



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Nannette Larsen, 801-535-7645  
Date: April 24, 2019  
Re: An Amendment of the PLNSUB2015-00218 – 326 W Reed Avenue Marmalade Courtyards  
Planned Development

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## Planned Development

**PROPERTY ADDRESS:** 309, 330 West 800 North; 785, 787, 783, 781, 780, 779 South 300 West  
**PARCEL ID:** 08-25-451-014; 08-25-451-029; 08-25-451-015; 08-25-451-016, 08-25-451-017, 08-25-451-018,  
08-25-451-019, 08-25-451-020, 08-25-451-021  
**MASTER PLAN:** Capitol Hill  
**ZONING DISTRICT:** MU (Mixed Use)

**REQUEST:** The petitioner, Bob Lund with Neighborworks, is requesting an amendment to an existing Planned Development. The Planned Development was previously approved in January 2016 to develop a 24 single-family attached townhome and 6 condominium Planned Development with a corresponding subdivision. This original approval included the rehabilitation of 2 existing buildings fronting on 300 West. The amended Planned Development to the Marmalade Courtyards is to demolish the 2 existing buildings along 800 North and 300 West and to construct 2 new buildings on the same footprint as the existing buildings. The original Planned Development required a review by the Planning Commission due to a reduced width private street, lots which do not front a public street, and a reduced front yard setback. The proposed amended Planned Development includes a reduced front yard (along 300 West) and corner side yard setback (along 800 North), and no entryway on a street facing building façade (800 North).

**RECOMMENDATION:** It is Planning Staff's opinion that overall the project meets the intent of the zoning district and the Planned Development standards with the recommended conditions of approval listed in this report. Therefore, Planning Staff recommends that the Planning Commission approve the Amended Planned Development subject to the following conditions of approval:

1. The proposed buildings shall comply with the 25% ground floor fenestration along the 300 West and 800 North street facing facades.
2. The original conditions of approval shall be met unless specifically addressed in this amended Planned development staff report.

**ATTACHMENTS:**

- A. Applicant Submittal and Information
- B. Updated Site Plan
- C. Updated Building Elevations
- D. Site Photos
- E. Original Planning Commission Staff Report, January 27, 2016
- F. Minutes from January 27, 2016 meeting
- G. Motions

**PROJECT DESCRIPTION:**

**PLANNED DEVELOPMENT OVERVIEW**

The approved Marmalade Courtyards Planned Development consists of three phases and includes 24 single-family attached townhomes and 6 condominium units. Phases 1 and 2, consisting of 22 townhome units, are complete and occupied. The design and layout of the remaining 2 townhouses and 6 condos included in the Marmalade Courtyard Phase 3 are proposed by the applicant to be amended. These 8 residential units were approved in the original Planned Development which included the renovation and rehab of the 2 existing buildings fronting on 300 West. It is these units which covered the 20% affordable housing of the entire Marmalade Courtyard Planned Development.

While minor alterations from the originally approved Planned Development can be reviewed and approved by Planning Staff and the Planning Director, major alterations are required to be heard and authorized by the Planning Commission. This proposed change to the Planned Development is considered a major alteration per 21A.55.100 of the ordinance. Major modifications to the approved development plan may be approved by the Planning Commission if it is found that the modification does not include requiring a modification of written conditions of approval or recorded easements and upon finding that any proposed modifications to the plan will be in substantial conformity with the previously approved development plan.

The area included in the proposed amended Planned Development is approximately 7,000 square feet in size, fronting on 300 West and 800 North. The subject site is located in the MU (Mixed Use) zoning district. To the south

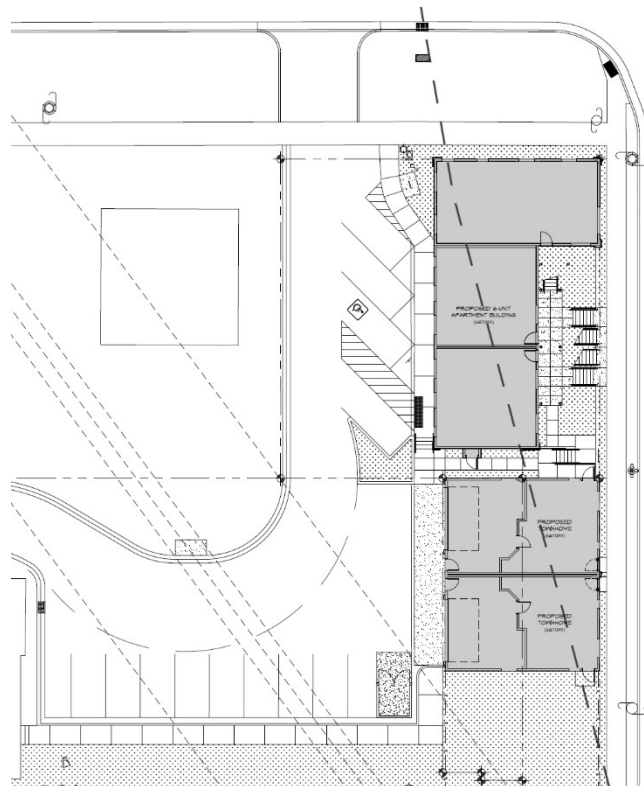


Figure 1: Site Plan

and north of the site is existing commercial buildings and uses, to the west is residential houses.

An active faultline runs north/south through the subject property. A portion of this faultline extends from the north/west portion of the existing northernmost building towards the south to the south/east portion of the existing southernmost building. Attempting to rehabilitate the two existing structures becomes problematic due to the faultline running the length of the existing building footprints. While the proposed replacement structures will also be located on the same footprint additional structural consideration can be made to ensure the safety and livability of the proposed units for future residents.

The proposed amendment will **not** affect the previously approved footprints of the two residential buildings, nor will it affect the number of units or the number and location of proposed parking stalls.

The proposed amendment **will** require modification to the zoning requirements, this is a request to modify the required 10' front yard setback, 10' corner side yard setback, and the street facing façade entry required on 800 North. The proposed amendment will maintain the current setbacks on the site as the applicant is proposing to demolish the existing buildings, the structures are no longer considered legal noncomplying.

The most recent submitted elevations of the proposed new structure do not meet the minimum street facing fenestration standards of 25% ground floor fenestration in the MU zoning district. As a condition of approval Staff is recommending the applicant provide at least 25% fenestration on street facing facades, City Staff has made the applicant aware of this recommended condition.



Figure 2: 800 North Facing Façade



Figure 3: 300 West Facing Façade

## BACKGROUND

The Marmalade Courtyards Planned Development was approved in 3 phases with the majority of the residential units within phases 1 and 2. The remaining 8 units are within the 3<sup>rd</sup> and final phase of the Planned Development. Phases 1 and 2 include 22 single-family attached units with open space consisting of approximately 27% of the development area.

In addition to open space and dwelling density the original Planned Development also met lot width, parking stall setbacks, building height, ground floor glass, landscaping, entrance and visual access, and property lighting. A subdivision was simultaneously reviewed and approved which created property lines allowing for the creation of the new residential units as well as creating a new 20' wide private street which bisects the development. This private drive was one of the original issues Planning

Commission considered in the Planned Development. As was the approval of lots fronting on a private street, and a reduction in front yard setbacks.

The private street is accessed from 800 North and Reed Avenue. Usually a private street has a minimum width of 50', with the approval of the original Planned Development, Planning Commission allowed for a narrower street than outlined in the standards. The Zoning Ordinance also requires that all lots front on a public street, the Planning Commission at the time approved lots to front on the proposed private street. Finally, the Planning Commission also approved an alteration for a front yard setback reduction for the southwest corner of the project along Reed Avenue.

#### **KEY ISSUES:**

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

1. Reduced front yard and corner side yard setback
2. No entry street facing façade

#### **Issue 1 – Reduced Front Yard and Corner Side Yard Setbacks**

As discussed earlier in this report, the previously approved Marmalade Courtyards Planned Development included rehabbing the two existing buildings in the same footprint. The applicant is now proposing to demolish the structures and reconstruct them in the same footprint as the original structures which is considered to be a major modification of the Planned Development requiring the commission to review the request.

The zoning standards in the Mixed Use district necessitate that a 10' front yard and 10' corner side yard setback are provided. Front and corner yard setbacks are generally required within most zoning districts as a way to ensure uniformity of the building environment, ensure the provision of green spaces in urban areas, and provides for some buffer between the private use of land and the public roadway.

The existing and proposed building does not and will not have a setback from the property line, however there is an existing setback of 2' from the sidewalk along the front yard and 3.5' along the corner side yard, this is due to the property line being 2' and 3.5' off of the sidewalks located on 300 West and 800 North. The proposed setback will be located on the same footprint as the existing structures and will not create an additional noncompliance beyond the existing setback, further, the space between the sidewalks and the property line, or the proposed footprint of the building, will be landscaped so as to allow for some green space between the building and the sidewalk.

The proposed setbacks are consistent with other older structures along 300 West, a reduction on the front yard setback will not negatively affect visibility to those accessing 300 West or 800 North. The property is located within the Capitol Hill Master Plan area and specifically within the West Capitol Hill Neighborhood. The Capitol Hill Master Plan encourages that, "*infill development are compatible with the existing neighborhood characteristics*". The requested reduction in setbacks instills a development which includes similar characteristics to the neighborhood, as the proposed building will have the same footprint as the existing building. The West Capitol Hill Neighborhood within the Capitol Hill Master Plan also encourages improvements along 300 West so as to provide for more connections between the east and west neighborhoods along 300 West Street.



## **Issue 2 – No Entry on Street Facing Façade**

The last issue which does not meet the Design Standards of the Mixed Use zoning district is the requirement to provide at least one entry on each street facing façade. This requirement is found in 21A.37.050 and requires that there is an entrance to the building from each street facing façade which is operable and applies to both commercial and residential uses. The intent of requiring this standard is to assist in creating a more pedestrian interactive building façade and promoting a more walkable built environment.

The proposed amendment to the Marmalade Courtyards Planned Development does not include an entrance on the street facing façade along 800 North. However, along 300 West each proposed unit will have an entrance which will include a total of 8 operable entryways on the east facades of the two residential buildings. While an entryway is not proposed on the north side of the condominium building the north façade with meet the ground floor fenestration requirement with 25% of the ground floor consisting of windows facing 800 North. Further, other pedestrian oriented visual interests are provided with the use of different exterior building materials along the north façade of the condominium structure. The design of the building is also consistent with other Design Standards as it includes awnings above every window on the ground floor. These awnings meet the provision for visual interest geared toward the pedestrian.

### **DISCUSSION:**

The subject property is located on a faultline which creates some difficulty in rehabilitating a building to fit the needs of future residents. The existing buildings have also been vacant for years and have been neglected in maintenance and repairs, consequently both buildings are in very poor condition. It is for these reasons that the applicant is proposing to demolish the existing buildings and rebuild on the same footprint. It is found by Planning Staff that the proposed project generally meets the intent of the Mixed Use zoning district and the Planned Development standards as discussed in this staff report.



*Figure 2: Existing Building East Façade*

The Front and Corner side yards setback modifications are appropriate as the proposed setback will be the same as what presently exists on the site. The height of the proposed building will also match the existing building height which will allow for the built environment to be similar to present conditions. The modifications to the front and corner side yard setbacks are also consistent with the Capitol Hill Master Plan goals, as it is recommended that all infill development is compatible with the existing neighborhood characteristics.

Modification of the Design Standards of the City Ordinance will still allow for the intent of the ordinance to be met as different materials and other visual attributes will be provided. The proposed project meets the purpose and goals of the Capitol Hill Master Plan and the intent of the Mixed Use zoning district. Staff recommends approval of the proposed amended Planned Development.



*Figure 3: Existing Building, South/East Facades*



*Figure 4: Existing Building, North/West Facades*

## **NEXT STEPS:**

### **Amended Planned Development Approval**

If the planned development is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

### **Amended Planned Development Denial**

If the planned development is denied, the applicant will be required to develop the property and the remaining phase of the original Planned Development.

**ATTACHMENT A: APPLICANT SUBMITTAL AND  
INFORMATION**

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Maria Garciaz, M.Ed  
Chief Executive Officer

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February 1, 2019

JOHN ANDERSON Principal Planner  
Salt Lake City Corporation  
PLANNING DIVISION  
COMMUNITY and ECONOMIC DEVELOPMENT  
451 South State Street  
Salt Lake City, Utah 84111

John,

Per our conversation, please accept this letter as my formal request to submit our project before the Planning Commission in February/March 2019. This project began in 2013 and is designated as the Reed Avenue – Marmalade Lane Project. We have completed and sold 23 new construction townhome units adjacent to this project. The road and utilities are all complete for the entire project.

We are ready to proceed construction on the remaining 8 Units which is prompting this request. Please note the following milestones:

1. Currently situated are 2 boarded structures (765 North 300 West - 6 units Brick and 775 North 300 West - 2 units block) in major disrepair. When we took our project to SLC DRT (DRT2013-00448) on 12/17/2013 we were informed of a 48” sewer trunk line running parallel the existing blighted structures. No structures to be allowed over the easement of 25’ either side of the sewer line. Our project proceeded and NeighborWorks hired IGES to do a soils report. Their report determined that running through or near the existing units was a branch of the Warm springs fault line. They stated that the SLC ordinance did not allow construction over the fault line. At that time, no other options were available, and we were told no new construction could take place over the fault line. But we could Rehab the existing 2 buildings. We proceeded to have our architect provide plans and engineering to rehab the 8 units.
2. The project was approved, all asbestos and hazardous materials were removed, partial demolition of the 8 Rehab units was completed as well as the interiors of the 2 buildings. The road and utilities were completed for





the entire project. The architect completed plans and engineering for the rehab units. We put the plans out to bid to several contractors. During the bidding phase every contractor bidding could not understand why we were not demolishing the existing structures and building new! The costs are exorbitant for seismic upgrades to the structures and became cost prohibitive. Six of the 8 units are designated as affordable units for less than \$200,000. To proceed with meeting the rehab requirements was cost prohibitive and would require a \$60,000 per unit subsidy. Since no government funds were being utilized for development because of proximity to Tesoro, NeighborWorks as a nonprofit developer could not subsidize. Our alternative was to raze all 8 units and build green space or parking lot.

3. After reviewing the bids and discussion with our real estate team, NeighborWorks CEO, Maria Garcia arranged for a meeting with SLC Building Director Orion Goff on May 23, 2018. Present at the meeting was Orion, Maria, JP Goates -SLC Planner, Brian Flynn and Bob Lund with NeighborWorks real estate staff. At this meeting and in an email with JP Goates, it was discussed that NeighborWorks would have to go back to the planning commission in order to demolish the 6-unit building since updated zoning would allow for the demolition of the existing structures to build new. We left the meeting with the understanding the JP Goates would schedule NeighborWorks on the Planning commission agenda to request a demolition permit. Somehow, during his transition to the Redevelopment Agency, NeighborWorks was not scheduled.
4. As we proceeded to request bids for the 2 block rehab units, these too were cost prohibitive and NeighborWorks determined it would be more cost effective to also raze these units in addition to the 6 brick units. Bob Lund met with Alan Hardman and Don Davies and discussed the severity of these structures and cost prohibitive element and both agreed it would serve future homeowners and the community best to build new units.
5. Our architect, Roy Nelson with Carpenter/Stringham Architects submitted plans for the 6-unit new building with all of the seismic structural engineering. On the Zoning review comments dated 1/3/2019 it was requested that a Geotech study/report and whatever mitigation that study recommends for a new structure require a new soils report. The same soils report as the original project has not changed and is still applicable and spending several thousand more dollars for the same outcome is not efficient.



NeighborWorks Salt Lake is a 41-year old nonprofit community development organization that has contributed to helping Salt Lake City meet its affordable housing goals since 1977. Completing these 8 additional units is important in bridging the gap for the high demand for affordable units in Salt Lake City.

Please feel free to call me if you have any questions. 801 539-1590 x 12109.

Sincerely,



Robert Lund  
Construction Manager

Cc: Maria Garciaz, CEO  
Tim Raccuia, NeighborWorks Chair, Real Estate Advisory committee



April 9, 2019

To: Salt Lake City Planning Division

**Re: Marmalade Townhomes – Planning & Zoning Narrative**

The proposed development consists of replacing two existing building structures with two new multi-unit townhome structures. The owner originally proposed to renovate the existing buildings but due to the age, condition of the structures and their proximity to an existing fault line, it was agreed that rebuilding the structures would be best in terms of addressing current building codes and seismic requirements as well as providing a more functional design and efficient use of the property. This would also provide an opportunity to address a new exterior design. While the look and design of new buildings would visually enhance this location along 300 West, the requirement to construct the new structures within the existing building footprints would limit addressing all current planning and zoning requirements.

The existing building footprints do not meet current front (10') and corner side yard (10') setbacks and the requirement to construct new within these footprints does not make it possible to meet the setback requirements. Meeting the setback requirements would make the project, as proposed, unfeasible and I would propose that constructing new and does not have a detrimental effect for this property given its current condition but rather improves the condition of the property and provides for a more efficient and well-designed housing option.

The owner and architect have endeavored to balance the requirements of ground floor glass requirements with the functionality of the residential use of the building and its proximity to the public sidewalk and street. While providing greater percentages of glass can be desirable for commercial and retail building uses if can limit the interior functionality of small residential spaces while compromising privacy and noise control adjacent to public walkways and streets. Meeting the required setbacks would provide a buffer and would help address privacy and noise issues and perhaps allow for increased glazing but as stated previously is not feasible with the proposed locations of the buildings. The proposed percentages of ground floor glazing are indicated on the color exterior elevations.

The location(s) of entryways to the townhomes are proposed based on interior functionality of the residential spaces and the existing exterior footprint locations and grades. The proximity of the exterior walls to the public sidewalk and grades, particularly along 800 North do not make it feasible for entryways on the street facing facades for 2 of the units in the proposed 6-unit building.

9133 S MONROE PLAZA WAY  
SUITE D  
SANDY UT 84070  
TEL - 801.890.1092

ARCHITECTURE  
PLANNING  
INTERIORS



CARPENTER  
STRINGHAM  
ARCHITECTS LLC

It is the owner's desire to utilize this location for a well-needed housing option. Given the existing conditions and limitations of the site, the owner and architect have endeavored to improve an existing undesirable site condition with a new, efficient, more safely designed multi-family project that ties architecturally to the existing adjacent Marmalade Courtyards development. While it is not feasible to meet all of the current planning and zoning requirements as outlined, we hope that the Planning Commission and staff will recognize the owner's effort to make a significant improvement to this part of the Salt Lake City community.

Sincerely,

Pascal Meyer

Principal Architect

**Carpenter Stringham Architects**

9133 South Monroe Plaza Way, Suite D

Sandy, Utah 84070

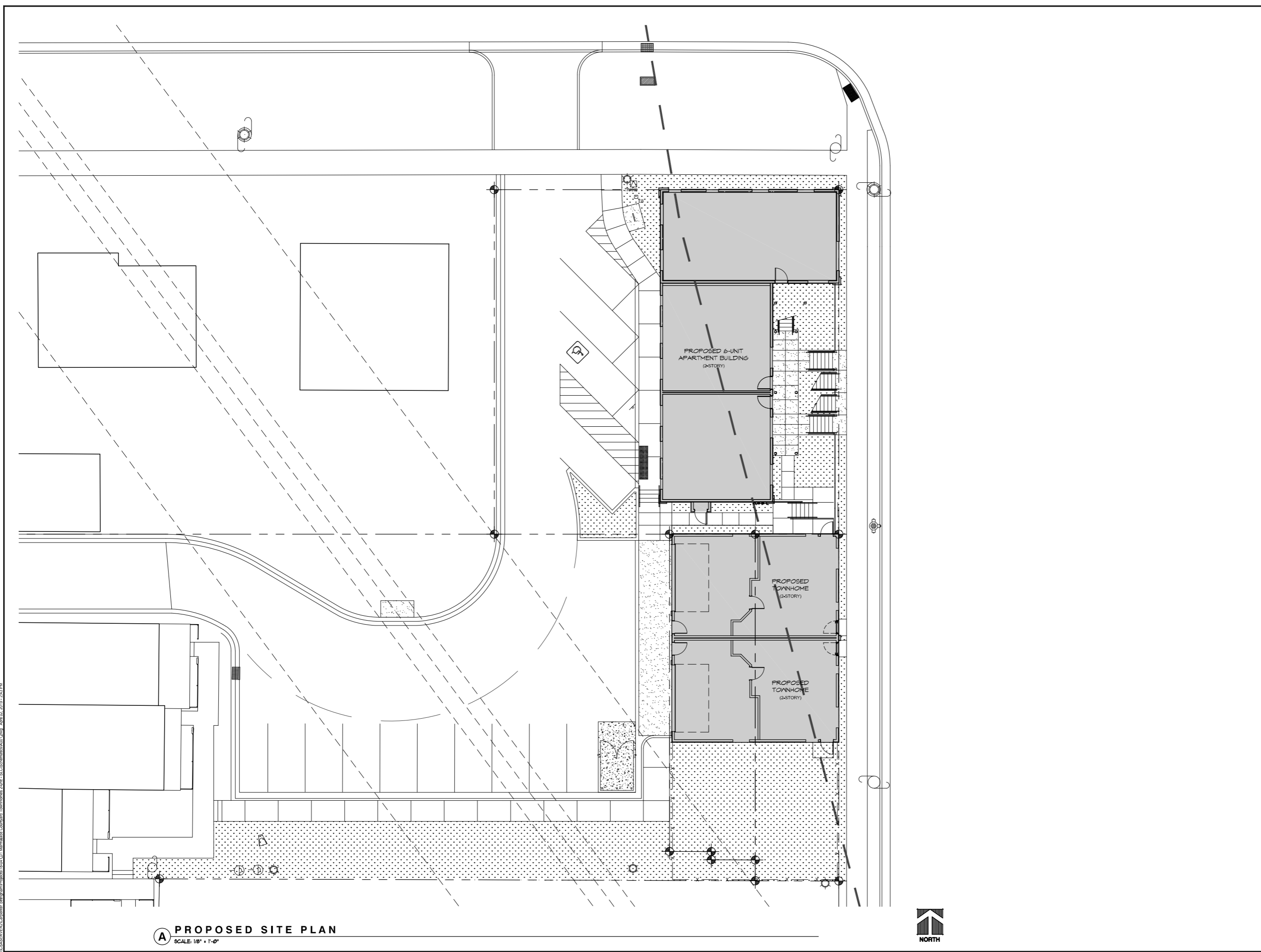
9133 S MONROE PLAZA WAY  
SUITE D  
SANDY UT 84070

TEL - 801.890.1092

ARCHITECTURE  
PLANNING  
INTERIORS

# **ATTACHMENT B: UPDATED SITE PLAN**

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**A PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



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**CARPENTER STRINGHAM ARCHITECTS LLC**  
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 INTERIORS  
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 SANDY, UT 84070  
 TEL: 801.890.1092  
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PROJECT  
 A RENOVATION FOR  
**MARMALADE COURTYARD TOWNHOMES**  
 300 WEST & REED AVENUE  
 SALT LAKE CITY, UTAH

SHEET TITLE  
**Proposed Site Plan**

REVISIONS

PROJECT: 18-041.01  
 DATE: April 2019  
 SCALE: As Shown  
 DRAWN BY: sj  
 CHECKED: ppm

SHEET
<b>A001</b>



# **ATTACHMENT C: UPDATED BUILDING ELEVATIONS**



**A EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**B WEST ELEVATIONS**  
SCALE: 1/8" = 1'-0"



**C NORTH ELEVATION (6-UNIT)**  
SCALE: 1/8" = 1'-0"



**D SOUTH ELEVATION (6-UNIT)**  
SCALE: 1/8" = 1'-0"



**E SOUTH ELEVATION (2-UNIT)**  
SCALE: 1/8" = 1'-0"



**F NORTH ELEVATION (2-UNIT)**  
SCALE: 1/8" = 1'-0"



## **ATTACHMENT D: SITE PHOTOS**

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View of site, looking west on 300 West



View of site, looking north-west on 300 West



View of site, looking south-west on 300 West



View of site, looking south on 800 North

**ATTACHMENT E: ORIGINAL PLANNING COMMISSION  
STAFF REPORT, JANUARY 27, 2016**

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# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: J.P. Goates, 801-535-7236, jp.goates@slcgov.com  
Date: January 13, 2015  
Re: PLNSUB2015-00218 326 W Reed Ave Marmalade Courtyards Planned Development;  
PLNSUB2015-00219 Marmalade Courtyards Preliminary Subdivision

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## Planned Development and Subdivision

**PROPERTY ADDRESS:** 326, 332, 338, 344 W Reed Ave and 775, 765 N 300 West

**PARCEL ID:** 08-25-451-004, 08-25-451-005, 08-25-451-008, 08-25-451-007, 08-25-451-006, 08-25-377-014, 08-25-377-013

**MASTER PLAN:** Capitol Hill

**ZONING DISTRICT:** MU Mixed Use District

**REQUEST:** The applicant Neighbor Works Salt Lake, is proposing a 30 unit single family attached townhome and condominium planned development and related subdivision. The properties are located at and 326, 332, 338, and 344 West Reed Ave and at 775 and 765 N 300 West and consist of vacant lots and vacant structures. The subject and surrounding properties are located in the MU Mixed Use District. The consolidated lots are proposed to be subdivided into 23 new construction lots with townhome style single family attached units and the existing structures on 300 West will be rehabilitated for the creation of 5 condominium units and 2 townhomes on 5 lots. The new townhome units will include tucked under parking garages and the units from existing structures will have covered parking to the rear. The units will be accessed by a private street extending from Reed ave. to 800 North. This proposal requires Planned Development review due to a reduced width private street, lots that do not front a public street, and a reduced front yard setback.

### **RECOMMENDATION (Planned Development and Subdivision):**

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Subdivision and Planned Development request. In order to comply with the planned development standards, the following conditions of approval apply:

1. The applicant shall comply with all department requirements for acceptance of the proposed private street and all other Department/Division conditions attached to this staff report.
2. Preliminary Subdivision and Lot Consolidation requirements must be met and approved as part of final approval. Lot lines may be adjusted to accommodate street and public utility improvements including the requirements for easements, as required by the applicable City departments and approval of these lot line adjustments shall be delegated to the Planning Director.
3. The applicant shall file a final subdivision plat for approval by the City.
4. Driveway locations and street design standards are subject to final approval for maneuverability and safety by the Transportation and Engineering Divisions in the final plat subdivision process. Lighting plans shall reflect public street standards for residential local streets and abutting residential land use as per section 21A.32.130.N.
5. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.

6. 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 this staff report.

**ATTACHMENTS:**

- A. Vicinity Maps
- B. Site Plans
- C. Building Elevations
- D. Additional Applicant Information
- E. Property Photographs
- F. Analysis of Existing Conditions
- G. Analysis of Standards - Planned Development
- H. Analysis of standards - Subdivision
- I. Public Process and Comments
- J. Department Review Comments

**PROJECT DESCRIPTION:**

**PLANNED DEVELOPMENT**

The existing condition of the properties between Reed Ave. and 800 North and 300 West contains a mix of odd sized vacant lots and abandoned structures that have been a blighted public nuisance for several years. The project occupies approximately 1.47 acres fronting on Reed Avenue, 800 North, and 300 West. The applicant is proposing twenty three new condo units on individual lots accessed by a reduced width private street connecting 800 North and Reed Ave. The existing structures on 300 West will be subdivided into two townhome units, and five condominium units. Construction will involve demolition of condemned structures on Reed Ave. and partial demolition structures on 300 West. The combined project will provide a total of 30 new housing units, 20% being affordable. Off street parking will be provided at two per new townhome unit and one per unit for units in existing structures. Ten guest parking spaces will also be provided.

The property is bisected by a forty eight inch sewer main transmission line running from 300 West Northwest through the property and a fault line running approximately parallel to the sewer main. The related easements will limit a large portion of the property from development that will be used for guest parking.

The abutting properties to the North are single family detached structures. To the East is a vacant lot abutting a night club and duplexes to the West. The properties to the South on Reed Avenue are townhomes and single family structures. All of the properties on the block are zoned MU Mixed Use. This project will require modifications to zoning requirements that include a proposed 20 foot wide private street and sidewalk accessed via Reed Ave. and 800 North, and reduced front setbacks at the Southwest portion of the property on Reed Ave.

**SUBDIVISION**

The proposed subdivision of twenty eight lots and common area will be reviewed as a preliminary subdivision and be subject to final subdivision approval by the City. The private drive will be a modification of the Subdivision Design Standards which is subject to Planning Commission approval. The proposed individual lots for new units are approximately 1,100 square feet each. The lot sizes for the existing structures to be subdivided are approximately 1,600 square feet for the townhomes to the South, 900 square feet for the four condos, and 980 square feet for the one Northeast corner unit. There is no minimum lot area in the MU District for single-family attached dwellings provided that:

- a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
- b. Driveway access shall connect to the public street in a maximum of 2 locations; and
- c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

The proposed development will generally meet all of the criteria above.

**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. Limited Private Street Width
2. Frontage of lots on a private street
3. Reduced front yard setback
4. Environment and safety

***Issue 1- Limited private street width***

The City generally requires 50 feet of right-of-way dedication for a residential street. The nature of the lots and designed access to multiple units as presented would not allow for 50 feet width. The existing access from 800 North behind the existing buildings is only 40 feet. The proposed street access is 20 feet from curb to curb. Due to this exception, the applicant is applying for consideration of reduced width private street per 20A.12.010 General Regulations and Standards for access to public streets. The proposed private street would be accessed via 800 North or Reed Ave., providing vehicle access to parking garages, covered parking and guest parking. The street will maintain a uniform 20 foot width throughout with a 4 foot sidewalk on one side to provide access to all units via sidewalk or street crossing. The proposed 20 foot width would accommodate the narrow lot access and maintain adequate width for two way vehicle movement and emergency access and require that no parking signs be posted on the street. The relevant City departments have reviewed the street proposal and have provided comments regarding the proposed private street in Attachment J. The Transportation Division also identified issues with angled parking being too close to the sidewalk and the requirement for multi-family developments to have bike racks and ADA parking spaces. These issues and other transportation division requirements will need to be addressed as part of the approval process.

The street will not be maintained by the City. Private property owners are responsible for their own garbage collection. The collection will take place via dumpster collection in the guest parking area. The water and sewer line maintenance, snow removal, and pavement maintenance will be the responsibility of the property owners. The private street will need to meet current city standards for approval. The developer will need to disclose established maintenance costs and owners association plans as part of the planned development as per 21A.55.170.

***Issue 2- Frontage of lots on a private street***

The Salt Lake City Zoning Ordinance in section 21A.36.010.C requires that “all lots front on a public street unless specifically exempted from this requirement by other provisions of this title.” The intent of this regulation is to ensure orderly development that can be easily accessed and is visible from public streets. The lack of such a regulation before zoning standards were adopted allowed for haphazard development that was sometimes tucked away behind other properties and structures and hidden from public view. These developments were often accessed on substandard private roads which were difficult to access for emergency vehicles and were served by inadequate utility infrastructure. However, in some cases it is appropriate to modify this street frontage standard through the Planned Development process if such a modification will result in a better development result. The proposed project will have full pedestrian access and the private street will provide access to all parking facilities. The narrow private street will not result in unneeded and right-of-way width, as it will solely being used for garage parking access.

***Issue 3- Front Yard Setback***

As part of the lot consolidation and subdivision, the front lot line at the South West corner of the project does not line up with the other parcels will create a reduced setback. This one front lot line does not follow the other lots on Reed Ave. and is set back from the other front lot lines four feet, resulting in the front yard setback on lot 1 and 2 of less than 10 feet. This will not change the blockface facades proposed on Reed Avenue, the front yard setback will be six feet rather than the required ten feet on the two lots. In order to maintain a consistent block face, relief from the required ten foot setback will be required.

#### ***Issue 4- Environment and Safety***

The nature of the private street raises concerns over visibility, police and emergency access. Salt Lake City has a Street Lighting Master Plan and Policy that was adopted in 2006. Lighting levels and design requirements are contained therein and should be adhered to. Windows should be present on all facades and provide adequate natural surveillance and accord with 21A.32.130.M.2

*Condition:* Private street shall be signed with “no parking” signs and is subject to the Salt Lake City Transportation Division approval and applicable department requirements for private street access must be met.

*Condition:* Street lighting shall be installed according to public street standards for residential local streets.

*Condition:* Disclosure of private infrastructure costs shall be established as per 21.A.55.170 and per Engineering comments where the subdivider must establish a Homeowners’ Association to bear the responsibility of the roadway maintenance.

#### **DISCUSSION:**

The proposed project is in a challenging location that has been blighted for an extended period of time. As discussed above and in attachment G and H, the proposal generally meets the intent of the MU Mixed Use District. The subdivision regulations being modified are necessary to achieve drive access to the interior block as designed. The standard fifty foot right-of-way would be prohibitive and unneeded for basic driveway access. The location of the property and its close proximity to major streets does not warrant additional automotive right-of-way, vehicle throughput, or on-street parking. The individual properties will maintain full public street access via the private drive. The issue of maintenance is the primary concern over streets of this type, and requirements of a maintenance plan and agreement is a condition of approval.

The MU District requires a 10’ front yard setback that will not be met for an approximate twenty eight foot portion of the Reed Ave frontage. Following the required setback in this section would create an odd configuration of frontage. Modification of this requirement is needed to provide for a uniform street frontage on Reed Ave.

#### **NEXT STEPS:**

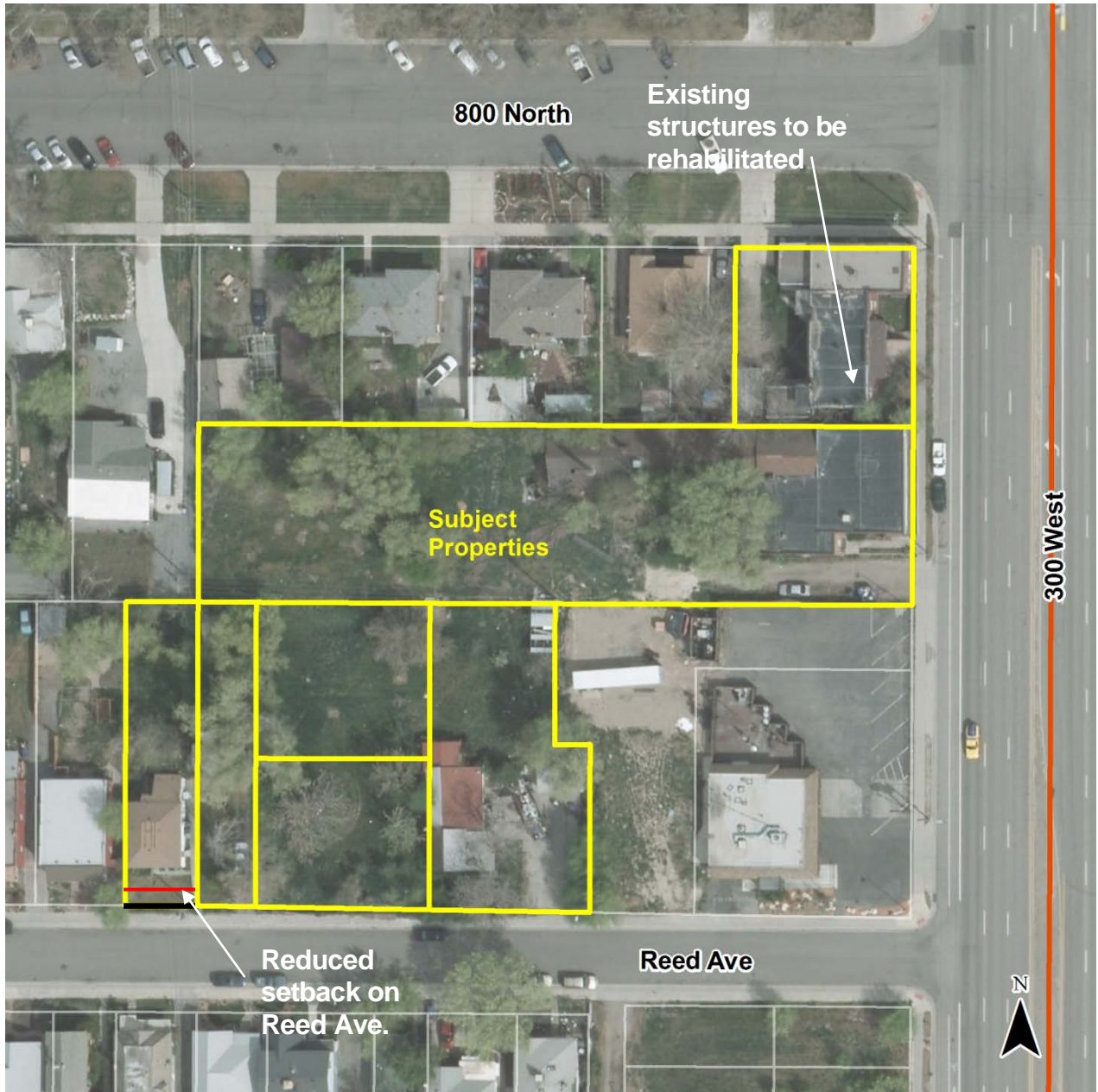
##### **Planned Development/Subdivision Approval**

If the Planned Development is approved, the applicant will need to need to comply with the conditions of preliminary subdivision approval and file a Final Subdivision Plat that incorporates any changes required by City departments and the Planning Commission.

##### **Planned Development/Subdivision Denial**

If the Planned Development proposal is denied, the applicant would not be able to develop the property as proposed without Planned Development approval and modification to the subdivision or zoning ordinance and typical roadway standards.

# ATTACHMENT A: VICINITY MAP





# **ATTACHMENT B: SITE PLANS**

---

FLORES-SAHAGUN  
ARCFLO+

257 East 200 South, Suite #525  
Salt Lake City, Utah 84111

T: 801 320 9773  
F: 801 320 9774

E: info@arcflo.com

www.fs-arcflo.com

PREPARED FOR:

NeighborWorks

CONSULTANT INFO:

PROJECT LOCATION:

Reed Avenue &  
300 West

AUTHORITY HAVING JURISDICTION:

Salt Lake City, Utah

ZIP CODE:

84103

PROJECT TITLE:

The Reed  
Avenue Project

PROJECT ID #:

Q4-1400-13

ISSUE DATE:

12/2/2015

SHEET TITLE:

Conceptual  
Site Massing

SCALE:

As Noted

SHEET NUMBER:

A-1



17,010 open space

Conceptual Site Massing

Scale: 1" = 20'

1A

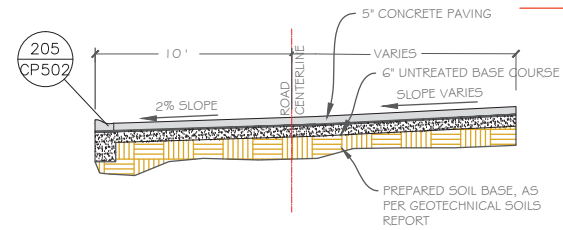


800 N REED AVE  
SALT LAKE CITY  
Townhome Development

DRAWING TITLE

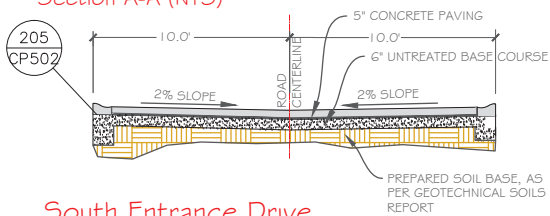
SITE PLAN

Typical road way sections



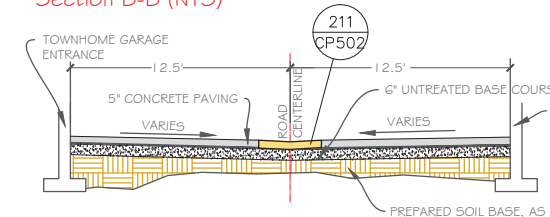
North Entrance Drive

Section A-A (NTS)



South Entrance Drive

Section B-B (NTS)

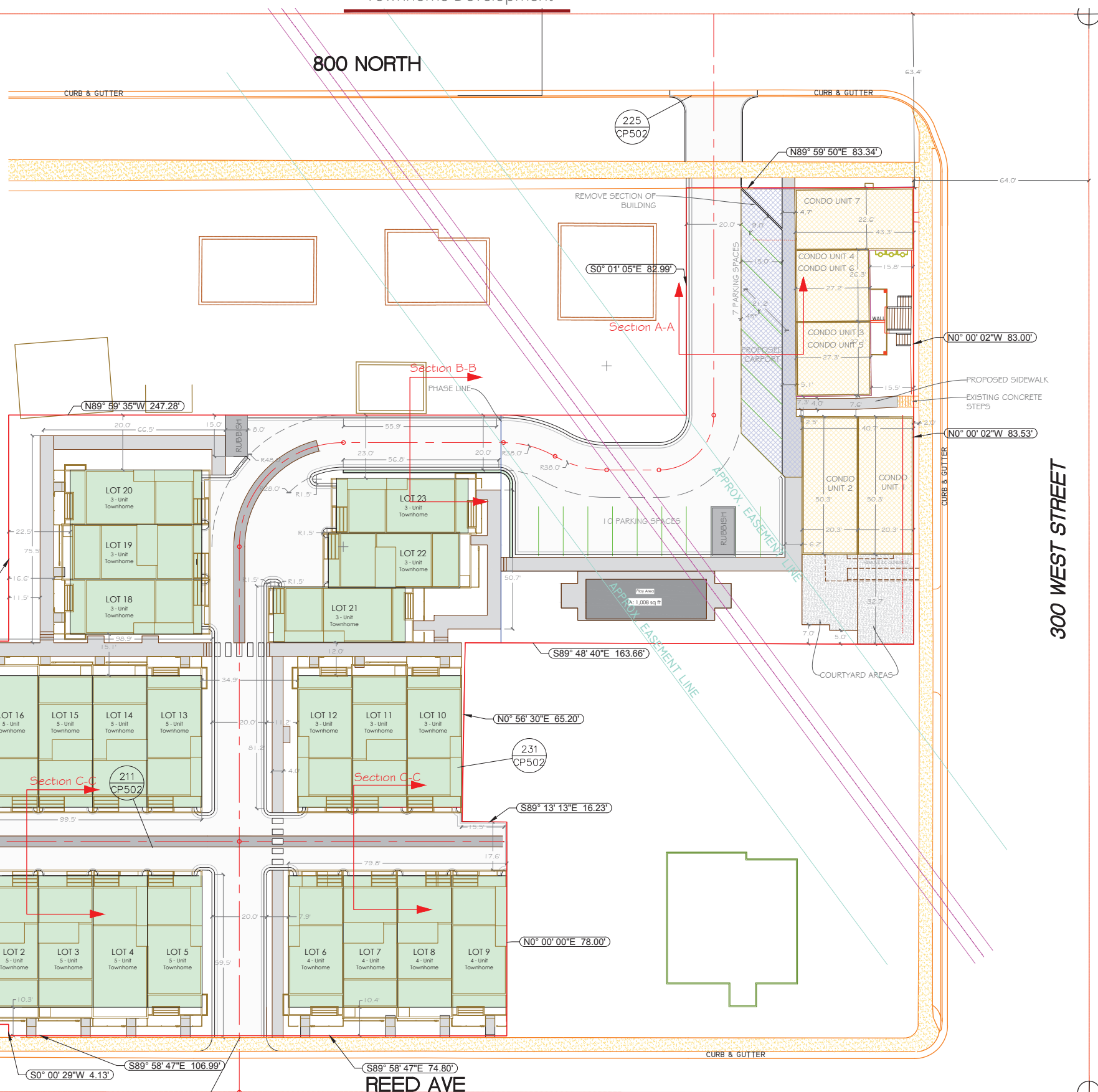
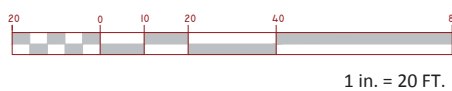
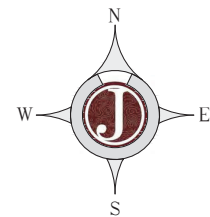


In-Between Townhomes

Section C-C (NTS)

DETAIL CALLOUTS

- 205 TYPE A GUTTER
- 206 CURB AND GUTTER CONNECTION
- 209 CURBS
- 211 WATERWAY
- 225 OPEN DRIVEWAY
- 231 SIDEWALK
- 251 ASPHALT CONCRETE PAVEMENT



CLIENT  
NEIGHBORWORKS (BOB LUND)  
622 WEST 500 NORTH  
SALT LAKE CITY, UT. 84116  
801-539-1590

COMPLETION STATUS  
PRELIMINARY ONLY

PROJECT  
REED AVE  
800 N REED AVE  
SALT LAKE CITY, UT. 84103

- GENERAL
- SITE PLAN NOTES:
1. CONCRETE PAVING = 18,792 SQ.FT
  2. BUILDING FOOTPRINTS = 26,371 SQ.FT
  3. WALKWAYS = 5,360 SQ.FT
  4. LANDSCAPING = 13,952 SQ.FT
  5. TOTAL PROPERTY = 63,986 SQ.FT 1.47 ACRES
  6. PERCENTAGE OF SITE COVERAGE = 41.2%

LEGEND

- BOUNDARY
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED EDGE OF CONCRETE/ 6" CURB/WALL
- PROPOSED ROAD WAY CENTERLINE
- PROPOSED CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED BOLLARD
- PROPOSED TOWNHOME
- PROPOSED CARPORTS
- PROPOSED CONCRETE PATIO

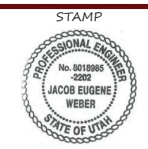
REVISIONS:

REV #	DESCRIPTION	DATE



JOHANSON ENGINEERING  
CIVIL • PLANNING • SURVEYING  
1300 EAST 2150 SOUTH SUITE 500  
SALT LAKE CITY, UT 84144  
PHONE (385) 229-9663 FAX (801) 495-2547

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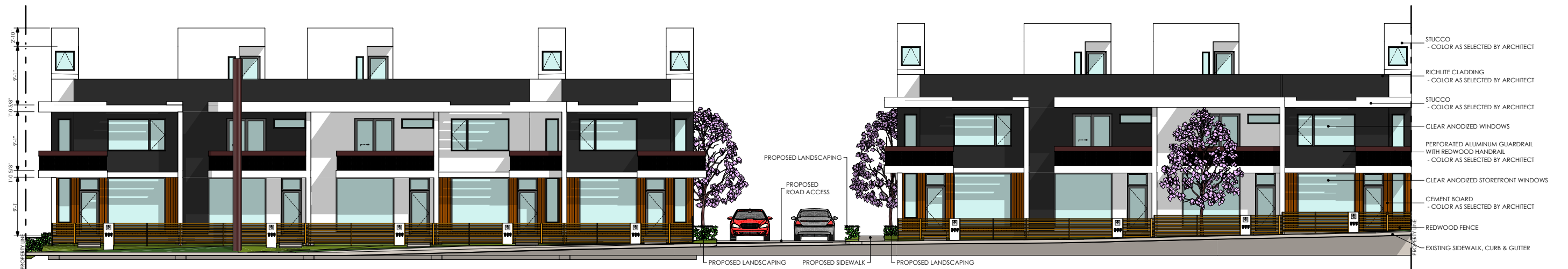
STAMP  
PROJECT NO. E-14-14  
DATE 11/30/15  
DRAWN BY JACOB WEBER, P.E.  
CHECKED BY CAREY D. JOHANSON, P.E.  
SHEET NUMBER CS-102

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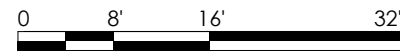
# **ATTACHMENT C: BUILDING ELEVATIONS**

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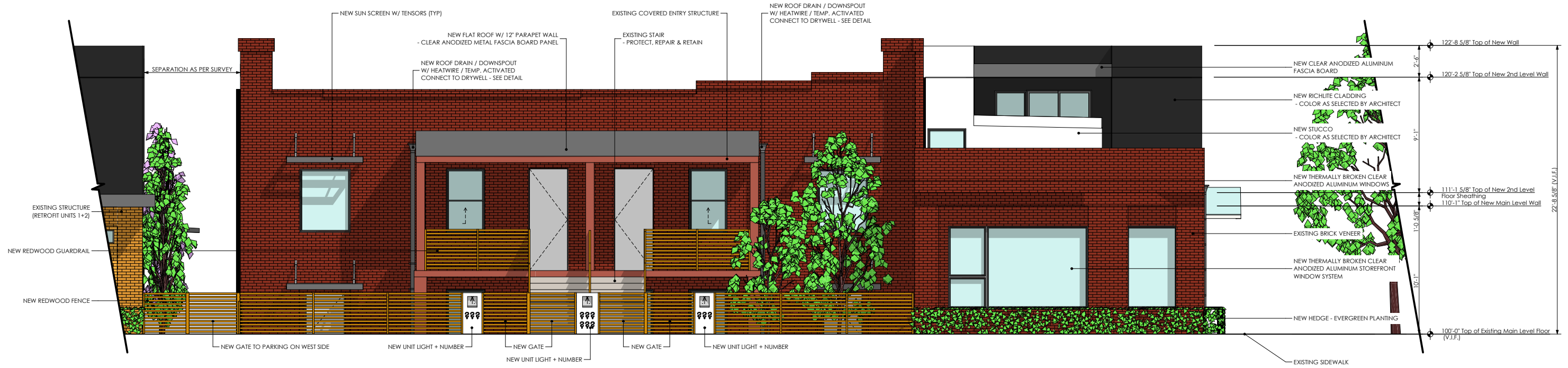




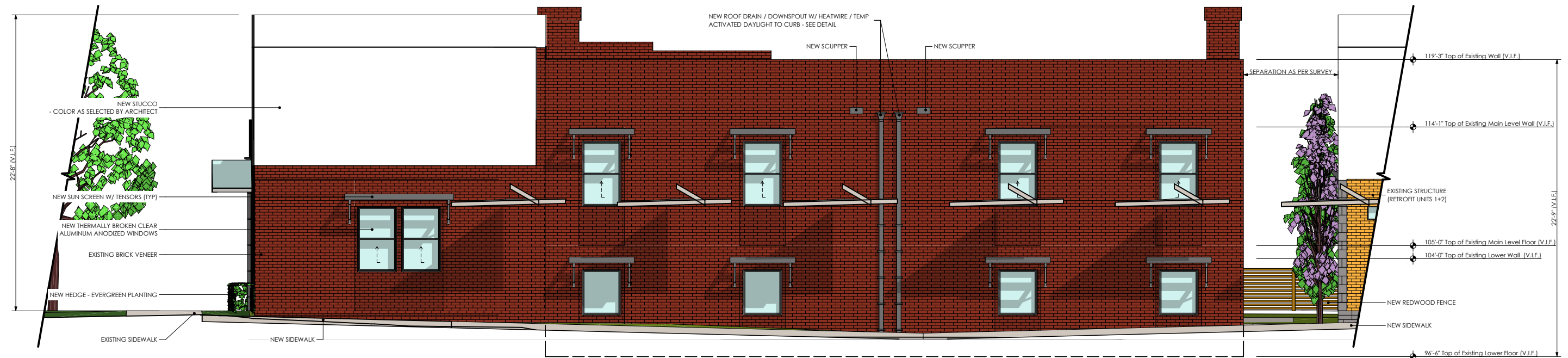
- STUCCO  
- COLOR AS SELECTED BY ARCHITECT
- RICHLITE CLADDING  
- COLOR AS SELECTED BY ARCHITECT
- STUCCO  
- COLOR AS SELECTED BY ARCHITECT
- CLEAR ANODIZED WINDOWS
- PERFORATED ALUMINUM GUARDRAIL  
WITH REDWOOD HANDRAIL  
- COLOR AS SELECTED BY ARCHITECT
- CLEAR ANODIZED STOREFRONT WINDOWS
- CEMENT BOARD  
- COLOR AS SELECTED BY ARCHITECT
- REDWOOD FENCE
- EXISTING SIDEWALK, CURB & GUTTER



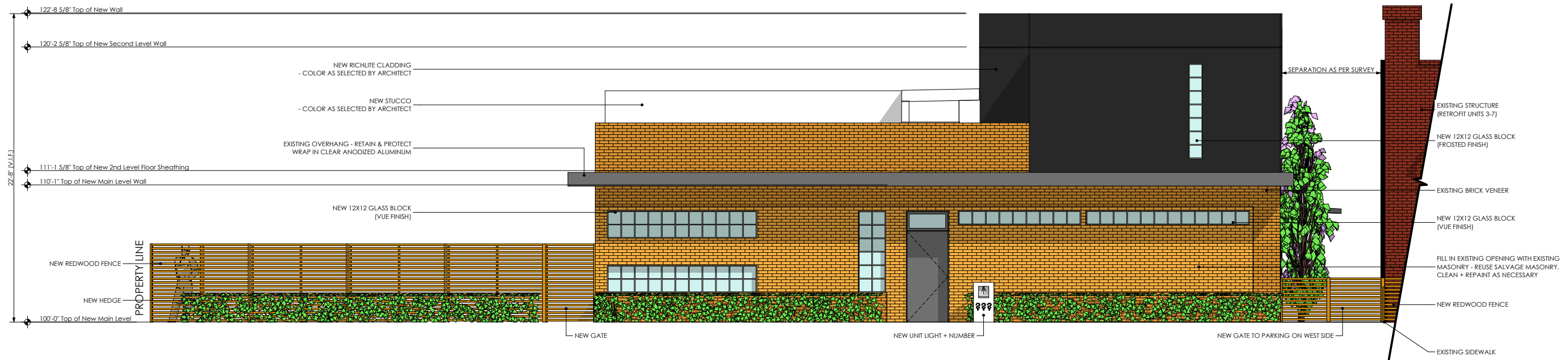
SOUTH ELEVATION ①  
 Scale: 1/16" = 1'-0"



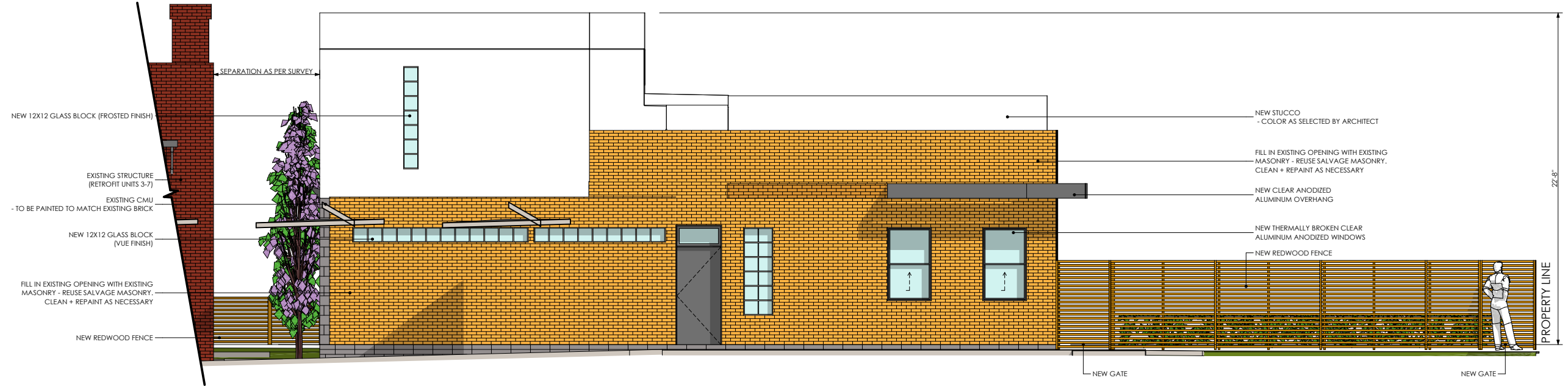
EAST ELEVATION ②  
 Scale: 1/8" = 1'-0"



WEST ELEVATION ①  
 Scale: 1/8" = 1'-0"



EAST ELEVATION  
 Scale: 1/8" = 1'-0" ②



WEST ELEVATION  
 Scale: 1/8" = 1'-0" ①

# ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

---



Rebuilding Neighborhoods  
house by house... block by block!

622 West 500 North, Salt Lake City, Utah 84116

t: 801.539.1590 f: 801.539.1593

[www.nwsaltlake.org](http://www.nwsaltlake.org)

## PLAN UNIT DEVELOPMENT

### Project description

The existing site is 1.47 acres in size and is located in the middle of the block, with frontage on 800 North, 300 West and Reed Avenue to the South. The property is located within the Mixed Use (MU) zoning district. The property slopes from East to the Southwest corner of the property, approximately 10°. In addition the site is traversed by a 48" diam. sewer line, located approximately in the middle of the East property line, and it runs SE to NW. Moreover, there is a portion of the SLC fault line that runs almost parallel to the sewer line. Most of the property is open land (vacant).

To the NE corner, there is an existing building that contains 7 existing units, which are one and two bedroom units. There is also a commercial building facing 300 West and 800 North. On the street frontage at Reed Avenue there are two single family homes and associated garages.

We are proposing a Planned Unit Development with a single, two way street that traverses the site from North to South with housing clusters of three to five townhouses, each of them with a two-car garage access from the rear of the unit. There are 23 new construction units to the South portion of the site, facing Reed Avenue and the interior of the development. On the NE corner we are proposing to renovate the existing 7 unit building into a five, two-bedroom living units and 6 new parking stalls. The commercial building will be renovated to house two new living units. In the core of our site, we are proposing a playground, picnic area and an additional 10 visitor parking spaces.

### Plan Unit Development Information

- a. The new units to the South of this development and the new library are perfect examples of the contemporary design with new exterior materials such as cement board, aluminum store front, wood and metals. The renovation of the existing units with their traditional exterior finishes will provide us the opportunity to represent the existing historical structures on the existing surroundings.
- b. We will be working as much as possible within the existing natural topography. We are interested in protecting the natural vegetation, geologic features and preventing erosion within our site.



- c. The existing multi-housing building will be retrofitted with new electrical, plumbing, HVAC system and energy saving components. Within the remodeling of the building, the existing building will be stripped down to bare studs and all additions made, leaving the original building intact.
- d. The development will have new construction units in a contemporary design and the remodel units will provide a blend of new and existing. As the neighborhood is in transition, the new units to the South of this development and the new library are perfect examples of the contemporary design and this renovation will complement the existing historical structures in the neighborhood nearby.
- e. This development will be key in renovating the existing blighted structures and will redevelop this parcel.
- f. Affordable housing is a component of this development. 20 % of these units will be affordable and the rest will be market rate.
- g. No Green program or Leed certifications on these units. We are committed to bring the units as close to an Energy Star as possible, by incorporating higher R values in insulation for walls and ceiling, high energy appliances, lighting, and HVAC system. In addition a rough-in connection will be provided for future solar panels.

## **ATTACHMENT E: PROPERTY PHOTOGRAPHS**

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Northwest view from Reed Ave.



North view from 800 North



West view on Reed Ave.





West view from Reed Ave.



North view from Reed Ave.



North view of sidewalk on 300 West



East view from 300 West

## ATTACHMENT F: EXISTING CONDITIONS

**21A.32.130 Mixed Use District Standards:** The proposed Planned Development is in the MU Mixed Use District. The purpose of the MU district is to encourage development of areas as a mix of compatible residential and commercial uses. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

MU Mixed Use District Standards for “Single Family Attached Dwellings”	Finding	Rationale
C. Planned developments which meet the intent of the ordinance but not specific design criteria in the following subsections may be approved by the planning commission.	Complies with approval of Planned Development	With the exception of street width and front yard setback, the proposed project meets nearly all criteria set in the MU Mixed Use District ordinance and its intent.
D. Minimum lot area for single-family attached dwellings: 3,000 square feet per dwelling unit. Minimum lot width for single-family attached dwellings: Interior: 22 feet Corner: 32 feet Qualifying provisions: 1. There is no minimum lot area nor lot width required provided: a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development; b. Driveway access shall connect to the public street in a maximum of 2 locations; and c. No garages shall face the primary street and front yard parking shall be strictly prohibited.	Complies	The lot area for proposed units will be less than 3,000 square feet. The lot width will be less than 22 feet. Both are allowed due to qualifying provisions met as follows:  The parking for new units is rear loaded and is accessed from a common drive. The drive access connects to 2 separate public streets. No garages will face any public street.
Minimum yard area requirements: 1. Single-Family Detached, Single-Family Attached, Two-Family, And Twin Home Dwellings: a. Front Yard: Ten feet (10'). b. Corner Side Yard: Ten feet (10'). c. Interior Side Yard: (1) Corner lots: Four feet (4'). (2) Interior lots: (A) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').  d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').	Requires modification for a section of the front yard that does not meet 10 foot front yard requirement at the Southwest corner for 30' of the 152' feet of frontage on Reed Ave.	a. The front yard setback for buildings fronting Reed ave. is a minimum of 10 feet for the majority of the front yard except the approximate Southwest 30 feet. b. N/A c. (2)The side yards for all lots are a minimum of 4 feet where a side yard is provided d. Rear Yards for the property are a minimum of 20 feet
Parking Setback to be 25 feet setback or behind the primary structure	Complies	Where applicable, parking is setback greater than 25'
Maximum building height: 45 feet	Complies	The proposed buildings are approximately 32 feet tall.
Minimum Ground Floor Glass not less than 40% or 25% for residential	Complies	The ground floor façade will have greater than 40% glass surface
Minimum Open Space not less than 20% of the lot area	Complies	The provided open space calculation is approximately 27% of the lot area
Landscaping requirements: I. Front and corner side yards maintained as landscape J. Landscape buffers where a nonresidential use meets residential	Complies	Front and corner side yards will be landscaped where applicable



<p>Entrance and visual access:</p> <ol style="list-style-type: none"> <li>1. Public street facing facades provide at least one operable building entrance</li> <li>2. Maximum length of any uninterrupted blank wall is 15 feet</li> <li>3. Mechanical must be screened from public right of way or view.</li> </ol>	<p>Complies</p>	<p>New construction will have operable entrances on the street. No new blank walls will be created on any façade. There are no public facing utilities or mechanical equipment as part of the project.</p>
<p>Parking and structure lighting adjacent to residential land use lighting poles limited to 16 feet and be shielded from residential properties. Lightproof fencing required adjacent to residential properties</p>	<p>Complies with conditions</p>	<p>Lighting plan is not included with submission and will be required to meet section 21A.32.130.N as a condition of approval</p>

# ATTACHMENT G: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

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

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives:</b> The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p><b>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</b>  <b>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</b>  <b>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</b>  <b>D. Use of design, landscape, or architectural features to create a pleasing environment;</b>  <b>E. Inclusion of special development amenities that are in the interest of the general public;</b>  <b>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</b>  <b>G. Inclusion of affordable housing with market rate housing; or</b>  <b>H. Utilization of "green" building techniques in development.</b></p>	<p><b>Complies</b></p>	<p>The applicant intends to achieve objectives A, C, F, and G.</p> <p>A. These objectives are being met by proposing a pedestrian street oriented townhome style development with custom architecture and materials. The objectives involve rooftop patios and front porches and street fronting facades that orient the development to the street.</p> <p>C. The buildings fronting 300 West will be rehabilitated and largely preserved maintaining a historic feel on the 300 West block face.</p> <p>F. The blighted irreparable structures on Reed avenue will be demolished and removed. These structures have been a public nuisance and center for dumping and criminal activity for an extended period of time.</p> <p>G. The project includes thirty units 20% of which will be affordable.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance:</b> The proposed planned development shall be:</p> <p><b>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</b></p> <p><b>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</b></p>	<p><b>Complies</b></p>	<p>The property is located in the Capitol Hill Master Plan area. The future land use map calls for high density mixed use in the area. The regulations were also amended to realize the density intent of the district and runs concurrent with the "Mayor's Livability Principles" to:</p> <ul style="list-style-type: none"> <li>• Pursue a strategy for additional high-density residential development near downtown.</li> <li>• Enable moderate density in existing areas including increasing moderate density for attached single-family and multi-family developments.</li> </ul> <p>The West Capitol Hill Neighborhood zoning amendments included changes to the MU to encourage this land use. The residential land use implementation items from the Capitol Hill Master Plan include:</p> <ul style="list-style-type: none"> <li>• Portions of the area between 300-900 North Streets and 300-400 West Streets are identified as mixed-use areas. The West Capitol Hill Neighborhood Plan July, 1996), allows both low-density residential and non-residential development, but medium to higher density residential development is encouraged. Properties which front on 300 West Street, are prime locations for market-rate, high</li> </ul>

		<p>density residential development because of their access to a major arterial, as well as their proximity to Warm Springs Park and Downtown.</p> <p>The plan also addresses some of the treatment for new development.</p> <ul style="list-style-type: none"> <li>• Allow moderate increases in multi-family uses in appropriate locations and within the mixed-use area.</li> <li>• Encourage new medium/ high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.</li> </ul> <p>The Capitol Hill master plan specifically calls out treatment of existing structures:</p> <ul style="list-style-type: none"> <li>• Promote the rehabilitation of the existing housing stock in the West Capitol Hill neighborhood to assure long term viability.</li> </ul> <p>The proposed development type is allowed by the MU zone and meets the criteria set forth in the Capitol Hill Master Plan.</p>
<p><b>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:</b></p> <p><b>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 adjacent street access</b></p> <p><b>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:</b></p> <p><b>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</b></p> <p><b>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;</b></p> <p><b>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</b></p> <p><b>3. Whether the internal circulation system of</b></p>	<p><b>Complies</b></p>	<p>1. The property may be accessed from Reed Ave. or 800 North. The addition of 30 new homes on local streets directly served by an arterial is not expected to have any detrimental impact on the service level of 300 West, which is classified as a state highway. The new private street and subsequent access points will provide sufficient means of access to the properties without notable local street impacts.</p> <p>2.a. The curb cut and driveway for access to the property currently exists. Access to the property, with proper sight distance should not negatively impact the nature of the local street.</p> <p>2.b. Each new unit will be parked at 2 spaces per. The existing units will have a minimum of 1 space per unit with guest parking of ten additional spaces.</p> <p>2c. The proposed access to the sight is from 2 local streets which are directly connected to major arterials with adequate capacity.</p> <p>3. The circulation of traffic will be isolated to the interior of the development. The street will include a 4 foot sidewalk connecting to 800 North and Reed Ave. No adverse impacts are anticipated on surrounding property and additional pedestrian circulation will be added.</p> <p>4. The development will be required upgraded utility infrastructure where determined to be necessary by the City Public Utilities Department and other responsible entities in order to adequately provide service.</p> <p>5. The planned development concerns single-family attached dwellings, unlike higher density multifamily or commercial uses, the proposed dwellings are not expected to have</p>

<p>the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>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>excessive adverse impacts on adjacent properties from trash collection, deliveries, or mechanical equipment use. The perimeter setback will meet the requirement of the MU District.</p> <p>6. The general intensity, size and scale of the planned development lots are similar in height to the surrounding uses and should be compatible with the required yards for existing buildings. The proposed development is not expected to have a negative impact on adjacent properties.</p> <p>The proposal does not involve commercial or mixed use development and is not subject to the Conditional Building and Site Design Review.</p>
<p><b>D. Landscaping:</b> 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><b>Complies with conditions</b></p>	<p>No desirable mature vegetation exists on the property; the existing condition of the lots consists entirely of weeds and invasive tree species. The proposed development will include drought tolerant plants and the final landscape plan prepared for building permit approval and will need to identify the “hydrozones” for plant watering purposes, as well as comply with all other applicable provisions of 21A.48.055 “Water Efficient Landscaping.”</p>
<p><b>E. Preservation:</b> The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p><b>Complies</b></p>	<p>Some architectural features will be preserved on the property fronting 300 West. The remaining structures and environmental features have no preservation value.</p>
<p><b>F. Compliance With Other Applicable Regulations:</b> The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p><b>Complies with conditions</b></p>	<p>The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions particularly the subdivision standards for private streets and lots that do not front a public street. The Planned Development is subject to all other department and division requirements and conditions.</p>



# ATTACHMENT H: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION

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

Standard	Finding	Rationale
<b>A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.</b>	<b>Complies with Planned Development approval</b>	<p>The applicant is requesting modification to the subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development:</p> <ol style="list-style-type: none"> <li>1. 20.12.010.E “Access to Public Streets.” The applicant is requesting that this provision be modified to allow the lots to be accessed by a private street, as opposed to directly from the public street, Reed Ave. The proposed private street access will provide adequate access to the lots from the public street and act as a private driveway.</li> </ol> <p>The proposed subdivision otherwise complies with the applicable standards.</p>
<b>B. All buildable lots comply with all applicable zoning standards</b>	<b>Complies with Planned Development approval</b>	<p>The lots in the proposed subdivision will comply with the standards of the base MU zoning district with the following provisions: Qualifying provisions:</p> <ol style="list-style-type: none"> <li>1. There is no minimum lot area nor lot width required provided: <ol style="list-style-type: none"> <li>a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;</li> <li>b. Driveway access shall connect to the public street in a maximum of 2 locations; and</li> <li>c. No garages shall face the primary street and front yard parking shall be strictly prohibited.</li> </ol> </li> </ol> <p>The proposed drive access and parking will meet these provisions. The proposal does not meet front yard setback, reduced width private street, and lots that do not front a public street requirements.</p>
<b>C. All necessary and required dedications are made;</b>	<b>Complies</b>	<p>The proposal will not require any public dedications, such as new public right-of-way. The private street will provide private walkways and driveways to accommodate pedestrian and vehicle access to the properties and will be recorded on the final plat.</p>
<b>D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;</b>	<b>Complies, with conditions</b>	<p>The proposal was reviewed by the Public Utilities department and issues were identified. Please see attachment J for details. The applicant will need to develop an acceptable utility proposal before building permits can be issued and the final plat can be recorded. This is a condition of approval.</p>
<b>E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.</b>	<b>Complies, with conditions</b>	<p>The proposal underwent cursory review by the Engineering department for compliance with this standard. Engineering has no objection to the proposed development. The final preliminary plat will be subject to compliance with all comments received from Engineering as a condition of approval.</p>
<b>F. The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	<p>There is no evidence that the subdivision does not comply with all other applicable laws and regulations.</p>
<b>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</b>	<b>Not applicable</b>	<p>This proposal does not involve 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.</p>

## **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

### **Public Notice, Meetings, Comments**

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

#### **Notice of Application:**

A notice of application was emailed to the Capitol Hill Community Council chairperson. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. The Council requested the applicant present their project at the December 17<sup>th</sup> 2015 Capitol Hill Community Council meeting. The applicant presented the project and several drawings for the project. The nature of responses was primarily inquisitive of items including: landscaping, and the proposed private street, criminal activity and safety, HOA establishment and maintenance. Several comments reflected positive feelings about eliminating the blight that currently exists. Community Council Chair Eric Jorgensen indicated a board recommendation would be forthcoming, which is not required. Mr. Jorgensen voiced support for the project, and stated how great Neighbor Works is and the work they do is important. In addition, Mr. Jorgensen wrote: "You were there when the group gave their approval for the project. Of course, I'm totally in support of improving that part of our neighborhood and Neighborworks is a great partner for these types of infill renewal."

#### **Notice of the public hearing for the proposal included:**

Public hearing newspaper notice sent on January 12, 2016

Public hearing notice mailed on January 14, 2016

Public hearing notice posted on January 15, 2016

#### **Public Input:**

The applicant met requirements for notification and meeting with and presenting to the Capitol Hill Community Council. At the time of this staff report publication, no public comments have been received.

# **ATTACHMENT J: DEPARTMENT REVIEW COMMENTS**

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## **Department Review Comments**

### ***Zoning (Alan Michelsen)***

- 1) A separate demolition permit will need to be obtained for each address where a principal building is to be demolished.
- 2) A new certified address is required for each parcel, from the Engineering Dept., for use in the plan review and permit issuance process.
- 3) This property lies within a seismic special study area and requires a site specific Natural Hazards Report to show that no buildings will be built over a fault line as per section 18.28.40.I.3. Determinations of the appropriate setback distance from the fault shall be made based on recommendations contained in the geological report.
- 4) Each lot within the proposed subdivision needs to meet the minimum lot area, lot width, yard setback requirements, building height, and minimum first floor glass, minimum open space, building entrance, maximum length of blank wall and screening requirements of 21A.32, unless modified through the planned development process.
- 5) Development of this proposal will also be reviewed against 21A.44, for off-street parking, maneuvering and loading, and 21A.48 for landscaping and buffers.
- 6) A tree protection and removal plan shall be submitted and approved by the Urban Forestry Division pursuant to the provisions of section 21A.48.135, Contact *SLC Urban Forestry at 972-7818*.
- 7) Will need to address how trash will be removed and if dumpsters are proposed, dumpster screening as per 21A.48.120.
- 8) Will need to address recycling collection and screening as per 21A.36.250.
- 9) Will need to address construction and demolition waste as per 21A.36.250.G.

### ***Public Utilities Department (Jason Draper)***

Marmalade Courtyards

Provide full improvement plans to public utilities for review.

Utility requirements and easements will depend on whether the street will be public or private.

Only a single water meter is allowed per property unless evaluated and approved by the director of public utilities

Water meters should not be used for multiple properties

Each service lateral needs to be connected to a meter or tied to a master meter. - The water system needs to be reevaluated.

Sewer and water plans will need to be evaluated based on street and property ownership decisions.

A complete Technical Drainage Study will be required.

A SWPPP document will be required for construction activities.

### ***Police Department***

No comments received

### ***Transportation Division (Mike Barry/Scott Vaterlaus)***

The 20' drive access would not meet standards for a public roadway for a number of reasons. The plat has a note toward the bottom that calls out a "Dedicated Public Access Roadway"; I'm not sure this is the proper terminology. There is not enough information to determine if the minimum parking requirements are met for all units and if the garages provide the required parking space dimensions. For single family attached dwellings the minimum parking requirement is two parking spaces per dwelling unit and it is slightly different for multi-family residential, which is 2 spaces for 2 bedroom unit, 1 space for a 1 bedroom unit, ½ space for a studio. There are seven angled parking spaces near the north drive; the parking space farthest to the north is not permissible because a vehicle would need to back up over the sidewalk while pulling out. In the case of multi-family developments, bike racks and ADA parking spaces are generally required; none are shown on plans.

***Engineering Division (Scott Weiler)***

City Engineering review comments are as follows:

Based on the submitted preliminary plat, this project proposes to create 23 lots for townhomes and 6 condominium units between Reed Avenue and 800 North. The 20' wide unnamed roadway that will be created by this development is labeled on the preliminary plat as "Dedicated to Public Access Roadway", suggesting that the intent is for it to be a public street. SLC Transportation and SLC Fire Department will determine the acceptability of the street geometrics, whether the proposed unnamed street is public or private. SLC Transportation will determine sidewalk requirements.

If the proposed unnamed roadway is to be dedicated as a public street, prior to the plat being recorded, the subdivider must enter into a Subdivision Improvement Construction Agreement. This agreement requires the subdivider to provide a security device, such as a Payment & Performance Bond, to guarantee acceptable completion of the public way improvements. The agreement also requires insurance from the subdivider and the contractor and the payment of a fee based on the estimated cost of constructing the proposed roadway improvements (not including sewer, water, storm drain or street light improvements). The fee is calculated as 5% of the first \$100,000 of street improvements and 2% of the amount over \$100,000. A copy of the agreement can be sent to you via email, if requested.

If the proposed unnamed roadway is to be dedicated as a public street, improvement plans for its construction must comply with the Salt Lake City Engineering design standards. Some of the significant requirements are as follows:

The engineering drawings must show the profile view for top back of curb (APWA Std. Plan 205, Type A) grade on both sides and centerline grade of the proposed unnamed street, with stationing increasing from left to right.

Minimum curb design grade is 0.50%.

The minimum size lettering is 1/10" and capital letters shall be used.

The text shall be readable from one of two directions on a given sheet.

The north arrow shall be towards the top or left of the sheet.

A cover sheet, with approval signatures from SLC Planning, SLC Public Utilities, SLC Fire Department and SLC Engineering must accompany the improvement plans.

A geotechnical investigation report containing a pavement section design for the proposed street construction must be submitted for review.

If the proposed unnamed roadway is not dedicated as a public street, the subdivider must establish a Homeowners' Association to bear the responsibility of the roadway maintenance. In this event, the work that will be performed in the public way of Reed Avenue, 800 North and 300 West can be performed by a licensed contractor obtaining a Permit to Work in the Public Way, rather than the subdivider entering into a Subdivision Improvement Construction Agreement.

The preliminary plat has been reviewed and redlined by the SLC Surveyor and accompanies this memo.



The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.

At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.

The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities.

***Fire Department (Ted Itchon)***

No comments

## **ATTACHMENT K: MOTIONS**

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### **Potential Motions**

**Staff Recommendation:**

Based on the findings listed in the staff report, it is the opinion of Planning Staff that the project generally meets the applicable standards overall, and therefore recommends the Planning Commission approve the Planned Development and Subdivision located at approximately 326 West Reed Ave and at 765 North 300 West . In order to comply with the planned development standards, Staff recommends the following conditions of approval:

1. The applicant shall comply with all department requirements for acceptance of the proposed private street and all other Department/Division conditions attached to this staff report.
2. Preliminary Subdivision and Lot Consolidation requirements must be met and approved as part of final approval. Lot lines may be adjusted to accommodate street and public utility improvements including the requirements for easements, as required by the applicable City departments and approval of these lot line adjustments shall be delegated to the Planning Director.
3. The applicant shall file a final subdivision plat for approval by the City.
4. Driveway locations and street design standards are subject to final approval for maneuverability and safety by the Transportation and Engineering Divisions in the final plat subdivision process. Lighting plans shall reflect public street standards for residential local streets and abutting residential land use as per section 21A.32.130.N.
5. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
6. 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 this staff report.

**Not Consistent with Staff Recommendation:  
(Planned Development/Subdivision)**

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

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

**ATTACHMENT F: MINUTES FROM JANUARY 27, 2016  
MEETING**

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**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 326 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, January 27, 2016**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:18 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chairperson Andres Paredes; Commissioners Maurine Bachman, Jamie Bowen, Angela Dean, Michael Fife,Carolynn Hoskins, Matt Lyon and Clark Ruttinger. Commissioner Michael Gallegos was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Lex Traughber, Senior Planner; Jonathan Goates, Principal Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, Maurine Bachman, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Michaela Oktay, Lex Traughber, Michael Maloy, Maryann Pickering, and Jonathan Goates.

The following sites were visited:

- **418 N. B Street, 253 and 257 E. 8th Avenue** – Staff gave an overview of the proposal.
- **326, 332, 338, 344 W Reed Ave and 775,765 S 300 W** – Staff gave an overview of the proposal.
- **535 N. Arctic Court** – Staff gave an overview of the proposal.
- **830 - 836 S. Jefferson Street, and 833 - 839 S. 200 West Street** – Staff gave an overview of the proposal.

**APPROVAL OF THE JANUARY 13, 2016, MEETING MINUTES. [5:32:31 PM](#)**

**MOTION [5:32:38 PM](#)**

**Commissioner Fife moved to approve the January 13, 2016, meeting minutes. Commissioner Gallegos seconded the motion. The motion passed unanimously. Commissioner Dean and Hoskins abstained as they were not present at the subject meeting.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:08 PM](#)**

Chairperson Drown stated she had nothing to report.

**MOTION [5:43:34 PM](#)**

**Commissioner Gallegos stated regarding, PLNPCM2015-00693 Healing Homes Conditional Use, based on the information contained within the Staff Report and public testimony received, he moved that the Planning Commission approve Conditional Use petition PLNPCM2015-00693 for an eleemosynary facilities at approximately 418 B Street, 253 and 257 E. 8th Avenue, subject to the following condition**

- 1. A lot line adjustment shall be completed to combine the private right-of-way south of the 418 B Street property into one of the adjoining properties.**

**Commissioner Bowen seconded the motion. The motion passed unanimously.**

**[5:44:49 PM](#)**

**Marmalade Courtyards Planned Development at approximately 326, 332, 338, 344 W Reed Ave and 775,765 S 300 W - Neighbor Works Salt Lake is requesting a Planned Development and Subdivision approval to construct a residential planned development located at the above listed addresses respectively. The property is zoned MU (Mixed Use District) and located in City Council District 3 represented by Stan Penfold. (Staff contact: J.P. Goates at (801)535-7236 or [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com))**

- a. Planned Development - The proposed development involves rehabilitating existing structures for seven housing units, and developing 23 new townhome units which includes: a reduced width private street, lots that do not front a public street, and reduced front yard setbacks for two of the townhomes proposed on Reed Ave. which is subject to Planned Development review and Planning Commission approval. Case number: PLNSUB2015-00218**
- b. Preliminary Subdivision - Preliminary subdivision request to create 28 buildable parcels, and one common parcel. Case number: PLNSUB2015-00219**

Commissioner Gallegos disclosed that he has a professional relationship with Neighbor Works and asked the Commissioners if there were any objections to him participating in the conversation and hearing for the petition.

There were no objections or concerns from the Commissioners.

Mr. Jonathan Goates, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The lack of a statement from the Fire Inspector in the Staff Report.



Mr. Bernardo Flores-Sahagun, architect, reviewed the challenges with the site and the development.

Mr. Robert Lund, Neighbor Works Salt Lake, reviewed the subsidizing for the projects and the affordability of the units.

The Commission and Applicant discussed the following:

- What would be done with the existing structures.
- The proposed width of the road.
- The affordability of the units.
- If the units would be owner occupied or rented.

**PUBLIC HEARING [5:54:53 PM](#)**

Chairperson Drown opened the Public Hearing.

The following individuals spoke to the petition: Mr. Paul Christenson, Mr. Wade PeaBody, Mr. Dee Anesee, and Mr. Lon Durrant.

The following comments were made:

- Supported the petition and the project would be great for the block.
- Would benefit the area and improve it.
- Concerns over the drainage for the property.
- The public safety vehicle entrance and having a possible easement onto neighboring properties.
- What kind of landscaping would be used for the proposal.
- What the parking arrangements would be for the proposal.
- Would the project improve Reed Ave as part of the proposal.

Chairperson Drown closed the Public Hearing.

The Commission, Applicant and Staff reviewed the following:

- The parking for the proposal.
- The landscaping plan for the property.
- The upgrades to Reed Ave. and Green Street.
- The drainage for the property.
- The access to the neighboring properties for emergency vehicles and personal use.

**MOTION [6:02:57 PM](#)**

**Commissioner Fife stated regarding, PLNSUB2015-00218 Marmalade Courtyards Planned Development, based on the findings listed in the Staff Report, he moved the Planning Commission approve the Planned Development and Subdivision located at approximately 326 West Reed Ave and at 765 North 300 West, subject to the six conditions listed in the Staff Report. Commissioner Dean seconded the motion. The motion passed unanimously.**

[6:04:02 PM](#)

**Marmalade Townhomes Subdivision and Planned Development at approximately 535 N. Arctic Court -Everest Builders is requesting approval from the City to develop twelve (12) townhomes on the property located at the above listed address in the Capitol Hill Historic District. Historic Landmark Commission approved a Certificate of Appropriateness for this project on September 3, 2015. The project also requires subdivision and planned development approval. The Planning Commission has decision making authority in these matters. The site is zoned R-MU (Residential Mixed-Use), and is located in City Council District 3, represented by Stan Penfold. (Staff contact: Lex Traughber, (801)535-6184, or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)). Case Numbers PLNSUB2015-00928 & PLNSUB2015-00929**

Mr. Lex Traughber, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

Mr. Eric Saxey, Everest Builders stated the design was the best use of the property and met the RDA request.

Mr. Ed Butterfield, RDA, reviewed the park in the neighborhood and the open space that would be around the subject development. He stated the RDA would bring an overall site layout to a future meeting.

The Commission and Applicant discussed the following:

- The courtyard at the east end of the library and if it would continue to the North.

**PUBLIC HEARING** [6:12:22 PM](#)

Chairperson Drown opened the Public Hearing seeing no one wished to speak; Chairperson Drown closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The reason for the ten foot setback.
- If the development were not abutting residential zoning would the requested setback be required.
- Comments from the neighbors regarding access to their properties.

**MOTION** [6:14:37 PM](#)

**Commissioner Bowen stated regarding, PLNSUB2015-00928 & PLNSUB2015-00929 Marmalade Townhomes Subdivision and Planned Development, based on the analysis and findings listed in this staff report, testimony and the proposal presented, he moved that the Planning Commission approve the planned development and subdivision requests for new construction for the twelve (12) new townhomes located at approximately 535 N. Arctic Court, subject to the four**

# **ATTACHMENT G: MOTIONS**

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## **Potential Motions**

**RECOMMENDATION:** Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project meets the intent and generally meets the standards of the zoning district. Therefore, Planning Staff recommends the Planning Commission approve this amended Planned Development with conditions.

**STAFF RECOMMENDATION:** Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve this amended Planned Development request with conditions.

### **Consistent with Staff Recommendation:**

Based on the information in the staff report I move that the Planning Commission approve petition PLNSUB2015-00218, regarding the amended Marmalade Courtyards planned development. In order to comply with the applicable standards, the following conditions of approval apply:

1. The proposed buildings shall comply with the 25% ground floor fenestration along the 300 West and 800 North street facing facades.
2. The original conditions of approval shall be met unless specifically addressed in this amended Planned Development staff report.

### **Not Consistent with Staff Recommendation:**

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the amended Planned Development request for Marmalade Courtyards due to non-compliance with the following standard(s):

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