



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

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Date: May 27, 2020

Re: PLNPCM2019-01110 – Master Plan Amendment  
PLNPCM2019-01111 – Zoning Map Amendment  
PLNSUB2019-01112 – Telegraph Exchange Lofts Planned Development

## Master Plan Amendment, Zoning Map Amendment & Planned Development

**PROPERTY ADDRESS:** 833 & 847 South 800 East

**PARCEL ID:** 16-08-176-015 -0000 (Zoned RMF-45)

16-08-176-026-0000 (Zoned R-2)

**MASTER PLAN:** Central Community Master Plan

**ZONING DISTRICT:** RMF-45 Moderate/High Density Multi-Family Residential District and R-2  
– Single and Two Family Residential District

**REQUEST:** Micah Peter of Clearwater Homes, the property owner, is requesting approval from the City to construct a twenty-three (23) unit residential development at the addresses listed above. Under the proposal, a total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building, which would be renovated. An additional seventeen (17) new three-story townhouse units would be added to the combined site. The proposed project requires the following applications:

1. **Master Plan Amendment (PLNPCM2019-01110)** - The associated future land use map in the Central Community Master Plan currently designates the subject properties as low-density residential. The petitioner is requesting to amend the future land use map to medium/high density residential for both subject properties.
2. **Zoning Map Amendment (PLNPCM2019-01111)** - The subject property at 833 S 800 E is currently zoned R-2 – Single and Two-Family Residential. The petitioner is requesting to amend the zoning map designation of the property to the RMF-45 – Moderate/High Density Residential District.
3. **Planned Development (PLNSUB2019-01112)** –Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development, modification of landscaping requirements and to allow more than one principle structure on the property

## **STAFF RECOMMENDATION:**

Based on the information presented in the staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed master plan amendment and zoning map amendments.

Based on the information presented in the staff report, Planning Staff recommends that the Planning Commission vote to table the Planned Development request for the following reasons:

1. As configured, the proposal does not meet the standards of approval for a Planned Development.
2. The proposed design would introduce negative impacts to the surrounding neighborhood that are not mitigated.

Specifically, the Planning Commission and Staff would like the applicant to address the following items:

1. Incorporation of a landscaping buffer along the north edge of the property to mitigate impacts from the proposed driveway and development on the adjacent single-family residential use.
2. Incorporation of a landscape buffer to separate the proposed trash enclosure located along the north property line from the adjacent single-family residential property in order to mitigate impacts.
3. Demonstration that all Fire Department access requirements have been met.
4. Provide additional information on the materials and design elements of the townhomes and how the design is compatible with the surrounding neighborhood.
5. Demonstrate that the proposed balcony encroachments over Chase Avenue are allowed by all parties with an ownership in the private street.

The Planned Development is conditioned upon approval of the new zoning. Thus, should the City Council not approve the amendments requested, any approval by the Planning Commission of the Planned Development will become null and void.

## **ATTACHMENTS:**

- A. [Vicinity/Zoning Map & Future Land Use Map](#)
- B. [Site Photographs & Existing Conditions](#)
- C. [Applicant's Narrative, Plans, Renderings & Historical Photographs](#)
- D. [Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

## PROJECT DESCRIPTION:

Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment (Rezone), and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, the smaller of which is currently zoned R-2 – Single and Two-Family residential. The larger parcel is zoned RMF-45 – Moderate/High Density Multi-Family and contains the existing Telegraph Exchange Building. The properties will be consolidated into one parcel for the development. The total size of the two parcels combined is approximately 0.79 acres (34,400 square feet).



### **Project Quick Facts**

#### **Number of Residential Units:**

Telegraph Building – 6 loft units

Townhome – 17 units

**Height:** Telegraph Building – 58-feet

Townhomes – 30 feet proposed

**Exterior Materials:** Telegraph – red brick

Townhomes - durable materials including brick veneer, cement board, metal and wood

**Parking:** 46 on-site spaces. 34 in attached garages for the townhomes and 12 surface parking spaces for the loft units.

#### **Properties:**

833 S 800 E – Zoned R-2 – 0.29 acres

847 S 800 E – Zoned RMF-45 – 0.50 acres

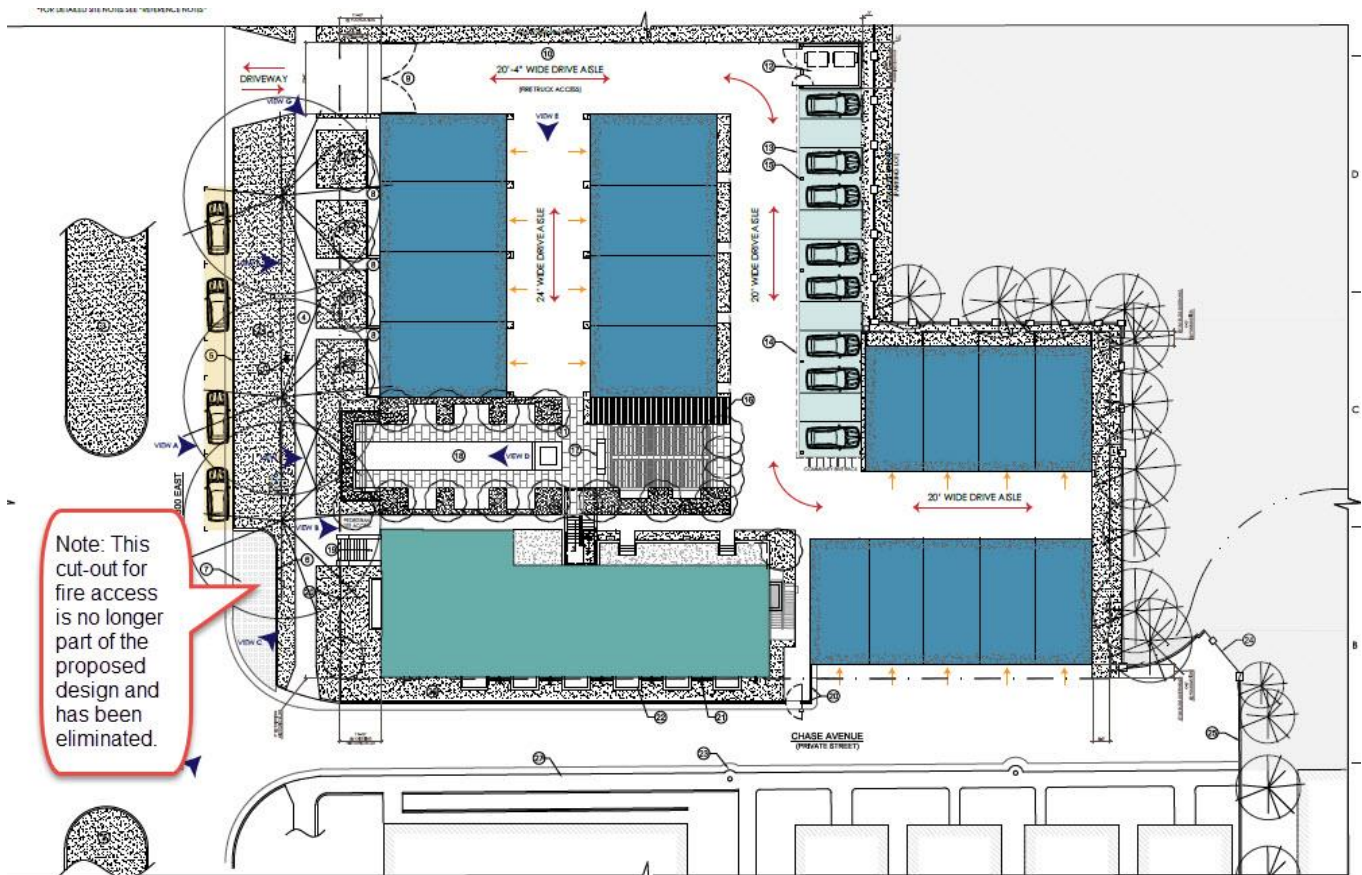
#### **Existing Building Factoids:**

16,000 square feet

Built in 1911 as a telephone & telegraph facility

Functioned as a warehouse for many years

Currently vacant



**The site will be configured as described below:**

- Six (6) residential lofts would be developed within the existing Telegraph Exchange Building. The building would be renovated in order to make it meet building code and seismic standards. The building would include fire sprinklers.
  - Balconies will be added to the units in the Telegraph Building that face Chase Avenue.
  - A raised deck structure would be added to the Telegraph Building on the north side. This deck would face into the development.
- Seventeen (17) new 3-story townhouse units would be added to the combined site. The configuration of these is in 4 building clusters or “pods” – divided as follows:
  - 4 units facing 800 East on the front of the current R-2 parcel – these extend onto the RMF-45 parcel
  - 4 units behind the 800 East facing units (also onto RMF-45 parcel)
  - 5 units facing Chase Avenue directly adjacent to the private street
  - 4 units behind those facing Chase in the location where a garage/storage structure currently exists.



- An in-ground pool and hot tub has been proposed between the Telegraph Exchange building and the units that front onto 800 E. This will be appropriately screened from the street to provide some visual interest from the street but also privacy for the users.
- Site and fire access will be provided via a driveway on the northern edge of the combined properties that circulates into the site and to the garages under each unit.
- A smaller access gate geared toward pedestrians is located on Chase Avenue between the Telegraph Building and the 5 units that face Chase Avenue.

Planned development approval is necessary because the proposed development does not comply with some of the required setbacks and buffers based on the proposed site design. The following requirements are proposed to be modified through the planned development:

- Reduction of the front yard setback for the townhouse units facing 800 E: from 25-feet to approximately 12feet.
- Reduction of interior side yard setbacks for townhouse units: from 8-feet to 4-feet.
- Reduction of the rear yard setback for the townhouse units off Chase Avenue: from 20-feet to 5-feet.
- Elimination of the 10-foot landscaping buffer required along the north edge of the property between the development and the single-family property to the north.
- Elimination of the 7-foot landscaping buffer between some of the units and the CB zoned Smith's property.
- Elimination of the 7-foot landscaping buffer between the parking carport and the CB zoned Smith's property.

The proposed modifications requested through the planned development approval are outlined in more detail in the Key Considerations section of this report under Consideration 5: Zoning Modifications through the Planned Development, and on the site plan and applicant's narrative included in [Attachment C](#) of this report.

### **Materials and design of the townhome units:**

The proposed 3-story townhomes are modern in design. A detailed material and color palette has not been provided but the elevations and renderings show them to be made of durable materials including brick veneer, cement board, metal and wood. The units that face 800 E are designed to provide interaction with the sidewalk to honor the character of the neighborhood. Additional information on the materials and colors must be provided for approval. This is recommended as a condition of approval to be delegated to Staff by the Planning Commission.

## **BACKGROUND HISTORY:**

### **Existing Telegraph Exchange Building**

The Telegraph Exchange Building was constructed in 1911 as the Mountain States Telephone and Telegraph Building. It served as one of the first Utah operator stations for telephone technology which was new at the time. It later served as a warehouse for the LDS Church and is currently vacant. The building is roughly 16,000 square feet in size and constructed of unreinforced masonry. The outer facades of the building are covered in a distinctive red brick. At a height of approximately 58-feet tall, the building is the tallest structure and a distinct landmark in the 9<sup>th</sup> and 9<sup>th</sup> area. The term "landmark"

in this context is being used in reference to the prominence of the structure and not in terms of a legal historic designation. The Telegraph Building is not located within a designated local historic district nor is it a City Landmark Site. As such, it does not have a protected status in terms of demolition of the structure and redevelopment of the property under the current RMF-45 zoning. No review by the Historic Landmark Commission is required.

### **Zoning of the Subject Property at 833 South 800 East**

From 2012 - 2014, the City pursued a general rezoning in the 9<sup>th</sup> and 9<sup>th</sup> area aimed at preserving the single-family homes and character of the area. Many residents at the time were concerned that the residential nature of the area was being threatened by commercial growth, especially in those properties located near the existing commercial areas (the 900 South 900 East intersection, and Smith's market). Many of the parcels in the area that were zoned RMF-30, RMF-35 or RMF-45 but only contained a single-family dwelling or duplex were rezoned to R-2 – Single and Two Family residential through this initiative. This was an attempt to make the zoning reflect the existing development of the area.

The subject property located at 833 S 800 E was rezoned from RMF-35 to R-2 through this action with the adoption of Ordinance 1 of 2014. The property currently contains two individual single-family dwellings. County Assessor records show that one dwelling was constructed in 1891 while the other was constructed in 1896. Neither of the dwellings are designated as historic or protected structures so the property could be redeveloped by right for a duplex or twin-home under the current zoning designation.

The applicant proposes to change the zoning of this property to RMF-45 which would match the zoning on the abutting Telegraph Exchange property. The two parcels would be consolidated to accommodate the proposed Planned Development across the combined parcel.

### **KEY CONSIDERATIONS:**

#### **Consideration 1: City goals and policies**

##### **Central Community Master Plan (2005)**

The subject properties are located within the East Central North neighborhood planning area identified in the Central Community Master Plan. More specifically, it is located in the Bennion Neighborhood which was once named the "Ward of Industry" related to some of the historic light industrial uses that were present. The Plan notes that the neighborhood includes a mixture of many architectural styles and building types but that the majority are residential structures, predominantly single-family detached dwellings.

The subject properties are designated in the future land use map as Low Density Residential (1-15 dwelling units/acre). Total acreage of the two parcels is 0.79 acres. With 23 units the applicant proposes a density of 29 dwelling units per acre. It should be noted that the property at 847 S 800 E is already zoned RMF-45 which would be more in line with a designation of Medium-High Density Residential based on the current zoning and dwelling unit density possible. This discrepancy between the future land use map and the zoning of the Telegraph Exchange parcel are discussed in more detail in the Key Considerations section.

The Central Community Master Plan contains policies and statements that both support the proposed rezoning of the property and the overall Planned Development and statements that conflict with the proposed changes. These policies are outlined in more detail below.

The applicant provided this statement in support of the rezone application:

*The project consists of 2 parcels: 847 S 800 E is .50 Acres and currently zoned RMF-45, while 833 S 800 E is .29 acres and currently zoned R-2. When we purchased the properties back in 2011, the 847 S 800 E has its current RMF-45 zoning, and 833 S 800 E had an RMF-35 zoning. Utilizing the density afforded by both of the original zones would afford us the total 23 units we are currently requesting. Because 833 S 800E was rezoned to R-2 in 2013, we will be submitting a rezone request. While we are asking for a single zone for the consolidated lot of RMF-45, (which would afford substantial density), we are capping the development density at the proposed 23 total units.*

### **Support for the Changes found in the Central Community Master Plan**

The proposal is supported by these Central Community Master Plan policies:

*RLU-1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.*

*RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.*

*RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.*

*RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.*

*RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.*

The Central Community Master Plan also contains the following goals that are relevant to this project:

- *Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.*

The Master Plan recognizes that the City is a living organism, subject to growth, decay, and renewal. Its intent is to ensure that change occurs in response to the needs of, and in the best interests of, the residents of the Central Community as well as the City as a whole.

The Future Land Use map represents a balance of existing and future residential development patterns and identifies land use locations and designations. Future land use designations will be implemented through zoning changes that regulate density, permitted land uses, and minimum site design requirements.

## **Conflicts with the Proposed Changes found in the Central Community Master Plan**

The proposal is in conflict with these Central Community Master Plan policies:

*RLU-1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.*

*RLU-2.0 Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations and design review.*

The Master Plan also includes the following statements that are inconsistent with the proposed changes in zoning:

*Higher density housing replacing characteristic lower density structures – The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent the construction of multiple family dwellings in low density neighborhoods especially those exceeding 14 dwelling units per acre. (page 9)*

### **East Central Community Small Area Master Plan (1993)**

The East Central Community Small Area Master Plan came about in response to increased development pressures, both commercial and residential, in the 9<sup>th</sup> & 9<sup>th</sup> neighborhood during the early 1990's. This included an effort by the Smith's Food and Drug to expand their existing store in the area. A big focus of the Plan was traffic and safety in the area and concerns about the Smith's loading dock area that faces 900 S. Concerns about the loading dock related to aesthetics and safety concerns with the layout that allowed hidden activities to occur.

The Plan contains an Alternatives Evaluation with several scenarios on Land Use and Policy Options. Under the scenarios outlined in the Plan the Telegraph Building is discussed as "warehouse space" which was its function at the time as it was storage space for the LDS Church. One scenario included the building becoming a residential space with up to 10 dwelling units inside. Another saw the conversion of the building to office space.

It was noted that there were several options for the LDS Warehouse depending on market conditions, economic feasibility and zoning compliance. Among others, the preferred uses included multi-family residential uses.

Chase Avenue is discussed in the Plan with a recommendation that it be reduced in scale and serve as a driveway for the remaining houses.

### **Plan Salt Lake (2015)**

The citywide master plan, Plan Salt Lake, emphasizes the need for a variety of housing options. This is expressed in the following Guiding Principle:

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



Almost half of the total housing units in Salt Lake City are single-family detached dwellings. While preserving the existing housing stock will continue to be priority for the City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City in order to best accommodate the changing population.

In recent years, we have seen a renewed interest in walkable neighborhoods, increased residential development downtown, and transit-oriented development. There is a growing demand for urban living, primarily driven by Baby Boomers and Millennials, paired with changing demographics on a national and local level that include an aging population, growing minority communities, and an increase in single-parent households and households without children. These changing households require changes to our housing policies and housing stock to provide choices on how best to meet their needs.

The following guiding principles and related initiatives under each guiding principle are relevant to this proposal:

- ***Growing responsibly while providing people with choices about where they live, how they live, and how they get around.***
  - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
  - *Promote infill and redevelopment of underutilized land.*
- ***Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.***
  - *Increase the number of medium density housing types and options.*
  - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
  - *Enable moderate density increases within existing neighborhoods where appropriate.*
  - *Promote energy efficient housing and rehabilitation of existing housing stock.*
  - *Promote high density residential in areas served by transit.*
- ***Maintaining places that provide a foundation for the City to affirm our past.***
  - *Preserve and enhance neighborhood and district character.*
  - *Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.*
  - *Retain areas and structures of historic and architectural value.*
  - *Balance flexibility for change and growth.*

The proposed development is supported by the general principles and initiatives found in Plan Salt Lake. It would preserve an architecturally distinct and historically significant building while providing additional housing options within a walkable neighborhood with commercial services that is served by convenient transit opportunities.

### **Growing SLC: A Five Year Housing Plan – 2018-2022 (2017)**

Additionally, the city's housing plan, Growing SLC, reinforces the growing demand for housing. The plan cites density limitations as a local barrier, which has been exacerbating the city's housing crisis. The following goal and objective are relevant to this proposal:

- *Increase housing options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.*
  - *Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.*
    - 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 plan encourages an *enhanced flexibility of the land-use code* in order to increase a diversity of housing types. The plan also references the guiding policies and housing initiatives included in Plan Salt Lake as noted above. By reference, these policies are incorporated into the Housing Plan.

The proposal is in line with these strategies because it provides flexibility in existing code requirements while providing more housing units and housing variety in the neighborhood.

As noted in the information above, the Central Community Master Plan and other City plans and documents contains policies and statements that both support the proposed rezoning of the property and the overall Planned Development and statements that conflict with the proposed changes. The proposed changes must be weighed against the existing policies in terms of what is in the City's best interest and priorities.

### **Consideration 2: Rezoning of the Property from R-2 to RMF-45**

Through the public outreach process, some objections have been raised about the request to change the zoning of the property at 833 S from R-2 to multi-family. Some of these comments have pointed out that the property was included in a general but deliberate downzoning of the area that started in 2012 and concluded in 2014. The history of that action is discussed in the Background History section of this report. Despite how relatively recently that action took place, the property owner has the right to request the zoning change and the current request to rezone the property must be evaluated on its own merits. Due consideration must be given to the proposed change in terms of how the proposal meets the City's master plans and policies and if the City's needs and priorities have (or have not) changed since that action took place. The City's goals and policies and the issues of preservation of the structure versus allowed development are discussed further within the Key Considerations section of this report.

### **Consideration 3: Central Community MP Future Land Use Map Amendments**

The applicant is requesting to change the future land use map in the Central Community Master Plan from low-density residential to medium/high density residential. It should be noted that the future land use map applies that designation to both the property zoned RMF-45 and the property zoned R-2. The applicant notes in his narrative the following:

*The need for this application stems from a conflict in the Masterplan adopted in 2005. The conflict in the master plan is due to the master plan land use language to be low density*

*throughout the neighborhood (10 - 20 units per acre), even on parcels zoned RMF-45 which is a moderate to high density multi-family residential zoning. Our application seeks simply to correct the noted Master plan conflict and utilize the density's associated with our current zoning.*

Whether or not the proposal to rezone the property at 833 S along with the corresponding master plan amendment are approved or not, consideration should be given to amending the future land use map for the property at 847 South to accurately reflect the current RMF-45 zoning designation of the property.

#### **Consideration 4: Preservation of the Structure vs. Allowed Development on the Subject Properties**

As mentioned above, the Telegraph Exchange building is located on a property currently zoned RMF-45. While the building is iconic and considered a distinctive structure in the 9<sup>th</sup> and 9<sup>th</sup> area, the structure is not located within a local historic district nor is it a designated City Landmark site. As such, it does not have protection in terms of demolition of the structure and redevelopment of the property under the current zoning. A developer could demolish the structure and re-develop the property under the allowances of the RMF-45 zoning. Therefore, it is important to consider what could potentially be built on the subject properties by right when weighed against the goal of preserving the structure and what is being proposed in the overall project.

The Telegraph site is approximately 21,800 square feet (0.5 acres) in size. The RMF-45 zone requires 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. Under the current zoning, the existing building could be demolished, and 16 units could be built on the property in a multi-family building configuration as a permitted use if all setbacks were met. The smaller property is zoned R-2 and is approximately 12,600 square feet (0.29 acres) in size. The zoning would support the demolition of the existing dwellings and building of two (2) units in twin home or two-family dwelling configuration as a permitted use if all setbacks were met. Under the current zoning, a total of eighteen (18) units could be built between the two subject properties in total.

The applicant is proposing a total of twenty-three (23) residential units on the combined properties under a single zoning designation of RMF-45. Six (6) residential lofts would be developed within the existing Telegraph Exchange Building. Seventeen (17) new 3-story townhouse units would also be added to the combined site.

According to the applicant, the cost of renovating the existing Telegraph Exchange building for an adaptive reuse to residential dwellings is prohibitively expensive in terms of seismic upgrades, fire access and safety considerations and meeting current building code standards. In starkest terms, it is often more cost effective for a developer to demolish an old building and build new than to restore and reuse a building. The applicant is seeking to off-set the cost of renovating the existing building by adding additional density to the site, a total of 5 residential units over what would be permitted under the current zoning.

While not a Landmark Site, the Telegraph Exchange Building is a building of historical significance in the 9<sup>th</sup> & 9<sup>th</sup> area in terms of the distinctive architecture, its history and role in the community, and its prominence based on the size of the building. The applicant has stated that "Restoration of the structure will it the crown jewel of 9<sup>th</sup> and 9<sup>th</sup> and a source of pride for the immediate 800 East community."

The applicant's proposal would preserve this iconic structure and adapt it for a residential use while at the same time providing additional housing in the area. In order to do so under the proposed layout,

the property at 833 S would need to be rezoned and consolidated into the project. Both the preservation of historic structures and the provision of additional housing are goals supported by City policies and plans. At the same time, some of the policies related to the preservation of existing neighborhoods would conflict with the site expansion onto the parcel that is currently zoned R-2.

Another consideration of preserving the building through an adaptive reuse versus demolition relates to the City's sustainability goals and preservation goals. The adaptive reuse of the building preserves its unique features and is reflective of period in which it was built and helps to "tell the story" of the City's development. Preservation and reuse of the building is in itself "sustainable and green" through the retention of embodied energy. *The concept of embodied energy—that is, all of the material and human energy consumed by the initial building process—is important to understand. When the embodied energy of an existing building is considered, demolition and reconstruction is almost never the most environmentally beneficial option.* Through a reuse, the energy that went into making the original building is not lost through the demolition and disposal of the materials that went into making it. The "embodied energy" is retained. The adaptive reuse of the building is supported by City sustainability goals.

### **Consideration 5: Zoning Modifications Requested through the Planned Development**

The applicant is proposing a number of modifications through the Planned Development approval. Those modifications are outlined below in more detail below and shown on the annotated site plan included in Attachment C of this report as well as being mentioned in the applicant's narrative.

Note: The applicant's site plan did not provide a number or other designation for each building. The descriptions below are based on the approximate building positioning.

1. **Front yard setback** – the existing Telegraph Exchange building has a front yard setback of approximately 12-feet. The four (4) proposed units facing 800 E would have same setback. The required front yard setback is 25-feet. The 13-foot reduction is sought to match the existing Telegraph Exchange building.
2. **Interior side yard setbacks** – The RMF-45 zone requires an 8-foot interior side yard setback for multi-family dwellings. This would apply to the units that run east/west on both Chase and in the back (north-east corner). The applicant is proposing an interior side yard setback of 4-feet for these units.
3. **Rear yard setback** – The RMF-45 zone requires a setback of "twenty five percent (25%) of the lot depth but need not exceed thirty feet (230')." With a lot depth of approximately 225 feet, the required rear yard setback is 20 feet. The applicant is proposing a rear yard setback of 5-feet for the most eastern units that abut the Smith's grocery store property.
4. **Landscaping buffer on the interior side yard by units and carports** - Between properties in the CB zoning district and those in a residential district, a 7-foot wide landscape buffer is required in addition to an 8-foot interior side yard setback. By the 4 interior units that run east-west on the north-east corner of the site, the applicant is proposing the elimination of the landscape barrier in the proposed 4-foot interior side yard setback. Adjacent to the carport structures, the applicant is proposing elimination of the 1-foot setback from the property line for accessory structures and elimination of the required 7-foot landscape buffer.
5. **Landscape buffer along the north edge of the property** - Between the RMF-45 zone and R-2 zone (this is assuming the current R-2 parcel is successfully rezoned to RMF-45), a 10-foot landscape buffer is required between the proposed development and the single-family property immediately to the north. The applicant is proposing the



elimination of this landscaping buffer. A 20-foot wide driveway is proposed between the new townhomes and the property line. No landscape is proposed in this area.

The applicant's requested reductions and modifications through the Planned Development are based on the proposed site layout. This is partially driven by constraints on the site related to the historic establishment of the Telegraph Exchange building on the south part of the site immediately adjacent to Chase Avenue. Since the building footprint and location are established and the applicant's goal is to preserve the building and incorporate it into the design as an adaptive reuse, the flexibility to design the layout of the site as a "blank canvas" is more limited than if the building was being demolished.

The intent of the Planned Development process is to provide some design flexibility to the zoning standards in order to *encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development*. The purpose of allowing such flexibility is to obtain a *more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments*.

The reduced front yard setback proposed (**Item #1**) for the units along 800 E would promote harmony with the existing building and the building immediately to the south of Chase Avenue and help to maintain the harmony of the development pattern. At the same time, an argument could be made that setting the units farther back from the street than the Telegraph Exchange building and maintaining the required front-yard setback would help to maintain the prominence of the Telegraph building on the block and highlight it as the centerpiece of the project. This setback would also provide additional transitional space between the public sidewalk and the units on 800 E. This could be used to provide additional privacy or could accommodate individual porches, patios or garden space.

The proposed reduced rear and interior side yard setbacks (**Items #2 & #3**) abut the Smith's property. These abutments generally occur in the rear service areas of the Smith's grocery store. A reduction in the setbacks would not negatively impact the Smith's property but may lead to additional impacts to future residents of the Telegraph Exchange site, particularly in the units closest to this area. The existing brick wall separating the two should remain in place to mitigate these potential impacts. No additional mitigation measures are being recommended by staff.

The reduced landscaping buffers in the interior side yards by the units and carports (**Item #4**) are part of the Planned Development modifications requested. A 7-foot wide landscape buffer is required between properties in the CB zoning district and those in a residential district. The applicant is proposing the elimination of the landscape barrier in the proposed 4-foot interior side yard setback adjacent to the 4 interior units that run east-west on the north-east corner of the site. Adjacent to the carport structures, the applicant is proposing elimination of the 1-foot setback from the property line for accessory structures and elimination of the required 7-foot landscape buffer. As this would be the interface of the surface parking with the existing wall that surrounds the Smith's grocery store property, no additional impacts are anticipated though the elimination of this buffer.

The proposed elimination of the 10-foot landscaping buffer to the north between the proposed development and the single-family home immediately north (**Item #5**) must be considered in the context of neighborhood compatibility. The applicant is proposing the elimination of this landscaping buffer between the driveway and the single-family home to the north based on the establish location of the Telegraph Building on the site which is located approximately 20.5 feet from the property line. This driveway would also serve as fire department access to the development. The neighboring property owner has expressed a concern about the loss of privacy and traffic/noise impacts from site traffic being concentrated and directed to that portion of the site via the driveway. In addition, the

dumpsters and recycling containers have been placed at the property line where the most eastern part of the landscape buffer would be required. This would negatively impact the neighboring property and the expected privacy in the rear yard both through noise when the containers are serviced as well as the possibility of odors. The elimination of this proposed landscape barrier creates numerous concerns in terms of compatibility. This is discussed in more detail in Consideration 6 below.

### **Consideration 6: Impacts to Neighboring Properties and Compatibility**

The proposed development includes a mix of historic and modern architecture. The Telegraph Exchange building represents the historic aspect of the project while the new townhome units would be modern in their architecture. This is shown in the renderings submitted by the applicant which can be found in [Attachment C](#) of this report.

The proposed development includes 46 onsite parking stalls for the proposed 23 units. This includes the two (2) parking spaces for each townhome unit that will be provided within individual garages and Twelve (12) covered surface parking stalls being provided for the 6 loft units contained within the Telegraph Building. An additional four (4) on-street parking stalls are located along the frontage of 800 E. The provision of 2 parking stalls per each dwelling unit meets the requirements of Chapter 21.44 in terms of required parking for the types of residential development being proposed.

Planning Staff received a public comment from the property owner to the north objecting to the placement of the driveway into and out of the site along the north perimeter of the site (assuming approval of the rezoning and the current configuration). The letter from Janelle Bauer on behalf of property owner Cody Derrick is included in [Attachment F](#) of this report. The property owner argues that the placement of the driveway along the north edge of the property adjacent to his property would create a negative impact in terms of noise and property enjoyment. This would be further exacerbated by the proposed elimination of the required 10-foot landscaping buffer between the Telegraph Exchange and this property. The elimination of this landscape barrier extends to the area where the trash and recycling enclosure would abut the adjacent property in the side of the rear yard. The applicant argues that the location of the Telegraph Building puts it approximately 20-feet from the property line and would provide better separation than the 10-foot landscaping buffer. The applicant further argues that in conjunction with an existing 8-foot tall side yard fence on the adjacent property that the 10-foot landscaping buffer is not needed. Note: The 8-foot side yard fence was permitted by Special Exception in 2018 under PLNPCM2018-00911 at the request of property owner Cody Derrick. Documents submitted to the City indicate the fence exception was requested in anticipation of future construction on the property at 833 S in conjunction with multi-family uses or amenities. The narrative submitted by Mark Haslam on behalf of the property owner indicated that it was their understanding that there would be landscaping installed on the south side of the fence on the 833 S property.

Several other comments were submitted in relation to the project expressing a concern about compatibility of the project with the neighborhood and in particular the rezoning of the R-2 parcel as part of the development. Comments received by staff are included in [Attachment F](#) of this report. Comments and concerns related to “spot zoning” of the parcel, the nullification of recent zone changes in the area that changed this parcel to R-2, the impact on the existing community fabric, preservation of neighborhood character, out of scale multi-family development, and the precedence this action would set were all concerns submitted by neighboring property owners. There were comments expressing concern about the amount of on-site parking being provided and that at 2 spaces per unit proposed, it would not be enough. They also expressed about the negative impacts of guest parking occurring on the street and the impacts of increased traffic within the surrounding neighborhood.

There were also positive comments received by staff in relation to the development and the preservation of the historic building while also providing additional housing options in the area.

In terms of potential negative impacts to neighboring properties, staff has concerns about elimination of this landscaping buffer in terms of potential impacts to the neighboring property owner to the north. While the placement of the Telegraph Building is set, a reduction in the size of some of the townhome units or a repositioning of the driveway could be considered in order to accommodate a landscaping buffer along the property edge in order to mitigate impacts between the proposed development and property to the north.

#### **DISCUSSION:**

If the applicant chose to, they could build an 18-unit development by-right on the subject properties. Medium/high density residential uses are already permitted on the subject property zoned RMF-45 and a multifamily development could be built by right. The R-2 zone would allow the existing houses on the property at 833 S to be demolished and replaced with a new single or two-family dwelling by right. This would be a one-to-one replacement if two units were built. Using the current allowances, the applicant could potentially build 18 units on the property by right if the existing building and houses were demolished *and would not require a planning process*. If the applicant chose to, a new multi-family development would be possible on the RMF-45 parcels by-right and would not be subject to design standards to ensure compatibility with the neighborhood.

The proposal expands the multi-family zoning onto a parcel currently zoned R-2 and increases the total density of the project by 5 units. At the same time, the project provides an avenue to preserve the iconic Telegraph Exchange Building and adapt it for a residential use while at the same time providing additional housing in the area. The goals and positives of preserving the historic building and approval of the overall development plan for the site must be weighed against the potential impacts on the surrounding neighborhood and the City's policies and goals articulated in its policies and plans.

Based on the Key Considerations, it is Staff's recommendation that the Planning commission forward a positive recommendation to City Council for approval of the zoning map amendment and master plan amendments. The applicant's argument that the preservation and adaptive reuse of the Telegraph Exchange structure and the proposed housing outweighs the possible negative impacts of the zoning changes. As such, staff is recommending a positive recommendation from the Planning Commission on both items.

In regard to the Planned Development, Planning Staff has reservations about the site layout, potential impacts on neighboring properties and how the proposal meets the standards of approval for a Planned Development. Planning Staff recommends the Planning Commission table a decision on the Planned Development in order to allow the applicant an opportunity to mitigate the potential impacts between the development and the existing neighborhood and to ensure that the proposal meets the standards of review for a Planned Development.

#### **NEXT STEPS:**

The Planning Commission may approve, approve with conditions, deny, or table the proposed Planned Development. The Planning Commission's recommendation for the proposed map and master plan amendments will be forwarded to the City Council for their consideration as part of the final decision on this proposal.

If all the requests are approved, the applicant will be able to proceed with the proposed development after meeting the conditions of approval and will be required to obtain all necessary permits.

If the amendments are denied, the subject property will maintain its R-2 zoning designation and could be developed accordingly. The RMF-45 property could also be developed independently under the allowances of the zoning in place. In that case, any approval of the Planned Development will become null and void.

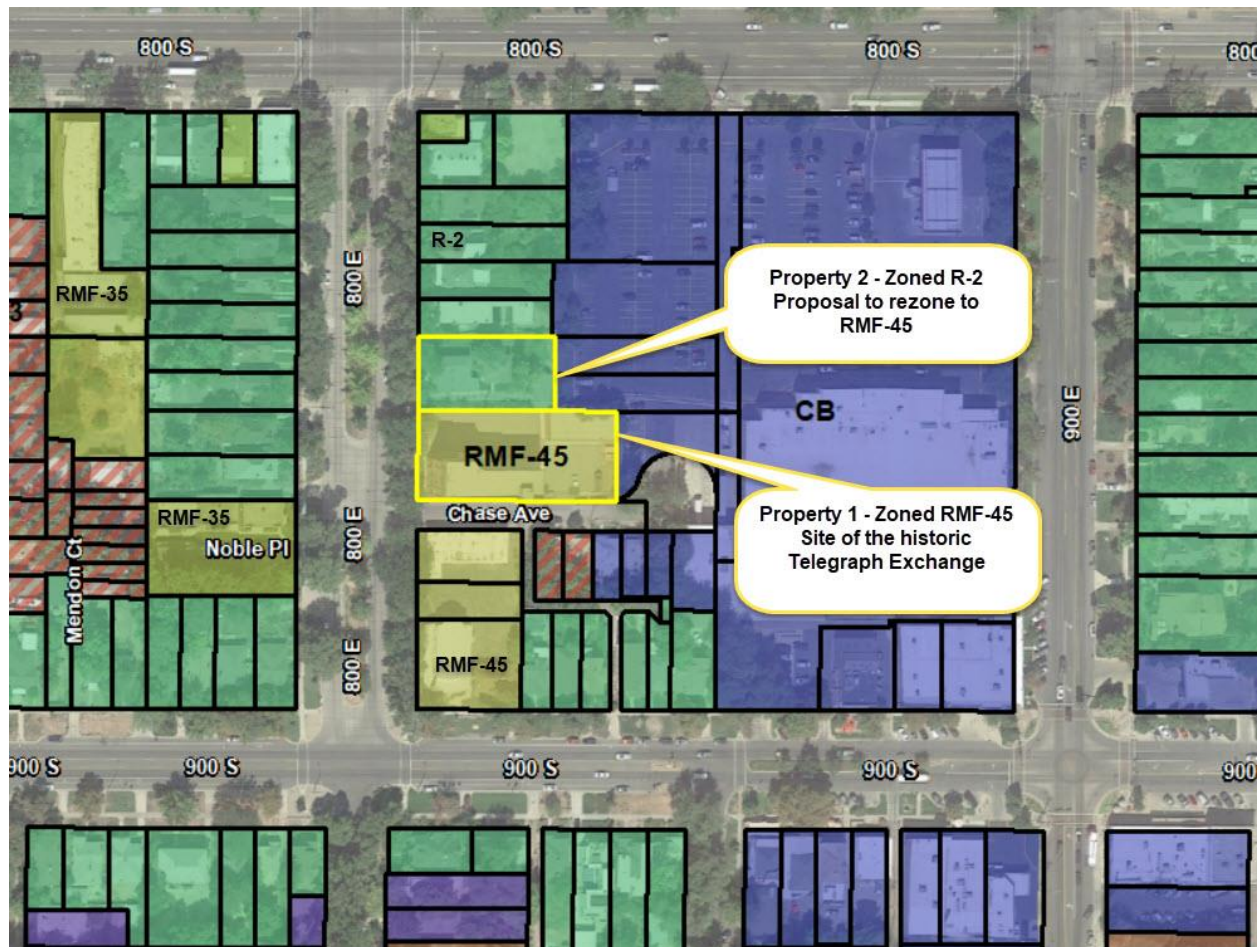
If the Planned Development is denied and the amendments are approved, the proposed development may be altered to comply with the standards of the new zoning district.

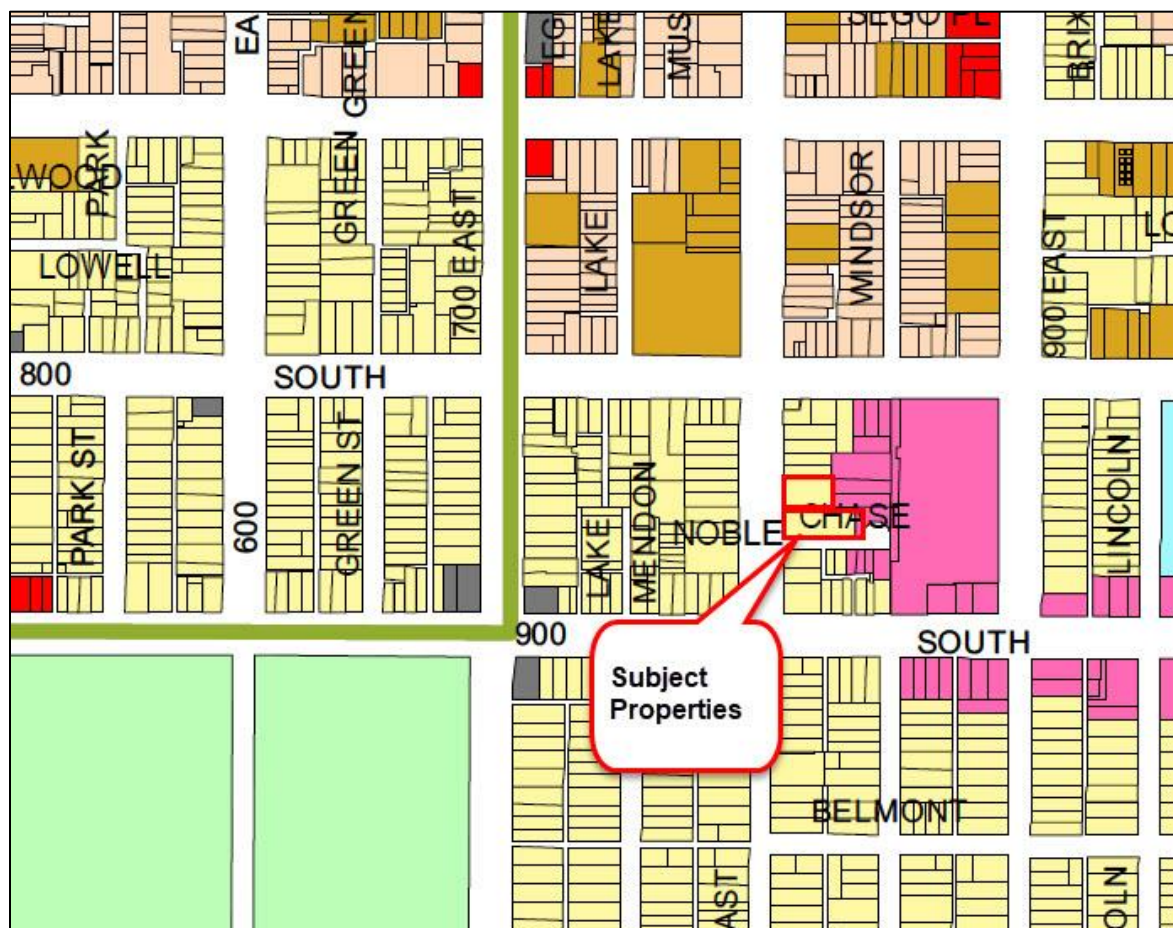
If the Planned Development is tabled, the Planning Commission should provide direction to the applicant and Staff in terms of the site design and other elements that are suggested for modification to meet the Planned Development standards and to mitigate negative neighborhood impacts.



## ATTACHMENT A: Vicinity/Zoning Map & Future Land Use Map

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## Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) \*
- Medium Density Residential (15-30 dwelling units/acre) \*
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support

- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

**\* NOTE:** The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.; a single land use designation and map color may represent RMF-35 or SR-3 classifications)



## **ATTACHMENT B: Site Photographs & Existing Conditions**



**Telegraph Exchange Building viewed from NW**





**Building interface with Chase Avenue, a private street.**



**Front of building – looking north on 800 E**





**Looking south on 800 E – house at 833 S (R-2 property) shown**



**Chase Avenue at 800 E**





**End of Chase Avenue at Smith's Property – behind store**



**Back of Telegraph Building – houses on R-2 parcel visible**





**Development to the south of the subject property**



**Neighborhood development on the west side of 800 E**





**Single-family dwelling to the north - dark colored house in center**



**Telegraph Exchange building**





**Telegraph Exchange building**

**Existing Zoning and Land Uses in the Immediate Vicinity:**

The subject properties located 833 South 800 East and 847 South 800 East in the R-2 (Single and Two-Family Residential) and RMF-45 (Moderate/High Density Multi-Family Residential) zoning districts respectively.

**North:** To the north of the subject properties are low scale residential structures. The zoning is R-2 which extends to the corner of 800 S.

**South:** To the south of the subject properties is a low-scaled commercial use and a church on properties zoned RMF-45. The RMF-45 zoning continues to 900 S.

**East:** To the east of the subject properties the zoning is CB – Community Business. The property to the east has been developed for a larger scale commercial use, the Smith’s grocery store. The rear of the subject properties backs the Smith’s property, mainly in the rear of the store where support functions such as the loading dock are located.

**West:** To the west of the subject properties are zoned R-2 and the development consists largely of small-scale residential structures. There is some small scaled multi-family “cottage court” development across from the end of Chase Avenue on property that is zoned RMF-35.

## **ATTACHMENT C: Applicant's Narrative, Plans, Project Renderings & Historical Phototographs**

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**RE: PLANNED DEVELOPMENT AMENDMENT  
(UPDATED: 03-13-2020)**

PARCEL 16-08-176-015  
847 South 800 East  
Salt Lake City, UT 84102

PARCEL 16-08-176-026  
833 South 800 East  
Salt Lake City, UT 84102

The proposed project consists of consolidating two parcels, both owned by Micah Peters (Clearwater Homes): Parcel 16-08-176-015 located at 847 S 800 E is 0.50 Acres and Parcel 16-08-176-026 located at 833 S 800 E is 0.29 acres. The combined parcels will consist of 23 future residential units.

In addition to the adaptive re-use efforts to place 6 residential lofts in the existing historic building, the project will have 17 3-story modern townhomes tactically placed in a manner that activates and completes the 800 east and Chase avenue street fronts.

**Total # of Units 23**

The 23 units include:

- 6 unique loft floor plans in the Historic building
- 8 1,750 SF, 3 bed, 4 bath town home unit types
- 9 1,350 SF, 2 bed, 3 bath town home unit types

Parcel 16-08-176-015 located at 847 South 800 East has been an unimproved warehouse for over 20 years, however the building has historical significance. The added density as noted is essential to our efforts to preserve and restore the historic building. It goes without saying the adaptive reuse of the historic building costs 2.5 times more per square foot to complete compared to traditional new construction. As stated, the added density of 5 more residential units associated with our applications will afford us the economic capability to preserve the 16,000 square foot historic building. In the event we are not successful in gaining the added density, it may be necessary to demolish the historic building and simply use the existing density of 18 new structures (RMF-45 zone for 847 S allows for 16 units as survey of parcel is over 21,800 SF, and 833 S has 2 units available with current R-2 zone).

In order to restore/re-use the historic building and achieve the 23 total unit density on the site, SLC planning department has directed us to submit the following applications simultaneously with this Planned Development application.

- 1- Lot consolidation application.
- 2- Rezone application.
- 3- Master Plan Amendment application.

**Lot consolidation application-** This requirement is derived from the fact that the proposed project is comprised of 2 separate parcels. The consolidation of the two parcels will simplify the land plan and clarify setback requirements throughout the project. Additionally, buildings and utilities will not end up bridging or straddling lot lines.



**Rezone Application-** As noted above, the project consists of 2 parcels: 847 S 800 E is .50 Acres and currently zoned RM-45, while 833 S 800 E is .29 acres and currently zoned R-2. When we purchased the properties back in 2011, the 847 S 800 E has its current RM-45 zoning, and 833 S 800 E had a RM35 zoning. Utilizing the density afforded by both of the original zones would afford us the total 23 units we are currently requesting. Because 833 S 800E was rezoned to R-2 in 2013, we will be submitting a rezone request. While we are asking for a single zone for the consolidated lot of RM-45, (which would afford substantial density), we are capping the development density at the proposed 23 total units.

**Master Plan Amendment-** The need for this application stems from a conflict in the Masterplan adopted in 2005. The conflict in the master plan is due to the master plan land use language to be low density throughout the neighborhood (10 - 20 units per acre), even on parcels zoned RMF-45 which is a moderate to high density multi-family residential zoning. Our application seeks simply to correct the noted Master plan conflict and utilize the density's associated with our current zoning.

#### **Planned Development.**

Specific areas of application compliance with 2018 published Planned Development Objectives detailed in 21A.55.010  
objectives: B, D, E

B. Historic Preservation: Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.

**Clearwater Homes has been through a rigorous design process focused on preserving the existing 3-story, unreinforced masonry, 16,000 square foot historic Telephone & Telegraph building. The said structure was built in 1911 by the Mountain States Telephone & Telegraph Company and served as one of the first Utah operator stations for the new telephone technology.**

**The proposed project will carefully contrast historic reverence with modernism. Adaptive re-use and preservation construction methodology will be important and central to the project. In addition to typical adaptive reuse criteria such as structural/seismic, HVAC, electrical, and roofing, we also have special focus on: (a) the brick exterior massing of the Telegraph building will be tuckered, pointed, and sealed by a professional mason with historic restoration credentials, (b) the notable historic plaster mold cornice, soffit, and fascia located on the west facing 3 story roof transition will be preserved, sealed and painted, (c) historically appropriate high quality wood clad/steel divided light windows will be installed.**

**We have provided pictures (see exhibit A) of the original historic porch circa 1920. The LDS Church demolished this porch due to security problems in the 1980's. As part of our adaptive re-use efforts, we will reconstruct a precise replica of the original front porch. As the tallest building in the 9th & 9th neighborhood, the Telegraph building is visible on the skyline for several blocks. We firmly believe that restoration and preservation of this iconic building will secure an important and contributing asset to the fabric of the 9th and 9th community for generations.**

D. Mobility: Enhances accessibility and mobility:

Improvements that encourage transportation options other than just the automobile.

**The proposed Telegraph Exchange Lofts benefits from a location and land plan that encourages “walkability”, “Bike-ability”, and “skate-ability” (or pick your form of alternative transportation). As noted above, 46 onsite parking stalls will be EV stalls. Residents will be encouraged to use onsite bike racks, or extra garages space to safely store bikes. Pedestrians, riders, and skaters, can elect to walk north, south, east, or West to find restaurants, parks, entertainment, and shopping at their fingertips. Local (obvious) attractions include the Ninth & Ninth business district, Trolley Square, and Liberty Park.**

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

#### **Zero emissions residential community**

**Residential emissions accounts for 38% of all carbon dioxide contributions into the Wasatch Front local airshed. In addition to general climate change problems, local air quality is dramatically impacted by the widespread burning of natural gas as a residential furnace and hot water heating source. Clearwater Homes believes that development should not contribute to high frequency asthma for the developing lungs of Utah children. As such, the Telegraph Exchange lofts will work to eliminate residential gas meters by utilizing all electric furnaces and hot water heaters powered 100% by offsite renewable energy solar farms.**

1A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:



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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development.

The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations. **Answer- As noted above, the project consists of 2 parcels: 847 S 800 E is .50 Acres and currently zoned RM-45, while 833 S 800 E is .29 acres and currently zoned R-2. When we purchased the properties back in 2011, the 847 S 800 E has its current RM-45 zoning, and 833 S 800 E had a RM35 zoning. Utilizing the density afforded by both of the original zones would afford us the total 23 units we are currently requesting. Because 833 S 800E was rezoned to R-2 in 2015, we will be submitting a rezone request. While we are asking for a single zone for the consolidated lot of RM-45, (which would afford substantial density), we are seeking an approval, capping the development density at the proposed 23 total units. The economics of the additional 5 units requested, will support the extensive costs associated with the adaptive reuse effort on the historic building. Thus, the thrust of our proposal is an economic request to assist in saving the historic building. Furthermore, the added density as noted is essential to our efforts to preserve and restore the historic building. It goes without saying the adaptive reuse of the historic building costs 2.5 times more per square foot to complete compared to traditional new construction. The added density of 5 more residential units associated with our applications will afford us the economic capability to preserve the 16,000 square foot historic building. In the event we are not successful in gaining the added density, it may be necessary to demolish the historic building and simply use the existing density of 18 new structures (RMF-45 zone for 847 S allows for 16 units as survey of parcel is over 21,800 SF, and 833 S has 2 units available with current R-2 zone). We firmly believe that approval of our proposal as stated will result in a substantially enhanced community and preservation of an iconic local treasure.**

B. Master Plan Compatibility: 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.

**Answer- See Master Plan Amendment language above**

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:

- . 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; **Answer- The existing historic building is 58' tall and represent and iconic landmark**

**in the neighborhood. Restoration of this structure will make it the crown jewel of 9<sup>th</sup> and 9<sup>th</sup>, and source of pride for the immediate 800 east community.**

- . 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;
- . Whether building setbacks along the perimeter of the development: **Answer- See setbacks identified on site plan and described in narrative below.**
- . Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. **Yes, the project provides. See site plan and renderings. The project philosophy is “Historic reverence with modern contrast”. We believe this project will fit in nicely with the “Eclectic, Bohemian 9<sup>th</sup> and 9<sup>th</sup> character.**
- . Provide sufficient space for private amenities. **Yes, the project provides. See site plan and renderings.**
- . Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. **Answer-See setbacks noted on site plan and narrated below. Also note :20’4” setback to residential house located on the North side of the project. We wanted to be particularly sensitive to this neighborhood housing transition.**
- . Provide adequate sight lines to streets, driveways and sidewalks. **Yes, the project provides.**
- . Provide sufficient space for maintenance. **Yes, the project provides.**
- . Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; **Answer- Yes, the front porches to all 800 east oriented Townhomes, as well as the existing historic building provide notable pedestrian interest. See attached renderings.**
- . Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; **Answer-Lighting package and orientation will be sensitive to the residential neighborhood. Soft lite LED bulbs and down light fixtures will be tactically used.**
- . Whether dumpsters, loading docks and/or service areas are appropriately screened; and

. Whether parking areas are appropriately buffered from adjacent uses. **Answer- Dumpster location, and 46 parking stalls provided are 100% screened from the street. 34 stalls will be in garage's, while the final 12 stalls are in the northeast corner (see site plan for reference)**

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:

. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained; **Answer- All Mature street trees will be preserved with the exception of two. Two trees will to be removed due to fire department requirements, will be replanted in accordance with Salt Lake Urban forestry requirements.**

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

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

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

**Answer- The project design, landscape architecture, and planting schedule has been thoughtfully curated by the LOCI design group. The site plan was designed to place front porches in the manner that activates the street frontages of 800 east and Chase avenue. In addition to numerous raised planter beds, hundreds of trees, perennial grasses & flowers, the project amenities include a 10'X60' lap pool and a heavily forested roof top deck. See attached landscape plan and water wise species/planting schedule.**

**The planting scheme will feature a variety of hardy native and/or climate adapted trees, shrubs, and grasses. Areas will be designed with a focus on minimizing water use, enhancing the urban forest, and creating comfortable use areas through shading and screening. Additionally, the design will draw inspiration from the natural conditions of the Valley and surrounding mountains. Trees will be small to medium varieties that strive to provide year-round interest while also meeting aforementioned design goals. Shrubs will be low to medium height and ideally provide year-round interest.**

**Potential Tree Varieties include Serviceberry, Tatarian Maple, and Paperbark Maple**

**Potential Shrub Varieties include Creeping Oregon Grape, Gro Low Sumac, St. John's Wort**

**Potential Grass Varieties include Feather Reed Grass, Fountain Grass.**

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:

- . Whether drive access to local streets will negatively impact the safety, purpose and character of the street; **Answer-36 of our parking stalls will enter and discharge on a 20' drive aisle on 800 E, while 10 additional garage stalls will utilize Chase Avenue**
- . Whether the site design considers safe circulation for a range of transportation options including: **Answer- See locations and narrative for bike storage above in Objectives section D**
- . Safe and accommodating pedestrian environment and pedestrian oriented design; **Answer-Bikers and pedestrians have multiple paths to street and sidewalk that don't conflict with vehicle drive aisle.**
- . Bicycle facilities and connections where appropriate, and orientation to transit where available; and **Answer- See locations and narrative for bike storage above in Objectives section D**
- . Minimizing conflicts between different transportation modes; **Answer-Bikers and pedestrians have multiple paths to street and sidewalk that don't conflict with vehicle drive aisle.**

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

Whether the proposed design provides adequate emergency vehicle access; and

**Answer-The Fire department has reviewed and approved the proposed plan**

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

**Answer- The site and the land plan provide excess parking and adequate loading areas for residents.**

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.

**Answer- Please refer to our narrative above in section B of Objectives: Preservation of the historic building**

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

**Answer- We have conducted 2 DRT meetings for this project with all related Salt Lake City departments in preparation for this project. Public utilities may require that we upsize a pressurized water line from 900 South to the frontage of the subject property. All other needed utilities and capacities are present in the street frontage.**

**As part of this Planned Unit development application, we are seeking approval for the following setbacks and conditions ( the statements below assume our rezone application is approved) (see site plan attached):**

**West- setbacks -800 East**

The West side of the existing historic building currently sits 11'9" back from the property line. To maintain an inline street front, we are proposing the 4 new townhome structures fronting 800 E maintain the same setback as the historic building. The stated orientation of the buildings is designed to activate the 800 east street front

**East- Setbacks**

East Section "A", This is clearly a rear lot line, but is defined by the code as an interior side yard with an 8' setback requirement and/or a 10' landscape buffer requirement, and a 1' accessory dwelling requirement. Our structures in **Section A- East** are setback 37'6" and thus far exceed the 8' setback requirement. We are requesting a waiver to 0' on the landscape buffer ( existing Landscape buffer on adjacent property is approximately 18'), and a waiver of the 1' accessory dwelling setback to 0'. This side of the property is contiguous to the Smiths commercial parking lot. Section "B" east is defined by the RM-45 code as a rear lot line. **Section B-East** is proposed as 5' setback. The formula in the RM45 zone would require a 30' setback in this direction. We are requesting to waive the 30' setback requirement in exchange for the proposed 5' setback.

It is important to note that the entire east reach of the project backs the massive 2 plus acre Smiths commercial parking lot, and thus, the proposed, will not negatively impact any adjacent party. Additionally, the smiths parking lot already includes a landscape buffer of approximately 18'.

**North- Setbacks**

North section A-The RM-45 zone requires an 8' interior side yard setback or a 10' landscape buffer. This North side of the project represents the direct transition from





our development to a single-family residential zone. Buildings on this side of the property will have a 20'4" setback from the property line of the contiguous residential lot. We felt that providing the said 20'4" setback was a more respectful transition than a 10' landscape buffer. We will not need a setback waiver as we have substantially exceeded the requirement. We are requesting to waive the 10' landscape buffer requirement. It's also important to note that the homeowner to the north asked for our consent last year for a city height variance on his side yard fence. The request was granted, and the neighbor now has an 8' high quality custom fence on the property line.

North Section B- The RM45 zone requires an 8' setback in this location, and we are requesting to waive the 8' setback in exchange for our proposed 4' setback. We are also seeking a waiver of the landscape buffer requirement. As with the East setback, it is important to note that this North reach of the project backs the massive 2 plus acre Smiths commercial parking lot, and thus will not negatively impact any party. As stated, the Smiths parking lot already includes a landscape buffer of approximately 15' as well

#### **South- Setbacks**

Chase Avenue- The south side of the existing historic building currently sits on the property line, while the new structures fronting Chase Avenue (private street) will have a 4' setback from the right of way. The RM45 zone requires an 8' setback in this location, and we are requesting to waive the 8' setback in exchange for our proposed 4' setback. All Chase Avenue owners have formally consented to the proposed 4' setback and development plan. The Chase Avenue owner's consents have been executed and notarized.

#### **Height**

The historic building height is 58'. This height will be maintained as part of the roof top deck area and restoration of the building. All new residential structures on the site will be capped at 30' or less.

#### **Fire Safety**

We anticipate and have budgeted the installation of fire sprinklers for all interior space in the historic building and new residential structures.

Sincerely,  
Micah Wells Peters  
Clearwater Homes

**RE: MASTER PLAN AMENDMENT**

PARCEL 16-08-176-015  
847 South 800 East  
Salt Lake City, UT 84102

PARCEL 16-08-176-026  
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**Total # of Units 23**

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- 1- Lot consolidation application.
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- 3- Planned Development Amendment application.

**Lot consolidation application-** This requirement is derived from the fact that the proposed project is comprised of 2 separate parcels. The consolidation of the two parcels will simplify the land plan and



clarify setback requirements throughout the project. Additionally, buildings and utilities will not end up bridging or straddling lot lines.

**Rezone Application-**As noted above, the project consists of 2 parcels: 847 S 800 E is .50 Acres and currently zoned RM-45, while 833 S 800 E is .29 acres and currently zoned R-2. When we purchased the properties back in 2011, the 847 S 800 E has its current RM-45 zoning, and 833 S 800 E had a RM35 zoning. Utilizing the density afforded by both of the original zones would afford us the total 23 units we are currently requesting. Because 833 S 800E was rezoned to R-2 in 2013, we will be submitting a rezone request. While we are asking for a single zone for the consolidated lot of RM-45, (which would afford substantial density), we are capping the development density at the proposed 23 total units.

**Planned Development.** This application simply details the land plan for the development, setbacks on the newly consolidated lot, as well as establishing the 30' height on the new residential structures.

**Master Plan Amendment-** The need for this application stems from a conflict in the Masterplan adopted in 2005. The conflict in the master plan is due to the master plan land use language to be low density throughout the neighborhood (10 - 20 units per acre), even on parcels zoned RMF-45 which is a moderate to high density multi-family residential zoning. Our application seeks simply to correct the noted Master plan conflict and utilize the density's associated with our current zoning.

*City Masterplan References;*

- *Central Community Master Plan, adopted 11/01/2005*
- *East Central Community Small Area Master Plan, adopted 12/1992: revised 01/1993*
- *9 Line Corridor Master Plan, adopted 03/03/15*

*Central Community MP Bullet Points in support of the MP change;*

- Conflicts with Zoning Ordinance and Master Plan. The MP indicates the Land use to be Low Density Residential (10-20 units per acre). The current zone is RMF – 45 Moderate/High Multi-Family Residential (31 units possible total units if zoning change is approved)
- Application is proposing 23 units, max.
- Promoting "intent" of the MP through the following;
  1. Preservation of the community's architectural heritage
  2. Protect and improve the quality of life
  3. Improve and support community involvement
  4. Capital improvement in the neighborhood
  5. Provide smarter and more creative development practices
  6. Overall project is a low dense project below the zoned maximum
  7. Preserving the historic structure and maintaining the residential neighborhood integrity
  8. Promote walkable development
  9. The increase of density will support neighborhood business uses and expand their use of common public facilities.
  10. With future expansion of the 9-Line system the project will maintain the integrity of the transit-oriented opportunities
  11. Promote quality of excellence to maintain and enhance the quality of living
  12. Modern townhouses offer the neighborhood a variety of housing types



13. All parking is contained on site

East Central Comm. Small Area MP Bullet Points in support of the MP change;

- Promoting “intent” of the MP through the following;
  1. Maintains and preserve residential neighborhood integrity and a sense of security with additional eyes on the street
  2. Maintain and preserves a viable commercial business district within the neighborhood.
  3. All parking is contained on site.
  4. Chase Avenue is will be upgraded. The Avenue is a private street and will be developed & enhanced with a plan that facilitates parking and currently signed off and supported by all property owners.

9-Line Corridor MP Bullet Points in support of the MP change;

- Promoting “intent” of the MP through the following;
  1. Residential density to support the future extension of the 9-line

The submittal of the Master Plan Amendment benefits from the supporting summary of the Planned Development Application, therefore, the summary overlay is included below:

#### **Zero emissions residential community**

Residential emissions accounts for 38% of all carbon dioxide contributions into the Wasatch Front local airshed. In addition to general climate change problems, local air quality is dramatically impacted by the widespread burning of natural gas as a residential furnace and hot water heating source. Clearwater Homes believes that development should not contribute to high frequency asthma for the developing lungs of Utah children. As such, the Telegraph Exchange lofts will work to eliminate residential gas meters by utilizing all electric furnaces and hot water heaters powered 100% by offsite renewable energy solar farms. Additionally, we plan to have 100% of our 47 onsite parking stalls include EV stations for electric vehicles (this parking stall count does not include the 4 parallel street parking stalls on 800 E).

Planned Development Information. Description of how your project meets one or more of the following objectives

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;**
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;**
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;**
- D. Use of design, landscape, or architectural features to create a pleasing environment;**
- E. Inclusion of special development amenities that are in the interest of the general public;**



- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;**
- G. Inclusion of affordable housing with market rate housing; or**
- H. Utilization of "green" building techniques in development**

**The Telegraph Exchange Lofts will meet objectives a, c, d, & h above, per the following:**

**A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;** The proposed project will carefully contrast historic reverence with modernism. Massing and exterior materials will include restored historic brick, cementitious/fiber cement panels, lap siding, smooth finished EIFS material, and architectural metals.

**C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;** The proposed project will carefully contrast historic reverence with modernism. Adaptive re-use and preservation construction methodology will be important and central to the project. As noted above, the site houses a 1911, 3 story, 16,000 SF, historic building originally known as the Mountain States Telephone & Telegraph building. The brick exterior massing of the Telegraph building will be tucked, pointed, and sealed by a professional mason with historic restoration credentials. The notable plaster mold cornice, soffit, and fascia located on the west facing 3 story roof transition will be preserved, sealed and painted. High quality wood clad/steel divided light windows that meet the demands for historic tax credits will be installed.

We have provided pictures (see exhibit A) of the original historic porch circa 1920. The LDS Church demolished this porch due to security problems in the 1980's. As part of our adaptive re-use efforts, we will reconstruct a precise replica of the original front porch. As the tallest building in the 9th & 9th neighborhood, the Telegraph building is visible on the skyline for several blocks. We firmly believe that restoration and preservation of this iconic building will secure an important and contributing asset to the fabric of the 9th and 9th community for generations.

**D. Use of design, landscape, or architectural features to create a pleasing environment;** The project design, landscape architecture, and planting schedule has been thoughtfully curated by the LOCI design group. The site plan was designed to place front porches in the manner that activates the street frontages of 800 east and Chase avenue. In addition to numerous raised planter beds, hundreds of trees, perennial grasses & flowers, the project amenities include a 10'X60' lap pool and a heavily forested roof top deck. See attached landscape plan and water wise species/planting schedule.

The planting scheme will feature a variety of hardy native and/or climate adapted trees, shrubs, and grasses. Areas will be designed with a focus on minimizing water use, enhancing the urban forest, and creating comfortable use areas through shading and screening. Additionally, the design will draw inspiration from the natural conditions of the Valley and surrounding mountains. Trees will be small to medium varieties that strive to



provide year-round interest while also meeting aforementioned design goals. Shrubs will be low to medium height and ideally provide year-round interest.

Potential Tree Varieties include Serviceberry, Tatarian Maple, and Paperbark Maple

Potential Shrub Varieties include Creeping Oregon Grape, Gro Low Sumac, St. John's Wort

Potential Grass Varieties include Feather Reed Grass, Fountain Grass.

**H. Utilization of "green" building techniques in development.** The Telegraph Exchange Loft project falls within Clearwater Homes new "Subculture Loft" series. This represents a philosophy of Green Building and zero emissions residential construction. As such, all residences will be constructed with highly efficient electric furnaces and water heaters. With the absence of gas meters, the project will not contribute emissions to the local air shed. It is commonly known that residential natural gas comprises make significant contributions to pollution that negatively impact the air quality on the WASTACH FRONT. In addition to the "Zero Emissions "strategy, we will employ a number of other green building techniques and sustainable material applications.

**As part of this Planned Unit development application, we have designed the land plan and are seeking approval for the following setbacks (see site plan attached):**

**West-800 East**

The West side of the existing historic building currently sits 11'9"" back from the property line. To maintain an inline street front, we are proposing the 4 new townhome structures fronting 800 E maintain the same setback as the historic building.

**East**

This side of the property is contiguous to the Smiths commercial parking lot. Our new structures will be located at a section A-37'6", and Section B-5' setback from the property line.

**North**

Building on this side of the property will have a 20'4" setback from the property line of the contiguous residential lot. Landscape buffer between RMF-45 and R-2 will be completed on R-2 property. An agreement has been made between parties.

**South**

Chase Avenue- The south side of the existing historic building currently sits on the property line, while the new structures fronting Chase Avenue (private street) will have a 4' setback from the right of way. All Chase avenue owners have formally consented to the setback and development plan. The consents have been documented and notarized.

**Height**



The historic building height is 58'. This height will be maintained as part of the roof top deck area and restoration of the building. All new residential structures on the site will be capped at 30' or less.

### **Fire Safety**

We anticipate and have budgeted the installation of fire sprinklers for all interior space in the historic building and new residential structures.

### **Additional purpose and Objective Bullet Points**

- Encouraging efficient use of land and resources
- Encouraging innovative planning and development
- Reinforcing the character of the surrounding neighborhood
- Development will result in a more enhanced product than would be achievable through strict application of land use regulations through the Historic Preservation of the Telegraph Exchange building. The Telegraph Exchange building is a large contributor to the character of shaping the city and contributing to the general welfare of the city's residents.
- The development will be another contributor to the future extension of the 9-Line Corridor with the addition of residences to the area.

Sincerely,  
Micah Wells Peters  
Clearwater Homes



## HISTORICAL TELEGRAPH EXCHANGE IMAGES



KEY

- PROPERTY LINE
- 3 STORY TOWNHOMES - 17 UNITS
- HISTORIC TELEGRAPH EXCHANGE BUILDING - 6 UNITS
- TOWNHOME GARAGE ENTRY
- SETBACKS

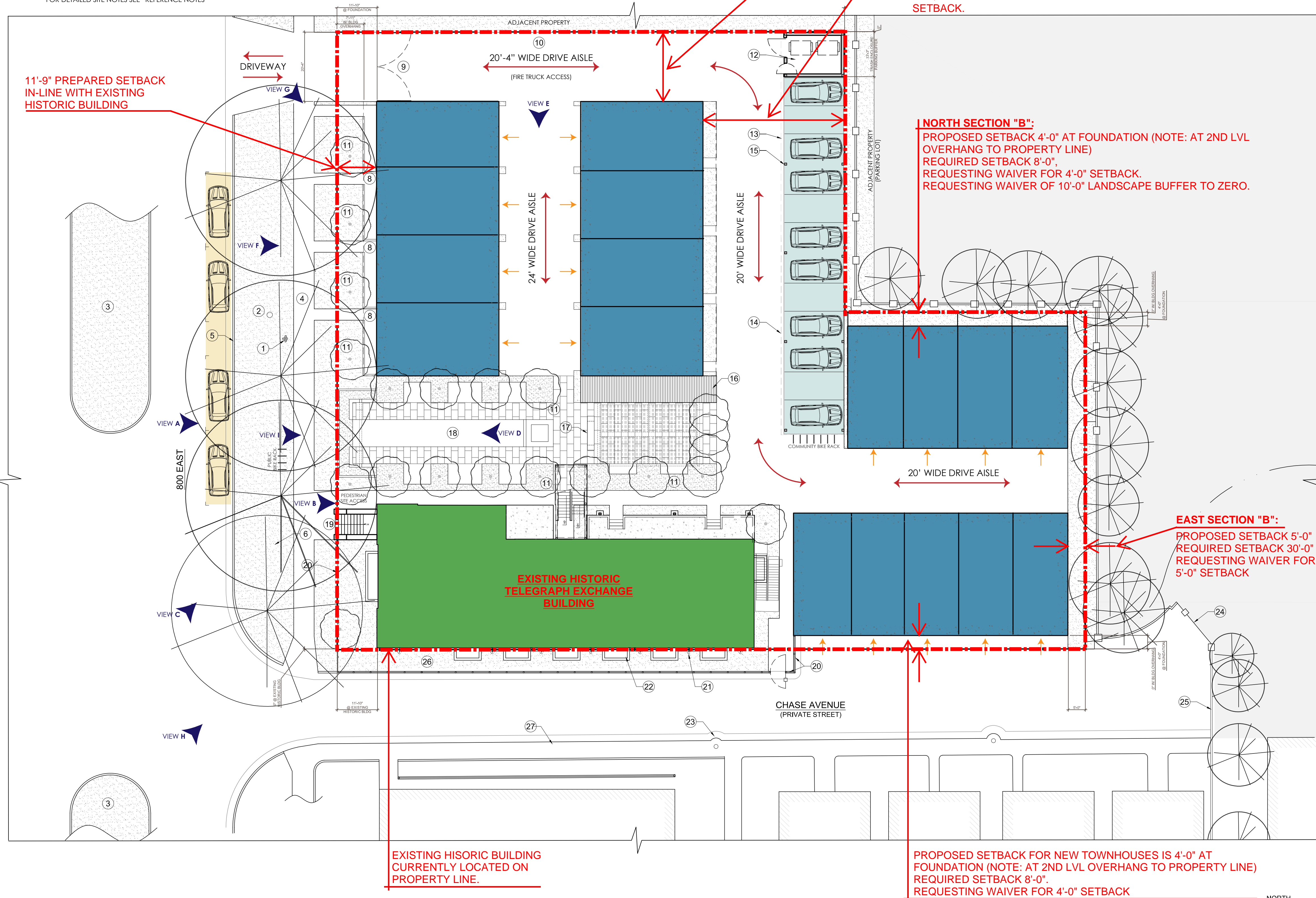
\*FOR DETAILED SITE NOTES SEE "REFERENCE NOTES"

PROJECT SUMMARY

Unit Calculation: 17 Townhome Units  
+6 Loft Units  
= 23 Units total

Building Height: Historic Building: 58'-0"  
Townhome Units: 30'-0"

Parking Calculation: Historic Building: 12 Stalls  
Townhomes: 34 Stalls  
Extra Street Parking: 4 stalls  
= 46 Stalls (each townhome unit has a 2 car garage)  
(all stalls provided with electric vehicle hook-up)  
(Telegraph Exchange exceeds its parking requirements by 4 parking stalls)



REFERENCE NOTES

- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING LANDSCAPE
- EXISTING SIDEWALK
- EXISTING CURB
- NEW 6" CURB PER S.L.C. TRANSPORTATION STANDARD
- NOT USED
- NEW APPROACH TO TOWNHOUSE ENTRY
- NEW DRIVE AISLE ENTRY GATE
- NEW DRIVE AISLE
- NEW LANDSCAPE
- TRASH AND RECYCLE ENCLOSURE
- NEW 90 DEGREE PARKING AS PER S.L.C. DIVISION OF TRANSPORTATION STANDARD, 12 PARKING SPOTS TOTAL
- CARPORT OVERHANG
- CARPORT SUPPORT COLUMN BELOW
- SHIPPING CONTAINER, RESTROOM AND KITCHEN
- NEW FIREPLACE
- NEW IN-GROUND POOL & HOT TUB
- NEW STAIRS TO ENTER BUILDING
- NEW SECURITY ENCLOSURE AND GATE
- NEW LIGHTING FOR IMPROVED SECURITY
- NEW LIGHT WELL
- TRAFFIC CALMING LANDSCAPE BULB-OUT AROUND EXISTING POWER POLES
- EXISTING FIRE TRUCK CRASH GATE
- EXISTING BRICK WALL TO REMAIN
- PATH FOR BUILDING EXITING
- NEW SIDEWALK

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

265 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.324.5161  
ARCHITECTURE - INTERIOR DESIGN

MJSA

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PROJECT NO.: 16033A

DATE: OCT. 2019

SHEET: AS1-01

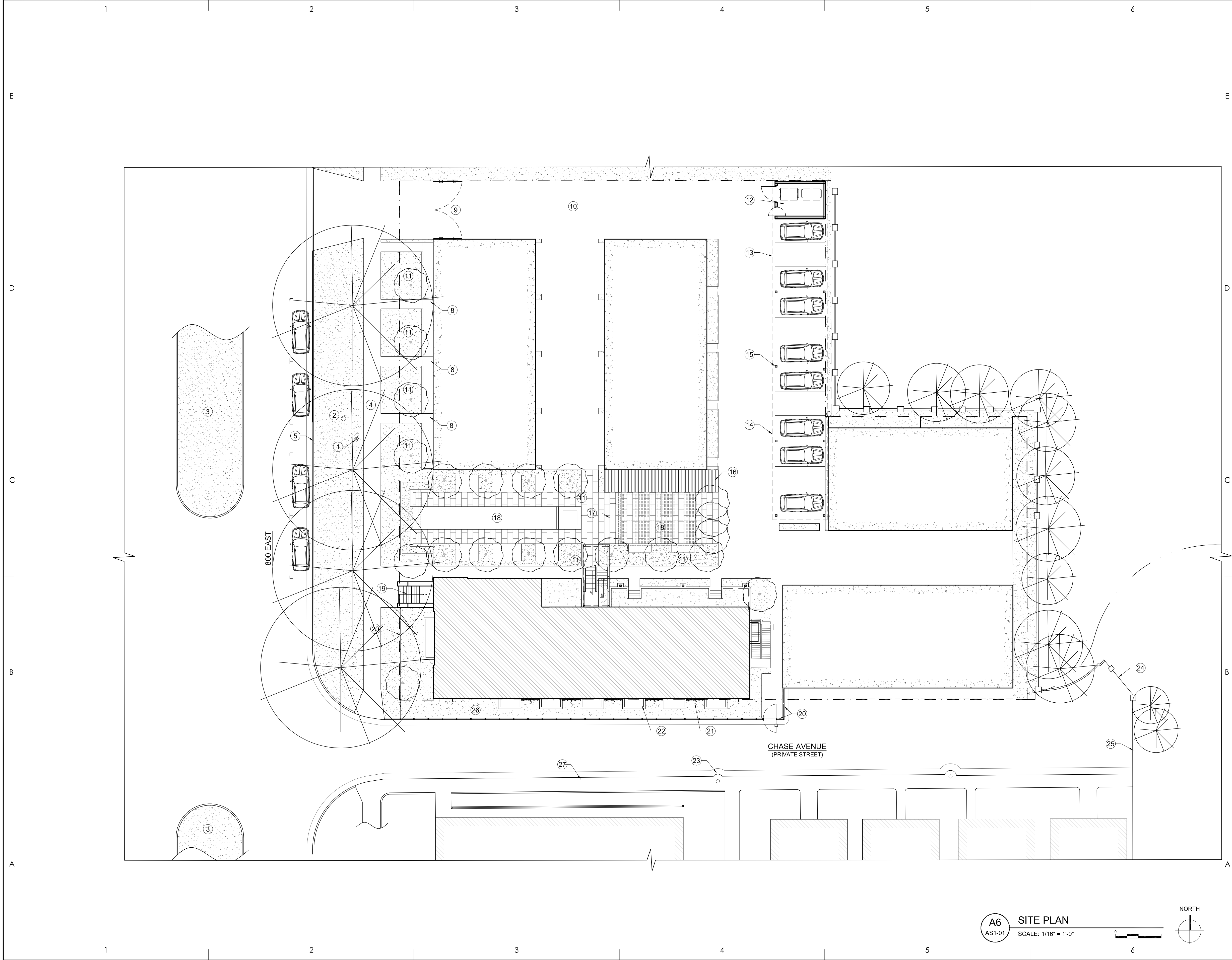
STAMP

SITE PLAN  
SCALE: 1/16" = 1'-0"

A6 SITE PLAN  
AS1-01 SCALE: 1/16" = 1'-0"







REFERENCE NOTES		CITY APPLICATIONS	
1. EXISTING FIRE HYDRANT 2. EXISTING POWER POLE 3. EXISTING LANDSCAPE 4. EXISTING SIDEWALK 5. EXISTING CURB 6. NOT USED 7. NOT USED 8. NEW APPROACH TO TOWNHOUSE ENTRY 9. NEW DRIVE AISLE ENTRY GATE 10. NEW DRIVE AISLE 11. NEW LANDSCAPE 12. TRASH AND RECYCLE ENCLOSURE 13. NEW 90 DEGREE PARKING AS PER S.L.C. DIVISION OF TRANSPORTATION STANDARD, 12 PARKING SPOTS TOTAL. 14. CARPORT OVERHANG 15. CARPORT SUPPORT COLUMN BELOW 16. SHIPPING CONTAINER, RESTROOM AND KITCHEN 17. NEW FIREPLACE 18. NEW IN-GROUND POOL & HOT TUB 19. NEW STAIRS TO ENTER BUILDING 20. NEW SECURITY ENCLOSURE AND GATE 21. NEW LIGHTING FOR IMPROVED SECURITY 22. NEW LIGHT WELL 23. TRAFFIC CALMING LANDSCAPE BULB-OUT AROUND EXISTING POWER POLES 24. EXISTING FIRE TRUCK CRASH GATE 25. EXISTING BRICK WALL TO REMAIN 26. PATH FOR BUILDING EXITING 27. NEW SIDEWALK			
STAMP			TELEGRAPH EXCHANGE 847 SOUTH 800 EAST SALT LAKE CITY, UT 84102
			255 WEST 700 SOUTH SALT LAKE CITY, UT 84101 TELEPHONE 801.504.5161 ARCHITECTURE □ INTERIOR DESIGN
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		PROJECT NO.: 16033A	
		DATE: OCT. 2019	
SITE PLAN SCALE: 1/16" = 1'-0"		SHEET: AS1-01A	

# TELEGRAPH EXCHANGE LOFTS





# TELEGRAPH EXCHANGE LOFTS

VIEW A





TELEGRAPH EXCHANGE LOFTS  
VIEW B





# TELEGRAPH EXCHANGE LOFTS

VIEW C





# TELEGRAPH EXCHANGE LOFTS

VIEW D





TELEGRAPH EXCHANGE LOFTS  
VIEW E





# TELEGRAPH EXCHANGE LOFTS

VIEW F





# TELEGRAPH EXCHANGE LOFTS

VIEW **G**





# TELEGRAPH EXCHANGE LOFTS

AERIAL VIEW





# TELEGRAPH EXCHANGE LOFTS

VIEW H





# TELEGRAPH EXCHANGE LOFTS

AERIAL VIEW





# TELEGRAPH EXCHANGE LOFTS

VIEW I



# TELEGRAPH EXCHANGE

## LOFTS & TOWNHOMES

### 847 SOUTH 800 EAST SALT LAKE CITY, UT 84102



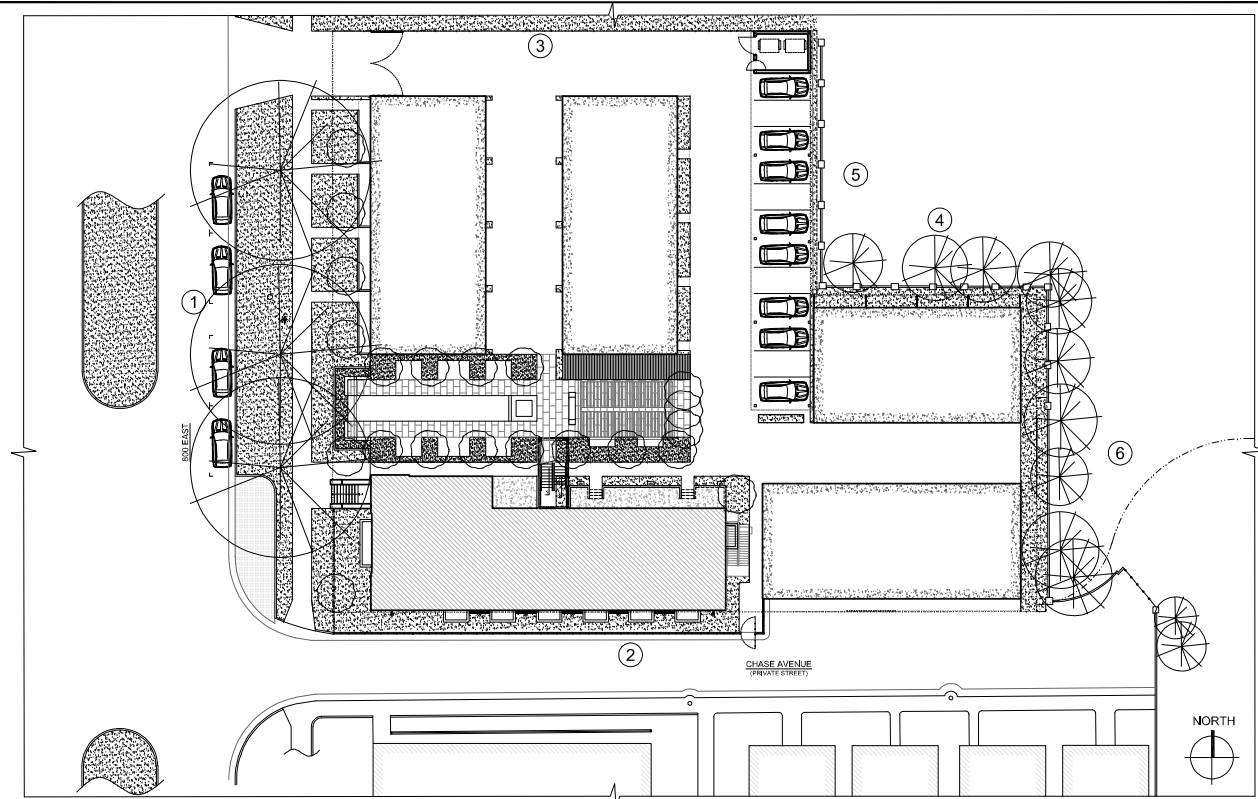
VICINITY MAP



#### SHEET INDEX

SHEET	DESCRIPTION				
<b>GENERAL</b>		<b>ADDITIONAL PROJECT DRAWINGS - LOFTS (HISTORIC BUILDING)</b>	<b>ADDITIONAL PROJECT DRAWINGS - LOFTS (HISTORIC BUILDING)</b>	<b>ADDITIONAL PROJECT DRAWINGS - HISTORIC BUILDING</b>	
• AG0-00	COVER PAGE	• AD1-00	SITE DEMO PLAN	• AE4-41	UNIT 4 ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS
• AG0-01	ZONING CODE INFORMATION	• AD1-01	BASEMENT DEMOLITION PLAN	• AE4-42	UNIT 4 INTERIOR ELEVATIONS
<b>SITE</b>		• AD1-02	1ST FLOOR DEMOLITION PLAN	• AE4-43	UNIT 4 INTERIOR ELEVATIONS
• AS1-01	SITE PLAN	• AD1-03	2ND FLOOR DEMOLITION PLAN	• AE4-44	UNIT 4 INTERIOR ELEVATIONS
• AS1-02	ROOF PLAN	• AD1-04	3RD FLOOR DEMOLITION PLAN	• AE4-51	UNIT 5 ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS
• AS2-01	RENDERINGS	• AE1-01	BASEMENT PROPOSED PLAN	• AE4-52	UNIT 5 INTERIOR ELEVATIONS
• AS2-02	RENDERINGS	• AE1-02	1ST FLOOR PROPOSED PLAN	• AE4-53	UNIT 5 INTERIOR ELEVATIONS
• L5-1	LANDSCAPE PLAN	• AE1-03	2ND FLOOR PROPOSED PLAN	• AE4-54	UNIT 5 INTERIOR ELEVATIONS
• L5-2	PLANTING NARRATIVE	• AE1-04	3RD FLOOR PROPOSED PLAN	• AE4-61	UNIT 6 ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS
<b>LOFTS (HISTORIC BUILDING)</b>		• AE4-11	UNIT 1 ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	• AE4-62	UNIT 6 INTERIOR ELEVATIONS
• AE2-01	WEST EXTERIOR ELEVATION	• AE4-12	UNIT 1 INTERIOR ELEVATIONS	• AE4-63	UNIT 6 INTERIOR ELEVATIONS
• AE2-02	SOUTH EXTERIOR ELEVATION	• AE4-13	UNIT 1 INTERIOR ELEVATIONS	• AE4-64	UNIT 6 INTERIOR ELEVATIONS
• AE2-03	EAST EXTERIOR ELEVATION	• AE4-14	UNIT 2 ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	• AE6-01	WINDOW SCHEDULE & FINISH SCHEDULE
• AE2-04	NORTH EXTERIOR ELEVATION	• AE4-21	UNIT 2 INTERIOR ELEVATIONS	• AE6-02	DOOR SCHEDULE
• AE3-01	NORTH-SOUTH BUILDING SECTION	• AE4-22	UNIT 2 INTERIOR ELEVATIONS	• AE6-03	WINDOW SCHEDULE
<b>TOWNHOMES</b>		• AE4-23	UNIT 2 INTERIOR ELEVATIONS	• AE9-01	NORTH STAIR PLANS & SECTION
• AE2-01	20' WIDE UNITS ELEVATIONS	• AE4-24	UNIT 3 ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	• AE9-02	INTERIOR UNIT STAIR PLANS & SECTIONS
• AE2-02	16' WIDE UNITS ELEVATIONS	• AE4-31	UNIT 3 INTERIOR ELEVATIONS	• AE9-03	EGRESS AND FRONT STAIR PLANS & SECTIONS
• AE3-01	20' WIDE UNITS SECTIONS	• AE4-32	UNIT 3 INTERIOR ELEVATIONS	• AR1-01	BASEMENT REFLECTED CEILING PLAN
• AE3-02	16' WIDE UNITS SECTIONS	• AE4-33	UNIT 3 INTERIOR ELEVATIONS	• AR1-02	1ST FLOOR REFLECTED CEILING PLAN
		• AE4-34	UNIT 3 INTERIOR ELEVATIONS	• AR1-03	2ND FLOOR REFLECTED CEILING PLAN
				• AR1-04	3RD FLOOR REFLECTED CEILING PLAN

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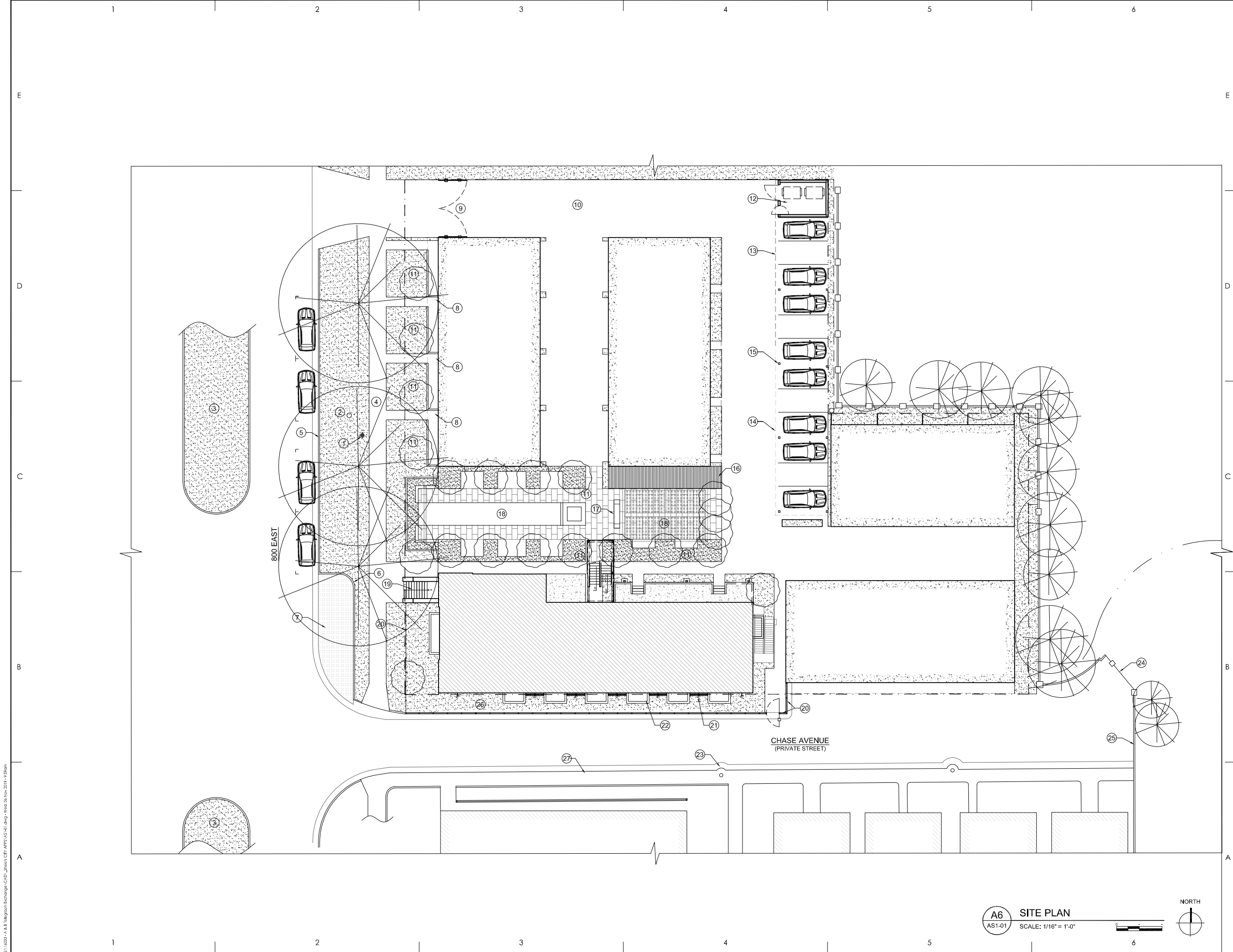


## ZONING KEY MAP

YARD DESIGNATION	SETBACK FROM PROPERTY LINE
1. FRONT YARD	11'-10", in line with historic building
2. CORNER SIDE YARD	0'-0"
3. INTERIOR SIDE YARD A	20'-4" from nearest building, 0'-0" with trash enclosure in NE corner
4. INTERIOR SIDE YARD B	4'-0" at building foundation, 0'-0" with building overhang
5. REAR YARD A	41'-5" from nearest building, 0'-0" with carport
6. REAR YARD B	5'-0"

## ZONING CODE ANALYSIS

Analysis based on combining an R-2 lot with an RMF-45 lot & rezoning the R-2 lot to RMF-45				
Zoning District:	RMF 45			
Minimum Lot Area & Width: Multi family dwelling (15 +) <b>Actual Lot Area:</b>	21,000 sqft + 800 sqft for each additional unit up to 1 acre 34,111 (.783 acre)			
Minimum Lot Width: <b>Actual Lot Width:</b>	80'-0" 181'-7"			
Allowable Units Calculation:	34,111-21,000 = 13,111/800 = 16      15+16 = 31 UNITS ALLOWED <b>23 UNITS PROVIDED</b>			
Maximum Bldg. Height: <b>Building Height Provided:</b>	45'-0" (Existing historic building exceeds 45'-0") <b>Historic Building: 58'-0"</b> <b>Townhome Units: 30'-0"</b>			
Minimum Yard Req:				
<b>Setbacks:</b>	<b>Front</b>	<b>Corner S.Y.</b>	<b>Interior S.Y.</b>	<b>Rear Yard</b>
Required Setbacks	No greater than ext. yard for bldg. built before 1995	20'-0"	8'-0"	25% of lot depth, not to exceed 30'
<b>Provided Setbacks:</b>	<b>In-line with historic bldg.</b>	<b>See Zoning Key Map</b>	<b>See Zoning Key Map</b>	<b>See Zoning Key Map</b>
<b>Parking Restrictions in Yards:</b>	Not Permitted(NP)	NP	NP within 10' if abutting res. zone	NP within 10' if abutting res. zone
<b>Provided:</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>Abutting a commercial zone</b>
Req. Landscape Yards:	The front yard & corner side yard will be maintained as landscaped			
Maximum Bldg. Coverage: Required: <b>Provided:</b>	The surface coverage of all principal & accessory buildings shall not exceed 60% of the lot area <b>13,961 sqft/34,111 = 41% Lot Coverage</b>			
Landscape Buffers:	Landscape buffer between RMF-45 and R-2 will be completed on R-2 property. An agreement has been made between parties.			
Parking Requirements:	Historic Building: 1 stall for 1 bedroom, 2 stalls for 2 or more bedrooms Townhomes: 2 stalls per unit*			
<b>Parking Provided:</b>	<b>Historic Building: 6 total units, 13 stalls provided onsite, 4 additional street parking stalls provided for guests</b> <b>Townhomes: 2 garage spaces provided per unit.</b>			



- REFERENCE NOTES
1. EXISTING FIRE HYDRANT
  2. EXISTING POWER POLE
  3. EXISTING LANDSCAPE
  4. EXISTING SIDEWALK
  5. EXISTING CURB
  6. NEW 6" CURB PER S.L.C. TRANSPORTATION STANDARD
  7. FIRE TRUCK ACCESS
  8. NEW APPROACH TO TOWNHOUSE ENTRY
  9. NEW DRIVE AISLE ENTRY GATE
  10. NEW DRIVE AISLE
  11. NEW LANDSCAPE
  12. TRASH AND RECYCLE ENCLOSURE
  13. NEW 90 DEGREE PARKING AS PER S.L.C. DIVISION OF TRANSPORTATION STANDARD, 12 PARKING SPOTS TOTAL
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  24. EXISTING FIRE TRUCK CRASH GATE
  25. EXISTING BRICK WALL TO REMAIN
  26. PATH FOR BUILDING EXITING
  27. NEW SIDEWALK

STAMP

SITE PLAN  
SCALE: 1/16" = 1'-0"

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5141

ARCHITECTURE ■ INTERIOR DESIGN

MJSA

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

REVISIONS:

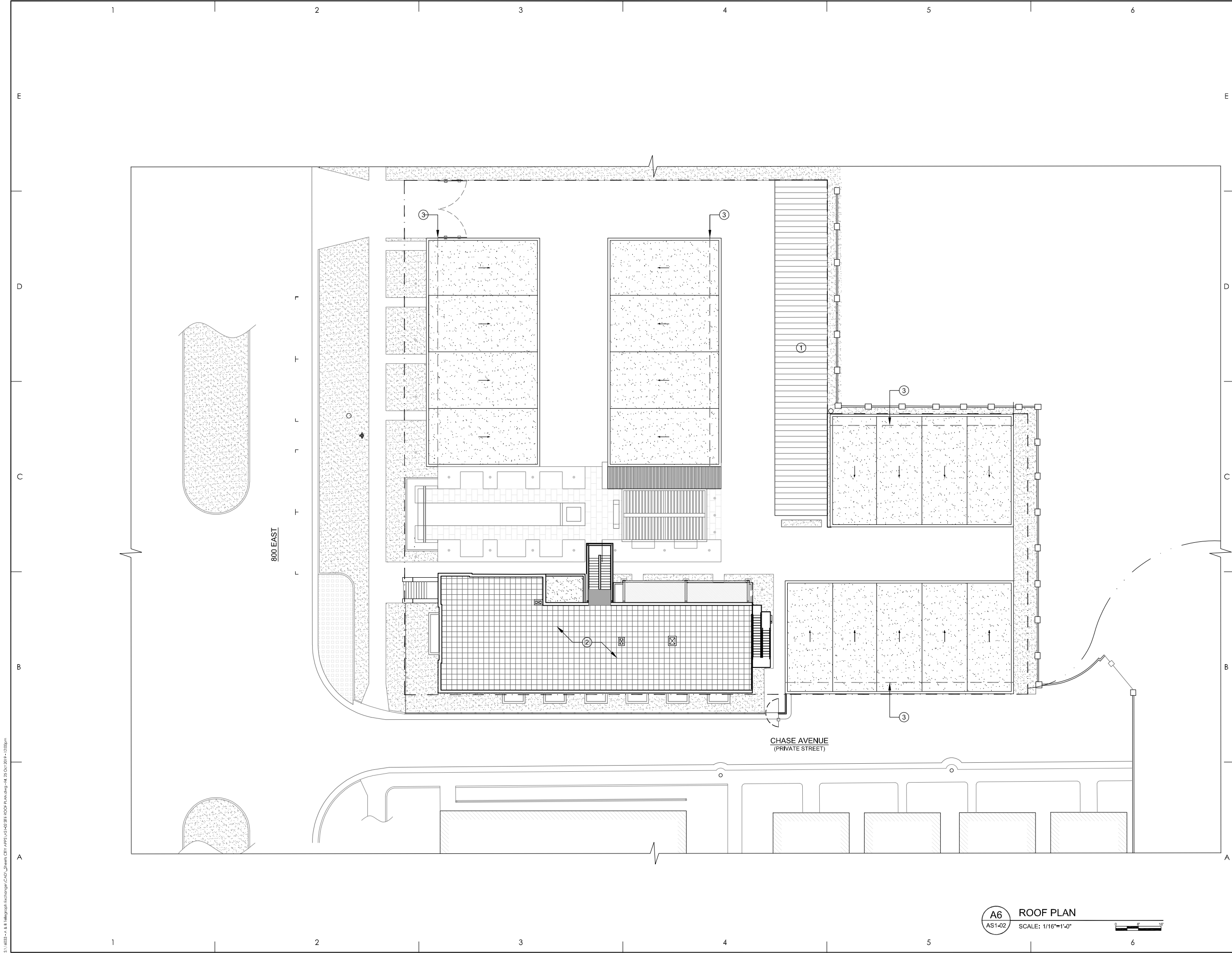
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PROJECT NO.:  
16033A

DATE:  
OCT. 2019

SHEET:  
AS1-01





REFERENCE NOTES		CITY APPLICATIONS	
1. CARPORT 2. ROOFTOP PATIO 3. FOUNDATION LINE BELOW		TELEGRAPH EXCHANGE 847 SOUTH 800 EAST SALT LAKE CITY, UT 84102	
STAMP		255 WEST 700 SOUTH SALT LAKE CITY, UT 84101 TELEPHONE 801.364.5141 ARCHITECTURE ■ INTERIOR DESIGN	
CITY APPLICATIONS		MJSA	
ROOF PLAN SCALE: 1/16" = 1'-0"		THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY MJSA ARCHITECTS WITH APPROPRIATE COMPENSATION.	
		PROJECT NO.: 16033A	
		DATE: OCT. 2019	
		SHEET: AS1-02	



						REFERENCE NOTES		CITY APPLICATIONS	
								TELEGRAPH EXCHANGE 847 SOUTH 800 EAST SALT LAKE CITY, UT 84102	
								265 WEST 700 SOUTH SALT LAKE CITY, UT 84101 TELEPHONE 801.364.5161 ARCHITECTURE ■ INTERIOR DESIGN	
								MJSA	
								REVISIONS:	
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								PROJECT NO.: 16033A	
								DATE: OCT. 2019	
								SHEET: AS2-01	
								RENDERINGS SCALE: AS NOTED	

						REFERENCE NOTES		CITY APPLICATIONS	
								TELEGRAPH EXCHANGE 847 SOUTH 800 EAST SALT LAKE CITY, UT 84102	
								265 WEST 700 SOUTH SALT LAKE CITY, UT 84101 TELEPHONE 801.364.5161 ARCHITECTURE ■ INTERIOR DESIGN	
								MJSA	
								REVISIONS:	
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								PROJECT NO.: 16033A	
								DATE: OCT. 2019	
								SHEET: AS2-01	
								RENDERINGS SCALE: AS NOTED	

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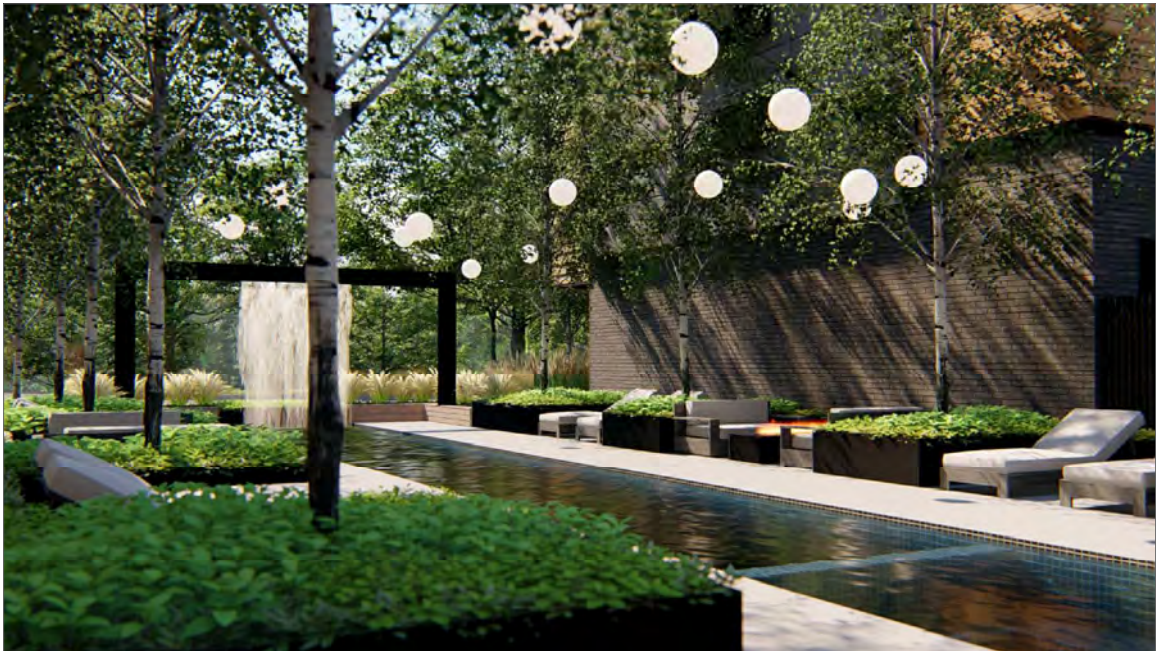

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						<div>C3</div> <div>AE2-002</div> <div>DRIVE AISLE LOOKING TO COMMUNITY COURTYARD</div> <div>SCALE: NTS</div>	
						<div>C6</div> <div>AE2-002</div> <div>MAIN ENTRY FROM STREET</div> <div>SCALE: NTS</div>	
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						<div>A6</div> <div>AE2-002</div> <div>COMMUNITY ROOFTOP DECK</div> <div>SCALE: NTS</div>	



**C3**  
AE2-002

DRIVE AISLE  
LOOKING TO COMMUNITY COURTYARD

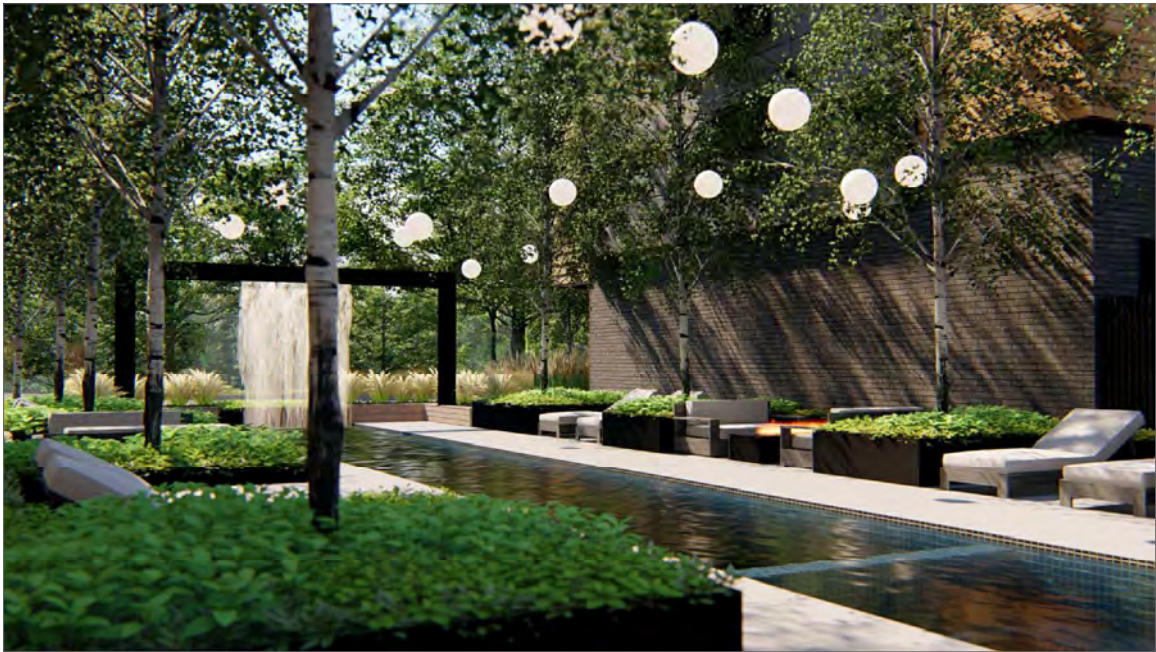
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**C6**  
AE2-002

MAIN ENTRY FROM STREET

SCALE: NTS



**A3**  
AE2-002

POOL AT COMMUNITY COURTYARD

SCALE: NTS

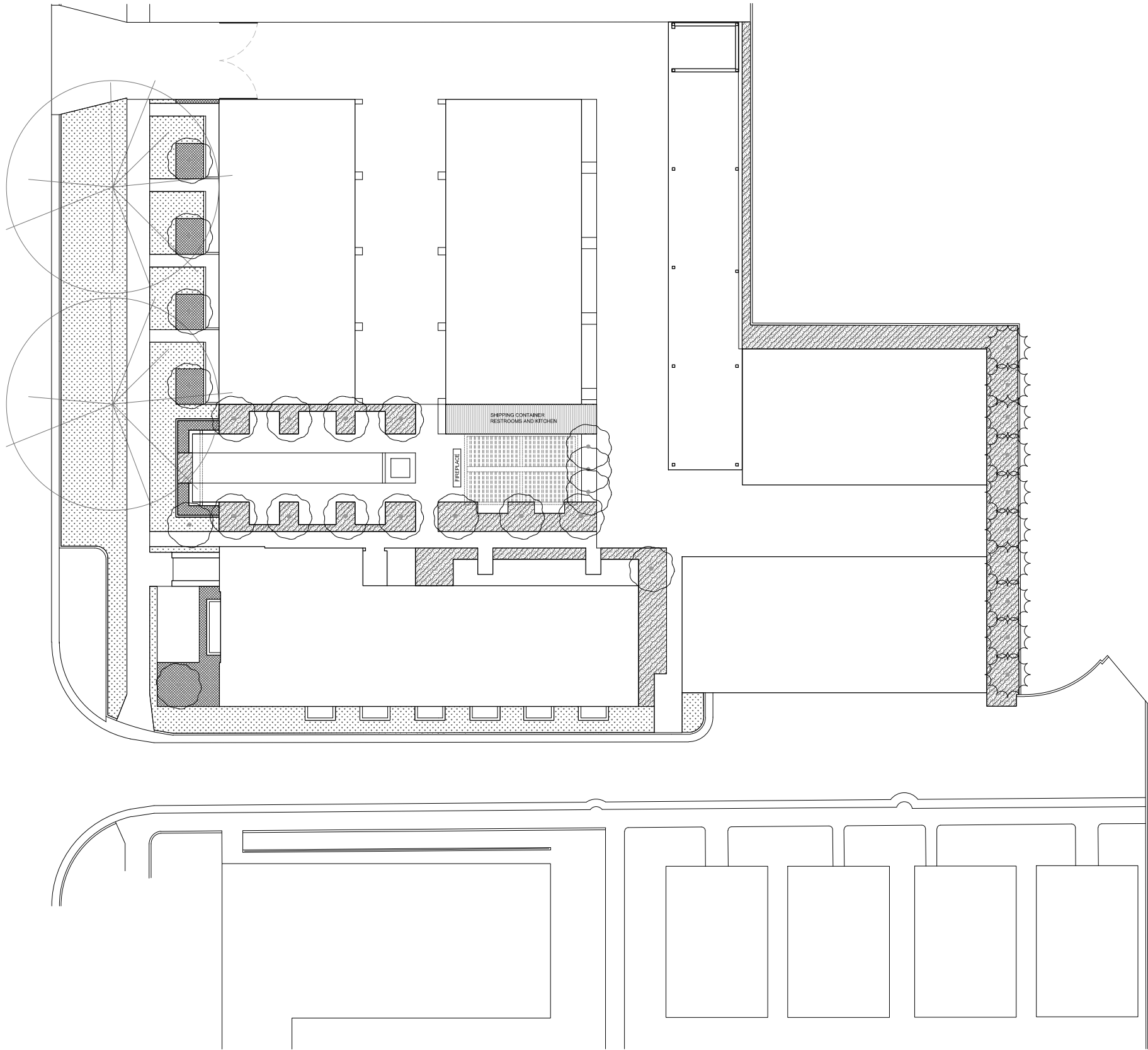


**A6**  
AE2-002






COMMUNITY ROOFTOP DECK

SCALE: NTS





CONCEPT\_PLANT\_SCHEDULE

	<u>DECIDUOUS TREE</u>	21
	<u>SCREEN TREE</u>	10
	<u>SHRUB</u>	2,737 sf
	<u>ORNAMENTAL GRASS</u>	628 sf
	<u>TURF</u>	4,149 sf

PROJECT NAME:  
**Telegraph Exchange**  
**847 South 800 East**  
Salt Lake City, Utah 84102

loci

801 906 0399  
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569 East 2nd Avenue Building B  
SLC, UT 84103

Principal T. Budge  
Project Manager A. Rhodes  
Drawn By A. Rhodes  
D. Durfee  
  
Job No. \_\_\_\_\_  
Creation Date \_\_\_\_\_  
Edit Date Oct 10, 2019

DESIGN  
DEVELOPMENT

PLANTING  
PLAN

L5-1

TREES



Serviceberry 'Autumn Brilliance' -  
*Amelanchier x grandiflora 'Autumn Brilliance'*

Height: 10'-25'  
Width: 10'-25'  
Sun: Full Sun to Full Shade  
Water: Medium  
Zone: 4 to 9  
Spring Color: White  
Autumn Leaf Color: Bright Orange



HOT WINGS Tatarian Maple -  
*Acer tataricum 'Garann'*

Height: 15'-18'  
Width: 15'-18'  
Sun: Full Sun to Part Shade  
Water: Medium to Dry  
Zone: 4 to 10  
Spring Color: Red Samaras  
Autumn Leaf Color: Yellow to Red



Paperbark Maple -  
*Acer glabrum*

Height: 10'-25'  
Width: 10'-25'  
Sun: Part Shade to Full Shade  
Water: Medium  
Zone: 5 to 9  
Spring Color: White or Pink  
Autumn Leaf Color: Bright Orange/Red

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GRASSES



Feather Reed Grass -  
*Calamagrostis x acutiflora 'Karl Foerster'*

Height: 3'-5'  
Width: 1.5'-2.5'  
Sun: Full Sun  
Water: Medium  
Zone: 5 to 9  
Spring Color: Green  
Autumn Leaf Color: Yellow Seed Head



Fountain Grass -  
*Pennisetum alopecuroides 'Hameln'*

Height: 2.5'-5'  
Width: 2.5'-5'  
Sun: Full Sun to Part Shade  
Water: Medium  
Zone: 6 to 9  
Spring Color: Green  
Autumn Leaf Color: Yellow

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SHRUBS



Creeping Oregon Grape -  
*Mahonia repens*

Height: 2'  
Width: 6'  
Sun: Part to Full Shade  
Water: Medium  
Zone: 4 to 9  
Spring Color: White  
Autumn Leaf Color: Bright Orange



Gro Low Sumac -  
*Rhus aromatica 'Gro-Low'*

Height: 1.5'-2'  
Width: 6'-8'  
Sun: Full Sun to Part Shade  
Water: Dry to Medium  
Zone: 3 to 9  
Spring Color: Small Yellow Flowers  
Autumn Leaf Color: Red



St. John's Wort -  
*Hypericum calycinum*

Height: 1'-1.5'  
Width: 1.5'-2'  
Sun: Full Sun to Part Shade  
Water: Medium  
Zone: 5 to 9  
Spring Color: Yellow Flowers  
Autumn Leaf Color: Insignificant

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PLANTING NARRATIVE

Telegraph Exchange Planting Narrative

The planting scheme will feature a variety of hardy native or climate adapted trees, shrubs, and grasses. Areas will be designed with a focus on minimizing water use, enhancing the urban forest, and creating comfortable use areas through shading and screening. Additionally, the design will draw inspiration from the natural conditions of the Valley and surrounding mountains. Trees will be small to medium varieties that thrive to provide year-round interest while also meeting aforementioned design goals. Shrubs will be low to medium height and ideally provide year-round interest. The following list is a sample of plants indicative of those that will be used on the project. It is not a comprehensive plant list and is for illustrative purposes only.

Potential Tree Varieties

- Serviceberry (*Amelanchier x grandiflora 'Autumn Brilliance'*)
- Tatarian Maple (*Acer tataricum 'Garann'*)
- Paperbark Maple (*Acer griseum*)

Potential Shrub Varieties

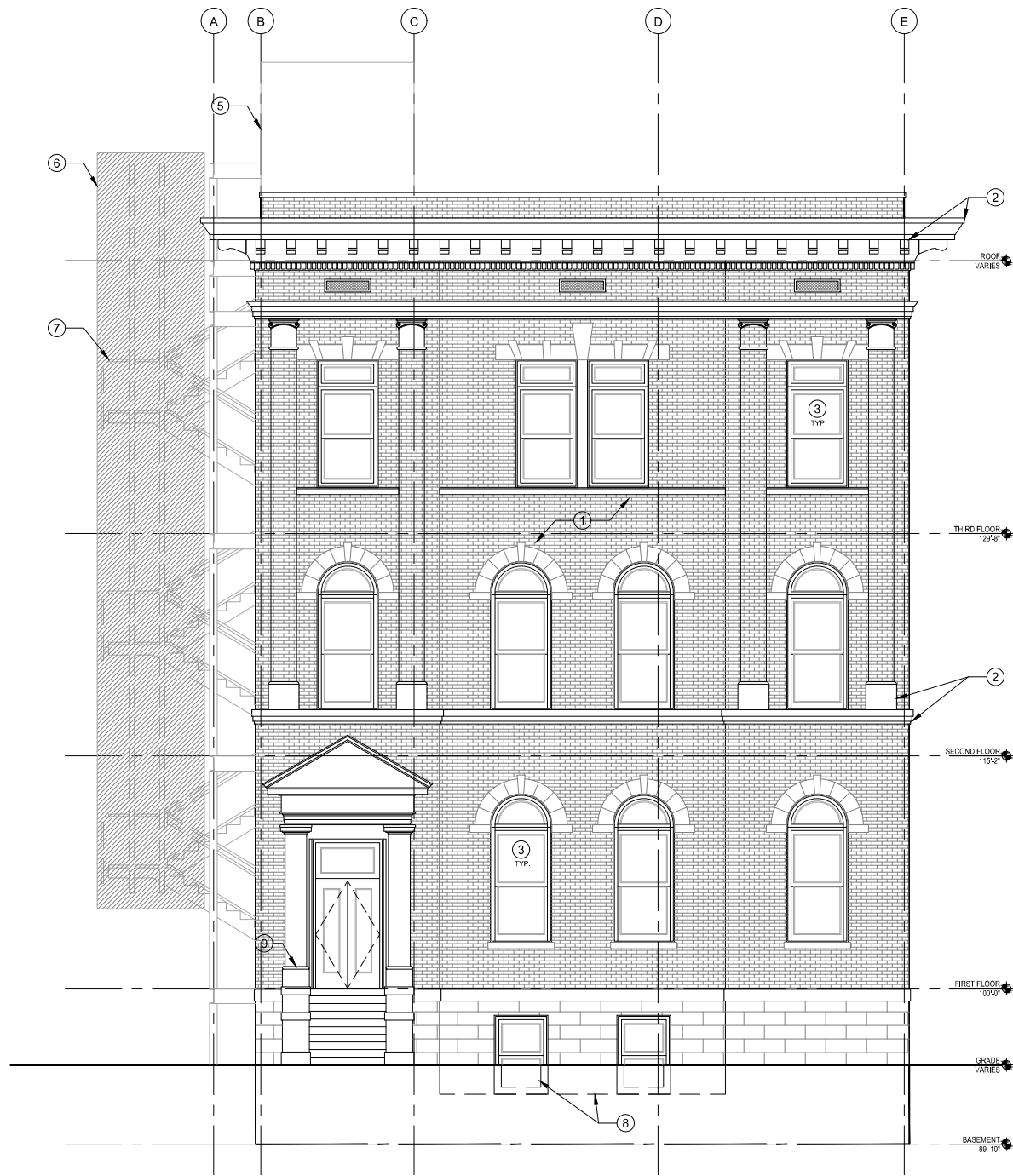
- Creeping Oregon Grape (*Mahonia repens*)
- Gro Low Sumac (*Rhus aromatica 'Gro-Low'*)
- St. John's Wort (*Hypericum calycinum*)

Potential Grass Varieties

- Feather Reed Grass (*Calamagrostis x acutiflora 'Karl Foerster'*)
- Fountain Grass (*Pennisetum alopecuroides 'Hameln'*)



S:\16033 - A & B Telegraph Exchange\CAD\3 West City APPS\MSD01.dwg - Sat, 19 Oct 2019 - 1:38pm



**B3** WEST EXTERIOR ELEVATION  
AE2-01 SCALE: 3/16"=1'-0"

#### REFERENCE NOTES

1. EXISTING BRICK
2. EXISTING MOLDING, TO BE REPAIRED AS NEEDED
3. EXISTING WINDOW OPENING, WITH NEW SIMULATED DIVIDED LITE WINDOW
5. ELEVATOR SHAFT
6. ARCHITECTURAL METAL PANEL
7. NEW STEEL EGRESS STAIRS
8. EGRESS WINDOWS & LIGHT WELL TO BE REBUILT
9. STAIRS TO BE REBUILT TO MIMIC ORIGINAL ENTRY FROM HISTORIC PHOTOS

#### STAMP

WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1  
ARCHITECTURE ■ INTERIOR DESIGN

**MJSA**

REVISIONS:

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PROJECT NO.:

16033A

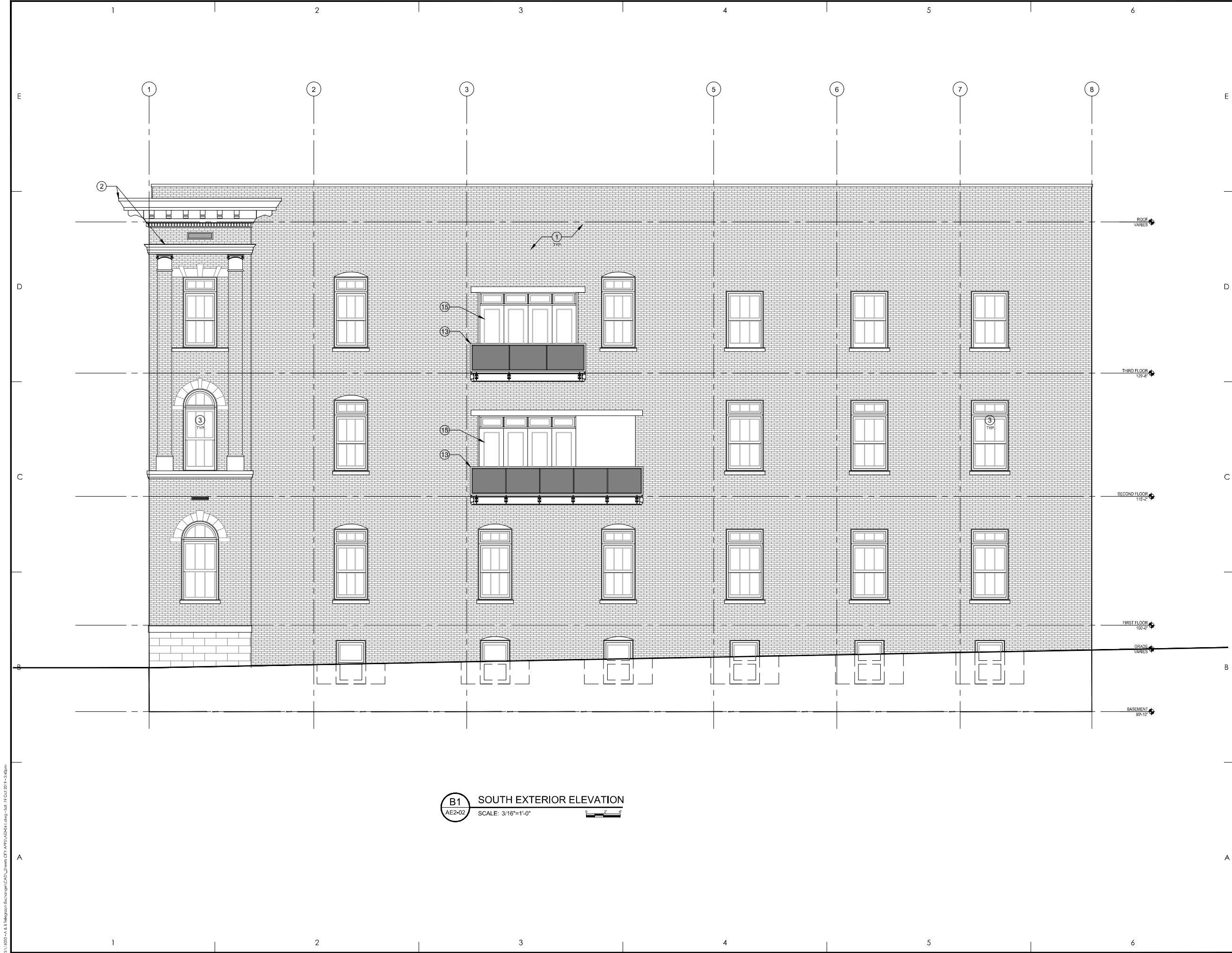
DATE:

OCT. 2019

SHEET:

AE2-01

S:\1003 - A & B Telegraph Exchange CAD\_Sheets\CTY APPS\MSOUL.dwg - Sat, 19 Oct 2019 - 9:48pm



- REFERENCE NOTES
1. EXISTING BRICK
  2. EXISTING MOLDING, TO BE REPAIRED AS NEEDED
  3. EXISTING WINDOW OPENING, WITH NEW SIMULATED DIVIDED LITE WINDOW
  5. ELEVATOR SHAFT
  6. ARCHITECTURAL METAL PANEL
  7. NEW STEEL EGRESS STAIRS
  8. EGRESS WINDOWS & LIGHT WELL TO BE REBUILT
  9. NEW SIMULATED DIVIDED LITE DOOR WITH TRANSOM
  10. STEEL BALCONY
  11. GLASS RAILING SYSTEM
  12. EXISTING EGRESS STAIR REBUILT & EXTENDED TO ROOFTOP
  13. NEW GLASS & STEEL BALCONY
  14. EXISTING ROOFTOP PENTHOUSE
  15. NEW MULTI SLIDE DOOR WITH TRANSOM

STAMP

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PROJECT NO.: 16033A

DATE: OCT. 2019

SHEET: AE2-02

SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

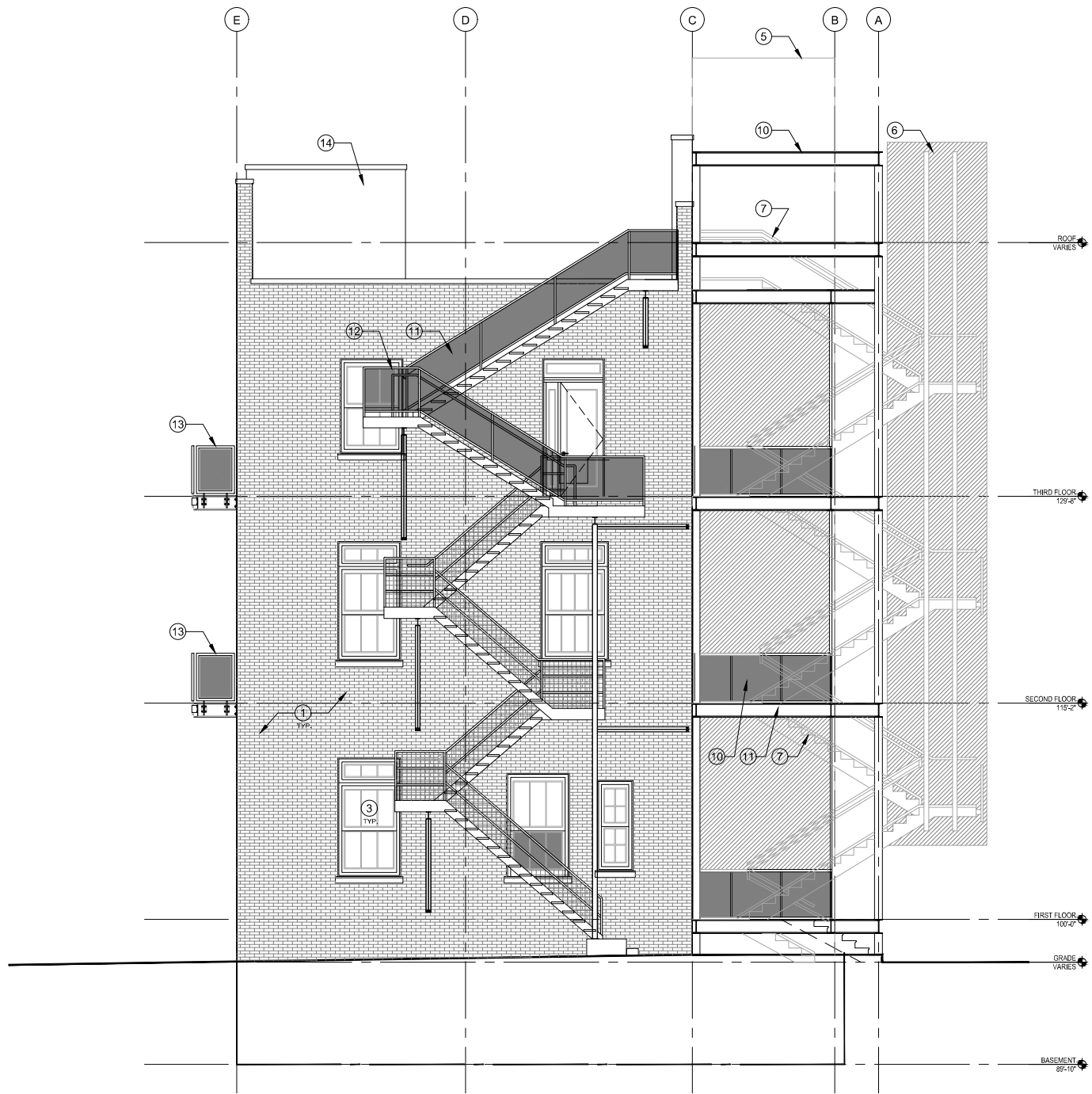
255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5141

ARCHITECTURE ■ INTERIOR DESIGN

MJSA

REVISIONS:

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**B3** EAST EXTERIOR ELEVATION  
AE2-03 SCALE: 3/16"=1'-0"

REFERENCE NOTES

1. EXISTING BRICK
2. EXISTING MOLDING, TO BE REPAIRED AS NEEDED
3. EXISTING WINDOW OPENING, WITH NEW SIMULATED DIVIDED LITE WINDOW
5. ELEVATOR SHAFT
6. ARCHITECTURAL METAL PANEL
7. NEW STEEL EGRESS STAIRS
8. EGRESS WINDOWS & LIGHT WELL TO BE REBUILT
9. NEW SIMULATED DIVIDED LITE DOOR WITH TRANSOM
10. STEEL BALCONY
11. GLASS RAILING SYSTEM
12. EXISTING EGRESS STAIR REBUILT & EXTENDED TO ROOFTOP
13. NEW GLASS & STEEL BALCONY
14. EXISTING ROOFTOP PENTHOUSE

STAMP

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

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5141  
ARCHITECTURE ■ INTERIOR DESIGN

MJSA

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PROJECT NO.:

16033A

DATE:

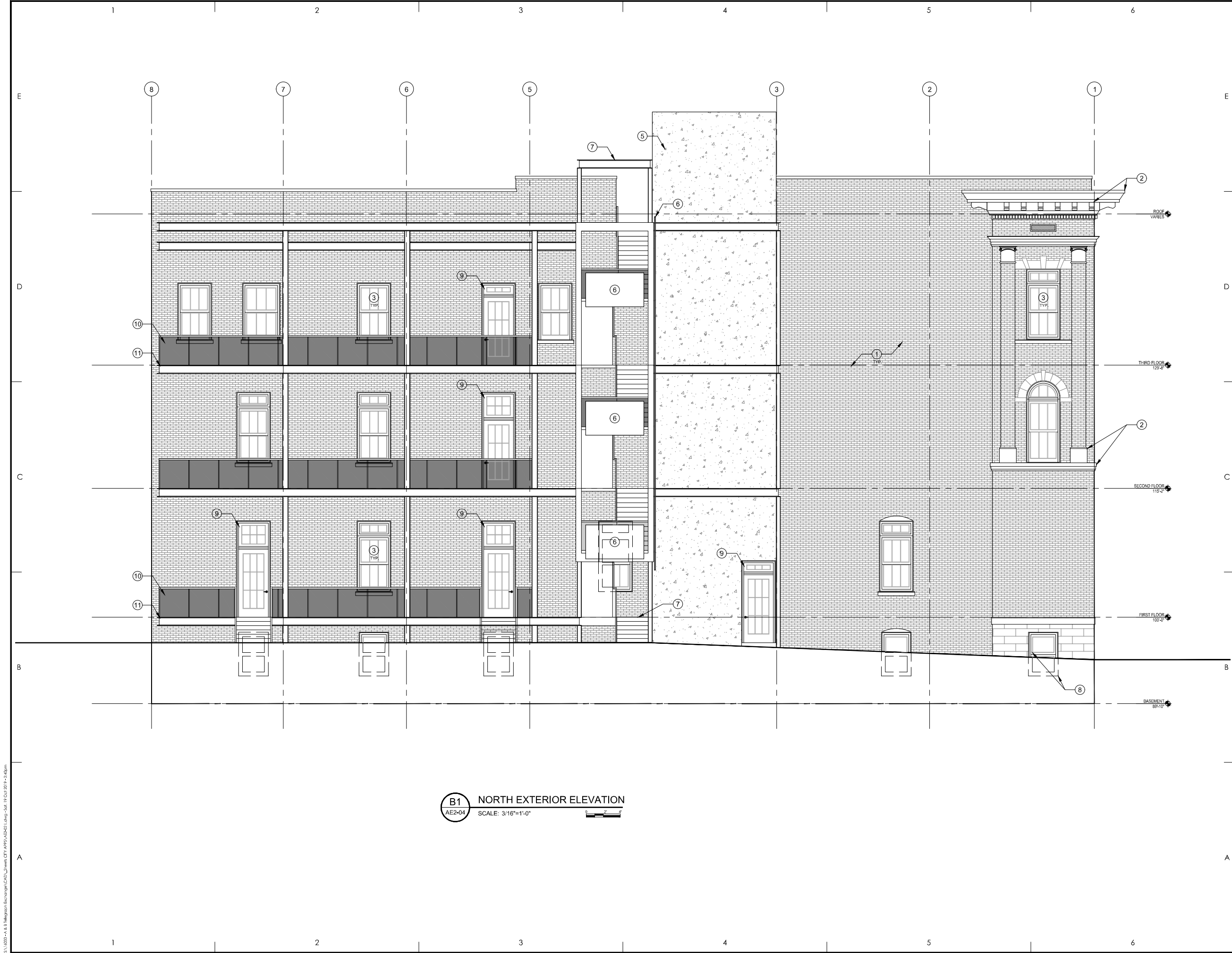
OCT. 2019

SHEET:

AE2-03



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REFERENCE NOTES

1. EXISTING BRICK
2. EXISTING MOLDING, TO BE REPAIRED AS NEEDED
3. EXISTING WINDOW OPENING, WITH NEW SIMULATED DIVIDED LITE WINDOW
5. ELEVATOR SHAFT
6. ARCHITECTURAL METAL PANEL
7. NEW STEEL EGRESS STAIRS
8. EGRESS WINDOWS & LIGHT WELL TO BE REBUILT
9. NEW SIMULATED DIVIDED LITE DOOR WITH TRANSOM
10. STEEL BALCONY
11. GLASS RAILING SYSTEM

STAMP

NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5141

ARCHITECTURE ■ INTERIOR DESIGN

MJSA

REVISIONS:

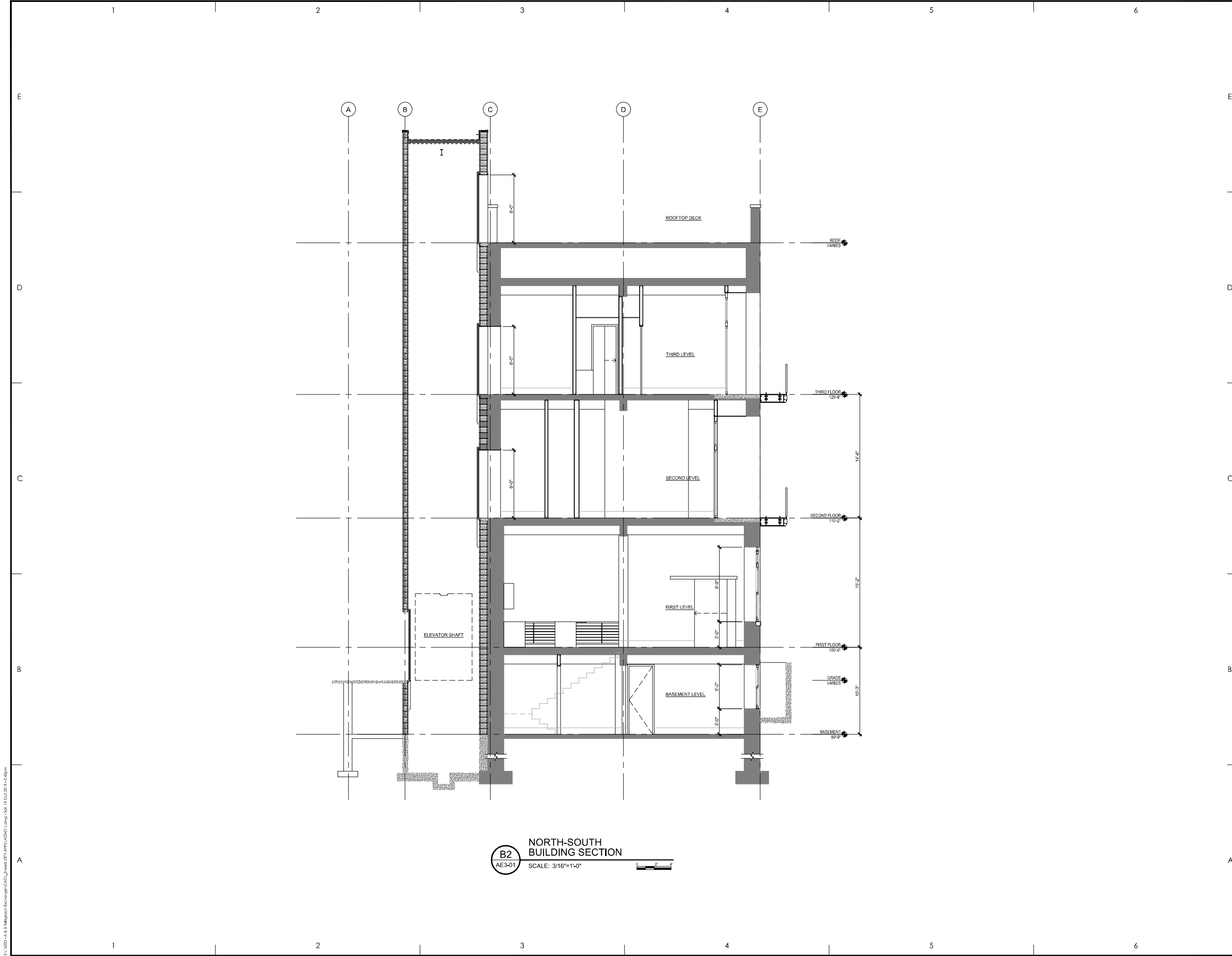
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY MJSA ARCHITECTS WITH APPROPRIATE COMPENSATION.

PROJECT NO.:  
16033A

DATE:  
OCT. 2019

SHEET:  
AE2-04

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**B2**  
AE3-01  
NORTH-SOUTH  
BUILDING SECTION  
SCALE: 3/16"=1'-0"

REFERENCE NOTES

STAMP

NORTH-SOUTH  
BUILDING SECTION  
SCALE: 3/16" = 1'-0"

CITY APPLICATIONS

TELEGRAPH EXCHANGE  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5141  
ARCHITECTURE ■ INTERIOR DESIGN

MJSA

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PROJECT NO.:

16033A

DATE:

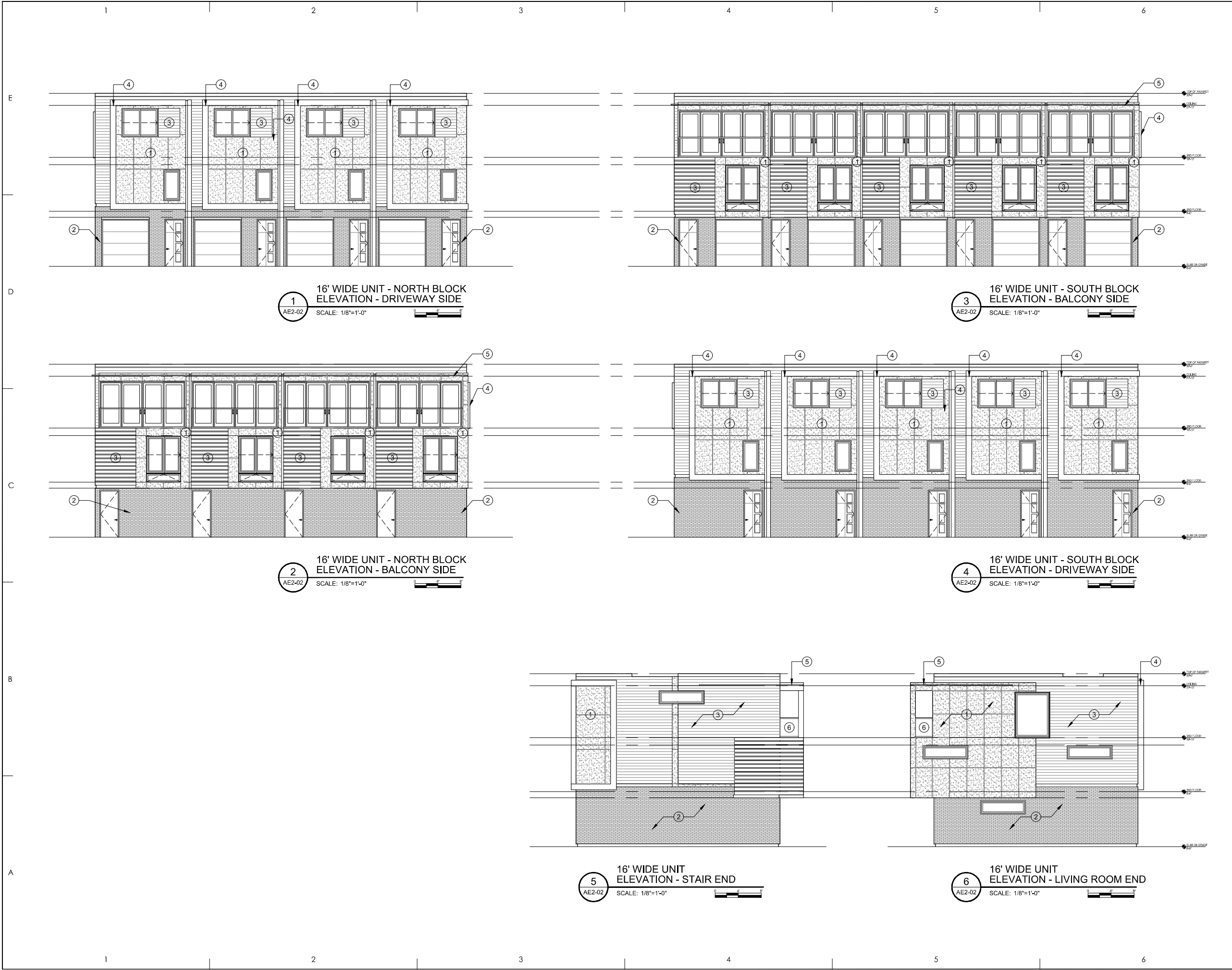
OCT. 2019

SHEET:

AE3-01



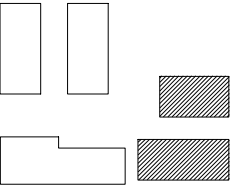




REFERENCE NOTES

1. DRYVIT EPS ON CEMENT BOARD
2. BRICK VENEER
3. WOOD RAIN SCREEN
4. METAL PANEL DETAILING
5. METAL REVEAL
6. GLASS RAILING SYSTEM

KEY PLAN (NOT TO SCALE)



STAMP

CITY APPLICATIONS

TOWNHOMES 16' WIDE UNITS  
ELEVATIONS  
SCALE: 1/8" = 1'-0"

CITY APPLICATIONS

TELEGRAPH EXCHANGE TOWNHOMES  
847 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

255 WEST 700 SOUTH SALT LAKE CITY, UT 84101  
TELEPHONE 801.364.5161  
ARCHITECTURE ■ INTERIOR DESIGN

MJSA

REVISIONS:

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PROJECT NO.:

16033B

DATE:

OCT. 2019

SHEET:

AE2-02

## ATTACHMENT D: Development Standards

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The subject property at 833 S 800 E is zoned R-2 – Single and Two-Family Residential District. The purpose of the R-2 zoning district follows:

*The purpose of the R-2 Single- and Two-Family Residential District is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. 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 and to promote sustainable and compatible development patterns.*

The applicant has requested that the property be changed to the RMF-45 – Low Density Residential Multi-Family zoning district. The purpose of the RMF-45 zoning district follows:

*The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty-five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty-three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

The main differences between the R-2 and RMF-45 zoning districts are:

- The RMF-45 zone allows single-family attached and detached dwellings as well as multi-family dwellings. Twin-home or two-family dwellings are not allowed.
- The R-2 zoning district allows single-family and two-family uses but prohibits multi-family uses.
- Both zones prohibit
- Height and massing – the height and massing for the RMF-45 zone is substantially greater than for the R-2 zone. This is illustrated in the table below.

### ZONING DISTRICT BULK AND LOT CONTROL COMPARISONS

	<b>R-2– Single and Two-Family Residential– (Existing Zoning)</b>	<b>RMF-45 –Medium-High Density Multi-Family Residential (Proposed Zoning)</b>
<b>Maximum Building Height</b>	Pitched roof: 28-feet to the ridge or average of other principle buildings on block face Flat roof: 20-feet	45-feet

<b>Front Yard</b>	Average of the existing buildings on the block face. Where no buildings exist, a minimum of 20-feet.	20% of lot depth, but need not exceed 25-feet
<b>Corner Side Yard Setback</b>	10-feet	Single-family attached: 10-ft Multi-family: 20-feet
<b>Interior Side Yard Setback</b>	For twin homes: No side yard along one lot line. A 10-foot side yard along the other.  Other uses: 4-feet provided that on interior lots one yard must be at least 10-feet.	Single-family attached: No yard is required but if one is provided it can't be less than 4-feet.  Multi-family: 8-feet  Other permitted and Conditional uses: 10-feet on each side
<b>Rear Yard Setback</b>	25% of the lot depth but not less than 15-feet and need not exceed 25-feet.	25% of the lot depth but not less than 20-feet – need not exceed 30-feet
<b>LOT AREA REQUIRED</b>		
<b>Single-family detached dwellings</b>	5,000 square feet	5,000 square feet
<b>Single-family attached dwellings</b>	Not allowed	3,000 square feet per unit
<b>Twin-home dwelling</b>	4,000 feet per dwelling	Not allowed
<b>Two-family dwelling</b>	8,000 square feet	Not allowed
<b>Multi-family dwellings</b>	Not allowed	9,000 square feet – for 3 to 14 units, then 1,000 SF for each additional unit up to and including 14 units.  21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre.  For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.



# ATTACHMENT E: Analysis of Standards

## MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

*All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)*

In this case, the master plan is being amended in order to provide consistency between the Central Community Master Plan and the proposed zoning designation of the subject property. This request facilitates a rezoning of the property to a district that will allow different uses on the property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

As noted in the Key Considerations section of this report, Consideration 3, the future land use map in the Central Community Master Plan applies the low-density residential designation to the property at 847 S 800 E that is currently zoned RMF-45. The applicant has requested to change this to medium/high density residential to accurately reflect the current zoning. Whether or not the master plan amendment for 833 S is approved or not, consideration should be given to amending the future land use map for the property at 847 South to accurately reflect the current RMF-45 zoning.

## ZONING MAP AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	<b>Complies</b>	The applicant is seeking a master plan amendment because the proposed zoning amendment is not consistent with the future land use map in the Central Community Master Plan. However, as discussed in the Key Considerations section of this report, the proposed amendments are in line with some of the goals and policies in the Central Community Master Plan and in conflict with other. The proposed zoning map amendment would expand the Telegraph Exchange site and tie into a project aimed at preserving and adaptively reusing the historic and iconic building. The

		<p>proposed zoning amendment is also in line with growth and housing goals outlined in the citywide master plan, Plan Salt Lake, and the city's 5-year housing plan, Growing SLC. These goals include increasing medium density housing and providing more housing types and options in terms of unit size and price while directing growth to areas with existing infrastructure. At the same time, the proposal conflicts with policies aimed at the preservation of existing neighborhoods and discourages the expansion of multi-family uses in areas that are predominantly low-density or single-family in nature.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Complies</b></p>	<p>The proposal helps to foster the city's residential development by allowing additional housing options to be established. The proposal would help to preserve a historic building so helps to promote the convenience, order, prosperity and welfare of the present and future inhabitants. The proposal helps to implement aspects of the City's adopted plans and policies as discussed above.</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p><b>Complies</b></p>	<p>Concerns have been raised through the public outreach process in relation to the impact of the zone change on adjacent properties and the changing of a low-density zoning to multi-family and if this would set a precedent. There was also concern about changing the property designation in light of a change to R-2 that occurred in 2014. This is discussed further in the Key Considerations section of this report under Consideration 2.</p> <p>While staff finds that while the proposed zoning change could lead to additional impacts on neighboring properties, it is not substantially more than what could be experienced if the property was re-developed under the current zoning allowances in place.</p> <p>Staff is recommending the Planning Commission table the Planned Development to address potential impacts on neighboring properties associated with the specific site design</p>

		proposed under the development but support the zoning and master plan changes.
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	<b>Complies</b>	The property is not located within an overlay district. This standard is not applicable.
<b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b>	<b>Complies</b>	No objections were received from other City departments regarding this amendment or the proposed development. Public Utilities did note that infrastructure in Chase is private and that other connections may need to be upsized for this development. Prior to obtaining a building permit, the development will need to comply with all city regulations. Other city departments and divisions provided preliminary comments, which are included in <a href="#">Attachment G</a> .

## PLANNED DEVELOPMENTS

**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	Findings	Rationale
<b>A. Planned Development Objectives</b> The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned	<b>Complies</b>	The applicant argues that the proposed development complies with Planned Development objective B.1 – <i>Historic Preservation: Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.</i>  <i>The applicant’s narrative includes the following: The proposed project will carefully contrast historic reverence with modernism. Adaptive re-use and preservation construction methodology will be important and</i>



<p>development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict applicable of the land use regulations.</p>		<p><i>central to the project. In addition to typical adaptive reuse criteria such as structural/seismic, HVAC, electrical, and roofing, we also have special focus on: (a) the brick exterior massing of the Telegraph building will be tucked, pointed, and sealed by a professional mason with historic restoration credentials, (b) the notable historic plaster mold cornice, soffit, and facia located on the west facing 3 story roof transition will be preserved, sealed and painted, (c)historically appropriate high quality wood clad/steel divided light windows will be installed.</i></p> <p>The applicant also argues that the proposal meets Objective D related to mobility and Objective E related to sustainability. Further explanation of these is included in the applicant's narrative in <a href="#">Attachment C</a> of this report.</p> <p>Staff agrees with this analysis. The proposed development meets at least one of the planned development objectives and the purpose statement for a planned development. This standard has been satisfied.</p>
<p><b>B. Master Plan Compatibility</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.</p>	<p><b>Complies with Some Statements &amp; Conflicts with Others</b></p>	<p>The proposed development is consistent with some of the goals and policies related to housing and historic preservation in the Central Community Master Plan. It is in conflict with others as they relate to neighborhood preservation.</p> <p>The proposal is consistent with the growth and housing goals outlined in the citywide master plan, Plan Salt Lake, and the city's 5-year housing plan, Growing SLC.</p> <p>The proposed development is compatible with the neighborhood in terms of the master plan and will contain a mix of units that creates more housing variety.</p>

<p><b>C. Design and Compatibility</b>  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:</p> <ol style="list-style-type: none"> <li>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design;</li> <li>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;</li> <li>3. Whether building setbacks along the perimeter of the development: <ol style="list-style-type: none"> <li>a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.</li> <li>b. Provide sufficient space for private amenities.</li> <li>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</li> <li>d. Provide adequate sight lines to street, driveways and sidewalks.</li> </ol> </li> </ol>	<p><b>Does Not Comply</b></p>	<p>The proposed planned development incorporates an historic building that is generally somewhat out of scale for the neighborhood, but it is well-regarded by many and iconic in the area. The development also includes 17 more modern townhome dwellings that are generally conform with the development pattern of the neighborhood which includes an eclectic mix of dwellings. The townhomes will be more modern than many of the existing structures but will not be alone in that regard in the general area. The house to the immediate north is of a more modern design that does not emulate the typical development style in the neighborhood. That dwelling would be the transition point between new and old on the block face.</p> <ol style="list-style-type: none"> <li>1. The scale, mass and general intensity of the proposed development is generally compatible with the area. The applicant is proposing an increase of 5 units above what the combined properties would support by right under the current zoning. Policies in the Master Plan and other City documents both support and conflict with the proposal.</li> <li>2. The proposed development incorporates brick and other durable materials in the façade, which is a material commonly found in the area. It also uses a fiber cement board which would reflect the wood siding that many of the adjacent homes have. The Master Plan notes the eclectic architecture that can be found in the neighborhood. However, details of how the architecture will be compatible with the neighborhood have not been clearly articulated.</li> <li>3. As discussed in Consideration #5 and #6, the reduced front yard setback would promote harmony between new construction on the site and the existing Telegraph Building. The smaller front</li> </ol>
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<p>e. Provide sufficient space for maintenance.</p> <p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p> <p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p> <p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p> <p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>		<p>yard setback would also help to promote engagement with the street. The setbacks provide space for the driveways and utilities All of the setbacks provide enough space for maintenance and adequate sight lines. The north setback along the property line with a request to eliminate the landscaping buffer holds potential for additional impacts on that neighboring property. Staff is recommending the incorporation of at least a reduced sized landscaping buffer as a condition to mitigate the impact of this development with the property to the north.</p> <p>4. The units facing 800 E are designed to engage the street and promote interaction at the street level. A pool will be located between the Telegraph Building and the units on 800 E.</p> <p>5. A lighting plan has not been provided. Compliance will be verified at the building permit stage.</p> <p>6. Dumpsters will be located on the property line between the development and the R-2 property to the north. Staff is recommending that these be moved back from the property line in conjunction with a landscaping buffer to mitigate the impact on the adjacent property.</p> <p>7. Parking is located in the attached garages or in a surface area under a carport. The carport backs up to a large commercial use. Elimination of the landscape buffer has been requested. The parking areas will be adequately buffered from adjacent uses thought the proposed design and site conditions.</p> <p>8.</p>
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<p><b>D. Landscaping:</b> 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:</p> <ol style="list-style-type: none"> <li>1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained;</li> <li>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</li> <li>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</li> <li>4. Whether proposed landscaping is appropriate for the scale of the development.</li> </ol>	<p><b>Does Not Comply</b></p>	<p>The applicant is proposing some modifications to the required landscaping buffers within the project. Most notably, an elimination of the required 10-foot landscape buffer on the north side of the development between the Telegraph Lofts project and the single-family dwelling. This raises concerns with compatibility and impacts on adjacent properties. It is staff's opinion that the landscaping does not comply with this standard. This is also articulated elsewhere in this report.</p> <ol style="list-style-type: none"> <li>1. The mature street trees will be preserved. Initial plans showed removal of some trees but this has been modified on subsequent in accordance with fire department access issues that will not necessitate removal of the trees.</li> <li>2. There is landscaping on the property associated with the R-2 property that will be removed. The landscaping did not appear to provide any additional buffering between the properties.</li> <li>3. The applicant is proposing street trees as required by the zoning ordinance and drought tolerant plants throughout the development. Staff is recommending that final plans, including the landscape plan, shall be provided to staff to ensure compliance with zoning standards. A condition of approval is recommended in relation to the landscaping buffers</li> <li>4. The proposed landscaping is not appropriate for the scale of the development. The elimination of the required north side landscaping buffer will create impacts on the adjacent property that the buffer is intended to mitigate.</li> </ol>
<p><b>E. Mobility:</b> The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site</p>	<p><b>Does Not Comply</b></p>	<p>The proposed development supports City goals and promotes safe and efficient circulation.</p> <ol style="list-style-type: none"> <li>1. Only one drive access is proposed onto 800 E, limiting</li> </ol>

<p>and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> <li>1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</li> <li>2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> <li>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</li> <li>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</li> <li>c. Minimizing conflicts between different transportation modes;</li> </ol> </li> <li>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</li> <li>4. Whether the proposed design provides adequate emergency vehicle access; and</li> <li>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</li> </ol>		<p>curb cuts. Directing vehicular egress and ingress to the single driveway on the north side of the site helps limiting the width of curb cuts and reduces the traffic impact on 800 E but create negative impacts on the abutting residential property to the north.</p> <p>The five (5) units that face Chase Avenue will be accessed via that private street. The access to the site via Chase is already established and used. However, Chase is a private street and balconies on the south side of the Telegraph Building would encroach over the street. It is unclear whether that would be allowed by all parties that own the street and if this would impact Fire access requirements.</p> <ol style="list-style-type: none"> <li>2. The development includes pedestrian walkways from 800 E to those units and within the site as well as a pedestrian walkway to Chase Avenue. Bicycle parking will be provided as required by Chapter 21A.44. There are no anticipated or foreseen conflicts between different transportation modes.</li> <li>3. The development is largely self-contained within the site and units will have access to either the driveway or Chase Avenue. There has been concern expressed by the neighboring property owner to the north about the location of the driveway on the north side of the site. Staff is recommending the incorporation of a smaller landscaping buffer or solid barrier to help mitigate the impacts on the neighboring property.</li> <li>4. The proposal will be required to comply with all fire code requirements before obtaining a building permit. Additional consultation is taking place with the Fire department as it</li> </ol>
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		<p>is unclear if the proposal meets the standards for Fire access with regard to the driveway width and Chase Avenue or if an AM&amp;M has been applied for and/or approved by Fire. These issues are unresolved as of the date of this report.</p> <p>5. The loading and service areas are adequate for the site. However, the location of the dumpsters and their placement on the property line with the R-2 property along with the proposed elimination of the required landscape buffer would create negative impacts on the adjacent property. Staff is recommending that these be moved back from the property line in conjunction with a landscaping buffer to mitigate their impact on the adjacent property. The proposed location does not comply with this criterion.</p>
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## **ATTACHMENT F: Public Process and Comments**

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

### **Public Notices:**

- Notice of the project and a formal letter requesting comments was sent to the Chairs of the East Liberty Park Community Organization and East Central Community Council on December 12, 2019.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on December 20, 2019 providing notice about the project and information on how to give public input on the project.
- Staff hosted an Open House at the Tenth East Senior Center on January 9, 2020 to provide an opportunity for public comment and to have the applicant present to answer questions.
- Staff attended the East Liberty Park Community Organization meeting held on January 23, 2020 to answer questions about the project.
- The East Central Community Council (ECCC) provided a formal letter dated January 20, 2020 in relation to the project. The letter is included on the following pages.
- Several public comments were received about the project. Those comments have been included on the following pages.
- The 45-day recognized organization comment period expired on January 30, 2020.
- A Public Hearing with the Planning Commission was scheduled for May 27, 2020.

### **Public Hearing Notice:**

- Public hearing notice mailed: May 14, 2020
- Public hearing notice sign posted on property: May 15, 2020
- Public notice posted on City and State websites & Planning Division list serve: May 15, 2020

### **Public Comments:**

Numerous public comments were received in relation to the proposed development, both in opposition and support of the proposal. The following is a listing of the comments received as of the date of publication of this staff report. Comments received in writing are included on the following pages of this attachment.

### **Letters:**

1. Letter from the East Central community Council – 01-20-2020
2. Letter from Jones-Waldo on behalf of Cody Derrick – 01-30-2020

### **Email Comments Received (As of the date of the Publication of the Staff Report):**

1. Email from Nathan Florence – 01/01/2020
2. Email from Tracy Albers – 01/02/2020
3. Email from Angela Carlson – 01/04/2020
4. Email from Etherington – 01/09/2020
5. Email from Greg Joy – 01/09/2020
6. Email from Blattenberger – 01/12/2020
7. Email from McCloy – 01/12/2020



8. Email from Barnum – 01/13/2020
9. Email from Kathy – 01/14/2020
10. Email from Henri Prater – 01/22/2020
11. Email from Angela Carlson – 01/29/2020
12. Email from Nathan Florence – 01/30/2020
13. Email from Scott Nak – 01/30/2020
14. Email from Joshua Stewart – 05/15/2020



January 20, 2020

David J. Gellner, AICP, Principal Planner  
Salt Lake City Planning Division  
Sent via Email: [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Regarding: PLNPCM2019-01110 & 01111 and PLNSUB2019-01112  
Telegraph Exchange Lofts- 833 South 800 East and 847 South 800 East

Dear David;

**The East Central Community Council, Executive Board and ECC Land Use Committee do not support a spot zone of the R2 parcel. The ECC supports the development and preservation of the historic building.**

In order to come to this conclusion, the ECC held numerous committee meetings (including site visits), held discussions at the general membership meeting, board meetings and this application and associated information was also distributed via the ECC proprietary email system and posted on the ECC social media platforms in order to gather community based feedback. Many neighbors have written independent letters documenting their concerns to you directly.

Both the board vote (12) and email vote of the community at large (164 responses) was **unanimous in opposition** of the rezone of the R2 parcel. The six residential lofts in the Telegraph Exchange Building were supported.

**The right development in the right locations.**

While the ECC does support appropriate development, redevelopment and the 5 year City Housing Plan of the City (especially owner occupied workforce housing), we support this effort on the appropriate parcels **already zoned** or positioned for this type of density of which there are hundreds of parcels available in the ECC alone and multitude of opportunities on the fixed transit routes.

**Spot zoning is rarely smart planning.**

The community dedicated more than three years of weekly work by dozens of community members to correctly identify the zoning that should be in place for the ECC area. This work was completed with our City Council Representative after the 2005 master plan was adopted to better address the patchwork quilt zoning issues we were left with and to lessen impacts and work load to all involved. By correctly targeting where development should take place and where it should not would allow a lessened work load and stress on the community and City alike, as well as better informing the development community. This was a block by block effort. The first down zone application was then sponsored with this 800 East block included. The majority of properties were down zoned to R2 to protect the residential character and compatibility of this existing neighborhood from new inappropriately scaled multi-family housing.





**Spot zoning this parcel to higher density is in direct conflict with the extensive work completed by this previous painstaking community wide effort/petition. Instead this parcel could be infilled with appropriately scaled work force housing that is so desperately needed.**

A master plan and existing zoning map helps inform people as they make significant investment decisions of where to live and thrive. The impact of this spot zone and development as proposed is significant to every home owner who has invested in this area and to their quality of life. The ECC and neighbors cite negative impacts such as scale of the proposed development, increase in traffic patterns, lack of setback, loss of mature trees that provide better air/shade/visual improvements, etc., buffers to adjacent neighbors, size and locations of trash/recycling impacts, density, loss of privacy, light, visual impact of height, design, property values, block face pattern disruption and lack of design compatibility to historic and other features.

**The ECC is fragile. Each block face matters.**

The ECC is a unique gem within not only Salt Lake City but unique in the US for its walkability and historic features. It includes all types of housing such as student, families, workforce, senior and assisted living with all types of buildings from cottages to historic mansions and multifamily dwellings. It has unique wide park strips, gardens and old growth trees. All types of resources are a stroll or short transit ride away from coffee shops to medical facilities; from the University of Utah to shopping Downtown or at 9<sup>th</sup> and 9<sup>th</sup>.

This is a community where you can truly age in place.

Due to its location the ECC continues to be an area highly sought after for development as it is seen as a significant profit generator. Rather than utilize parcels already zoned for higher density, many developers seek to spot zone lower cost properties with little regard for the impacts they bring. Developers cite financial hardship and that they need to bring extra density to make the project “pencil”, yet the day to day financial hardship brought to existing property owners who have a loss of quality of life and property value must be considered.

We suggest that it is especially important that all rezoning and development be carefully considered to not destroy the fabric of the existing neighborhood. **The ECC cannot possibly accommodate the scope of all growth needed without losing the very essence of what makes the ECC unique.** We cannot continue to sacrifice the ECC with already the highest density in the City.

**We urge you to submit a negative recommendation for this proposal as it is currently outlined.**

**With best regards,**

**Esther Hunter, Chair East Central Community Council**

**In behalf of the East Central Executive Board and the Community Council at large**

[eastcentralcommunity@gmail.com](mailto:eastcentralcommunity@gmail.com)

Maps of parcels zoned for higher density within the ECC area available on our web site [eastcentralcc.org](http://eastcentralcc.org).



T: 801.521.3200  
F: 801.328.0537

170 South Main Street  
Suite 1500  
Salt Lake City, UT 84101

[www.joneswaldo.com](http://www.joneswaldo.com)

January 30, 2020

**Via Email**

[elpscslc@gmail.com](mailto:elpscslc@gmail.com)

[jason.stevenson@gmail.com](mailto:jason.stevenson@gmail.com)

[darryl.high@comcast.net](mailto:darryl.high@comcast.net)

[estherehunter@gmail.com](mailto:estherehunter@gmail.com)

[darin.mano@slcgov.com](mailto:darin.mano@slcgov.com)

[david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

**RE: Telegraph Exchange Lofts**

To Whom It May Concern:

Cody Derrick wishes to submit the following preliminary comments on the Clearwater Homes development called "Telegraph Exchange Lofts" located at 833 and 847 South, 800 East (the "Proposed Development"). Mr. Derrick owns the neighboring property located at 829 South 800 East which is directly to the north of the proposed development. Of major concern to Mr. Derrick is the density of the Proposed Development and negative impact to his home. The Proposed Development includes a lot (833 S. 800 E.) that was very recently rezoned in 2013 from a high-density zoning to R-2 to comply with the City's Central Community Master Plan for the area (which designates the property as low density residential). It is now slated to have 17 residences and the total density for both lots in the Proposed Development is 23 residences. This is a dramatic change from the current zoning and not something Mr. Derrick anticipated when purchasing his home. In addition, the 2013 rezone was initiated over the neighborhood's concerns regarding several other high-density developments slated for the area and an intent to preserve the single-family residential feel of the neighborhood. Under Salt Lake City Ordinance 21A.50.050(B), the goals, objectives, and policies of the City must be considered by the City Council in approving an amendment to the zoning map. The zoning map amendment must also comply with the Central Community Master Plan. *Id.* Here, it seems clear the City intended to preserve the single-family residential character of the lot at issue and the current proposal violates not only the Master Plan but also the objectives and policies for the neighborhood as evidenced in the 2013 rezone.

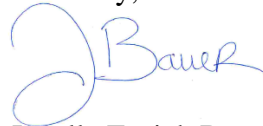
In addition, the City is required to consider the affect this application will have on adjacent properties for the zoning map amendment application as well as for approval of the planned unit development application. *Id.* See also SLC Ordinance 21A.55.050. Planned unit developments are also required to provide mechanisms to reduce negative impacts to privacy and noise on neighboring properties. *Id.* From the documents Mr. Derrick has obtained through a public records request, it appears the Proposed Development will violate several requirements of the R-45 zoning designation including setbacks and landscaping buffers, which will negatively impact Mr. Derrick's property as well as other surrounding properties in violation of the zoning



map amendment standards as well as the planned unit development ordinance. Specifically, a 10-foot landscaping buffer is required under City ordinance's on the North side of the property, but the plans submitted to the City at this time do not include a much smaller buffer. Adequate buffering between properties is required under SLC Ordinance 21A.55.050 (C)(3)(c). In addition, the Proposed Development includes only one access, a driveway, that will funnel all of the traffic entering and exiting the development right next to Mr. Derrick's home. Having all of the traffic enter and exit directly adjacent to Mr. Derrick's property will unquestionably negatively impact the quiet enjoyment of his home in violation of SLC Ordinance 21A.55.050(E) among other provisions. The Developer also indicated that all guest parking for the development will be street parking, which will add a large amount of traffic congestion to the surrounding neighborhood in violation of SLC Ordinance 21A.55.050(E). Mr. Derrick is also concerned about the rooftop decks and height of the buildings that will overlook his property and infringe upon his privacy in violation of 21A.55.050(C)(3). Mr. Derrick is also concerned about the removal of existing landscaping and trees at the Proposed Development and the impact of the removal of the same on his property, in violation of SLC Ordinance 21A.55.050(D).

Mr. Derrick intends to submit more detailed comments to the Planning Commission outlining his concerns regarding the Proposed Development as the applications move through the City's administrative approval process. In the meantime, please add Mr. Derrick and myself to any notice lists or electronic mailing updates for the Proposed Development.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Bauer", with a large, stylized initial "J" that loops around the first part of the name.

Janelle Eurick Bauer

## Gellner, David

---

**From:** Nathan Florence <[REDACTED]>  
**Sent:** Wednesday, January 1, 2020 12:01 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange Lofts project Case numbers PLNPCM2019-01110 through 01112

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Gellner,

I am writing to you in opposition to the proposed Telegraph Exchange Loft project by Clearwater Homes.

We are homeowners at [REDACTED] and have been engaged with the community council and planning commission on several projects for the 18 years that we have lived here. We were first involved in the gas station construction at the Smith's grocery store behind our home and then worked with our City Council representative at the time on a neighborhood-wide project to rezone the blocks from 700 E-900 E and 700 S-900 S as R-2. This was in an effort to preserve existing homes and buildings, while allowing for new construction of homes if necessary. As a neighborhood we also wanted to prevent land owners from consolidating multiple properties with homes on them and demolishing these buildings to build larger complexes of apartments or condominiums. The Telegraph Exchange project is in direct conflict with this effort.

I would like to hold up an example of the positive results of our efforts by using the group of homes and buildings on the Southeast and west corners of 8th S and 8th E which now host Vis optical, Vantage clothing and several small homes with cottage businesses. These properties were ALL owned by a single individual with the intention of consolidating them, demolishing existing structures and building large apartment complexes. If we had not worked together as a community council, Planning Commission, City Council and neighborhood, in harmony with the existing area master plan, we would not have these beautifully restored and highly useful and productive neighbors. We have worked together to preserve the character and history of the neighborhood, while at the same time making huge improvements to those same characteristics that make this such a desirable place to live.

We believe that an equally vital and viable option could exist for the Telegraph Exchange project without having to demolish existing structures and set a precedent for rezoning R-2 properties whenever it suits the needs of a developer. In conversation with other developers they have expressed a confidence that there are multiple viable and sustainable options for preserving and using that structure without the need for such large expansion. We understand and support the need for increased density of residential properties, but with multiple projects in this area and limiting the Telegraph project to the existing single property where it sits, we are doing this already.

To sum up:

We support the need for density while preserving neighborhood character.

Objections are spot rezoning to suit large developers, demolition of existing homes, old growth tree loss (home to nesting owls, by the way)

We are unable to attend the open house scheduled for this project as we have a previous obligation. We will be involved as much as we can in the process and welcome a conversation.

Nathan and Marian Florence

[REDACTED]



## Gellner, David

---

**From:** Tracy Albers <T [REDACTED]>  
**Sent:** Thursday, January 2, 2020 6:47 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange Lofts project Case numbers PLNPCM2019-01110 through 01112

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Gellner,

I am writing to you in opposition to the proposed Telegraph Exchange Loft project by Clearwater Homes.

I have been the homeowner at [REDACTED] for fifteen years. Several years ago, I was involved in the neighborhood-wide project to rezone the blocks from 700 E - 900 E and 700 S - 900 S as R-2. Our persistent efforts were successful and we have preserved existing homes and buildings in the neighborhood, while allowing for new construction of homes as necessary.

While I support the development of the existing Telegraph Exchange site, I am opposed to over-expansion of the site to include the R-2 property that has been acquired by Micah Peters of Clearwater homes. The rezoning and demolition of this R-2 property will clearly benefit Micah Peters' agenda, allowing him unjustified special treatment while undermining the pre-existing rights and uses of adjacent property owners.

Sincerely,

T  
[REDACTED]

## Gellner, David

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**From:** angela carlson <[REDACTED]> on behalf of angela carlson  
<[REDACTED]>  
**Sent:** Saturday, January 4, 2020 1:34 PM  
**To:** Gellner, David; [REDACTED]  
**Subject:** (EXTERNAL) Fw: Telegraph Exchange Lofts project Case numbers PLNPCM2019-01110 through 01112

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,  
I'm writing in opposition to the proposed Telegraph exchange Loft project by Clearwater Homes, 833 & 847 South 800 East.

I am a homeowner at [REDACTED] and longtime resident of this neighborhood. I have included a copy of our neighbor's letter they sent to you on January 1st of this year because I am in agreement with their statements and concerns. I've worked with the Florences in the past in support of preserving the residential character in the neighborhood.

It's my understanding that Salt Lake City's Planning Division is considering amendments to update the City's four Multi-Family Residential (RMF) zoning districts, starting with the RMF-30: Low-Density Multi-Family Residential district, with the intent of implementing the recently adopted Growing SLC: A Five Year Housing Plan (2018-2022). This would discourage the collection or "banking" of multiple parcels of land to accommodate large developments, a lot width maximum has been proposed that would limit the width of new lots to 100 feet wide or less. Based on average lots widths in the RMF-30 district, this would typically prevent the consolidation of more than 2 or 3 parcels. This concern is not isolated to one type of zoning in residential neighborhoods and especially applies to this proposed development.

The proposed drawings show the destruction of mature city trees on the parking strip. These trees contribute to the property values and overall health of our urban landscape, their removal is unnecessary and unacceptable. The plans I was shown for this project feature a swimming pool placed where effective ingress and egress currently exists. Those plans arbitrarily create an ingress and egress where decades old healthy, habitat providing trees stand on the city owned parking strip (not to mention the old growth pines, home to owls on the private property parcel).

I understand the need for housing density, and support the preservation of neighborhood character. Objections are spot rezoning to suit large developers, demolition of existing homes and our city's urban forest.

Angela Carlson Licensed Realtor @ Urban Utah Homes & Estates

[REDACTED]

----- Forwarded message -----

From: **Nathan Florence** <[REDACTED]>  
Date: Wed, Jan 1, 2020 at 12:00 PM



Subject: Telegraph Exchange Lofts project Case numbers PLNPCM2019-01110 through 01112

To: <[David.Gellner@slcgov.com](mailto:David.Gellner@slcgov.com)>

Dear Mr. Gellner,

I am writing to you in opposition to the proposed Telegraph Exchange Loft project by Clearwater Homes.

We are homeowners at [REDACTED] and have been engaged with the community council and planning commission on several projects for the 18 years that we have lived here. We were first involved in the gas station construction at the Smith's grocery store behind our home and then worked with our City Council representative at the time on a neighborhood-wide project to rezone the blocks from 700 E-900 E and 700 S-900 S as R-2. This was in an effort to preserve existing homes and buildings, while allowing for new construction of homes if necessary. As a neighborhood we also wanted to prevent land owners from consolidating multiple properties with homes on them and demolishing these buildings to build larger complexes of apartments or condominiums. The Telegraph Exchange project is in direct conflict with this effort.

I would like to hold up an example of the positive results of our efforts by using the group of homes and buildings on the Southeast and west corners of 8th S and 8th E which now host Vis optical, Vantage clothing and several small homes with cottage businesses. These properties were ALL owned by a single individual with the intention of consolidating them, demolishing existing structures and building large apartment complexes. If we had not worked together as a community council, Planning Commission, City Council and neighborhood, in harmony with the existing area master plan, we would not have these beautifully restored and highly useful and productive neighbors. We have worked together to preserve the character and history of the neighborhood, while at the same time making huge improvements to those same characteristics that make this such a desirable place to live.

We believe that an equally vital and viable option could exist for the Telegraph Exchange project without having to demolish existing structures and set a precedent for rezoning R-2 properties whenever it suits the needs of a developer. In conversation with other developers they have expressed a confidence that there are multiple viable and sustainable options for preserving and using that structure without the need for such large expansion. We understand and support the need for increased density of residential properties, but with multiple projects in this area and limiting the Telegraph project to the existing single property where it sits, we are doing this already.

To sum up:

We support the need for density while preserving neighborhood character.

Objections are spot rezoning to suit large developers, demolition of existing homes, old growth tree loss (home to nesting owls, by the way)

We are unable to attend the open house scheduled for this project as we have a previous obligation. We will be involved as much as we can in the process and welcome a conversation.

Nathan and Marian Florence

[REDACTED]

## Gellner, David

---

**From:** Nick Etherington <[REDACTED]>  
**Sent:** Thursday, January 9, 2020 10:22 AM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange Lofts

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David,

I wanted to send you this email representing my complete support of the Telegraph Exchange Lofts project. I love the old Telegraph Exchange building and am quite please to hear that it will not be demolish, but revitalized into an active part of the community. I have spent much of my life in the 9<sup>th</sup> and 9<sup>th</sup> area. My parents have owned and operated a store in the area for 35+ years and I grew up on Douglas Street several blocks East of the project. I continue to frequent the area for dining and shopping, as I lived on Laird and now on 9<sup>th</sup> South (East of the 9<sup>th</sup> and 9<sup>th</sup> area). We love the 9<sup>th</sup> and 9<sup>th</sup> area and once again, think the subject project does nothing, but enhance and maintain the look and feel of the area. Thank you for your consideration.

Regards,

**NICK ETHERINGTON**  
**TAYLOR DERRICK CAPITAL**



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## Gellner, David

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**From:** Greg Joy <[REDACTED]>  
**Sent:** Thursday, January 9, 2020 2:21 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange Lofts Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David,

I own two properties within a couple of blocks of the proposed development at 833 & 847 South 800 East by Micah Peters. (My homes are [REDACTED] and [REDACTED]).

I am writing in support of the project. I have met with Micah and was impressed by his goal to keep the character of the area while revitalizing an impressive older building. I appreciate his goal to be energy neutral and support electric vehicles in every off-street space.

It is this thinking towards the future which separates Micah from many other builders in SLC. It is my belief the project will enhance 800 East and the 9th and 9th area in general.

I would be happy to discuss at any time.

Regards,

Greg Joy  
[REDACTED]

## Gellner, David

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**From:** Beth Blattenberger <[REDACTED]>  
**Sent:** Sunday, January 12, 2020 1:18 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) historic 9th and 9th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a resident of 9th and 9th [REDACTED], I love the old architecture, including the Telegraph Building. I also understand the need for more housing as our population grows, and I support density rather than sprawl. If there is a way to keep the historic character of the Telegraph Building while incorporating additional housing, I would applaud that, and hope creative ways can be found and approved by city planning officials.

Sincerely,  
Beth Blattenberger

## Gellner, David

---

**From:** Marjorie McCloy <[REDACTED]>  
**Sent:** Sunday, January 12, 2020 2:35 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Happy to hear that this beautiful and mysterious building will get a new life. We live just down the street ([REDACTED]) and have long admired its architecture and wondered at its providence.

I hear it is to be reimagined in a sustainable way. I hope that means good insulation, rooftop solar, and other earth-friendly considerations.

Thank you!

Best,  
Margie McCloy

Sent from my iPad



## Gellner, David

---

**From:** Wally Barnum Gmail <w[REDACTED]>  
**Sent:** Monday, January 13, 2020 12:02 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Old Telegraph Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello David, I saw a post on Next Door about the Telegraph Building.  
[Keep The Old Telegraph Exchange Building Standing](#)

I want to let you know that I support Micah's request to ask for more units in the building. I'd like to see the building refurbished and given new life.  
I have known Micah for 25 years and have a lot of confidence in him as a developer and faith in his good intent for our city.  
My family lives nearby in the neighborhood ([REDACTED]). I like the direction 9th and 9th and Sugarhouse is heading. We need more density for a ton of reasons.

BTW, I like the new traffic circle at 9th and 11th if you had anything to do with that...

Best Regards,

Wally Barnum  
[REDACTED]

## Gellner, David

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**From:** Kathy <[REDACTED]>  
**Sent:** Tuesday, January 14, 2020 9:47 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Old telegraph bldg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am in support of not destroying the old telegraph building. I hope you take the neighborhood requests into consideration.

Sent from my iPhone

## Gellner, David

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**From:** Henri Prater <h[REDACTED]>  
**Sent:** Wednesday, January 22, 2020 5:40 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Gellner,

I live in the neighborhood where a proposed rezoning ( PARCEL 16-08-176-026) is requested by Clearwater Homes.

They want to rezone to increase the density of their parcels. This is not the nature of our neighborhood. (10 to 20 units per acre.)  
Also, the high-density units are NOT reflective of the architecture in our community. Large Flat-roofed buildings? You just couldn't get any more basic than Clearwater did with their design. There is nothing attractive about it. Creative? They can't claim that in these designs.

This will not improve the neighborhood's quality of life. Quite the opposite.  
While it would be advantageous to our community to have the historic building next to this parcel turned into 6 dwelling units, it is not worth it. And I'm one who almost always desires historic preservation.

Clearwater Homes is claiming a "conflict" in our Masterplan. **Our neighborhood** does not have a conflict with our Masterplan. We all worked VERY HARD to get our neighborhood zoned for R-2. We are invested in our neighborhood. I've lived here for 29 years. And don't start thinking that I'm just this old person who doesn't want things to change. Not true. I know they need to change but please, not in this way.

Our neighborhood lost our challenge to the Nexus apartments on 900 S. The planning dept. overrode what our neighborhood wanted.  
I'm losing hope that our neighborhood has any say in what happens to us.

So, mark me down for being against this. But I suspect that it won't make any difference.

H. Prater  
[REDACTED]



## Gellner, David

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**From:** angela carlson <[REDACTED]> on behalf of angela carlson  
<[REDACTED]>  
**Sent:** Wednesday, January 29, 2020 2:01 PM  
**To:** Marian Florence; Gellner, David  
**Cc:** jason.stevenson@gmail.com; East Liberty Park 1 CC Chair; estherehunter@gmail.com; Mano, Darin  
**Subject:** (EXTERNAL) Re: Telegraph Exchange: Community Council feedback due tomorrow(!)  
**Attachments:** 20-01-Telegraph-comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I agree that the developer inaccurately indicated that the property owners who live on the street approve of the development, the majority of us do not. There was one property owner who owns the home at [REDACTED] (where no one lives but a daycare is run out of) and a vacant commercial property to the south of the proposed development voicing his support yet he does not live in this particular neighborhood.

I'm all for historically sensitive and creative reuse of the Telegraph Building. I know it's possible to do some of what the developer wants to do and do it well. Arbitrarily designing the project to destroy city trees is unacceptable. I'm in agreement on the main points that Marion Florence states on the prior email.

Homeowner at [REDACTED] since 1992

Angela Carlson  
Licensed Realtor  
Urban Utah Homes & Estates  
[REDACTED]

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**From:** Marian Florence <[REDACTED]>  
**Sent:** Wednesday, January 29, 2020 1:34 PM  
**Cc:** jason.stevenson@gmail.com; Darryl High; estherehunter@gmail.com; darin.mano@slcgov.com  
**Subject:** Telegraph Exchange: Community Council feedback due tomorrow(!)

Hey neighbors -

At the ELPCO Community Council meeting, there was some lively debate about Micah's project, but clearly (I thought) a misrepresentation of enthusiastic neighbor support. Micah had brought several vocal sycophants, so I'm writing to get your input to share with ELPCO and ECCC in an official way.

ELPCO and ECCC's deadline is **JANUARY 30 (tomorrow)** to present their comments to the City. Can you please look at this tonight? Thanks!

Jason and Darryl, who run ELPCO, have written to us to say that in order to properly report on their community's stand on the project they need our concerns documented. He wrote: *While approval of these proposals does not operate on a majority rule basis, community interest and support matters. If you believe that the 800 East community does not support the proposal to the extent that has been represented, or that support is nuanced or more complex (i.e. split between different aspects of the project), I would encourage you to **document that somehow**.*

Can you please write to Jason/Darryl/Esther (all copied here) with **your suggestions/comments** (of course you are under no obligation to agree with us! I just want to make sure all voices are heard) with a note stating that you are an 800 E neighbor? I have attached the ELPCO comment cards if you would like to use them and their email addresses are copied above.

Our main points:

1. we support the preservation of the historic building but would like to see it fit in the neighborhood in terms of scale and design

2. we have concerns with

- the reworking of the Master Plan - this project does not meet the aims of the Master Plan which is to "conserve the neighborhood's residential character" and "ensure new multi-family development is carefully sited, well designed and **compatible in scale**"
- the rezoning of an R2 plot to RMF45 (we only just got this downzoned to R2 a few years ago to protect the neighborhood)
- the setbacks he is requesting (11'9" when the zoning requires 25' on the front; the rear and side setbacks are also much reduced from what is required by RMF45)
- the loss of mature trees (owl habitat and urban forest)
- the absence of a suitable (10ft) landscape buffer on the north side
- the placement of trash/recycling for all 23 units along the neighbor's lot, rather than on the east side
- the density of 17 townhomes on the property
- the height of the proposed townhomes
- the ensuing traffic from the property
- the exclusive feel of a gated "campus" on the street

We would welcome a project that was similar but with fewer townhomes, that complemented the neighborhood without dwarfing it.

The next step for this project is to go to Planning Commission. I would urge you to share your comments with David Gellner of the City Planning Department ([david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)).

Thanks for reading and for adding your comments - if you want more information I can get you the site plans and city correspondence.

Marian and Nathan

[REDACTED]

## Gellner, David

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**From:** Marian Florence <[REDACTED]>  
**Sent:** Thursday, January 30, 2020 1:09 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Gellner,

At the ELPCO Community Council meeting, there was some lively debate about Micah's project, but clearly (I thought) a misrepresentation of enthusiastic neighbor support. Micah had brought several vocal sycophants, so I'm writing to add my reasons for hoping for a continued process.

1. I support the preservation of the historic building but would like to see it fit in the neighborhood in terms of scale and design
2. I have concerns with
  - the reworking of the Master Plan - this project does not meet the aims of the Master Plan which is to "conserve the neighborhood's residential character" and "ensure new multi-family development is carefully sited, well designed and **compatible in scale**"
  - the rezoning of an R2 plot to RMF45 (we only just got this downzoned to R2 a few years ago to protect the neighborhood)
  - the setbacks he is requesting (11'9" when the zoning requires 25' on the front; the rear and side setbacks are also much reduced from what is required by RMF45)
  - the loss of mature trees (owl habitat and urban forest)
  - the absence of a suitable (10ft) landscape buffer on the north side
  - the placement of trash/recycling for all 23 units along the neighbor's lot, rather than on the east side
  - the density of 17 townhomes on the property
  - the height of the proposed townhomes
  - the ensuing traffic from the property
  - the exclusive feel of a gated "campus" on the street

I would welcome a project that was similar but with fewer townhomes, that complemented the neighborhood without dwarfing it.

Marian Florence  
[REDACTED]  
[REDACTED]



## Gellner, David

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**From:** [REDACTED]  
**Sent:** Thursday, January 30, 2020 8:23 AM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) RE: Telegraph Exchange: Community Council feedback due tomorrow(!)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To all concerned, my name is Scott Nak I live just a few houses north of said proposed project I have lived at [REDACTED] [REDACTED] for 61 years my wife has lived with me for thirty of those years. we are in complete agreement with all of Nathan & Marian Florence comments, We were never approached by Micah to discuss this project and in no way do we approve of it as it was submitted. The said town houses are thirty feet tall which would be completely out of caricature with the neiborhood. The code as it stands for my side of the street is 20' I know this because my neighbor on the south at 829 south built a home which is 20' high and I had the city come out and measure it and they told me it is to the inch of being in code, I can no longer even see the sky out of my kitchen window all I see is a black wall, so to be even 10' taller on these townhouses is in total disrespect for are neiborhood. I have watched smithfood king take complete advantage of our neiborhood by being allowed expand several times and demolish most of our neiborhood and now Micah wants to take the rest. This is a beautiful neiborhood and I personally would like to see it preserved as such.

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**From:** SCOTT MARIE NAK [REDACTED]  
**Sent:** Thursday, January 30, 2020 6:03 AM  
**To:** [REDACTED]  
**Subject:** [EXT] FW: Telegraph Exchange: Community Council feedback due tomorrow(!)

Sent from [Mail](#) for Windows 10

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**From:** [REDACTED]  
**Sent:** Wednesday, January 29, 2020 2:46 PM  
**To:** [REDACTED]  
[REDACTED] Community Council feedback due tomorrow(!)

----- Forwarded message -----

**From:** Marian Florence <[REDACTED]>  
**Date:** Wed, Jan 29, 2020 at 1:33 PM  
**Subject:** Telegraph Exchange: Community Council feedback due tomorrow(!)  
**To:**  
**Cc:** <[jason.stevenson@gmail.com](mailto:jason.stevenson@gmail.com)>, Darryl High <[darryl.high@comcast.net](mailto:darryl.high@comcast.net)>, <[estherehunter@gmail.com](mailto:estherehunter@gmail.com)>, <[darin.mano@slcgov.com](mailto:darin.mano@slcgov.com)>

Hey neighbors -

## Gellner, David

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**From:** Joshua Stewart <[REDACTED]>  
**Sent:** Friday, May 15, 2020 3:56 PM  
**To:** Gellner, David  
**Subject:** (EXTERNAL) Telegraph Exchange Lofts Rezoning, Master Plan Amendment & Planned Development at approximately 833 & 847 South 800 East

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David and Planning Commission,

If the intent is to build 3 story townhouses R-35 should be high enough density to fit 3 story townhouses. R-45 would allow the developer to go 4 story or perhaps more and this would be out of scale with the other residential properties on the street. Please limit the height of development at this location to 3 stories and units should have front doors at grade level facing the street- half buried parking structures facing the street.

I would suggest also making a condition that the architectural style and materials of the development be historically compatible with the neighboring homes that face it. Otherwise this massive development will overwhelm the charming character of this street.

Josh Stewart

[REDACTED]  
Salt Lake City

# LEAVE A COMMENT!



SALT LAKE CITY  
**PLANNING**

PROJECT NAME: TELEGRAPH BUILDING

DATE: 1/9/2020

NAME: CINDY CROMER

EMAIL: [REDACTED]

ADDRESS:

COMMENTS: THIS AREA WAS IN A COMPREHENSIVE REZONE ADOPTED IN 2014. THE PROJECT WAS ONE OF THE LARGEST SINCE 1995. IT EXTENDED FROM 700 E TO 900 E AND 700 S TO 900 S. THE CITY NEEDS TO EVALUATE WHETHER THIS REZONING HAS HAD ITS INTENDED EFFECT.  
SECONDLY THE EDGES OF THE 9TH AND 9TH AREA ARE CLEARLY DEFINED IN TERMS OF INTENSITY OF USE. THIS PROPOSAL CHANGES THE EDGE ON 800 E, AND SIMILAR PROPOSALS TO EXPAND THE AREA OF MORE INTENSE USE WILL FOLLOW.

**STAY INFORMED** // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

**DAVID GELLNER** // david.gellner@slcgov.com

**SALT LAKE CITY PLANNING DIVISION**

451 S. State Street // Salt Lake City, UT 84114-5480 // P.O. Box 145480



# LEAVE A COMMENT!



SALT LAKE CITY  
**PLANNING**

PROJECT NAME: *Telegraph Exchange*

DATE: *1/9/2020*

NAME: *Robert Creedman*

EMAIL: [REDACTED]

ADDRESS:

COMMENTS: *I appreciate the adaptive reuse!*

*Personally, I feel that parking and housing is a zero sum game; please build more housing, not more parking. As someone looking for low income housing previously, I was upset when I saw so many cars, and so much parking prioritized over ~~my~~ housing. Also, I hope this project is mixed use! that'd be exciting*

**STAY INFORMED** // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

**DAVID GELLNER** // david.gellner@slcgov.com

**SALT LAKE CITY PLANNING DIVISION**

451 S. State Street // Salt Lake City, UT 84114-5480 // P.O. Box 145480

## **ATTACHMENT G: Department Review Comments**

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The following comments were received from other City divisions/departments with regards to the proposed development:

### **Zoning**

The following criteria apply to the RMF-45 zone.

The maximum allowed height in the RMF-45 zone is forty-five feet (45').

The front yard setback is twenty percent (20%) of lot depth but need not exceed twenty-five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.

The minimum side yard is eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.

The rear yard requirement is twenty five percent (25%) of the lot depth but need not exceed thirty feet (30').

The maximum the surface coverage of all principal and accessory buildings is sixty percent (60%) of the lot area.

Landscape yard requirements will apply to the front and one interior side yard.

A landscape buffers will be required along the north property line: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 46-17, 2017: Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 62-09 § 7, 2009: Ord. 26-95 § 2(12-13), 1995)

Any deviation from these requirements will need to be approved through the planned development process.

### **Engineering – Scott Weiler**

The Architectural Site Plan, sheet AS1-01, shows new sidewalk to be installed on the south side of Chase Avenue. SLC Engineering has no objection to this but since Chase Avenue is a private street, consent of the property owners who have rights to Chase Avenue must be obtained prior to installation of the sidewalk.

Prior to performing work in the public way of 800 East, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

## **Public Utilities - Jason Draper**

SLCPU does not maintain the 2" private main in Chase Ave. It is the responsibility of the properties connected to it to maintain that line.

No objections to the proposed amendments or setback for the planned development.

Conditions and comments on the proposed project:

Water and sewer service is available in 800 East.

The sewer main is in the park strip and new trees will need to be coordinated to be at least 5 feet from this main.

The existing 6" water main in 800 East is likely insufficient to provide culinary and fire flows for this project and the main may need to be upsized. This must include reconnection of existing services.

One water meter may be reused for irrigation service.

Unused water and sewer service will need to be capped at the main.

Plans must meet SLCDPU standards, policies, ordinance and practices.

Plans must be submitted for review.

## **Building Code – Steven Collett**

The International Existing Building Code (IEBC) is the applicable code for existing buildings.

The International Existing Building Code (IEBC) is a model code in the International Code family of codes intended to provide requirements for repair and alternative approaches for alterations and additions to existing buildings. This code allows for options for controlled departure from full compliance with the International Codes dealing with new construction, while maintaining basic levels for fire prevention, structural and life safety features of the rehabilitated building.

Drawings do not clearly identify interior circulation, or layout of the units.

This project could fall under the provisions of the IRC which regulates the following: The construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of townhouses not more than three stories above grade plane in height with each unit having a separate means of egress.

**STORY ABOVE GRADE PLANE.** Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet (1829 mm) above grade plane.
2. More than 12 feet (3658 mm) above the finished ground level at any point.



MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge.

### **Fire – Steven Collett**

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.

--Aerial apparatus access roads shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building(s)

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

--Fire Department access roads that are dead ends greater than 150 feet shall be provide with a turn-around.

--The turning radius of fire department access roads are 45 foot outside and 20 foot inside.

--Fire department access roads are measured from the inside edge of the waterway of the curb and gutter to the inside edge of the curb and gutter.

--Fire Department Connection(s) FDC shall be located on the address side of the structure.

--Fire Department Connections(s) FDC shall be within 100 feet of a fire hydrant.

### **ADDITIONAL NOTES on Fire Requirements**

In discussion with Fire officials, the following additional information was provided:

- The proposed driveway on the north side would not meet Fire access requirements at 20-feet wide since the proposed townhomes are 30-feet tall. At a height of 30-feet or taller, the access road width will need to be 26-feet wide.
- The turning radii of the proposed access drive would not meet Fire Department requirements. A turn-around has not been included as part of the design.
- As a private street that dead ends, Chase Avenue cannot be used as a Fire Department access road.
- There is a possibility that if Chase Avenue were continued through into the Smith's grocery store site, that fire access could be accomplished in that manner. That would require an agreement with Smith's and any property owners that have ownership and access to Chase Avenue. Such a proposal has not been discussed with other City departments that Staff is aware of.
- An Alternate Means & Method (AM& M) agreement to meet fire and building code requirements could be pursued with the Fire Bureau and Chief Building Official to allow alternatives to these access requirements. Approval of an AM&M is on a case-by-case basis and no such approvals have been granted at this time.

The applicant is working with the Fire Department toward resolution on these issues.

**Transportation – Michael Barry**

The minimum parking requirements are listed in 21A.44. The parking layout must conform to 21A.44.020.