



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner – 385-386-2764 – aaron.barlow@slcgov.com
Date: April 22, 2021
Re: Ville 9 Apartments - PLNPCM2020-00923 & PLNPCM2021-00098 – Design Review & Planned Development

Design Review & Planned Development

PROPERTY ADDRESS: approximately 1045 N 900 W

PARCEL: 08-26-259-022-0000

MASTER PLAN: Northwest Master Plan (1992)

ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District & CB Community Business District

REQUEST: This request from Joe Colosimo of Colosimo Brothers Development, representing the property owner, Ville 9, LLC, is for Design Review and Planned Development approval of the proposed Ville 9 Apartments project (a three-story, 30-unit apartment building), located at approximately 1045 North 900 West—north of the old Salt City Inn Motel. The proposed project sits on a unique lot situated within the RMF-35 Moderate Density Multi-Family Residential District (on the north half) and the CB Community Business District (on the south half).

The applicant is requesting Design Review approval to allow a gross floor area greater than 15,000 square feet and for the building to be set back 50 feet from the front-yard property line—beyond the required 15-foot maximum setback in the CB district.

The applicant has requested a modification to the allowed maximum lot width for a multi-family structure in the RMF-35 District through the Planned Development Process. The lot fronts the public right-of-way on the north and south ends of the property, and both are narrower than the required 80-foot lot width. The applicant has also requested an exemption from the Freeway Landscaping requirements for some parts of the property adjacent to the Interstate Highway right-of-way. Finally, the applicant has asked that some required parking spaces be allowed to back into the abutting alley.

STAFF RECOMMENDATION:

Based on the findings of this report, Planning Staff has concluded that this request for a building with more than 15,000 square feet of gross floor area, set back further than 15 feet from the front lot line, generally meets the applicable Design Review standards of approval with the following exceptions:

- The applicant has not provided a lighting plan for the proposed pedestrian pathway (see [Key Consideration 4](#)).

Therefore, staff recommends that the Planning Commission approve the Design Review request with the following condition:

- That the applicant provides an adequate lighting plan for the proposed pedestrian pathway before building permit approval.

Regarding the applicant's requested Planned Development modifications, Planning Staff concludes that the proposal generally meets the Planned Development standards of review. Therefore, staff recommends the Planning Commission approve the Planned Development request as presented.

ATTACHMENTS:

- [Vicinity/Zoning Map](#)
- [Site Photographs & Existing Conditions](#)
- [Applicant's Narrative, Plans & Rendering](#)
- [Development Standards](#)
- [Design Review Standards](#)
- [Planned Development Standards](#)
- [Public Process and Comments](#)
- [Department Review Comments](#)

PROJECT DESCRIPTION:

OVERVIEW

The proposed Ville 9 Apartments will be a 30-unit apartment building on the ~34,000 square-foot (0.78 acre) lot located at approximately 1045 North 900 West. At least 20% of the units are proposed for residents with incomes at or below 80% of the area median income (AMI). The subject property is a unique lot and has been vacant for some time. This is likely due to its unconventional shape created by the establishment of the I-15 right-of-way in the early 1960s and because of its location within both the RMF-35 Moderate Density Multi-Family Residential District and the CB Community Business District. The proposed structure will sit mostly within the CB District portion of the property, with only three units within the RMF-35 section of the lot.

The subject property abuts two public streets, 900 West to the south and 1100 North to the north. Because the property abuts the public right-of-way on both sides, each end of the property is considered a front yard.



If approved, the applicant plans to consolidate the subject property with the adjacent lot—occupied by the Salt City Inn Motel and owned by the same property owner. The applicant intends to convert the existing motel into studio apartments. The adjacent parcel and the existing motel are not part of this application.

The proposed project has a total of 33 proposed parking spaces. Eight stalls are adjacent to the alley along the west property line. The applicant purposes eight more as part of a new parking pad accessed from 1100 North. Lastly, 14 stalls will be located off-site on the adjacent motel lot, which, as mentioned earlier, are under the same ownership as the subject property. [Attachment C](#) includes the applicant's narratives for the proposal regarding Design Review and Planned Development standards.

PLANNING COMMISSION REQUESTS:

Design Review Request (PLNPCM2020-00923)

The CB district requires a 15-foot maximum front-yard setback for new construction (see section [21A.26.030.F.6](#) of the City's zoning regulations), meaning that all new buildings must be constructed within 15 feet of the front property line. For an exception from this requirement, applicants must request Design Review approval from the Planning Commission.

The subject property's proximity to 900 West (the nearest adjacent street) makes it challenging to comply with the required maximum setback, so the applicant has requested an exception. The applicant proposes to situate the building approximately 50 feet from the front yard. For Design Review approval, the applicant's proposal will have to conform with the standards found in section [21A.59.050](#). An analysis of these standards can be found in [Attachment E](#).

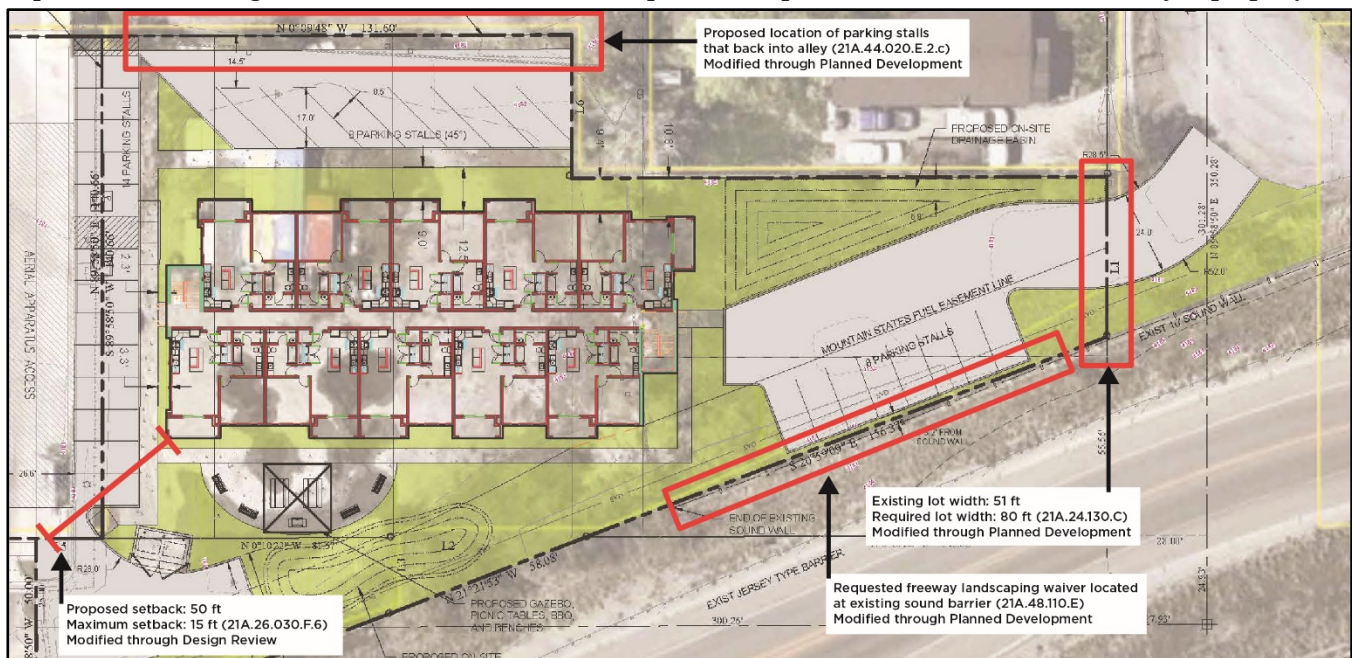
In addition to the modification to the maximum setback, the applicant has also requested Design Review approval from the Planning Commission for a building with a gross floor area (GFA) larger than 15,000 square feet. Section [21A.26.030.E](#) allows structures with a footprint larger than 7,500 square feet or a GFA larger than 15,000 square feet provided they meet additional design standards in addition to the base Design Review standards in [21A.59.050](#). An analysis of all relevant Design review standards can be found in [Attachment E](#).

Planned Development Request (PLNPCM2021-00098)

In addition to their Design Review petition. The applicant has requested Planned Development approval from the Planning Commission to waive the following requirements:

1. [21A.24.130.C](#), which requires a minimum lot width of 80 feet in the RMF-35 zoning district. The part of the property that abuts 1100 N (which is zoned RMF-35) is only 51 feet wide and does not meet the requirement.
2. [21A.48.110.E](#), which requires landscaping along property lines adjacent to Interstate Highways. The applicant is requesting a waiver for the property section separated from the freeway by concrete barriers.
3. [21A.44.020.E.2.c](#), which prohibits parking for non-single family uses from backing into an alley. The applicant has proposed that some required parking spaces back into an adjacent alley.

The applicant's proposed project will need to meet the Planned Development standards found in section [21A.55.050](#) of City code (An analysis of these standards can be found in [Attachment F](#)) in addition to all other relevant zoning requirements. The diagram below illustrates where the requested exceptions would be located on the subject property.



KEY CONSIDERATIONS:

Staff identified the following key considerations through the analysis of the project:

1. Compliance with Adopted Master Plans
2. Future Residents
3. Unique Conditions of The Subject Property
4. Pedestrian Walkway Lighting

Consideration 1 – Compliance with Adopted Master Plans

The Northwest Community Master Plan (adopted in 1992) touches on a few issues related to the proposed project. Regarding housing, the plan recommends that “Assisted Housing” (defined as “publicly subsidized housing” by the plan) “should not be located in neighborhoods that are predominately single-family in character” (p. 5)—which contradicts fair housing laws and the objectives of the more-recently-adopted Plan Salt Lake and Growing SLC plans. The plan also recommends that assisted housing projects should have “compatibly designed buildings” that “fit with the character of the surrounding neighborhood.” As a project intended for residents below 80% AMI, the Ville 9 proposal meets the plan’s definition of “Assisted Housing.” Staff recommends that the proposed development not be required to meet the plan’s location requirement for “Assisted Housing” because of the reasons mentioned above (contradicting fair housing law and newer plans). However, the compatibility requirement should still be recognized. The proposed project generally meets the intent of the plan’s recommendations since the proposed structure will be similar to the surrounding buildings’ commercial character. Furthermore, the building’s residential use assists in the transition from the block’s commercial character near 1000 North to the medium-density residential character along 1100 North.

Plan Salt Lake is the City’s adopted vision for the next 25 years. This proposal addresses several City initiatives related to housing within the plan. They are listed below:

- *Ensure access to affordable housing citywide (including rental and very low income)*
The applicant has stated that at least 20% of the proposed dwelling units will be available to individuals and families whose incomes are at or below 80% of the area median income.
- *Increase the number of medium-density housing types and options*
When completed, the proposed structure should have a density of approximately 38 units per acre. The number of units per acre is not necessarily the only way to measure successful housing density; however, several adopted City plans place medium densities somewhere between 15-50 units per acre. While on the higher end of medium density, the proposed project does provide a housing type that is less common north of 1000 North in the Rose Park Neighborhood.
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented*
The subject property has been vacant for a long time and is located within a neighborhood that has been a part of the City for even longer. Infill development, like this proposal, directs growth into areas where infrastructure already exists. No new roads or utility lines will need to be constructed to accommodate the project.

While the intersection of 900 West and 1000 North is not necessarily people-oriented at the moment (part of the intersection is a freeway onramp), the neighborhood has the potential to move in that direction. The area is already served by the 519 and 520 bus routes, and there is a mix of commercial and residential land uses. Adding relatively higher-density housing to the neighborhood will assist it in becoming more people-oriented.

- *Support Homeless Services*
In their initial application narrative, the applicant stated that the property owner is working with The Road Home to house qualifying individuals experiencing homelessness. The plan is to create housing that can be a rung on the ladder from homelessness to independence. During Community Council meetings, the applicant has explained that residents housed through The Road Home will have case managers available to visit residents and assist them with transitioning into relatively more stable housing. Caseworkers will not have offices on-site.

The final plan relevant to the proposed project is Growing SLC: a Five Year Housing Plan. The Ville 9 Apartments project assists the City in achieving Goal 2, “Increase housing opportunities for cost-burdened households.” Specifically, as a new affordable housing project, they will provide opportunities to stabilize very-low-income renters—especially in regards to the partnership with The Road Home.

Consideration 2 – Future Residents

Based on comments during both the Rose Park and Capitol Hill Community Council meetings and from comments received by staff, it is clear that residents are concerned about the nature of the proposed project's future residents. However, the Planning Commission needs to recognize that the applicant's proposed use for the project is multi-family residential—an allowed use in the CB and RMF-35 districts. The zoning regulations define a multi-family dwelling as:

DWELLING, MULTI-FAMILY: A building containing three (3) or more dwellings on a single lot. For purposes of determining whether a lot is in multiple-family dwelling use, the following considerations shall apply:

- A. Multiple-family dwelling uses may involve dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like.*
- B. Any multiple-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a hotel/motel.*

The applicant has stated in presentations to Community Councils that the owner plans to lease the units for a minimum of 30 days. The proposed project meets the definition of a multi-family dwelling provided in the zoning regulations. Homeless shelters and resource centers are not permitted uses within these districts. However, group homes are a permitted use in the CB district. The zoning regulations define them as:

A residential treatment facility, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor, that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

The proposed project does not meet the above definition since residential units are the only use proposed primary use on the site. No on-site offices for a group home are proposed as part of this project. The proposed use of the Ville 9 development best fits the definition of a multi-family dwelling. As long as the proposal meets that definition, the Planning Commission does not have the authority to dictate who can or cannot reside on the property.

Consideration 3 – Unique Conditions of The Subject Property

The subject property has a unique shape, created by the establishment of the I-15 right-of-way in the 1960s. The lot fronts three public streets; however, the 900 West onramp right-of-way does not allow access—leaving only narrow street frontages on 1100 North and at the end of 900 West. Essentially, the lot only has 95 feet of available lot frontage (50 feet at 900 West and 45 feet at 1100 North).

Besides its limited access to the public right-of-way, the lot also has a 20-foot-wide gas line easement (held by Dominion Energy) taking up half of the 1100 North street frontage and stretching for about half of the lot line adjacent to the I-15 right-of-way. This leaves only the 50-foot wide front-yard lot line facing 900 West as the only useable street frontage. It is possible to design a building that engages with the 900 West right-of-way. However, the finished product would have to sit fairly close to the 900 West onramp (where large truck traffic is a consistent presence) without any noise barriers other than any landscaping installed by the applicant. A building like this would also interrupt the existing street wall created by the buildings along 900 West.

Finally, the lot's split zoning between the CB and RMF-35 districts creates difficulty for development and enforcement of zoning standards. Each district has different density requirements, design standards, and permitted uses. The proposed multi-family dwelling use (allowed in both districts) is one of a few use permitted in both districts.

When considering the factors for approval of this Planned Development and Design Review request, it is vital to consider the context of the subject property. In this context, strictly enforcing zoning standards and some Development Review standards—including the 15-foot maximum setback requirement in the CB district and Design Review standards requiring engagement with the public right-of-way—may not deliver the outcomes intended by their implementation.

Consideration 4 – Pedestrian Walkway Lighting

[Design Review standard K \(21A.59.050.K\)](#) requires that “lighting shall support pedestrian comfort and safety,” while minimizing “glare and light trespass onto adjacent properties and up lighting directly to the sky.” The applicant has stated in their project narrative that they will provide parking lot lighting that provides the “minimum required lighting with downward directed fixtures.” At this time, the applicant has not provided a detailed lighting plan. As a condition of approval, staff has recommended that the “applicant provides an adequate lighting plan for the proposed pedestrian pathway before building permit approval.” More specifically, Planning Staff would like to see lighting that supports the comfort and safety without glaring or trespassing into the proposed building or adjacent properties.

Common practice by the City and other major development project is to use pedestrian-style lighting either with light posts that direct light downward and sit lower than typical cobra-style poles used for parking lots and arterial streets, or with bollards that sit close to the ground—mainly lighting the pathway. To staff, the type of lighting fixtures used are not as important as the outcomes of the finished product. Adequate lighting is lighting that will support pedestrian comfort and safety while minimizing glare and light trespass onto the proposed building, onto adjacent residential properties, and into the night sky.



Example of pedestrian-scale light post that directs light downward



Example of bollard-style lighting

DISCUSSION:

Overall, the proposed Ville 9 development meets the intent of the underlying zoning CB and RMF-35 zoning districts and complies with all relevant (and enforceable) Master Plan objectives. Given that multi-family dwellings are permitted in both zoning districts, the Planning Commission cannot place any condition on the project limiting the property owner from leasing units to tenants that neighborhood residents may not want in their neighborhood. Doing so would also likely violate federal and state fair housing laws.

The lot's unique circumstances require flexibility when interpreting the Design Review and Planned Development standards. The proposed development may not meet some specific recommendations within certain standards, but it does meet the spirit of the general Design Review and Planned Development objectives. With this submittal, the applicant has assisted the City in achieving housing objectives and (as long as the proposal meets the recommended conditions) has provided a project that adheres to the City's design objectives.

NEXT STEPS:

Planned Development and Design Review Approval

If the Planned Development and Design Review applications are approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development, and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

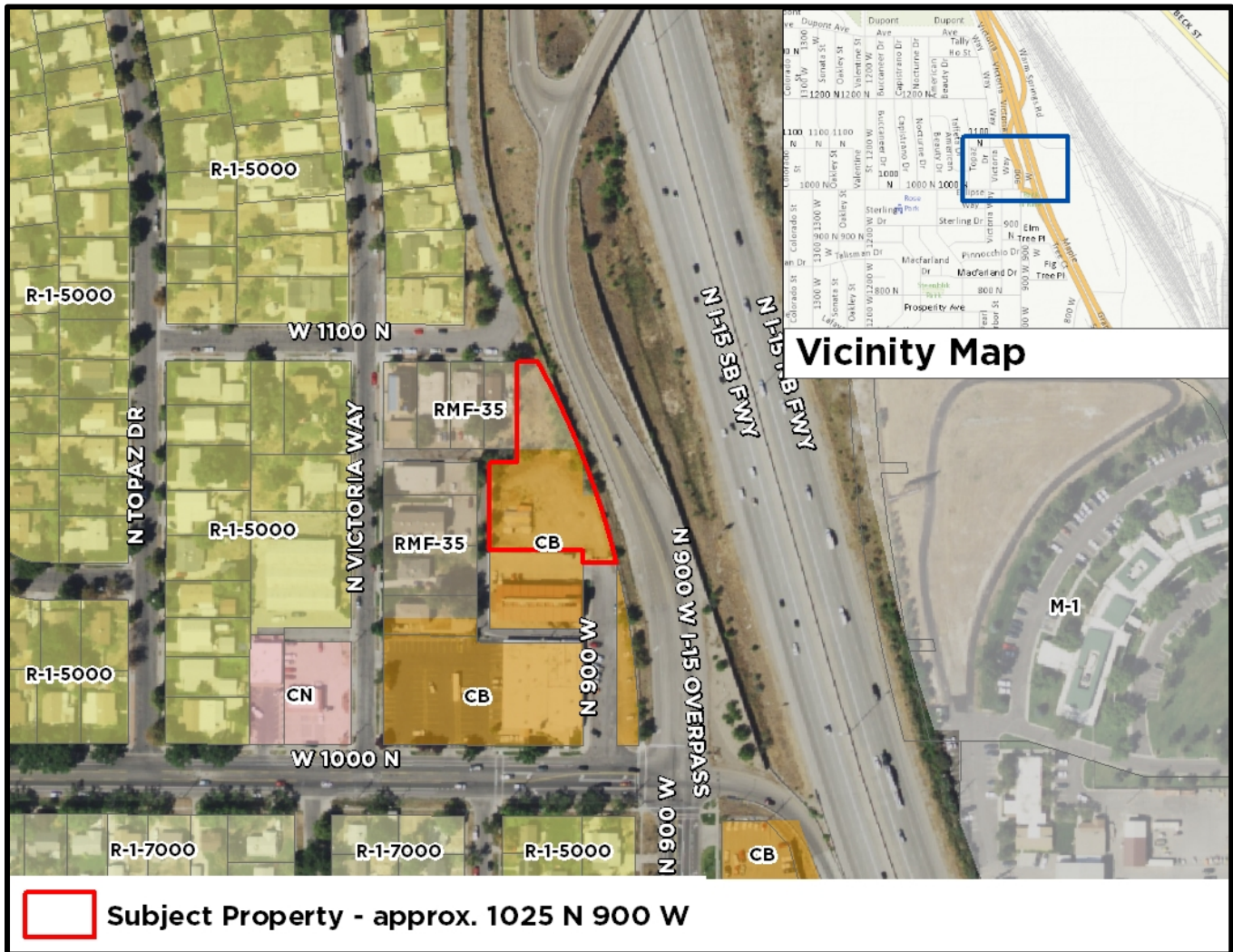
Planned Development and Design Review Tabled/Continued

If the Planning Commission tables the Planned Development and Design Review applications, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the applications.

Planned Development and Design Review Denial

If the Planning Commission denies the Planned Development and Design Review applications, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning process.

ATTACHMENT A - Vicinity/Zoning Map



ATTACHMENT B – Site Photographs & Existing Conditions





ATTACHMENT C – Applicant’s Narrative, Plans & Project Rendering

Design Review application narrative
Planned Development application narrative
Plan set submitted by the applicant
Fire access exhibit

Ville 9 Apartments

1024 N 900 E

PROJECT DESCRIPTION:

The project proposes to construct a three story apartment building containing (30) one-bedroom apartments off of a common corridor with on-grade parking. It is on a vacant parcel to be combined and shared with the existing two story motel that has been converted to studio apartments at the same site.

The project sits on an unconventional site that covers two zones: CB and RMF-35. We will design to meet the requirements of both zones. The CB zone sits behind the hotel and another commercial property facing 1000 N. and the RMF-35 zoned portion fronts 1100 N. The property is bounded on the east by the 9th West freeway access and on the west by an abandoned alley and a residential lot.

Due to the unique conditions surrounding the property we are submitting for an exception to the front yard maximum setback which is physically impossible to achieve given the make up of the site and surrounding buildings; and an exception to Scenic Freeway Landscape setback since the property abuts one layer of sound walls on 900 E and another layer of sound walls at the freeway itself.

The project is proposed to be of Type V wood construction with fire sprinklers and R-2 apartment occupancy according to the 2018 IBC.

BUILDING SCOPE:

Floors: 3

Units: 30 (10 units per floor)

Size: 787 SF interior, 54 SF balcony

MINIMUM PLAN REQUIREMENTS:

We are providing a digital PDF of each site plan, plan and elevation, perspective views drawing and an 11x17 copy of each.

SITE PLAN:

The site plan has been generated and is included following the site plan requirements.

ELEVATION DRAWING:

Elevation and section drawings are provided with dimensions, scale, materials, etc.

ADDITIONAL REQUIREMENTS:

All of the above required site plan and drawings include the required information

We have attached photos of the site showing adjacent development, trees on site, and general streetscape for each face of the site. This shows the character and views to and from the site.

The project and design complies with the CB zoning district as follows: FY Setback = 0' (with maximum exception); SY Setback = 0'; RY Setback = 10' (no rear yard since the property faces to street frontages). The Zone height of 30' has been met with the top of parapet caps surrounding the flat roof and lower height roof overhangs. The project meets the purpose of this zone as a "permitted" use in the zone.

The project complies with the RMF-35 zone as follows: FY Setback = 20' (with the maximum exception); SY Setback of 10'; RY Setback of 20'-25' (no rear yard since the property faces to street frontages). The Zone height of 30' has been met with the top of parapet caps surrounding the flat roof and lower height roof overhangs. The project meets the purpose of this zone as a "permitted" use in the zone.

The project meets the design standards and objectives of each district as follows:

- A. The project meets the zone requirements indicated above and meets the housing needs of the city with an affordable housing resource as a pathway for struggling and at risk population to obtain safe and permanent housing.
- B. Primary entrances to the common hall face each street frontage with ground level patio access to the ground floor units facing the sideyards. Parking is accessed to the front or the side of each building since there is no rear yard on the property.
- C. The building facades have entrances and patios and windows on the ground floor providing 27% openings in the exterior walls. Ground floor units have patios open to the yards and upper units have balconies overlooking the yards. The yards are connected to the parking and streets with pedestrian sidewalks and landscaping.
- D. The 3-story building is divided up into multiple stacks of masses and has horizontal delineations with change in materials, balconies and overhangs. The façade steps in and out 3.5' in modules of 12' to 25' width. Each step also includes a change in materials and color to further break up the mass.
- E. The building façade does not exceed 200' but it still includes changes in the vertical plane, changes in material and massing with solid window walls and void balcony walls.
- F. Privately owned public space includes the landscape that accesses the parking lots and streets. Shaded sitting areas are provided in the landscape with trees provided at (1) 2" caliper for each 800 SF. Outdoor art is in the form of landscape features and outdoor dining is provided at grilling areas and integrated into the seating mentioned above. Bicycle parking is provided.
 1. Concept Plan SP-01 conceptually illustrates a project plaza with seating. Detailed products and specifications will be provided in the construction site plans.
 2. Outdoor area is provided on the east side of the building with surrounding landscape.
 3. Concept Landscape Plan Sheets LA-01 and LA-02 demonstrate that compliance of this item will be made a part of the construction site plan submittal.
 4. Water features or public art are not included in the project due to scope and location.
 5. Concept Plan SP-01 conceptually illustrates a project plaza with BBQ amenities and an improved gathering space for dining. Detailed products and specifications will be provided in the construction site plans.
- G. The building height modulates and relates to human scale with one-story opening to patio entrances and setbacks at 12' to 25' to fit the surrounding residential scale. On the upper

balconies surrounding walls provide some wind buffer and contribute to the building modulation that breaks up the exterior façade. Roof lines vary with overhang portions and parapet portions and varied heights to break up the mass. The flat roofs provide area for solar power options.

- H. Sheet EX-04 ADA Route: shows pedestrian ADA connectivity throughout the site and regionally to two mass transit bus stations. The nearest bus stop is approx. 0.11 miles.
- I. The project will have an enclosed waste container with 6-foot high walls, with a facade consistent with the architectural building finish. Sheet EX-01: Concept Plan shows the location. Sheet EX-05 shows the proposed details. Additionally mechanical equipment at the building will also be screened architecturally and/or in combination with landscaping.. Units have their own separate mechanical units contained within the walls with vents on each private balcony.
- J. Given its residential nature, significant signage is not required. It will be limited to the apartment number and entrance indication.
- K. Parking lot lighting will provide the minimum required lighting with downward directed fixtures. Main building entrances will be lit with mostly downward facing wall sconces. Each of the open balconies and patios have recessed ceiling lights to minimize visible light sources.
- L.
 1. This item not applicable because there are no public or private streets within the project boundaries, nor are there any public streets that are fronting or adjacent to the property.
 2. A public alleyway is located on the west side of the project, which will provide access to a private parking lot. The alleyway pavement (asphalt) will be delineated from the private parking lot (asphalt) with either a concrete ribbon, or a concrete waterway at the right-of-way line. Refer to EX-01: Concept Plan for reference to this location. No other delineations are applicable.



South property entry



North Property Entry



East Property line



East Property line



South property line



West Property at Alley



North Property line



View from 900 W

**Proposed Multi-Family Development
Ville 9 Apartments
1024 North 900 West**

SLC Project Number: PLNPCM 2020-00923

Subject: Application Narrative for Planned Development (21A.55)

1) Project Description

The project is proposed as a three-story multi-family apartment building containing (30) one-bedroom apartments off of a common corridor with on-grade parking. The site is situated on a vacant parcel to be combined (via a parcel line adjustment) and shared with the existing two-story motel that has been converted to studio apartments adjacent to the proposed development site.

The project sits on an unconventional site that covers two zones, CB and RMF-35. The applicant recognized the project will need to be designed to meet the requirements of both zones as applicable. The CB zone sits behind the hotel and another commercial property facing 1000 N. The RMF-35 zoned fronts 1100 N. The property is bounded on the east by the 9th West freeway access road, and on the west by both an alley right-of-way and a single-family residential lot.

For general information, the applicant has submitted applications for an exception to the front yard maximum setback (21 A.26.030-F-6), and a waiver of requirements for freeway scenic landscape setback (21 A.48.110), together with an active application for Design Review (21A.59.050).

The project is proposed to be of Type V wood construction with fire sprinklers and R-2 apartment occupancy according to the 2018 IBC.

BUILDING SCOPE:

- Floors: 3
- Units: 30 (10 units per floor)
- Size: 787 SF interior, 54 SF balcony

2) Planned Development Information

- a. Demonstrate how your project meets at least one of the purposes and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance.*

Part A1. The applicant proposes to construct a paved gathering area on the east side of the building, which will include a covered gazebo, benches/seating, and BBQ amenities. The amenities will be centrally located and connected to sidewalks through the perimeter of the site. The amenities will also be accessible to the existing apartment building tenants to the south.

Part C1. The applicant places a priority on affordable housing. At least 20% of the units will be for those with incomes that are at or below eighty percent of the area median income. Refer to the “Road Home” Letter Attached as part of this application.

Part C2. The proposed multi-family units are of similar scale to the existing apartments to the south, and are unique to the neighborhood, which consists of predominantly single-family land use. The applicant currently owns the existing apartments and intends to make improvements to the building façade, which will be in character with the proposed planned development and promote uniformity within the area. Such façade improvements will be a separate application.

Part D1. The scope of the site development will include opening up the existing mid-block right-of-way to the west (identified as Public Alley on Sheet SP-01). Currently the drive is blocked at the southwest corner of the development site. The applicant proposes to open up access and make surface improvements to the public alley adjacent to the development site, which will provide ingress / egress to site parking, and improve accessibility and mobility to the neighborhood block and to the development property.

- b. *Demonstrate how your project meets the Standard for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance for at least one objective.*

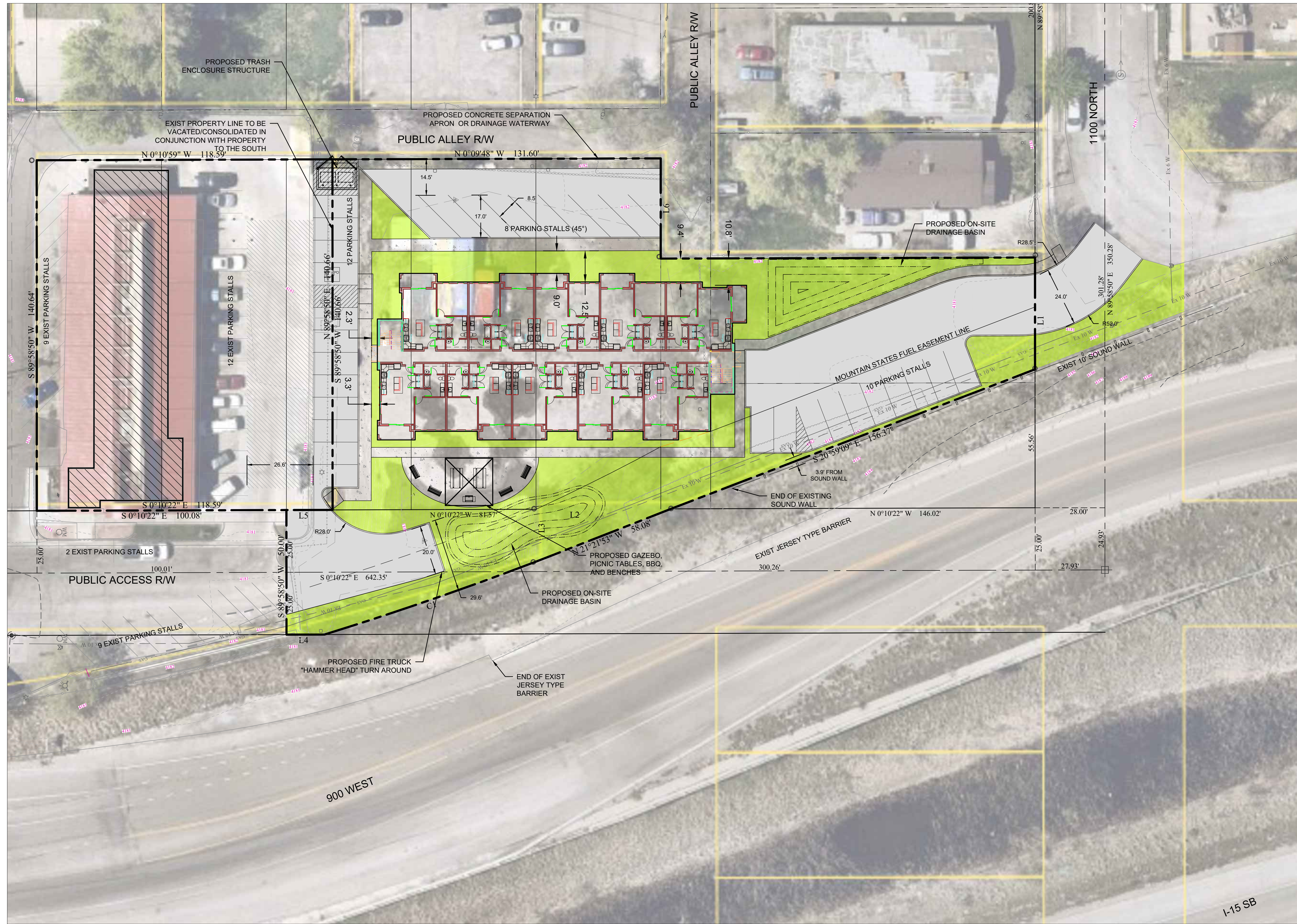
Part C. Design and Compatibility:

- 1) The scale, mass, and intensity of the proposed planned development is compatible (in terms of land use) with the existing apartment building to the south. The south (common) parcel line will be vacated during the site plan application process, and a parking lot will be constructed, which will benefit both existing development and proposed development. The proposed building is almost entirely contained within the CB zone (adjacent to the existing multi-family building, leaving the RMF zone portion of the planned development “nearly undeveloped” with any structures. This is a benefit to the adjacent single-family lot to the west, effectively preserving the “open space” perception adjacent to the existing single-family lot.
- 2) As stated in paragraph 1 above, the building orientation is compatible with adjacent land uses. As demonstrated in the architectural renderings and elevation drawings, the proposed materials and architectural style of the building are both compatible with, and enhance the existing styles of residential buildings both adjacent to, and in the vicinity of the planned development.
- 3) Building Setbacks
 - a. *Maintain visual character along the perimeter of the development.* To the east is the 900 West freeway ramp. The applicant refers the planning commission to the proposed waiver of requirements for freeway scenic landscape setback (21 A.48.110), which was previously submitted, which describes in detail how conformance to the City’s ordinances is met, and/or how an exception to the rule does not adversely affect the objectives and intent of the ordinances. To the south is an existing apartment building of similar use. As previously explained, the

common parcel line will be vacated, thus removing a perimeter boundary, which will allow for common parking facilities and improved ingress / egress to both buildings. To the west adjoining with the development CB zone is similar existing multi-family development, which is separated by both a public alley and adjacent parking lots on the adjacent properties, and a parking lot on the planned development property. To the west adjoining with the RMF zone is a single-family lot. The planned development will contain a 7-foot landscaped setback, together with a void of structural development. To the north is 1100 North right-of-way. Refer to Sheet SP-01, and EX-02.

- b. Sufficient space is provided for private amenities as depicted on Sheet SP-01.
 - c. Sufficient open space and buffering is provided between the planned development and adjacent properties as described in paragraph "a".
 - d. Adequate sight lines are provided to streets, driveways and sidewalks.
 - e. Sufficient open space and buffering is provided for building and facility maintenance.
- 4) Building facades offer ground floor transparency. Access to the building is provided at both the north and south ends of the buildings, each access point is from improved parking facilities furnished at each end of the building to promote better accessibility and pedestrian interaction and public safety.
 - 5) Lighting will be designed during the site plan submittal process, which will have two objectives: 1. Provide adequate illumination for public safety, 2. minimize impacts to adjacent / existing properties. This may be accomplished by using building wall pack lighting on the west and north sides of the planned development with appropriate color temperature - scaled luminaires and fixture cut off angles, The applicant may also implement a combination of wall pack and site lighting as warranted on the east side of the site where common gathering spaces are situated.
 - 6) A trash receptacle will be screened within an enclosed area, and will be situated on the east side of the building, which eliminates any visual line of sight from adjacent residential properties.
 - 7) Parking lots are buffered from adjacent properties as previously described, and depicted on Sheets SP-01 and EX-03.
- c. *Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.*
- The applicant has prepared a private infrastructure operations and maintenance cost estimate for a 60-year term in both present value costs and costs adjusted for long-term inflation. Refer to Exhibits C-1 and C-2.

CONCEPT LAYOUT ONLY
NOT FOR CONSTRUCTION

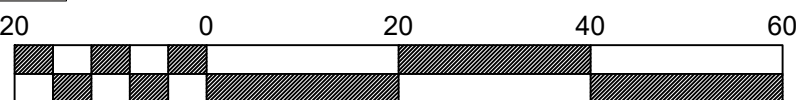
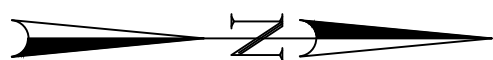


PARKING COUNTS	
EXISTING:	
ON SITE:	24 STALLS
ON STREET:	11 STALLS
TOTAL:	35 STALLS
PROPOSED:	
ON SITE:	30 STALLS
ON STREET:	0 STALLS
TOTAL:	30 STALLS
GRAND TOTAL:	65 STALLS
REQUIRED:	65 STALLS

OPEN SPACE	
TOTAL AREA = 0.76 AC	
BUILDING = 0.20 AC	
HARDSCAPE = 0.30 AC	
OPEN SPACE = 0.26 AC	

- NOTES:
- RMF-35 ZONE AREA HAS 55% LANDSCAPE COVERAGE.
 - PARCEL/LOT ADJUSTMENT WILL BE SUBMITTED AS PART OF THE SITE PLAN APPLICATION PROCESS FOR THE SOUTH ADJOINING PROPERTY LINE OF THE PLAN DEVELOPMENT.

LEGEND	
	HARDSCAPE PAVEMENT
	OPEN SPACE
	CONCRETE WALK/STAIRS/RAMP



Scale 1" = 20'

JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
CONCEPT SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

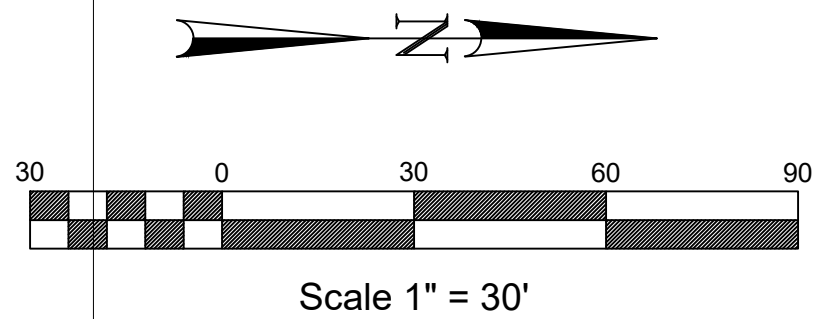
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CONCEPT BASE - 45 DEG
DWG: PARKING.DWG
JOB No: 6814-COLOSIMO01-20
DESIGNED BY: BHT
CHECKED BY: BHT
DATE: 02/03/2021

DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: BHT
DATE: 02/03/2021

REVISIONS

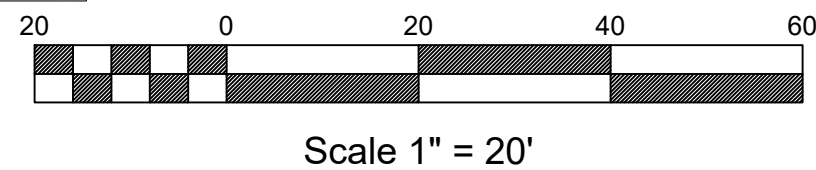
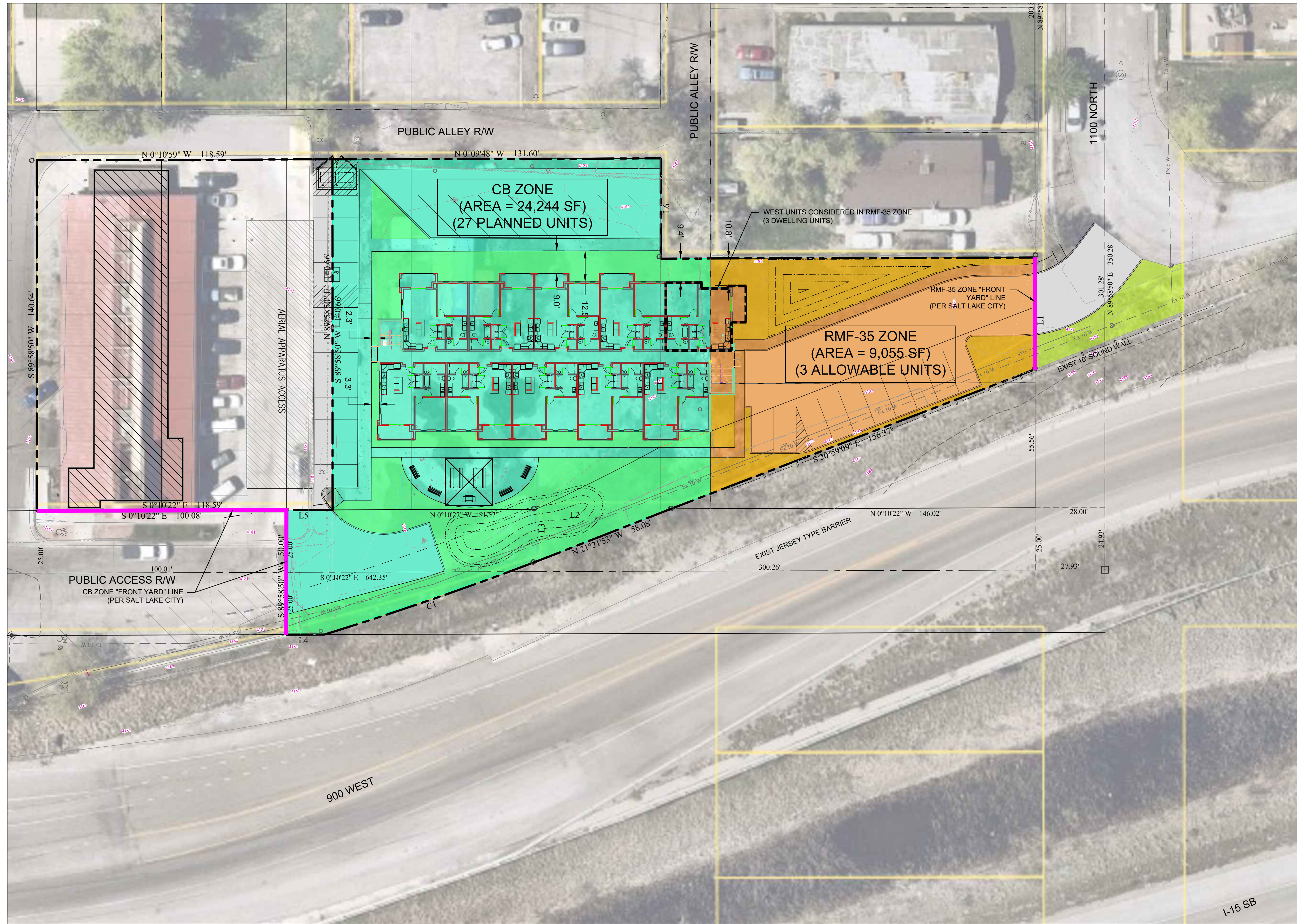
SHEET
SP-01





- NOTES:**
1. DEPENDING ON CONNECTIVITY, THERE MAY BE A NEED TO HAVE A GRINDER PUMP AND FORCE MAIN CONNECTION FROM THE SITE TO THE EXITING SEWER LINE IN VICTORIA WAY.
 2. PROPOSED ELECTRICAL LAYOUT IS SUBJECT TO CHANGE WITH ELECTRICAL REQUIREMENTS, LOADS AND HARDWARE, ALL DETERMINED BY ELECTRICAL ENGINEER. PROPOSED LAYOUT ALSO SUBJECT TO ACCEPTANCE BY ROCKY MOUNTAIN POWER.

CONCEPT LAYOUT ONLY
NOT FOR CONSTRUCTION

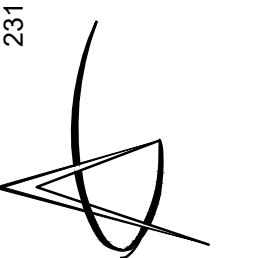


FILENAME: O:\Colosimo, Joe\1025 N 900 W SLC UT Engineering\Design\Exhibit\Zoning exhibit.dwg TAB: Zoning PLOT DATE AND TIME: 4/19/2021 11:51 AM



JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
ZONING & SETBACK LINES

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



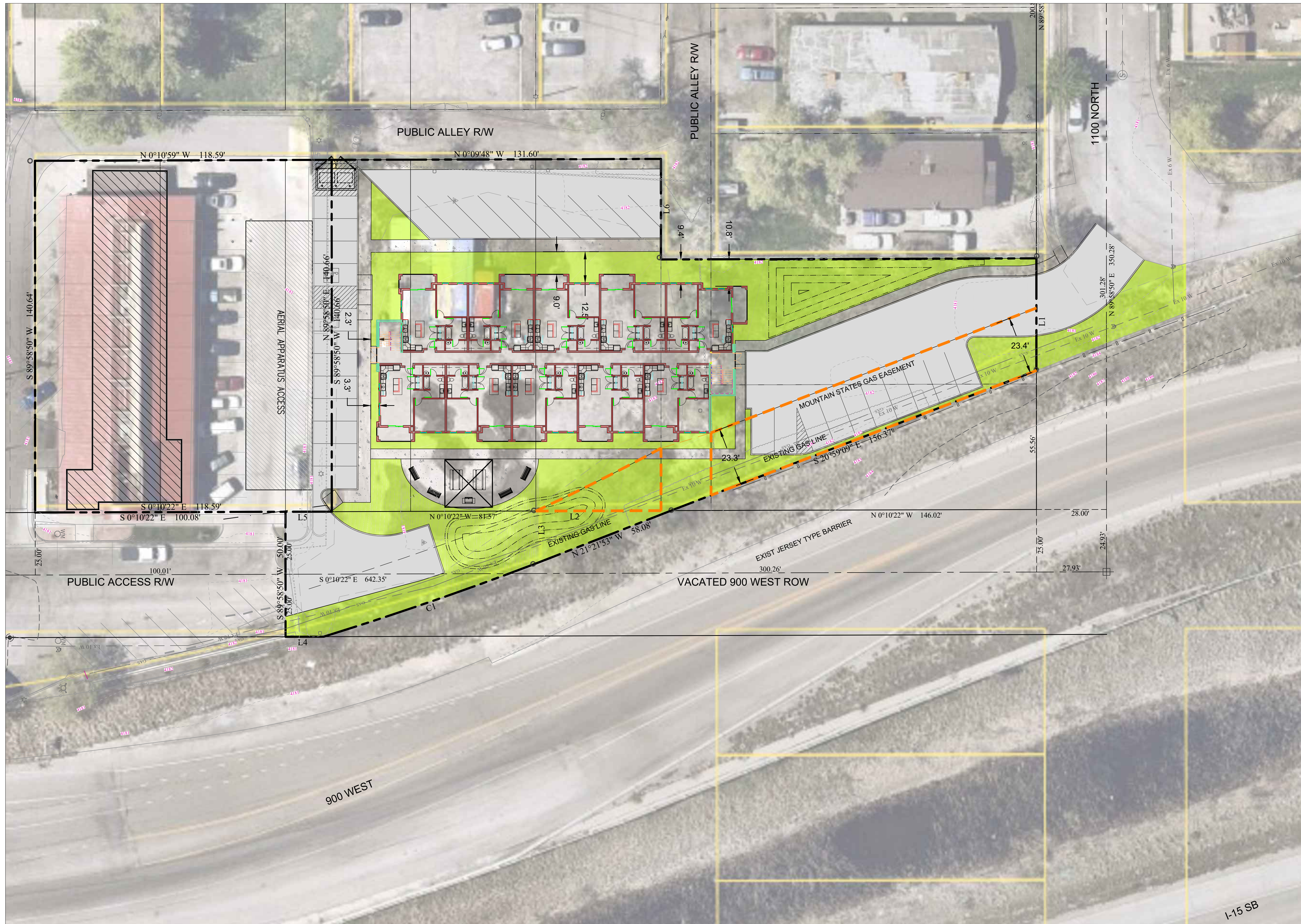
CLIENT: JOE COLOSIMO
DWG: ZONING EXHIBIT.DWG
JOB No: 6814-COLOSIMO01-20
DESIGNER: J. COLASIMO
CHECKED BY: BHT
DATE: 02/03/2021

DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: BHT
DATE: 02/03/2021

REVISIONS

SHEET
EX-02

EASEMENTS
NOT FOR CONSTRUCTION



PLOT DATE AND TIME: 4/19/2021 11:29 AM

TAB: Easements

FILENAME: O:\Colosimo, Joe\1025 N 900 W SLC UT\engineering\Design\Exhibit\Gas Easement exhibit.dwg

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
PO BOX 1517
DRAPER, UT 84020-0517

Scale 1" = 20'


**JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
EASEMENTS**

West 800 South Salt Lake City, Utah 84101

Ward Engineering Group

Planning Engineering Surveying

PH: 801 487 8040



CLIENT: JOE COLOSIMO

DWG: GAS EASEMENT
EXHIBIT DWG

JOB No: 6814-COLOSIMO01-20

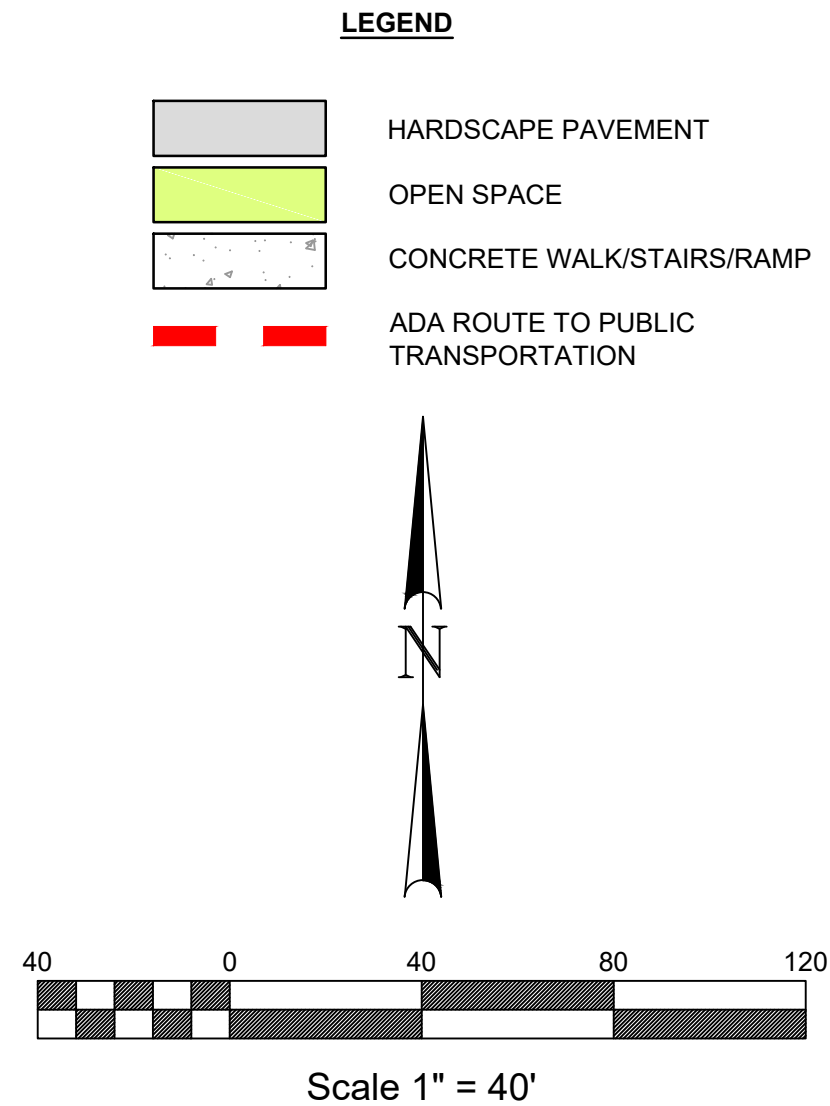
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS

DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: BHT
DATE: 02/03/2021

[illegible]

SHEET

EX-03



NOTES:

1. CLOSEST BUS STOPS ARE SHOWN ON 1000 NORTH. THERE ARE NO CLOSE BUS STOPS OR OTHER PUBLIC TRANSPORTATION TO THE NORTH WEST. IT IS ASSUMED THAT ALL PUBLIC TRANSPORTATION ROUTES WILL BEGIN FROM THOSE INDICATED HERE.

JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
PUBLIC TRANSIT ADA ROUTE EXHIBIT

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

PH: 801-487-8040

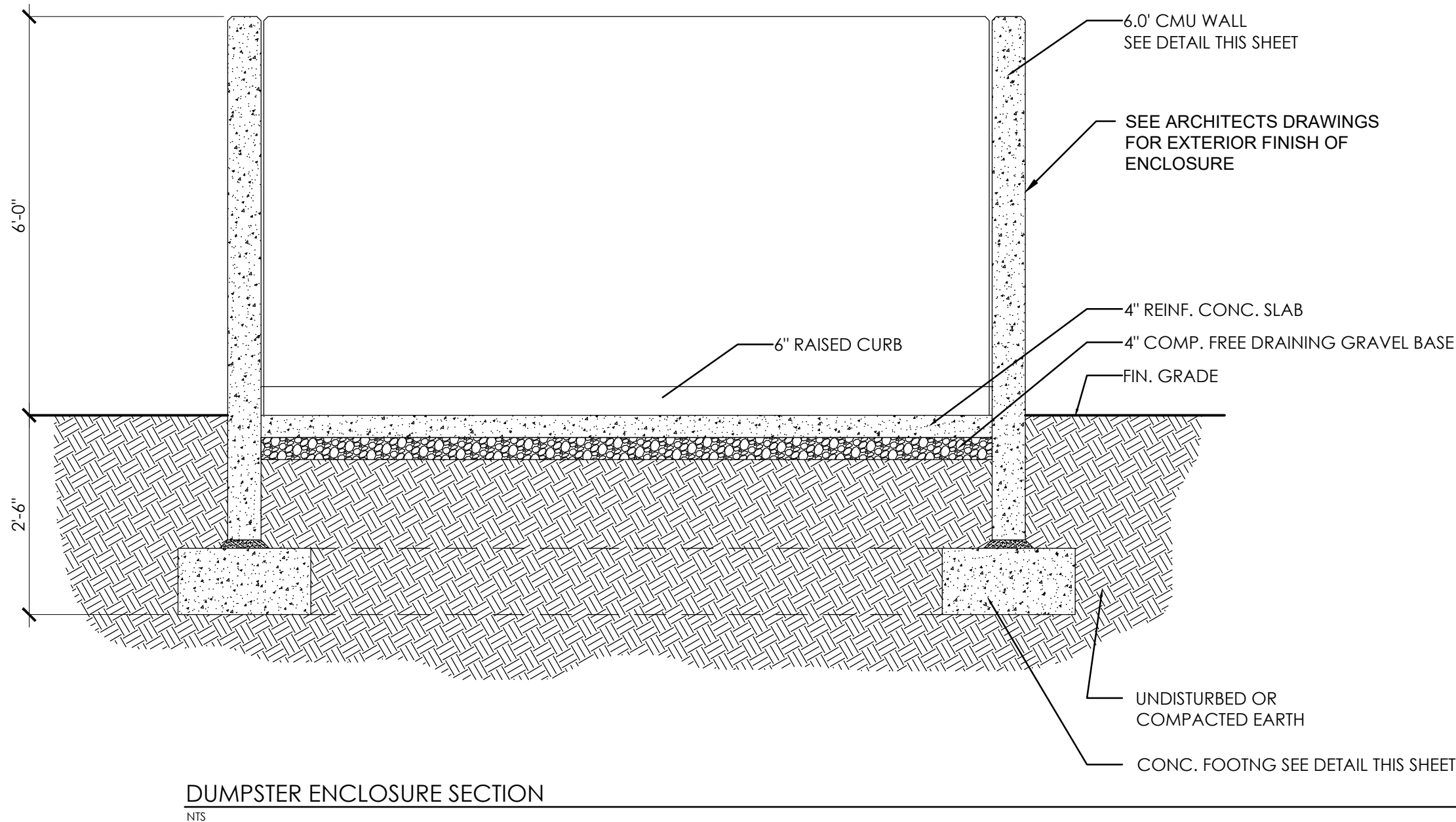
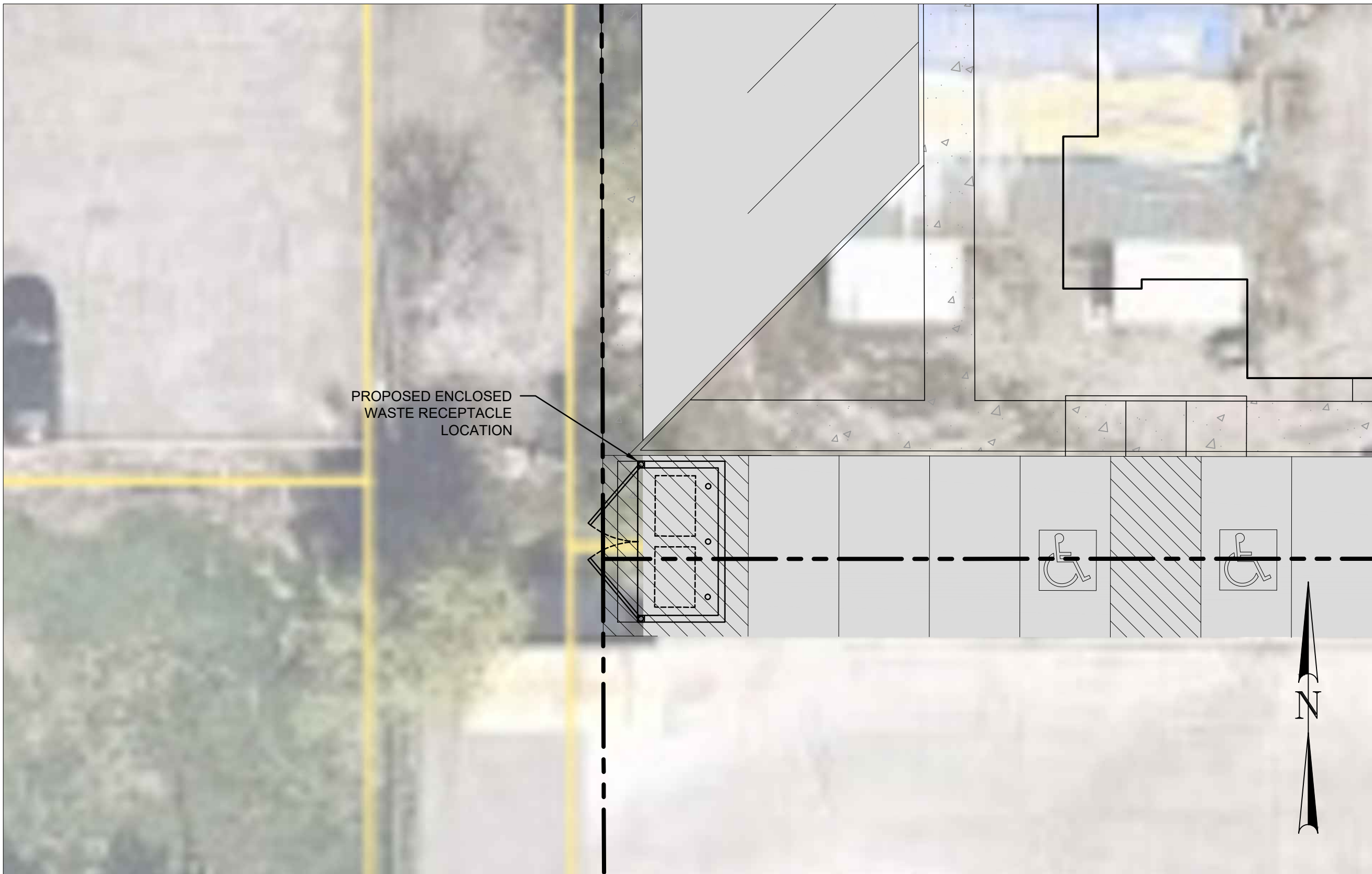
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PUBLIC TRANSIT ADA
DWG: EXHIBIT.DWG
JOB No: 6814-COLOSIMO01-20
PLEASE SCALE THE DRAWING. DIMENSIONS SHOWN ARE NOT TO SCALE.

DRAWN BY: AND
DESIGN BY: AND
CHECKED BY: BHT
DATE: 02/03/2021

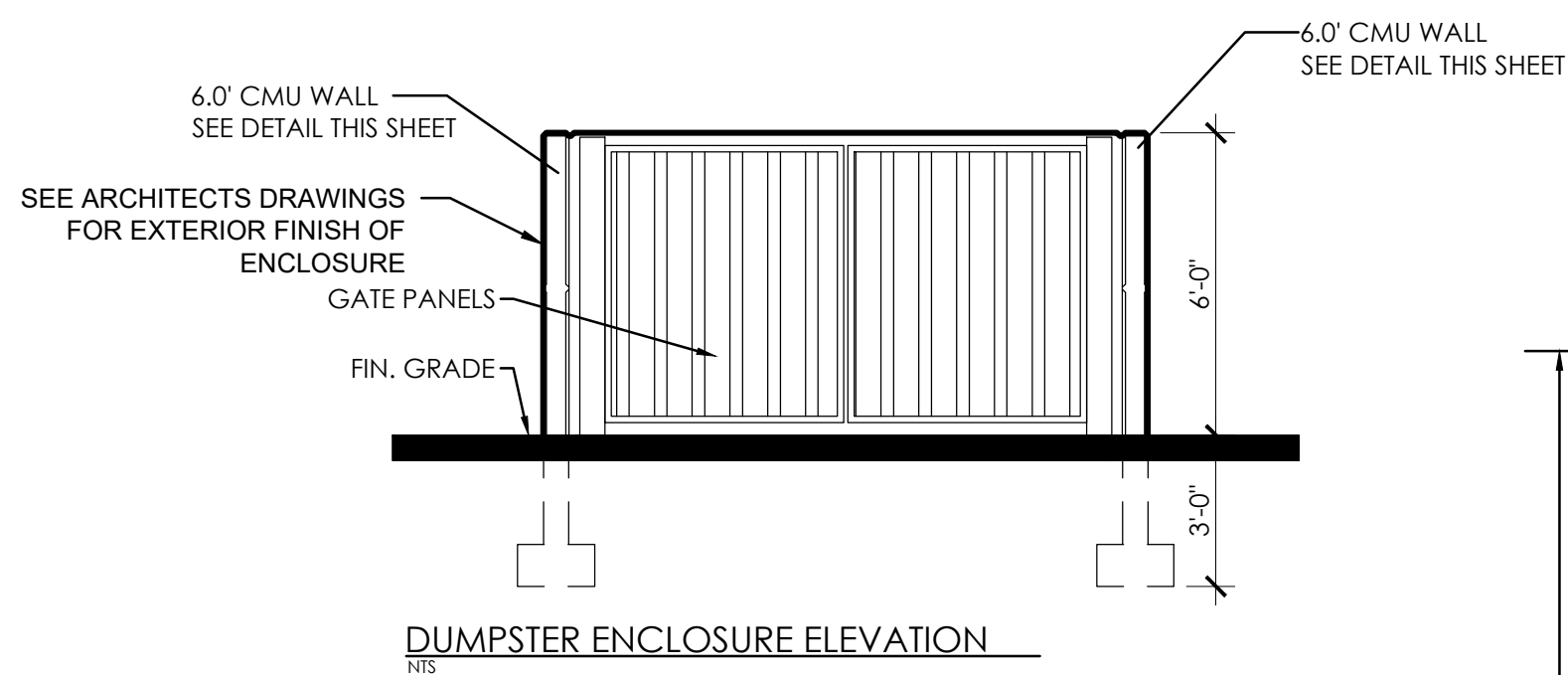
REVISIONS

SHEET
EX-04

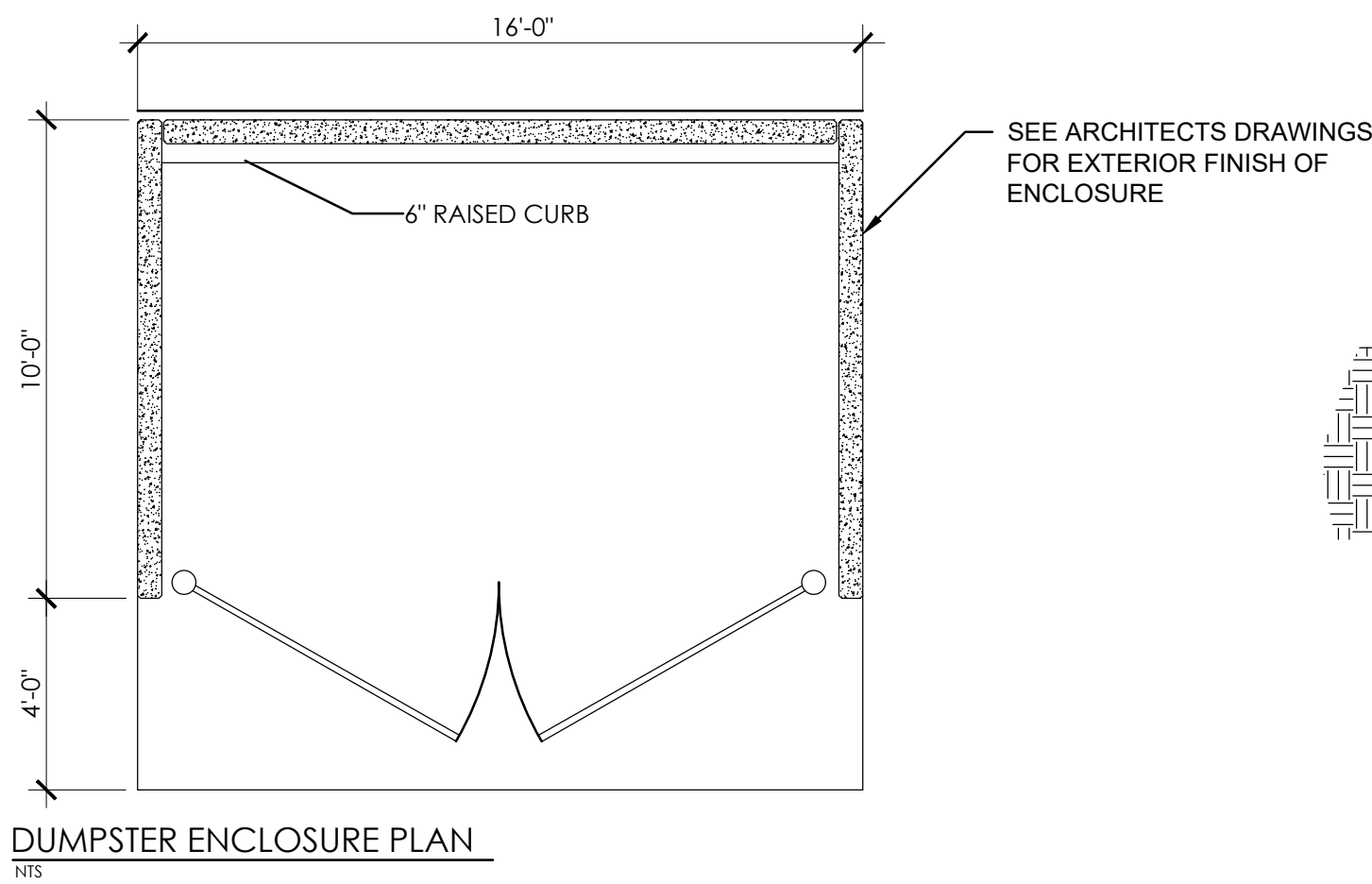
ENCLOSED WASTE RECEPTACLE EXHIBIT
NOT FOR CONSTRUCTION



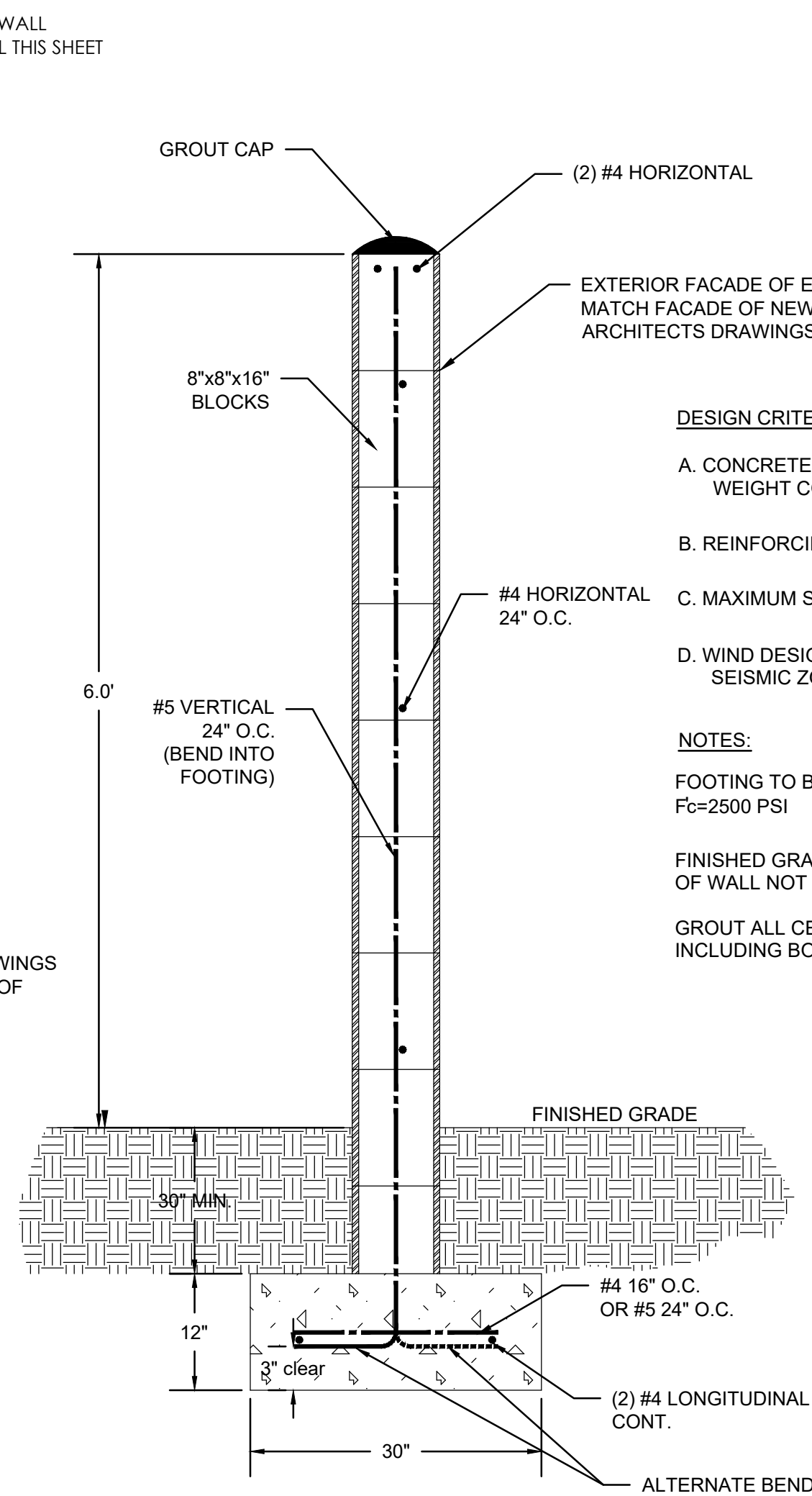
DUMPSTER ENCLOSURE SECTION
NTS



DUMPSTER ENCLOSURE ELEVATION
NTS



DUMPSTER ENCLOSURE PLAN
NTS



DESIGN CRITERIA

- A. CONCRETE MASONRY UNIT GRADE N, MEDIUM WEIGHT CONFORMS TO ASTM C90.
B. REINFORCING STEEL=GRADE 60.
C. MAXIMUM SOIL BEARING PRESSURE=1000 PSF.
D. WIND DESIGN 70 MPH, EXPOSURE "B" AND SEISMIC ZONE 4.

NOTES:

FOOTING TO BE CLASS "B" CONCRETE.
F_c=2500 PSI

FINISHED GRADE DIFFERENCE ON EACH SIDE OF WALL NOT TO EXCEED SIX INCHES.

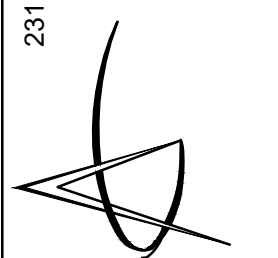
GROUT ALL CELLS CONTAINING REBAR, INCLUDING BOND BEAMS.

1 Trash Enclosure Detail
NTS



JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
ENCLOSED WASTE RECEPTACLE

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



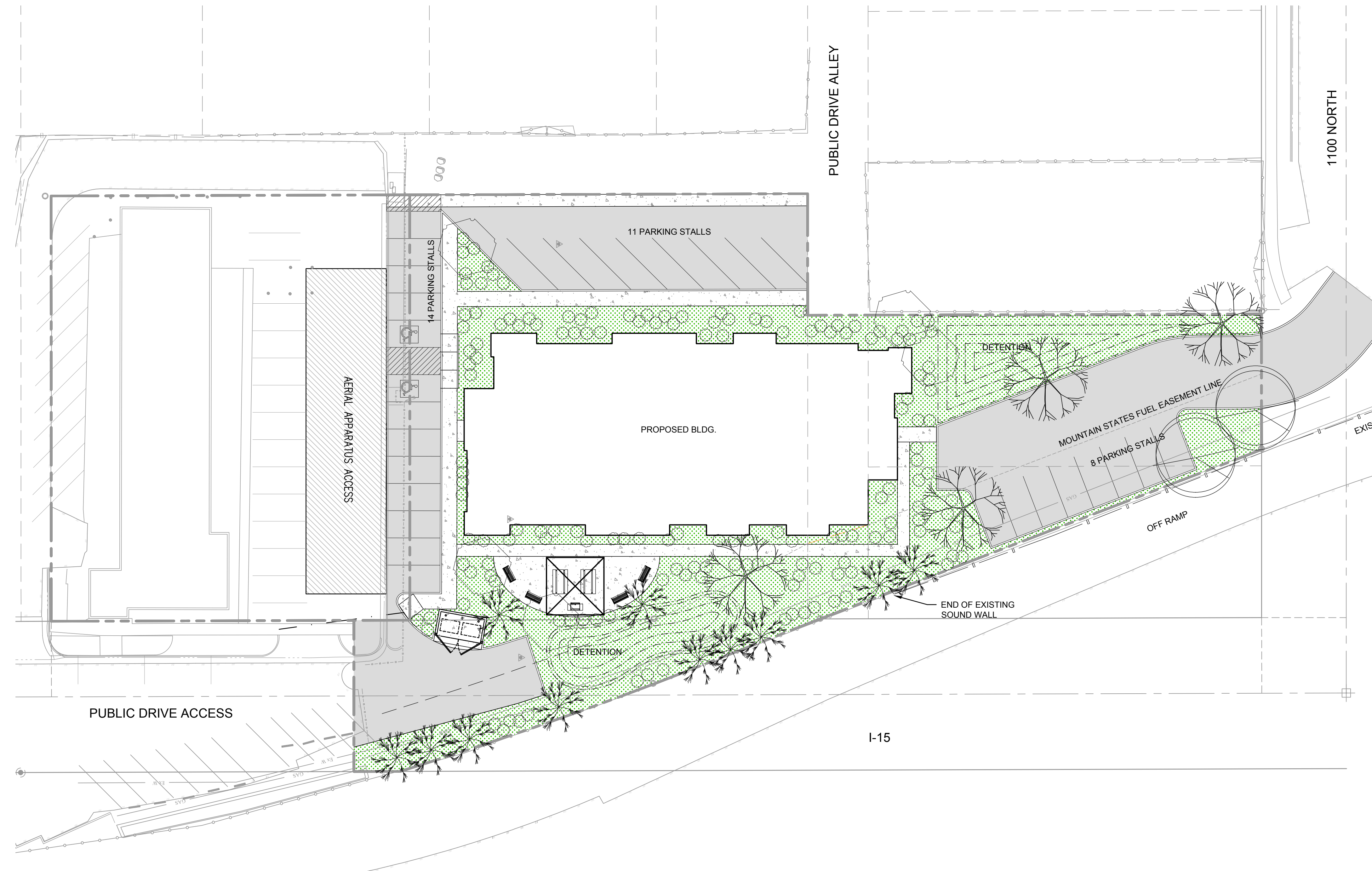
CLIENT: JOE COLOSIMO
DWG: TRASH ENCLOSURE
JOB No: 6614-COLOSIMO01-20
DATE: 02/03/2021

DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: BHT
DATE: 02/03/2021

REVISIONS

SHEET
EX-05

FILENAME: C:\Projects\ward\Via 9-colosimo\design\Submittal\landscape concept 11-16-20.dwg
TAB: Layout1
PLOT DATE AND TIME: 2/4/2021 9:45 AM



CONCEPT LAYOUT ONLY
NOT FOR CONSTRUCTION

OPEN SPACE
TOTAL AREA = 0.76 AC
BUILDING = 0.20 AC
HARDSCAPE = 0.29 AC
OPEN SPACE = 0.27 AC

TREE REQUIREMENT: 1 TREE PER 800 SQFT PRIVATE AREA
REQUIRED : 15
PROPOSED: 22
STREET TREES 1 EVERY 30' : N/A

LEGEND

	DECIDUOUS TREE	2"-CAL
	EVERGREEN TREE	7' - 8'
	SHRUB	1-5 gal.
	HARDSCAPE PAVEMENT	
	PRIVATE OPEN SPACE	
	CONCRETE WALK/STAIRS/RAMP	

North arrow pointing up.

Scale bar: 20 0 20 40 60
Scale 1" = 20'

JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
CONCEPT LANDSCAPE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801-487-8040

CLIENT: JOE COLOSIMO
LANDSCAPE CONCEPT
DWG: 11-16-20.DWG
JOB No. 9814-COLOSIMO01-20
DO NOT SCALE THIS DRAWING. DIMENSIONS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER ANY DIMENSIONS INDICATED BY THE FIELD.

DRAWN BY: CDR	DESIGN BY: CDR	CHECKED BY: BHT	DATE: 11/16/2020
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REVISIONS	

SHEET

LA-01

FILENAME: C:\Projects\ward\Villa 9\design\Submittal\landscape concept 11-16-20.dwg
TAB: Layout1
PLOT DATE AND TIME: 11/12/2020 12:32 PM

PLANT PALETTES

Street Trees

Trees:

London Plane Tree (Sycamore)



Platanus acerfolia



Shademaster Honey Locust



Gleditsia triacanthos (30x45)



Little Leaf Linden



Tilia cordata (50x30)



Norway Maple



Acer platanoides (30x35)



Site Trees

Trees:

Western Birch



Betula occidentalis



Norway Spruce



Picea abies

Western Redbud



Cercis Occidentalis



Amur Maple



Acer ginnala



Shrubs and Grasses

Lilac
Burning Bush
Rose



Syringa spp.
Euonymus alatus compacta
Rosa spp.



Goldbar Maiden Grass
Tufted Hair Grass



Miscanthus sinensis 'Goldbar'
Deschampsia caespitosa 'Tufted'



Green Fountain Grass
Blue Fescue Grass



Pennisetum setaceum
Festuca glauca

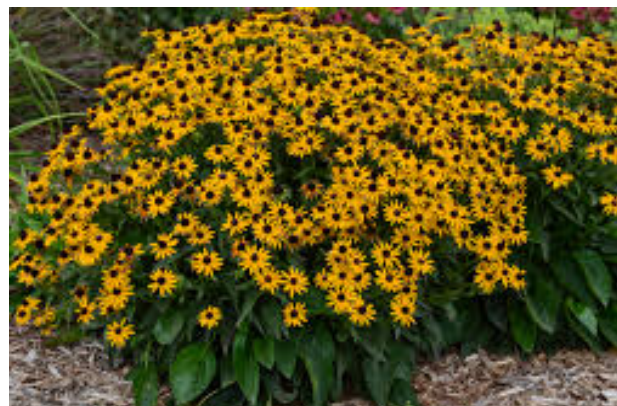


Perennials and Ground Covers

Salvia spp.
Black eyed Susans



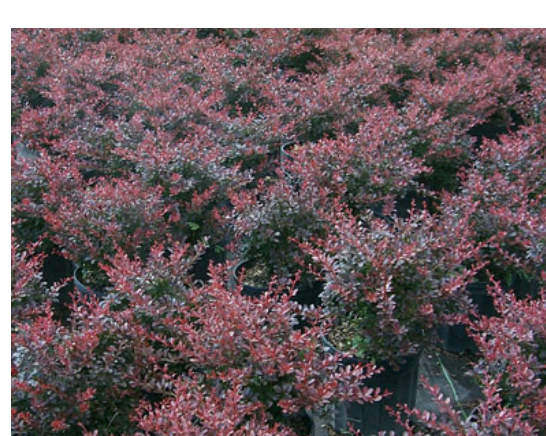
Salvia spp.
Rudbeckia fulgida



Coreopsis spp.
Low Grow Summac
Crimson Pygmy Barberry



Coreopsis
Rhus 'Low Grow'
Atropurpurea nana



JOE COLOSIMO PROJECT
1025 NORTH 900 WEST
SALT LAKE CITY, UTAH 84116
CONCEPT LANDSCAPE PLAN

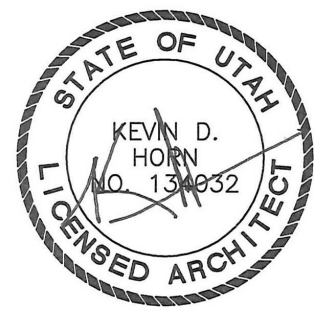
231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801-487-8040

CLIENT: JOE COLOSIMO
LANDSCAPE CONCEPT
DWG: 11-16-20.DWG
JOB No: 9814-COLOSIMO01-20
DO NOT SCALE THIS DRAWING. DRAWINGS REDUCED IF LESS THAN 1/4" = 1'-0" UNLESS OTHERWISE NOTED FOR OTHERWISE.

DRAWN BY: CDR
DESIGN BY: CDR
CHECKED BY: BHT
DATE: 11/16/2020

REVISIONS

SHEET
LA-02



ETNA Properties, LLC
9306 S 1300 W
S. Jordan UT 84088

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

VILLE 9
APARTMENTS
1024 N 900 W
Salt Lake City UT

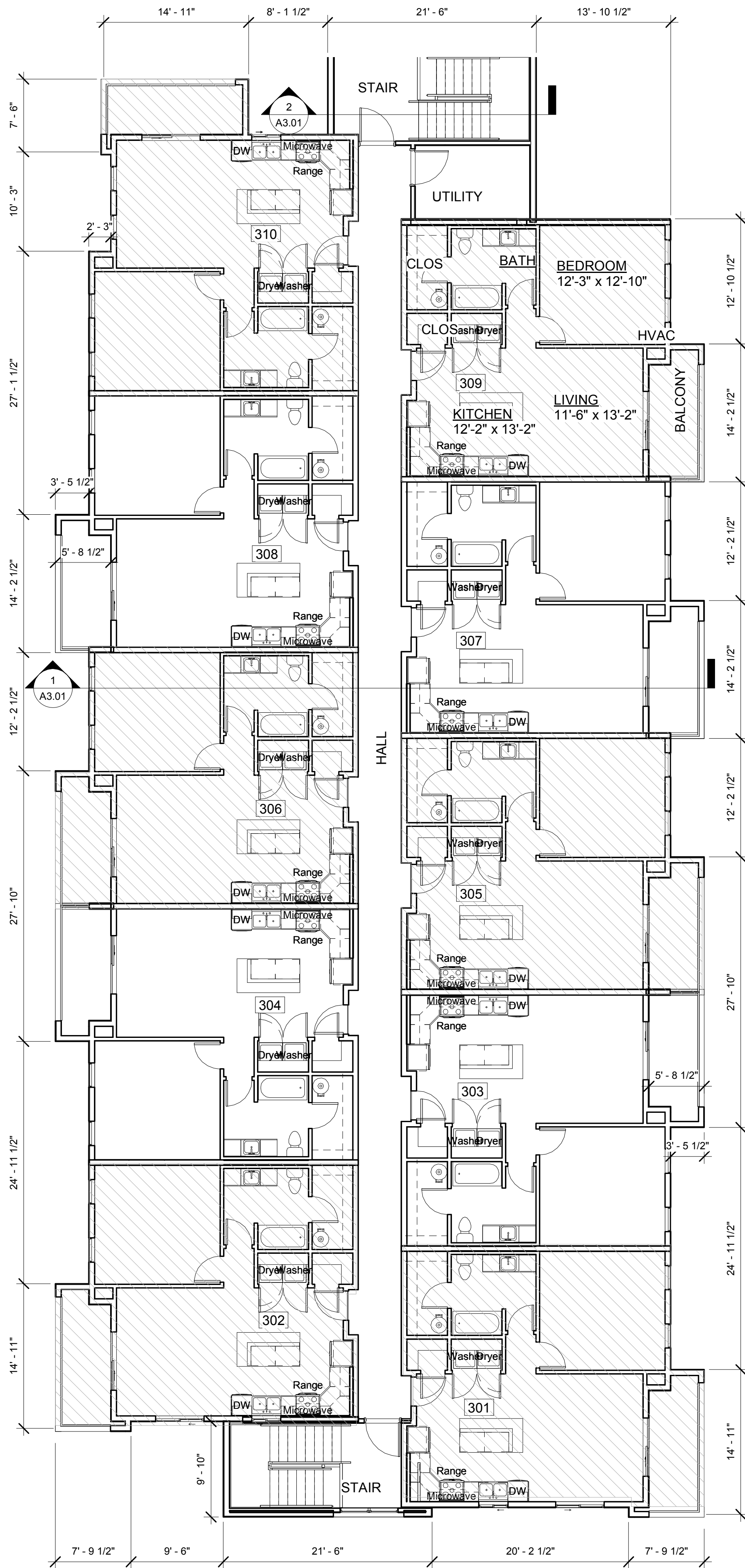
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Project number	2013
Date	

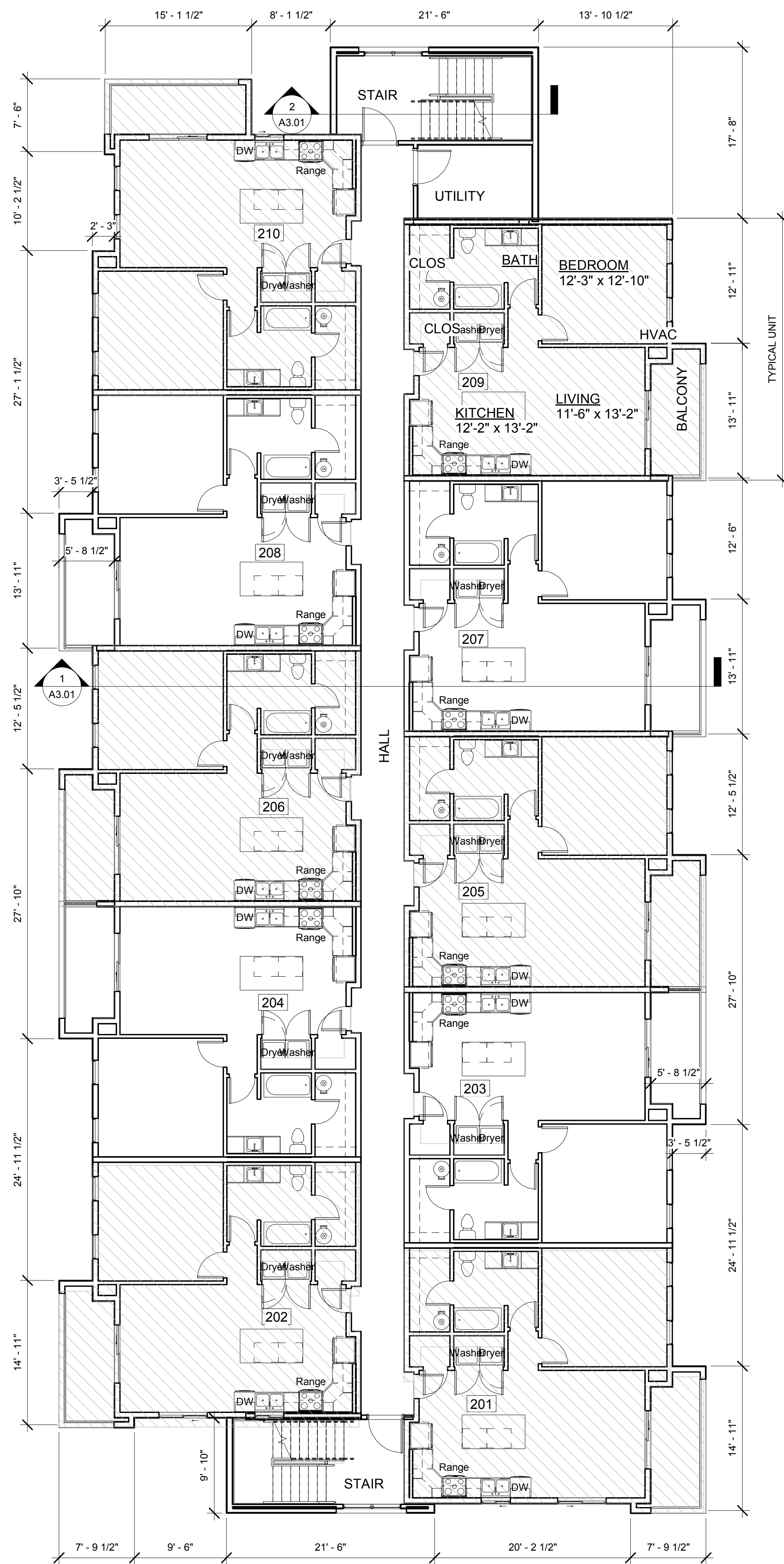
VIEWS

A0.01

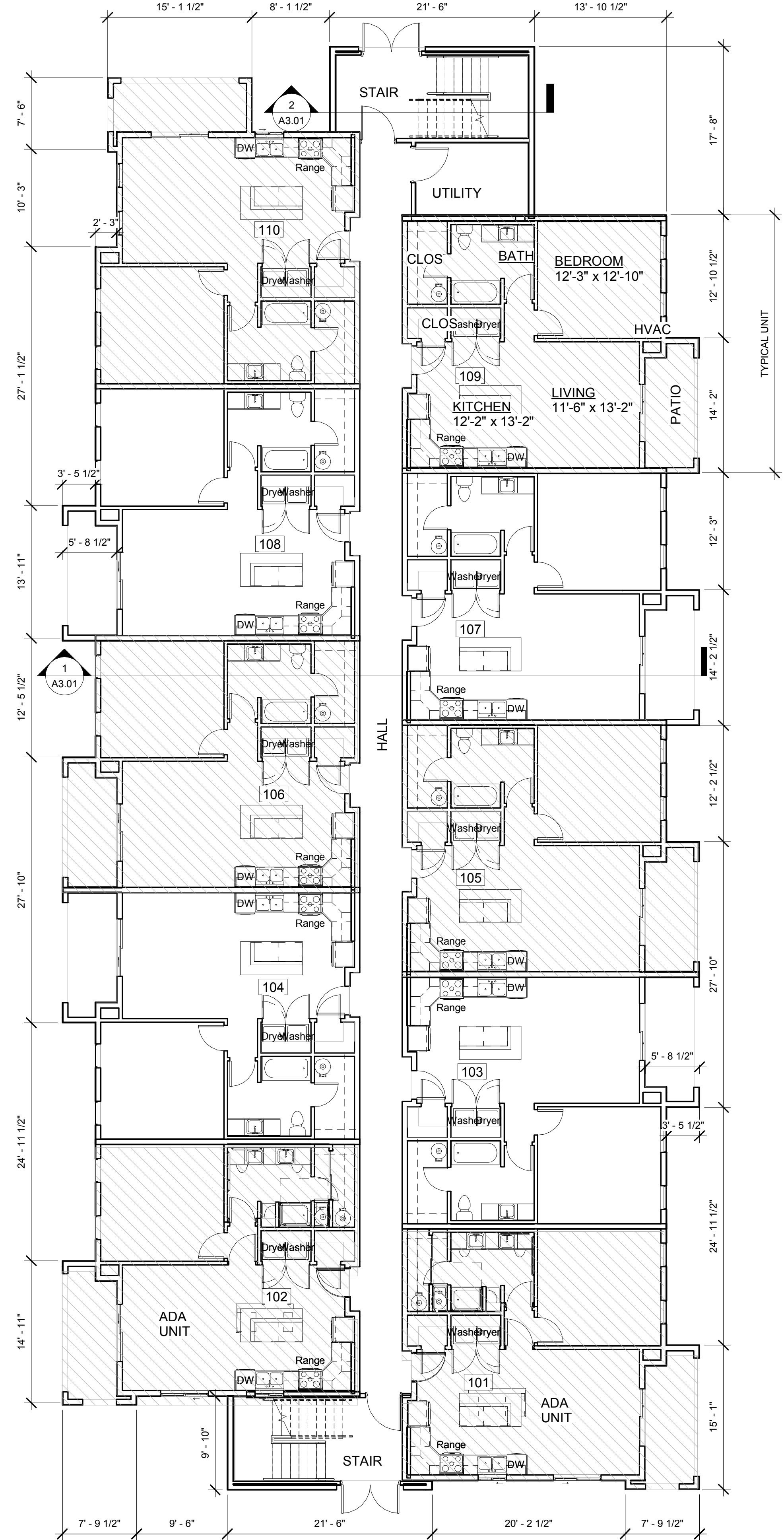
Scale



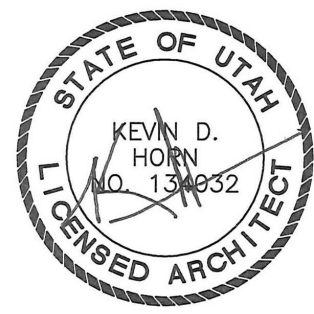
③ LEVEL 3
1/8" = 1'-0"



② LEVEL 2
1/8" = 1'-0"



① LEVEL 1
1/8" = 1'-0"



ETNA Properties, LLC
9306 S 1300 W
S. Jordan UT 84088

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful UT 84011
phone: 801.232.9333

VILLE 9
APARTMENTS
1024 N 900 W
Salt Lake City UT

Description	Date	No.

Project number 2013
Date

FLOOR
PLANS

A2.01

Scale 1/8" = 1'-0"



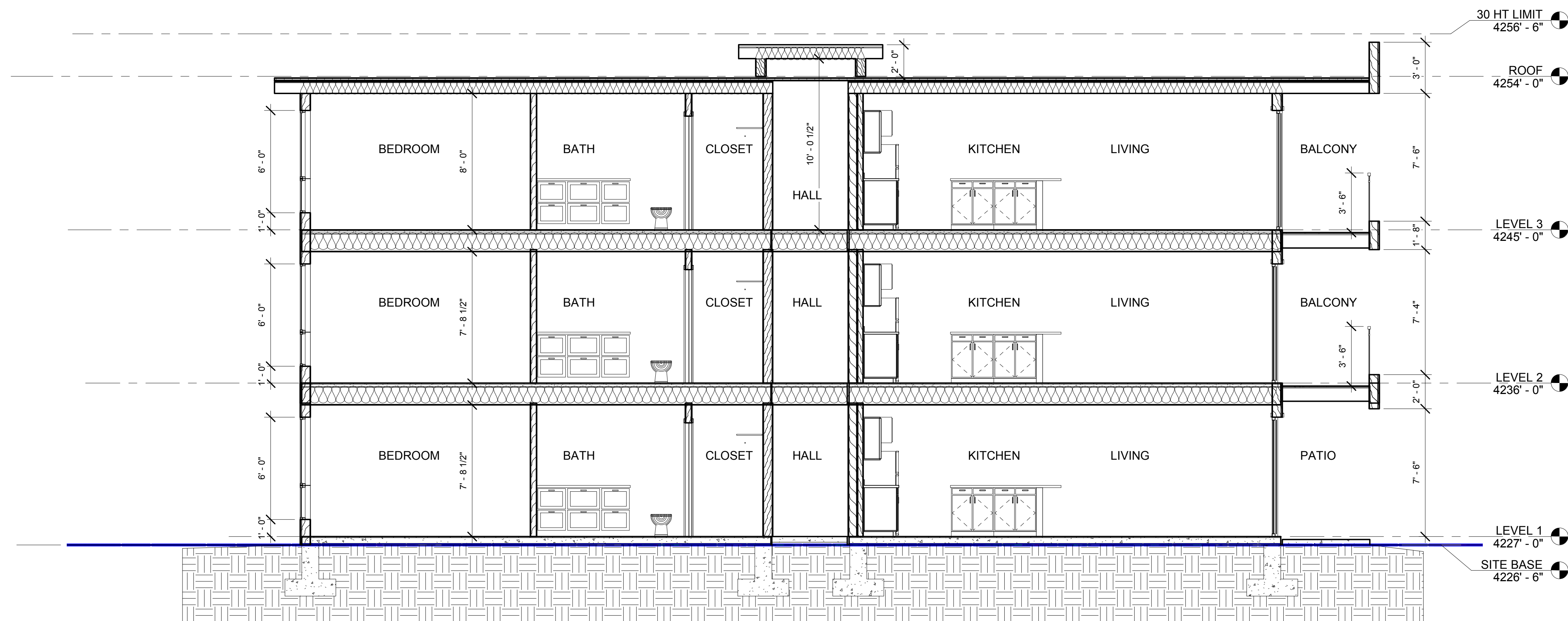
Architectural elevation drawing of the rear facade of a three-story building. The drawing shows a dark-colored building with white window frames and a central entrance. Dimensions are provided for various elements: roof height (30' HT LIMIT, 4256' - 6"), roof level (4254' - 0"), Level 3 (4251' - 0"), Level 2 (4236' - 0"), and Level 1 (4227' - 0"). The site base is at 4226' - 6". The drawing includes a north arrow pointing towards the top right.

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a dark exterior and large windows. Key dimensions and features include:

- Overall Height:** 29'-0"
- Ground Level:** 0'-6"
- Level 1:** 4227' - 0"
- Level 2:** 4236' - 0"
- Level 3:** 4245' - 0"
- Roof:** 4254' - 0"
- 30 HT LIMIT:** 4256' - 6"
- Site Base:** 4226' - 6"

The drawing also includes various window and door dimensions, such as 7'-0" for the main entrance, 6'-0" for the ground floor width, and 3'-6" for the upper floor windows. A north arrow is located at the top center of the drawing.

14/5/2020 4:20:27 PM



Architectural section drawing of a building showing three levels, a roof, and a site base. The drawing includes a 2'-0" scale bar, a 30 HT LIMIT, and elevation markers for each level.

- 30 HT LIMIT** 4256' - 6"
- ROOF** 4254' - 0"
- LEVEL 3** 4245' - 0"
- LEVEL 2** 4236' - 0"
- LEVEL 1** 4227' - 0"
- SITE BASE** 4226' - 6"

Vertical dimensions for the levels are indicated as 3' - 11" between Level 1 and Level 2, and 3' - 11" between Level 2 and Level 3.

② Section 2
1/4" = 1'-0"

FILENAME: O:\Colosimo, Joe\1025 N 900 W SLC UT\engineering\Design\Exhibit\Fire Access Exhibit.dwg
TAB: Fire Access
PLOT DATE AND TIME: 3/16/2021 11:12 AM



DRAWN BY: **AMD**
DESIGN BY: **AMD**
CHECKED BY: **BHT**
DATE: **02/03/2021**

[illegible]

SHEET

EX-06

ATTACHMENT D – Development Standards

RMF-35 Moderate Density Multi-Family Residential District & CB Community Business District

The subject property is located within both the RMF-35 Moderate Density Multi-Family Residential District and the CB Community Business District. The purposes of these districts are defined as follows:

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The proposed development meets the spirit of both district purpose statements because the proposed use is permitted in both districts. Additionally, the proposed development helps to integrate the commercial area along 900 West with the residential uses along 1100 North without negatively impacting them

APPLICABLE ZONING STANDARDS:

RMF-35 Moderate Density Multi-Family Residential District (21A.24.130)

Requirement	Standard	Proposed	Compliance
Front Yard	20 feet	115 feet	Complies – The proposed building is significantly set back from the front property line that faces 1100 North.
Corner Side Yard	10 feet	38 feet	Complies – Within the portion of the lot zoned RMF-35, the proposed building does not encroach into the corner side yard along the east property line.
Interior Side Yard	10 feet for multi-family dwellings	10.8 feet	Complies – Within the portion of the lot zoned RMF-35, the proposed building does not encroach into the interior side yard along the west property line.
Rear Yard	25% of the lot depth, but not less than 20 feet, and need not exceed 25 feet.	N/A	Not applicable – Because the lot faces the public right-of-way on both ends, it is considered a double-fronted lot, and front yard standards are applied to both ends.
Lot Width	80 feet	53 feet at front yard setback	Does not comply – The applicant has requested a modification through the Planned Development Process.
Lot Area	9,000 square feet for a multi-family dwelling with three units	The RMF-35 portion of the lot is	Complies – The lot area standard for the RMF-35 district only applies to the area of the lot within that

		approximately 9,050 square feet	district. The RMF-35 section of the lot is approximately 9,050 square feet—allowing three units, which is proposed (see the survey included in Attachment C)
Building Height	35 feet	30 feet	Complies – the proposed building meets the height limits for the zoning district.
Landscape Yards	The front yard, corner side, and, for multi-family lots, one of the interior side yards shall be maintained as landscape yards		Complies – Landscaping is proposed within all required yards
Landscape Buffers	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.		Complies – The subject property does not abut a single- or two-family district.

CB Community Business District (21A.26.030)

Requirement	Standard	Proposed	Compliance
Front Yard	15-foot maximum	50 feet	Does not Comply – The applicant has requested a modification through the Design Review Process (21A.26.030.F.6)
Corner Side Yard	No minimum	70 feet	Complies
Interior Side Yard	None required	9.4 feet	Complies
Rear Yard	10 feet	N/A	Not applicable – Because the lot faces the public right-of-way on both ends, it is considered a double-fronted lot, and front yard standards are applied to both ends.
Lot Width	No Standard	50 feet	Complies
Lot Area	No minimum lot area or lot width is required. However, any lot exceeding four (4) acres in size shall be allowed only through the design review process	The CB portion of the lot is approximately 24,950 square feet	Complies
Building Height	30 feet	30 feet	Complies – the proposed building meets the height limits for the zoning district.
Building Size Limits	Buildings in excess of 7,500 gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square feet	Approximately 33,200 square feet	Design Review Required – The proposed building must meet the additional standards found in 21A.26.030.E. A complete analysis can be found in Attachment E .

	floor area overall, shall be allowed only through the design review process		
Landscape Yards	If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.	Complies – All required yards will be landscaped, and a plaza is proposed within the corner side yard.	
Buffer Yards	Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48.	Complies – The portion of the subject property that is zoned CB does not directly abut a residential district (with the exception of the part of the subject property that is zoned RMF-35)	

APPLICABLE DESIGN STANDARDS (21A.37.060):

RMF-35 Moderate Density Multi-Family Residential District

There are no required design standards in the RMF-35 district.

CB Community Business District

Requirement	Standard	Proposed	Compliance
Glass: ground floor (21A.37.050.C1)	25% (reduced from the original 40% standard because the ground floor is residential)	25%	Complies – The proposed building will not face the 900 West right-of-way, so it does not have to meet this standard. Additionally, the ground floor is residential, allowing the standard to be reduced to 25% – which the building meets.
Building Entrances (21A.37.050.D)	Required	Present	Complies – The applicant has doors proposed on every façade.
Blank wall: maximum length (21A.37.050.E)	15 feet	11 feet at widest point	Complies
Lighting: parking lot (21A.37.050.I)	Required	Proposed	Complies
Screening of mechanical equipment (21A.37.050.J)	Required	Proposed	Complies – All mechanical equipment is proposed to be screened or on the building's roof.
Screening of service areas (21A.37.050.K)	Required	No service areas proposed	Not applicable

ATTACHMENT E: DESIGN REVIEW STANDARDS

(PLNPCM2020-00923)

21A.59.050: Standards for Design Review: The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Complies	A complete analysis of this standard can be found in Attachment D .
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. <ol style="list-style-type: none">1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.3. Parking shall be located within, behind, or to the side of buildings.	Complies	Both of the property's front yards are relatively narrow and situated quite close to the I-15 right-of-way. A building design that attempts to engage with the adjacent rights-of-way would not only feel awkward and unusable but would place the structure almost directly adjacent to the interstate onramp right-of-way. The proposed building does sit further back from the front property line than the maximum setback in the CB district, but its location will create the sense of continuing the existing street wall along 900 West. The proposed design and location of the building is a better outcome than a strict application of this standard would provide. <ol style="list-style-type: none">1. Primary entrances of the proposed building will not face the public right of way, but they will face the pedestrian path on the site that will provide circulation through the lot. Because of Dominion Energy's gas easement, the applicant cannot site the building closer to the 1100 North right-of-way.2. The proposed building will create the appearance of a continuous street wall. Siting the building closer to the 1100 North right-of-way is impossible because

		<p>of the gas line easement. Attempting to site the building closer to 900 West would place the proposed structure much closer to the 900 West freeway onramp, exposing future tenants to noise and pollution.</p> <p>3. Without a rear yard, the applicant cannot place the parking “behind” the proposed building. The proposed parking lots have been placed in such a manner that meets the intent of this standard.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	<p>The proposed building will be entirely residential and generally meets the ground-floor glass standard established in Table 21A.37.060. See Attachment D for additional discussion.</p>
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs, and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration, and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	Complies	<p>The horizontal plane of the building has been broken up to reduce the visual width of the building. The vertical plane has been broken up by second- and third-floor balconies. The scale of the proposed building will be similar to the adjacent motel, which the applicant plans to renovate to match the proposed building.</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	Complies	<p>The proposed building does not exceed 200 feet in length.</p>

<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16”) in height and thirty inches (30”) in width. Ledge benches shall have a minimum depth of thirty inches (30”); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2”) caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>Complies</p>	<p>No public spaces have been proposed as part of this project.</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: <ol style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the 	<p>Complies</p>	<p>There is no need to modify the building’s height. The proposed building will have three stories and will be no taller than 30 feet—complying with the established maximum building height in both the CB and RMF-35 zoning districts. The Planning Commission must find that the proposed project meets this Design Review standard since it does not deviate from the base zoning requirement.</p>

<p>building's overall form and composition.</p> <p>b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.</p> <p>c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.</p>		
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	Complies	<p>Pedestrian traffic will be able to circulate freely through the proposed project from 1100 North to 900 West, which is a short walk to adjacent bus routes. The only new proposed parking entrance to the development (on 1100 North) will not intersect with any proposed or existing pedestrian infrastructure.</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)</p>	Complies	<p>Mechanical equipment will be located on the roof of the proposed building. The proposed dumpster area will be screened on all sides. Any proposed service use will be located entirely within the proposed building.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts. 	Complies	<p>No signage is proposed at this time. Any signage proposed as part of this project will need to meet these standards. As a residential project, any potential new signage will be limited.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. 	Condition of approval	<p>The applicant has stated that they plan to install parking lot lighting and building lighting and that will comply with this standard. Details have not been provided regarding the pedestrian walkway, so staff recommends that the applicant include high-quality pedestrian lighting as a condition of approval. This standard is discussed in further detail under Key Consideration 4.</p>

<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: <ol style="list-style-type: none"> a. Use materials that are durable require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or the City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. f. Asphalt shall be limited to vehicle drive aisles. 	<p>Complies</p>	<p>Excluding the interstate right-of-way, only 95 linear feet of the subject property fronts an accessible public street (and neither is wider than 50 feet). Trees are proposed to be installed near both entrances. There are currently no existing street trees in the right-of-way adjacent to the subject property.</p> <p>No public spaces are proposed as part of this project.</p>
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Additional Building Size Design Standards (21A.26.030.E.1-6)

<p>1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.</p>	<p>Complies – The existing buildings found along the 900 west block face are commercial in scale. The dimensions of the proposed building are not much different from the adjacent motel.</p>
<p>2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.</p>	<p>Complies – The rooflines of the existing buildings along the 900 West block face either have a very shallow gable or flat-roofed with parapet walls. The proposed building's roofline is compatible with the hodge-podge nature of the block face.</p>

	The applicant plans to remodel the Salt City Inn Motel (which has a shallow gable roof) in the near future with a style that is similar to the proposed building.
3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.	Complies – the non-onramp 900 West right-of-way ends at the subject property, making a continuous street wall difficult. However, the proposed building will be situated very close to the existing parking lot for the Salt City Inn Motel—essentially creating the appearance of a continuous street wall of buildings.
4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.	Complies – The proposed building will have varied façade planes and roof lines. The applicant has also proposed changes to materials, window size, and texture with each shift in façade plane.
5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.	Complies – The portion of the proposed building adjacent to a low-density residential use abuts the rear yard and is still approximately 75 feet from the single-family house. There is already an existing fence that the applicant will maintain.
6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.	Complies – There are no apparent compatibility issues with neighboring properties or the public right-of-way. The proposed building is set back 50 feet from 900 West and does not directly abut any single-story buildings.

ATTACHMENT F – Planned Development Standards

(PLNPCM2021-00098)

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
<p>A. Planned Development Objectives</p> <p>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 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>Complies</p>	<p>The proposed Ville 9 Apartments meet the purpose statement of the Planned Development chapter through objective C – Housing.</p> <p>Objective C requires a project to “Provide affordable housing or types of housing that helps achieve the City’s housing goals and policies.”</p> <ol style="list-style-type: none"> 1. At least 20% of the units must be for those with incomes that are at or below 80% of the area median income (AMI) 2. The proposal should include housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood. <p>In their submitted materials, the applicant has stated that the property owner has partnered with The Road Home “to house clients experiencing homelessness.” They have proposed that at least 20 % of the units will house individuals and families with incomes at or below 80% AMI.</p> <p>The proposed multi-family structure with one- and two-bedroom units are not unique to the area, but it is relatively uncommon. Residential property in the immediate vicinity is primarily single-family (with the occasional second unit), and smaller-scale multi-family uses. The nearest sizeable multi-family development is <i>The Village at Raintree Apartments</i>, at 900 North and 900 West.</p> <p>The proposed development meets the intent of Planned Development Objective C because 1) the proposal has an affordable housing component that meets the thresholds established by the objective, and 2) the proposed type of multi-family housing is unique for the immediate neighborhood and the general neighborhood north of 1000 North.</p>

<p>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.</p>	<p>Complies</p>	<p>This standard is discussed in greater detail under Key Consideration 1 of this staff report. The proposed development is generally consistent with relevant goals and policies found in the citywide master plan, Plan Salt Lake, the Northwest Community Master Plan, and the City’s 5-year housing plan, Growing SLC.</p>
<p>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:</p>	<p>Complies</p>	<p>The proposed development takes advantage of a uniquely shaped, underutilized lot that sits within two zoning districts. Additionally, because the lot has been cut up by the establishment of the I-15 right-of-way, the dimensions of the lot make development difficult without Planned Development approval. The applicant has put together a proposal that will significantly improve a property that would otherwise likely remain vacant. A strict application of land use regulations would leave the lot in the same condition that it is in today.</p>
<p>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;</p>		<p>The scale, mass, and general intensity of the proposed development are compatible with the area. The block has a variety of uses ranging from commercial retail to single-family houses. The proposed development will provide some transition between the commercial and residential uses. Residential zoning districts that abut the property already allow buildings, by right, taller than the proposed project. Finally, the project complies with direction from the Northwest Community Master Plan to place “Assisted Housing” away from neighborhoods that are primarily single-family residential</p>
<p>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;</p>		<p>The subject property’s unique circumstances make fitting a building on the lot somewhat challenging. The proposed orientation of the building fits with the block’s general character because it continues the street wall character of the block face—even though the street ends at the subject property.</p> <p>The applicant has proposed stucco and metal siding for the property. While the CB and RMF-35 districts do not have specific material requirements, the materials are generally compatible with the character of the commercial buildings along 900 West</p>
<p>3. Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. Provide sufficient space for private amenities. Provide sufficient open space buffering between the proposed development and neighboring properties to 		<p>The lot has a variety of unique circumstances. Despite these circumstances, the applicant has put together a proposal that generally meets the requirements of this standard:</p> <ol style="list-style-type: none"> The proposed structure will continue the street wall character of the 900 West block face (despite 900 West ending at the subject property). The proposal also stays in line with the Northwest Community Master Plan by keeping “assisted housing” out of single-family neighborhoods.” The applicant has proposed a small plaza east of the proposed building with outdoor amenities for future residents.

<p>minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to street, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>		<p>c. The building is significantly set back from the nearest abutting single-family house. An alley separates all other single-family structures from the subject property.</p> <p>d. The lot's location will not facilitate much pedestrian traffic beyond future residents. Additionally, the scale of the proposed landscaping will allow sight lines through the property.</p> <p>e. The applicant has proposed a hammerhead turnaround at the end of 900 West, which will provide sufficient space for maintenance vehicles, garbage collection, and fire access.</p>
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;		Only relatively small portions of the property front a public right-of-way, so future pedestrian interaction will be limited.
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;		A lighting plan has not been provided. Compliance will be verified at the building permit stage.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and		The proposed dumpster will be screened on all sides.
7. Whether parking areas are appropriately buffered from adjacent uses.		Proposed parking is either within existing lots, adjacent to alleys, or set back and pointed away from adjacent uses.
<p>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:</p>	Complies	The applicant has provided a landscaping plan that generally meets relevant standards found in section 21A.48 and the standards listed as part of this objective.
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;		Based on the landscaping plans provided by the applicant, it appears that some of the more significant trees on the lot will be preserved.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;		The property only abuts one single-family house (that is within the RMF-35 district). The plans propose new trees that will screen the proposed building from the single-family residence.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and;		The applicant has proposed new trees near the northwest corner of the proposed building. This appears to be an attempt to soften the impact of the building on the abutting single-family residential lot.
4. Whether proposed landscaping is appropriate for the scale of the development.		The applicant has proposed 20 new trees and at least 90 perennial shrubs for the project—this is approximately one tree per 800 square feet of open space on the

		property. While there is no official metric for appropriate scale, this standard appears to be met.
E. Mobility: The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:	Complies	Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review.
1. Whether drive access to local streets will negatively impact the safety, purpose, and character of the street;		The proposed access onto 1100 North will not negatively impact the street since the point of entry onto the lot is already used in a much less developed form to access the property.
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian-oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 		Pedestrian traffic will be able to circulate freely through the proposed project. There appear to be two points on the site where pedestrians will have to navigate vehicular traffic: The entrance to the existing parking lot on the adjacent lot and the entrance to the proposed parking area accessed from 1100 North. The applicant has stated that bicycle parking will be included with the project.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;		Walkways have been proposed through the development that will connect 1100 North to 900 West. While technically not a public pedestrian amenity, the walkway will enhance pedestrian connectivity in the neighborhood.
4. Whether the proposed design provides adequate emergency vehicle access; and;		The applicant has provided a fire apparatus access exhibit as part of their submittal. Fire code reviewers have not raised any objections to the proposed access routes. However, final approval will be granted by Fire Code Reviewers during building permit application review.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.		The 900 West public right-of-way ends at the property. The applicant has proposed a loading area within the parking lot on the adjacent lot. As proposed, there should be only a marginal impact on the public right-of-way.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	Complies	There are no features on the subject property that significantly contribute to the character of the neighborhood or environment.
G. Utilities:	Complies	The applicant has submitted a utility plan which indicates the proposed location of all water, electrical,

<p>Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>		<p>and gas lines. The plan also shows the proposed location of all ground-mounted electrical utility boxes, which will all be on-site, off the public right-of-way. The proposal needs to comply with any requirements from the Public Utilities Department, including any sewer and water main upgrades if applicable. Public Utilities has provided comments for this project, and they are included in Attachment H.</p>
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ATTACHMENT G – Public Process and Comments

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 were sent to the Chairs of the Rose Park and Capitol Hill Community Councils on March 2, 2021. Both chairs asked for a presentation of the project at their meetings.
 - Comments at both meetings were generally related to the nature of the building's future residents and not related to the site or building design.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on March 2, 2021, providing notice about the project and information on how to provide input.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on March 1, 2021, and ended on April 16, 2021.
- The 45-day recognized organization comment period expired on April 16, 2021.

Public Hearing Notice:

- Public hearing notice mailed: April 13, 2021
- Public hearing notice sign posted on property: 4/19/2021
- Public notice posted on City and State websites & Planning Division listserv: April 13, 2021

Public Comments:

To date, nine public comments have been received from residents about the proposal. The comments have been generally opposed to the proposal due to concerns about potential residents of the proposed project. They are included with this attachment.

Both the Capitol Hill and Rose Park Community Councils have provided comments on this project. They are included with this attachment.



April 14, 2021

Re: PLNPCM2020-00923 & PLNPCM2021-00098 – Ville 9 Apartments

To the Planning Commission of Salt Lake City:

The CHNC has reviewed this proposal by Colosimo Brothers and visited the site. Mr. Joe Colosimo gave a presentation to our Council on March 17. In response to our members' questions, we received the attached letter from Mr. Keith Warburton. The applicant is seeking both Design Review and Planned Development approval.

We have the following comments on the Design Review Request:

The applicant seeks exceptions to Design Review criteria B1, (the main entrance should be from the sidewalk), B2 (the building should be sited close to the sidewalk) and B3 (parking must be behind or on the side of a building). While the site's configuration makes meeting these criteria difficult, we believe that the project should mitigate the effects of the larger setback and parking in front of the building.

1. The building could be moved closer to 1100 North were it not for the parking lot in front of it. The applicant should study alternate site planning strategies that allow the building to be moved closer to the street.
2. The applicant should compensate for the additional distance between the building and 1100 North by providing the building with greater visual presence on 1100 North and designing the building's entrance so it is clearly identifiable from the street. The building as designed has no identifiable entrance. The façade facing the street has not been thought of by the designers as an entrance. The "front door" looks like an emergency exit. The building plans do not include a lobby or other entrance space.
3. The project's street presence should also be enhanced by the applicant by repaving the block of 1100 North abutting the property, providing a sidewalk and installing enhanced street lighting to improve security.

We have two objections to the Planned Development application:

1. The project does not satisfy section B of section 21A.55 of the zoning ordinance. The proposed building has three stories, whereas none of the nearby buildings have more than two stories and many have only a single story. The design's monolithic block-like form should be modified to include elements of a scale that matches that of its context.
2. The applicant seeks an exception allowing some of the project's parking to be accessed from a private alley. The alley is already used by three apartment buildings for parking access. It is unpaved, has no curb and gutter and no lighting. Additional car trips

generated on the alley by the project will especially affect the residents of the buildings facing 1100 North and backing onto the alley. In order for this request to be considered, we believe that the applicant should be required to pave the alley, build curb and gutter, provide storm drainage and install street lighting to enhance the security of all of the residents that use the alley for parking access.

Finally, we have not been given sufficient information about the planned occupancy of the building to determine whether its uses are allowed in the CB or RMF-35 zones. The project is being portrayed by the applicant as an ordinary apartment building. However, the presentation to our Neighborhood Council, as well as the subsequent letter from the developer (attached), raises questions we can't currently answer as a Neighborhood Council. Specifically, the project may house people who may not be able to live independently and the intended use and operation may differ from that of a traditional apartment building. We request that the Planning Commission obtain information from the applicant to determine if in fact all of the building's uses conform to those allowed in the applicable zoning districts.

In summary, the Capitol Hill Neighborhood Council opposes granting the exceptions sought by the applicant until the additional requirements given above are met and the Commission has made the determination that the uses conform to the zoning. We further ask that the Commission table this application for later consideration when these requirements have been included in the project.

Respectfully,

A handwritten signature in blue ink, reading "David R. Scheer". The signature is fluid and cursive, with a long horizontal stroke at the end.

David R. Scheer, Chair

The Capitol Hill Neighborhood Council



March 18, 2021

Joe Colosimo
1025 N 900 W
Salt Lake City, UT

Re: Tenants living at the Ville 9 apartments

Dear Joe,

This letter is to provide you a written clarification regarding the tenants residing at Ville 9.

I think the best place to start is to let you know that the property has been greatly improved. The units have been remodeled and the property is kept extremely clean. This renovation was done to remove the crime that was taking place with the prior owner, I think everyone is aware of what was happening prior to our ownership. Security cameras are installed and the police have placed a community out-reach camera at our property that streams directly to dispatch. The results of the renovation and security have been very positive.

With the improvement of the property, it has become a very good home for affordable housing tenants. We have had success working with Utah Community Action, The Gail Miller Foundation, The Road Home, Veteran Affairs and several other organizations that assist their clients achieve housing. All the clients have different back grounds so I can't address the exact steps that were taken to qualify the tenants for housing assistance. I do know that each client had to be sober and following the guidelines of the sponsoring organization. We have many wounded Vets that qualify for affordable housing. We have a couple tenants that are fleeing abuse. These tenants had no means to qualify for traditional housing but needed to be housed immediately for their protection. These are sad cases, but we are thrilled that we can provide them with safe housing. Not all the tenants are assisted. Some just need a place they can afford. Clients that are receiving assistance have a case manager from the sponsoring organization that continues to assist their clients on an on-going basis. We have on-site management that lives on-site and assists the tenants as well. We have had very little trouble at the property and we consider it a success. The tenants are happy with their home. They are doing a good job maintaining the property.

Best Wishes,

A handwritten signature in black ink, appearing to read "Keith Warburton", written over a horizontal line.

Keith Warburton
Ville Manager



April 16, 2021

Salt Lake City Planning Commission

Re: Ville 9 Apartments Design Review and Planned Development

To whom it may concern:

The Rose Park Community Council has reviewed the proposed modifications requested by Colosimo Brothers and Mr. Keith Warburton with regard to the Ville 9 design, development, and proposed zoning changes. Members of the Community Council visited the site of the project, as well as engaged with community members and neighbors in our monthly meeting and social media sites; we have several areas of concern with the suggested zoning changes.

Aaron Barlow, from Salt Lake City Planning, has informed the Community Council that Mr. Warburton, the owner, may develop the property, as long as it fits with the zoning requirements; the Community Council is being asked to only address the proposed modifications, not the residential use. However, this planned project has raised many concerns over all.

The Rose Park Community Council agrees with the following from the letter provided from the Capitol Hills Neighborhood Council:

The applicant seeks exceptions to Design Review criteria B1, (the main entrance should be from the sidewalk), B2 (the building should be sited close to the sidewalk) and B3 (parking must be behind or on the side of a building). While the site's configuration makes meeting these criteria difficult, we believe that the project should mitigate the effects of the larger setback and parking in front of the building.

1. The building could be moved closer to 1100 North were it not for the parking lot in front of it. The applicant should study alternate site planning strategies that allow the building to be moved closer to the street.

2. The applicant should compensate for the additional distance between the building and 1100 North by providing the building with greater visual presence on 1100 North and designing the building's entrance so it is clearly identifiable from the street. The building as designed has no identifiable entrance. The façade facing the street has not been thought of by the designers as an entrance. The "front door" looks like an emergency exit. The building plans do not include a lobby or other entrance space.
3. The project's street presence should also be enhanced by the applicant by repaving the block of 1100 North abutting the property, providing a sidewalk and installing enhanced street lighting to improve security.

Other concerns for this project include traffic and congestion in the area. The intersection of 1000 North and 900 West provides direct access to southbound I-15, and the 1000 North/I-15 collector ramp (with a southbound off-ramp and access to Warm Springs Road and northbound I-15). This is the northern gateway to the Rose Park neighborhood.

The proposed 1000 North property entrance is currently used for access and parking of the strip mall, as well as access to the existing units. An additional 30 units will create a bottleneck opportunity on the property. Neighbors have also expressed concern of the park and ride lot located across 1000 North and 900 West becoming a default overflow parking area, and use of the streets and the private alleyway in the adjoining neighborhoods for on-street parking. These streets are narrow, and provide little on-street parking for the current residents and occupants of the apartment buildings.

The impacts of the proposed development are greater on the neighborhood than what is portrayed on paper.

1. There are no other buildings in the neighborhood with three stories.
2. The area does not have adequate space for 30 new units.
3. This project does not show adequate green space for the number of units requested. Outdoor activities could be pushed into the alley and building access, creating a safety hazard.
4. The alley adjacent to the property is privately owned for use of the apartments on Victoria Way.
5. Businesses in the area must be guaranteed parking and building access aside from the possible impact of access to the development.

Our neighborhood council strives to keep the Rose Park area safe, vibrant, and celebrate the diversity that our community contains. The former City Inn Motel had been a cause of constant concern in our community because of the illegal activities, including (but not limited to) drug dealing and use, prostitution, and other crimes. We were pleased to hear that it had sold and was going to be developed. If developed properly, a project like this could be a great location for low-income housing, which is greatly needed in Rose Park.

Based on the comments from the letter provided to the Capitol Hill Neighborhood Council as well as the presentation given by Joe Colosimo in our April RP Community Council meeting, this project is being promoted as low-income housing, but it appears to be more like transitional housing. This "bait-and-switch" tactic has placed our council in a precarious situation. We agree that low-income housing is greatly needed in our area, but use of this project as transitional housing (residents that need assistance or cannot live independently) is a setup for community failure. The property is located over a mile from a grocery store (not a quick mart, convenience, or specialty store). Access to mass transit is limited to a single bus route (runs both clockwise and counter-clockwise along the same route). Due to the previous use of the existing building (possible meth production), there could potentially be unforeseen health risks to the new occupants of the studio apartments.

The Rose Park Community Council cannot support the requested modifications or zoning changes as presented for this project.

The Rose Park neighborhood is committed to being a welcoming community open to all people. The Ville 9 project has the potential to be a great asset to the neighborhood with the right design that captures the character of our area. The Community Council would like the opportunity to work with the developers to create a project that will incorporate the best use of the property, and allow for continued development of the area economy and residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin S. Parke", followed by a long horizontal line.

Kevin S. Parke, Chair
Rose Park Community Council

Barlow, Aaron

From: Amber Whiteley <amberwhiteley@gmail.com>
Sent: Sunday, March 28, 2021 1:22 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Housing development RE: PLNPCM2020-00923 & PLNPCM2021-00098

Hi Aaron,

I'm submitting this comment as a resident who lives approximately 4 blocks away from this development, on Capistrano Dr.

I support the redevelopment of this lot and understand the petitions being made by the developer for rezoning. I am also very concerned about the gentrification that our community is facing and the growing unaffordability of our diverse neighborhood. I would request that the city find ways to work with the developer to set these apartments that affordable rates based on the federal poverty rates. Otherwise this building will be considered to be just ugly as it is now, but dressed up as a wolf in sheep's clothing.

Thank you for taking note of my comment.

Amber Choruby Whiteley, PhD
(Sent from my phone)

Barlow, Aaron

From: morganangela@imapmail.org
Sent: Tuesday, April 13, 2021 4:19 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Ville 9, Colisomo Brothers Development 1025 N 900 West.

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

I am contacting you regarding the proposed development of Ville 9 located at 1025 North 900 West, SLC by Colisomo Brothers. I've kept close watch on this project. While thrilled that the owners have taken the adjacent property of Salt City Inn and made concentrated efforts to remove drug dealers and prostitutes I am angry that their initial representation to the City in November of last year has turned out to be a bait and switch scheme. Initial proposal back in November of 2020 indicated "The new apartments would be "on a vacant parcel to be combined and shared with the existing two story motel that has been converted to studio apartments at the same site," the developers wrote in their application. While details still aren't fully available, it appears the former motel is being used as low-income studio apartments".

<https://www.buildingsaltlake.com/developers-want-to-build-new-apartments-on-rose-park-site-of-former-problem-motel/?fbclid=IwAR1gF42xczl-SdS2z2b27dKEW1t974OEz8Tpu3sRCNxTC4Q68XWdSiI95HY>

The original presentation to the city indicated that the motel and the proposed development would be solely for the use of low income or affordable housing. During the last Rose Park Community Council we learned that the motel is NOT just affordable housing, but is also transitional housing for criminals. The presentation indicated that the owner was going to work with Gail Miller Foundation, Road Home and several other 'shelter' organizations to put residents into the proposed units from 30 days to a year. Requirements would be case management, sober living, police cameras and other items that signify that this is NOT an affordable housing project, but rather a halfway house or temporary homeless shelter.

The north west quadrant of Salt Lake and Rose Park has traditionally been the dumping grounds for projects other parts of the city are unwilling to take on, i.e. the Prison or Inland Port. If the developer feels the need to build transitional housing or half way houses they should consider doing it in other parts of the City/County. The developer has tried to pull the wool over our eyes, knowing that should they actually call the project what it is....a halfway house or transitional shelter, the community would be more vociferously opposed to the project. So instead they label it 'affordable housing'.

In order for the developer to build the proposed Ville 9 rezoning exceptions would need to be made for them. As a close neighbor to this property it is of great concern that the 'resident's of the motel and more than likely the Ville 9 is housing sexual predators and other criminal elements. With a close knit community, and 3 schools within a few blocks of this property, it is not conducive to the single residential familial setting that we have in that immediate area.

I urge that the rezoning be denied and permits not be issued for the construction of Ville 9.

Respectfully submitted,
Angela Morgan
1047 N Oakley Street
Salt Lake City, Utah 84116

Barlow, Aaron

From: dee smurf <oldfashionedhomestead@gmail.com>
Sent: Sunday, April 11, 2021 9:14 AM
To: Barlow, Aaron
Subject: (EXTERNAL) About the Colisomo plans for Rose Park

Follow Up Flag: Follow up
Flag Status: Completed

Please, please, I strongly encourage you to reject the developer's plans to populate the development with single individuals on a case basis who need police surveillance. We do not want transitional housing in our neighborhood. We are particularly concerned about the plan to allow sex offenders to live there.

We are a diverse neighborhood but we want to be a thriving, safe neighborhood. We would rather see low income housing for families, or more apartments and condos geared to working professionals or college students. We want the Salt City Inn area and North Temple to be revitalized and made attractive to those who will stay and contribute positively to our community.

Please also ask them to follow the planning rules with no exceptions.

Deanne Stockton

Barlow, Aaron

From: Denise Harvey <tingryphon@hotmail.com>
Sent: Sunday, April 11, 2021 8:55 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Regarding the Colisomo Brothers Development proposed in Rose Park

Follow Up Flag: Follow up
Flag Status: Flagged

Regarding the Colisomo Brothers Development proposed in Rose Park. I strongly encourage you to reject the developer's intention to populate the development with individuals who need police surveillance. We do not want transitional housing in our neighborhood. We are particularly concerned about the plan to allow sex offenders to live there. We are a neighborhood of families with children, single women, and elderly people. We want to be a thriving, safe neighborhood.

We would rather see low income housing for families with vested interest in the community, or more midmarket apartments and condos. We want the Salt City Inn area and North Temple to be revitalized and made attractive to families who will stay and contribute positively to our community.

Cheers! Denise

Barlow, Aaron

From: Katherine Mahaney <katherine.mahaney@gmail.com>
Sent: Monday, April 12, 2021 2:14 PM
To: Barlow, Aaron
Subject: Re: (EXTERNAL) Motel project

Follow Up Flag: Follow up
Flag Status: Completed

Hi Aaron,

Thank you for all the additional information.
That law needs to change, it's not ok.

thanks though,
Katie

On Mon, Apr 12, 2021 at 11:34 AM Barlow, Aaron <Aaron.Barlow@slcgov.com> wrote:

Katherine,

Thank you for taking the time to look over the Ville 9 apartments request and for sending me your questions. I will do my best to answer them below.

- Regarding sex offenders living close to a school: State law does not restrict where a sex offender may live, only where they can go (daycares/preschools, public pools, schools, and public parks/playgrounds). This article clarified things for me at least a little bit: <https://www.abc4.com/news/local-news/how-many-convicted-sex-offenders-live-near-your-home/>
- If you have additional questions or concerns about sex offenders, I recommend contacting your local Community Liaison Officer, Deputy Eldon Oliver (385-549-9262 or eldon.oliver@slcgov.com)
- I do not know who will end up living at the proposed property. There will not be a City Council meeting, but the Planning Commission will meet to consider this item on April 28, 2021. They will meet online. You can find information on our meetings page here: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>. A guide on how to join the online meetings can be found here: http://www.slcdocs.com/Planning/Guides/webex_guide.pdf.

I hope you understand that we acknowledge the community's concern about the building's proposed tenants. I will share those concerns and your comments with the Planning Commission. However, they do not have the authority to dictate who can and cannot live on a property. Ultimately, who will and will not reside in the building is the property owner's prerogative (of course, the owner will still need to adhere to relevant laws and regulations). The Housing and Neighborhoods Division (HAND) administers all Low-income Housing Tax Credit (LIHTC) projects (which, I assume, will be related to this project). I am not sure what they can do regarding the proposed project, but they may be able to point you in the right direction. You can reach them at (801) 535-7712.

Please feel free to reach out with any follow-up questions or concerns.

Sincerely,

AARON BARLOW, AICP

Principal Planner

Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-6182

CEL 385-386-2764

EMAIL aaron.barlow@slcgov.com

www.SLC.GOV/PLANNNG

www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Katherine Mahaney <katherine.mahaney@gmail.com>

Sent: Sunday, April 11, 2021 11:22 AM

To: Barlow, Aaron <Aaron.Barlow@slcgov.com>

Subject: (EXTERNAL) Motel project

Hi Aaron,

I've heard some concerning comments about the inn down the street from my house. It's an eye sore I drive past every day, I'm aware there are new owners and hopefully that means the drug and sex trafficking out of that place has stopped. The new concerns were raised about sex offenders being allowed to live there. This is down the street from a school, so I don't understand how that could be allowed? As a mother of a young daughter, I am concerned for her and all the families in this community.

Can you help me understand if what I'm hearing is true?

If there's going to be a city counsel meeting on this, when and where is it?

I would like to be supportive of the efforts to improve that property and our community.

Thank you,

Katie

Barlow, Aaron

From: Martha Madariaga <madariagamm@googlemail.com>
Sent: Sunday, April 11, 2021 12:27 AM
To: info@roseparkcommunitycouncil.org; Barlow, Aaron
Subject: (EXTERNAL)

Follow Up Flag: Follow up
Flag Status: Completed

Please do not allow this project, especially if sex offenders will be able to reside there. Take care of our vulnerable community!

The Salt City Inn has new owners that propose building a 3 story multi unit apartment building north of the Inn itself. During the RP Community Council meeting Colisomo Brothers Development, the owner's representative, put forth some interesting plans and are asking that certain exceptions be made for the requirements of building permits, etc. My main concern, as well as many others that spoke up is that even though there are new owners of the property they still are not meeting community expectations for the well being of our families. Specifically they are allowing sex offenders to reside there. If they have such lack of concern for us with the simple little 'no tell motel' what are we to expect from them if they develop a 30 unit apartment building there as well? The city claims they want community input, here is the contact information for those willing to be heard. To submit a comment or question please contact the Mayor's staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

Start of Public Comment Period: March 1, 2021 End of the Public Comment Period: April 16, 2021 Aaron Barlow // aaron.barlow@slcgov.com // 385-386-2764 You can also email the RPCC directly at : info@roseparkcommunitycouncil.org Here is the link to the proposed project as well:

Sent from my iPhone

Barlow, Aaron

From: Milton Harvey <miltonaharvey@outlook.com>
Sent: Sunday, April 11, 2021 9:02 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Salt City Inn area development, Rose Park

Follow Up Flag: Follow up
Flag Status: Completed

In regards to the Colisomo Brothers Development proposed in Rose Park, I want to encourage you to reject the developer's intention to populate the development with individuals who need police surveillance. We do not want transitional housing in our neighborhood. We are particularly concerned about the plan to allow sex offenders to live there. We want to be a thriving, safe neighborhood where I can allow my children to play outside or my wife to walk to the neighbor's without fear.

I would rather see low income housing for families who want to be positive contributors to our community, or more midmarket apartments and condos. Perhaps even a 55+ community. We want the Salt City Inn area and North Temple to be revitalized and made attractive to families, the elderly, and students.

Sincerely,
Milton Harvey

Barlow, Aaron

From: Riley Finnegan <rileygator9@gmail.com>
Sent: Friday, April 9, 2021 7:58 AM
To: Barlow, Aaron
Subject: (EXTERNAL) re: Ville 9 Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Just here to say “whatever” with regards to the Ville 9 Apartments—as long as they’re forced to be affordable. And actually adorable: this recent “Oh it’s affordable” when it means someone at 68% AGI spending <30% of their income on housing, means spending \$1000 a month on a 1 bedroom or studio, and that is NOT affordable. The recent outcry in the Aves about the Ivory Homes rezone vs the outcry against the actually-not-affordable dense housing going up in the West side of town shows how much power and sway angry affluent white people have in decisions in their neighborhood, compared to their counterparts who are largely not white, not affluent, but still angry in the West side. Since high density housing is likely a must moving forward, just keep it affordable. PLEASE. Gentrification is horrible and the West side has beautiful people and families that should be able to live there long term, just like all the angry families in the Aves and Yale and the East Bench get to live there long term.

Riley Finnegan

Barlow, Aaron

From: Vitoria Tanuvasa- Personal <vitoriaolsen@gmail.com>
Sent: Sunday, March 28, 2021 1:21 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Public comment for Ville9 Apartments Development

Hello,

In regards to the proposed development for Ville 9, I have the following comments & questions.

- 1) What plans are in place to accommodate additional traffic to the area?
- 2) What will the price point be for rent for these one bedrooms and studios? We are in need of more housing but not multi-family units that offer only 1 bedrooms & could potentially be priced above market rent rate for the area. Our residents are being out priced from staying in their own neighborhoods. I have several years experience currently in the property management & real estate industry and view it first hand on a daily basis.
- 3) What happens to the lot if the applicant is not approved for the requested exceptions?

Thanks,
Vitoria Tanuvasa
Rose Park Resident

--

Vitoria Tanuvasa
Utah Realtor
EverMark Property Solutions
Jr. Broker- Insurance & Annuity
| 385-722-6759 | Mobile

ATTACHMENT H – Department Review Comments

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

Transportation Review: (Michael Barry, Michael.barry@slcgov.com)

- *Do you see any issues with the proposed parking area that backs into the adjacent alley?*
 - I don't see an issue with it because there does not appear to be a large amount of users of this alley; there are some but probably not a lot. The applicant needs to make sure that the alley is hard surfaced and in good condition. They may want to improve the alley surface which would make the others users apt to be more favorable to the concept.
- *Are there any scheduled or planned ROW projects that may impact the proposed development?*
 - Not that I am aware of. Probably not.
- *Are there any long-range plans for the street adjacent to the proposed development that may be impacted by the proposal or that the applicant should be aware of?*
 - Not that I am aware of. Probably not.
- *Are the access location(s) and dimensions sufficient for the scale, density, and/or intensity of the development?*
 - It looks like the alley is about 20 feet wide which is sufficient for two-way traffic. If the alley is less than 16 feet wide then it may be an issue.
- *Does the proposal help implement or create barriers to implementing any adopted transportation-related master plan?*
 - No. This is a fairly isolated location.

Building Review: (Steve Collett, steven.collett@slcgov.com)

- All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Engineering Review: (Scott Weiler, weiler.scott@slcgov.com)

- Engineering does not object to this planned development. Prior to performing work in the public way, including public alleys, 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 Review: (Kristeen Beitel, kristeen.beitel@slcgov.com)

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading/drainage plans will be required for building permit review.
- The existing 10" water main that runs along the east side of the property may require a new easement for Public Utilities. Applicant should do title research to verify if an existing easement exists. If there is not an existing easement, then the water main will need located to determine if a new easement is necessary.
- One culinary water meter can be permitted per parcel. The culinary water service could connect to the 10" water main on the east side of the property from 900 West or the 6" water main in 1100 North. Because the parcel is larger than 0.5 acres, a separate irrigation meter may also be permitted.

- Fire lines can be permitted, as required. Each service must have a separate tap to the main. Fire service cannot be provided from a culinary service line. Detector check valves (8" or 10" only) are required for any fire lines that will serve private fire hydrants on site.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. If a public hydrant is required on 1100 North for this project, then a water main upsize would also be required. State law prohibits fire hydrant installation on water mains less than 8" in size. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review for any main extension. The property owner is required to bond for the amount of the approved cost estimate.
- There is not a public sewer main in 900 West, and the public sewer main in 1100 North does not extend all the way to the subject property. A sewer main extension in 1100 North to the property will be required. Private sewer laterals cannot run through a public roadway. A new sewer lateral from the building to the new sewer main will then be required.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer during the building permit review process. A plan and profile and Engineer's cost estimate must be submitted for review for any main extension. The property owner is required to bond for the amount of the approved cost estimate.
- Site stormwater must be collected on site and retained or routed to the public storm drain system or public gutter. Stormwater cannot discharge across property lines or public sidewalks. Shared drainage with any adjacent property will require a signed and recorded reciprocal drainage easement agreement. Parking on south side of property appears to cross property lines. Drainage will need to be designed to meet requirement to not cross property lines or an agreement will need to be provided.
- Stormwater treatment of all runoff from uncovered parking areas is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green infrastructure should be used whenever possible. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible.
- Public street lighting upgrades may be required with this development. These requirements will be determined during the building permit review process.
- These comments do not reflect design requirements for the combination of this parcel with the adjacent parcel to the south. Please be aware that there will be additional Public Utilities requirements to combine the two parcels. When the two parcels are combined, the resulting parcel will be over 1 acre, which will trigger a SWPPP, Technical Drainage Study, and stormwater detention requirements. Water services will also need consolidated so that there is only one culinary water service for the resulting parcel.

Zoning Review: (Alan Hardman, alan.hardman@slcgov.com)

- This proposal came to a DRT meeting (DRT2020-00211) on 8/18/2020 and the applicant received zoning review comments and was informed he would need to submit Design Review, Planned Development and Lot Consolidation applications to the Planning Division for approval. The Lot Consolidation remains to be submitted and approved—no additional zoning comments.

Fire Review: (Ted Itchon, itchon.ted@slcgov.com)

- Provide fire department access as required in IFC Section 503.1.1 and aerial access in D105