Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Linda Mitchell, Principal Planner, 801-535-7751

Date: January 16, 2020

Re: PLNSUB2019-00904 and PLNSUB2019-00987 – *East Liberty Commons*

Planned Development and Preliminary Subdivision

PROPERTY ADDRESSES: 1002 and 1008 South 1100 East
PARCEL IDS: 16-08-406-014-0000 and 16-08-406-037-0000
MASTER PLAN: Central Community – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential District

REQUEST: Merry Warner, architect representing the property owner, is requesting planned development and preliminary subdivision approvals to develop six (6) new lots with frontage on a 20-foot wide private street located at approximately 1002 and 1008 South 1110 East. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed development requires the following approvals:

- **Planned Development** – Creation of lots that do not front a public street.
- **Preliminary Subdivision** – Consolidation of the existing lots and create six (6) new lots for the construction of six (6) new single-family residences.

RECOMMENDATION: Based on the information in this staff report, Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests as proposed, and subject to complying with the following conditions:

1. Compliance with all Department/Division comments and conditions as noted in Attachment J.
2. Signage prohibiting parking on the private street shall be posted to meet the requirements for fire access.
3. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure.
4. Final approval for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.

ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Plans
- **C.** Preliminary Subdivision Plat
- **D.** Additional Applicant Information
- **E.** Site Visit Photographs
- **F.** Master Plan Policies and Zoning Ordinance Standards
- **G.** Analysis of Standards - Planned Development
- **H.** Analysis of Standards – Subdivision Ordinance
- **I.** Public Process and Comments
- **J.** Department Review Comments

PROJECT DESCRIPTION:

Existing Site

The existing site consist of two (2) adjoining parcels located at approximately 1002 and 1008 South 1100 East. Currently, there are two (2) four-unit residential buildings on the site with a private driveway access from 1100 East, as shown in Figure 1 below. The project site is zoned R-1/5,000 Single Family Residential; therefore, the existing residential buildings are a nonconforming use. The total square footage of the combined parcels is approximately 35,268 square feet (0.810 acres).

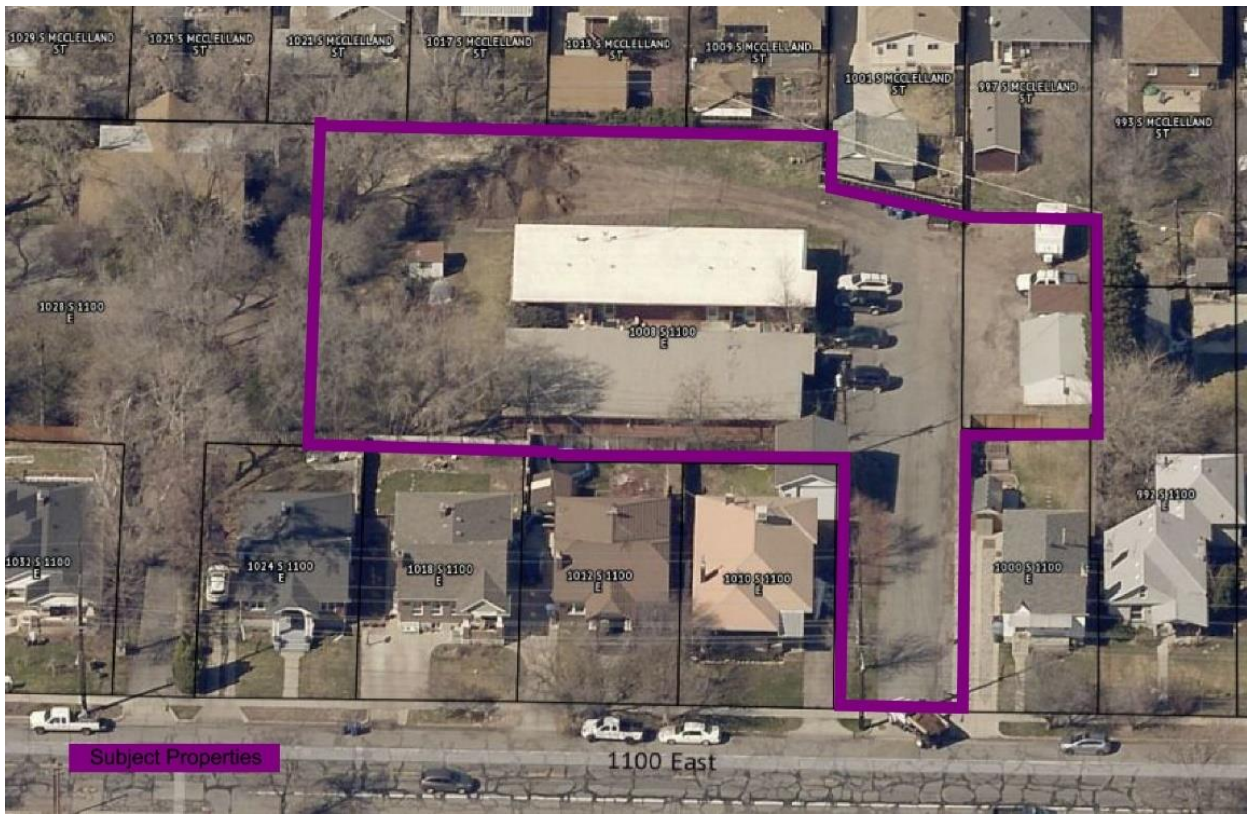


Figure 1. Aerial View

The adjacent properties are zoned R-1/5,000 Single-Family Residential District and contains single-family structures.

Proposal

The applicant is seeking to demolish the existing multi-family residential units and create six (6) new lots accessed by 20-foot wide private street that stems from 1100 East as shown in Figure 4 and Attachment C. The new lots range in area from 5,007-5,238 square feet. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed use would be more compatible with the existing zoning district and surrounding uses.

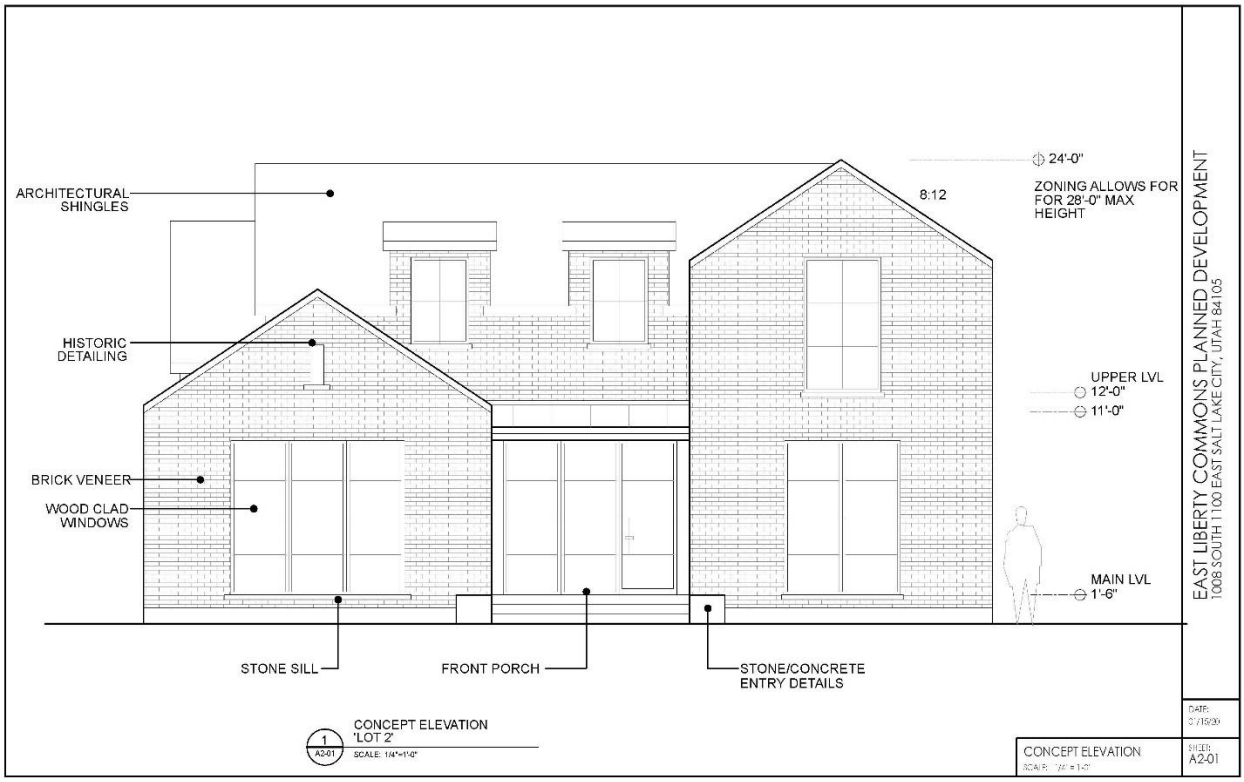


Figure 2. Conceptual Elevation

While the applicant has not proposed specific designs for each home, the preliminary subdivision plat identifies building envelopes for the future placement of the new residences. Each proposed structure would provide two (2) off-street parking spaces within the attached garage. With the exception of Lot 1, the front facades of the proposed single-family residences would be oriented towards the private street. The applicant anticipates that the building height would be approximately 24 feet, where a maximum height of 28 feet is allowed with an average building footprint of approximately 1,600 square feet. The proposed materials for each structure would consist primarily of brick or stone, and durable materials for accent purposes. The proposal would include a common area, open space common area, pedestrian walkway, six (6) guest parking spaces, and landscape buffering along the periphery of the project site (Figure 3). In addition, the proposed development would be managed by a homeowner's association (HOA) providing all of its services, such as private road maintenance, yard maintenance, trash removal, and snow removal.

Lot #	Building Envelope Coverage (approx.)
Lot 1	36%
Lot 2	34%
Lot 3	33%
Lot 4	33%
Lot 5	29%
Lot 6	26%

Table 1. Building Envelope Coverage

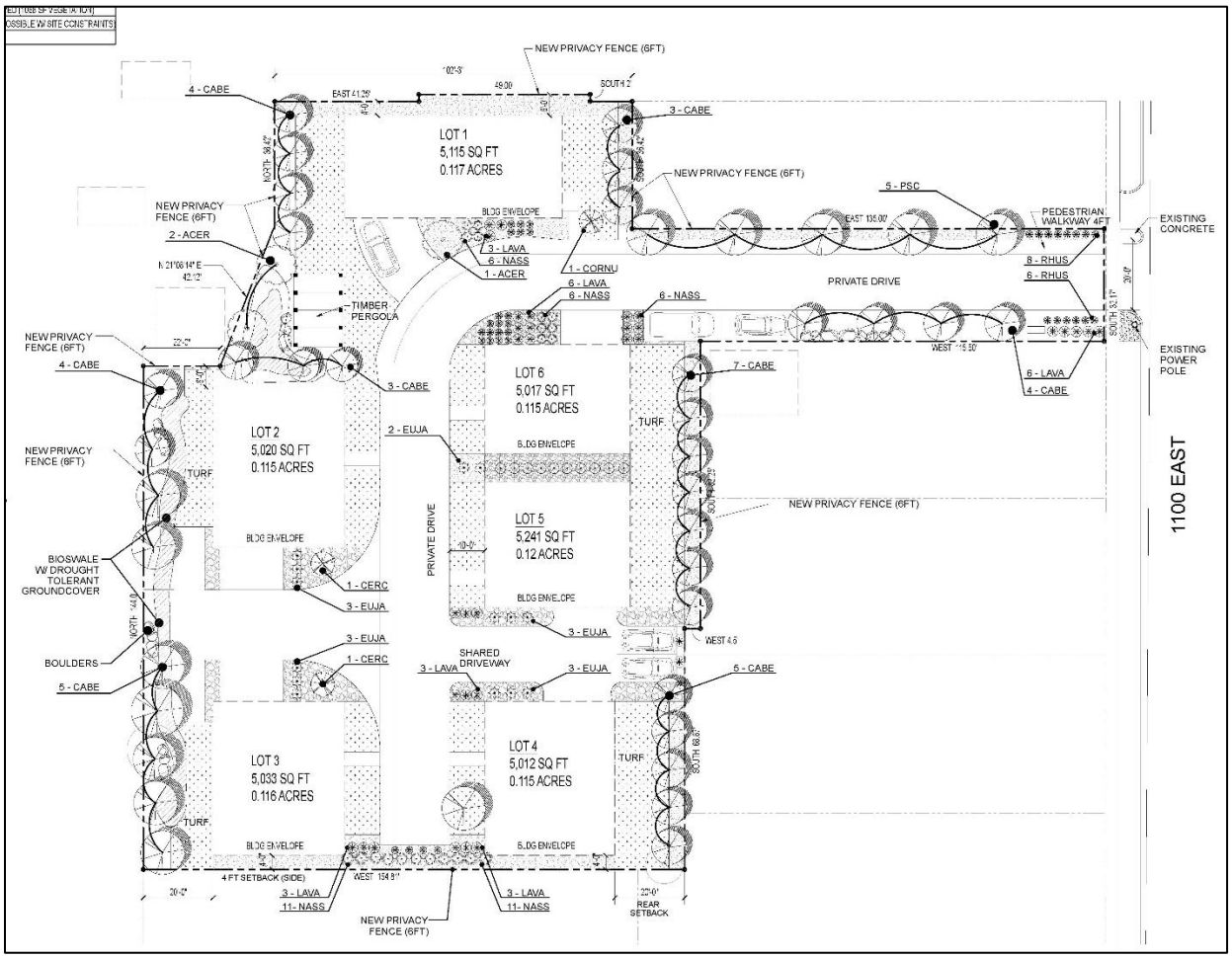


Figure 3. Conceptual Landscape Plan

Planned Development and Preliminary Subdivision

Planned Development approval is required for lots created through a subdivision not having frontage on a public street.

> Per subsection 20.12.010.E.1 of the Subdivisions and Condominiums Ordinance, *all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or modified standards are approved by the planning commission as part of a planned development*.

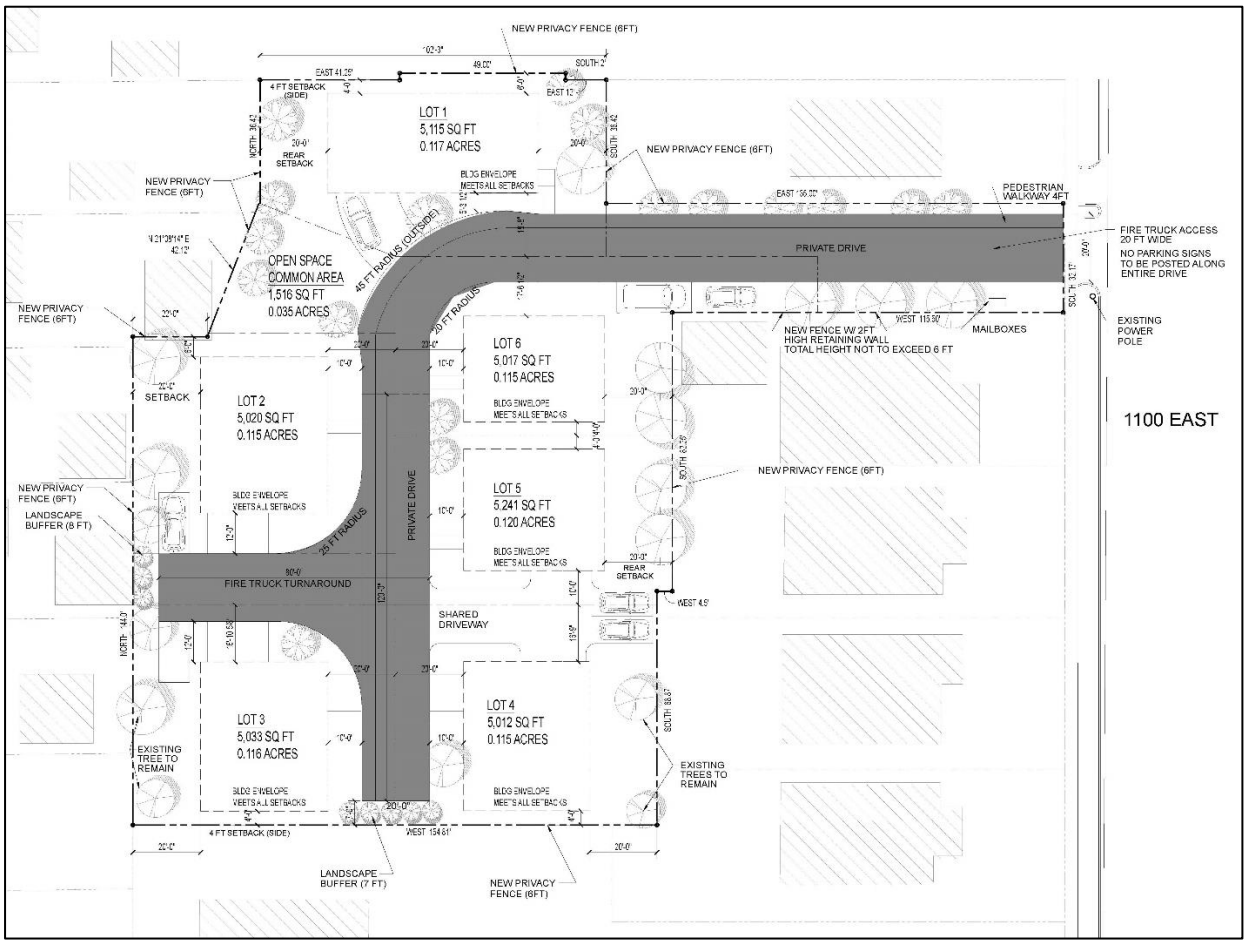


Figure 4. Proposed Private Street (shaded grey area)

The request is seeking modification to the Subdivision Design Standards, which is subject to Planning Commission approval. With the exception of Lot 1, the future homes would be oriented toward the proposed private street; therefore, the proposed development has designated the established yards as listed in Table 2 below. Under the established yards, the required 20 feet front setback is measured from the property line, which also happens to be the centerline of the private street. The planned development approval would include the effect of the proposed private street on the proposed established yards.

Lot #	Lot Type	Front (adjacent to property line)	Interior Side (adjacent to property line)	Corner Side (adjacent to property line)	Rear
1	Corner	East	North	South	Periphery of Project Site
2	Corner	East	North	South	" "
3	Corner	East	South	North	" "
4	Interior	West	South	n/a	" "
5	Interior	West	North, South	n/a	" "
6	Corner	West	South	North	" "

Table 2. Established Yards

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

1. Modification to the Street Frontage Requirement
2. Development Potential without Planned Development Approval
3. Mitigation of Residential Housing Loss

1. Modification to the Street Frontage Requirement
The proposed lots would have frontage on a 20-foot wide private street, where a public street is required. The proposed modification to the street frontage would allow the development to fully utilized access of the property at the mid-block. The private street would provide two-way traffic to mitigate any egress or ingress issues. Additionally, the private street would provide adequate emergency vehicle access. The approval of the modification request is necessary for the design of the development to be compliant with the zoning district and compatible with the surrounding neighborhood.

2. Development Potential without Planned Development Approval
If the project does not receive Planned Development approval, the property owner has the following options for redevelopment or development of the subject site:

- The property may be redeveloped subject to the development standards of the R-1/5,000 zoning district. All lots would be required to have frontage on 1100 East and the property has approximately 32-foot wide frontage on 1100 East, where a minimum lot width of 50 feet is required. In Section 21A.38.060 *Noncomplying Lots*, a noncomplying lot as to lot area or lot frontage that was in legal existence prior to April 12, 1995 shall be considered a legal complying lot and is subject to the regulations of the Zoning Ordinance. Therefore, the redevelopment of the subject property would allow only one (1) single-family home to be constructed on the existing lot (approximately 35,268 square feet).

- The construction of a public street would eliminate the need for a planned development approval. In accordance with Transportation Division's Street Design Standards, a typical street width for single-family access ranges between 40-50 feet and the required 20-foot front yard setback would be measured from the edge of the public street. A proposed public street and required front yard setback would greatly reduce the buildable area and development potential.

- Alterations or modifications of the existing structures with a nonconforming use may be approved by special exception, but it is limited to expanding the floor area [per structure] up to twenty five percent (25%) of the gross floor area or 1,000 gross square feet, whichever is less and subject to compliance with setbacks, building height, and parking requirements.

3. Mitigation of Residential Housing Loss
The proposed development would result in a loss of two (2) residential units. The existing multi-family residential structures are nonconforming uses. Pursuant to section 18.64.050B Residential Demolition Provisions, any housing that is nonconforming use is exempt from consideration of the requested demolition on the housing stock of Salt Lake City. As a result, the proposed demolition would not be required to submit a Housing Mitigation Plan.

While the proposed development does not increase the housing stock, the proposed development meets several initiatives of the city-wide *Plan Salt Lake*. Chapter 2 of *Plan Salt Lake* focuses on growth with the following initiatives directly correlating to the proposed development.

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

The proposed development meets each of the initiatives listed above. In addition, the proposal meets the residential unit density and policies envisioned in the Central Community Master Plan (Attachment F). It would help maintain neighborhood stability, and character by providing more single-family residences to accommodate households with more than 2 people. The proposed single-family residences would consist of three (3) bedrooms compared to the existing multi-family structures consisting of one (1) bedroom units. As a result, the proposed development would support and enhance the dominant single-family character of the surrounding low-density residential neighborhoods. Furthermore, the proposed project meets the objectives of the housing plan identified in Attachment F.

DISCUSSION:
The Planning Commission reviewed a similar project in February 2017 and denied the request. The project has been revised to reduce the number of zoning relief requests, eliminate one (1) lot, and address the concerns of compatibility with the surrounding neighborhood.

Staff recommends approval of the proposed project based on the following findings:

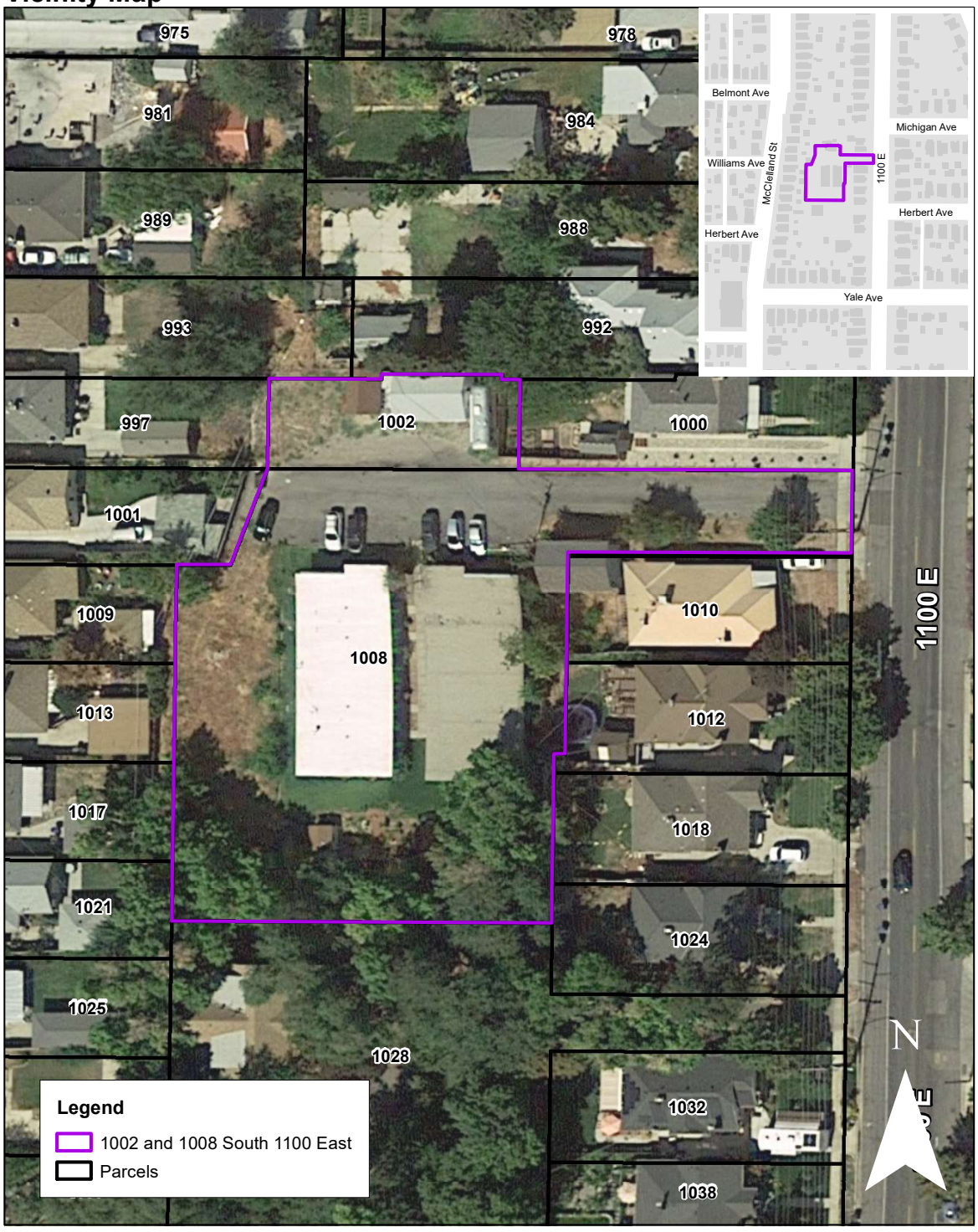
- The proposal generally meets the standards in terms of Master Plan Policies and Zoning Ordinance standards (Attachment F), Planned Development standards (Attachment G) and Subdivision Ordinance standards (Attachment H);
- The proposed modification to the street frontage would allow the development to fully utilize access of the property at the mid-block;
- The proposed project would not increase the density of the subject zoning district; and
- The proposed project would be compatible with the existing zoning district and surrounding neighborhood.

NEXT STEPS:
- If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. A final plat application will need to be submitted for approval. Certificate of occupancy for the buildings would not be issued until the conditions are met and the final subdivision plat is recorded.

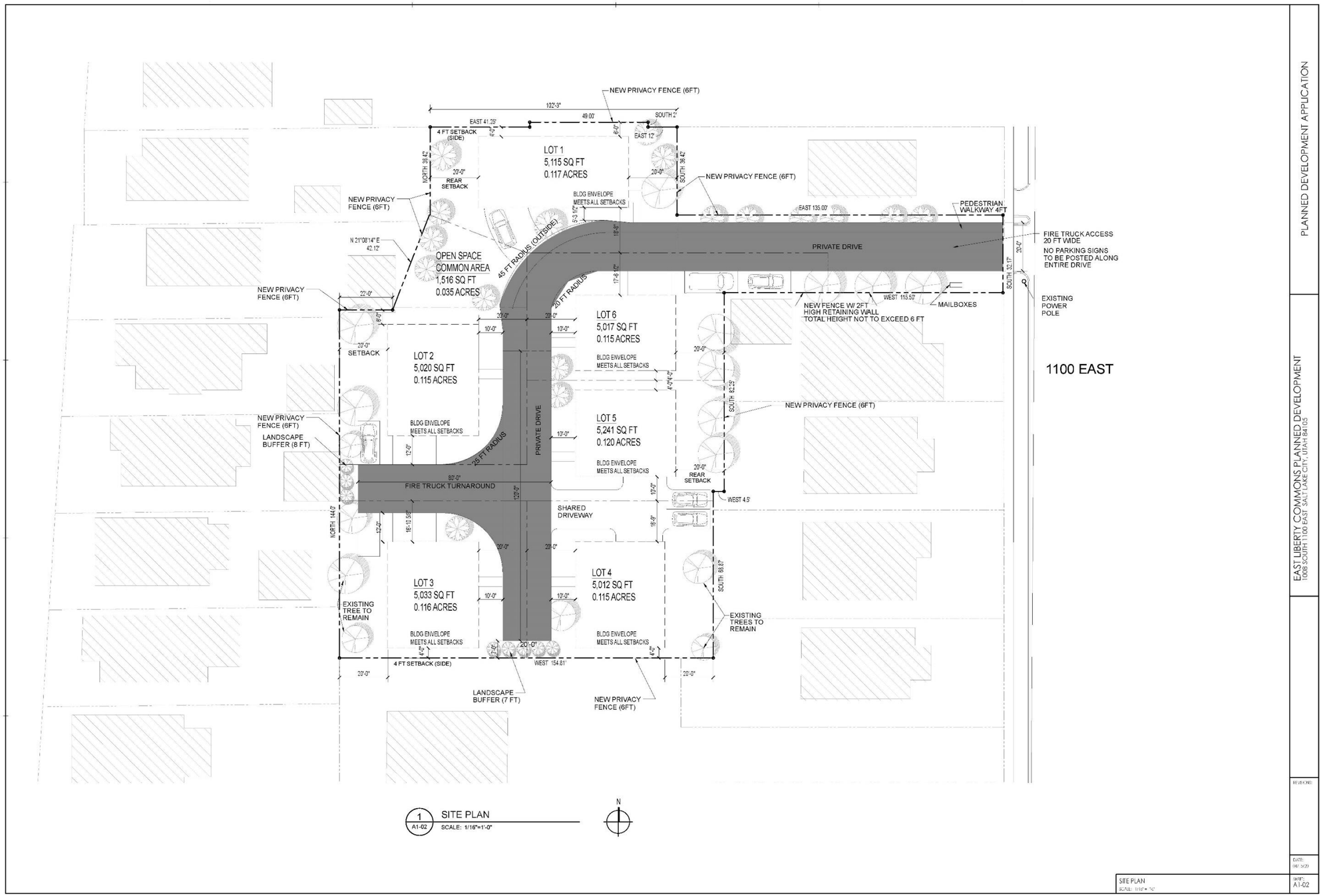
- If denied, the applicant would be permitted to develop the lot in a way that is compliant with development standards and requirements of the R-1/5,000 zoning district.

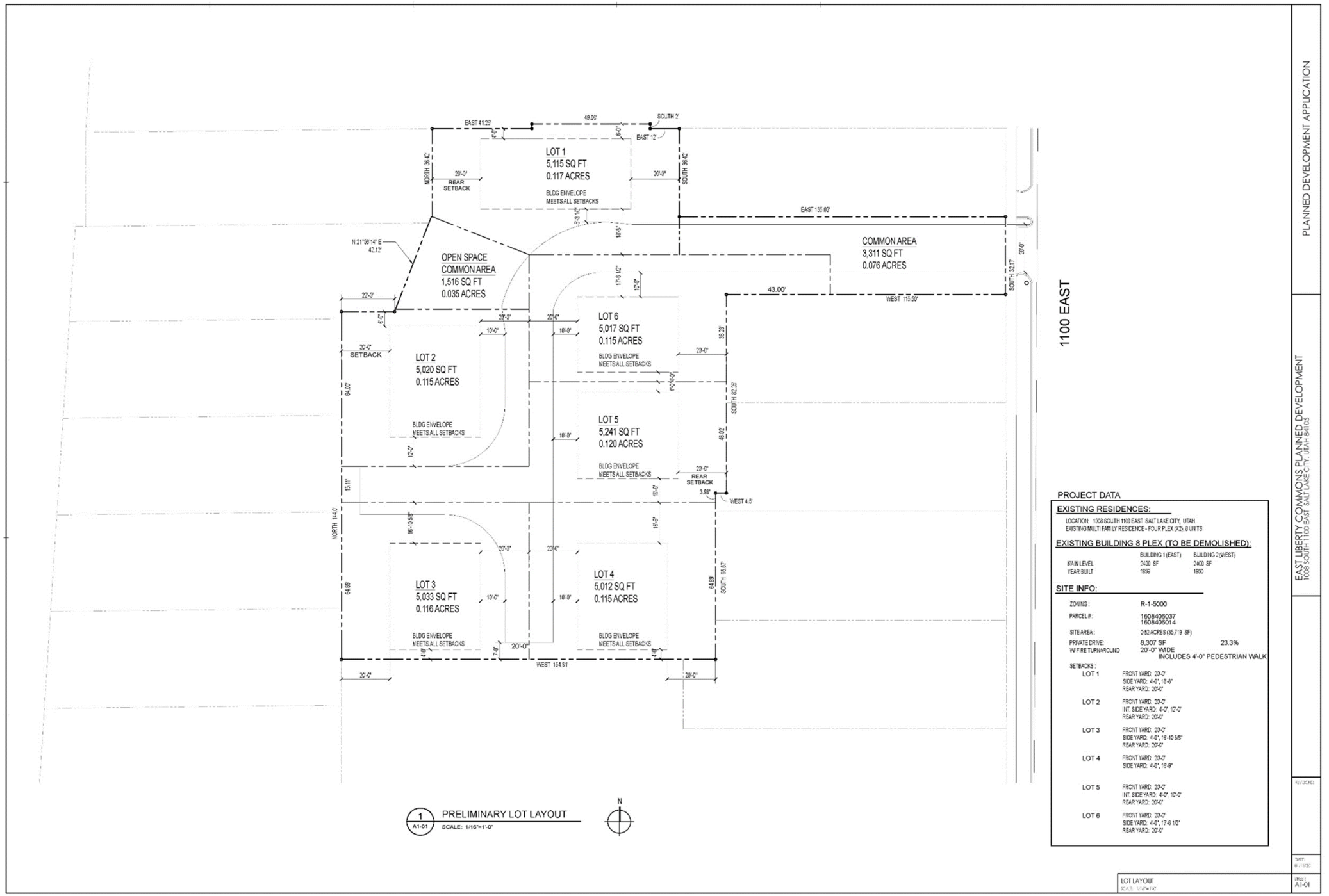
ATTACHMENT A: VICINITY MAP

Vicinity Map



ATTACHMENT B: PLANS





1 A1-01 PRELIMINARY LOT LAYOUT
SCALE: 1/16"=1'-0"

N

PROJECT DATA

EXISTING RESIDENCES:

LOCATION: 1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH
EXISTING MULTI FAMILY RESIDENCE - FOUR PLEX (A2), 8 UNITS

EXISTING BUILDING 8 PLEX (TO BE DEMOLISHED):

	BUILDING 1 (EAST)	BUILDING 2 (WEST)
MAIN LEVEL	2400 SF	2400 SF
YEAR BUILT	1959	1960

SITE INFO:

ZONING: R-1-5000

PARCEL #: 1608406037
1608406014

SITE AREA: 0.82 ACRES (35,719 SF)

PRIVATE DRIVE: 8,307 SF 23.3%
W/ FIRE TURNAROUND 20'-0" WIDE
INCLUDES 4'-0" PEDESTRIAN WALK

SETBACKS:

LOT 1 FRONT YARD: 20'-0"
SIDE YARD: 4'-0", 18'-8"
REAR YARD: 20'-0"

LOT 2 FRONT YARD: 20'-0"
INT. SIDE YARD: 4'-0", 12'-0"
REAR YARD: 20'-0"

LOT 3 FRONT YARD: 20'-0"
SIDE YARD: 4'-0", 16'-10 5/8"
REAR YARD: 20'-0"

LOT 4 FRONT YARD: 20'-0"
SIDE YARD: 4'-0", 18'-8"

LOT 5 FRONT YARD: 20'-0"
INT. SIDE YARD: 4'-0", 10'-0"
REAR YARD: 20'-0"

LOT 6 FRONT YARD: 20'-0"
SIDE YARD: 4'-0", 17'-6 1/2"
REAR YARD: 20'-0"

PLANNED DEVELOPMENT APPLICATION

EAST LIBERTY COMMONS PLANNED DEVELOPMENT
1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84105

LOT LAYOUT

A1-01

LANDSCAPE SUMMARY DATA - SALT LAKE CITY		
GENERAL SITE INFORMATION:	REQUIRED	PROVIDED
ZONED AS	--	R-1-5000
TOTAL AREA ON-SITE	--	0.82 ACRES (35,719 SF)
PARK STRIP - 1100 EAST (46.6 SF)		
LANDSCAPE AREA - 33% MIN COVERED W/ VEGETATION	33% MIN (46.6 SF X 0.33 = 15.3 SF)	95% COVERED (1068 SF VEGETATION)
TREES - 1 TREE PER 30' OF STREET FRONTAGE	32.16 L.F. / 30' = 1	1 TREE (IF POSSIBLE W/ SITE CONSTRAINTS)

LEGEND

BIOSWALE

BOULDERS

MULCH

STONE MULCH — MULCH COVERAGE MUST BE A MIN. DEPTH OF 4" INSTALL OVER DEWITTS PRO 5 WEED BARRIER FABRIC

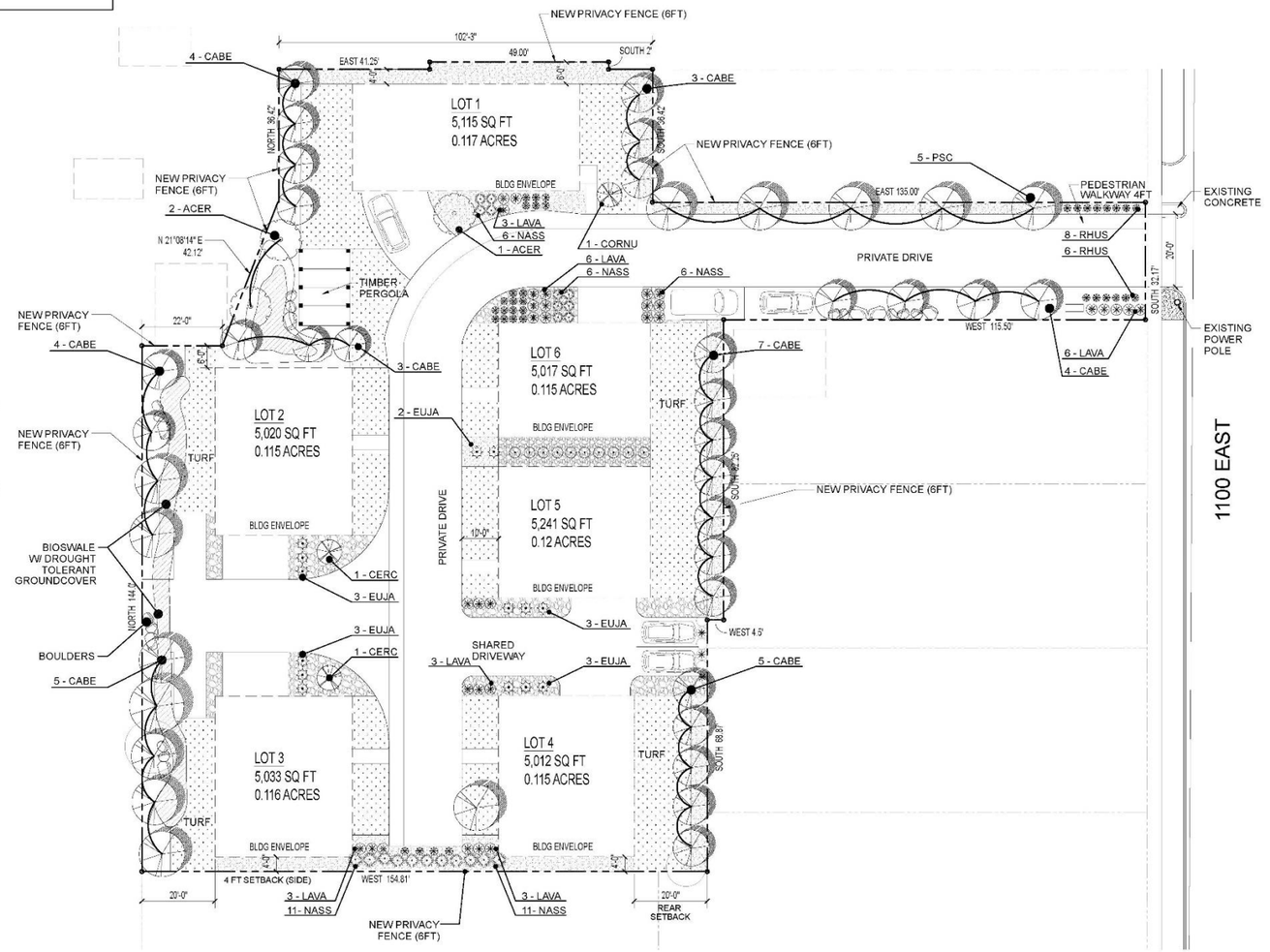
SHREDDED BARK MULCH — MULCH COVERAGE MUST BE A MIN. DEPTH OF 3" INSTALL OVER DEWITTS PRO 5 WEED BARRIER FABRIC

LAWN

TURF (LAWN SOD) "BIG GRASS" POA pratensis (KENTUCKY BLUEGRASS SOD MIX)

CONCRETE

ABBR	BOTANICAL NAME	COMMON NAME	SIZE
CABE	Carpinus betulus	Columnar Hornbeam	2" cal.
PICU	Picea abies 'Cupressina'	Columnar Norway Spruce	8'
PSC	Prunus Sargenti 'Columnaris'	Columnar Sargent Cherry	2" cal.
ACER	Acer platanoides	Norway Maple	2" cal.
ACPA	Acer palmatum	Japanese Maple	2" cal.
CERC	Cercis canadensis	Eastern Redbud	2" cal.
CORNU	Cornus florida	Flowering Dogwood	2" cal.
EUJA	Euonymus japonicus	Green Spire	5 gal.
NASS	Nassella tenuissima	Mexican Feather Grass	1 gal.
LAVA	Lavandula Angustifolia	Hidcote Blue English Lavender	#1
DIAS	Diascia integerrima 'Coral Canyon'	Coral Canyon Diascia	#1



1 L1-01 LANDSCAPING PLAN
SCALE: 1/16"=1'-0"

N

LANDSCAPING NOTES:

1. ALL LANDSCAPE AREAS SHALL BE MAINTAINED WITH AT LEAST ONE-THIRD (1/3) OF THE YARD(S) AREA COVERED BY VEGETATION SLC ZONING ORDINANCE 21A.48.090.
2. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.

PLANNED DEVELOPMENT APPLICATION

EAST LIBERTY COMMONS PLANNED DEVELOPMENT
1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84105

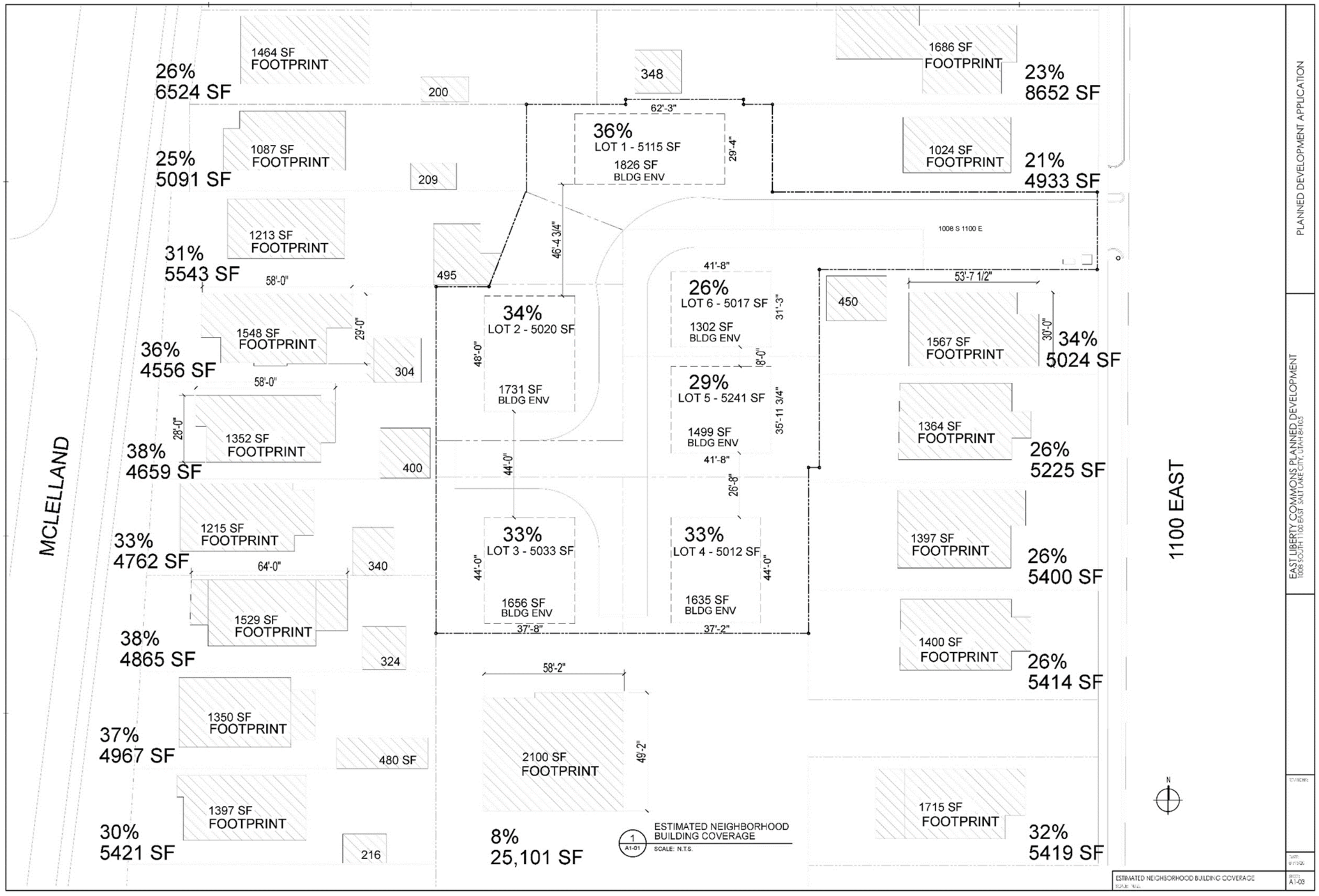
1100 EAST

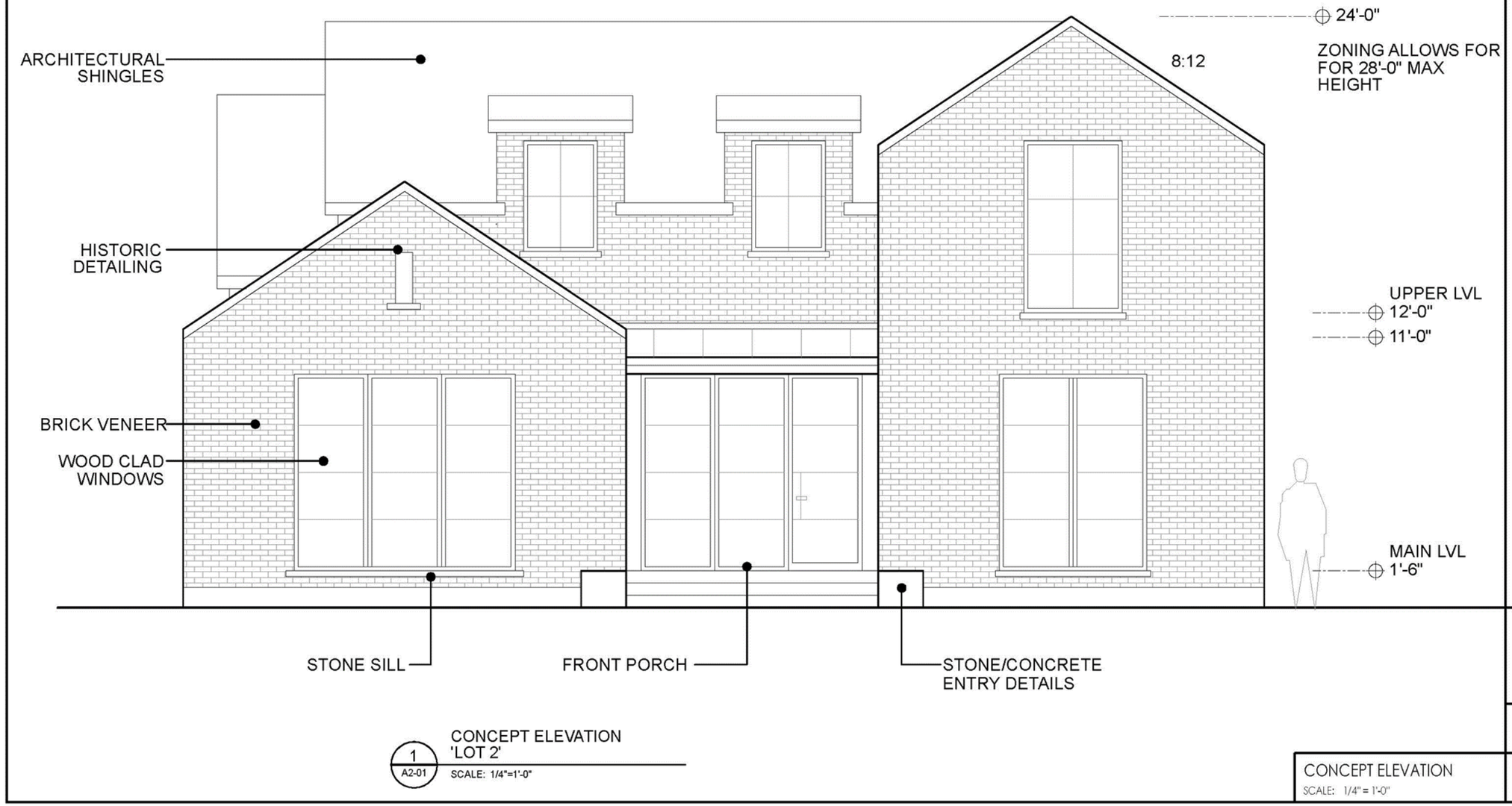
REVISIONS:

DATE:

LANDSCAPE PLAN
SCALE: AS NOTED

SHEET: L1-01


1464 SF FOOTPRINT
26% 6524 SF
200
348
62'-3"
36% LOT 1 - 5115 SF
1826 SF BLDG ENV
29'-4"
1686 SF FOOTPRINT
23% 8652 SF
1087 SF FOOTPRINT
25% 5091 SF
209
1024 SF FOOTPRINT
21% 4933 SF
1008 S 1100 E
1213 SF FOOTPRINT
31% 5543 SF
46'-4 3/4"
495
41'-8"
26% LOT 6 - 5017 SF
1302 SF BLDG ENV
31'-3"
53'-7 1/2"
450
58'-0"
34% LOT 2 - 5020 SF
1731 SF BLDG ENV
48'-0"
1548 SF FOOTPRINT
29'-0"
36% 4556 SF
304
58'-0"
8'-0"
29% LOT 5 - 5241 SF
1499 SF BLDG ENV
35'-11 3/4"
1567 SF FOOTPRINT
30'-0"
34% 5024 SF
28'-0"
1352 SF FOOTPRINT
38% 4659 SF
400
44'-0"
41'-8"
26'-8"
1364 SF FOOTPRINT
26% 5225 SF
1215 SF FOOTPRINT
33% 4762 SF
64'-0"
340
33% LOT 3 - 5033 SF
1656 SF BLDG ENV
44'-0"
33% LOT 4 - 5012 SF
1635 SF BLDG ENV
44'-0"
1397 SF FOOTPRINT
26% 5400 SF
1529 SF FOOTPRINT
38% 4865 SF
324
37'-8"
37'-2"
1400 SF FOOTPRINT
26% 5414 SF
58'-2"
1350 SF FOOTPRINT
37% 4967 SF
480 SF
2100 SF FOOTPRINT
49'-2"
1397 SF FOOTPRINT
30% 5421 SF
216
8% 25,101 SF
1 A1-01 ESTIMATED NEIGHBORHOOD BUILDING COVERAGE
SCALE: N.T.S.
1715 SF FOOTPRINT
32% 5419 SF
MCLELLAND
1100 EAST
N
PLANNED DEVELOPMENT APPLICATION
EAST LIBERTY COMMONS PLANNED DEVELOPMENT
1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84105
ESTIMATED NEIGHBORHOOD BUILDING COVERAGE
A1-03



1 A2-01 CONCEPT ELEVATION 'LOT 2'
SCALE: 1/4"=1'-0"

EAST LIBERTY COMMONS PLANNED DEVELOPMENT
1008 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84105

DATE: 01/15/20

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

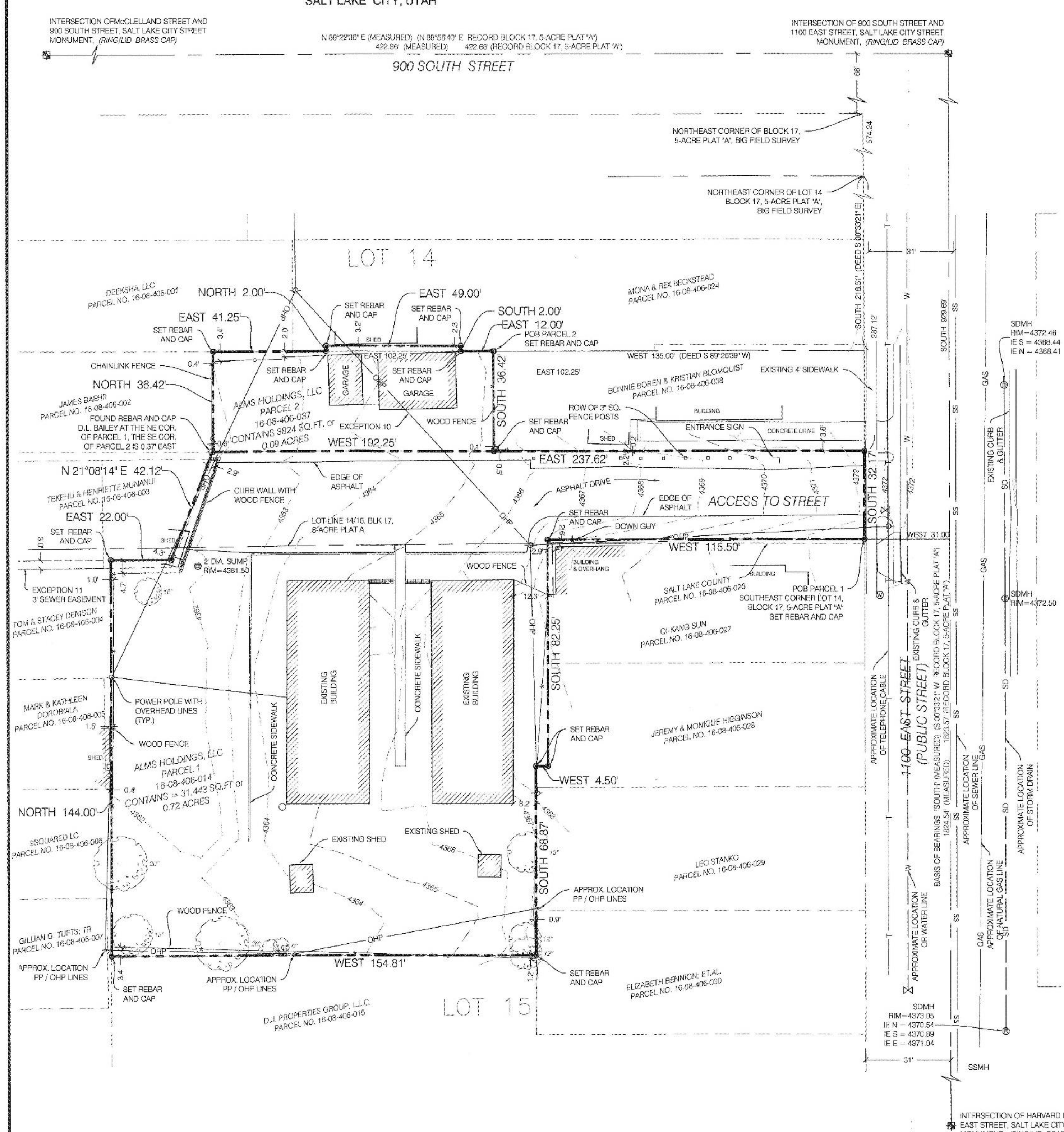
SHEET: A2-01

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BEING IN LOTS 14 & 15, BLOCK 17, 5-ACRE PLAT "A", BIG FIELD SURVEY
SALT LAKE CITY, UTAH

GRAPHIC SCALE
(IN FEET)
1 inch = 20ft.

NORTH



SURVEYOR'S CERTIFICATE

TO:
ALMS HOLDINGS, LLC, ATTORNEYS TITLE GUARANTY FUND, INC.
UNION TITLE INSURANCE AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 11 & 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2016.

DATE OF PLAT OR MAP: SEPTEMBER 14, 2016

PROFESSIONAL LAND SURVEYOR 9-14-16 EVAN J. WOOD No. 183395 STATE OF UTAH

TITLE DESCRIPTION

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 17, FIVE ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE WEST 115.5 FEET; THENCE SOUTH 83.25 FEET; THENCE WEST 4.5 FEET; THENCE SOUTH 68.87 FEET; THENCE WEST 154.81 FEET THENCE NORTH 144 FEET; THENCE EAST 22 FEET THENCE NORTHEASTERLY TO A POINT WHICH IS WEST 237.62 FEET AND NORTH 32.17 FROM SAID SOUTHEAST CORNER OF LOT 14; THENCE EAST 237.62 FEET THENCE SOUTH 32.17 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 00°33'21" EAST 218.51 FEET AND SOUTH 89°26'39" WEST 135.00 FEET FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 17. 5-ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT BEING ALSO SOUTH 00°33'21" EAST 860.48 FEET AND SOUTH 89°26'39" WEST 166.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF 1100 EAST STREET AND 900 SOUTH STREET; AND RUNNING THENCE SOUTH 00°33'21" EAST 36.42 FEET; THENCE SOUTH 89°26'39" WEST 102.25 FEET; THENCE NORTH 00°33'21" WEST 36.42 FEET; THENCE NORTH 89°26'39" EAST 102.25 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT SOUTH 00°33'21" EAST 218.51 FEET AND SOUTH 89°26'39" WEST 147.00 FEET FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 17, 5-ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT BEING ALSO SOUTH 00°33'21" EAST 860.48 FEET AND SOUTH 89°26'39" WEST 178.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF 1100 EAST STREET AND 900 SOUTH STREET; AND RUNNING THENCE SOUTH 89°26'39" WEST 49.00 FEET; THENCE NORTH 00°33'21" WEST 2.00 FEET; THENCE NORTH 89°26'39" EAST 49.00 FEET; THENCE SOUTH 00°33'21" EAST 2.00 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. PARCEL 1: 16-08-406-014, PARCEL 2: 16-08-406-037
ADDRESS OF PROPERTY: 1000 & 1008 SOUTH 1100 EAST, SALT LAKE CITY, UT 84105

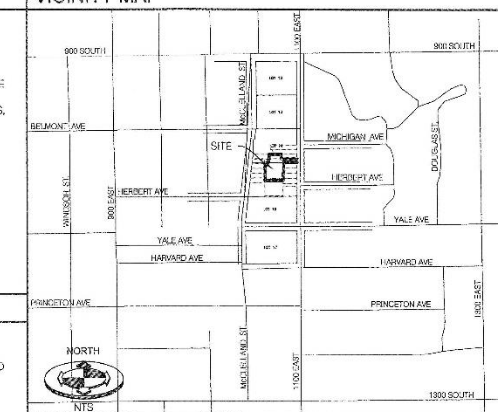
NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ALMS HOLDINGS, LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS "SOUTH" BETWEEN THE FOUND SALT LAKE CITY STREET MONUMENTS IN 1100 EAST STREET AT THE INTERSECTIONS OF 900 SOUTH AND HARVARD AVENUE AS SHOWN HEREON.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OVERALL BOUNDARY OF TWO ADJOINING PARCELS OWNED BY ALMS HOLDING, LLC. PARCEL 1, # 16-08-406-014 & PARCEL 2, #16-08-406-037. PARCEL 2 WAS ESTABLISHED USING THE TIE TO THE NORTHEAST CORNER OF LOT 14 AS LABELED AND SHOWN ON THE SURVEY. THE SOUTHWEST CORNER OF PARCEL 2 IS 0.37' EAST OF THE NORTHWEST CORNER OF LOT 1 AS LABELED AND SHOWN ON THE SURVEY.

VICINITY MAP



REFERENCE DOCUMENTS

LIST OF REFERENCED DOCUMENTS
- R1) TITLE REPORT ISSUED BY ATTORNEYS TITLE GUARANTY FUND, INC., FILE No.: 5880
- R2) EASEMENT, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY No. 1952530, DATED OCTOBER 11, 1963, BOOK 2110, AT PAGE 229. EXCEPTION 11 IN TITLE REPORT
- R3) SURVEY PERFORMED BY JOE RICHARDSON (RICHARDSON SURVEYING), ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS SURVEY NUMBER S93-12-0760.
- R4) SURVEY PERFORMED BY PAT HARRIS (ENSIGN ENGINEERING), ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS SURVEY NUMBER S2014-11-0524.
- R5) SURVEY PERFORMED BY MICHAEL NADEAU (CORNERSTONE), ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS SURVEY NUMBER S2003-09-595.
- R6) SURVEY PERFORMED BY RICHARD JOHANSON (LAND DESIGN), ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS SURVEY NUMBER S01-11-0731.
- R7) SALT LAKE CITY BLOCK SURVEY FOR BLOCK 17, FIVE ACRE PLAT "A", BIG FIELD SURVEY.
- R8) TIE SHEETS FOR SALT LAKE CITY STREET MONUMENTS IN SECTION 08, T.1S., R.1E., S.L.B&M. FROM THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

GENERAL NOTES

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY UNION TITLE INSURANCE AGENCY, LLC, FILE NO. 5880, EFFECTIVE DATE JUNE 2, 2016.

1) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP. JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE. SCHEDULE B:

ITEMS 1 - 9 NOT ADDRESSED BY THIS SURVEY.

ITEM 10 THE EFFECTS, IF ANY, OF EASEMENTS AND RIGHTS OF WAYS FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER, OVER, UNDER, OR ACROSS SAID PROPERTY WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
(AS SHOWN)

ITEM 11 EASEMENT TO ELMO SIMMONS AND DEON SIMMONS FOR A SEWER LINE, AND AS MORE PARTICULARLY DESCRIBED IN DOCUMENT RECORDED OCTOBER 11, 1963, AS ENTRY No. 1952530, IN BOOK 2110, AT PAGE 229. (AS SHOWN ON SURVEY)

ITEM 12 SUBJECT TO RIGHTS OF ANY AND ALL TENANTS LEGALLY IN POSSESSION OF THE LAND/PROPERTY, IF ANY, AND THE RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH AND UNDER SUCH TENANT(S). (AFFECTS PROPERTY, NOT ADDRESSED BY SURVEY)

ITEM 13 DEED OF TRUST.
DATED: MAY 23, 2016
AMOUNT: $645,000.00
TRUSTOR: ALMS HOLDING, LLC
TRUSTEE: AMERICAN BANK OF COMMERCE
BENEFICIARY: AMERICAN BANK OF COMMERCE
RECORDED: JUNE 2, 2016
ENTRY NO: 12292582
BOOK/PAGE: 10438/1664
(AFFECTS PROPERTY, NOT ADDRESSED BY SURVEY)

ITEM 14 ASSIGNMENT OF RENTS IN CONNECTION WITH THE ABOVE DEED OF TRUST RECORDED JUNE 2, 2016, AS ENTRY No. 12292583, IN BOOK 10438, AT PAGE 1682 OF THE OFFICIAL RECORDS. (AFFECTS PROPERTY, NOT ADDRESSED BY SURVEY)

LEGEND AND ABBREVIATIONS

STREET MONUMENT AND LINE (FOUND)
PROPERTY CORNER AND LINE (PLAT NOTED)
ADJOINING DEED LINE
RIGHT-OF-WAY LINE
STREET CENTERLINE
EASEMENT
CURB AND GUTTER
EDGE OF ASPHALT
EDGE OF CONCRETE
OHP
W
SS
SD
BLOCK WALL
CHAIN LINK FENCE
WIRE FENCE
WOOD FENCE
EXISTING BUILDING

DRAWN BY EJW
CHECKED BY BAL
FIELD CREW ZAC
DATE SEP. 14 2016
DWG FILE 1608143a

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
9133 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

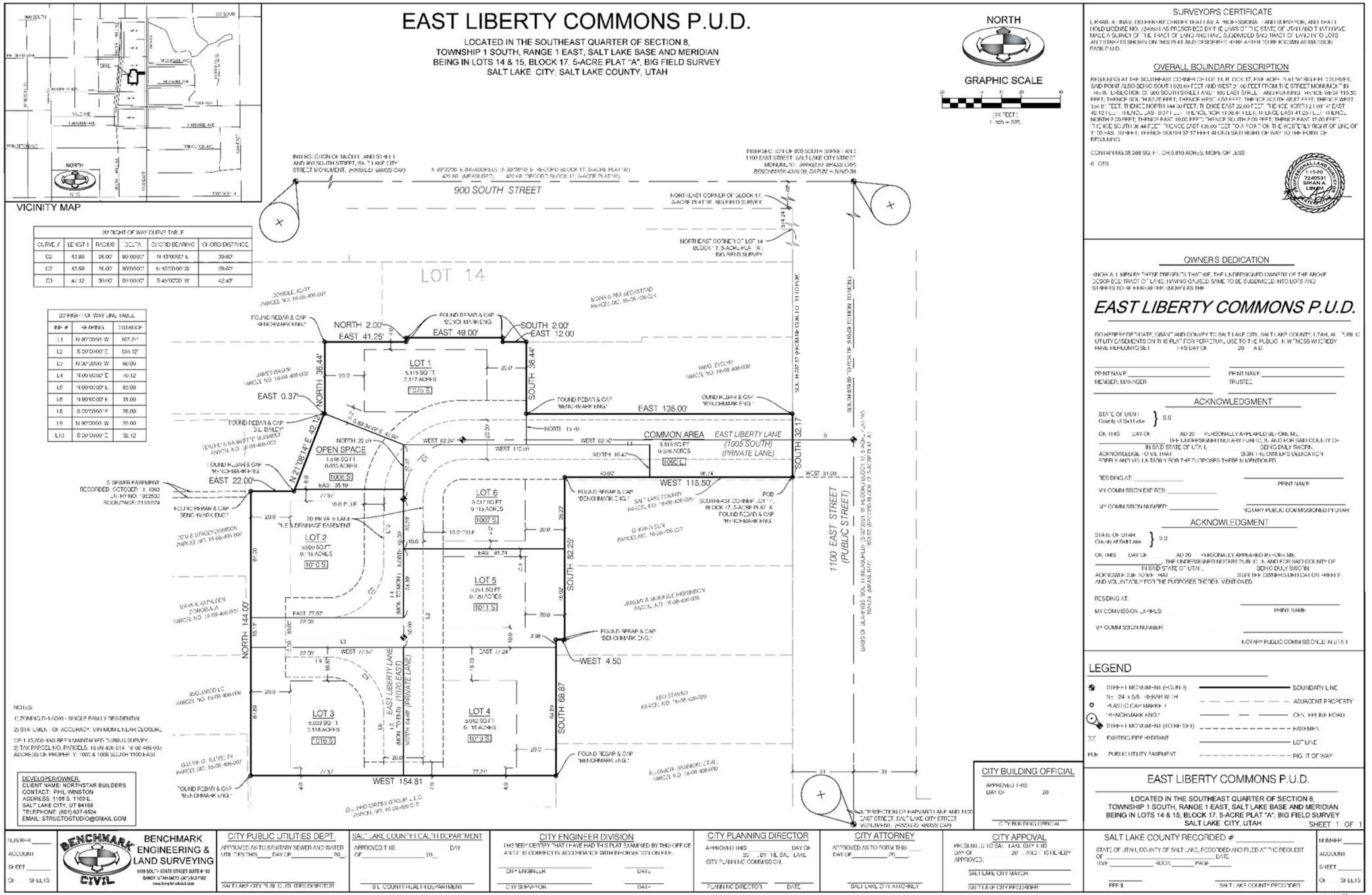
ALMS HOLDINGS, LLC
1008 & 1000 SOUTH 1100 EAST
SALT LAKE CITY, UTAH

PROJECT NO. 1608143

ALTA/ACSM LAND TITLE SURVEY

SVA.01
1 OF 1

ATTACHMENT C: PRELIMINARY SUBDIVISION PLAT



ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

EAST LIBERTY COMMONS PLANNED DEVELOPMENT PROPOSAL

PURPOSE STATEMENT & PROJECT DESCRIPTION

The proposed planned development of six single-family homes responds to the constraints of the existing lot and is designed to conserve the neighborhood's residential character. The East Liberty Commons seeks to replace the rundown two four-plex buildings with a new compatible community of homes that integrate seamlessly into the neighborhood.

The property located at 1008 South 1100 East is consists of two interior block parcels the will be combined into one parcel (35,719 sf). East Liberty Commons Planned Development will have lots ranging from 4,200 sf to 5,300 sf matching the density and lot coverage in the surrounding development. The homes will be two-story averaging 2,500 sf livable space with an attached two car garage. In keeping with the neighborhood aesthetics, garages will be held off of the front of façade and be side-loading.

The integrated pedestrian and cycle friendly community will echo the eclectic mix of architecture found within the neighborhood to the east and west of the development. Home designs will feature a more contemporary transitional style utilizing a combination of traditional and modern elements. The material palette will include brick exteriors, clad windows, and classic stone detailing.

Each home will have private yard and access to landscaped common open space. All exterior yards and the shared private road will be managed by an HOA with specific provisions for care and maintenance per HOA bylaws. The planned development will provide all of its own services, such as yard care, trash removal, and snow removal.

The proposed East Liberty Commons Planned Development falls within the East Liberty Community Council. The development is in line with the East Liberty Community Council's objective of preserving and improving residential areas desirable for family living. The applicant is aware of past concerns by community members and several adjacent neighbors. While working through the proposed development, the architect and developer have responded to the constraints of the existing site and worked to address the community's concerns related to design, size, and orientation. The Planned Development will result in a well-proportioned and balanced development meeting zoning requirements.

East Liberty Commons strives to achieve a sustainable and functional urban in-fill tailored for the growing community whom are interested in living in a walk-able neighborhood, close to downtown, public transportation, parks and schools. East Liberty Commons is situated less than ¼ mile from bus routes and offers walking to the

popular 9th & 9th, Liberty Park, and Sugarhouse areas. Additionally, the University of Utah, Research Park and Westminster College are within minutes by bike or even foot. This development will provide charging stations in all homes and offer bike-racks in all garages to encourage environmentally friendly modes of transportation.

PROPOSED ZONING MODIFICATIONS

East Liberty Commons Planned Development is compatible with all R-1-5000 zoning requirements except for the following requests for relief:

1) **Lots to front on a public street:** Due to the unique layout of the East Liberty Commons PD, the internal lots will not have frontage on a public street and will be accessed by a private drive.
2) **Lot size for R-1/5,000:** The lot size required by Salt Lake City zoning in R-1/5,000 is for an individual lot size to be at least 5,000 square feet. The proposed design has one internal lot that is less than 5,000 sf. However, the overall density of the proposed planned development does meet 5,000 sf minimum threshold – 6 lots within 35,719 sf. The reduced lot size does not increase density of the development. It is not uncommon for existing lots in the surrounding neighborhood to be less than 5,000 sf. In fact, three lots that abut the west property line are under the 5,000 sf minimum.

   The proposed individual lot sizes requesting modification through the Planned Development process:

   Lot 4 – 4,677 sq. ft.

A. PLANNED DEVELOPMENT OBJECTIVES (Section 21A.55.010)

The proposed East Liberty Commons PUD satisfies the Standards for Planned Developments stated in 21A.55.050:
The project achieves the following Planned Development Objective as exhibited below:

F. Master Plan Implementation: **A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:**

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.

The Central Community Master Plan calls for Low-Density Residential (1-15 dwelling units/acre) in the designated *East Central South Neighborhood* planning area, which is located between 900 and 1700 South from 700 to 1300 East.

East Liberty Commons Planned Development fits the future land use goals of the area and goes a step further by addressing "incompatible infill development". The Central Community Master Plan states "incompatible infill" as an issue within the East Central South Neighborhood. The incongruous existing 8-plex would be eliminated in a neighborhood where the land use is predominantly single-family homes (low-density residential).

In addition, the master plan seeks to provide and add to the diverse housing stock. While the proposed project does not increase the amount of units, it will add single-family housing stock to the area and provide additional housing to families. *Growing SLC: A Five Year Housing Plan* states that "the average household in Salt Lake City includes 2.45 people, with 52 percent of the households being comprised of families". The new houses will provide more flexible living with 3 bedrooms as opposed to the small existing one-bedroom units that house 1-2 people. This project will add to the single-family housing stock that is often overlooked as most developers push the multi-family housing market.

B. MASTER PLAN COMPATIBILITY:

The proposed Planned development is consistent with the Central Community Master Plan. See above explanation.

C. DESIGN AND COMPATIBILITY:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;

   This project seeks to be compatible with the surrounding neighborhood for the following reasons:

   --The footprint of the proposed houses are 1,600 sf on average which is comparable to the surrounding single-family houses.

   --The lot is 35,719 sf and will be developed with only 6 houses (approximately 5833 sf per house).

   --The project complies with the base zoning requirements for building height, density, all setbacks, lot coverage, etc.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;

--The houses in the development will be oriented toward a main private driveway that serves as a 'street' to the entire development. The private drive will serve to activate the entire existing lot and replace the small drive and parking lot currently situated on the lot. The proposed building materials will be brick similar to most of the surrounding houses (almost 70% of the houses in the neighborhood are brick).

3. Whether building setbacks along the perimeter of the development:
    a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.

        --The visual character of the neighborhood is an eclectic mix of mostly single family homes. Architectural styles consists of roughly 64% Period Revival, 28% Bungalows and 8% other

    b. Provide sufficient space for private amenities.

        --Each house will have a small front yard, a sizable private backyard, and a two-car garage

    c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

        --The size of the existing lot will allow for plenty of open space and buffering to adjacent properties. Each individual house will meet zoning setback requirements for front yard, side yard and back yard. The generous amount of space will allow for the development to fit right into the existing development pattern and spacing of surrounding properties. Vehicular traffic will be directed to the center of the lot away from adjacent properties.

    d. Provide adequate sight lines to streets, driveways and sidewalks.

        --The project will comply with all Transportation Division sight line requirements.

    e. Provide sufficient space for maintenance.

        --All of the houses can be accessed from all sides for maintenance as well as designated areas for trash collection and snow removal will be provided.

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

--A pedestrian walkway linking the development to 1100 east will be provided along the private drive. The houses in the development will be designed with front porch areas that face the street/private drive. The use of sidewalks, front porches, along with front yard areas will serve to engage pedestrians and stimulate the interaction within the community similar to the surrounding neighborhood. The Central City Master Plan talks about the surrounding area as a place "where sidewalks and park strips are extensions of their front rooms"

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

--Outdoor lighting has yet to be defined in the proposed project. The intent of the project would be to provide exterior lighting at exterior entry doors of the houses as is typical in residential design. Any on-site lighting would conform to zoning standards and in no way adversely impact neighbors.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and

-- This project will not have any dumpsters or loading docks on-site. All trash would be in trash receptacles that would be stored within the garages of individual houses.

7. Whether parking areas are appropriately buffered from adjacent uses.

--Parking will be within enclosed 2-car garages or individual house driveways. Additional parking spaces on site are provided with landscape buffer and meet zoning requirements.

D. LANDSCAPING:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

--The intent of the project is to preserve and maintain any mature trees at the periphery of the project that are not within the proposed building footprints and the proposed private drive. Most of the mature trees on site are located at the south and southeast edge of the property.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

   --There is not a lot of existing landscaping to be maintained. The existing lot has a small amount of grass and bushes immediately around the existing buildings but the rest of the property is comprised of weeds that are cut occasionally. The proposed development seeks to add numerous trees and bushes to the periphery of the property for buffering.

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and

   --The potential impacts of the planned development will be lessened by numerous trees, shrubs, and bushes that will be placed strategically to create privacy and enhance the natural surroundings for the community.

4. Whether proposed landscaping is appropriate for the scale of the development.

   --The proposed landscaping will be a major upgrade from the existing conditions. The trees, shrubs, grasses and some turf are appropriate for the residential scale of the development.

E. MOBILITY

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

   --Existing street access from 1100 East will be maintained without negatively impacting 1100 East or any adjacent streets. The lot frontage to the street is just over 32 ft wide. This allows for a 20 ft wide private drive and appropriate sight lines. It should be noted this driveway for ingress/egress to the site has been in use for 60+ years.

2. Whether the site design considers safe circulation for a range of transportation options including:

   a. Safe and accommodating pedestrian environment and pedestrian oriented design;

      --A pedestrian walkway has been incorporated to provide access into the site. The project will comply with the Transportation Division's sight triangle and other safety requirements.

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

--Houses in the development will have room for bike parking/storage. The proposed development is located in a prime location to utilize alternative transportation methods. Besides the walkability of the neighborhood, there is easy access to bus routes. A bus stop for UTA bus route #213 is within steps of the development on 1100 East.

c. Minimizing conflicts between different transportation modes;

--No known conflicts will be created with the proposed development.

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

--The new project will provide for additional single family residential opportunities that will enable more family and community access to the 9th&9th commercial area.

4. Whether the proposed design provides adequate emergency vehicle access; and

--The development has been carefully planned to incorporate fire department access with the appropriate fire truck turn around. The width of the private drive is appropriate for any other emergency vehicles as well.

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

--The project does not include any loading access or service areas.

F. EXISTING SITE FEATURES

There are not any significant natural or built features on site other than existing mature trees that will be maintained/protected outside of proposed building footprints.

G. UTILITIES

Proposed utility services will be adequate to support the proposed Planned Development at normal/current service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses and utility resources. The existing 6" sewer line will need to be evaluated for condition and appropriate size for the development.

EAST LIBERTY COMMONS PRELIMINARY SUBDIVISION PLAT

PROJECT DESCRIPTION

The proposed planned development of six single-family homes responds to the constraints of the existing lot and is designed to conserve the neighborhood's residential character. The East Liberty Commons seeks to replace the rundown two four-plex buildings with a new compatible community of homes that integrate seamlessly into the neighborhood.

The property located at 1008 South 1100 East is consists of two existing interior block parcels the will be combined into the new development (35,719 sf). East Liberty Commons Planned Development will have 6 lots ranging from 4,677 sf to 5,224 sf matching the density and lot coverage in the surrounding development. The remaining area of the development will be common area maintained by the HOA including a private drive that will allow access to the new lots.

The homes will be two-story averaging 2,500 sf of livable space with an attached two car garage. In keeping with the neighborhood aesthetics, garages will be held off of the front of façade and be side-loading.

Each home will have private yard and access to landscaped common open space. All exterior yards and the shared private road will be managed by an HOA with specific provisions for care and maintenance per HOA bylaws. The planned development will provide all of its own services, such as yard care, trash removal, and snow removal.

The proposed East Liberty Commons Planned Development falls within the East Liberty Community Council. The development is in line with the East Liberty Community Council's objective of preserving and improving residential areas desirable for family living. The applicant is aware of past concerns by community members and several adjacent neighbors. While working through the proposed development, the architect and developer have responded to the constraints of the existing site and worked to address the community's concerns related to design, size, and orientation. The Planned Development will result in a well-proportioned and balanced development meeting zoning requirements.

East Liberty Commons strives to achieve a sustainable and functional urban in-fill tailored for the growing community whom are interested in living in a walk-able neighborhood, close to downtown, public transportation, parks and schools. East Liberty Commons is situated less than ¼ mile from bus routes and offers walking to the popular 9th & 9th, Liberty Park, and Sugarhouse areas.

ATTACHMENT E: SITE VISIT PHOTOGRAPHS

Top Left:
Private driveway from 1100 East

Top Right:
Private driveway onto 1100 East from interior lot

Bottom Left:
Northwest corner from interior lot

Bottom Right:
Northern portion of west property line from interior lot

Top Left: Southern portion of west property line from interior lot

Top Right: Southwest corner from interior lot

Bottom Left: South property line from interior lot

Bottom Right: Southeast corner from interior lot

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING ORDINANCE STANDARDS

Master Plan

The subject properties are located within the Central Community Master Plan (adopted November 1, 2005) and is designated on the future land use map as "*Low Density Residential (1-15 dwelling units/acre)*". Below is an excerpt from the master plan about Low Density Residential areas and development:

> **Low Density Residential**
> *This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.*
>
> *Approximately one third of the Central Community is occupied by single-family residences on lots ranging from 3,000 to 10,000 square feet in size.*
>
> **Policies**
> - *Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (RLU-1.1).*
> - *Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood (RLU-3.3).*
>
> **Issues within the East Central South Neighborhood**
> - *Address incompatible infill development*

Staff Discussion: The proposed development seeks to demolish the existing nonconforming multi-family use and develop six (6) new single-family residences. The proposal meets the residential unit density envisioned in the Central Community Master Plan. Further, the proposal supports and enhances the dominant single-family character of the surrounding low-density residential neighborhoods. Additionally, through utilizing the Planned Development process, the applicant would be able to achieve a more compatible development. The Planned Development process would increase the development potential of the project site, in order to provide additional detached single-family houses without compromising the character of the existing neighborhood.

Growing SLC: A Five-Year Housing Plan

The City recently adopted a citywide housing master plan title Growing SLC: A Five-Year Housing Plan 2017-2021 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 allow 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 additional 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 new single-family housing with a unique site configuration.

Zoning Ordinance Standards for R-1/5,000 (Single-Family Residential)

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

Staff Discussion: The proposed project is allowed in the zone and would meet the intent of the zone with the approval of requested modifications, as it still maintains conformance with the density and scale/intensity of the neighborhood.

21A.24.070: R-1/5,000 Single-Family Residential District:

Standard	Required	Proposed	Findings
Minimum Lot Area	5,000 square feet	Ranges from 5,007-5,238 square feet	Complies
Minimum Lot Width	50 feet	Ranges from 50-65 feet	Complies
Maximum Building Height	Varies depending on roof type: • Pitched – 28 feet measured to the ridge of the roof or average height of other principal buildings on the block face. • Flat – 20 feet	N/A	Compliance required for building permit issuance

Maximum Exterior Wall Height	Exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback. a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half (0.5') for each one-foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building. b. Exceptions: (1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section. (2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if: (A) The width of a dormer is ten feet (10') or less; and (B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and (C) Dormers are spaced at least eighteen inches (18") apart.	N/A	Compliance required for building permit issuance* *Refer to *Table 2. Established Yards*

<table>
<tr><td>Maximum Lot Size</td><td>With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet.</td><td>Ranges from 5,007-5,238 square feet</td><td>Complies</td></tr>
<tr><td>Minimum Front Yard</td><td>The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20’).</td><td>20 feet</td><td>Complies*

*Refer to Table 2. Established Yards</td></tr>
<tr><td>Minimum Interior Side Yard</td><td>Interior lots: Four feet (4') on one side and ten feet (10') on the other.

Corner Side Yard: Ten feet (10’)</td><td>Interior and/or corner side yards from property line to the building envelope are, as follows:

<table><tr><td>Lot 1</td><td>4 feet</td><td>16 feet</td></tr><tr><td>Lot 2</td><td>6 feet</td><td>22 feet</td></tr><tr><td>Lot 3</td><td>4 feet</td><td>16.87 feet</td></tr><tr><td>Lot 4</td><td>4 feet</td><td>16.75 feet</td></tr><tr><td>Lot 5</td><td>4 feet</td><td>10 feet</td></tr><tr><td>Lot 6</td><td>4 feet</td><td>16.50 feet</td></tr></table></td><td>Complies*

*Refer to Table 2. Established Yards</td></tr>
<tr><td>Minimum Rear Yard</td><td>Twenty-five percent (25%) of the lot depth, or twenty feet (20’), whichever is less.</td><td>20 feet</td><td>Complies</td></tr>
<tr><td>Maximum Building Coverage</td><td>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</td><td>Approximate Building Envelope Coverage
<table><tr><td>Lot 1</td><td>36%</td></tr><tr><td>Lot 2</td><td>34%</td></tr><tr><td>Lot 3</td><td>33%</td></tr><tr><td>Lot 4</td><td>33%</td></tr><tr><td>Lot 5</td><td>29%</td></tr><tr><td>Lot 6</td><td>26%</td></tr></table></td><td>Compliance required for building permit issuance</td></tr>
<tr><td>Attached Garages</td><td>1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</td><td>N/A</td><td>Compliance required for building permit issuance*</td></tr>
</table>

	a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced; b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or c. The garage doors will face a corner side lot line.		*Refer to *Table 2. Established Yards*

21A.36.010: Use of Land and Buildings

Standard	Required	Proposed	Findings
Frontage of Lot on Public Street	All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title [Title 21A Zoning Ordinance].	Six (6) lots without public street frontage	Modifications requested through the Planned Development process.

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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:

Standards		Finding	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section: A. Open Space And Natural Lands B. Historic Preservation C. Housing D. Mobility E. Sustainability **F. Master Plan Implementation**		Complies	Staff finds the proposal meets the following Planned Development objectives: **F. Master Plan Implementation** *A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:* *1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.* See discussion and analysis in Attachment F.
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.		Complies	See discussion and analysis in Attachment F.
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		Complies	The proposed project generally complies with all design and compatibility considerations.
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;		The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development and meets the zoning standards related to density. The proposed planned development would be compatible with the existing zoning district and surrounding neighborhood as noted in Attachment F.

C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	• Building Orientation The construction of the new single-family homes would be oriented toward the private street. The rear yards of the proposed lots would be located on the periphery of the project site. This orientation is typical for a single-family residential development pattern and would be compatible with the surrounding area. • Building Materials Many existing single-family homes near the project site are constructed of masonry in the form of brick and stone, stucco, and various types of siding. While the applicant cannot confirm the architectural styles that the future buyers may choose to construct, it has been indicated that the building material would consist brick or stone, and other durable building materials for accent purposes that are similar with the palette seen in the surrounding neighborhood.
C3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	Complies	The rear yards of the proposed lots would be located on the periphery of the project site. It would be consistent with the existing development pattern in the immediate vicinity. Given constraints of the property, the design layout is compatible with adjacent and surrounding properties. The proposal would meet all the requirements listed in this section [C3].
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies required for building permit issuance	The specific design of each proposed single-family home is yet to be finalized; however, the applicant indicates that the homes would engage pedestrians and encourage interactions within the community through site design elements, such as the front facade of the buildings would be oriented along the private street. The applicant has included a design review board in their CC&Rs. The subject properties would be required to meet the underlying R-1/5,000 (single-family residential) zoning district and front façade

			control regulations found in subsection 21A.24.010I.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Compliance required for building permit issuance	Lighting has not been indicated on the subject plans. Any proposed lighting would need to be directed to the interior of the development to minimize any impacts on abutting and adjacent properties.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The proposed development does not have any dumpsters, loading docks or service area. Individual trash receptables would be stored within the garages and collected by a private company on the private street in front of each residence.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Parking would be located in private garages and additional parking spaces. Landscape buffer would be provided between the additional parking spaces and the west property line as shown in Figure 3 and Attachment B. For the additional parking spaces along the east property line and adjacent to the entrance of the private street, a 6-foot high fence would be installed to screen the vehicles from adjacent properties.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:		Complies	The proposed project generally complies with all landscape considerations.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	Mature trees along the southwest and southeast edges of the property would be preserved and maintained.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	The applicant is proposing to preserve four (4) existing trees that are not within the buildable area. In addition to preserving the existing mature trees, the applicant is proposing to add additional landscaping to screen the private street. These areas include the southern and northern entry edge of the private street. The proposed development would provide numerous trees and bushes to the periphery of the property for buffering as shown in Figure 3.

<table>
<tr><td>D3</td><td>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</td><td>Complies with condition</td><td>The proposed project would provide numerous trees, shrubs, and bushes that are strategically placed to create privacy between the subject property and adjacent properties.</td></tr>
<tr><td>D4</td><td>Whether proposed landscaping is appropriate for the scale of the development.</td><td>Complies with condition</td><td>Substantial landscaping would be provided to buffer between the proposed residences and adjacent properties.</td></tr>
<tr><td colspan="2">E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</td><td>Complies</td><td>The proposed project generally complies with all mobility considerations.</td></tr>
<tr><td>E1</td><td>Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</td><td>Complies</td><td>Vehicular access to the project site would rely solely on 1100 East, which is a collector street. Transportation Division review did not identify any negative impact on the safety, purpose and character of the street. The proposed development would have a reduction of two (2) units; therefore, the usage of the vehicular access would also be reduced.</td></tr>
<tr><td>E2</td><td>Whether the site design considers safe circulation for a range of transportation options including:

a. Safe and accommodating pedestrian environment and pedestrian oriented design;

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

c. Minimizing conflicts between different transportation modes;</td><td></td><td>• The proposed private walkway and private street provide safe pedestrian and vehicle access onto 1100 East and complies with the sight distance requirements.

• The proposed development is located within proximity to the following public transit:

<table><tr><th>Nearest Transit</th><th>Approx. Distance</th></tr><tr><td>Bus Stop</td><td>300 feet</td></tr><tr><td>Light Rail Station</td><td>1.5 miles</td></tr></table>
• There are not any anticipated conflicts between transportation modes with the proposed development.</td></tr>
<tr><td>E3</td><td>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</td><td>Complies</td><td>The project has a shared open space common area and a pedestrian walkway along the entrance/exit of the private street. This promotes access within the proposed development and surrounding neighborhood.</td></tr>
</table>

E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Fire department review has identified an issue with the proposed emergency turnaround not meeting the required dimensions. However, the applicant has addressed the comment by providing the minimum 80 feet dimension for the emergency turnaround as shown on the site plan (Attachment B). The proposed development would be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	There are not any proposed loading access or service areas.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	There are not any significant natural or built features that contribute to the character of the neighborhood or environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	Refer to department comments from public utilities (Attachment J). Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades, if applicable.

ATTACHMENT H: ANALYSIS OF STANDARDS – SUBDIVISION ORDINANCE

20.16.100: Standards of Approval for Preliminary Plats

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standards	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;	Planning Commission approval required for the Planned Development request.	Modification to the Subdivision Design Standards (i.e., lots created through a subdivision not having frontage on a public street) is requested through the Planned Development process.
B. All buildable lots comply with all applicable zoning standards;	Planning Commission approval required for the Planned Development request.	The proposal does not comply with the standard found in section 21A.36.010C Use of Land and Building (i.e., all lots shall front on a public street); therefore, a Planned Development approval is requested. All other applicable zoning standards are met.
C. All necessary and required dedications are made;	Complies	Any necessary or required dedications shall be made prior to recordation of the final plat.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;	Complies with conditions	The provisions of 20.40.010 shall be met through compliance with all City department/division comments.
F. The subdivision otherwise complies with all applicable laws and regulations;	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way, or easement.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Meetings:

- East Liberty Park Community Organization (ELPCO) held a special public meeting on November 21, 2019. The ELPCO has provided meeting notes (attached) and is generally in support of the project.

Public Notice:

- Early notice of application mailed on October 16, 2019
- Public hearing notice mailed on January 9, 2020
- Public hearing sign posted on the property on January 10, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 9, 2020

Public Comments:

Two (2) public comments were received during the early noticing period, which expressed the following concerns:

1. The height and design, and its compatibility and characteristics with surrounding structures
2. The impact on an existing privacy fence between the subject property and adjacent property

Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission.

ELPCO Special Meeting
East Liberty Commons Project

Thursday, November 21st, 2019
5:30pm-6:30pm
Tracy Aviary Education Space

Project: East Liberty Commons
Address: 1002-1008 1100 East
Request: 6 single-family homes
Type: Planned Development (PLNSUB2019-00904)
PDF: http://www.webatomics.com/ELPCO/EastLibertyCommons-fullPDF.pdf

Attendees:
Applicants: Meredith Warner, architect (Structo); Phil Winston, developer, formerly NorthStar (left employment on 10/31/19)
ELPCO: Jason Stevenson, Darryl High, co-chairs; Dave Richards, Judi Short, Land Use advisors; Jeff Larsen, Andrew Stone, Board members/candidates
SLC Planning: Linda Mitchell; Kelsey Lindquist
Audience: 18 residents signed the sign-in sheet.

The meeting began with a welcome, introduction of ELPCO, and explanation of the purpose of the meeting from Jason Stevenson and Darryl High, ELPCO co-chairs. They explained that ELPCO would summarize the discussion of the meeting for an upcoming (January 2020) meeting of the SLC Planning Commission. Members of the public are also willing to submit comments and make statements at the planning commission as well. ELPCO would keep everyone informed of future actions if they provided an email or contact info on the sign-in sheet circulating at the meeting.

Phil Winston (PW): First learned about the potential for a project six months ago while getting keys at Glen's Keys. Met Allison Leishman, the property owner, who proposed the idea of developing the site. PW knew the project had been through SLC planning process once before (January 2017). PW knew it had failed in the initial meeting and failed on appeal.
PW: Mentioned projects he has designed and built with Northstar in the area such as Graham Orthodontics (900 S, 700 E), Vestal Kitchen at 9th and 9th (formerly Great Harvest Bread Co.), and Lieberman law building at 900 S and 1100 E (formerly Clay Blackwell insurance building). Northstar also does residential construction and remodeling.
PW: Decided to try again with a new development plan. Went door-to-door in the neighborhood and met a lot of great people;
PW: Original 2017 proposal asked for too many exemptions by reducing setbacks on the properties and the boundaries. It also tried to fit seven units on the site. As PW talked to the neighbors, PW heard concerns about these setbacks, and how the land was graded up, elevating the profile of any development.
PW: Made a lot of changes to the project based on neighborhood conversations. One new change, not reflected in the original plans, is that project no longer requires a "lot reduction" for the project. The only zoning modification requested is for a Planned Unit Development (PUD) where no home on the site faces a public street. The project meets all other setback, height, and lot size requirements.
PW: This project is in the R-1/5000 zoning, and it will meet rear and front yard setbacks; it will meet height requirements by staying at 24 feet (zoning allows 28 feet at the peak)

PW: Northstar and PW like to build "traditional homes with modern flair." Wants to build homes that match the style of the neighborhood. Northstar will manage the construction. Would like the homes to be brick in nature, have front porches, no garages on the front-faces of the homes. Northstar builds a lot of Tudor-style homes.

Questions from the Audience:

Q1: Will the garages be separate or detached from the house?
A1: No separate or detached garages outside the house. The garages will be underneath the house and facing away from the front of the house.

Q2: What about extra parking? We have a problem with tenant parking on 1100 East. Will people be parking on 1100 East?
A2: All of the houses have two-car garages, plus four (4) extra guest parking spaces in the development for the six (6) homes.

Q3: How wide is the entrance driveway and will the width change?
A3: Believe the driveway is 32 feet wide, and it will stay 32 feet wide. Not all of the current driveway is gravel and able to be driven on. We will improve the driveway, make the drive-able portion wider, and place landscaping along the edge.

Q4: Will you be removing trees?
A4: We will remove three (3) trees and new trees will be added.

Q5: What about the power lines at 1011-1013 1100 East?
A5: We would like to put those power lines underground. The power lines are complex in that area. We are still working on the power and utility issues.

Q6: Are you counting the area of the private drive (i.e. the access drive inside the development) in calculating the square footage of the lots? [Note: This means that the lot boundaries extend into the middle of the private drive, and do not stop at the edge of the building or yard]. Is that allowed?
A6: We do incorporate the private drive as part of the lot area calculations. An interpretation of the zoning code allows this approach. (SLC Planning representatives confirmed this interpretation). This means that the SLC Planning Department has allowed this approach in prior development applications and projects and it is now an accepted practice.

Q7: Are you going to widen the access driveway? Currently, two cars can't pass each other on the driveway.
A7: The access driveway will be widened, and we will add landscaping to the edges.

Q8: Where will the mailboxes be?
A8: We will try to get mailboxes on the houses, but we might be forced to create a combined box on the street. Note: An audience member who works for the U.S. Postal Service mentioned that a combined box is likely. PW mentioned that he has negotiated in the past with postmasters to get individual mailboxes.

Q9: How will a fire truck get in and turn around?

A9: PW used to be a firefighter for 20 years. PW drove firetrucks. Internal driveway is designed with a firetruck turnaround that is adequate for fire vehicles. Firetruck needs turning radius of 20 feet

Q10: Comment from audience member that he appreciates the many changes in the current project with density, setbacks, and height that make it different from the 2017 proposal.

Q11: How will you manage the fencing and privacy for the boundaries of the property?
A11: Northstar will build a privacy fence for neighbors—either on the development side, or the neighbor's property—whichever they prefer. Height of privacy fence is 6 feet. PW also described use of Hornbeam trees and other trees and foliage to add more privacy.

Q12: How tall will the houses be?
A12: Zoning allows 28-foot height at peak of roof. We will strongly recommend that houses max out at 24 feet.

Q13: Will the houses be built on spec (before being sold), or will you sell the lots and work with the new property owners to build their homes?
A13: We will only build houses after the lots are sold. And we will work with the new property owners to build their house. Meredith Warner will be the preferred architect, and Northstar will be the preferred builder. The new property owners will have to pay significant fees to use other architects or builders, so it is unlikely anyone will do that.

Q14: How much will the houses be sold for?
A14: We don't have a price point yet. We plan to purchase the property for $1.4 million. Infrastructure costs about $500,000. We plan to sell the lots for $350,000 each.

Q15: Will people be able to buy multiple lots, or buy lots and sit on them?
A15: We will sell lots as people approach us to buy them. We will discourage people from buying multiple lots. It is almost impossible for people to connect lots to make a bigger house (confirmed in comment by Dave Richards, ELPCO Land Use advisor). We will likely build the project in sections. It is possible that people will buy a lot and wait to build on it. People might want to buy a lot to build their dream house in the future. New, open housing space in this neighborhood is very rare.

Q16: Glad that the design includes front porches. Comment that people want to live in 9th and 9th, but not be a part of 9th and 9th. Front porches connect people to their neighbors.

Q17: Will the project require a new sewer line?
A17: Yes, we will need to dig a new sewer line, and we are working on securing an easement from a neighbor with a sewer line.

Q18: Will this be a Northstar project, or a project that PW manages?
A18: PW said he is no longer in the home-building business. This would be a Northstar project. PW will not be involved with the project beyond this initial stage.

Q18: How will Northstar ensure that the houses have porches, are built with brick, and have peak heights below 24 feet if the new homeowners get to design their own houses?
A18: Northstar will set up a design/building committee composed of Northstar reps, Meredith Warner (architect), and several neighbors. This committee will review plans for the homes and approve them.

PW said it will be very difficult for the homeowners to build a house that is not approved by the design committee.

Q19: How long will it take to develop the project? What is your timeframe?
A19: Won't start doing anything for at least 6 months – by mid-2020. We still need to work with SLC agencies on many aspects, including roads, engineering, creating a new sewer access point, cleaning up the powerlines and securing a new sewer line.

Q20: Current tenants of the 8-plex apartments on the site asked about timeline for demolition of the current building and time for relocation.
A20: PW said he would be the main contact for the project right now. He gave out cell phone number ([redacted]). PW said he can't make everyone happy, but he does want to be accessible to talk.

Concluding Remarks
Jason Stevenson and Darryl High thanked Phil Winston and Meredith Warner for attending the meeting and answering questions. They reminded the audience that ELPCO would be compiling a summary of the meeting and compose a letter to the SLC Planning commission based on the comments and questions raised by residents. ELPCO would also keep residents informed about the meeting if they provided an email address or other contact info on the sign-in sheet.

# # #

Subject	**(EXTERNAL) 1002/1008 S. 1100 E. Proposed Subdivision**
From	Adam Dorobiala
To	Lindquist, Kelsey; Mitchell, Linda
Sent	Wednesday, November 13, 2019 9:21 AM

Hello Kelsey and Linda,

I currently am a resident at 1013 S. McClelland St. (directly west of the proposed new subdivision) and was hoping I could be kept in the loop about the planning and progress of said subdivision. I mostly would like to make sure our privacy fence remains intact and r that if it had to be removed during construction, it would be replaced. Please feel free to call or text, although email may work best for info such as dates/times of meetings, paperwork, etc.
Thank you in advance for your time and I look forward to hearing from you. Have a great day.

adam dorobiala
[redacted]

Subject	**Community Comment**
From	Lindquist, Kelsey
To	'Merry Warner'; Phil Winston; Mitchell, Linda
Sent	Thursday, October 24, 2019 3:04 PM

All,

Brian Belnap came into the office to discuss the Planned Development request. He voiced some concerns that the community has about the proposal. His primary concerns are about the height and design of the homes. There was an expressed desire for the homes to be more compatible and characteristic of the surrounding structures. He explained that he will be providing additional comments. If you have any questions, please let me know.

Sincerely,

Kelsey Lindquist
Senior Planner

COMMUNITY AND NEIGHBORHOODS
PLANNING DIVISION
SALT LAKE CITY CORPORATION

TEL 801-535-7930
FAX 801-535-6174

www.SLC.GOV/PLANNING

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Fire (Doug Bateman)

1. Fire department access roads shall be a minimum of 20-foot clear width and 13 foot 6 inches clear height for structures which measured from the lowest fire department access road to the highest occupied floor is less than 30 foot.

2. Fire department access roads shall be a minimum of 26-foot clear width and 13 foot 6 inches clear height for which measured from the lowest fire department access road to the highest occupied floor is 30 foot and greater.

3. Fire hydrants shall be within 400 feet of all exterior walls of the structure.

4. The turning radius of fire department access roads are 45 foot outside and 20 foot inside. Please note that signs place on the perimeter of the outside turning radius shall be placed additional 5 foot from the curb.

5. Fire department access roads 150-feet or greater in length shall be provided with an emergency vehicle turn-a-round. The proposed turn around does not meet the dimensions required by SLC Fire Department apparatus. The distance has been increased to an 80-foot dimension.

Engineering (Scott Weiler)

Refer to attachments (File names: 1910266-Plat-10-11-19.pdf and East Liberty Commons P.U.D._redlines.pdf)

Transportation (Michael Barry)

Each residence should have two off street parking spaces. The narrative indicates that there are two-car garages for each dwelling unit. It is not clear from the plans that this requirement has been met.

Building (Steven Collett)

1. The project as described in the narrative will fall under the provisions of the State of Utah adopted 2015 International Residential Code or abbreviated known as the IRC.

2. The International Residential Code or IRC is a complete, comprehensive code regulating the construction of single-family houses, two-family houses (duplexes) and buildings consisting of three or more townhouse units. All buildings within the scope of the IRC are limited to three stories above grade plane.

3. The International Residential Code or IRC contains coverage for all components of a house or townhouse, including structural components, fireplaces and chimneys, thermal insulation, mechanical systems, fuel gas systems, plumbing systems and electrical systems.

Zoning (Anika Stonick)

PLNSUB2019-00904 Planned Development/Conditional Use petition and PLNSUB2019-00987 Preliminary Plat petition for proposed subdivision involving single family dwelling development; planned development is needed for lots not having frontage on a public street, for being accessed via a private street- the improvements for which will land upon all lots of subdivision, meaning appearance of front yards will be smaller than the 20 feet proposed. Address of application is 1008 So. 1100 East, parcels there are zoned R-1/5000.

1. Shared and cross access conditions should be addressed with recorded agreements and or plat notices.

2. On-site parking for 2 vehicles in legal locations are required for each dwelling unit per 21A.44.030.G table, if additional stalls are proposed developer should address maximum parking available per 21A.030.H.1; if an excess number of stalls are proposed then developer should propose parking incentives per 21A.44.050 Transportation Demand Management.

3. Fencing shown on site plan will be limited to maximum 4-foot height where in front yard of entrance common area per 21A.40.120.E.1.a. Fencing proposed with note "New Fence w/2 Ft. High Retaining Wall" limited to total height of 6 feet or will need Special Exception application (21A.52.030.A.3). Fencing within sight distance triangles to be per 21A.40.120.E.2 through 6.

4. Existing buildings to be demolished with required building permits, after obtaining all required clearances, including review of demolition waste recycling.

5. Proposals for new buildings to have obtained required Certificates of Address.

6. Please be reminded that overall structure heights are compared to established (existing) grade and interior side yard wall heights are compared to finished (proposed) grade.

Housing and Neighborhood Development (Tony Milner or Scott Mikkelsen)

1. Because of the loss of 2 residential units (8 to 6), under Chapter 18.97 of SLC City Code, please submit a Housing Mitigation Plan to the CAN Director, Marcia.white@slcgov.com, to outline/determine replacement or fees for the loss of residential units. Subsequently, submit an appeal application and attend the Housing Advisory and Appeals Board ("HAAB") board hearing. For information on the HAAB, please visit: https://www.slc.gov/buildingservices/civil-enforcement/housing-advisory-appeals-board-haab/.

Any demolition request requires no less than 30 days' notice be sent out to all property owners within 600 feet. Please send a copy of the demolition permit and Housing Loss Mitigation Report to Scott Mikkelsen so he may send out those notices.

Planning staff comments: Any housing that is nonconforming use is exempt from consideration of the requested demolition on the housing stock of Salt Lake City pursuant to section 18.64.050B Residential Demolition Provisions. The existing multi-family units are

nonconforming uses; therefore, the proposed demolition would not be required to submit a Housing Mitigation Plan.

Public Utility (Jason Draper)

1. The existing properties have water service from an existing 6" main in 1100 East and sewer service from an 8" main in 1100 East and in McClelland Street.

2. A demolition permit will be required for the demolition of the existing buildings. Unused sewer and water service must be capped at the main.

3. A Site Utility Plan will be required.

4. A Subdivision improvement Agreement will be required.

5. Public Sewer and Water Mains through the subdivision require a 30' exclusive easement. A site improvement plan and profile sheets will be required.

6. The main floor of each building must gravity flow sewer. If ejector pumps are required, only basement fixtures can be connected to it.

7. Fire Flow demand may be a problem from the 6" main in 1100 East. A Fire flow model should be completed to determine if the main in 100 East also needs to be upsized.

8. A technical drainage study of the site will be required. Drainage cannot cross property lines without agreement or easement to do so.

9. Conditions of approval of the plat and planned development should require that a sewer, water, and drainage development plan is provided and accepted.

10. Utilities cannot cross property lines without appropriate easements and agreements.

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

12. 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.

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

14. Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

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