I have attached for you a flyer that was delivered to the homes on both sides of 1700 East, and along Redondo Avenue to Imperial, and Kierstin Place. The flyer noticed the neighbors of two meetings we had to discuss this project, to gather community input. One was the Land Use and Zoning Committee meeting on May 21, and the other was the Sugar House Community Council meeting on June 3. We had members of the community at both meetings. We also posted the Plans on our website so neighbors could review them before the meeting.

I received one comment card, and several written comments. The comment card said he supported the proposal. One person expressed dismay that they couldn't take advantage of the driveway already existing on Kierstin Place, to allow for more trees. Another talks about the dispute between the Hopkins and Larry Bailey who owned the property now known as Kierstin Place. Apparently quite a bit of money would have to be paid out to allow use of the Kierstin Place driveway. I was sent a copy of the CCR's for Kierstin Place, which I have attached for you. Someone at the LUZ meeting commented that they were tired of looking at the mess that the Hopkins parcel had become, and were happy to see it redeveloped. At the SHCC meeting, we had a discussion of whether the house along 1700 East would face the street, and ultimately the developer said there was no reason why it wouldn't. A woman in the audience, who lives on Kierstin Place, said they had no objections as long as the homes were not taller than 28'. The applicant states he meets nearly all requirements of the PUD, except for some modification of setbacks.

We are happy to see new homes added to this neighborhood, and request that you approve the project. We have several requests:

1) The house along 1700 East be required to face the street, with the front door on the street.
2) The garage entrance needs to meet the required width compared to the face of the house for that house,
3) The project comply with the Larry Bailey stipulation of the CCRs of Kierstin Place.

Enclosures

Flyer Noticing the Project
Comment Card
Comments Received Via Email
CCR's for Kierstin Place

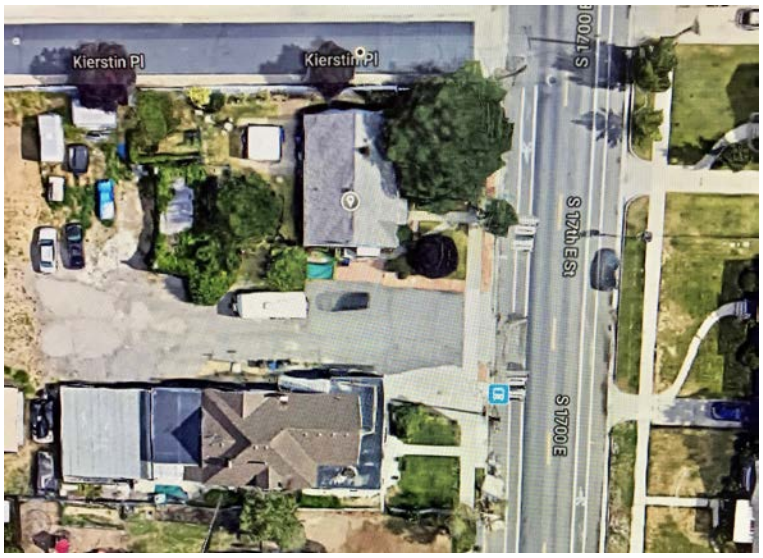
Community Meeting

Hosted by: Sugar House Community Council

DATE-TIME: May 21, 2018 6 pm
LOCATION: The Legacy Sugar House 1212 Wilmington Avenue 5th Floor Fairmont Room

WHY: Request to build 5 single family homes at 1950-1960 S 1700 East

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 7 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 pm
LOCATION: The Legacy Sugar House 1212 Wilmington Avenue 5th Floor Fairmont Room
WHY: Request to build 5 single family homes at 1950-1960 S 1700 East
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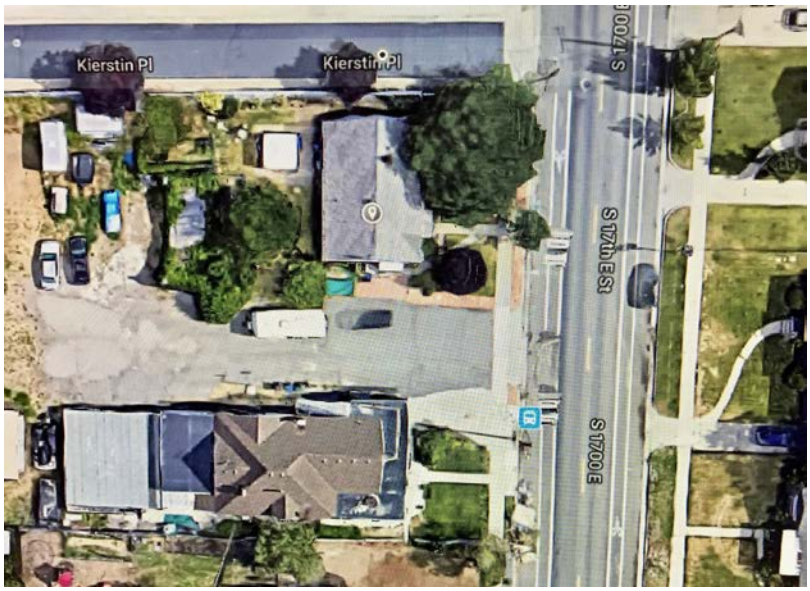

www.sugarhousecouncil.org

COMMENT CARD

SUGAR HOUSE
COMMUNITY COUNCIL

Name Scott Breen

Issue/Land Use Topic Hopkins Estate

Email Address _____

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

I support this purposal.

www.sugarhousecouncil.org

COMMENTS ON 1950-1960 SOUTH 1700 EAST

It is too bad that on the 1700 S one they could not use the existing parallel driveway thus having less concrete and room for Trees. It seems , if other owner willing, they could have a shared drive as in the Highland Drive application. s

Suzanne S. Stensaas

Email: fromsue2u@gmail.com (Susan Watson)

Comment: Upon review of this project, and attending meeting on Monday evening, May 21st, I have a few concerns as noted below.
1) Parking: noting that some units have a shared drive-way, cannot see how response from builders regarding "adequate parking" was addressed. If shared driveway, homeowners would have to coordinate the shuffling of any cars parked in their "shared" driveway.
2) Garbage Collection: noting that there could be up to 4 garbage cans (standard can, recyclable can, yard waist can, glass recycle can) per household, cannot see how garbage cans for 5 units (up to 20 cans) would fit curbside on 1700 South. If changing of plans requires a pickup service or dumpster, where would plans for the trash be located on the lot.
3) Do not like the idea of reducing existing minimum spacing requirements and setbacks for interior side yards, front yards, or even back yards.
4) Noting this is parcel being considered is for an HOA environment, think that, there should be some HOA requirements written up such as requirements for minimum size of house being allowed, type of houses being built (e.g. in original notice these were to be bungalow style houses) and some type of guarantee for snow removal (so that snow does not get plowed to 1700 East or alongside an area that could cause potential flooding as it melts).

Name: Nicole Forrest

Email: nforrest0693@msn.com

Comment: I am concerned about the scope of this plan. There isn't enough room for five single family homes without making the homes tall, skinny and townhouse like. I live on Kierstin Place and when this street was built by Larry Bailey, the only way the council would approve the houses was if the homes being built were single story ranch/bungalow type houses per the Hopkins family requests. My view of the mountains will be compromised by double story homes. I just believe that development should face the same restrictions that was placed on our street.

CHAD NICOLE FORREST 8:38 PM (6 minutes ago)

to me

Hi Judi.

The Hopkins did not own the parcel that Kierstin Place is now on. Larry Bailey owned it. One of the reasons that Kierstin Place isn't being incorporated into the new development is because of all of the animosity between Larry Bailey and the Hopkins. All I know for sure was that the Hopkins at the time of the Kierstin Place development made everything very difficult. Bailey would have all of the documentation. I do know that Larry Bailey placed a stipulation in the Kierstin Place CC and R that was filed with the city that if we allowed Hopkins to access the road to develop their property, Larry Bailey would have to be paid $144,500.00. When Clayton meet with the four homeowners of Kierstin Place, he tried to tell us that there was no restrictions and that no money needed to be paid to Larry Bailey. We advised him at the time that we had three different lawyers look into it and that what Larry Bailey had stipulated was indeed legal and binding. The four houses on Kierstin place own the land

from fence fence line, including the road in front of the house. We told Hopkins and Clayton that they would have to pay the Bailey stipulation and compensate us for the loss of part of our properties. Clayton's response to this was that we should just "donate" our land to the Hopkins development so that they could divide the land into lots that would accommodate five homes. In return, we would be made into a city street and have garbage removal in front of our houses. My husband Chad and I are not against the development of the Hopkins land. We have lived here for 16 years and we are tired of looking at the junkyard that is the current Hopkins estate. That being said, we are just want to make sure that the development does not subtract from our property. We also do not trust anything that Clayton says. I am attaching a copy of Kierstin Place CCR. I have also copied the paragraph that deals with the Larry Bailey stipulation. Part (b) under ARTICLE II

Thanks,
Nicole Forrest
801-483-0693
801-815-0432

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: R1-7,000 zone. This project went to DRT meetings on 3/23/2017 (DRT2017-00063) and on 8/14/2017 (DRT2017-00194). Each SFD must provide two legally located parking spaces with legal driveway access required per all conditions of 21A.44. All building setbacks for each home must be approved on the plat per the building envelopes indicated.

The applicant has indicated that each home will have a 2-car garage. The homes on lots 2-5 will each have an extra parking space located at the end of the shared driveways. If the project receives Planned Development and Subdivision approvals, the setbacks as proposed will be approved.

Building Services/Fire: If the development is "single-family" dwellings on their own lot they can meet the exception in 503.1.1 "There are not more than two Group R-3 or Group U occupancies"

FYI – The fire code commentary states "...A condominium form of building ownership, whether a residential or a commercial condominium, does not create separate lots (i.e. parcels of land) and such unit owners are treated as separate tenants, not separate lot owners. The lines separating one part of a condominium from another are not lot lines but lines indicating the limits of ownership...." and "Legal property lines do not always constitute site boundaries (i.e. malls, condominiums townhouse). A site could contain multiple legal lot divisions."

Therefore, in summary if the development is an actual "lot" (not simply a condo minimized parcel) with no more than two structures on each actual lot and the planned development is less than 30 lots (dwellings), they will meet the exception to fire access requirements.

The project as proposed is not subject to fire access requirements.

Engineering: No objections. Plat redlines were sent.

The addresses and street coordinate are good. I have not received street name approval from SL County for Hoppy Lane. They need to contact Teresa Curtis with SL County Addressing, tcurtis@slco.org, 385-468-6757.

There is a new monument to be set. Please let them know to let me (Victoria Ostradicky) know after the straddles are set.

The applicant has revised the preliminary plat drawing to address the redlines provided by Engineering. Addressing details will need to be finalized during the building permit review process and prior to final plat recordation.

Public Utilities: The water main and sewer main shown in Hoppy Lane will need to be public mains. This will require a 30-foot easement from the north property line.

The new fire hydrant will be connected to a public water main and will need to be installed within the 30-foot easement.

The applicant should also be aware that approval of the planned development and preliminary subdivision does not provide a building or utility permit. Plans must be submitted for review, approval and permit.

The applicant will need to address these comments during the building permit review process and prior to final plat recordation.

Transportation: Each SFD must provide two parking spaces meeting the dimensional requirements of 21A.440.020.

The applicant has indicated that each single family home will contain an attached 2-car garage.

- On May 21st, 2018, Planning Staff sent Transportation the following: I wanted to confirm that Transportation is okay with the access details as proposed. Specifically, the following:
    - The location of the proposed new private access road, which is very close to the existing private access road for the planned development to the north;
    - The 2 proposed shared driveways between Units 2 & 3, and 4 & 5. The applicant has indicated that 2-car garages on the side of the homes will be accessed by these shared driveways, and I wanted to ensure that the dimensions are adequate;
    - Past the garage access locations, the site plan shows extra guest parking spaces (one for each home), which I'm assuming would also serve as the turn-around space for backing out of the garages;
    - The future home on Lot 1 will be accessed via driveway off of 1700 East. The site plan also shows an extra parking space contiguous with this driveway, but I don't believe that would be permitted in the front yard.

Response from Transportation:

The proposed location of the new private road is acceptable.
The dimension between the two garages should be 22'7" minimum.
The guest parking is okay.
The extra parking space on 1700 S would not be allowed.

During the building permit review process for homes built on lots 2-5, the plans will need to show that there is a minimum dimension of 22 feet, 7 inches between the garage entrances along the shared driveways. The applicant revised the plans to remove the extra parking space within the front yard on lot 1.

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 1700 South, 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.

This comment was passed along to the applicant, who understands that the development will require private hauling services.