



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist, (801) 535-7930, kelsey.lindquist@slcgov.com
Date: September 11, 2019
Re: Ninth West Townhome Planned Development Time Extension Request

ACTION REQUIRED: Vote on granting a one-year time extension for a Planned Development approval at 624 South 900 West

RECOMMENDATION: Grant a one-year time extension for the Planned Development, which would expire on August 8, 2019.

BACKGROUND/DISCUSSION:

The Ninth West Planned Development (PLNSUB2018-00059) received approval from the Planning Commission on August 8, 2018. Since that time, the property representative has been working on final plat approval with Planning Staff. The decision rendered on August 8, 2018 included the following: relaxation of zoning and subdivision standards, in order to construct the four single-family attached units and three lots without street frontage. The modifications were primarily due to the depth of the vacant lot. The plans have not been modified and the applicant is continuing to work towards pulling building permits in the near future. The delay in applying for building permits is purely related to financing. The owner representative informed Staff that financing is in order to start applying for building permits and to finalize the final plat. Staff finds that there has been no significant change in circumstance that would result in an unmitigated impact.

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

The Planning Commission may grant extensions for Planned Development approvals for up to one additional year. An extension would push the expiration of the Planned Development to August 8, 2020. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

ATTACHMENTS:

- A. Time Extension Request Letter
- B. 2018 Record of Decision
- C. Original Memo and Staff Report

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

FIRST HOME
DEVELOPERS • BUILDERS

2550 East Dimple Dell Road
Sandy, UT 84092

August 1, 2019

Kelsey Lindquist, Senior Planner
Community and Neighborhoods Planning Division
Salt Lake City Corporation
451 S State St Ste, 406
Salt Lake City, UT 84111

RE: Request for an extension of the Planned Development approval,
Ninth West Townhomes 624 S 900 West, Salt Lake City

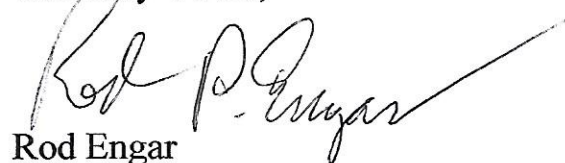
Dear Kelsey:

This letter is to formally request an extension of the Planned Development approval for the Ninth West Town Homes located at 624 South 900 West in Salt Lake City. The owner, Halim Kurti has asked me to request this extension of this approval that expires soon.

The most recent requested Final Plat corrections and the new updated and corrected title report will be ready to submit the week of August 19th.

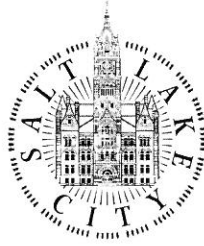
Please approve a one-year extension of this approval, which will be needed to complete the project. I would appreciate your letting me know by return mail or by email of this Approval of this extension.

Cordially Yours,



Rod Engar
First Home, President

ATTACHMENT B: 2018 RECORD OF DECISION LETTER



DEPARTMENT of COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION

JACKIE BISKUPSKI
MAYOR

NICK NORRIS
DIRECTOR

August 9, 2018

Rod Engar
1330 West 6690 South B.104
West Jordan, UT 84095

RE: Record of Decision for Petition **PLNSUB2018-00059** and **PLNSUB2018-00223**: Ninth West Townhome Planned Development and Preliminary Subdivision Plat

Dear Mr. Engar:

On August 8 2018, the Planning Commission approved your Planned Development request at approximately 624 South 900 West. 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 draft motion and conditions:

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petitions PLNSUB2018-00059 and PLNSUB2018-00223 with the following conditions:

1. The applicant shall record the associated document the discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170
2. The applicant will be required to submit a final plat application for the subdivision.
3. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in the staff report.

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 RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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

DEPARTMENT OF COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION

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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 incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal.

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 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: <http://www.slcgov.com/planning/planning-2018-planning-commission>.

If you have any questions, please contact at (801) 535-7930 or Kelsey.lindquist@slcgov.com

Sincerely,



Kelsey Lindquist
Principal Planner

ATTACHMENT C: ORIGINAL MEMO AND STAFF REPORT



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist; 801-535-7930; Kelsey.lindquist@slcgov.com

Date: August 8, 2018

Re: Requested design and material changes for the Ninth West Townhomes Planned Development and Preliminary Subdivision Plat Petitions PLNSUB2018-00059 & PLNSUB2018-00223

ACTION REQUIRED: Review the modification to the north and east elevations. The commission requested the alterations in anticipation of a final decision on the proposal.

REQUEST: Rod Engar, applicant and owner representative, requests approval of a planned development application and preliminary plat for a 4 lot subdivision intended for 4 single-family attached homes. All of the lots would be accessed from the southern interior side yard, which is the main reason for the requested planned development application and the public hearing with the Planning Commission. The Planning Commission is the final decision authority for both applications.

BACKGROUND/DISCUSSION: The Planning Commission tabled the Ninth West Townhomes planned development and associated preliminary subdivision plat during the Planning Commission Hearing on June 13, 2018. The items were tabled and the Commission requested the following items to be modified:

1. Delineate each unit with alternating materials along the northern elevation;
2. Move the front door to unit one closer to the center of the eastern elevation;
3. Add a front porch element;
4. Windows should reflect a residential design.

The applicant submitted revisions to staff on 7/12/18. The revisions are attached to this memo.

Northern Elevation: The applicant revised the northern elevation to address the concerns regarding the use of stucco. The revised northern elevation illustrates the use of hardie-board siding, cultured stone and a gable roofed feature on the third unit.

Front Door: Additionally, the front door has been moved to the center of the eastern elevation. The two windows have been placed on either side of the entry.

Porch Element: The applicant explored the front porch options for the proposed development. The applicant could not revise unit 1 to accommodate a front porch element. In lieu of a front porch, the applicant provided a revised eastern elevation to include a porch on grade element. An iteration including on grade flatwork in the front yard and an iteration without the on grade flat work are attached to this memo.

Residential Windows: The east facing windows, which have not altered in style, flank each side of the entry way.

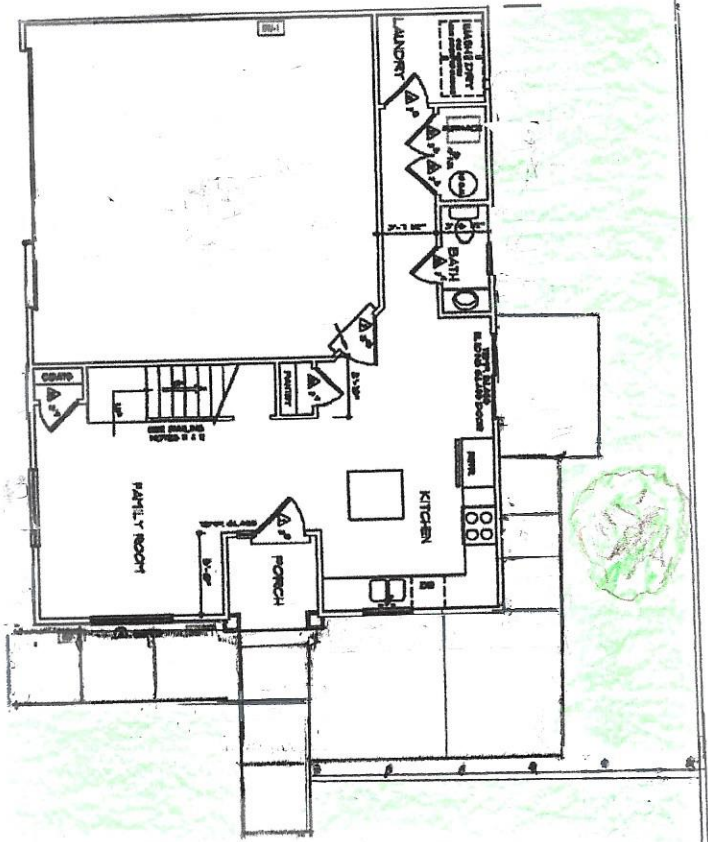
RECOMMENDATION: Based on the information in this memo and the original staff report, planning staff continues to recommend that the Planning Commission approve the requested planned development and preliminary plat subject to the conditions in the original staff report from June 13, 2018.

**ATTACHMENT A: REVISIONS REQUESTED BY THE
PLANNING COMMISSION**

NINTH WEST TOWNHOMES



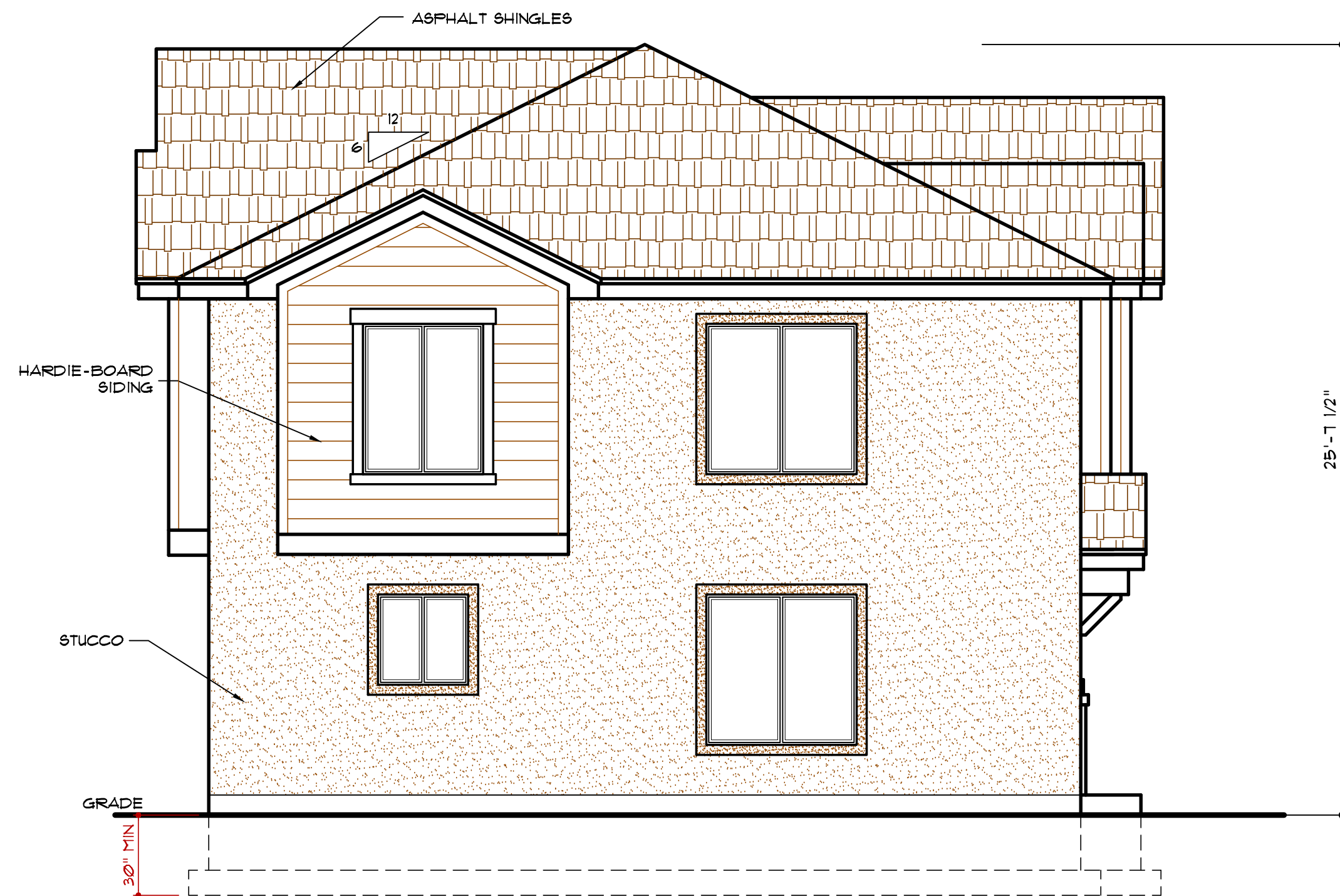
FRONT ELEVATION



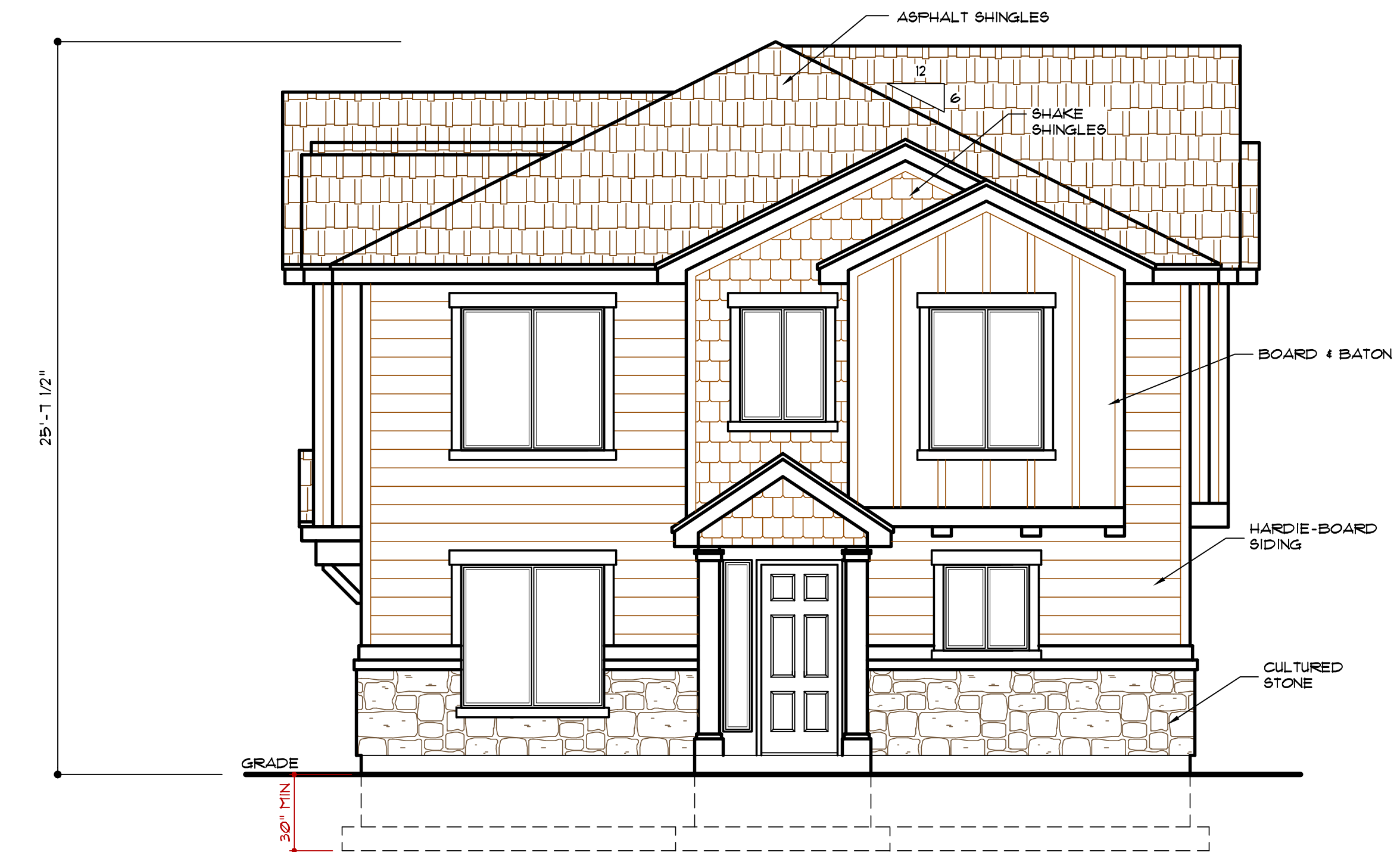
PLAN VIEW

GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE. (2015 IRC, ETC.)
- ALL CONSTRUCTION DEBRIS SHOULD BE REMOVED BY FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL TIMES DURING THE CONSTRUCTION PROCESS TO PREVENT MIGRATION FROM THE JOB SITE.
- CURB, GUTTER AND SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY MUST BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION. CURB, GUTTER AND SIDEWALK MUST BE CLEAN AND IN NEW CONDITION AT TIME OF FINAL INSPECTION.
- ALL STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
- ALL FOOTINGS SHALL BE PLACED 12" BELOW UNDISTURBED EARTH AND A MINIMUM OF 30" BELOW FINISHED GRADE, OR AS NOTED PER PLAN. TOPS OF FOUNDATIONS SHALL BE 6" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 4" MINIMUM FOR THE FIRST TEN FEET AND A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
- APPROVED NUMBERS FOR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. (4" TALL W/ 1/2" STROKE)
- ATTICS SHALL BE PROVIDED WITH AN ACCESS WITH A CLEAR OPENING OF 22"x30". MINIMUM HEAD ROOM ABOVE ACCESS OPENING SHALL BE 30". SUCH ACCESS SHALL NOT BE LOCATED ABOVE A CLOSET SHELF.
- PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A MIN. 1" CLEARANCE FROM COMBUSTIBLE MATERIALS.
- SHOWER WALLS AND WALLS AROUND BATH TUBS SHALL BE CONSTRUCTED OF DENSE FIBER CEMENT BACKER BOARD (OR OTHER APPROVED MATERIAL) FULL HEIGHT OF WALL. (GREEN BOARD NOT ALLOWED)
- INSTALL 1/2" FIRE RATED SHEET ROCK ON ALL WALLS, CEILING, BEAMS AND SUPPORTS IN GARAGE FOR FIRE PROTECTION BETWEEN GARAGE AND DWELLING UNIT. IF DWELLING SPACE EXISTS ABOVE GARAGE, THEN INSTALL 5/8" FIRE RATED SHEET ROCK ON CEILING OF GARAGE. ALL SUCH SHEET ROCK SHALL BE NAILED 4" O.C. AT EDGES AND 6" O.C. IN THE FIELD OF EACH SHEET.
- HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS WITH 2 OR MORE RISERS. SUCH HANDRAILS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. STAIR HAND RAILINGS SHALL NOT BE LESS THAN 34" ABOVE NOSING OF TREAD NOR MORE THAN 38" AND SHALL HAVE A CROSS-SECTIONAL DIMENSION BETWEEN 1-1/4" MIN. - 2-5/8" MAX.
- GUARDRAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH THE GUARDRAIL.
- FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" MIN. ABOVE ANY ROOF LINE WITHIN 10". ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS AND SHALL BE CAPPED WITH 4" MIN. CONCRETE CAPS.
- ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC., SHALL BE SETTLED AND TAMPED TO 90% MINIMUM COMPACTION.
- DRYER VENT DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, AND SHALL NOT BE INSTALLED WITH SHEET METAL SCREWS. MIN. DUCT DIAMETER SHALL BE 4" WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS. VENT DRYER DIRECTLY TO OUTSIDE OF BUILDING. DRYER VENT SHALL NOT CONNECT TO ANY OTHER VENT DUCT OR CHIMNEY. VENT HOOD SHALL BE 12" MIN. ABOVE GRADE. MAXIMUM DRYER DUCT LENGTH IS 14'-0". (OR AS SPECIFIED BY DRYER MANUFACTURER.) DRYER DUCT MUST BE SEALED, AND SECURED EVERY 12'
- THE MINIMUM HEADROOM HEIGHT IN ALL AREAS OF A DWELLING IS 7'-0", INCLUDING AREAS UNDER HEAT DUCTS, PLENUMS, STRUCTURAL MEMBERS AND PLUMBING OVERHEAD ITEMS.
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA:
 PROVIDE 16.5 SQ. FT. GABLE / ROOF VENT
 AND 16.5 SQ. FT. SOFFIT VENT
 (AREA OF ROOF 4937/300=16.5)
- STUDS EXCEEDING 10'-0" IN LENGTH SHALL BE 2"x6" D.F. #2 OR AS SPECIFIED BY ENGINEER. SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER ALL BEARING WALLS. SUCH BLOCKING SHALL BE 2" NOMINAL THICKNESS AND FULL DEPTH OF JOISTS, RAFTERS, TRUSSES OR STUDS.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED, OR AS NOTED ON FLOOR FRAMING PLANS. JOIST UNDER AND PARALLEL TO ALL OTHER PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOISTS 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUBFLOOR WHEN JOISTS ARE SPACED UP TO 24" O.C.
- BRACE ALL EXTERIOR WALLS AND CROSS-STUD PARTITIONS AS FOLLOWS:
 PLYWOOD OR OSB SHEATHING WITH A NET THICKNESS OF NOT LESS THAN 7/16" NAILED WITH 8d NAILS @ 6" O.C. ON PANEL EDGES AND @ 12" O.C. IN FIELD OF PANEL MINIMUM, EXCEPT WHEN NOTED OTHERWISE.
- FIRE STOPPING:
 A. FIREBLOCK STUD SPACES OVER 10" IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
 B. FIRESTOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED MATERIALS.
 C. GARAGE ATTIC ACCESS SHALL BE OF 1 HR. FIRE RESISTANT CONSTRUCTION & HAVE LATCH PROVIDED.
 D. FIREPLACE FLUES EXTENDING THROUGH ATTIC SPACE MUST BE SEPARATED FROM 5/8" TYPE "X" SHEETROCK, CDX PANEL, OR OSB PANEL.
- WINDOWS
 22. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. BEDROOM WINDOW EGRESS OPENING SHALL BE WITHIN 44" OF THE FINISHED FLOOR. SUCH WINDOW SHALL HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. MIN. CLEARANCE HEIGHT MIN. 24 INCHES. MIN. CLEARANCE WIDTH 20 INCHES.
 23. ALL WINDOWS (EXCEPT GARAGE) SHALL BE DOUBLE GLAZED WITH 1/4" MIN. SPACES.
 24. GLASS USED IN SHOWER OR TUB ENCLOSURES SHALL BE FULLY TEMPERED.
 25. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATHTUBS, ALL GLASS WITHIN 24" OF ANY DOOR, WINDOWS WITHIN 24" OF THE FLOOR, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
 26. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS.
 27. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY C.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL TO BE 6" BELOW THE WINDOW SILL.
- HEATING
 28. ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 I.R.C. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER.
 29. PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS. 3" MIN. ALL OTHER SIDES.
 30. PROVIDE FRESH AIR FOR COMBUSTION BY DUCTS LEADING FROM THE APPLIANCE ENCLOSURE TO THE OUTSIDE OF THE BUILDING. TWO OPENINGS ARE REQUIRED IN COMPARTMENTS OF LESS THAN 50 SQ. FT. ONE OPENING IN UPPER 12" AND ONE OPENING IN LOWER 12" OF SUCH COMPARTMENT EQUALLY DIVIDED OR AS NOTED IN PLANS. COVER THE INLET OF SUCH DUCTS WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENTS SHALL TERMINATE 4" BELOW OR 4" HORIZONTALLY AND AT LEAST 1" ABOVE A DOOR, OPERABLE WINDOW OR A GRAVITY AIR INLET INTO BUILDING.
 31. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SHEET METAL SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.
 32. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
 33. FURNACE SIZE PER MANUAL J & D OR HEATING CONTRACTOR. FURNACE EFFICIENCY SHALL BE OBTAINED FROM RES CHECK CALCULATION.
- PLUMBING
 34. ALL TOILETS OR WATER CLOSETS SHALL BE LOW FLUSH TYPE. MAXIMUM 1.6 GALLONS PER FLUSH. PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF NOT LESS THAN 30"
 35. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MIN.) AND DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 10' HORIZONTALLY OR 3' ABOVE ANY GRAVITY OR POWER AIR INLET.
 36. FREEZELESS, ANTI-SIPHON & BACKFLOW PREVENTATIVE HOSE BIBS TO BE USED.
 37. SHOWER HEADS TO HAVE 2.5 GAL/MIN. MAXIMUM OUTPUT.
 38. PLUMBING VENTS NOT TO BE FLAG POLED. SLIP JOINT PLUMBING NOT ALLOWED IN CONCEALED SPACES W/O 24"x24" ACCESS
 39. HOT WATER LINES IN UNFINISHED BASEMENTS, CRAWL SPACES, WALLS OF FLOORS EXPOSED TO UNHEATED AREAS SHALL BE INSULATED W/ MIN. OF 1/2" INSULATION PER 2015 IRC.
 40. ANTI-SCALD FAUCETS REQ. ON ALL SHOWER & SHOWER/TUB COMBINATIONS (MAX. 120°F).
 41. FLOOR DRAINS SHALL BE OF THE DEEP SEAL TRAP OR TRAP SEAL PRIMER TYPE.
 ELECTRICAL
 42. PROVIDE MINIMUM CLEARANCE OF 30" WIDTH BY 36" DEPTH BY 6'-6" HEIGHT FOR ELECTRICAL PANEL AREA. NO ELECTRICAL PANEL SHALL BE LOCATED IN BATHROOMS, FIRE-RATED GARAGE WALLS OR CLOSETS.
 43. INSTALL #4 REBAR CONCRETE ENCASED ELECTRODE PURPOSES. INSTALL PER NEC SECTION 250-52 (A) (3).
 44. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SO SPACED THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. SWITCH BOTTOM HALF OF ELECTRICAL OUTLETS ONLY, UNLESS OTHERWISE NOTED. IN ALL ROOMS AS DESIGNATED, ELECTRICAL OUTLETS IN BATH ROOMS, GARAGES OR OUTSIDE OF BUILDING SHALL BE PROTECTED WITH AN APPROVED GFCI.
 45. SMOKE DETECTORS REQUIRED AT EACH BEDROOM, AT HALLWAYS LEADING TO BEDROOMS, AT EVERY FLOOR LEVEL INCLUDING BASEMENTS, AT THE TOP OF EACH STAIRWAY ON FLOORS WITHIN BEDROOMS AND IN ROOMS SERVING BEDROOMS WHERE THE CEILING HEIGHT OF THE ROOM IS 24" OR MORE GREATER IN HEIGHT THAN THE BEDROOM SERVED FROM SUCH ROOM. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP.
 46. PROVIDE A VENTILATING FAN CAPABLE OF PRODUCING A CHANGE OF AIR EVERY 12 MIN. FOR ALL BATHROOMS WITHOUT WINDOW VENTILATION.
 47. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRIC SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
 48. TEMPORARY WIRING SHALL CONFORM TO 2015 NEC.
 49. 200 AMP ELECTRICAL PANEL (VERIFY WITH ELECTRICIAN).
 50. BATHROOM AND KITCHEN OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT(S).
 51. PACIFICORP (UP & I) REQUIRES THAT THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE ENTRANCE CAN NOT BE LOCATED OVER A WINDOW WELL, OR WITHIN 3'-0" OF GAS METER.
 52. BRANCH CIRCUITS SUPPLYING 125-VOLT SINGLE PHASE, 15- & 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.
 53. LIGHTS OVER TUBS AND SHOWERS SHALL BE RATED FOR WET PROTECTION AREAS.
 54. ALL RECEPTACLES TO BE TAMPER RESISTANT.
 55. ALL ELECTRICAL BOXES IN GARAGE TO BE 2 HOUR RATED.



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



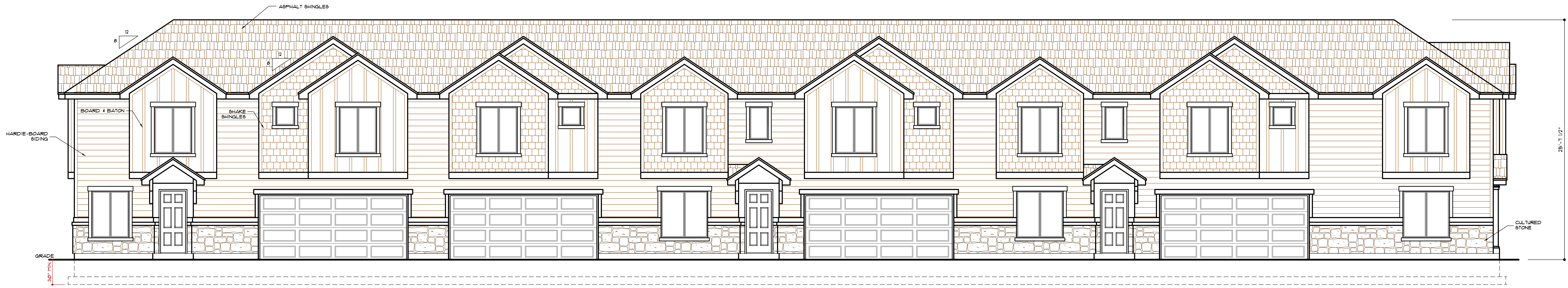
FRONT ELEVATION SCALE: 1/4"=1'-0"

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

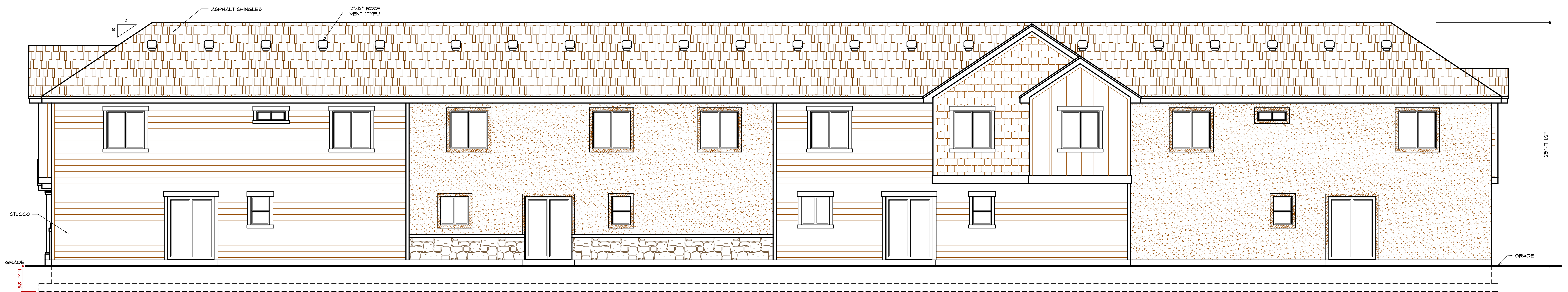
DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

3/2018
REVISED

SHEET *
5 of 9



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



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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

DATE
3/2/2018

SHEET
4 of 9

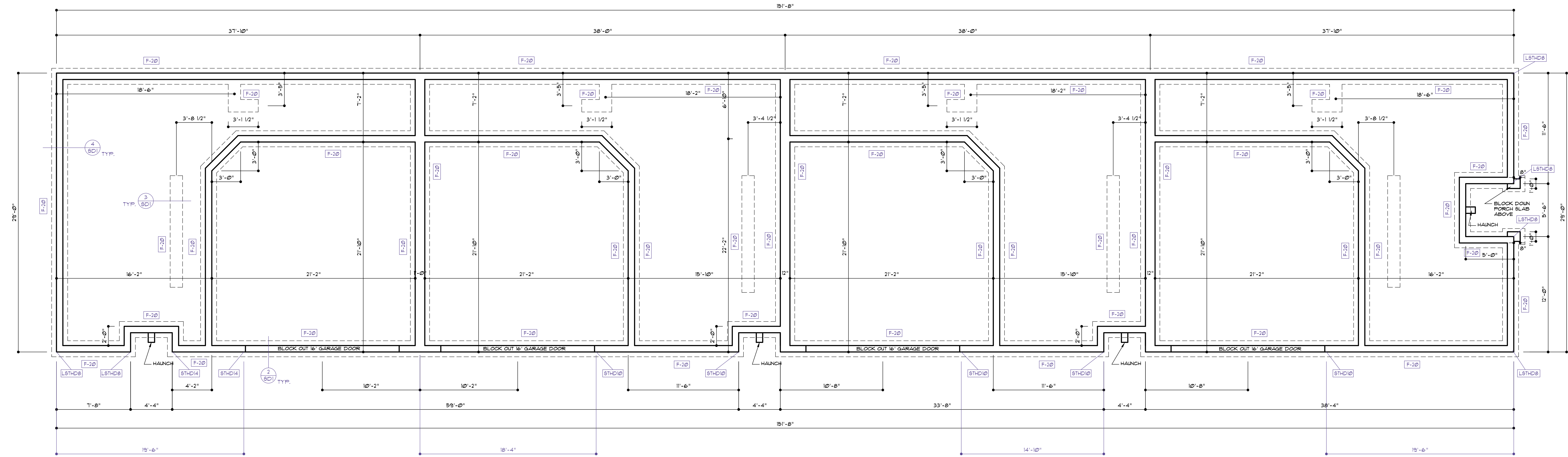
3,000 PSI CONCRETE										60,000 PSI STEEL									
FOUNDATION SCHEDULE										FOOTING SCHEDULE									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL REINF.		HORIZONTAL REINF.				ADDITIONAL FTG. SIZE AND REINF.	NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)	TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT			
			SIZE	SPACING	NO.	SIZE	NO.	SIZE								NO.	SIZE	NO.	SIZE
2'-0" to 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	2	6"	SEE FTG. SCHED.			2 #4 BARS CONT.	2 #4 BARS CONT.
5'-1" to 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	3	6"	SEE NOTE 8 BELOW			2 #4 BARS CONT.	2 #4 BARS CONT.
6'-1" to 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	4	8"	SEE NOTE 8 BELOW			3 #4 BARS CONT.	3 #4 BARS CONT.
7'-1" to 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	5	10"	SEE FTG. SCHED.			4 #4 BARS CONT.	4 #4 BARS CONT.
8'-1" to 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	6	12"	SEE FTG. SCHED.			4 #4 BARS EACH WAY	4 #4 BARS EACH WAY
9'-1" to 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	6	12"	USE MIN F-24 FOOTING			4 #4 BARS EACH WAY	4 #4 BARS EACH WAY
10'-1" to 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	6	12"	USE MIN F-24 FOOTING			5 #4 BARS EACH WAY	5 #4 BARS EACH WAY
> 11'-0"	REG. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6 #4 BARS EACH WAY	6 #4 BARS EACH WAY

NOTES:
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
 2. #4 FOOTING DONELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
 3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL.
 4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
 5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
 6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
 7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD OUT WASHER.
 8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-INFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-INFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
 A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION.
 B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE IT STEPS BELOW 5'1" IN HEIGHT.
 C. UNBALANCED BACKFILL DOES NOT EXCEED 4'.
 9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED.

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	8"	2 #4 BARS CONT.
F-18	18"	CONT.	10"	2 #4 BARS CONT.
F-20	20"	CONT.	10"	2 #4 BARS CONT.
F-24	24"	CONT.	10"	3 #4 BARS CONT.
F-30	30"	CONT.	10"	3 #4 BARS CONT.
F-36	36"	CONT.	10"	4 #4 BARS CONT.
5-30	24"	24"	10"	2 #4 BARS EACH WAY
5-36	36"	36"	10"	3 #4 BARS EACH WAY
5-42	42"	42"	12"	4 #4 BARS EACH WAY
5-48	48"	48"	12"	5 #4 BARS EACH WAY
5-60	60"	60"	12"	6 #4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE:
 ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH. CONTINUOUS AND MONOLITHIC FOUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE (2) #4 BARS CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (G.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
 ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 WITH A MINIMUM CEMENT CONTENT OF 504 LB. PER CUBIC YARD. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
 ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 308. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.
 VERT. #4 HORIZ. #4 BAR AS PER FND SCHEDULE. OPENINGS TO HAVE (1) VERT. #4 BAR EACH SIDE OF OPENING TIED TO HORIZ. BAR. (2) #4 BAR ABOVE AND (1) #4 BELOW WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR EQ. 19. AS PER FND SCHEDULE USE SIMPSON 57HD(X)RU STRAPS AS NOTED ON DRAWING. OWNER 1/2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.
 ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

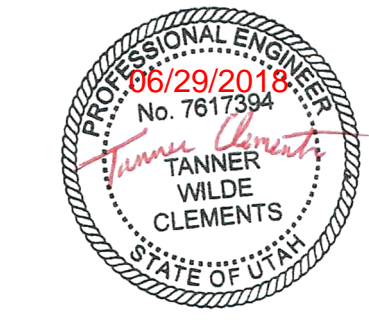
NOTE:
 THIS ENGINEERING ASSUMES THAT EITHER THE SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.1 ARE MET, OR THAT A 20' DEEP LEVEL YARD (5% GRADE OR LESS) EXISTS ON ALL SIDES OF THE HOME. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.
 NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.



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

NINTH WEST TOWNHOMES
 SALT LAKE CITY, UT

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SHEET 1 of 9

DOOR SCHEDULE						
PK	QTY	DEPTH	HT.	TKC	DESCRIPTION	REMARKS
1	4	3'-0"	6'-8"	PA	S.C. EXTERIOR	PAINT
2	4	3'-0"	6'-8"	PA	S.C. EXTERIOR W/ CLOSER # 30 MIN. RATED	PAINT
3	4	3'-0"	6'-8"	PA	INTERIOR DOOR	PAINT
4	2	2'-8"	6'-8"	PA	INTERIOR DOOR	PAINT
5	2	2'-8"	6'-8"	PA	INTERIOR DOOR	PAINT
6	33	2'-4"	6'-8"	PA	INTERIOR DOOR	PAINT
7	2	2'-0"	6'-8"	PA	INTERIOR DOOR	PAINT
8	2	1'-4"	6'-8"	PA	INTERIOR DOOR	PAINT

ALL DOORS TO BE OPTIONAL 8'-0" TALL (PER OWNER)

WINDOWS SCHEDULE						
PK	QTY	DEPTH	HT.	TKC	DESCRIPTION	REMARKS
A	1	5'-0"	5'-0"	SLIDER	DOUBLE GLAZED	
B	11	4'-0"	5'-0"	SLIDER	DOUBLE GLAZED	
C	4	3'-0"	3'-0"	SLIDER	DOUBLE GLAZED/TEMPERED GLASS	
D	4	2'-0"	3'-0"	DOUBLE HUNG	DOUBLE GLAZED	
E	4	5'-0"	6'-8"	SLIDING GLASS DOOR	DOUBLE GLAZED/TEMPERED GLASS	
F	2	3'-0"	7'-0"	SLIDER	DOUBLE GLAZED/TEMPERED GLASS	
G	4	3'-0"	2'-0"	FIXED OR CAMBENT	DOUBLE GLAZED/TEMPERED GLASS	
J	1	2'-0"	3'-6"	FIXED OR CAMBENT	DOUBLE GLAZED	
K	10	4'-0"	4'-0"	SLIDER	DOUBLE GLAZED	
L	1	3'-0"	4'-0"	SLIDER	DOUBLE GLAZED	

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER, 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

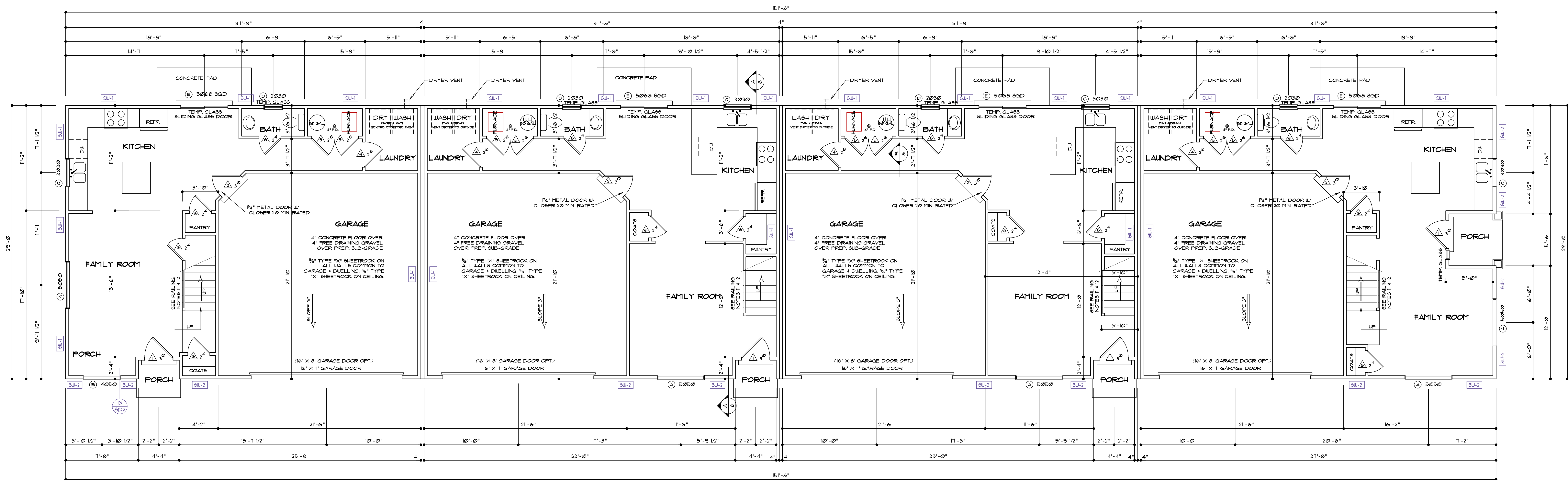
SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16G @ 3'
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16G @ 2' O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1. SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

MECH. NOTES

PROVIDE 1" DUCT FOR COMBUSTION AIR FROM OUTSIDE IN UPPER THIRD AND LOWER THIRD OF FURNACE AREA.
INSTALL EXPANSION TANK ON SUPPLY LINE TO WATER HEATER
SECURE WATER HEATER TO WALL WITH APPROX (2) STRAPS-UPPER THIRD AND LOWER THIRD OF WATER HEATER
INSTALL PRESSURE RELIEF VALVE ON WATER HEATER



UNIT 4 519 SQFT

UNIT 3 519 SQFT

UNIT 2 519 SQFT

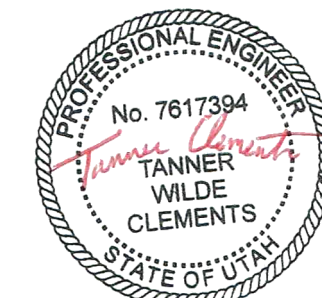
UNIT 1 564 SQFT

MAIN FLOOR PLANS SCALE: 1/4"=1'-0"

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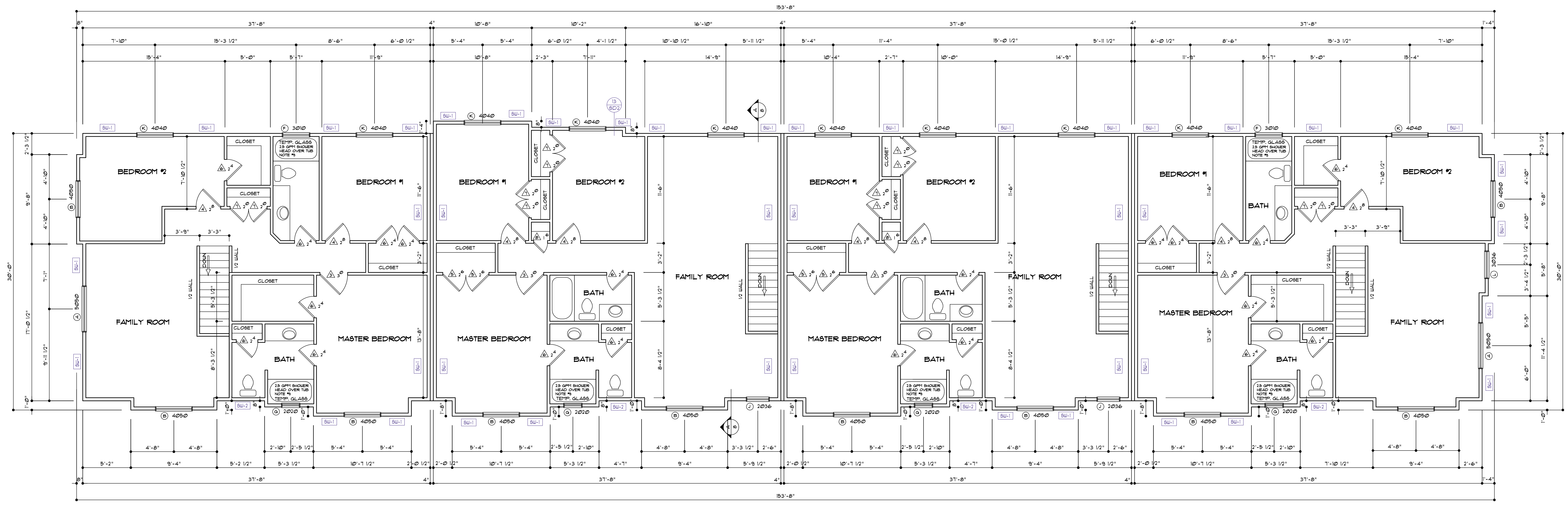
3/20/18
SHEET 2 of 9



SHEAR WALL NOTES
 ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE						
TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE	
EQ	TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16G @ 3"
SW-1	O.C.	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16G @ 2"
SW-2	ALLOWED	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT
SW-3	ALLOWED	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1.
 SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.



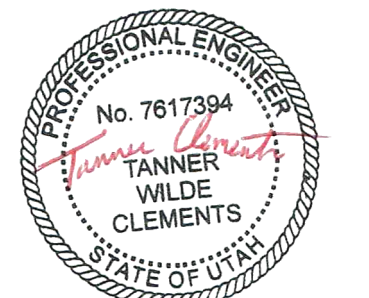
UNIT 4 1051 SQFT

UNIT 3 1051 SQFT

UNIT 2 1051 SQFT

UNIT 1 1051 SQFT

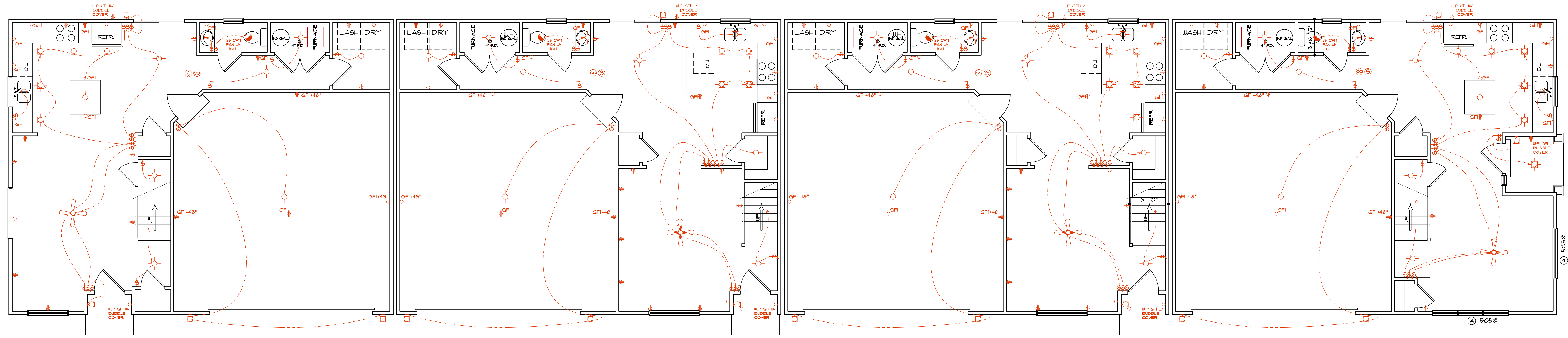
UPPER FLOOR PLANS SCALE: 1/4"=1'-0"



NINTH WEST TOWNHOMES
 SALT LAKE CITY, UT

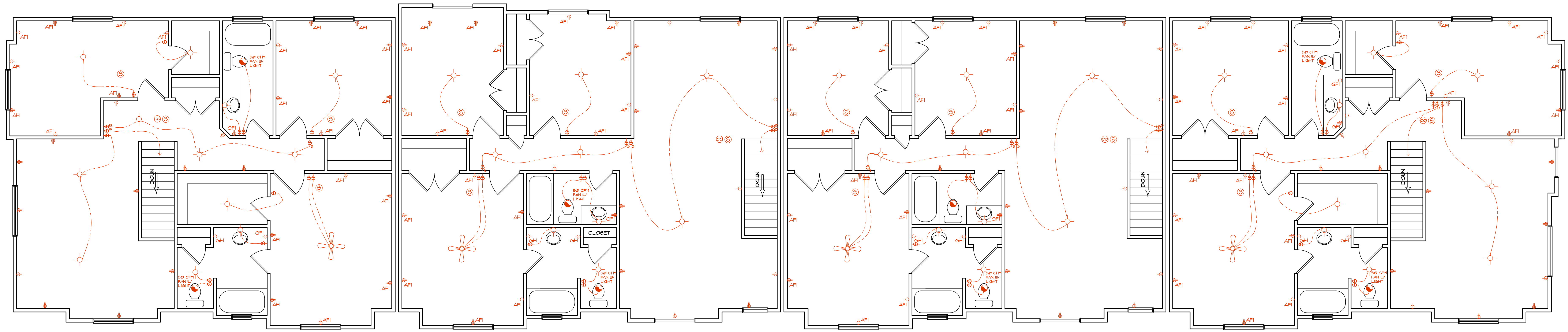
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SHEET 3 of 9
 3/2018



MAIN FLOOR ELECTRICAL PLANS

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



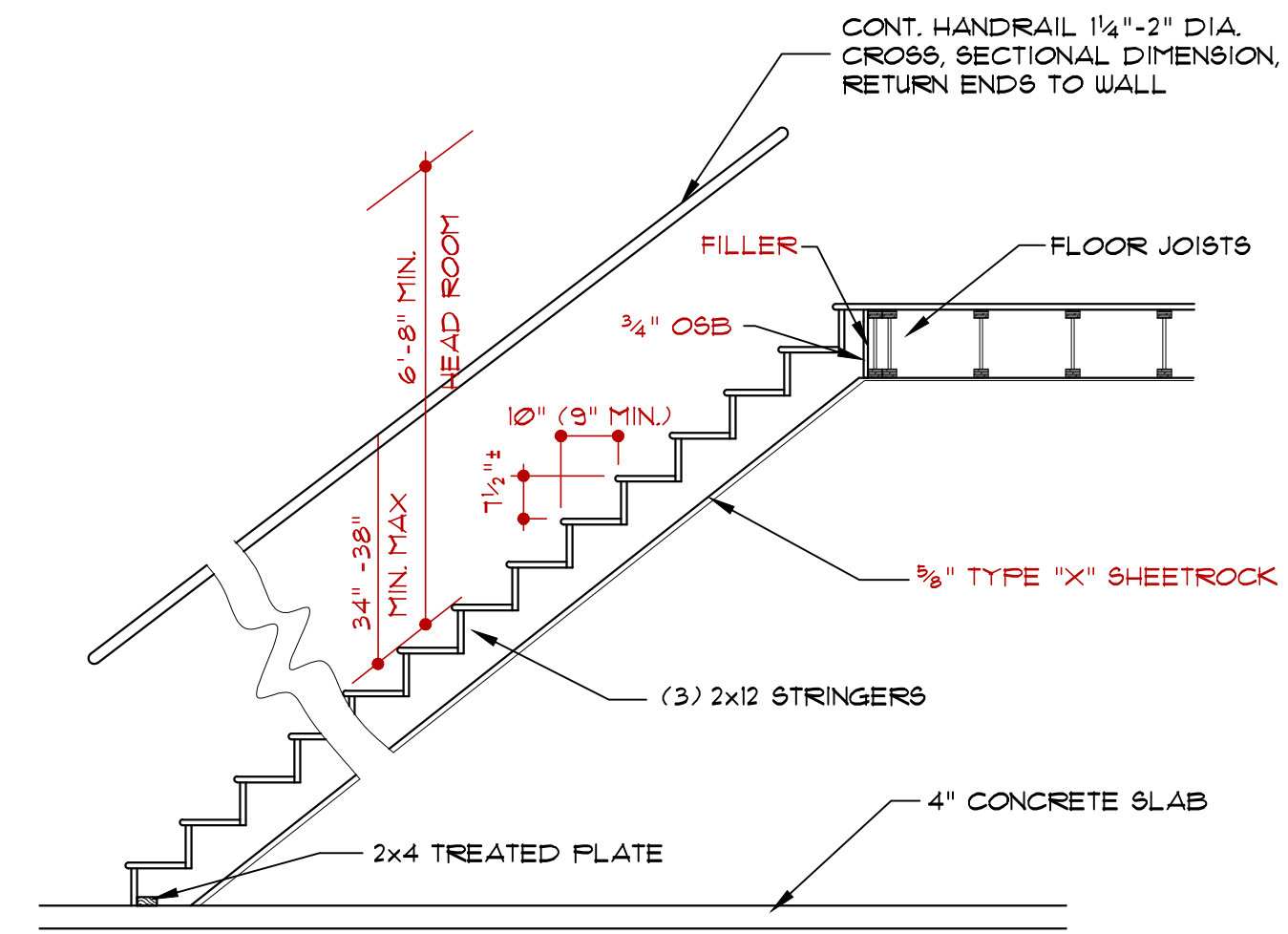
UPPER FLOOR ELECTRICAL PLANS

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

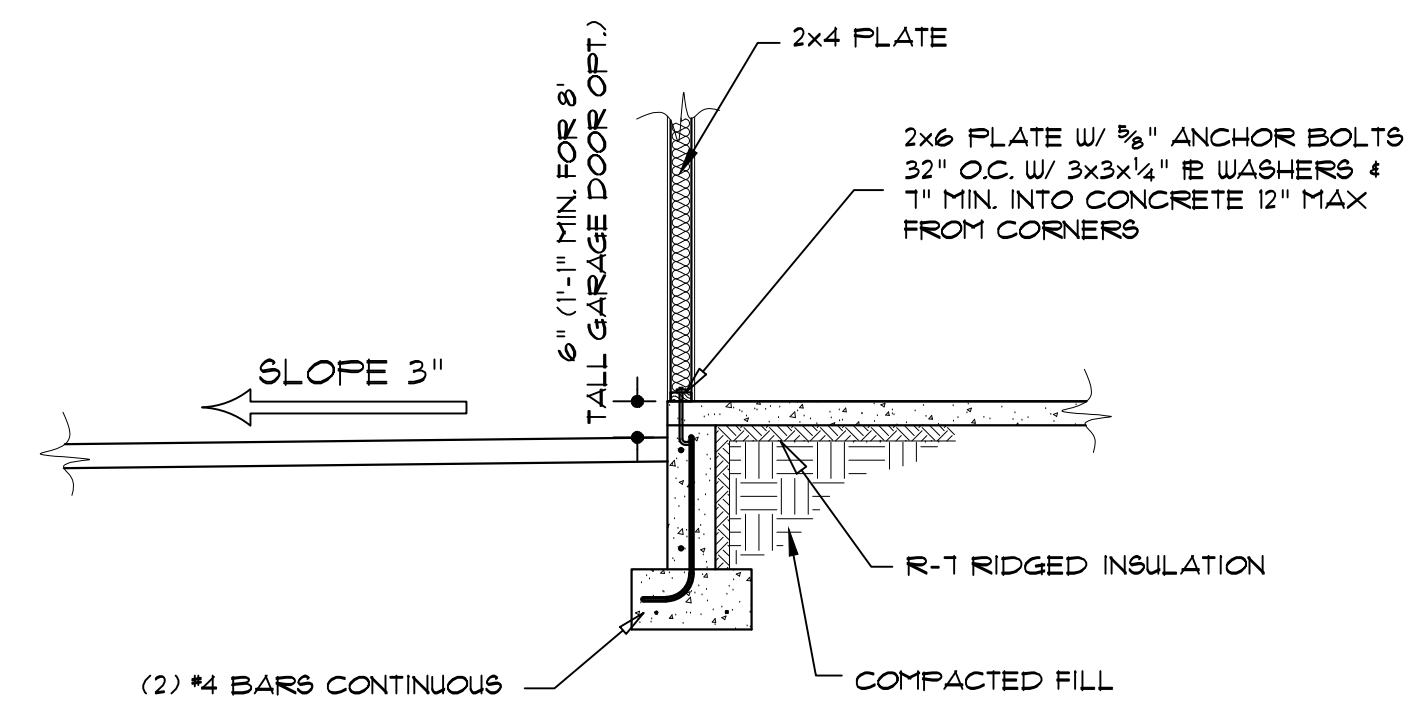
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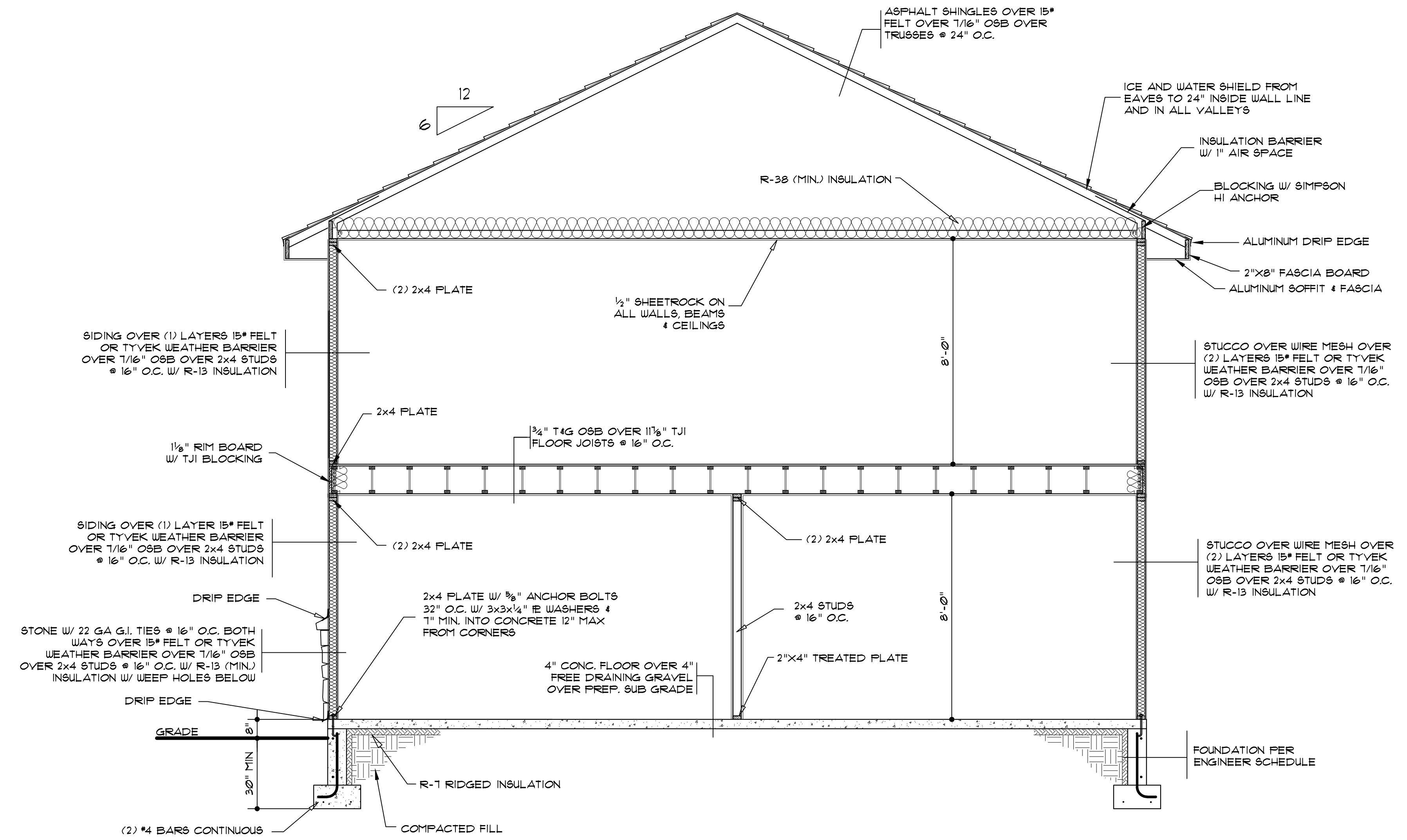
SHEET 7 of 9
3/20/18



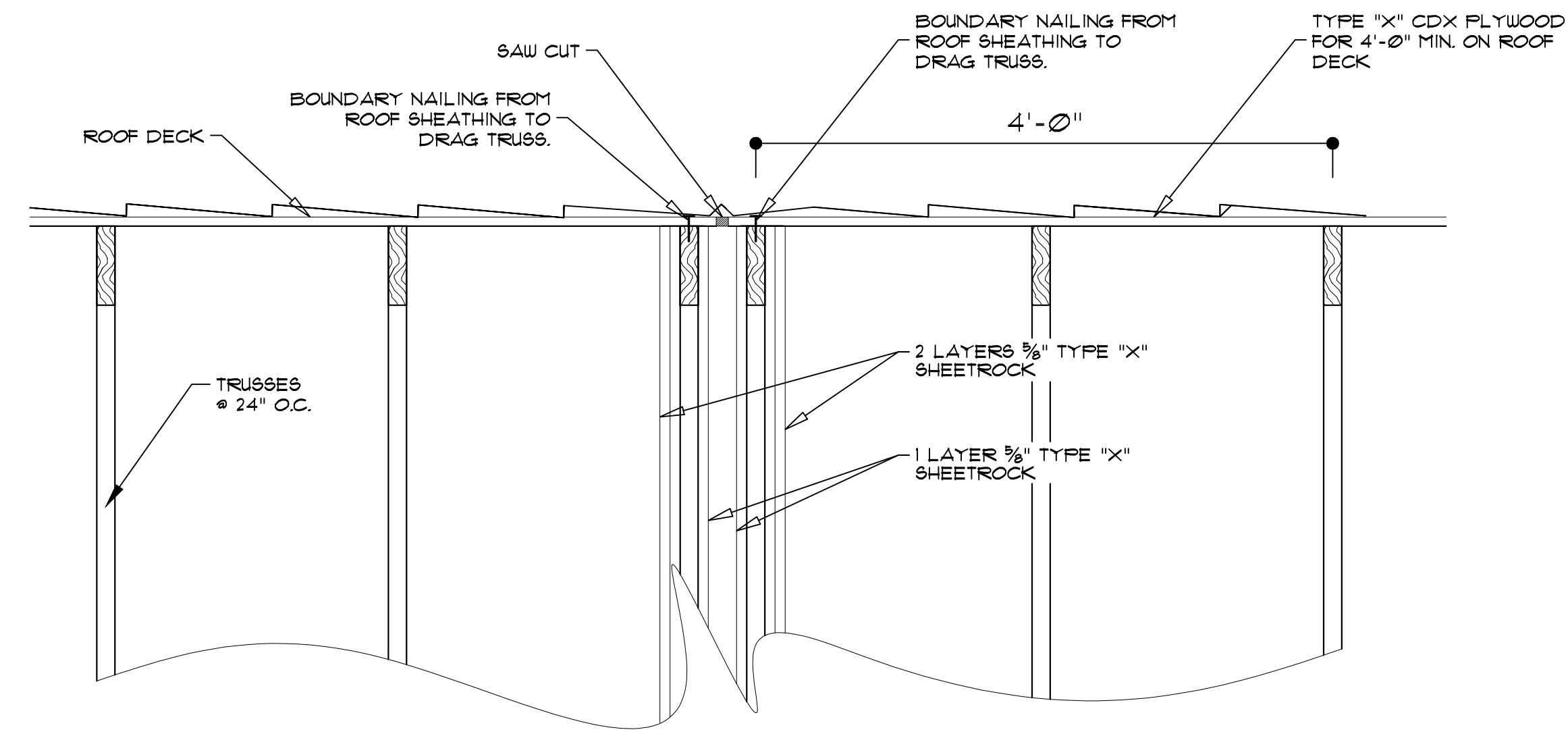
STAIR DETAIL
SCALE: 3/8" = 1'-0"



SECTION B
SCALE: 3/8" = 1'-0"

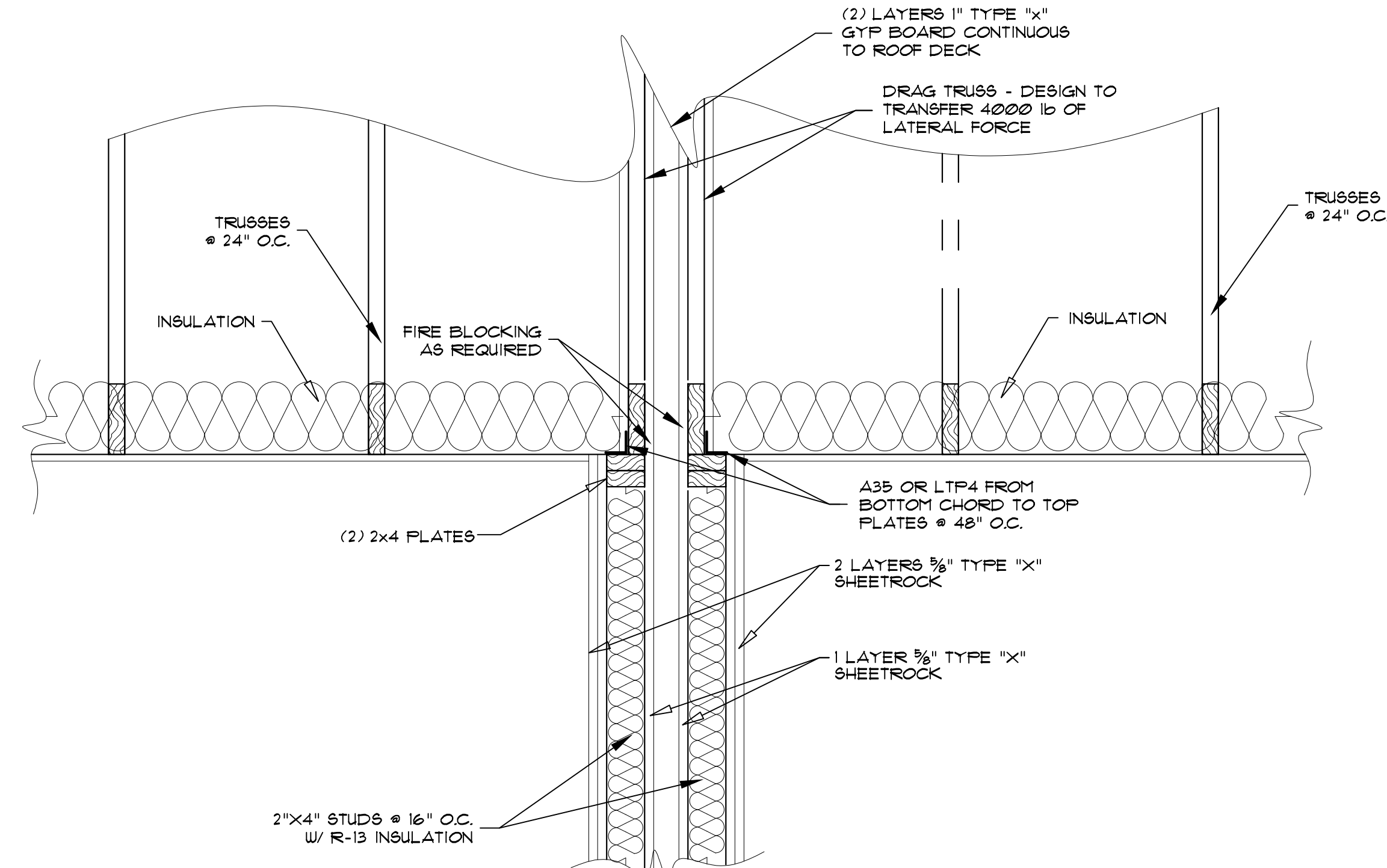


SECTION A
SCALE: 3/8" = 1'-0"



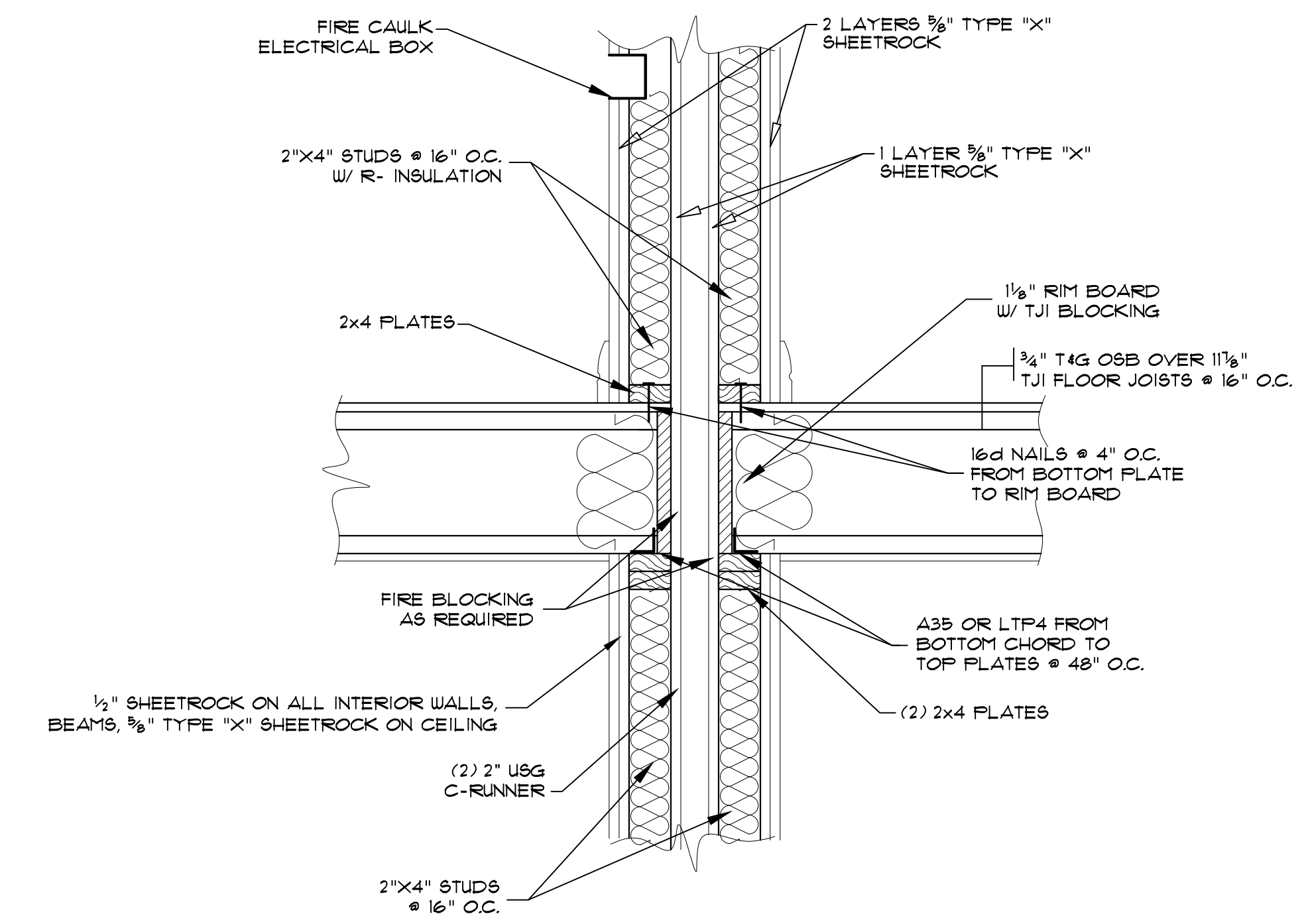
INTERSECTION AT ROOF
SCALE: N.T.S.

AA
12



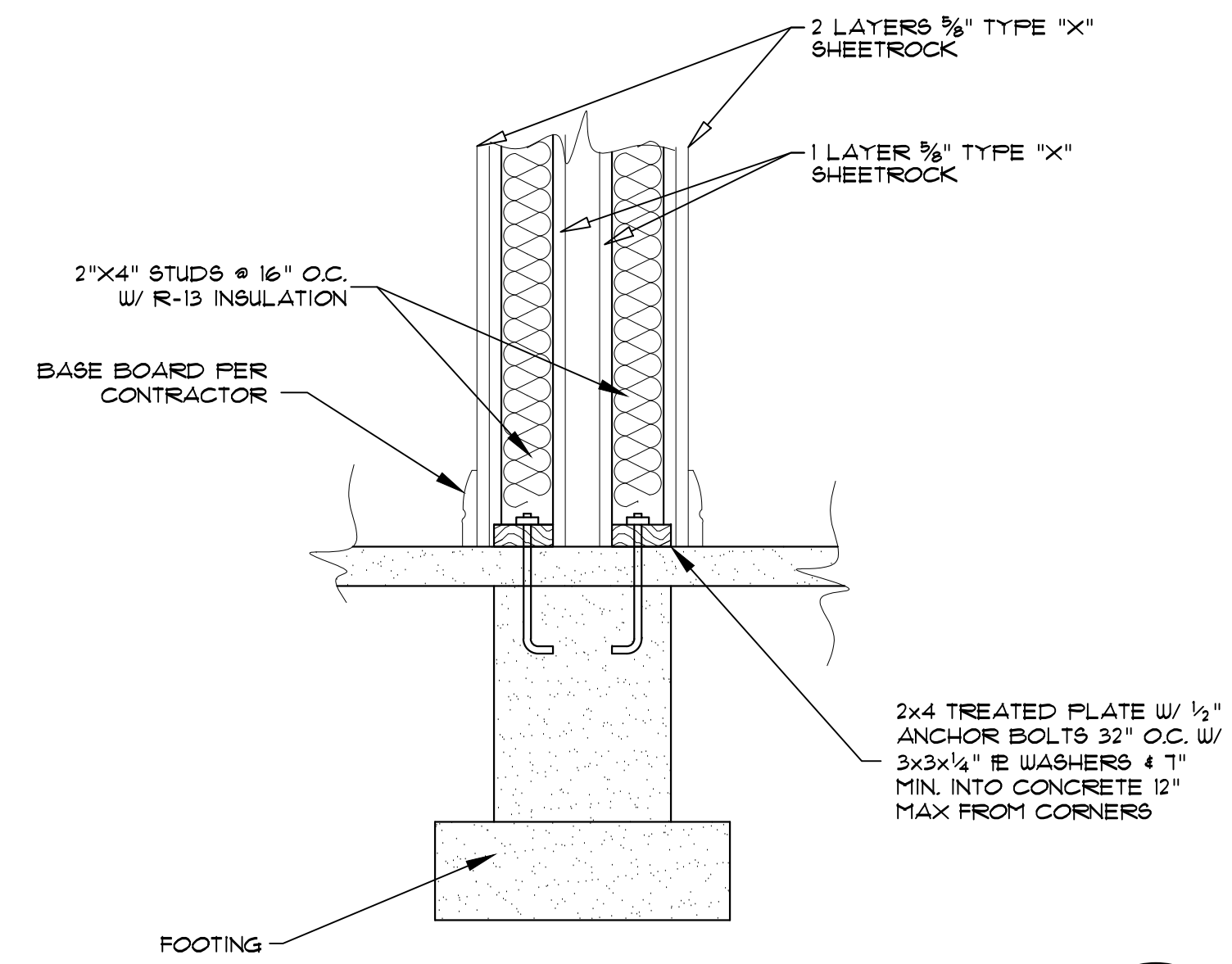
INTERSECTION AT ROOF
SCALE: N.T.S.

BB
12



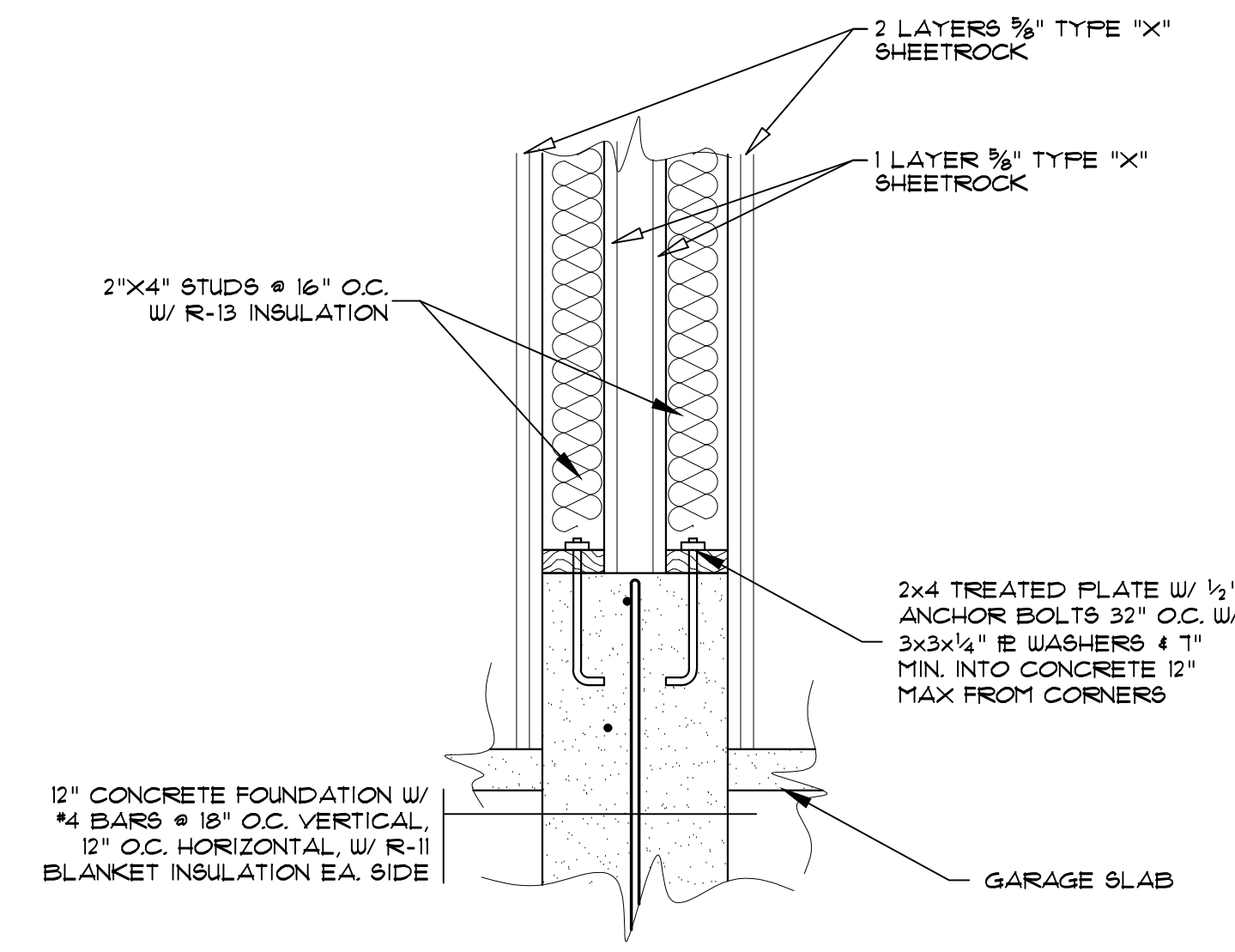
INTERMEDIATE FLOOR SECTION
SCALE: N.T.S.

CC
12



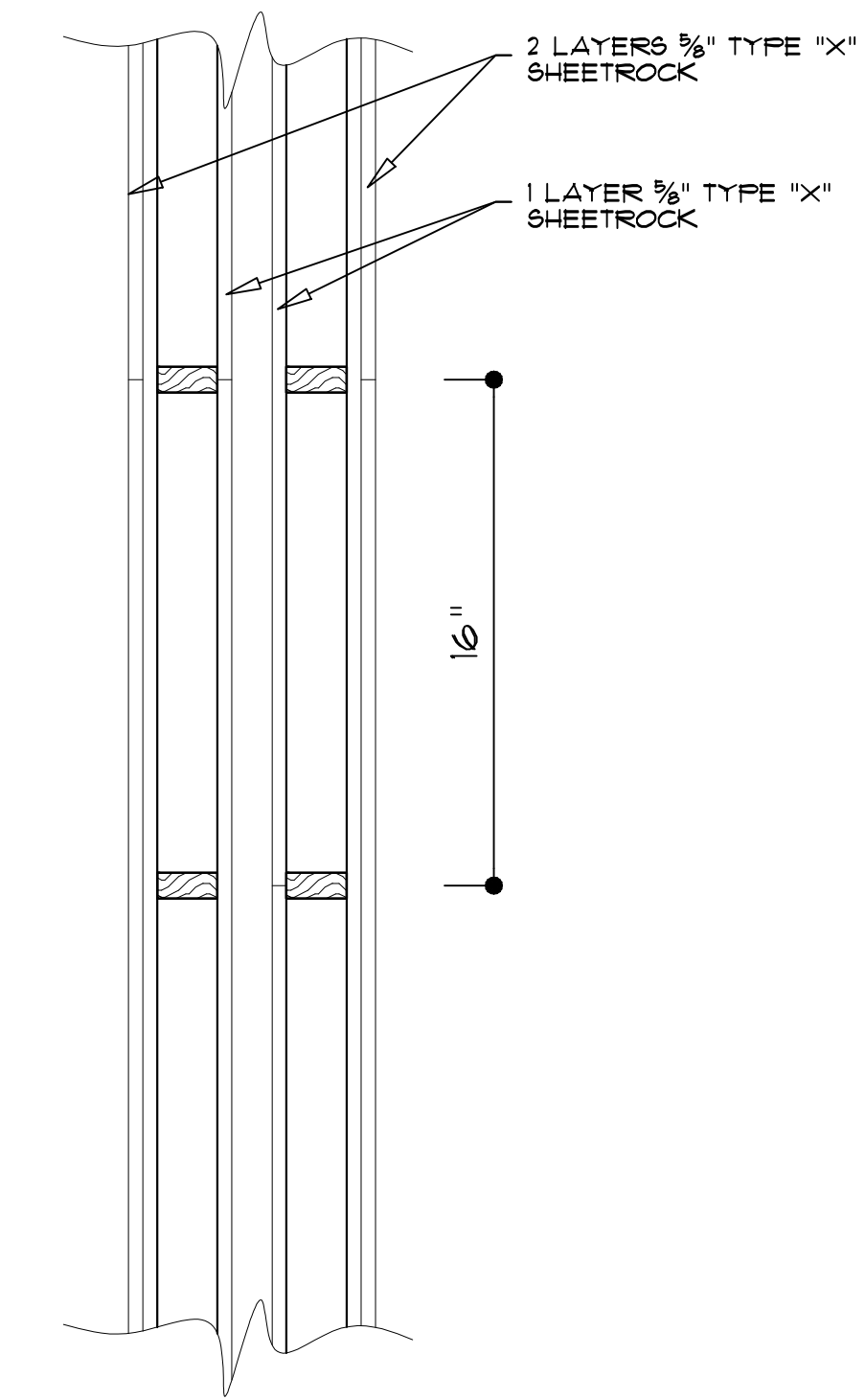
INTERSECTION @ FOUNDATION
SCALE: N.T.S.

DD
12

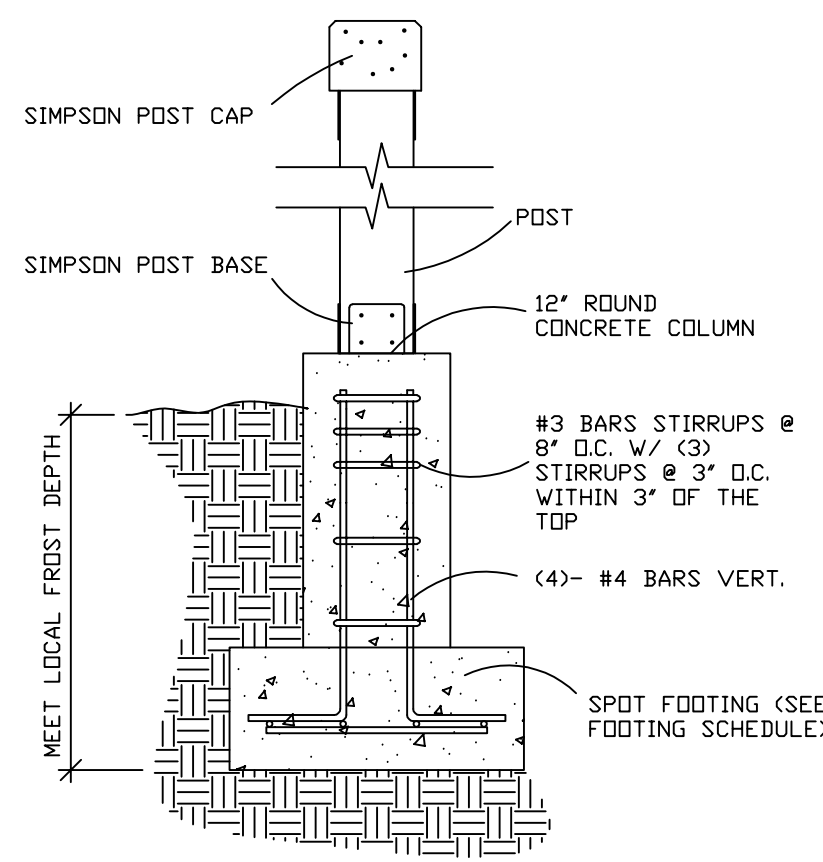


INTERSECTION @ FOUNDATION
SCALE: N.T.S.

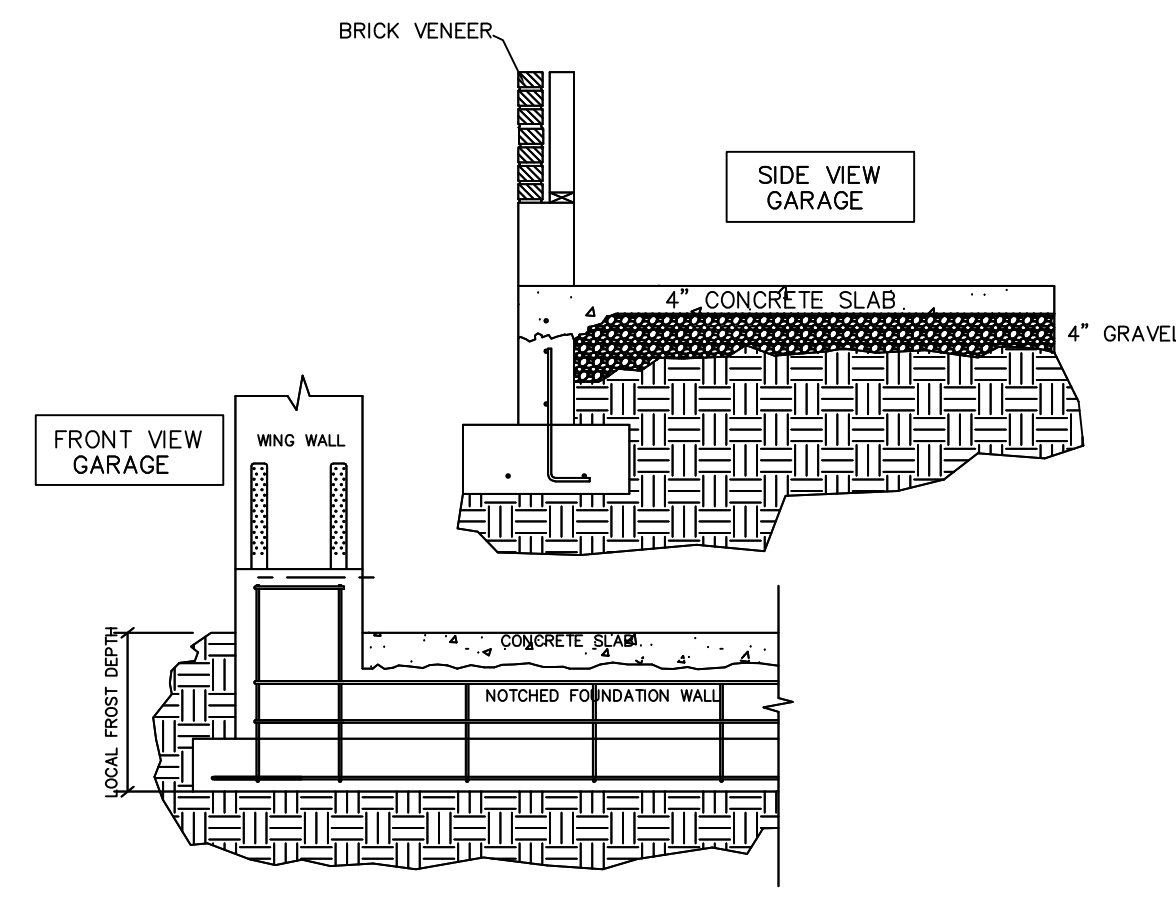
EE
12



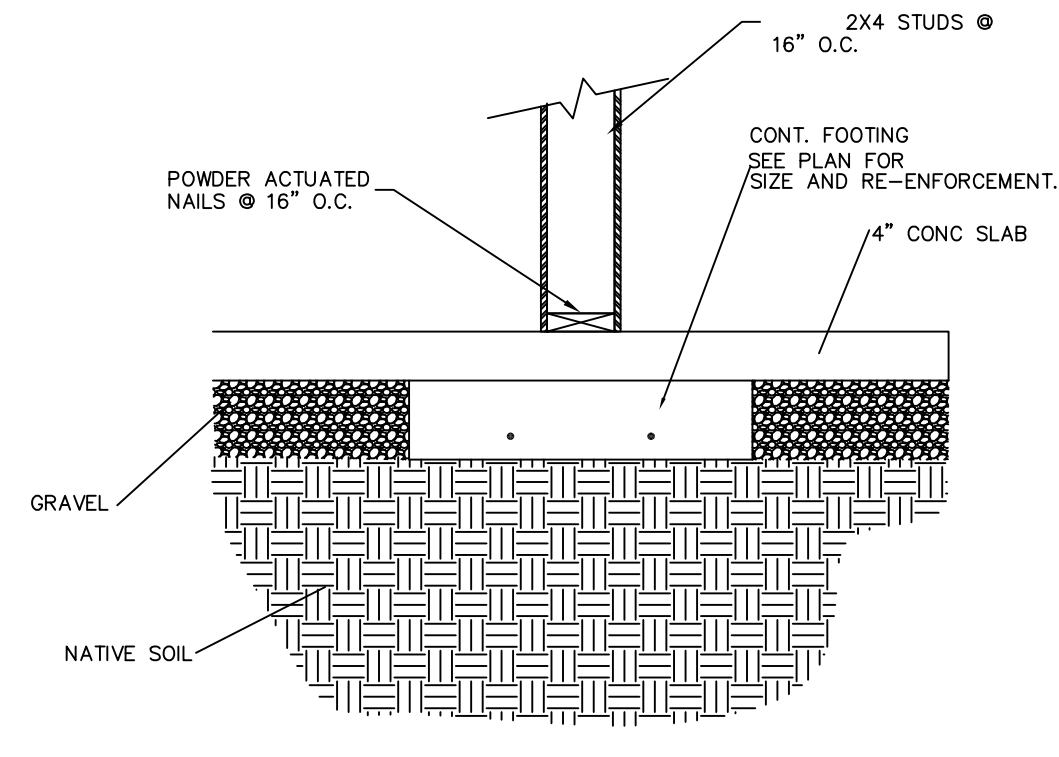
WALL SECTION
SCALE: N.T.S.



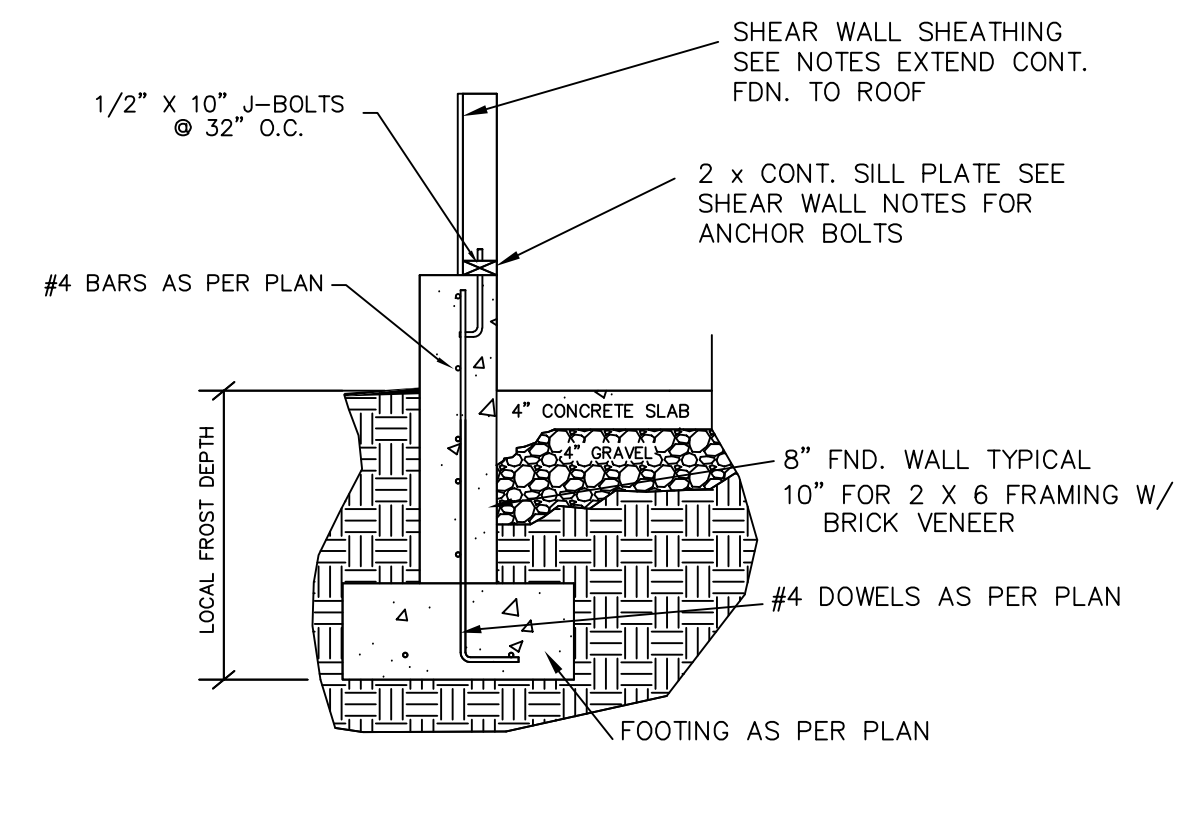
1 PATIO POST FTG. DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



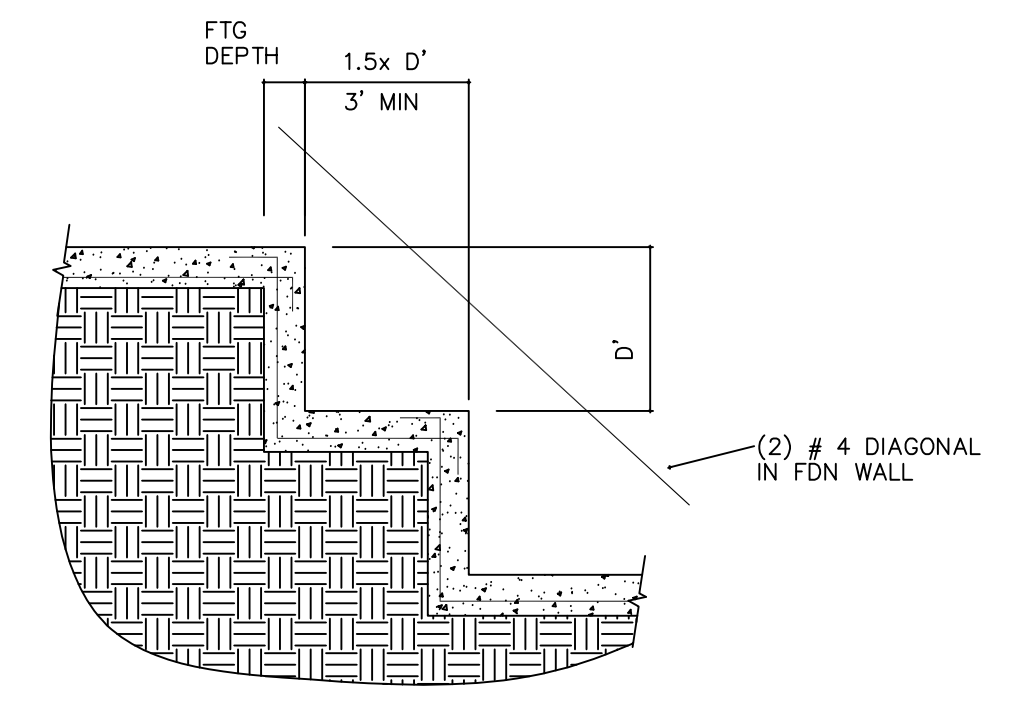
2 GARAGE SLAB TO FOUND. CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



3 INTERIOR BEARING WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



4 FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



5 FOOTING STEP DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
0' TO 12'	2x6's @ 24" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 16'	2x6's @ 12" o.c.
16' TO 20'	2x6 LSL's @ 12" o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

6 STUD HEIGHT/SIZE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORIZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW, OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

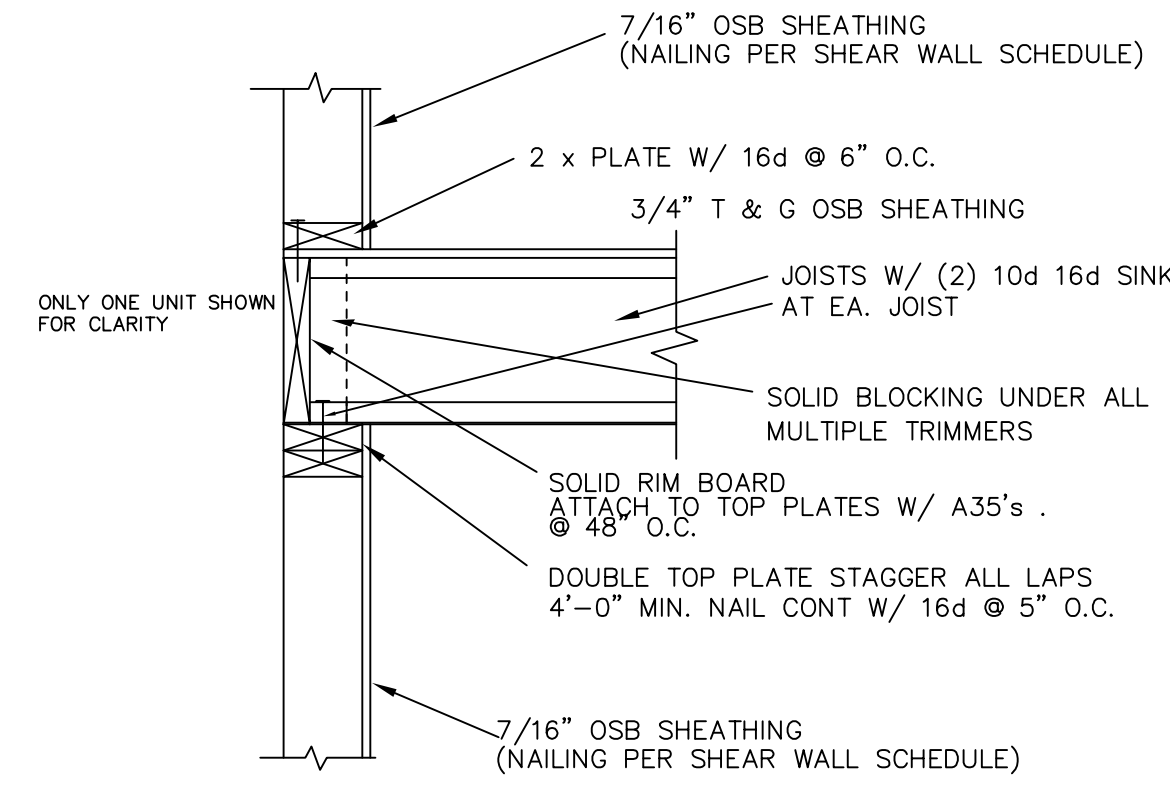
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS, 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

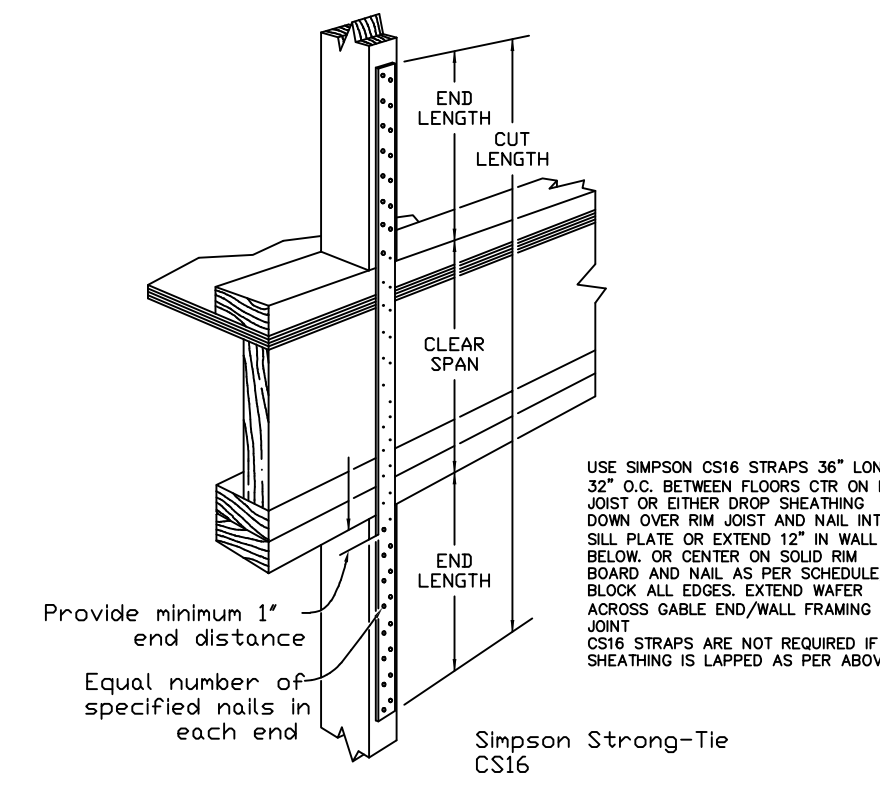
CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

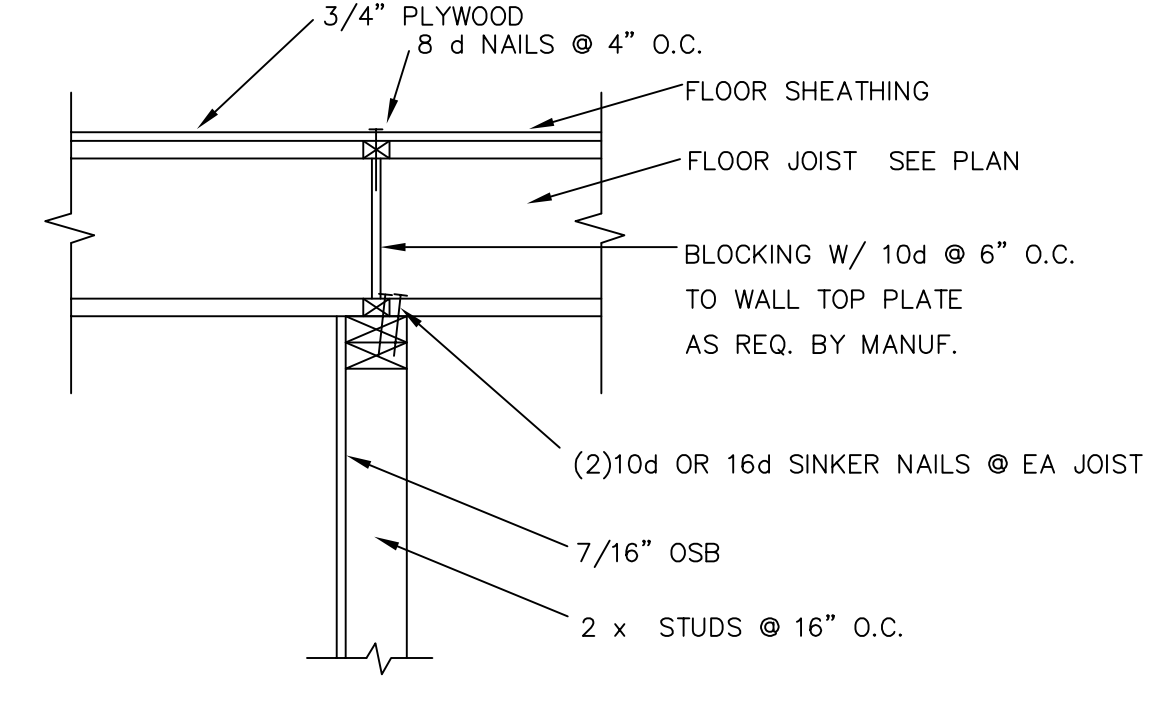
INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



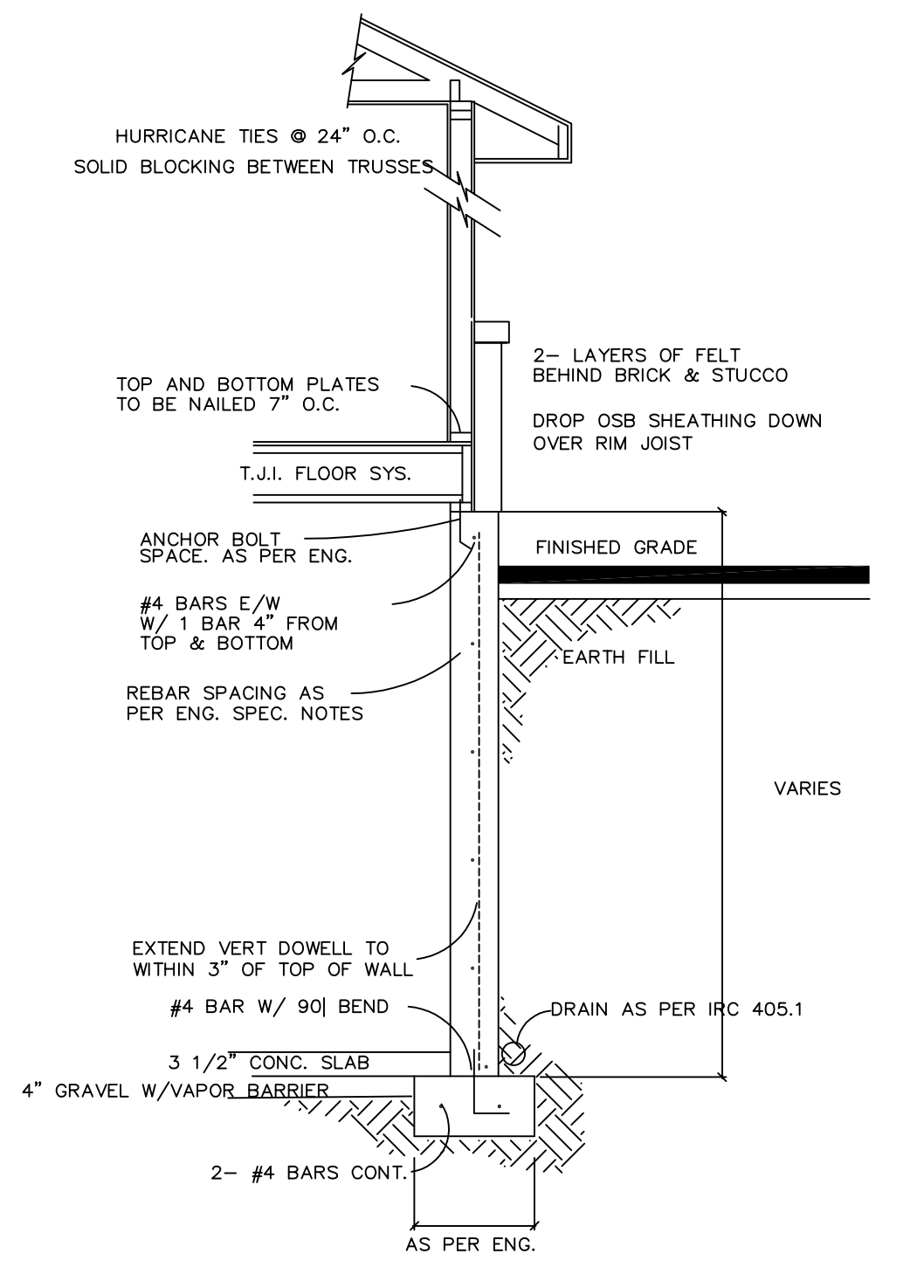
8 SHEAR WALL BETWEEN UNITS
NTS



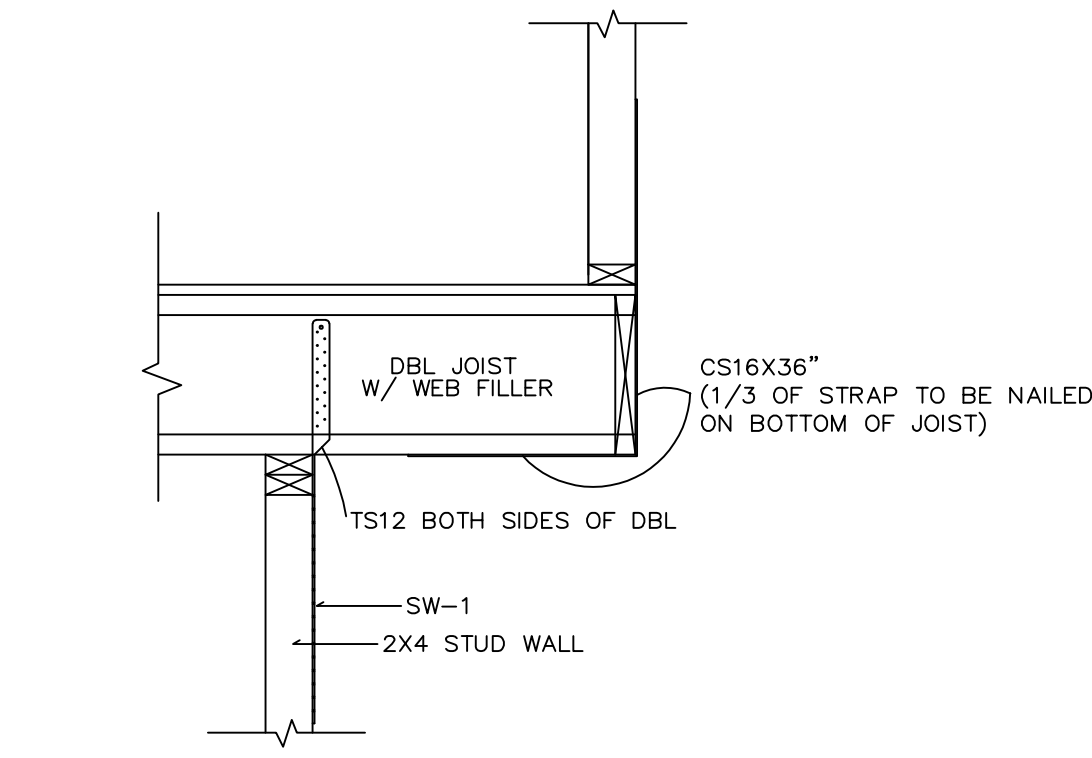
9 TYP. CS16 DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



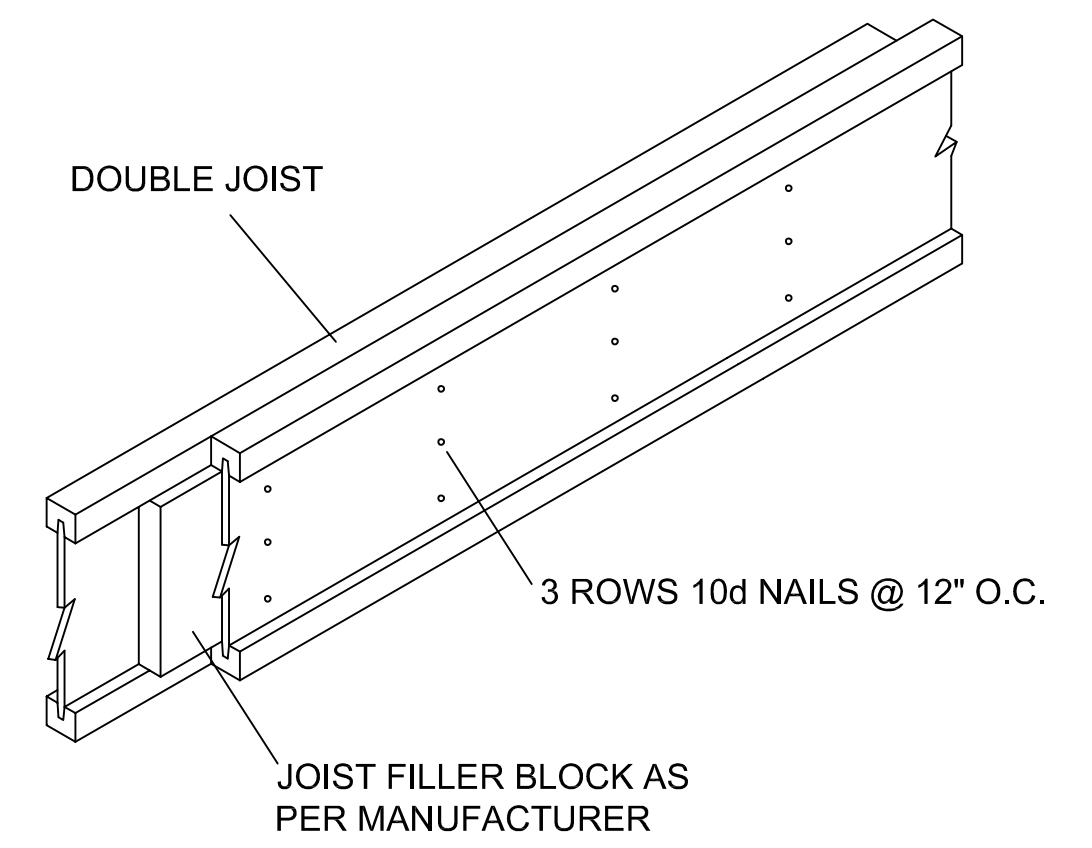
10 INTERIOR SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



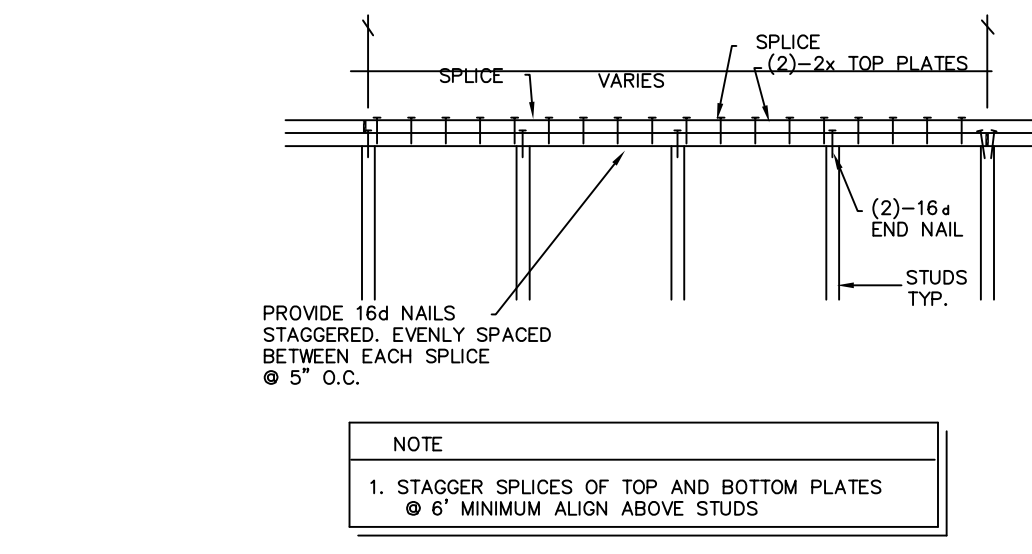
11 TYP. WALL SECTION
NTS



12 CANTILEVER SHEAR WALL
NTS



14 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 TYP. TOP PLATE NAILING
NTS
TYPICAL DETAIL, USE WHEN APPLIES

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (G.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

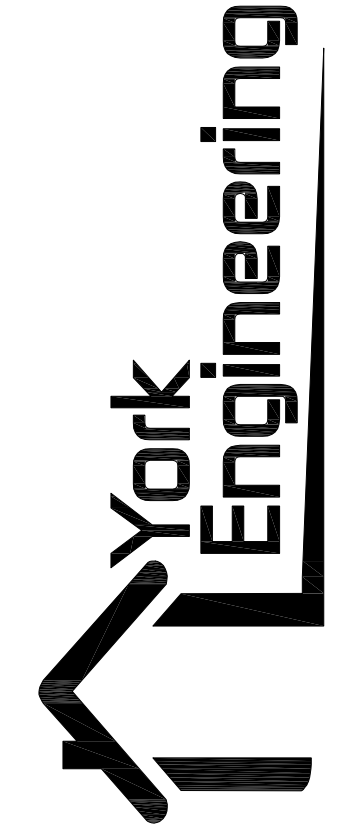
VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRHD(R) STRAPS AS NOTED ON DRAWING. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

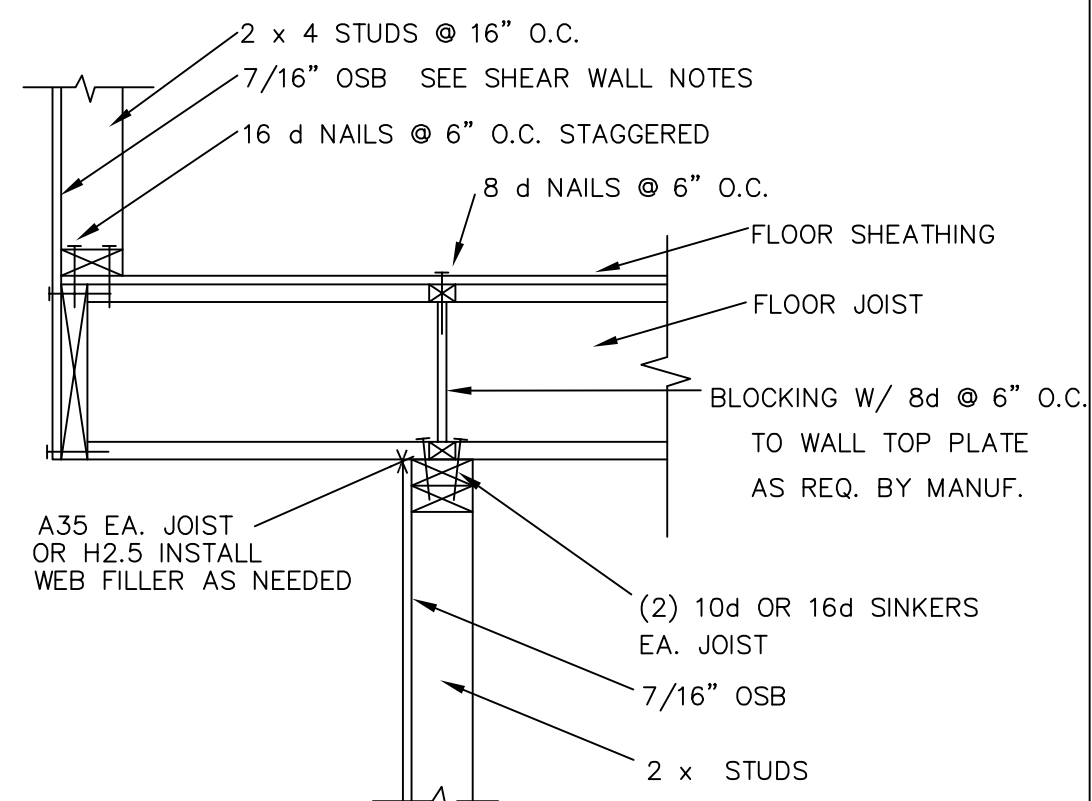
ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

[ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS]

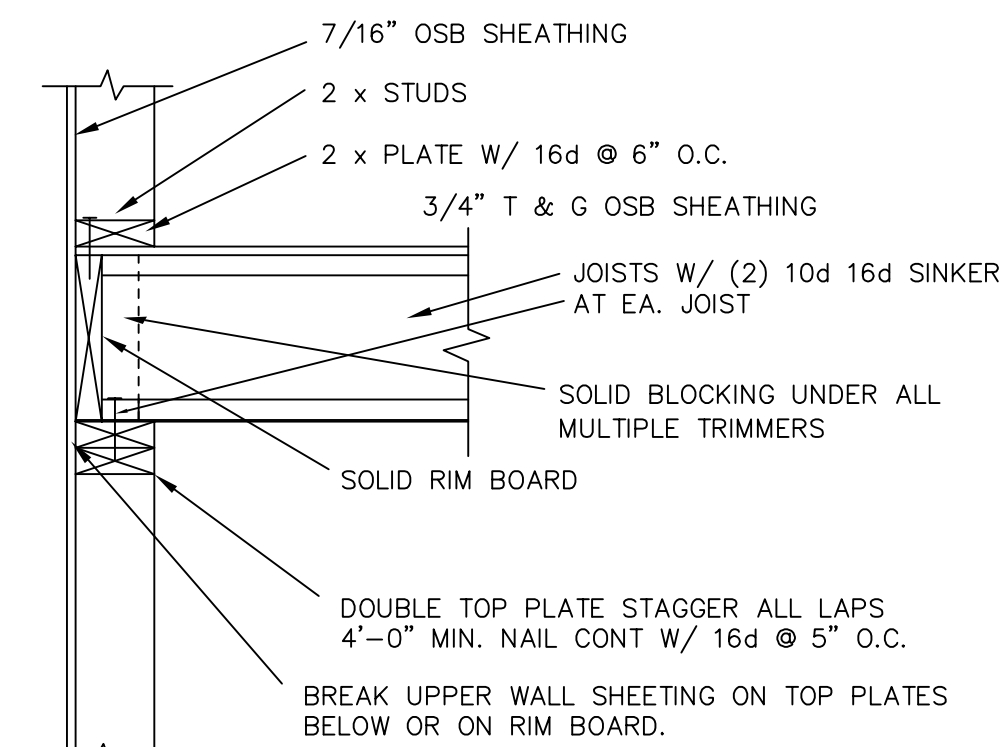


Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

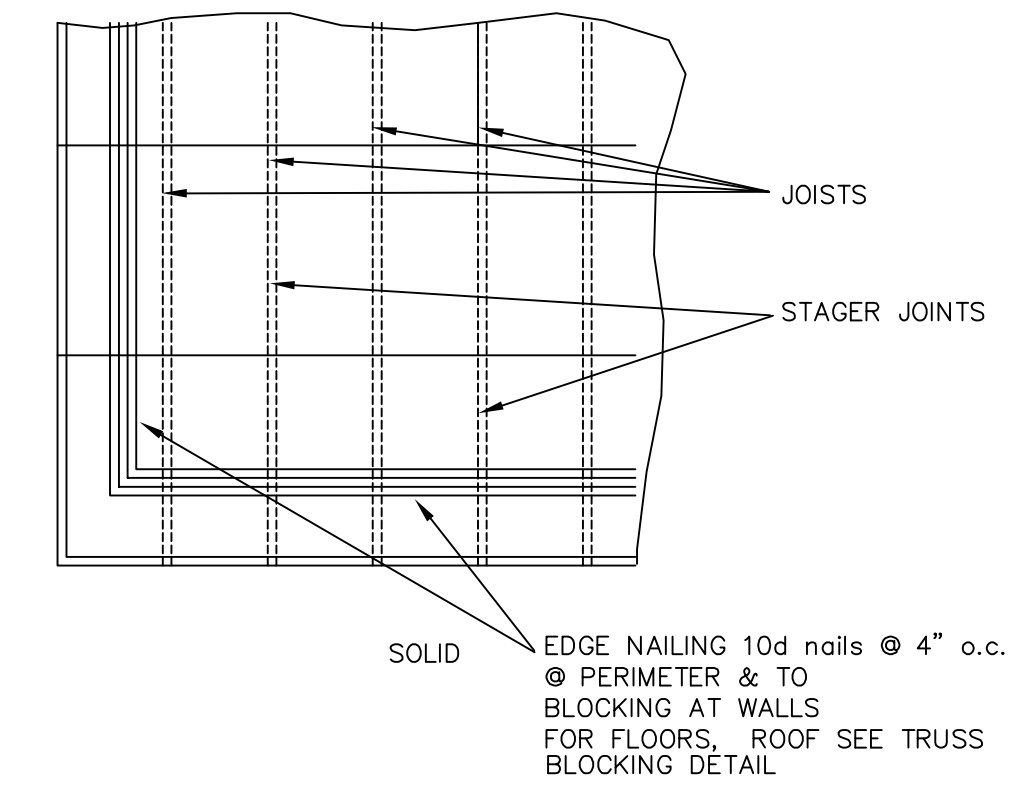




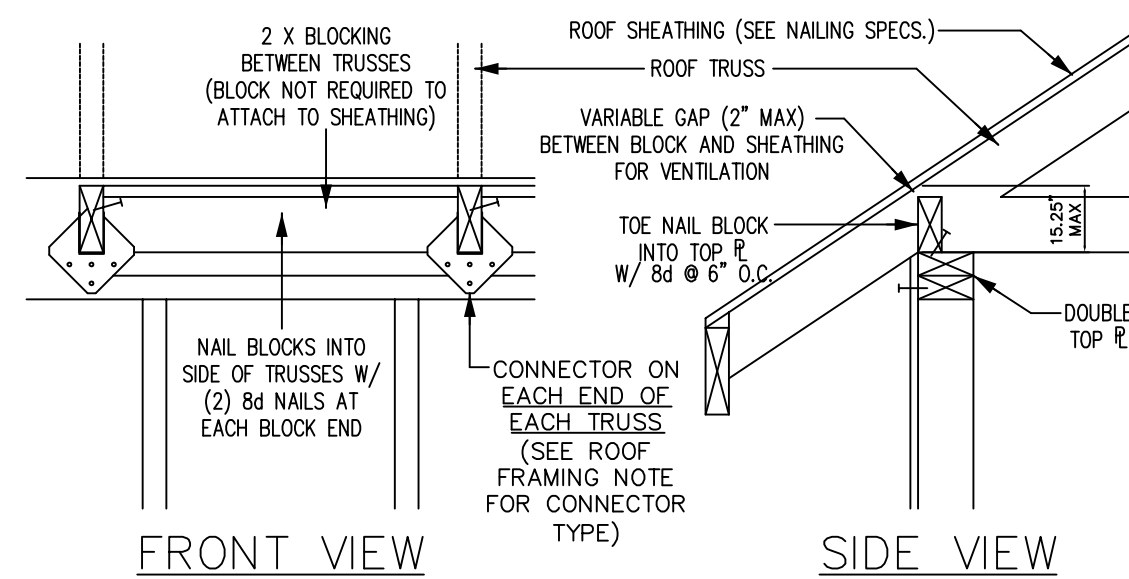
1 CANT. FLOOR FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



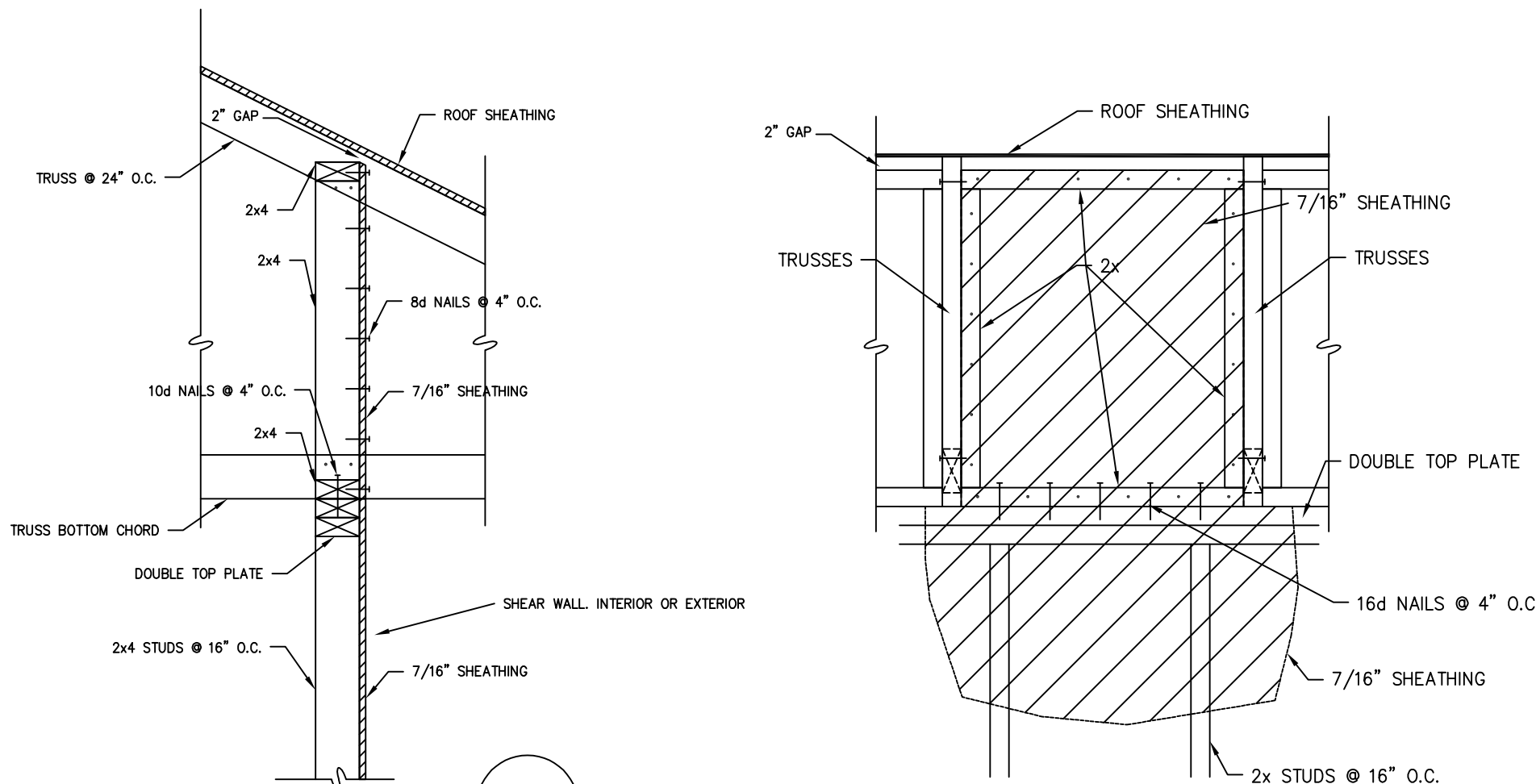
4 WOOD JOIST FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



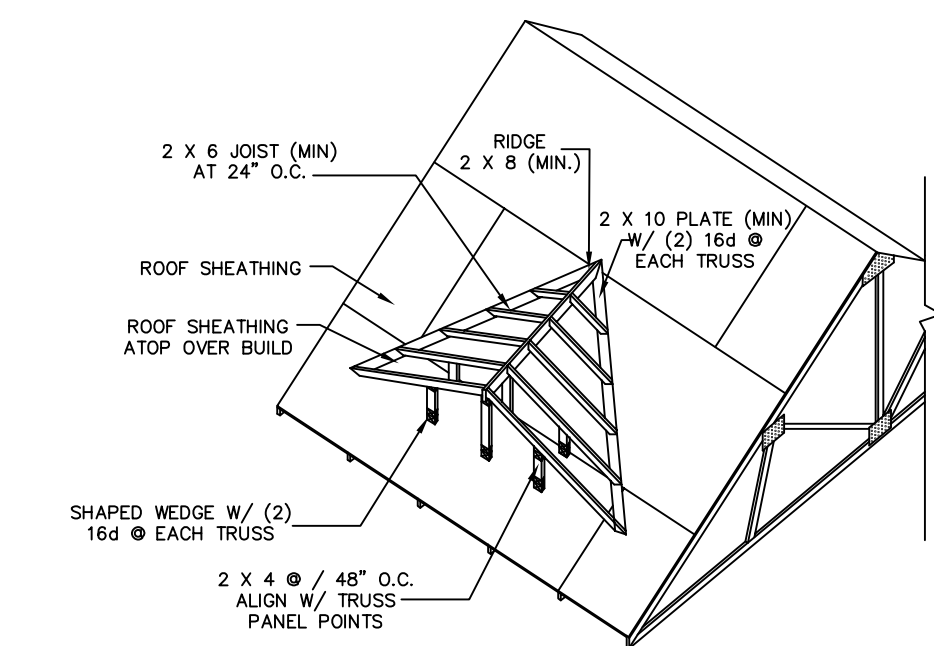
5 HORIZ. SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



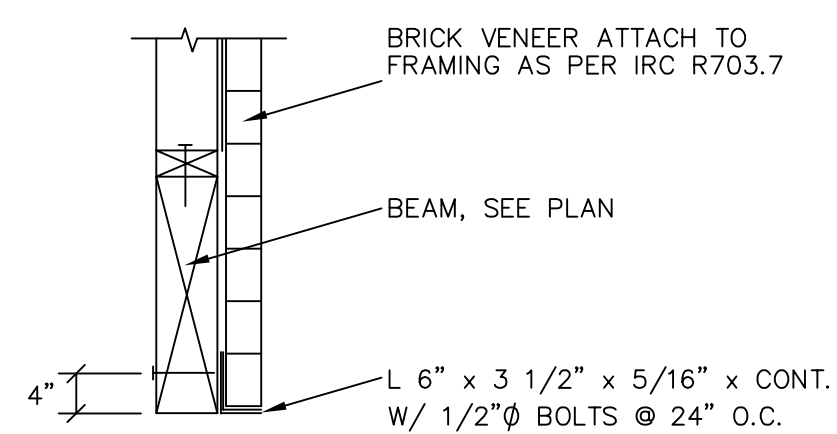
6 TRUSS BLOCK DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



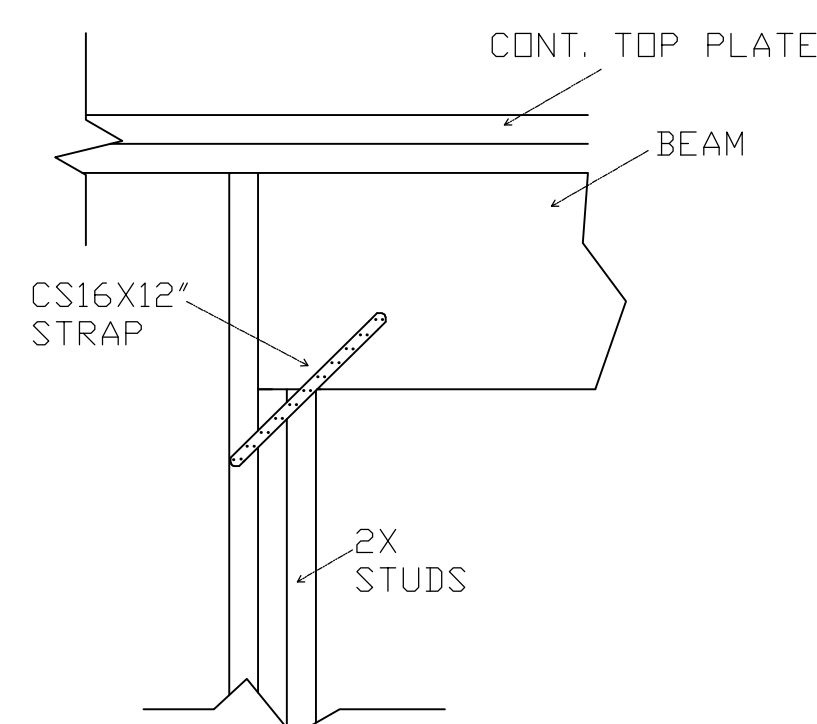
7 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



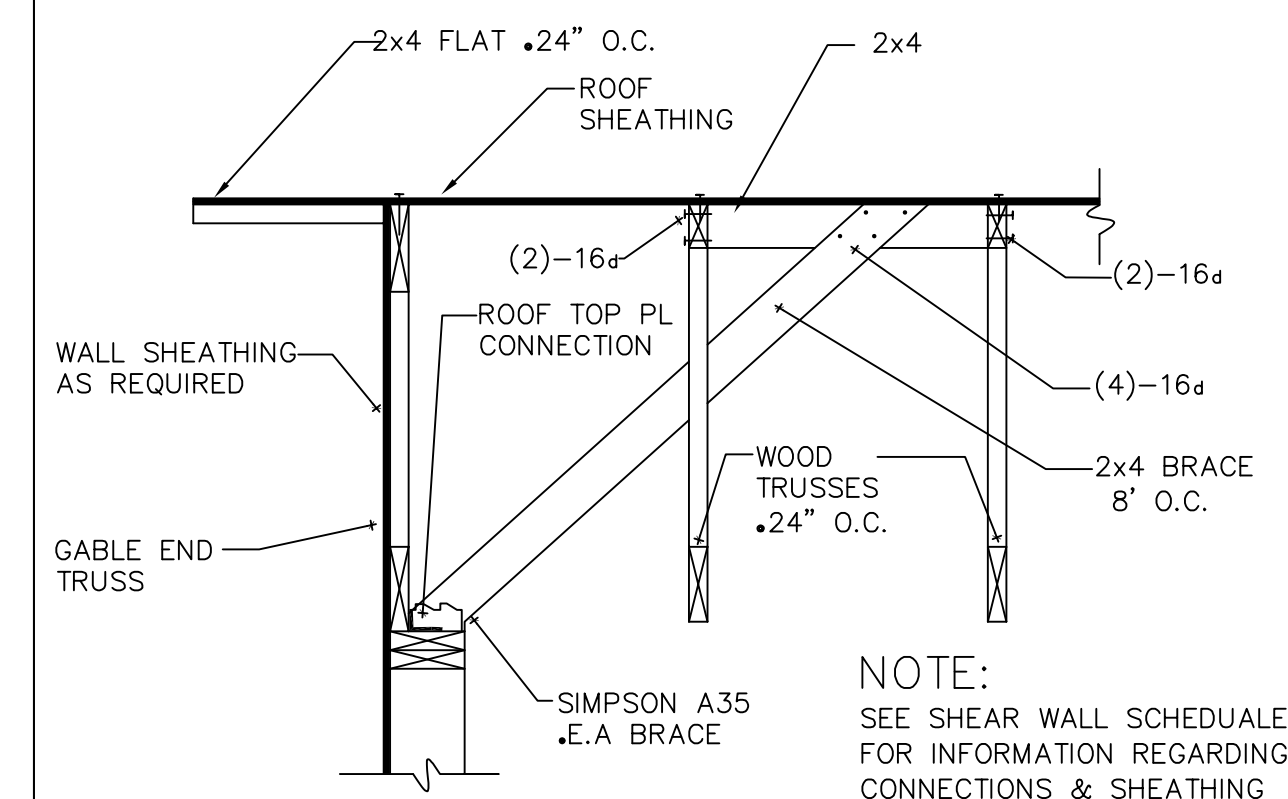
9 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



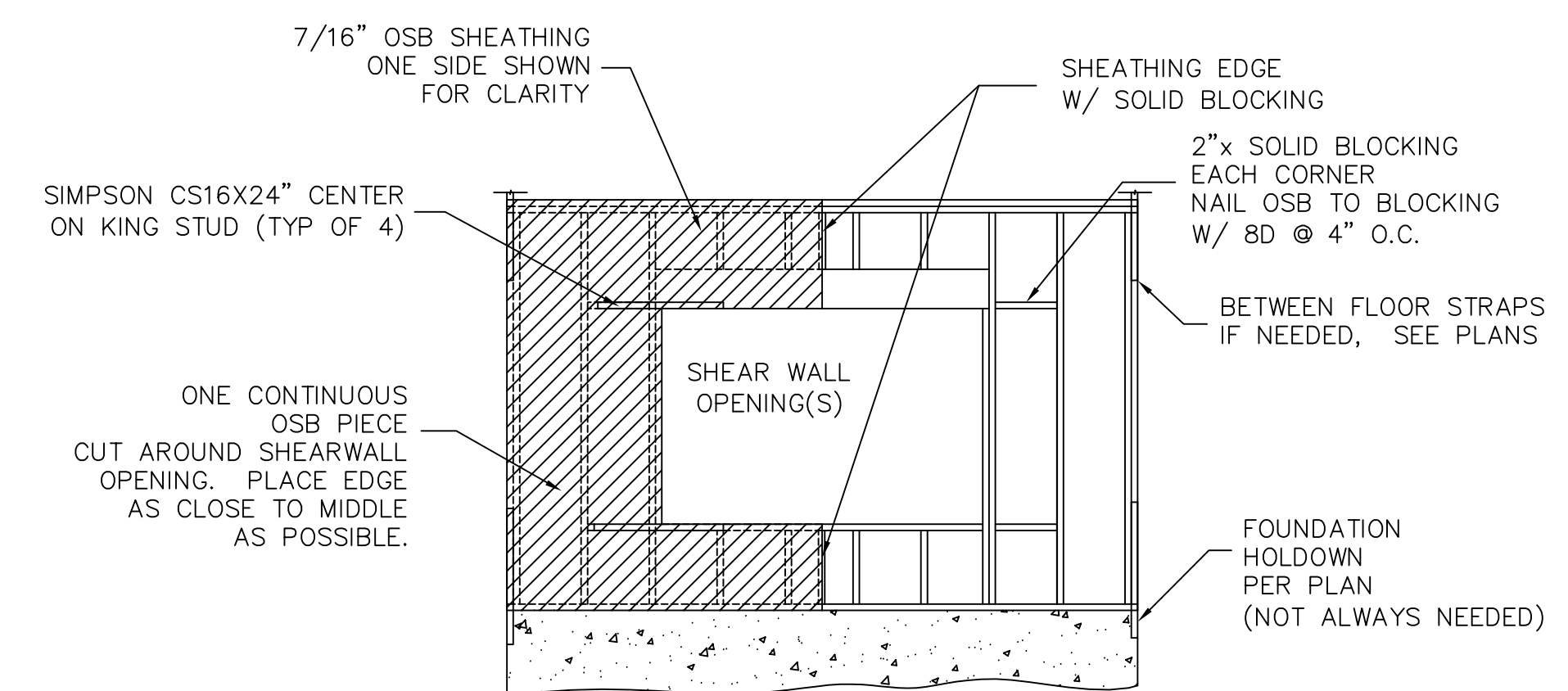
10 BRICK VENEER CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



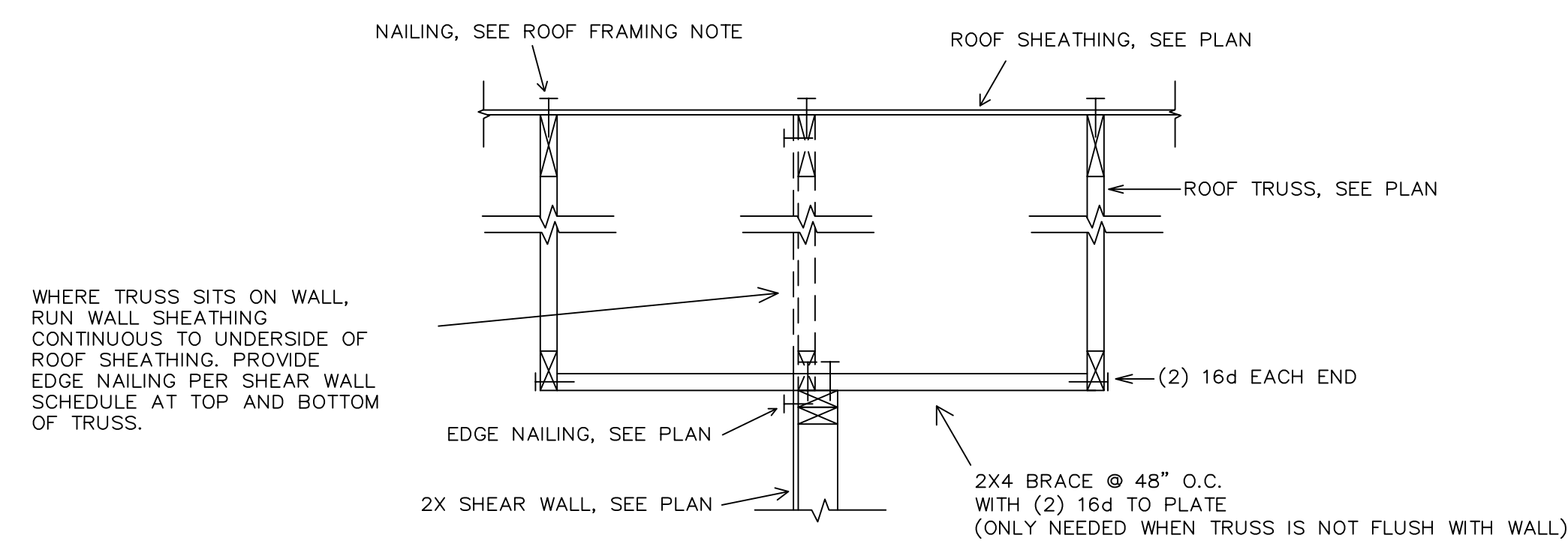
11 HEADER DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



12 GABLE BRACE DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

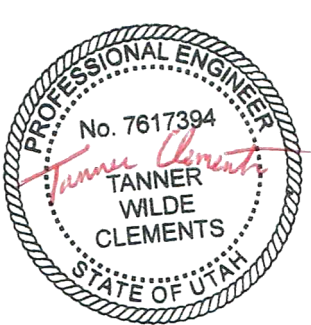


13 FORCE TRANSFER SHEAR WALL
NTS
USE ONLY IF CALLED OUT ON PLANS



15 TRUSSES PARALLEL TO SHEAR WALL
NTS
USE ONLY IF CALLED OUT ON PLANS

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS



Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501



SD2



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist (801) 535-7930
Date: June 13, 2018
Re: PLNSUB2018-00059 & PLNSUB2018-00223 - Ninth West Townhome Planned Development and Preliminary Subdivision Plat

Planned Development and Preliminary Subdivision Plat

PROPERTY ADDRESS: 624 South 900 West
PARCEL ID: 15-02-455-017-0000
MASTER PLAN: West Side Master Plan
ZONING DISTRICT: RMF-35 (Moderate Density Multi-Family) Zoning District

REQUEST: Rod Engar, representative of the property owner, is requesting approval from the City in order to construct four single-family attached units located at 624 South 900 West. The applicant is requesting Planned Development approval for the relaxation of zoning and subdivision standards. In order to construct four single-family attached units, the applicant is requesting relief for lot dimension standards, due to the proposal for a zero lot line for each proposed single-family attached unit. Additionally, the applicant is requesting three lots without street frontage. The requested modifications are primarily due to the depth of the vacant lot. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district.

1. **PLSUB2018-00059** – Planned Development request to modify lot dimension standards for the RMF-35 (Moderate Density Multi-Family) zoning district and three lots without the required street frontage.
2. **PLNSUB2018-00223** – Preliminary Subdivision request to approve four single-family attached lots.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision as proposed and subject to complying with all applicable regulations and conditions listed in the motion.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations and Rendering
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Master Plan Policies and Zoning Standards
- G. Analysis of Standards – Planned Development
- H. Analysis of Standards – Subdivision Standards

- I. Public Process and Comments
- J. Dept. Comments

REASON FOR PLANNED DEVELOPMENT REQUEST:

The applicant is requesting Planned Development approval, due to the configuration of the existing vacant lot. The RMF-35 (Moderate Density Multi-Family) zoning district has specific lot dimension requirements for each permitted residential use. For example, the RMF-35 zoning district requires 80 feet of lot width for multi-family dwellings. The subject property is approximately 64’ wide, which does not suffice for the required 80 feet of lot width. This is relevant due to the limitations that the deep, but rather narrow lot proposes. The applicant could not construct a condominium project, due to the existing lot width. Additionally, the applicant could not construct two twin homes, due to the required lot frontage requirements. Development, outside of constructing a single-family dwelling, is mostly dependent upon Planned Development approval.

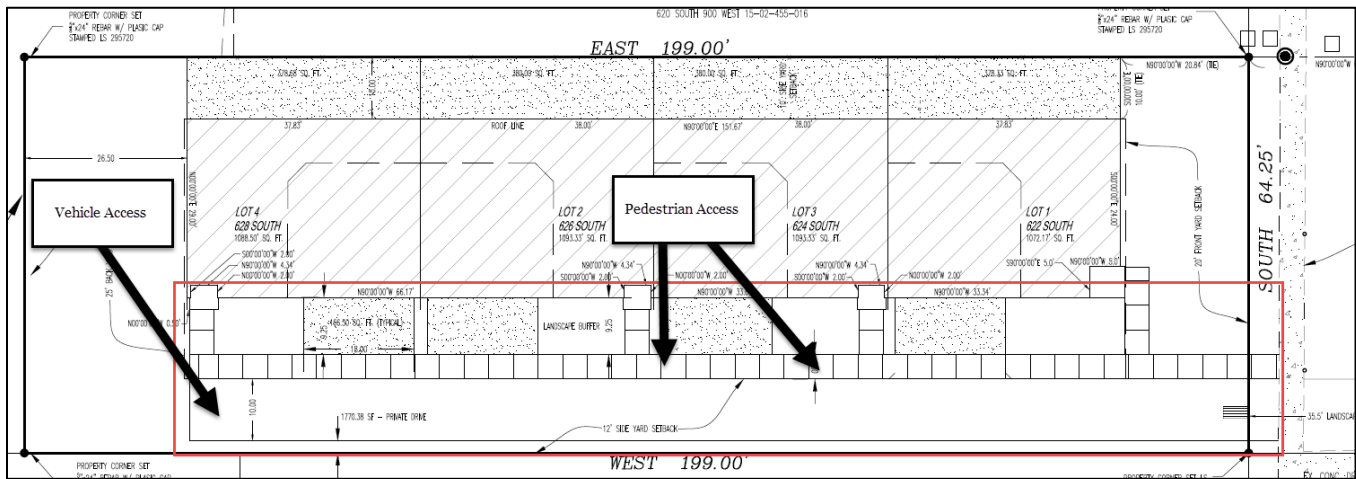
PERIMETER SETBACK:

The proposed project consists of four (4) single-family attached units with property lines located around the perimeter of each proposed unit. This is unlike a condominium project because the proposed lots include the ground located beneath the unit. The development and orientation is not uncommon, in the sense of an in-fill project. The first unit will address the public way and will be oriented towards the public street, which is 900 West. The three additional units are located to the west, with entrances accessed from the 25.25’ southern side yard. The area outside of the proposed lots will be dedicated as common area and managed by an HOA.

PROJECT DESCRIPTION:

The proposed project consists of four (4) single-family attached units, which are oriented east to west on the subject property. The project covers an area approximately .2921 acres (12,632 square feet) in size. The building’s total footprint is approximately 4,346 square feet. A ten foot (10’) wide driveway located within the southern side yard, provides vehicle access to each two-car garage. Additionally, the pedestrian access is also located within the southern side yard. Currently, the lot is vacant and abuts single-family structures to the north and south.

The properties to the north and south along 900 West are zoned RMF-35. The properties to the west are zoned R-1/7000 (Single-Family Residential) zoning district. Additionally, the properties to the east are zoned RMF-35.



Building Orientation and Site Configuration

In order to provide vehicle access to each unit, the development provides a driveway on the southern portion of the site, from 900 West. The building is oriented from east to west, with the primary façade

interacting with 900 West. Due to the depth of the parcel, the building contains three lots/units without street frontage. In order to provide adequate buffering and open space for the prospective owners, the applicant is providing additional yard areas which are approximately 10' on the north, 25.25' on the south, 26.5' on the west and 20' on the east.

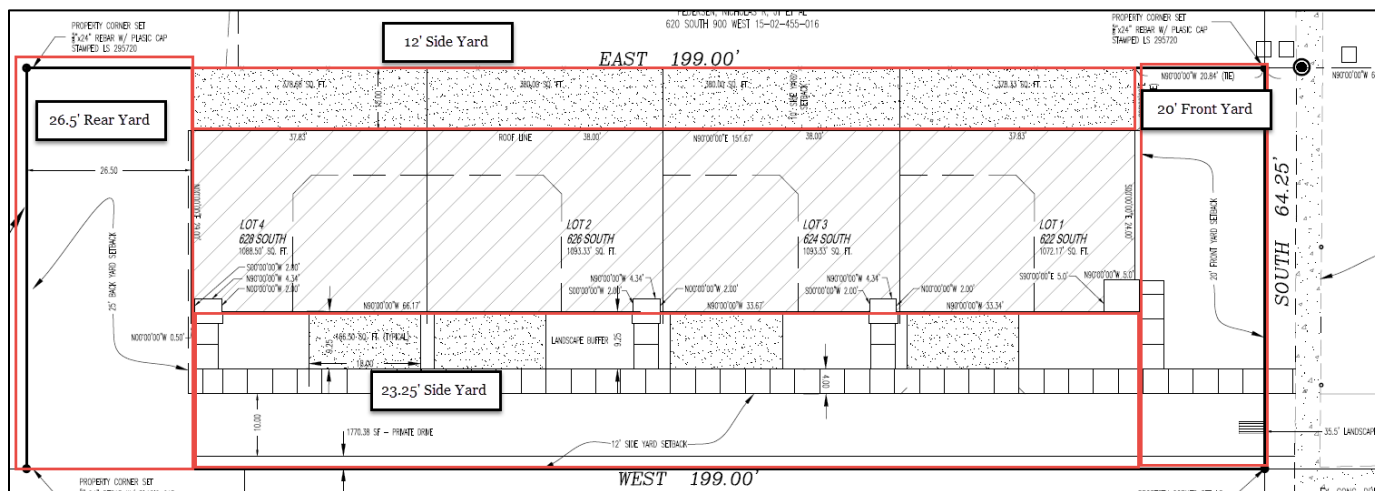


Illustration of Provided Yards

Building Materials

The primary materials utilized for this development include: hardie board siding, board and baton siding, cultured stone, shake shingles, stucco and vinyl windows.

Building Height

The development includes one residential structure with four single-family attached units, which reaches approximately 25'7" in height. The maximum height in the RMF-35 zoning district is 35 feet, "by right".

Project Density

The proposal includes four single-family attached units on the subject parcel, which is approximately 12,632 square feet in size. The RMF-35 (Moderate Density Multi-Family) zoning district requires a minimum of 3,000 square feet per single-family attached dwelling. The square footage of the subject property meets the density requirement at 3,158 per single-family attached dwelling, on average. The applicant is proposing the lot lines to be located at the building line, which is reducing each proposed lot size.

Parking

The project includes 8 off-street parking spaces located within an attached garage provided for each single-family attached unit.

Neighborhood Characteristics

The subject property is a typical target for infill residential development. The site is located on the western side of 900 west, nestled between a single-family residence to the north and a single-family residence to the south. The neighborhood has a conglomeration of residential uses. The proposal to incorporate single-family attached residences within this neighborhood will not be out of character for the subject area.

RMF-35 Moderate Density Multi-Family Residential Zoning Allowance:

The purpose of the RMF-35 (Moderate Density Multi-Family Residential) zoning district is to:

Provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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.

This district allows a variety of residential land uses including: single family detached dwellings, multi-family dwellings, single-family attached dwellings, twin homes and two-family buildings. In regards to design, there are no design requirements associated with the RMF-35 zoning district. A project could be built on the subject property, "by right" that includes one 35' tall single-family structure with minimal side yard requirements. The front yard is required to be a minimum of 20' and the rear yard is required to be a minimum of 25% of the lot depth, but not less than 20' and not more than 25'. The proposed planned development incorporates a 10' yard for the northern yard and 25.25' for the southern yard. Additionally, the height is moderately lower than what is permitted. The applicant lowered the roof to approximately 25.7' to create more compatibility with the surrounding structures. Ultimately, a better product that achieves several established Housing Policies can be constructed through the requested modifications.



Illustration of Subject Property

KEY ISSUES:

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

1. Issue 1. Master Plan and City Policy Compliance
2. Issue 2. Lots Not Fronting a Public Street
3. Issue 3. Substandard Lots

4. Issue 4. Provided Setbacks
5. Issue 5. Compatibility with the Neighborhood

1. Issue 1. Master Plan and City Policy Compliance

The subject property is located within the Westside Master Plan. The Westside Master Plan does not designate parcels with a future land use goal. However, it does provide guidance on future and infill development. This specific master plan provides the following, in regards to *Infill Development*:

All new infill development, whether single-, two-, or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.

The neighborhood node at 900 West and 700 South is partly established already, with a small commercial strip at the south eastern corner of the intersection. This development is not only compatible with the surrounding neighborhood in terms of height and bulk, but it is a good example of how neighborhood nodes should be designed: buildings are built to the sidewalk and off-street parking is located in the rear yard. The corner to the north is occupied by a nursing center and the north and south blocks on the west side of the street are underdeveloped and vacant respectively. There is room to grow on the west side of the intersection and developments with two stories would be appropriate given the size of the lots and surrounding properties. 700 West is a wide street with a relatively low traffic volume so infrastructure improvements to improve the pedestrian experiences and node's appearance would be welcomed at the location

The Westside Master Plan anticipates this proposed land use for this area. The proposal is in line with the established goals within the Westside Master Plan. The redevelopment of the vacant parcel will revitalize the subject property with housing. This proposal is in line with the established City goals and policies within the Westside Master Plan.

2. Issue 2. Lots Not Fronting a Public Street

The applicant is proposing to construct three of the four single-family attached units without street frontage. The Zoning Ordinance specifies that all lots must front a public street (21A.36.010.C), unless exempted by the Planning Commission. This requirement ensures safe and adequate access to the development. Lots 2, 3, and 4 do not front 900 west; however, the applicant does provide both vehicle and pedestrian access to these units on the southern portion of the subject property. By orienting the three rear units towards the access and the landscaped yard, the development potential can be reached.

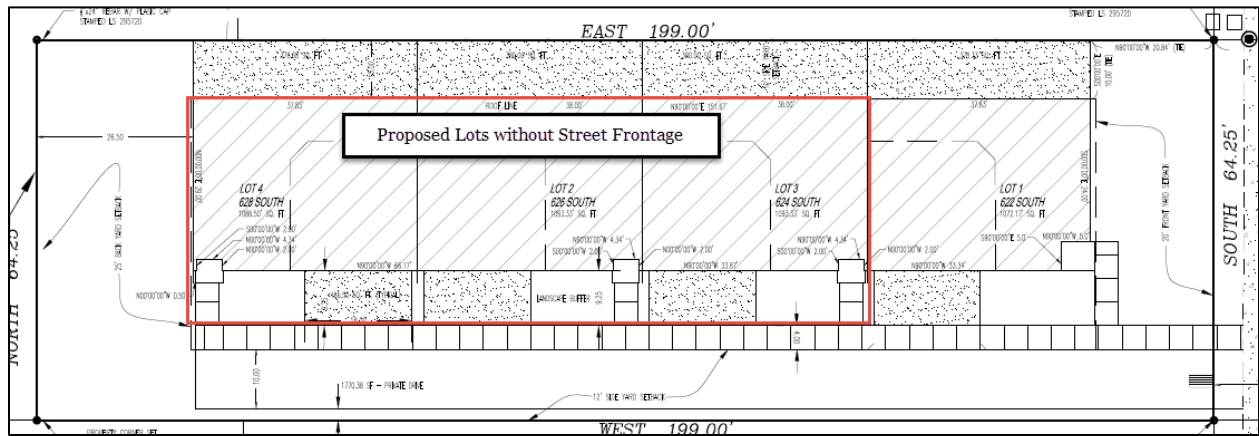


Illustration of Lots without Street Frontage

3. Issue 3. Substandard Lots

Unlike a traditional townhome development, the applicant is proposing lot lines at the building wall, as opposed to lot lines extending to the property boundaries. Due to the location of the lot lines, each proposed lot will be undersized for the RMF-35 zoning district. The required lot size for a single-family attached unit in the RMF-35 zoning district is 3,000 square feet. The proposal includes an average lot size of 1,086 square feet. While the lots are undersized, the overall square footage of the subject property meets the density requirement to construct four single-family attached units.

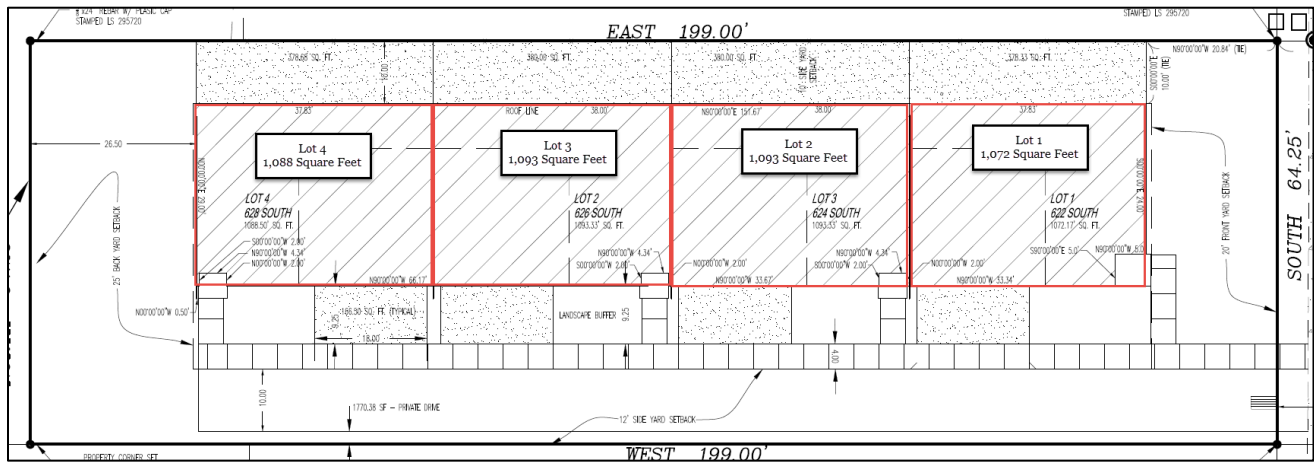


Illustration of Proposed Lot Sizes

4. Issue 4. Provided Setbacks

Due to the proposed location of the lot lines, the required setbacks will function as a buffer for the development. All of the yards are meeting or exceeded the required yards established in 21A.24.130.

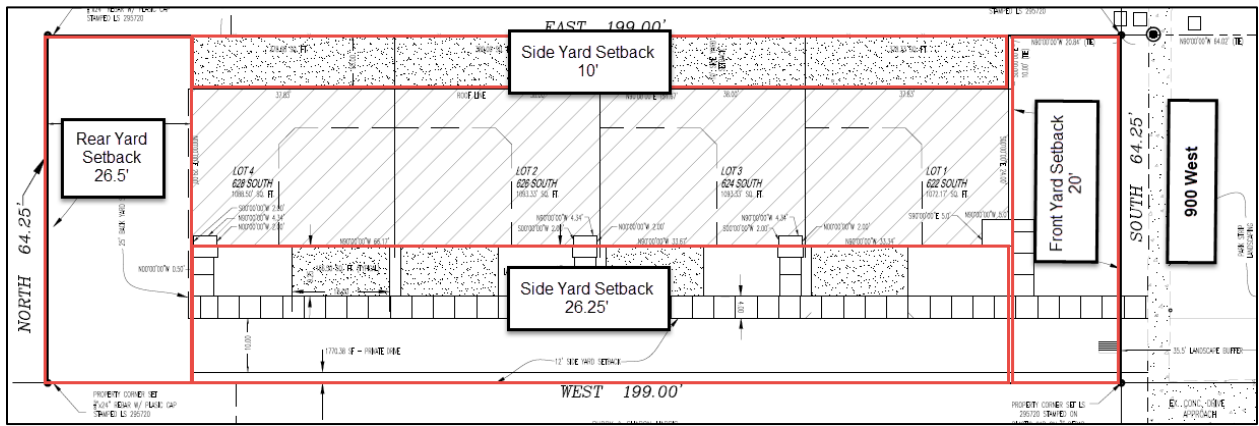
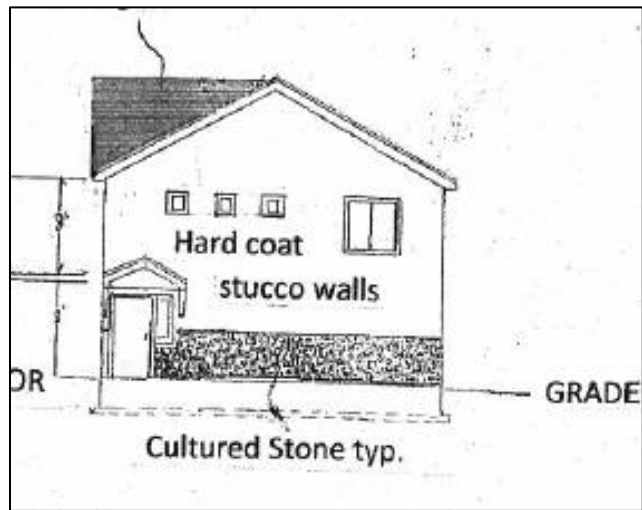


Illustration of Setbacks

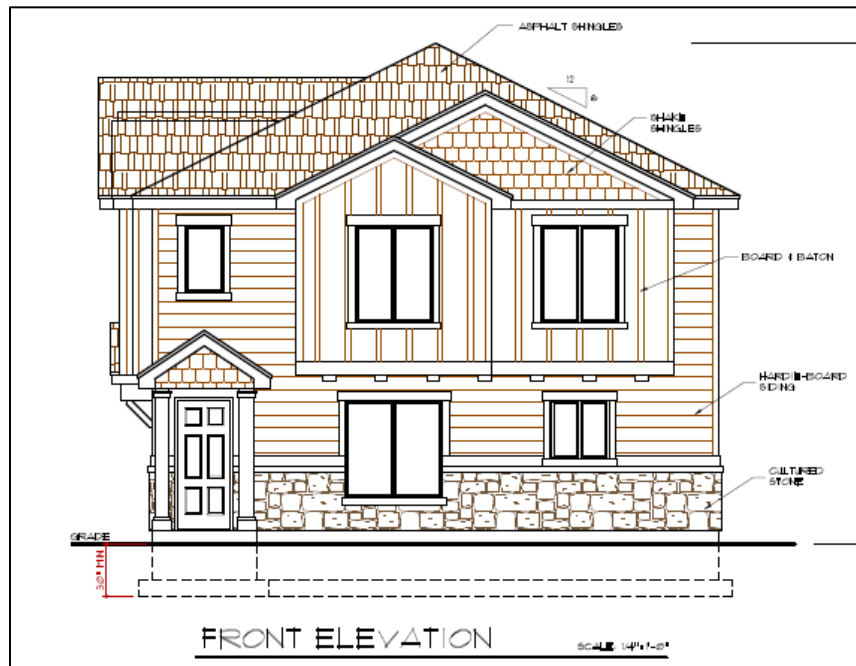
5. Issue 5: Compatibility of the Neighborhood

The subject property is surrounded by both single-family and multi-family structures. The addition of four single-family attached units within the neighborhood is compatible with the surrounding buildings and the existing uses. The initial design of the proposed single-family attached units did not relate to the existing context, architecture, materials or siting. The applicant redesigned the proposal and provided the following, to help support the design:

At First Home Development, we focus on how our new developments will both impact and enhance existing neighborhoods. Our focus on excellence has earned us awards in the Salt Lake City Parade of Homes, and a unique recognition as the Homebuilder of the year in Sandy City for a PUD a few years ago. The unique challenge for the Ninth West Town Homes on this property was scale and how to make our design engage well with the long-established 900 West residential district without sticking out like a sore thumb, as some recent industrial looking projects do. While achieving these standards we are in compliance with front, rear, side and street setbacks, and align with the surrounding properties by windows, cantilevered section and high-quality, durable masonry materials, not only on the front façade, but on all exterior walls surfaces, including Hardi Plank siding, shakes, board and baton, cultured stone and stucco with window and door trims added. We have incorporated many of the vertical, horizontal and sloping features in our design to blend in with the surrounding architectural styles, while adding the newer maintenance free masonry-based material so popular in Salt Lake City development as well as throughout the neighboring communities along the Wasatch front.



Initial Design



Revised Design

DISCUSSION:

By allowing the development of three single-family attached units without street frontage and a reduction of lot sizes, a project that meets several City policies and goals can be achieved. As discussed above and in Attachment F, the proposal generally meets the standards for a Planned Development. As such, Staff is recommending approval of the proposed development with the suggested conditions listed in the motion sheet.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied, the applicant would not be able to redevelop the subject parcel with single-family attached units.

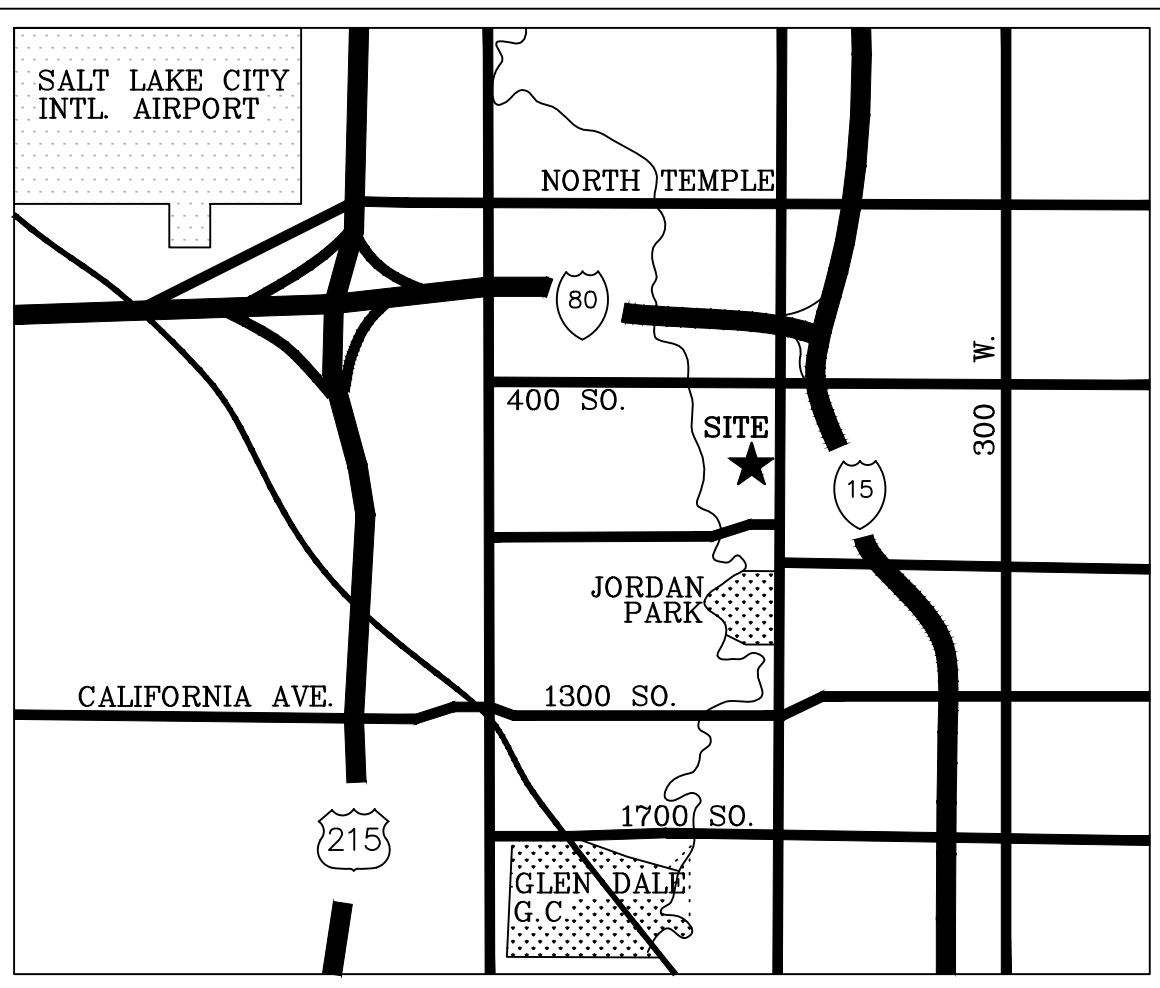
ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN

**PROPERTY DESCRIPTION 15-02-455-017
RECORDED & AS-SURVEYED**

Commencing 3.50 Rods (57.75 Feet) South from the Northeast Corner of Lot 7, Block 16, Plat "C", Salt Lake City Survey; running thence South 64.25 feet; thence West 12.00 rods (198.00 Feet); thence North 64.25 feet; thence East 12.00 (198.00 Feet) rods to the point of beginning.



VICINITY MAP - NO SCALE

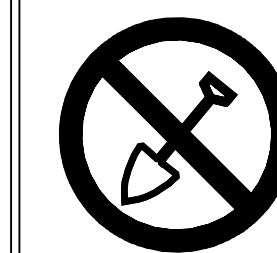
- NOTES**
1. ALL WORK TO BE DONE IN CONFORMITY TO SALT LAKE CITY, OR GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 2. UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LOCATIONS OF UTILITIES BEFORE COMMENCING WORK IN THIS AREA
 3. ALL PAVEMENT SHALL CONFORM TO DESIGN SHOWN HEREON OR AS SPECIFIED BY SOILS ENGINEER GEOTECHNICAL PAVEMENT SECTION (IF PROVIDED) SHALL GOVERN
 4. SITE CONTRACTOR WORK TO EXTEND WITHIN 5' OF BUILDING
 5. SANITARY SEWER LATERALS TO BE 4" PVC PIPE
 6. PROVIDE DOUBLE CHECK BACK FLOW PREVENTER FOR LANDSCAPE WATERING SYSTEM - SEE LANDSCAPE ARCH PLANS
 7. PROVIDE HANDI-CAP ACCESS AS SHOWN. ALL RAMPS TO CONFORM TO CURRENT ADA STANDARDS
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SURVEY MARKERS, SHOWN AND NOT SHOWN. IMMEDIATELY NOTIFY THE CITY ENGINEERING INSPECTOR AND THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 9. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL SEWERAGE IMPROVEMENT DISTRICT CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS.
 10. PLACEMENT OF H.C. PARKING SIGNS TO BE IN ACCORDANCE TO CURRENT ADA STANDARDS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO COMPLY WITH ALL CURRENT ADA AND OSHA REQUIREMENTS.
 11. CONTRACTOR TO OBTAIN PROPER PERMITS FROM SALT LAKE CITY FOR PRIVATE PORTION OF PROPERTY, AND FROM SALT LAKE CITY FOR WORK TO BE DONE IN CITY ROADWAY.
 12. SEE ARCHITECTS PLANS FOR DETAILS NOT SHOWN ON THIS PLAN

LANDSCAPE LEGEND

QTY	HxW (MATURE)	BOTANICAL NAME	COMMON NAME
2	50'x30'	ACER PSEUDOPLATANUS	SYCAMORE MAPLE
(7)		CAPITAL FLOWERING PEAR 2"	
(2)		BLUE SPRUCE	
(8)		OTTO LUYKEN LAUREL	
(10)		DECORATIVE GRASS	

NOTE: ALL LANDSCAPING MUST MEET CURRENT SALT LAKE CITY CODES. ALL LANDSCAPE AREAS TO BE PLANTED WITH SOD. AUTOMATIC SPRINKLER REQUIRED.

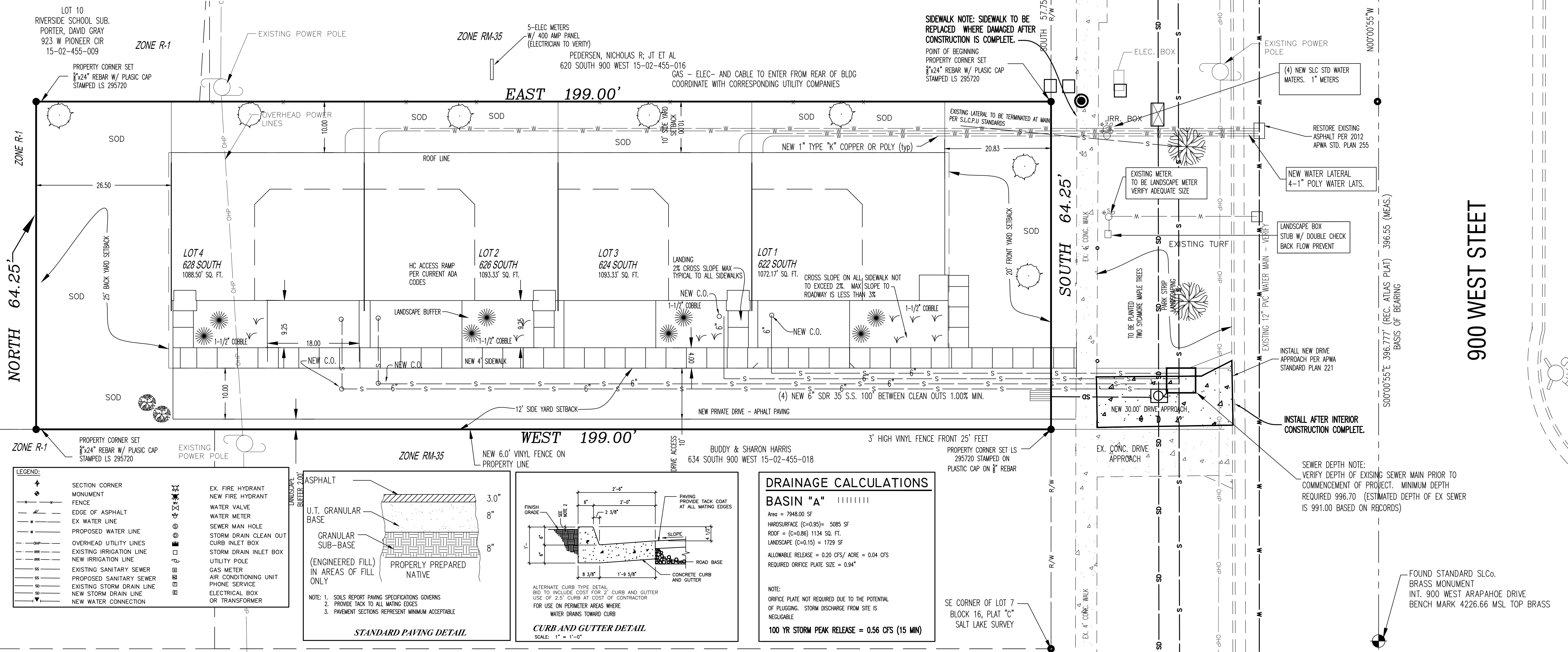
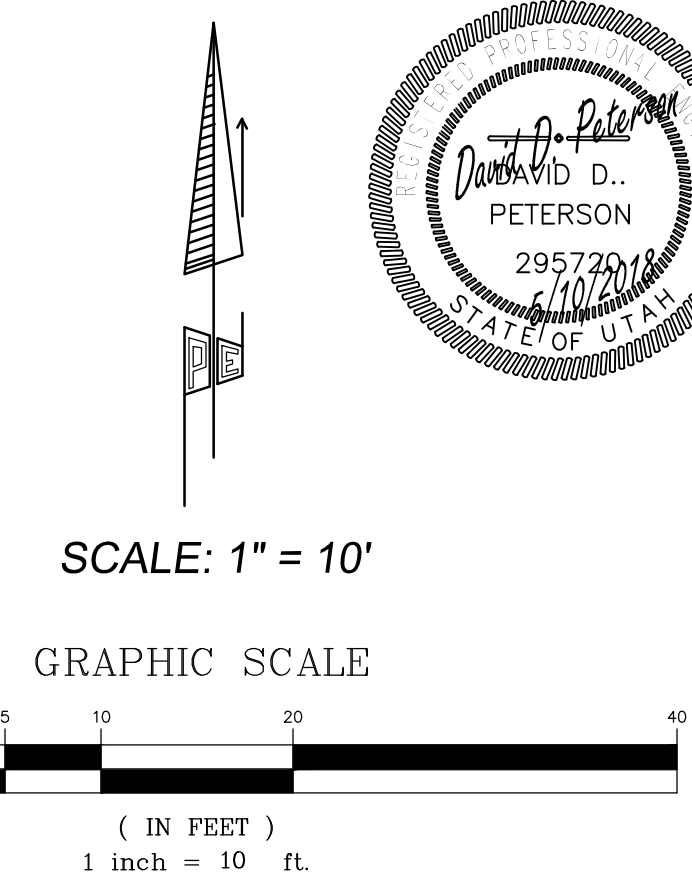
NOTE: TREE REMOVAL OR TREE PLANTING IN THE PUBLIC ROW REQUIRES APPROVAL FROM BILL RUTHERFORD, SLC URBAN FORESTRY PHONE: (801)-972-7818



CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF
ANY CONSTRUCTION.

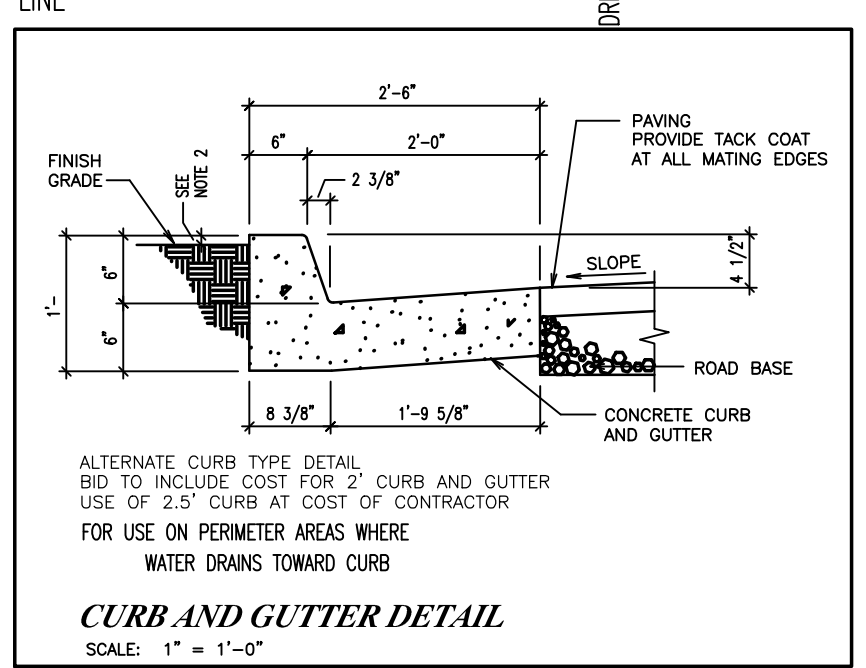
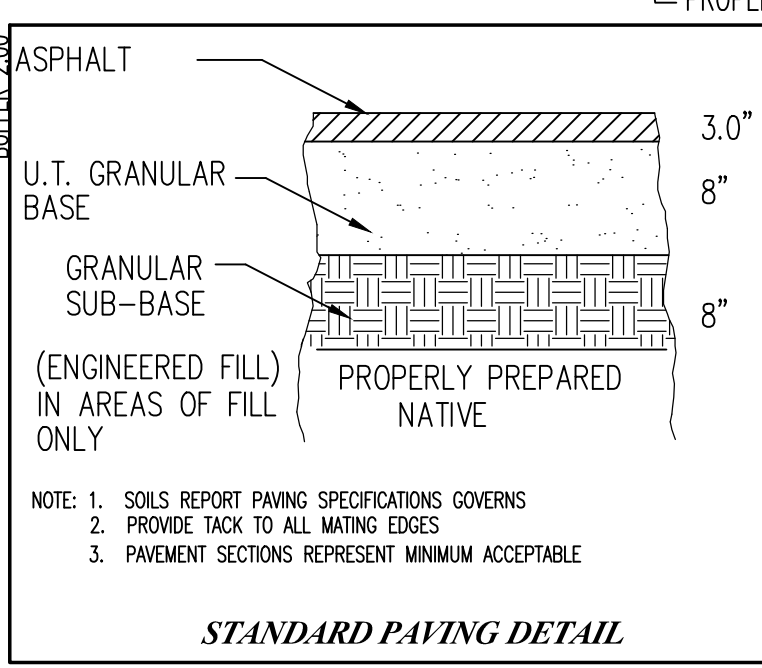
NINTH WEST TOWNHOMES

624 SOUTH 900 WEST
SALT LAKE CITY, UTAH



LEGEND:

Symbol	SECTION CORNER MONUMENT	Symbol	EX. FIRE HYDRANT
Symbol	FENCE	Symbol	NEW FIRE HYDRANT
Symbol	EDGE OF ASPHALT	Symbol	WATER VALVE
Symbol	EX WATER LINE	Symbol	WATER METER
Symbol	PROPOSED WATER LINE	Symbol	SEWER MAN HOLE
Symbol	OVERHEAD UTILITY LINES	Symbol	STORM DRAIN CLEAN OUT
Symbol	EXISTING IRRIGATION LINE	Symbol	CURB INLET BOX
Symbol	NEW IRRIGATION LINE	Symbol	STORM DRAIN INLET BOX
Symbol	EXISTING SANITARY SEWER	Symbol	UTILITY POLE
Symbol	PROPOSED SANITARY SEWER	Symbol	GAS METER
Symbol	EXISTING STORM DRAIN LINE	Symbol	AIR CONDITIONING UNIT
Symbol	NEW STORM DRAIN LINE	Symbol	PHONE SERVICE
Symbol	NEW WATER CONNECTION	Symbol	ELECTRICAL BOX OR TRANSFORMER



DRAINAGE CALCULATIONS

Basin "A"

Area	= 7948.00 SF
HARDSURFACE (C=0.85)	= 5085 SF
ROOF = (C=0.86)	1134 SQ. FT.
LANDSCAPE (C=0.15)	= 1729 SF
ALLOWABLE RELEASE = 0.20 CFS/ACRE	= 0.04 CFS
REQUIRED CURB PLATE SIZE	= 0.94'

NOTE: ORIFICE PLATE NOT REQUIRED DUE TO THE POTENTIAL OF PLUGGING. STORM DISCHARGE FROM SITE IS NEGLIGIBLE.

100 YR STORM PEAK RELEASE = 0.56 CFS (15 MIN)

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS

DATE: 03-31-2005
DRAWN: G.S.J.
SHEET No. C 1.0

PROJECT No. S-18-011

HALIM KURTI
624 SOUTH 900 WEST
SALT LAKE CITY, UTAH

SITE -UTIL-GRADING PLAN

DATE: 03-31-2005
DRAWN: G.S.J.
SHEET No. C 1.0

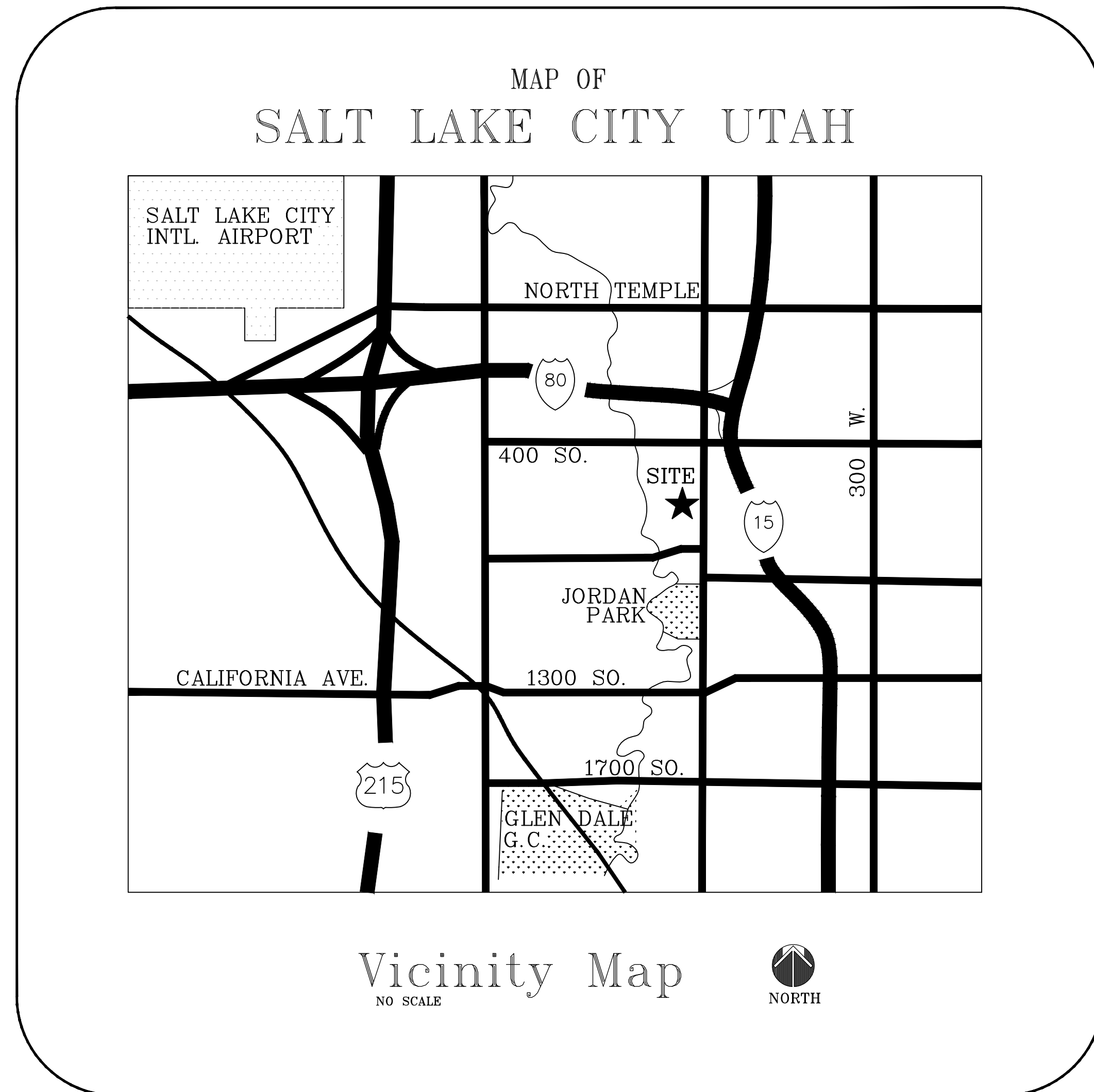
**ATTACHMENT C: BUILDING ELEVATIONS AND
RENDERING**

SALT LAKE CITY CORPORATION

NINTH WEST TOWNHOMES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 02, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

JOB NUMBER: C-18-010
DATE: MARCH 31, 2018

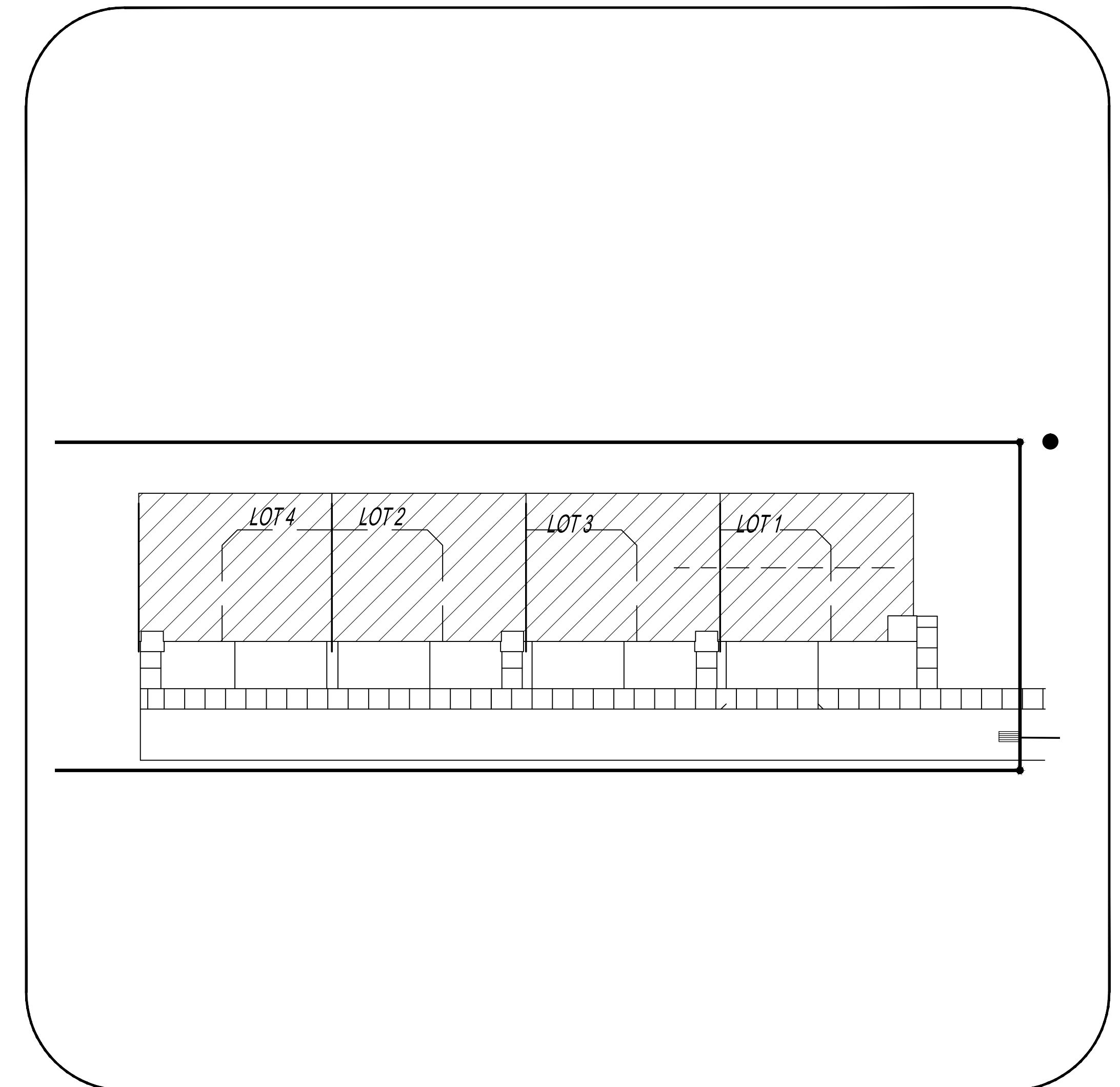


INDEX OF DRAWINGS

- COVER SHEET
- F1.0 FINAL SUBDIVISION PLAT
- S1.0 BOUNDARY SURVEY
- C1.0 SITE AND UTILITY PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 S.W.P.P.P.

DEFERRED SUBMITTALS

"FIRE SPRINKLER PLAN"
"DETAILED LANDSCAPE PLAN"



MAYOR JACKIE BISKUPSKI
CITY COUNCIL

DISTRICT 1 JAMES ROGERS
 DISTRICT 2 ANDREW JOHNSTON
 DISTRICT 3 CHRIS WHARTON, VICE CHAIR
 DISTRICT 4 DEREK KITCHEN
 DISTRICT 5 ERIN MENDENHALL, CHAIR
 DISTRICT 6 CHARLIE LUKE, 2017 VICE CHAIR
 DISTRICT 7 AMY FOWLER

THIS PROJECT DEVELOPED BY:

ROD ENGAR, AGENT FOR OWNER
 1330 WEST 6690 SOUTH, B104
 SALT LAKE CITY, UTAH 84123
 EMAIL rod.engar@yahoo.com
 PH 801-558-1657

THIS PROJECT DESIGNED BY:

Peterson Engineering
 7107 S 400 West, Suite #1
 Midvale, Utah 84047-1084
 PH 801-255-3503
 FX 801-255-4502

PRINT DATE: 3-23-2018

UTILITY APPROVALS

ROCKY MOUNTAIN POWER	DATE
CENTURY LINK	DATE
COMCAST	DATE
DOMINION ENERGY	DATE

	PLAN REVIEW	PLANNING DIVISION	DIVISION OF TRANSPORTATION MICHAEL BARRY, P.E.	CITY ENGINEER MATHEW CASSEL P.E.	PUBLIC UTILITIES ENGINEER	DESIGN ENGINEER DAVID PETERSON	FIRE DEPARTMENT TED ITCHON	VAULT NO. _____
	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	APPROVED BY _____ DATE _____	SHEET NO. <u>1</u> OF <u>6</u> SHEETS
								PROJECT NO. _____
								DRAWING NO. _____

**PROPERTY DESCRIPTION 15-02-455-017
RECORDED & AS-SURVEYED**

Commencing 3.50 Rods (57.75 Feet) South from the Northeast Corner of Lot 7, Block 16, Plat "C", Salt Lake City Survey; running thence South 64.25 feet; thence West 12.00 rods (198.00 Feet); thence North 64.25 feet; thence East 12.00 (198.00 Feet) rods to the point of beginning.

ALSO including 1.0' parcel to the West of the property.

NARRATIVE:

The survey was requested by Clayton King for the purpose of establishing property boundaries and to verify lot area. Boundary corners were set. GPS and Traditional Instruments were used. Basis of Bearing is between two Salt Lake County Monuments Intersections of 600 South & 900 West and 900 West & Arapahoe Drive. S00°00'55"E 396.777' (REC.) 396.55 (MEAS.) Salt Lake Atlas Plat "C" PLAT 2. Current Zoning is RMF-35.

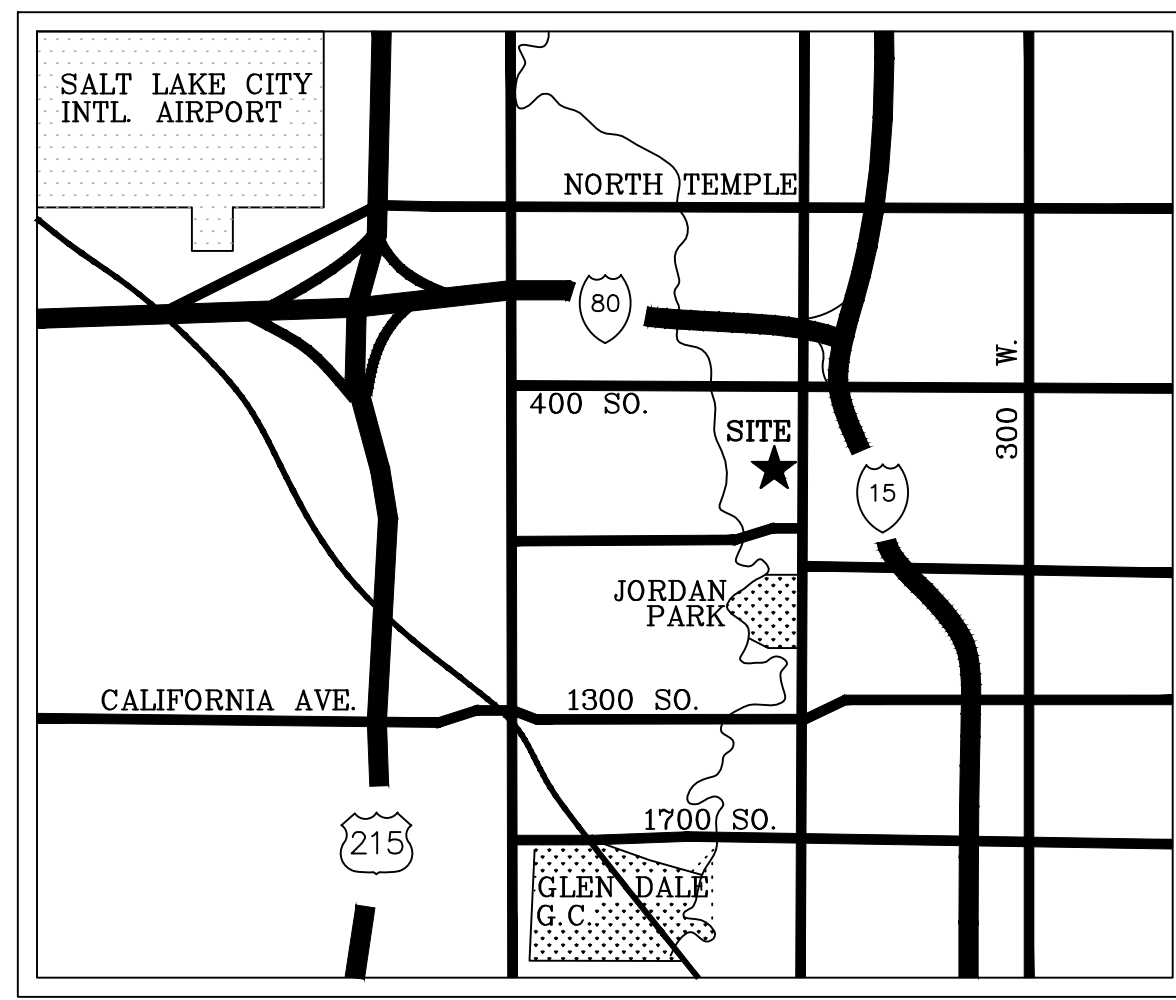
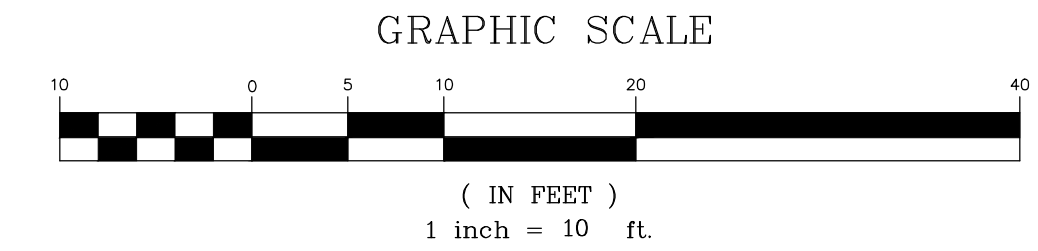
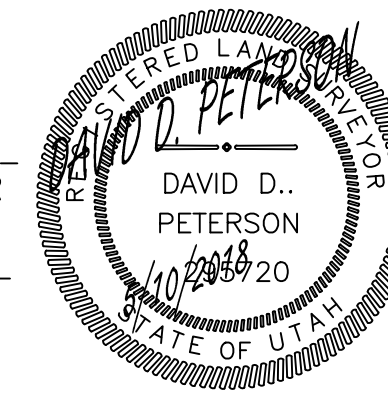
NINTH WEST TOWNHOMES

**624 SOUTH 900 WEST
SALT LAKE CITY, UTAH**

SURVEYOR'S CERTIFICATION:

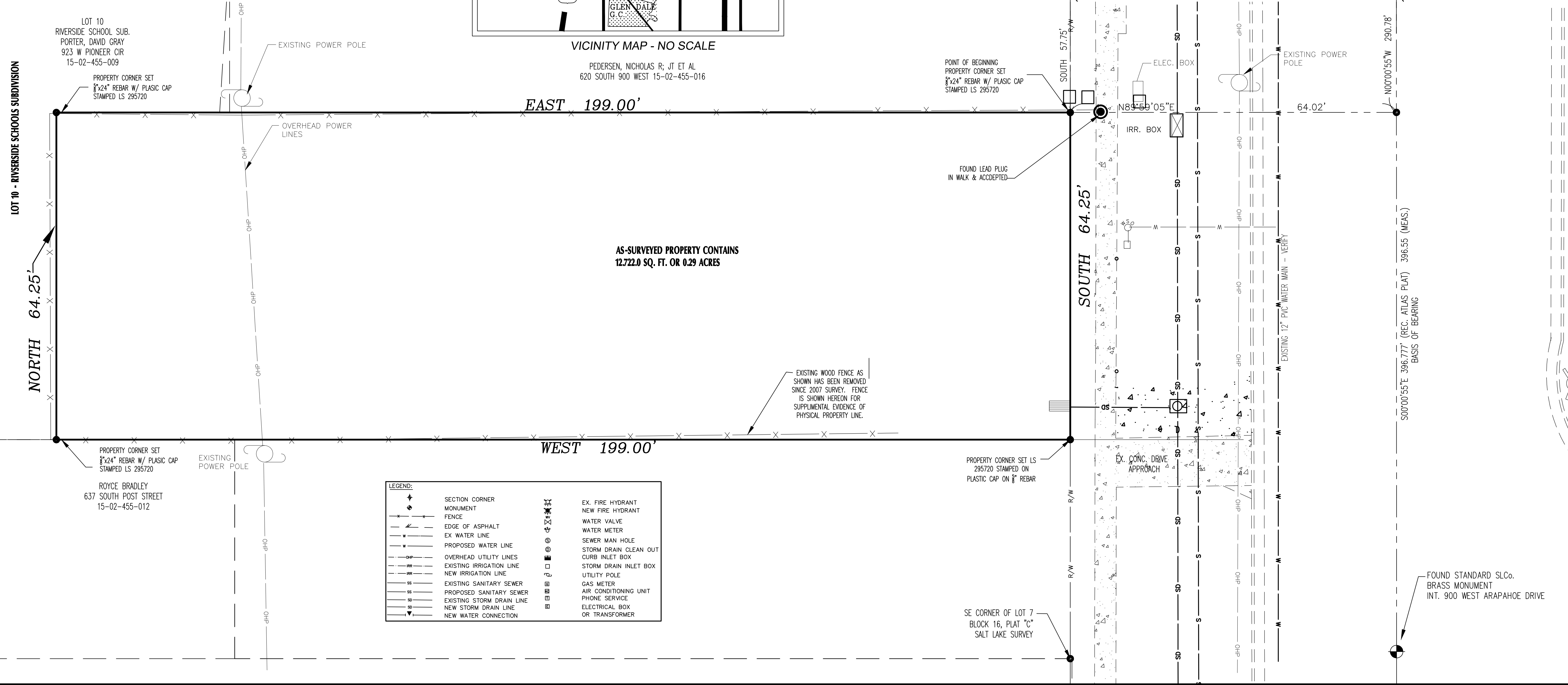
I, David D. Peterson, do hereby certify that I am a registered land surveyor, licensed by the laws of the State of Utah, and that I have made a survey on the ground of the following tracts of land. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set nor purport to show all easements of record; nor is it proof of ownership.

BY: _____
REGISTERED LAND SURVEYOR
DATE: _____



VICINITY MAP - NO SCALE

PEDERSEN, NICHOLAS R; JT ET AL
620 SOUTH 900 WEST 15-02-455-016



LEGEND:

	SECTION CORNER MONUMENT		EX. FIRE HYDRANT
	FENCE		NEW FIRE HYDRANT
	EDGE OF ASPHALT		WATER VALVE
	EX. WATER LINE		WATER METER
	PROPOSED WATER LINE		SEWER MAN HOLE
	OVERHEAD UTILITY LINES		STORM DRAIN CLEAN OUT
	EXISTING IRRIGATION LINE		CURB INLET BOX
	NEW IRRIGATION LINE		STORM DRAIN INLET BOX
	EXISTING SANITARY SEWER		UTILITY POLE
	PROPOSED SANITARY SEWER		GAS METER
	EXISTING STORM DRAIN LINE		AIR CONDITIONING UNIT
	NEW STORM DRAIN LINE		PHONE SERVICE
	NEW WATER CONNECTION		ELECTRICAL BOX OR TRANSFORMER

PROPERTY SURVEY

DATE: 03-31-2009
DRAWN: G.S.J.
SHEET No.
C 1.0

PROJECT No. S-05-015

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

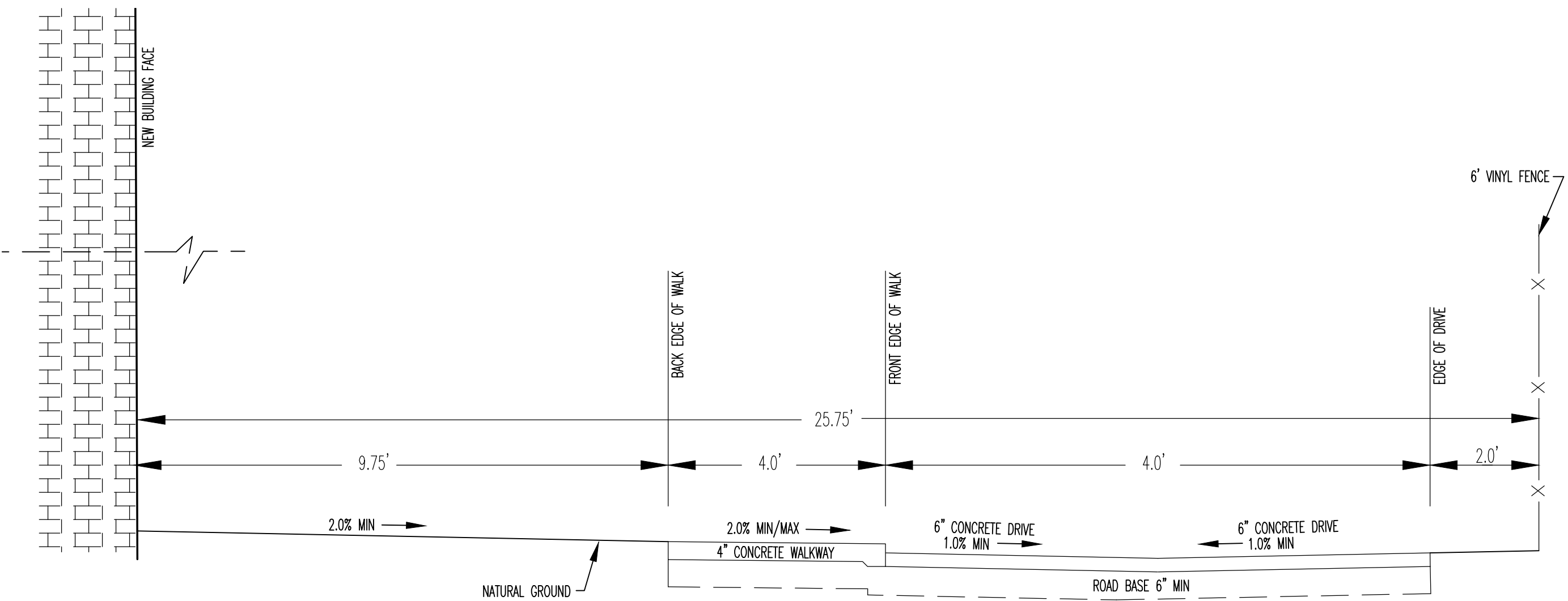
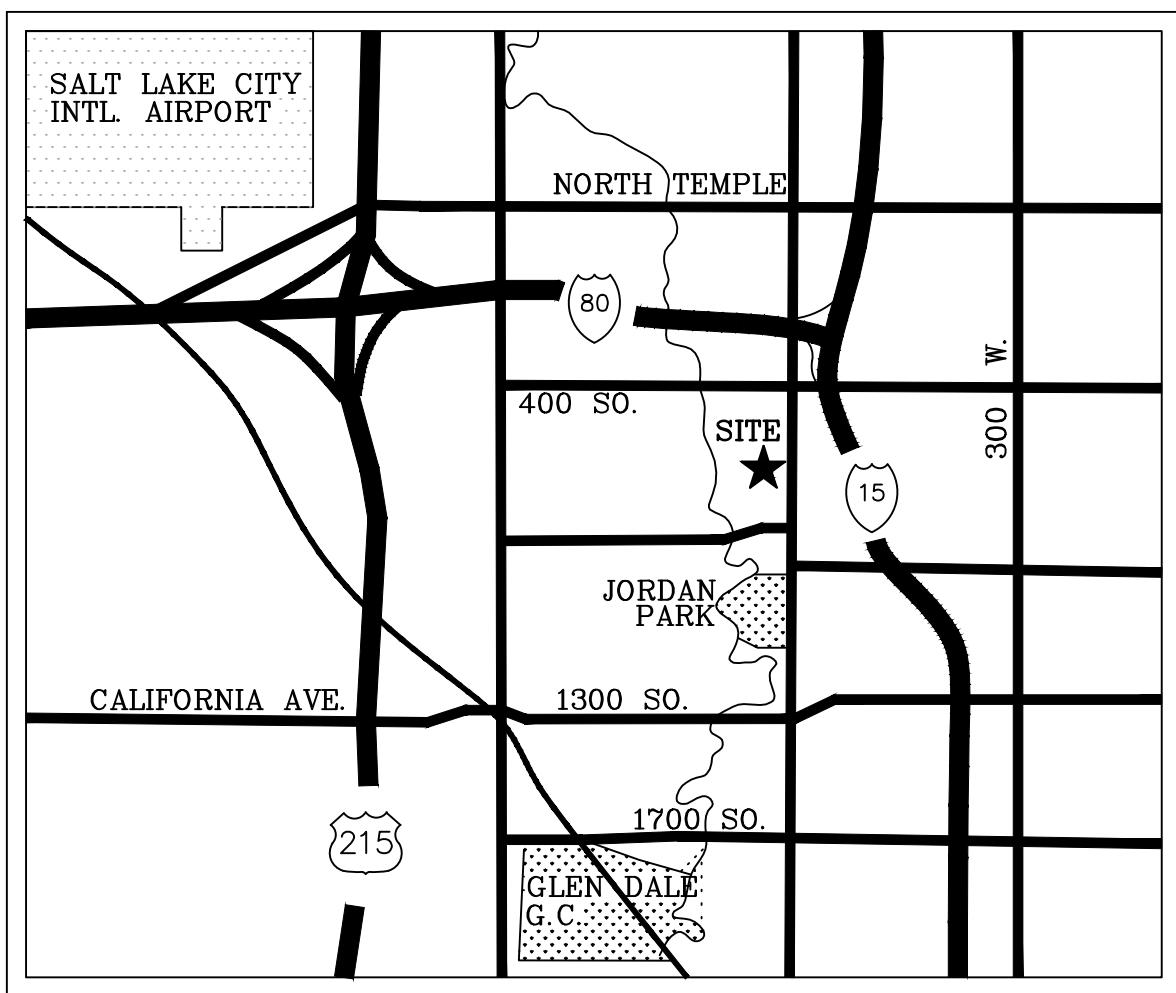
HALIM KURTI
624 SOUTH 900 WEST
SALT LAKE CITY, UTAH

CALL BLUESTAKES
 @ 1-800-862-4111
 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF
 ANY CONSTRUCTION.

NOTE: TREE REMOVAL OR TREE PLANTING IN THE
 PUBLIC ROW REQUIRES APPROVAL FROM BILL
 RUTHFORD, SLC URBAN FORESTRY
 PHONE: (801)-972-7818

NINTH WEST TOWNHOMES

624 SOUTH 900 WEST
 SALT LAKE CITY, UTAH



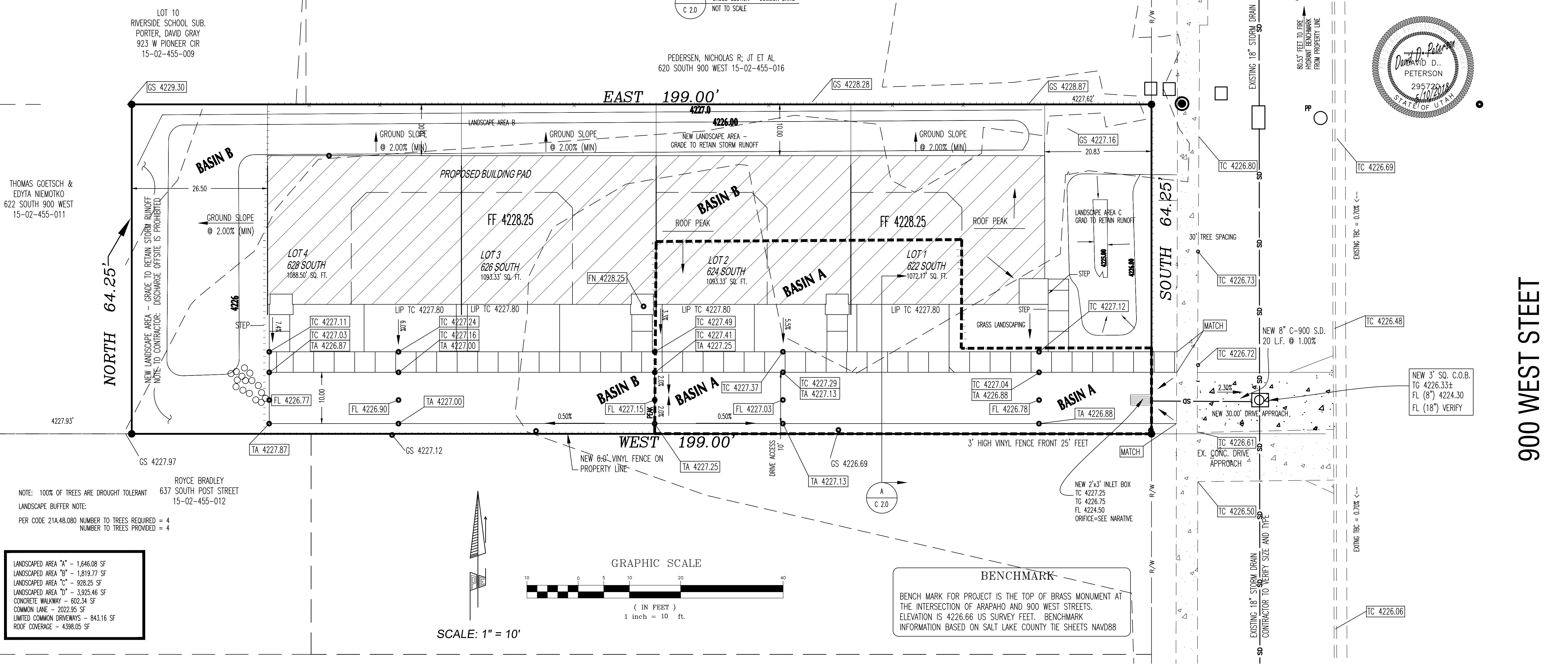
HYDROLOGY SUMMARY CALCS:
BASIN A SUMMARY:
 KURTI 4 - TOWNHOMES - SALT LAKE CITY UTAH
 CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS
 100-Year, 24-Hour Storm
 NOAA Atlas 14

Calculate CA and allowable discharge:	Acres	Runoff Coefficient	CA	"h"	
				S.F.	Acres
HARD SURFACE	0.04	0.85	0.03	0.04	63 %
Roof	0.02	0.85	0.02	0.02	30 %
Landscaped	0.00	0.15	0.00	0.00	7 %
OTHER	0.00	0.85	0.00	0.00	0 %
Total	0.06	0.85	0.051	Total 2870	100 %
CA			0.051		
Allowable discharge at 0.2 cfs/acre		0.01		Discharge to Use:	0.13 (input cfs)

BASIN B SUMMARY:
 KURTI 4 - TOWNHOMES - SALT LAKE CITY UTAH
 CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS
 100-Year, 24-Hour Storm
 NOAA Atlas 14

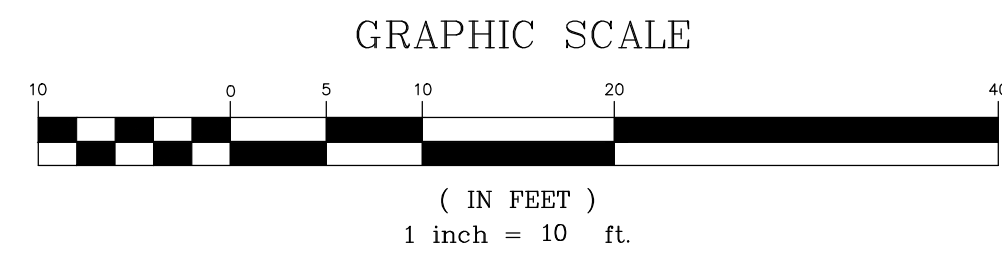
Calculate CA and allowable discharge:	Acres	Runoff Coefficient	CA	"h"	
				S.F.	Acres
HARD SURFACE	0.04	0.85	0.03	0.04	21 %
Roof	0.08	0.85	0.07	0.08	43 %
Landscaped	0.07	0.15	0.01	0.07	36 %
OTHER	0.00	0.85	0.00	0.00	0 %
Total	0.19	0.59	0.113	Total 8275	100 %
CA			0.113		
Allowable discharge at 0.2 cfs/acre		0.04		Discharge to Use:	0.00 (input cfs)

DRAINAGE NARRATIVE:
 1. THE PROPERTY IS DIVIDED INTO TWO PORTIONS. RETAINED ON SITE AND RELEASE TO SALT LAKE CITY STORM DRAIN. THE MAJORITY OF THE SITE IS TO BE RETAINED ON SITE, WHICH IS LABELLED BASIN "B". BASIN "A" IS PLANNED TO BE RELEASE. DUE TO THE SMALL PORTION OF THE SITE AND THE PROHIBITIVE NATURE OF AN ORIFICE PLATE SMALLER THAN 2". USING THE PLANNED 2" ORIFICE, THE REQUIRED RETENTION WOULD BE 150 CU. FT. IN A 100 YR 24 HOUR STORM EVENT. I BELIEVE THIS TO BE NEGLIGIBLE GIVEN THE BENEFITS OF NOT HAVING UNDERGROUND DETENTION.



NOTE: 100% OF TREES ARE DROUGHT TOLERANT
 LANDSCAPE BUFFER NOTE:
 PER CODE 21A.48.080 NUMBER TO TREES REQUIRED = 4
 NUMBER TO TREES PROVIDED = 4

LANDSCAPED AREA "A"	- 1,646.08 SF
LANDSCAPED AREA "B"	- 1,819.77 SF
LANDSCAPED AREA "C"	- 928.25 SF
LANDSCAPED AREA "D"	- 3,925.46 SF
CONCRETE WALKWAY	- 602.34 SF
COMMON LANE	- 2022.95 SF
LIMITED COMMON DRIVENWAYS	- 843.16 SF
ROOF COVERAGE	- 4398.05 SF



BENCHMARK
 BENCHMARK FOR PROJECT IS THE TOP OF BRASS MONUMENT AT THE INTERSECTION OF ARAPAHO AND 900 WEST STREETS. ELEVATION IS 4226.66 US SURVEY FEET. BENCHMARK INFORMATION BASED ON SALT LAKE COUNTY TIE SHEETS NAVD88

FIRE HYDRANT OFF PAGE
 ELEV 4229.26



900 WEST STEET

Date: 31 MARCH 2018
 Job No.: C-18-010
 Drawn: K OOLIVE
 Checked:

PETERSON ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

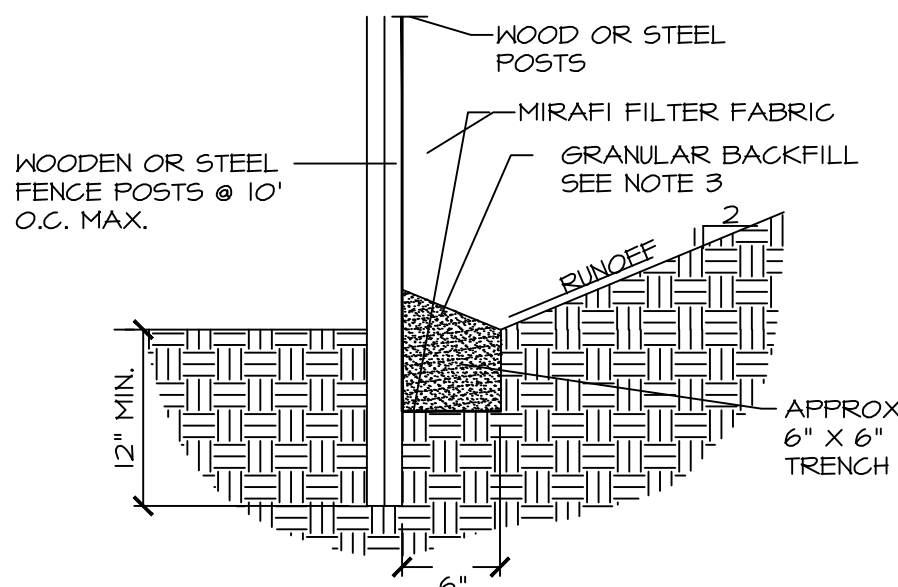
ROD ENGAR
 620 SOUTH 900 WEST
 SALT LAKE CITY, UTAH

GRADING AND DRAINAGE

DATE: 03-31-2018
 DRAWN: G.S.J.
 SHEET No.
C 2.0

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF
 ANY CONSTRUCTION.

- LEGEND**
- INLET PROTECTION (SEE DETAIL 'B' THIS SHEET)
 - SILT FENCE (SEE DETAIL 'C' THIS SHEET)
 - CONSTRUCTION ENTRANCE (SEE DETAIL 'A' THIS SHEET)
 - TOP SOIL
 - EXISTING CONTOUR
 - STORM DRAIN LINE

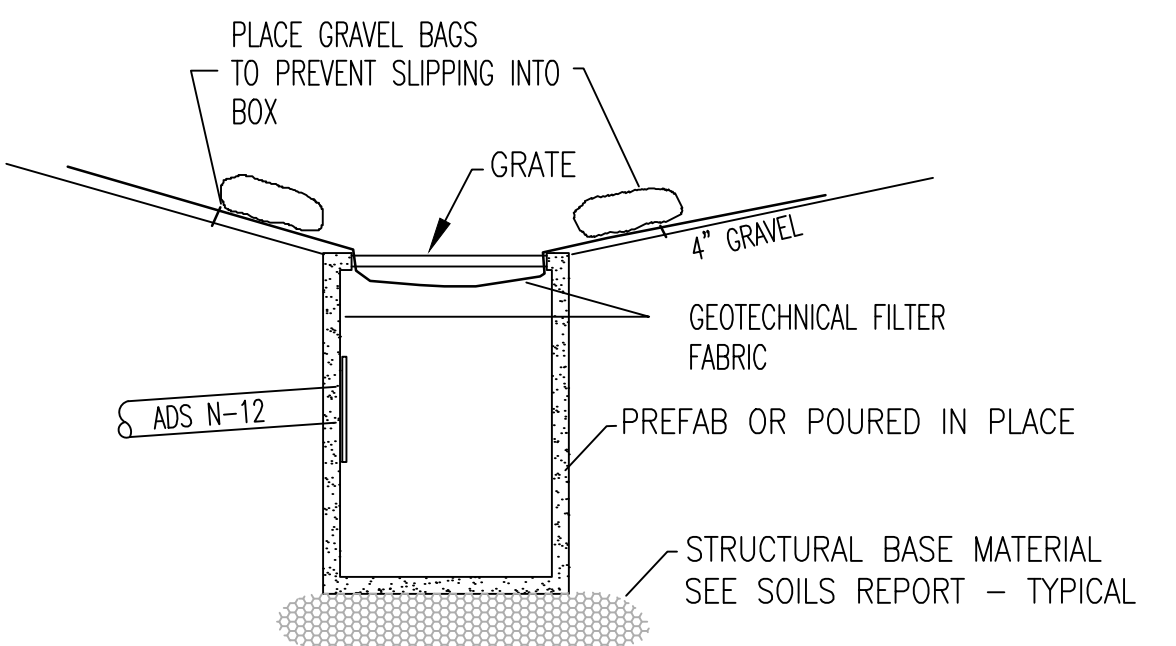


- 1) EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
- 2) POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- 3) LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY ENGINEER.
- 4) SILT FENCE GEOTEXTILE SHALL MEET AASHTO M268-92 REQUIREMENTS.
- 5) REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 6) 10' MAX. SPACING BETWEEN STAKES.

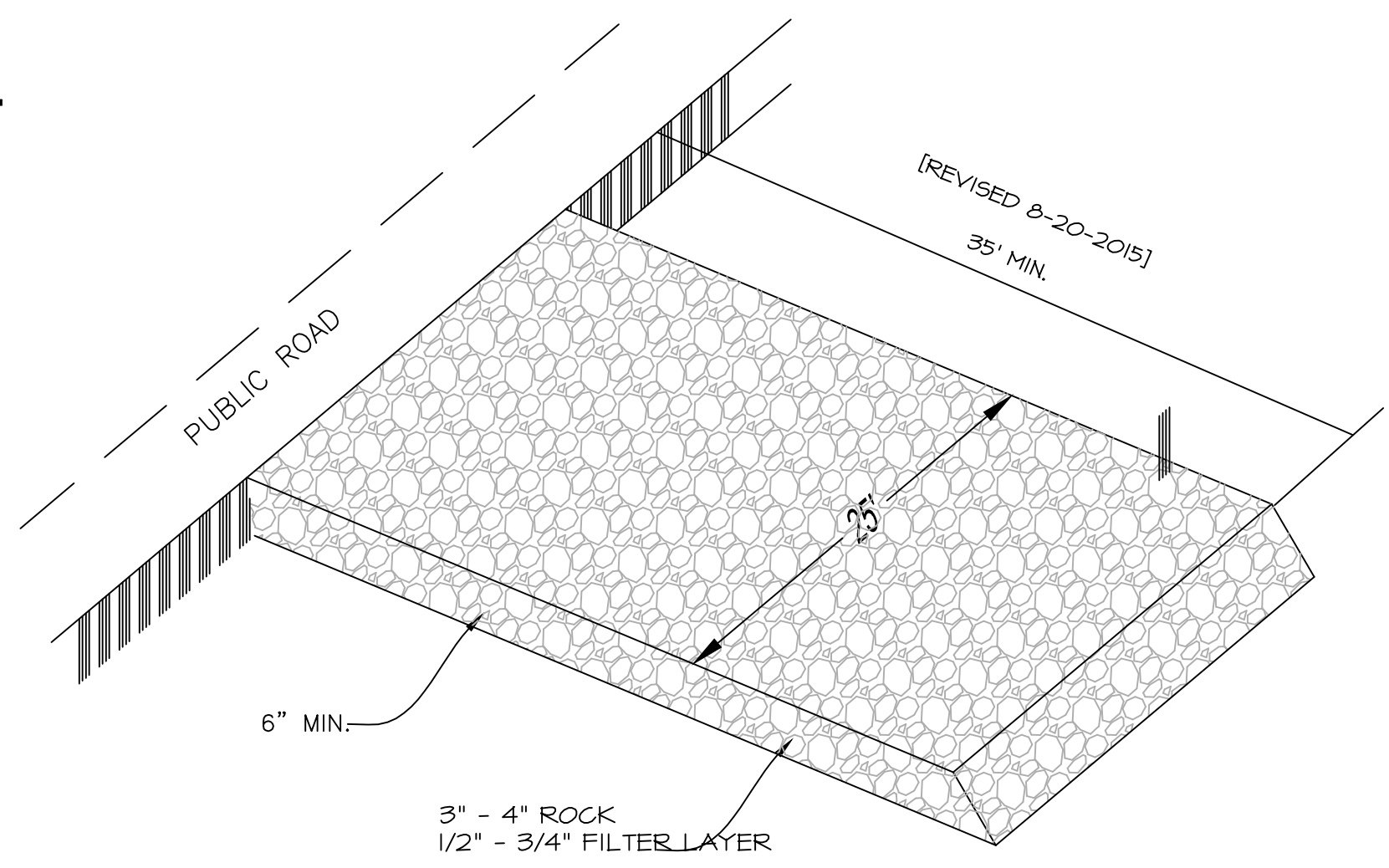
SILT FENCE
 SCALE: NONE

NINTH WEST TOWNHOMES

624 SOUTH 900 WEST
 SALT LAKE CITY, UTAH



FILTER FABRIC DETAIL
 PROFILE VIEW - NO SCALE



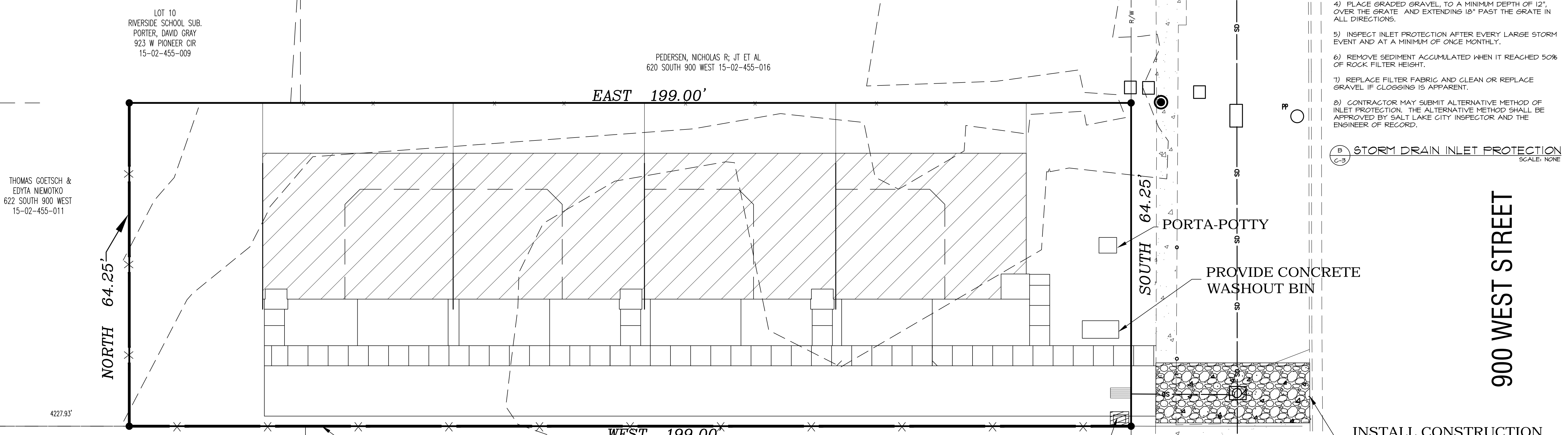
CROSS SECTION OF STABILIZED CONSTRUCTION ENTRANCE
 SCALE: NONE

- GENERAL EROSION CONTROL NOTES:**
- 1) ALL EROSION CONTROL MEASURES MUST BE IMPLEMENTED WITH 14 DAYS OF GRADE COMPLETION.
 - 2) IMPLEMENT CONSTRUCTION ROAD STABILIZATION ON ANY TEMPORARY ROADS USED DURING CONSTRUCTION.
 - 3) PROVIDE SITE WATERING AS NEEDED TO CONTROL BLOWING DUST.
 - 4) ALL EROSION CONTROL PROTECTION DEVICES NEED TO BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A MAJOR RAIN (1/2" OR MORE) OR SNOW MELT EVENT.
 - 5) ALL DAMAGED EROSION CONTROL MEASURES NEED TO BE REPLACED IMMEDIATELY UPON DISCOVERY.
 - 6) SHEEP PUBLIC STREETS AS REQUIRED TO KEEP THEM CLEAN AND FREE FROM DEBRIS.
 - 7) USE EROSION CONTROL BLANKETS ON ANY TEMPORARY DRAINAGE SWALES.
 - 8) PRESERVE ALL VEGETATION IN THE 'DO NOT DISTURB' AREAS.
 - 9) ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE JOB SITE AT THE CONTROLLED CONSTRUCTION ENTRANCES.
 - 10) TEMPORARY PLANTINGS AND SEEDING SHALL BE INSTALLED IN ANY DISTURBED AREAS NOT OTHERWISE DESIGNATED ON THIS PLAN.
 - 11) CONSTRUCT ROCK CHECK DAMS IN AREAS THAT SHOW EVIDENCE OF RECENT EROSION TO PREVENT FURTHER DAMAGE.
 - 12) ALL TEMPORARY PIPE OUTLETS SHALL HAVE EROSION PROTECTION BY USING A RIP-RAP APRON.
 - 13) INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS WELL ESTABLISHED.
 - 14) 24 HOUR CONTACT:

- 1) PLACE WIRE MESH (WITH 1/2" OPENINGS) EXTENDING 12" PAST THE GRATE IN ALL DIRECTIONS.
- 2) PLACE FILTER FABRIC OVER THE MESH SAME SIZE AS MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
- 3) PLACE STORM DRAIN INLET GRATE OVER FABRIC.
- 4) PLACE GRADED GRAVEL, TO A MINIMUM DEPTH OF 12", OVER THE GRATE AND EXTENDING 18" PAST THE GRATE IN ALL DIRECTIONS.
- 5) INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
- 6) REMOVE SEDIMENT ACCUMULATED WHEN IT REACHED 50% OF ROCK FILTER HEIGHT.
- 7) REPLACE FILTER FABRIC AND CLEAN OR REPLACE GRAVEL IF CLOGGING IS APPARENT.
- 8) CONTRACTOR MAY SUBMIT ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY SALT LAKE CITY INSPECTOR AND THE ENGINEER OF RECORD.

STORM DRAIN INLET PROTECTION
 SCALE: NONE

BENCHMARK
 BENCH MARK FOR PROJECT IS THE NORTH QUARTER CORNER OF SECTION 30, TOP OF BRASS ELEV. IS 4438.85 US SURVEY FEET. BENCHMARK INFORMATION BASED ON SALT LAKE COUNTY TIE SHEETS NAVD88



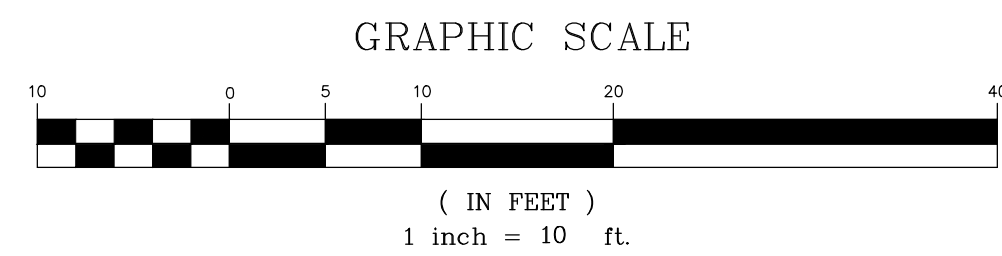
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 COMMON LANE - 2022.55 SF
 LIMITED COMMON DRIVEWAYS - 843.16 SF
 ROOF COVERAGE - 4398.05 SF

INSTALL SILT FENCE ALONG PROPERTY LINE AS SHOWN

PROVIDE INLET PROTECTION AFTER INSTALLATION

INSTALL CONSTRUCTION ENTRANCE



SCALE: 1" = 10'

BENCHMARK
 BENCH MARK FOR PROJECT IS THE TOP OF BRASS MONUMENT AT THE INTERSECTION OF ARAPAHO AND 900 WEST STREETS. ELEVATION IS 4226.66 US SURVEY FEET. BENCHMARK INFORMATION BASED ON SALT LAKE COUNTY TIE SHEETS NAVD88



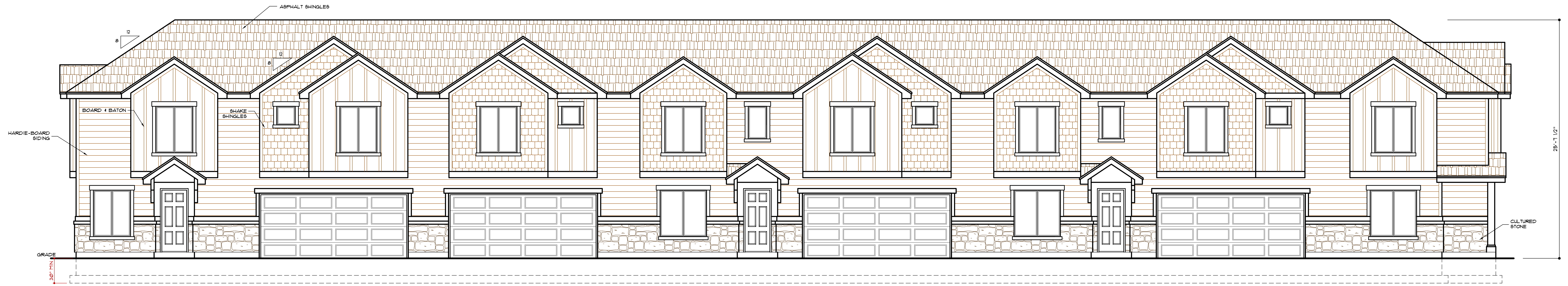
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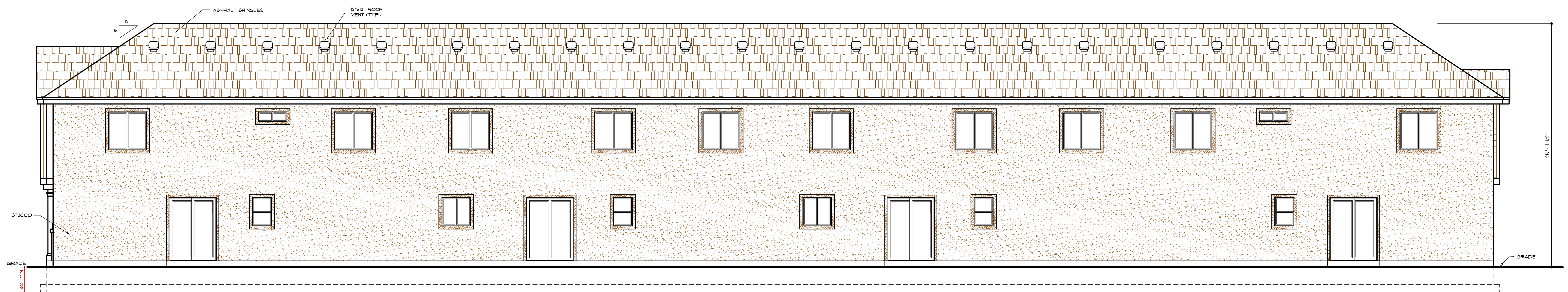
ROD ENGAR
 620 SOUTH 900 WEST
 SALT LAKE CITY, UTAH

S.W.P.P.P.

DATE: 03-31-2018
 DRAWN: G.S.J.
 SHEET No.
C 2.0



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



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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

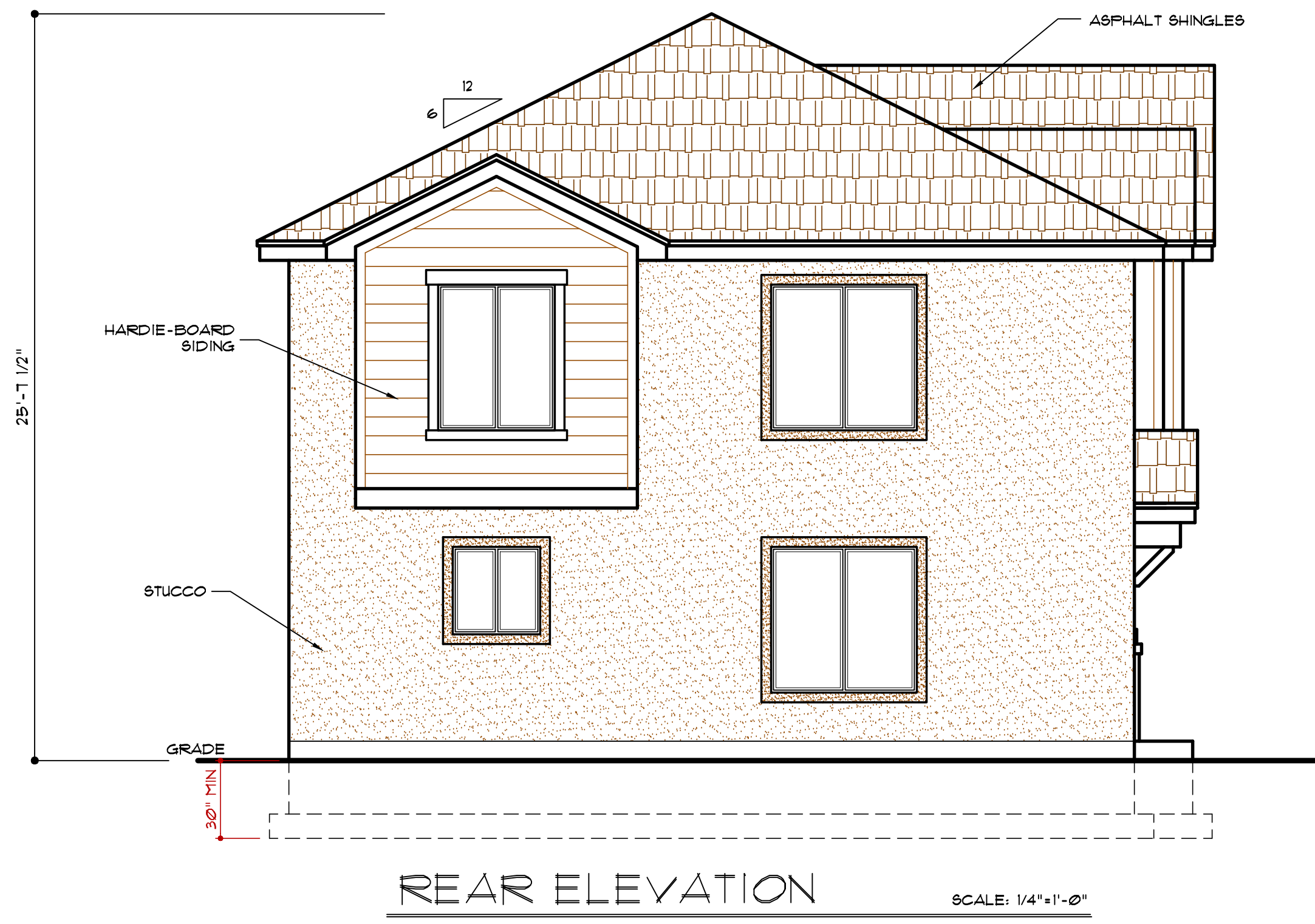
DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

3/2018
REVISED

SHEET
4 of 9

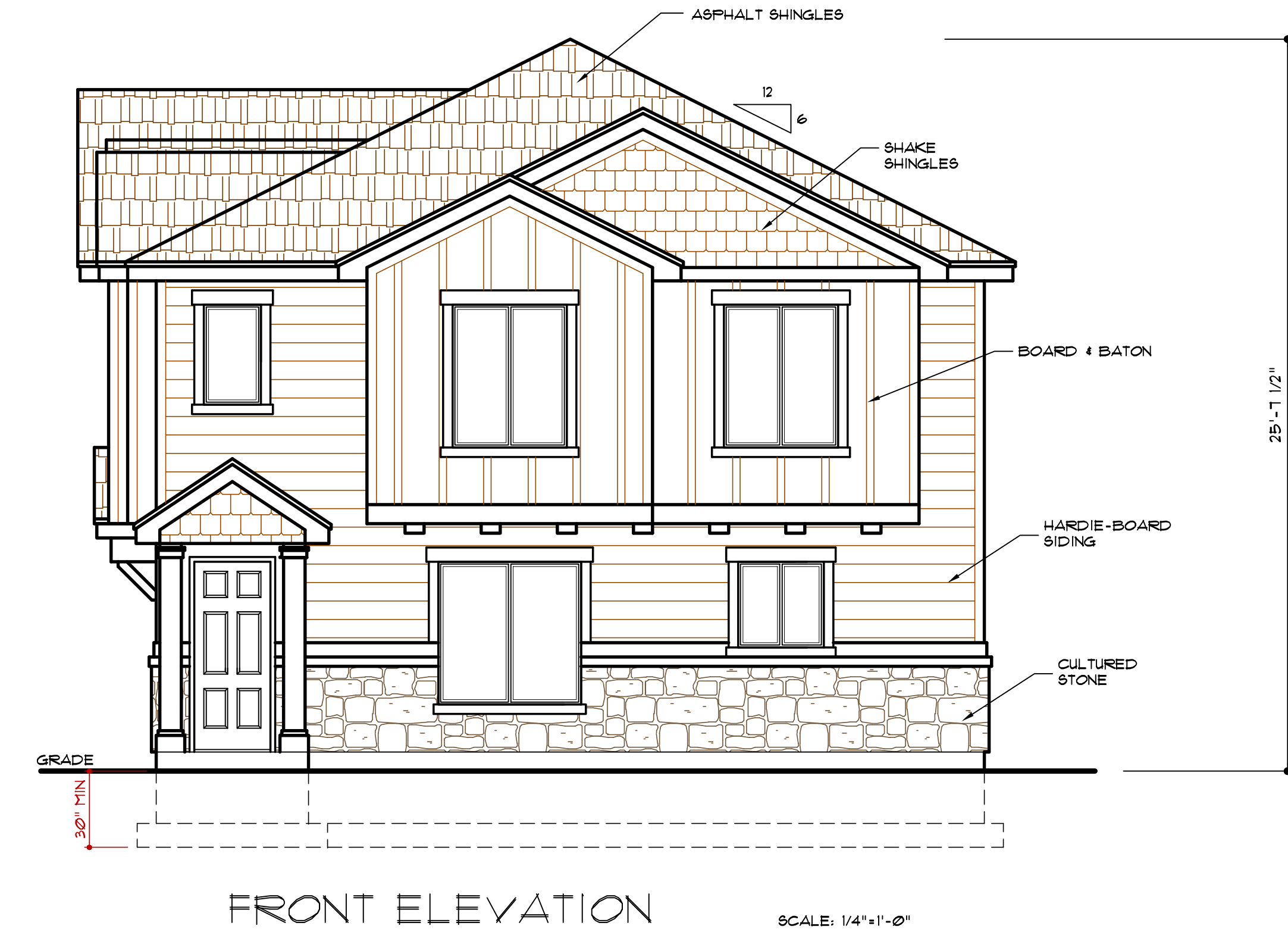
GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE. (2015 IRC, ETC.)
- ALL CONSTRUCTION DEBRIS SHOULD BE REMOVED BY FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL TIMES DURING THE CONSTRUCTION PROCESS TO PREVENT MIGRATION FROM THE JOB SITE.
- CURB, GUTTER AND SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY MUST BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION. CURB, GUTTER AND SIDEWALK MUST BE CLEAN AND IN NEW CONDITION AT TIME OF FINAL INSPECTION.
- ALL STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
- ALL FOOTINGS SHALL BE PLACED 12" BELOW UNDISTURBED EARTH AND A MINIMUM OF 30" BELOW FINISHED GRADE, OR AS NOTED PER PLAN. TOPS OF FOUNDATIONS SHALL BE 6" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 4" MINIMUM FOR THE FIRST TEN FEET AND A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
- APPROVED NUMBERS FOR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. (4" TALL W/ 1/2" STROKE)
- ATTICS SHALL BE PROVIDED WITH AN ACCESS WITH A CLEAR OPENING OF 22"x30". MINIMUM HEAD ROOM ABOVE ACCESS OPENING SHALL BE 30". SUCH ACCESS SHALL NOT BE LOCATED ABOVE A CLOSET SHELF.
- PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A MIN. 1" CLEARANCE FROM COMBUSTIBLE MATERIALS.
- SHOWER WALLS AND WALLS AROUND BATH TUBS SHALL BE CONSTRUCTED OF DENSE FIBER CEMENT BACKER BOARD (OR OTHER APPROVED MATERIAL) FULL HEIGHT OF WALL. (GREEN BOARD NOT ALLOWED)
- INSTALL 1/2" FIRE RATED SHEET ROCK ON ALL WALLS, CEILING, BEAMS AND SUPPORTS IN GARAGE FOR FIRE PROTECTION BETWEEN GARAGE AND DWELLING UNIT. IF DWELLING SPACE EXISTS ABOVE GARAGE, THEN INSTALL 5/8" FIRE RATED SHEET ROCK ON CEILING OF GARAGE. ALL SUCH SHEET ROCK SHALL BE NAILED 4" O.C. AT EDGES AND 6" O.C. IN THE FIELD OF EACH SHEET.
- HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS WITH 2 OR MORE RISERS. SUCH HANDRAILS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. STAIR HAND RAILINGS SHALL NOT BE LESS THAN 34" ABOVE NOSING OF TREAD NOR MORE THAN 38" AND SHALL HAVE A CROSS-SECTIONAL DIMENSION BETWEEN 1-1/4" MIN. - 2-5/8" MAX.
- GUARDRAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH THE GUARDRAIL.
- FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" MIN. ABOVE ANY ROOF LINE WITHIN 10". ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS AND SHALL BE CAPPED WITH MIN. CONCRETE CAPS.
- ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC., SHALL BE SETTLED AND TAMPED TO 90% MINIMUM COMPACTION.
- DRYER VENT DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, AND SHALL NOT BE INSTALLED WITH SHEET METAL SCREWS. MIN. DUCT DIAMETER SHALL BE 4" WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS. VENT DRYER DIRECTLY TO OUTSIDE OF BUILDING. DRYER VENT SHALL NOT CONNECT TO ANY OTHER VENT DUCT OR CHIMNEY. VENT HOOD SHALL BE 12" MIN. ABOVE GRADE. MAXIMUM DRYER DUCT LENGTH IS 14'-0". (OR AS SPECIFIED BY DRYER MANUFACTURER.) DRYER DUCT MUST BE SEALED, AND SECURED EVERY 12'
- THE MINIMUM HEADROOM HEIGHT IN ALL AREAS OF A DWELLING IS 7'-0", INCLUDING AREAS UNDER HEAT DUCTS, PLENUMS, STRUCTURAL MEMBERS AND PLUMBING OVERHEAD ITEMS.
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA:
 PROVIDE 16.5 SQ. FT. GABLE / ROOF VENT
 AND 16.5 SQ. FT. SOFFIT VENT
 FRAMING (AREA OF ROOF 4937/300=16.5)
- STUDS EXCEEDING 10'-0" IN LENGTH SHALL BE 2"x6" D.F. #2 OR AS SPECIFIED BY ENGINEER. SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER ALL BEARING WALLS. SUCH BLOCKING SHALL BE 2" NOMINAL THICKNESS AND FULL DEPTH OF JOISTS, RAFTERS, TRUSSES OR STUDS.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED, OR AS NOTED ON FLOOR FRAMING PLANS. JOIST UNDER AND PARALLEL TO ALL OTHER PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOISTS 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUBFLOOR WHEN JOISTS ARE SPACED UP TO 24" O.C.
- BRACE ALL EXTERIOR WALLS AND CROSS-STUD PARTITIONS AS FOLLOWS:
 PLYWOOD OR OSB SHEATHING WITH A NET THICKNESS OF NOT LESS THAN 7/16" NAILED WITH 8d NAILS @ 6" O.C. ON PANEL EDGES AND @ 12" O.C. IN FIELD OF PANEL MINIMUM, EXCEPT WHEN NOTED OTHERWISE.
- FIRE STOPPING:
 A. FIREBLOCK STUD SPACES OVER 10" IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
 B. FIRESTOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NON-COMBUSTIBLE MATERIALS.
 C. GARAGE ATTIC ACCESS SHALL BE OF 1 HR. FIRE RESISTANT CONSTRUCTION & HAVE LATCH PROVIDED.
 D. FIREPLACE FLUES EXTENDING THROUGH ATTIC SPACE MUST BE SEPARATED FROM
- WINDOWS
 22. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. BEDROOM EGRESS OPENING SHALL BE WITHIN 44" OF THE FINISHED FLOOR. SUCH WINDOW SHALL HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. MIN. CLEARANCE HEIGHT MIN. 24 INCHES. MIN. CLEARANCE WIDTH 20 INCHES.
 23. ALL WINDOWS (EXCEPT GARAGE) SHALL BE DOUBLE GLAZED WITH 1/4" MIN. SPACES.
 24. GLASS USED IN SHOWERS OR TUB ENCLOSURES SHALL BE FULLY TEMPERED.
 25. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATHTUBS, ALL GLASS WITHIN 24" OF ANY DOOR, WINDOWS WITHIN 24" OF THE FLOOR, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
 26. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS.
 27. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY C.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL TO BE 6" BELOW THE WINDOW SILL.
- HEATING
 28. ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 I.R.C. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER.
 29. PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS. 3" MIN. ALL OTHER SIDES.
 30. PROVIDE FRESH AIR FOR COMBUSTION BY DUCTS LEADING FROM THE APPLIANCE ENCLOSURE TO THE OUTSIDE OF THE BUILDING. TWO OPENINGS ARE REQUIRED IN COMPARTMENTS OF LESS THAN 50 SQ. FT. ONE OPENING IN UPPER 12" AND ONE OPENING IN LOWER 12" OF SUCH COMPARTMENT EQUALLY DIVIDED OR AS NOTED IN PLANS. COVER THE INLET OF SUCH DUCTS WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENTS SHALL TERMINATE 4" BELOW OR 4" HORIZONTALLY AND AT LEAST 1" ABOVE A DOOR, OPERABLE WINDOW OR A GRAVITY AIR INLET INTO BUILDING.
 31. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SHEET METAL SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.
 32. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
 33. FURNACE SIZE PER MANUAL J & D OR HEATING CONTRACTOR. FURNACE EFFICIENCY SHALL BE OBTAINED FROM RES CHECK CALCULATION.
- PLUMBING
 34. ALL TOILETS OR WATER CLOSETS SHALL BE LOW FLUSH TYPE. MAXIMUM 1.6 GALLONS PER FLUSH. PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF NOT LESS THAN 30"
 35. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MIN.) AND DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 10' HORIZONTALLY OR 3' ABOVE ANY GRAVITY OR POWER AIR INLET.
 36. FREEZELESS, ANTI-SIPHON & BACKFLOW PREVENTATIVE HOSE BIBS TO BE USED.
 37. SHOWER HEADS TO HAVE 2.5 GAL/MIN. MAXIMUM OUTPUT
 38. PLUMBING VENTS NOT TO BE FLAG POLED. SLIP JOINT PLUMBING NOT ALLOWED IN CONCEALED SPACES W/O 24"x24" ACCESS
 39. HOT WATER LINES IN UNFINISHED BASEMENTS, CRAWL SPACES, WALLS OF FLOORS EXPOSED TO UNHEATED AREAS SHALL BE INSULATED W/ MIN. OF 1/2" INSULATION PER 2015 IRC.
 40. ANTI-SCALD FAUCETS REQ. ON ALL SHOWER & SHOWER/TUB COMBINATIONS (MAX. 120°F).
 41. FLOOR DRAINS SHALL BE OF THE DEEP SEAL TRAP OR TRAP SEAL PRIMER TYPE.
 ELECTRICAL
 42. PROVIDE MINIMUM CLEARANCE OF 30" WIDTH BY 36" DEPTH BY 6'-6" HEIGHT FOR ELECTRICAL PANEL AREA. NO ELECTRICAL PANEL SHALL BE LOCATED IN BATHROOMS, FIRE-RATED GARAGE WALLS OR CLOSETS.
 43. INSTALL #4 REBAR CONCRETE ENCASED ELECTRIC FOR GROUNDING PURPOSES. INSTALL PER NEC SECTION 250-52 (A) (3).
 44. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SO SPACED THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. SWITCH BOTTOM HALF OF ELECTRICAL OUTLETS ONLY, UNLESS OTHERWISE NOTED. IN ALL ROOMS AS DESIGNATED, ELECTRICAL OUTLETS IN BATH ROOMS, GARAGES OR OUTSIDE OF BUILDING SHALL BE PROTECTED WITH AN APPROVED GFCI.
 45. SMOKE DETECTORS REQUIRED AT EACH BEDROOM, AT HALLWAYS LEADING TO BEDROOMS, AT EVERY FLOOR LEVEL INCLUDING BASEMENTS, AT THE TOP OF EACH STAIRWAY ON FLOORS WITHIN BEDROOMS AND IN ROOMS SERVING BEDROOMS WHERE THE CEILING HEIGHT OF THE ROOM IS 24" OR MORE GREATER IN HEIGHT THAN THE BEDROOM SERVED FROM SUCH ROOM. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP.
 46. PROVIDE A VENTILATING FAN CAPABLE OF PRODUCING A CHANGE OF AIR EVERY 12 MIN. FOR ALL BATHROOMS WITHOUT WINDOW VENTILATION.
 47. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRIC SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
 48. TEMPORARY WIRING SHALL CONFORM TO 2015 NEC.
 49. 200 AMP ELECTRICAL PANEL (VERIFY WITH ELECTRICIAN).
 50. BATHROOM AND KITCHEN OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT(S).
 51. PACIFICORP (UP & I) REQUIRES THAT THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE ENTRANCE CAN NOT BE LOCATED OVER A WINDOW WELL, OR WITHIN 3'-0" OF GAS METER.
 52. BRANCH CIRCUITS SUPPLYING 125-VOLT SINGLE PHASE, 15- & 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.
 53. LIGHTS OVER TUBS AND SHOWERS SHALL BE RATED FOR WET PROTECTION AREAS.
 54. ALL RECEPTACLES TO BE TAMPER RESISTANT.
 55. ALL ELECTRICAL BOXES IN GARAGE TO BE 2 HOUR RATED.



REAR ELEVATION

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



FRONT ELEVATION

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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

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DOOR SCHEDULE						
PK	QTY	WIDTH	HT.	THICK.	DESCRIPTION	REMARKS
1	4	3'-0"	6'-8"	1 1/2"	S.C. EXTERIOR	PAINT
2	4	3'-0"	6'-8"	1 1/2"	S.C. EXTERIOR W/ CLOSER 4 30 MIN. RATED	PAINT
3	4	3'-0"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT
4	4	2'-8"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT
5	4	2'-6"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT
6	33	2'-4"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT
7	4	2'-0"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT
8	2	1'-6"	6'-8"	1 1/2"	INTERIOR DOOR	PAINT

ALL DOORS TO BE OPTIONAL 8'-0" TALL (PER OWNER)

WINDOWS SCHEDULE					
PK	QTY	WIDTH	HT.	DESCRIPTION	REMARKS
A	6	3'-0"	5'-0"	SLIDER	DOUBLE GLAZED
B	4	4'-0"	5'-0"	SLIDER	DOUBLE GLAZED
C	4	3'-0"	3'-0"	SLIDER	DOUBLE GLAZED/TEMPERED GLASS
D	4	2'-0"	3'-0"	DOUBLE HUNG	DOUBLE GLAZED
E	4	3'-0"	6'-8"	SLIDING GLASS DOOR	DOUBLE GLAZED/TEMPERED GLASS
F	2	3'-0"	7'-0"	SLIDER	DOUBLE GLAZED/TEMPERED GLASS
G	4	3'-0"	2'-0"	FIXED OR CAMEBENT	DOUBLE GLAZED/TEMPERED GLASS
H	2	2'-0"	3'-6"	FIXED OR CAMEBENT	DOUBLE GLAZED
I	4	4'-0"	4'-0"	SLIDER	DOUBLE GLAZED

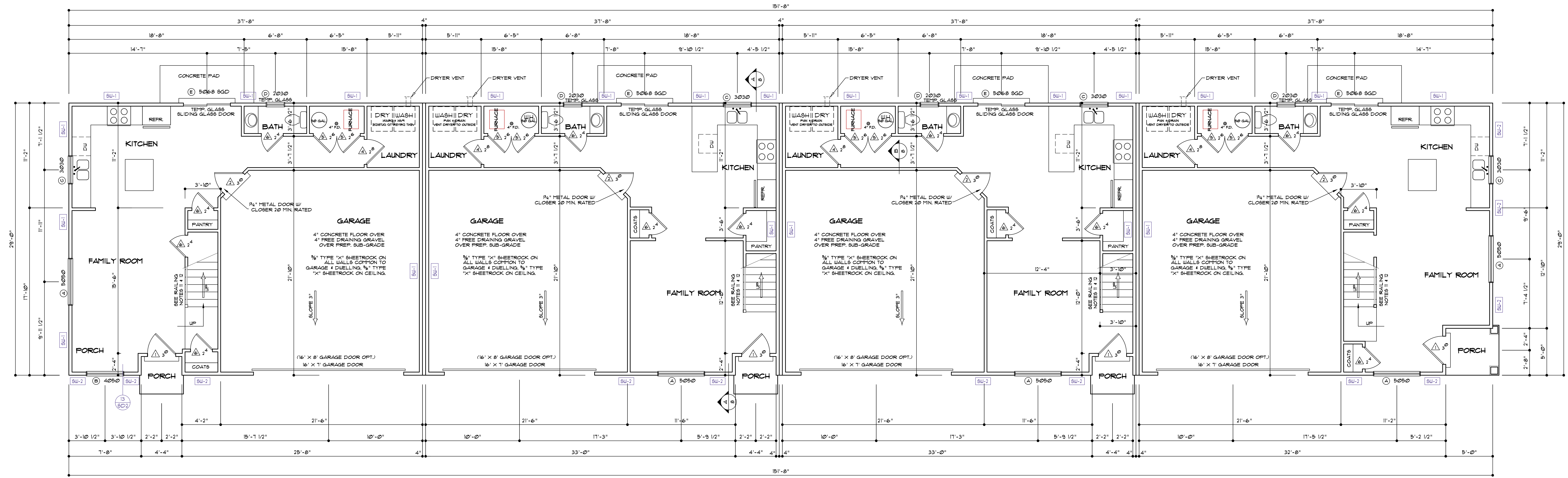
SHEAR WALL SCHEDULE					
TYPE	SHEATHING	NAIL	EDGE	FIELD	ANCHOR BOLTS
TYPICAL	1/4" ONE SIDE	8d	6" O.C.	12" O.C.	1/2" 32" O.C.
1	1/4" ONE SIDE	8d	4" O.C.	12" O.C.	1/2" 32" O.C.
2	1/4" BOTH SIDES	8d	4" O.C.	12" O.C.	1/2" 32" O.C.
3	1/4" ONE SIDE	8d	3" O.C.	12" O.C.	1/2" 32" O.C.
4	1/4" BOTH SIDES	8d	3" O.C.	12" O.C.	1/2" 32" O.C.

NOTE: 1/4" GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACINGS ON SW-1 AND SW-2
 NOTE: SW-1, SW-3 & SW-4 REQUIRE 3X EDGE FRAMING MEMBERS
 ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS N ROOF SHALL BE SHEATHED WITH 5/8" APA RATED 2410 OR BETTER STRUCTURAL WOOD PANELS.
 BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER, 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATED 4" O.C.

MECH. NOTES

PROVIDE 1" DUCT FOR COMBUSTION AIR FROM OUTSIDE IN UPPER THIRD AND LOWER THIRD OF FURNACE AREA.
 INSTALL EXPANSION TANK ON SUPPLY LINE TO WATER HEATER
 SECURE WATER HEATER TO WALL WITH APPROVED (2) STRAPS-UPPER THIRD AND LOWER THIRD OF WATER HEATER
 INSTALL PRESSURE RELIEF VALVE ON WATER HEATER

- MAXIMUM U-VALUE FOR WINDOWS TO BE .35 MIN.
- CONTRACTOR SHALL REVIEW AND VERIFY SIZE, TYPE, AND QUANTITY OF ITEMS LISTED ON SCHEDULES BEFORE ORDERING DOORS & WINDOWS.
- WINDOW SUPPLIER TO VERIFY WINDOWS MEET FINISH GLASS REQUIREMENTS.
- CAULK FLASH AND COUNTER FLASH ALL EXTERIOR DOORS AND WINDOWS.
- WINDOWS AND DOORS TO MEET IRC R603.1



UNIT 4 519 SQFT UNIT 3 519 SQFT UNIT 2 519 SQFT UNIT 1 564 SQFT

MAIN FLOOR PLANS SCALE: 1/4"=1'-0"

NINTH WEST TOWNHOMES
 SALT LAKE CITY, UT

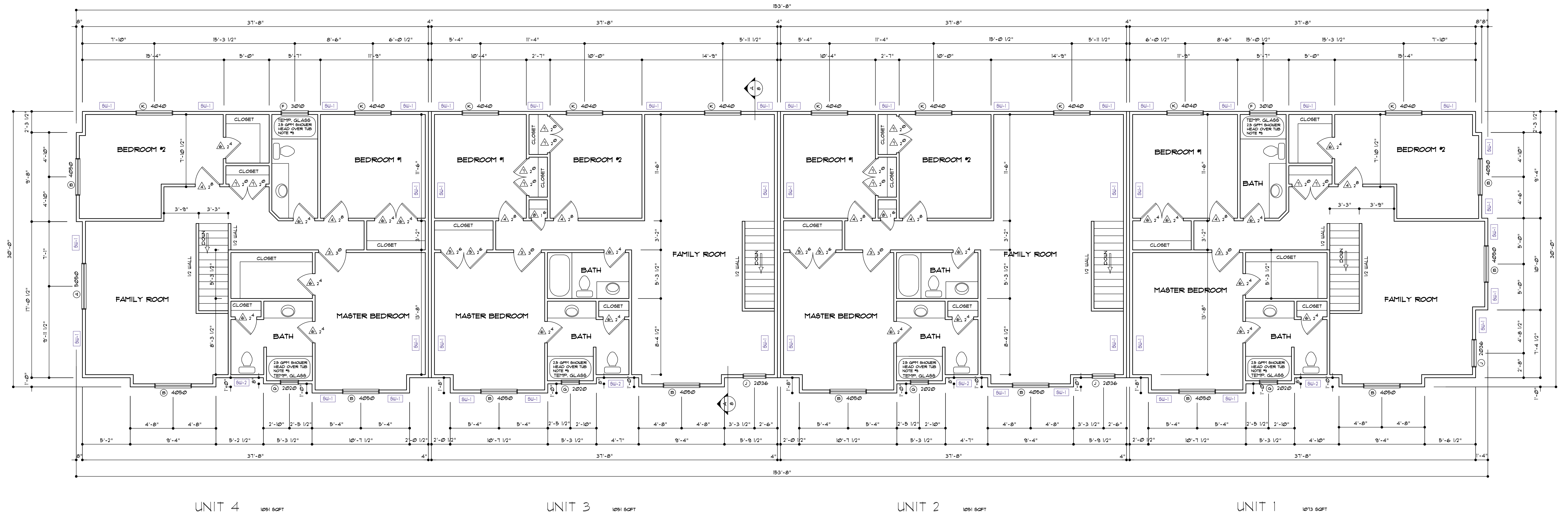
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SHEAR WALL SCHEDULE				
TYPE	SHEATHING	NAILING		ANCHOR BOLTS
		NAIL	EDGE	FIELD
TYPICAL	1/2" ONE SIDE	8d	6" O.C.	12" O.C.
1	1/2" ONE SIDE	8d	4" O.C.	12" O.C.
2	1/2" BOTH SIDES	8d	4" O.C.	12" O.C.
3	1/2" ONE SIDE	8d	3" O.C.	12" O.C.
4	1/2" BOTH SIDES	8d	3" O.C.	12" O.C.

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON SW-1 AND SW-2
 NOTE: SW-1, SW-3 & SW-4 REQUIRE 3X EDGE FRAMING MEMBERS
 ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 5/8" APA RATED 2410 OR BETTER STRUCTURAL WOOD PANELS.
 BLOCK ALL HORIZ EDGES WITH 2" NOM OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3' O.C. OR LESS. SHEATHING SHALL EXTEND CONTIGUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.



UNIT 4 1051 SQFT

UNIT 3 1051 SQFT

UNIT 2 1051 SQFT

UNIT 1 1073 SQFT

UPPER FLOOR PLANS SCALE: 1/4"=1'-0"

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNSUB2018-00059	Received By: MUNA	Date Received: 1/31/18	Zoning: RMF-35
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Ninth West townhomes

Address of Subject Property: 624 South 900 West Salt Lake City, Utah

Name of Applicant: First Home Rod Engor Phone: 801-558-1657

Address of Applicant: 1330 W-6690 So Bro4 West Jordan, UT 84123

E-mail of Applicant: rod.engor@yahoo.com Cell/Fax: 801-558-1857

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant): Halim Kurti

E-mail of Property Owner: N/A Phone: 385-259-4326

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

Filing fee of \$758 plus \$121 per acre in excess of (1) acre.
Plus additional fee for required public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Rod Engor	Date: Jan 31, 2018
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Updated 7/1/17

THE NINTH WEST TOWNHOMES

Executive Summary: The Ninth West Townhomes is a moderate density planned development consisting of a 4 - lot subdivision, home for 4 single family attached homes at 622, 624, 626, and 628 South 900 West. This project lies in an RMF-35 zone, which purpose is to provide an environment suitable for multi-family dwellings of a moderate density.

21A.55.010: PURPOSE STATEMENT: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development.

The Ninth West Townhomes' unique and thoughtful use of 12,500 sf of land to create 4 single family dwelling units, also creates a very efficient use of public utility services. The well-designed sewer and water laterals enable efficient use of materials, space, and excavating providing efficient ongoing maintenance of facilities. Each Townhome will have its own services (water meter, electric meter and sewer cleanouts eliminating annoying shut downs of service to neighbors during service or maintenance occasions.

21A.55.010: (Continued) 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.

RMF-35	Moderate Density Multifamily Residential. The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35').
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ZONING COMPLIANCE SUMMARY – RMF-35 ZONE

PURPOSE: The NINTH WEST TOWN HOMES creatively meet the purpose of the zoning by replacing a vacant lot and an old single-family home with a moderate density, small group of modern, architecturally designed homes that positively contribute to the existing street pattern. The single family attached plan fulfills the purpose of the Planned Development in multiple ways including: efficient land use, coordination of architectural styles, building forms, building materials, and building relationships to create a warm community feeling while still inviting broadened social and community interaction through the features of the designed plan.

Maximum Building Height

The highest peak of the roof lines of the structures will be less than the 35 feet high maximum allowed.

Minimum Lot Area

The lot area of the Ninth West Town Homes measures 12,721.5 square feet which is greater than the required 11,000 square feet required for 4 single family attached units.

Minimum yard Requirements

The 20-foot front yard designed for the project complies with the 20-foot front yard minimum requirement in the RNF-35 zone. The designed 25-foot rear yard complies with the 25-foot minimum rear lot for a single family attached development. The unique design of the Ninth West Townhomes project creates additional open space yards for each townhome. The Townhome at 622 S 900 W will have a side yard 12' X 37' (444 sf) on the North side. The remaining three Townhomes (addresses: 624S, 626 S, & 628 S) will face South to create a landscaped North side rear yard for each dwelling unit, that is 12' X 38' (456 sf), and South side open space of 23' incorporating the front porch, the landscaped front yard, the sidewalk and the private paved transition approach to each 2 car covered parking from the common 12' driveway, connecting each Townhome to 900 West Street. The common driveway extends to the West enough to allow all vehicles to exit the garages and back up to the West, then to proceed moving forward to egress on to 900 West. Furthermore, the planned stop-sign at the 900 West side-walk will control vehicle speeds moving onto the public street.

Required Landscaped Yards

All open space that is not paved or concrete is planned as landscaped area, according to the landscaping notes on the plans submitted.

G. Maximum Building Coverage

The Ninth West Townhomes building envelope will cover 4,408 sf. Of the 12,721.5 sf of lot area, which is 34% coverage and complies with the 60% maximum coverage allowed.

IN SUMMARY, this project complies with all of the zoning requirements of the RMF-35 Zoning requirements.

21A.55.010: (Continued) A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

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

This project will bring additional home ownership to the neighborhood, specifically through providing a thoughtful family- oriented design, featuring 3 bedrooms, 2.5 baths, 1060 to 1073 Sq. Ft. each with a full double garage, private 620 Sq. Ft. landscaped back yards, individual tastefully landscaped side (front yard for each home) with an inviting sidewalk along the entire paved drive passing by each of the 4 attractively landscaped yard and private porches, giving one the sensation of walking down an inviting lane all the way back to the rear landscaped and a common play area/open space of over 1,600 Sq. Ft.

EXISTING NEIGHBORHOOD RESIDENCES AND LAND USE

Existing Neighborhood Residences and Land Use
Proposed Existing Site for Ninth West Townhomes



Existing Neighboring Development

610 South 900 West
Note: sloping, vertical and horizontal design features

634 South 900 West



640 South 900 West
Note: gables and columns



658 South 900 West et
Note: gables and columns



700 Block East side 900 West



Apartments at 600 South 900 West



Apartments at 700 South 900 West.



At First Home Development, we focus on how our new developments will both impact and enhance existing neighborhoods. Our focus on excellence has earned us awards in the Salt Lake City Parade of Homes, and a unique recognition as the Homebuilder of the Year in Sandy City for a PUD a few years ago. The unique challenge for the Ninth West Town homes on this property was scale and how to make our design engage well with the long-established 900 West residential district without sticking out like a sore thumb, as some recent industrial looking projects do. While achieving these standards, we are in compliance with front, rear, side and street setbacks, and align with the surrounding properties by orienting the front unit toward the street and included a well-chosen mix of windows, cantilevered sections and high-quality, durable masonry materials, not only on the front façade, but on all exterior walls surfaces, including Hardi Plank siding, shakes, board and baton, cultured stone and stucco with window and door trims added. We have incorporated many of the vertical, horizontal and sloping features in our design to blend in with the surrounding architectural styles, while adding the newer maintenance free masonry-based material so popular in Salt Lake City developments as well as throughout the neighboring communities along the Wasatch front

This in-fill project thoughtfully meets the purpose of the RMF-35 zone by bringing a creative new housing type that restores the traditional flow and feel of the existing neighborhood.

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

The open inviting walkway leading West through the project to the common landscaped open space area will encourage outdoor activities and the formation of new friendships with neighbors in the area, providing both open and private areas to entertain, have BBQ's, and for the children to play with friends safely. Enclosed off-street parking of vehicles in 2-car garages enhance the safety of the project and enhanced appearance for the neighborhood. The garage wing walls on one side of the garage are wider to provide an enclosed and out of site place for the privately serviced trash toters each town home will use.

C. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

The Ninth West Townhomes will eliminate a long existing vacated lot with all the problems associated with such including dust storms, weed seeds, transient use, etc.

D. Inclusion of affordable housing with market rate housing.

The design and the selection of interior features and materials and options will provide pricing to accommodate both the affordable housing market and the market rate homes in such high demand at present market conditions. In addition, the project will be eligible for special affordable housing loans that will make the townhomes available to a lower income market as well as market rate buyers.

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

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

We comply as previously explained.

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

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

We comply with the master plan for the area for moderate density residential use.

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

We comply with the purpose of the RMF-35 Zone as covered previously in our narrative.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider: 1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;

We comply as previously addressed.

D. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets,

the impact on the safety, purpose, and character of these streets;

We comply, our ingress/egress is no different than a single-family driveway.

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

We comply, we are including two-car garages in every townhome.

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

We comply, as our intensity of use is compatible with the zone and will not unreasonably impair adjacent uses.

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

We comply through well designed landscaping as a guide to pedestrian traffic leading to each Townhome entry.

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

We have consulted with public utilities and they confirmed that we have sufficient sewer, water and storm drain capacities existing to service our proposed development.

I. 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;

This residential project is not expected to result in any unusual disturbances; private trash collection will be on the street in individual totes, as described previously.

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

We comply under the RMF-35 zoning standards.

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

We comply. Our common shared driveway with 2 car garages incorporated into the plans of each townhome, match the character and rhythm of the streets in the neighborhood.

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

There are no historical, architectural or environmental features of the property being considered for preservation.

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

This has been previously addressed in our zoning compliance summary.

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

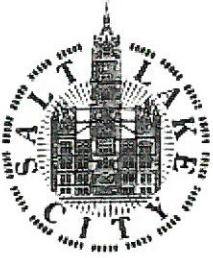
We comply, as previously addressed.

21A.55.070: DENSITY LIMITATIONS: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density. (Ord. 23-10 § 21, 2010)

We meet the density limitations for single-family attached units in the RMF-35 zone.

21A.55.100: PERIMETER SETBACK: If the planned development abuts a residential lot or a lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. (Ord. 23-10 § 21, 2010)

We comply to the required setbacks in the applicable RMF-35 zone, as addressed in our Zoning Compliance Summary.



Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

New Lots

Amendment

OFFICE USE ONLY

Project #: PLN SUB2018-00	Received By: ANA MUINA	Date Received: 4-3-2018	Zoning:
Proposed Subdivision Name: Ninth West Townhomes			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s): 624 South 900 West SLC. UT 84104	
Name of Applicant: HALIM KURTI Rod Engar	Phone: 801-558-1657 385-259-4326
Address of Applicant: 769N ST Phillip Drive SLC UT 84116	1330 W. 6690 So B104 W. Jordan, UT 84123
E-mail of Applicant: rod.engar@yahoo.com	Cell/Fax:
Applicant's Interest in Subject Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other: CONTRACTOR	
Name of Property Owner (if different from applicant): Halim Kurti	
E-mail of Property Owner: halim.skipe-2008@hotmail.com	Phone: 385-259-4326

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

- Filing fee of \$379 plus \$121 for each new lot created.
- Plus additional fee for required public notices

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Agent: Halim Kurti - Hal Pump	Date: 4-3-2018
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Updated 7/1/17

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application *(please attach additional sheet/s if necessary)*

- Project Description**
A written description of what is being proposed. *-Ninth West Townhomes Planned Development*

- Legal Description**
A digital file and one (1) paper copy of the legal description of the current boundaries of the subject property; and, for proposed subdivision of 10 lots or less, the legal descriptions of each of the proposed lots.

- Preliminary Plat Drawing**
A digital (PDF) copy of the preliminary plat drawing *WILL SEND TO PLANNEX*
- One paper copy (24" x 36") of the preliminary plat drawing
(The plat shall be certified as accurate by a Utah Registered Land Surveyor or Professional Engineer and shall include the information listed on the attached checklist. If all the information cannot fit on the drawing, the information may be provided in accompanying documents.)

APPEAL PROCESS

- (Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.

- (Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

AVAILABLE CONSULTATION

- (Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Updated 7/1/17

ATTACHMENT E: PHOTOS OF SUBJECT PROPERTY



Photo of Subject Property Facing West



Photo of Subject Property Facing North-West



Photo Facing East from Subject Property



Photo Facing North-East from Subject Property

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

West Side Master Plan Discussion

The subject property is located within the Westside Master Plan (December 3, 2014) and is identified as within a close proximity to a node, which is described as the following:

The concept of a node is a critical one because nodes represent one of the key types of locations for redevelopment. For the purposes of this plan, a node is an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern. There are nodes scattered throughout the Westside that are identified later in this document. While 900 West and Redwood Road can be more accurately called as district or corridors of change, nodes are truly localized areas of change. The extent to which each node should or will experience change is largely dependent on the existing conditions of the node and the classification of the node in the overarching hierarchy. The same factors also impact the physical extent of the node. Many of the nodes discussed in this plan are found in the aforementioned larger areas of change – the 900 West and Redwood Road corridors in particular.

The 900 West corridor is effectively the Westside's primary community corridor because it is the only road other than Redwood Road that provides north-south connectivity. Residents and stakeholders both had ideas for all parts of the corridor, but the main focus was between 400 South and 1300 South. While the corridor itself is a large area of change, it could be more accurately described as a string of nodes. So, while some changes are anticipated throughout the entire corridor, a majority of the changes should be anchored around the nodes. Those nodes are at the major intersections along 900 West: 400 South, 800 South, 900 South, California Avenue and 1700 South. Each of these nodes has specific elements or opportunities that correspond to a specific node type within the hierarchy defined in the following section. In that sense, the intensity of the proposed changes are tied to the intersections' position on the hierarchy. The scale and scope of the possible changes at the 400 South node (a community node), for example, will be different than at 1700 South (a regional node).

Additionally, the places in between the various nodes will reflect some of the changes seen at the adjacent nodes in order to provide appropriate buffering and transitions when necessary. The nodes at 800 South and 900 South are a good example of this because the nodes are very close together and the opportunities for redevelopment extend away from the intersections more than they do in other locations. This is mainly a result of the fact that 900 West is one of the few places that can accommodate some residential and commercial growth without impacting stability of the community's interior.

The Potential

There are also several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects. A property on Montgomery Street north of Indiana Avenue is one such lot. It sits at the end of a truncated street and abuts a parking lot, characteristics that provide more flexibility in creating a compatible infill project. Spaces like this within Glendale and Poplar Grove provide opportunities for creating new homes in a community. Regulations for infill development are guided primarily by

compatibility with the existing neighborhood fabric, which includes elements like height, bulk, setbacks, architecture, landscaping and building materials. This development will not change the character of the neighborhood. Rather, it will be a complement to the areas of opportunity detailed later in this document.

Infill Development.

All new infill development, whether single-, two-, or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.

New Development.

New residential and commercial development that is adjacent to established single-family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings.

Staff Discussion: The designation of the subject property within the proximity of a node, anticipates the redevelopment and establishment of additional housing. The development is encouraged by the master plan. The proposal involves the elimination of a vacant property and will revitalize the subject area with housing.

Growing SLC: A Five Year Housing Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022*, that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide development that would normally pose difficulty. The Planned Development process allows for an increase in creative housing stock, housing stock that would otherwise not be aesthetically creative or not be allowed through the strict application of the zoning ordinance. This process allows for an increase in housing stock, housing options and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide additional housing stock and home ownership opportunities.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth

Guiding Principal: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

1. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
2. *Encourage a mix of land uses.*

3. *Promote infill and redevelopment of underutilized land.*
4. *Preserve open space and critical environmental areas.*
5. *Reduce consumption of natural resources, including water.*
6. *Accommodate and promote an increase in the City's population.*
7. *Work with regional partners and stakeholders to address growth collaboratively.*
8. *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

Housing

Guiding Principle: 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.

1. *Ensure access to affordable housing citywide (including rental and very low income).*
2. *Increase the number of medium density housing types and options.*
3. *Encourage housing options that accommodate aging in place.*
4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
5. *Enable moderate density increases within existing neighborhoods where appropriate.*
6. *Promote energy efficient housing and rehabilitation of existing housing stock.*
7. *Promote high density residential in areas served by transit.*
8. *Support homeless services.*

Staff Discussion: The proposed single-family attached development provides in-fill development on a vacant parcel. The subject property is located in a zoning district that anticipates single-family, single-family attached, two-family and multi-family development. The limited modifications promote the redevelopment of this vacant parcel to help meet City growth and housing goals. This development is supported by the master plan and associated policies and goals.

RMF-35 (Moderate Density Multi-Family) Residential Zoning District Purpose Statement

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35’). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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.

RMF-35 Zoning Standards	Finding	Rationale
Minimum Lot Size: 3,000 square feet per unit	Complies with Planned Development Approval	The total square footage of the subject property is approximately 12,723 square feet in size. The average lot size is approximately 1,086 square feet. The reduced lot size is due to the proposed location of the lot lines.
Minimum Lot Width: Interior: 22 feet, Corner: 32 feet.	Complies	The lot is approximately 64.25’ wide.

Maximum Building Height: The maximum building height permitted in this district is thirty five feet (35').	Complies	The proposal complies with this standard. The height will reach approximately 25'7".
Front Yard: Twenty feet (20').	Complies	According to the submitted plans, the front yard setback is approximately twenty (20') feet.
Interior Side Yard: No yard is required, however, if one is provided it shall not be less than four feet (4').	Complies	According to the submitted plans, the northern interior side yard is approximately 10'. The southern interior side yard is approximately 25.25' feet.
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	Complies	According to the submitted plans, the rear yard is approximately 26.50'.
Maximum Building Coverage: Single-family attached dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	Complies with Planned Development Approval	Each proposed lot exceeds the maximum building coverage, due to the proposed location of the lot lines. However, the development as a whole reaches approximately 34% lot coverage.

21A.36.010 Use of Land and Buildings

- B. Frontage of Lots on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title

Frontage of buildings on Public Street	All lots shall front on a public street.	Three lots do not have street frontage.	Modifications requested through the Planned Development process.
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21A.24.010.H: Side Entry Buildings

Standard	Finding	Rationale
Side Entry Buildings: To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.	Complies	The applicant is providing approximately 25.25'. Of the 25.25', 4' is a provided sidewalk. 9.25' is landscaping the remaining portion is a driveway for vehicular access.

ATTACHMENT G: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The purpose statement for a Planned Development States:</p> <p>“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 development.”</p> <p>The applicant intends to achieve multiple objectives as addressed in the narrative. The stated objectives include; A, E, F, and G (only one objective must be met to go through the Planned Development process).</p> <p>A. Combination and coordination of architectural styles, building forms, building materials and building relationships;</p> <p>The applicant claims that, “this project will bring additional home ownership to the neighborhood, specifically through providing a thoughtful family-oriented design, featuring 3 bedrooms, 2.5 baths, 1060 to 1073 square feet each with a full double garage, private 620 square foot landscaped back yards, individual tastefully landscaped side (front yard for each home) with an inviting sidewalk along the entire paved drive passing by each of the 4 attractively landscaped yard and private porches, giving one the sensation of walking down an inviting land all the way back to the rear landscaped and a common play area.”</p> <p>The proposed four single-family attached units coordinate well with each other and the surrounding properties. The west side of 900 West varies in architectural style. The proposal incorporates many of the existing features found on the abutting and adjacent properties. The stylistic variation will contribute to a new housing variety in this neighborhood.</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p>

		<p>The applicant claims that, “the open inviting walkway leading West through the project to the common landscaped open space area will encourage outdoor activities and the formation of new friendships with neighbors in the area, providing both open and private areas to entertain, have BBQ’s, and for the children to play with friends safely. Enclosed off-street parking of vehicles in 2-car garages enhance the safety of the project and enhanced appearance for the neighborhood. The garage wing walls on one side of the garage are wider to provide an enclosed and out of site place for the privately serviced trash totes each town home will use.”</p> <p>While the applicant suggests that the redevelopment and utilization of the single-family units are a public amenity, the intent of this objective is for public use. This development proposal is not meeting this objective.</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>The applicant suggests that, “The Ninth West Townhomes will eliminate a long existing vacated lot with all the problems associated with such including dust storms, weed seeds, transient use, etc.”</p> <p>The applicant is proposing to redevelop a vacant parcel with four single-family attached units. The underutilized and vacant parcel will be eliminated with the construction of the proposed housing. However, the subject property is not considered to be blighted or to contain an incompatible use. This objective is not applicable to the proposed development.</p> <p>G. Inclusion of affordable housing with market rate housing;</p> <p>The applicant provided the following, in support of Objective G: “The design and the selection of interior features and materials and options will provide pricing to accommodate both the affordable housing market and the market rate homes in such high demand at present market conditions. In addition, the project will be eligible for special affordable housing loans that will make the townhomes available to a lower income market as well as market rate buyers.”</p> <p>The utilization of this objective will provide new affordable and market rate housing and ownership opportunities for this particular area of Salt Lake City through affordable housing loans.</p>
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		After the analysis, the development is meeting two of the Planned Development Objectives.
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	Complies	<p>1. As demonstrated in Attachment F – Existing Conditions, Staff finds that the proposal is consistent with adopted policies.</p> <p>2. The proposed single-family attached units is an anticipated use in the RMF-35 zoning district. The proposal would replace a vacant parcel.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</p> <p>b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a</p>	Complies	<p>1. The development is proposing access from 900 West. Both egress and ingress for the proposed development will be isolated to the southern portion of the parcels. The four single-family attached units are not anticipated to materially degrade the service level on 900 West.</p> <p>2. The proposed attached single-family development does not create an unusual pedestrian or vehicle traffic patterns or volumes that would not be expected on 900 West.</p> <p>a. The site provides access from the southern portion of the parcel. The traffic will be directed on and off of 900 West. 900 West is an arterial and should be unusually impacted by the redevelopment of the subject property.</p> <p>b. Each proposed single-family unit is meeting the required two off street parking stalls. The development is providing the required parking to limit the potential impact on the surrounding properties.</p> <p>c. This single-family attached development will likely have hours of peak traffic. The hours of peak traffic will likely reflect that of the surrounding properties. No negative impact to the enjoyment of the adjacent properties is anticipated.</p> <p>3. The circulation of traffic will be isolated to the southern portion of the development. The access is provided off of 900 West. The circulation, vehicle and pedestrian access should not impact the adjacent properties.</p> <p>4. The development will be required to comply with all requirements specified from public utilities.</p> <p>5. The requested RMF-35 lot modifications and three lots without street frontage will not create visual, odor, noise or light disturbances. The applicant is providing a 25.25' southern side yard and a 10' northern side yard. Additionally, the rear yard is</p>

<p>manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>approximately 26.50'. The proposed development is well buffered to mitigate any potential impact.</p> <p>6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The abutting and adjacent properties contain a variety of housing types and density. The proposal is not unique for the zoning district.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>There are no existing trees on the site. All of the proposed landscaping will need to comply with the "water wise or low water plants" required by 21A.48.055: "Water Efficient Landscaping" section of the zoning ordinance.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>Since the subject property is located outside of a locally designated district, it is not subject to local regulations. The subject property is vacant and there are no historical, architectural or environmental features on this site that warrant preservation.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions. The Planned Development is subject to all other department and division requirements and conditions.</p>

ATTACHMENT H: ANALYSIS OF PRELIMINARY SUBDIVISION STANDARDS

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for 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 Chapter 10.21 of the Subdivision Title	Complies – pending Planned Development approval.	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: <ul style="list-style-type: none"> Section 20.12.E. Access to Public Streets
B. All buildable lots comply with all applicable zoning standards	Complies – pending Planned Development approval	The overall proposal complies with lot area standards when calculated together. However, individually, the lots are undersized, on average the lots are approximately 1,086 in size. The applicant is seeking a modification of these standards through the Planned Development process.
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to the final subdivision process. Compliance with Public Utilities is a condition of approval.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development, will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies – pending compliance with Department Comments	Required public improvements are subject to approval by Engineering prior to issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval.
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 does not alter any street or right-of-way.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council: A

A notice was emailed to both the Poplar Grove Community Council on April 3, 2018. The Community Council was given 45 days to respond. The Community Council did not provide any comments or concerns and did not request a meeting.

Notice of Public Hearing for Planning Commission

Public hearing notice mailed on May 30, 2018.

Public hearing notice posted on May 30, 2018.

Public notice posted on City and State Websites and Planning Division list serve: May 30, 2018. Sign posted: June 1, 2018.

Public Comments

No public comments were received prior to the publication of this staff report.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Planned Development Department Review Comments

Zoning (Ken Brown): Comments

Things to consider for this Planned Development for four (4) single-family attached dwellings in a RMF-35 zoning district:

1. To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.
2. In the RMF-35 zoning district, the minimum lot area for each of the four (4) lots is three thousand (3,000) square feet. This proposal does not comply. Modification of this requirement should be addressed in the Planned Development process.
3. Each lot would have a front, side and rear yard requirement as indicated in 21A.24.130. This proposal does not comply. Modification of this requirement should be addressed in the Planned Development process.
4. HEIGHT, BUILDING is defined as: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. The maximum building height permitted in this district is thirty five feet (35'). The Elevation drawings will need to document compliance to this requirement, or modification of this requirement addressed in the Planned Development process.
5. The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards. The Landscape drawings will need to document compliance to this issue, or modification of this requirement addressed in the Planned Development process.
6. The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area. This proposal does not comply for each lot. Modification of this requirement should be addressed in the Planned Development process.
7. 21A.48.060 addresses Park Strip Landscaping.
8. Where a lot in the RMF-35 residential district abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48.080
9. 21A.48.090 addresses Yard Landscaping.

Transportation (Mike Barry):

Parking, loading/unloading are sufficient.

Public Utilities (Jason Draper):

Utilities cannot cross property lines without appropriate easements and agreements.

Public Utility permit, connection, survey and inspection fees will apply.

Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.

All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

All utilities must be separated by a minimum of 3ft horizontally and 18” vertically. Water and sewer lines require 10ft minimum horizontal separation.

One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Engineering (Scott Weiler):

no objections to the planned development - conditional use

Sustainability (Vicki Bennet):

No comments received.

Police (Lamar Ewell):

No comments received.

Fire (Kenney Christensen):

Comments

Additional information will need to be provided before fire plans examiner and/or fire prevention can render a decision for: The Preliminary Subdivision Plat (PLNSUB2018-00223 & PLNSUB2018-00059) to create 4 lots to accommodate 4 single-family attached units (2- story Townhouse) located at 624 S. 900 W.

Drawings provided do not clearly identify the height of the two story structure from finish grade (some civil sheets indicate sloped grade) to the highest roof surface. This shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. According to drawings provided, the proposed single lot (0.29 Acres) measures 64.25 feet across fronting 900 West; and 198 feet deep; and the lot is proposed to be subdivided into four separate lots; with the proposed structure approximately 30 feet wide by 152 feet in length; with a private driveway to access each lot approximately 12 feet wide by 175 feet in length. There are overhead utility / power lines that cross the property, in two separate locations, one near 900 west; and a second near the rear of the parcel.

Structures on or near property line (including Townhomes that span more than one parcel) shall be provided with fire-resistant construction (fire walls each side property line between units); exterior walls - construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Tables R302.1(1); or R302.1(2). The proposed development will be subject to all the fire access and fire flow requirements in 2015 International Fire Code (IFC) and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC. An “approved” means of fire department hand line hose access shall be provided within 150 feet of all exterior walls of the structure on each parcel, measured from an “approved” fire truck access road, along an “approved” route with no physical obstructions in the pathway. If the height of the structure measured from finish grade to the eave of the highest roof surface is less

than 30 feet in height, only one means of fire truck apparatus access will be required and the approved roadway would be 900 West. Based on the drawings provided each proposed parcel would NOT have the required 150 feet hand line hose access to all exterior walls, with NO physical barriers in the pathway; and the structure would span more than one parcel. Therefore, the only alternative design in accordance with IFC Section 503.1.1 would be to provide the entire structure with fire sprinklers, to extend the 150 feet fire access requirement (AM&M required).

Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an "approved" means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application. Contact Nicole Carrell at SLC Fire Prevention Bureau (FPB) 801-799-7150 to schedule a meeting for "approved" means of fire access and/or to discuss any proposed Alternate Means & Methods (AM&M) application.