



# Staff Report

PLANNING DIVISION  
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission

**From:** Amanda Roman, Principal Planner  
(385) 386-2765 or [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)

**Date:** June 9, 2021

**Re:** PLNPCM2021-00238 Devonshire Special Exception

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## Special Exception

**PROPERTY ADDRESS:** 1725 S Devonshire Drive  
**PARCEL ID:** 16-14-326-012-0000  
**MASTER PLAN:** The East Bench Master Plan  
**ZONING DISTRICT:** FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT

**REQUEST:** Kim Coates, on behalf of the property owners, is requesting special exception approval to construct a new single-family home that exceeds the maximum permitted building height and maximum allowable grade changes in the FR-2/21,780 Foothills Residential District. The subject property is located at 1725 S Devonshire Drive and is undeveloped.

The FR-2/21,780 zone permits a building height of 28 feet measured from established grade. The zone permits grade changes up to 6 feet in the buildable area and 4 feet in the front, side, and rear yard areas. The applicant is requesting 2-3 feet of additional building height and to exceed the maximum 6-foot grade change in the front and rear buildable area and 4 feet within the rear yard area. The Planning Commission has final decision-making authority for requested special exceptions.

**RECOMMENDATION:** Based on the information in this staff report, it is Planning Staff's opinion that the requested special exceptions for additional building height and grade changes in the FR-2/21,780 zoning district complies with the standards of approval.

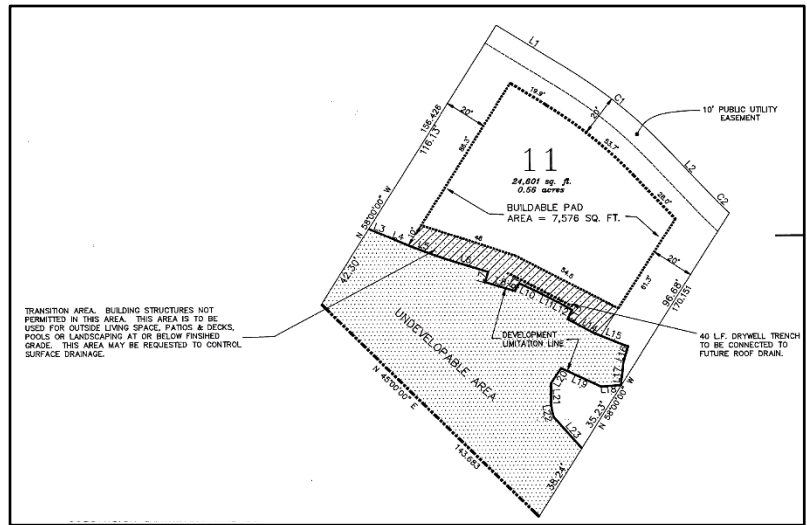
### ATTACHMENTS:

- A. [Application Materials](#)
- B. [Site & Vicinity Photographs](#)
- C. [FR-2 Lot and Bulk Requirements](#)
- D. [Analysis of Special Exception Standards](#)
- E. [Analysis of Standards for Additional Height](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)



areas covered by water, areas that are excessively steep, included in certain types of easements, or otherwise not suitable for development, including areas designated on a plat as undevelopable.”

The transition area, as described on the plat, is the area which “prohibits structures and may only be used for “outside living space, patios and decks, pools, or landscaping at or below finished grade.” The requirements shown on the plat prevail the current zoning ordinance.



**Typical Lot Detail**

### Development Pattern

The neighborhood consists of large lots and single-family detached dwellings. The established grade of Devonshire Drive is steep and most of the square footage for lots 1-7 is designated as undevelopable. The buildable area of each lot is toward the front of the property with a prescribed 20-foot front yard setback. The properties on the west side of the street slope downward and the properties on the east side of the street slope upward into the Foothills. The Foothills Residential districts are intended to protect the natural scenic character of the Foothills by limiting development and ensuring that when development does occur the structures compliment the landscape. The strict development regulations also ensure that homes are constructed in a manner that they are accessible. Because of these regulations and the steep slopes, special exception requests for additional height and grading to create a buildable area are common.



**Subject Property – 1725 S Devonshire Drive**



## **SPECIAL EXCEPTION REQUESTS:**

The applicant is requesting approval for two special exceptions: additional building height and grading exceeding 6 feet from established grade in the buildable area and 4 feet from established grade within the required rear yard setback. The special exceptions are in order to construct a new single-family residence that is 5,495 square feet in size, excluding the 1,067 square foot attached garage. The subject property is approximately 50,740 square feet with a buildable area of 5,763 square feet. The proposed building footprint covers approximately 3,100 square feet or 6% of the subject property. The proposed design complies with the FR zoning district design requirements found in Chapter 21A.24.010.P3 which includes exterior building colors, exterior glass, roof materials and colors. All other applicable zoning and building regulations will be reviewed and met during the building permit process.

The property owners and their team of architects have completed nearly 30 design iterations of the home. The L-shaped buildable area has a significant slope and most of the property is designated as undevelopable, making it difficult to build on. Due to these site constraints, the applicant believes the special exception requests are modest in nature, which staff agrees with.



**Rendering of the Proposed Single-Family Residence**

## **Special Exception for Grading**

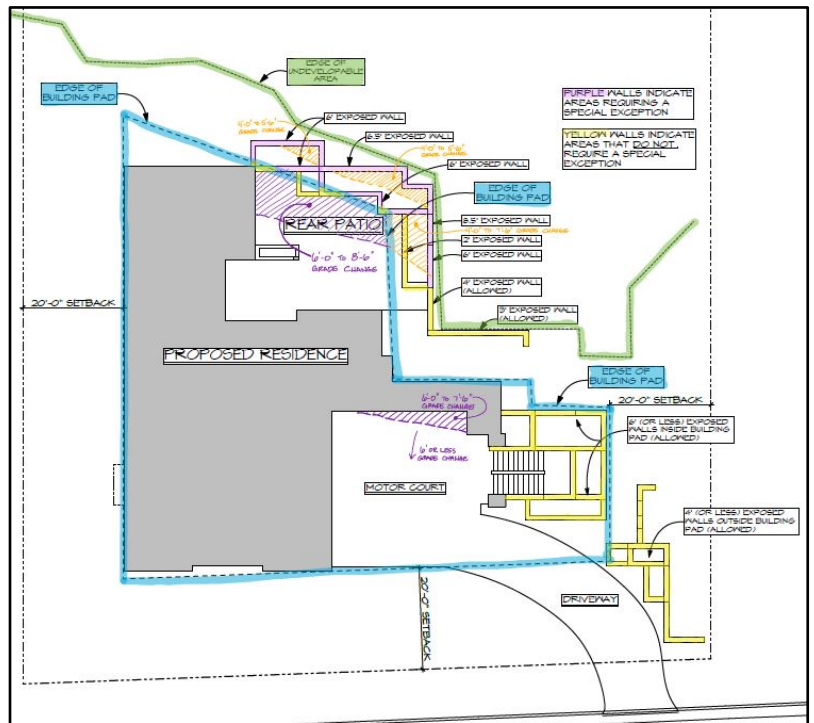
The FR-2/21,780 zoning district permits single-family residential development. The zoning regulations limits grade changes in the front, side and rear yards to 4 feet in height and grade changes in the buildable area to 6 feet in height. All proposed cuts and fills in the FR districts that exceed 2 feet in height must be supported with a retaining wall. The applicant is requesting special exception approval to create a buildable area for the driveway and a rear yard patio.



The applicant has submitted building elevations and a site grading plan for the single-family residence.

The established grade increases by approximately 30 feet from the front property line to the edge of the undevelopable area. Due to the existing 31% slope, the proposed construction requires cuts and fills that exceed the 6-foot limitation in the buildable area (shown in purple) and the 4-foot limitation in the required rear yard area (shown in orange). The proposed terraced retaining walls in the side yard area do not require special exception approval.

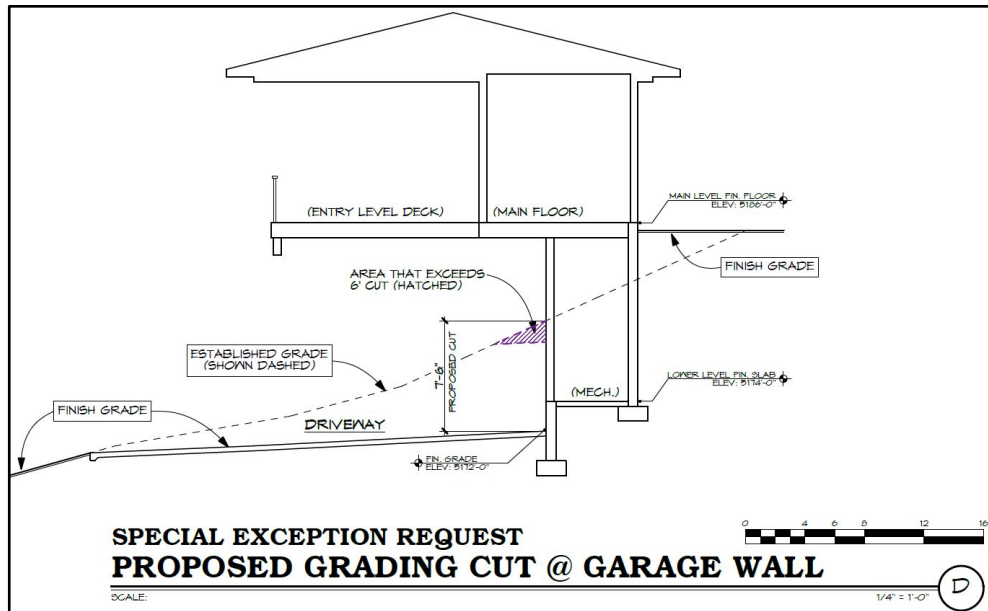
It should be noted that since November 1994, Salt Lake City no longer permits construction on any portion of a site that exceeds a 30% slope. The Devonshire Subdivision was recorded in 1991, which exempts the property owners from adhering to the current ordinance.



**Grading Site Plan**

### Garage Wall Grading

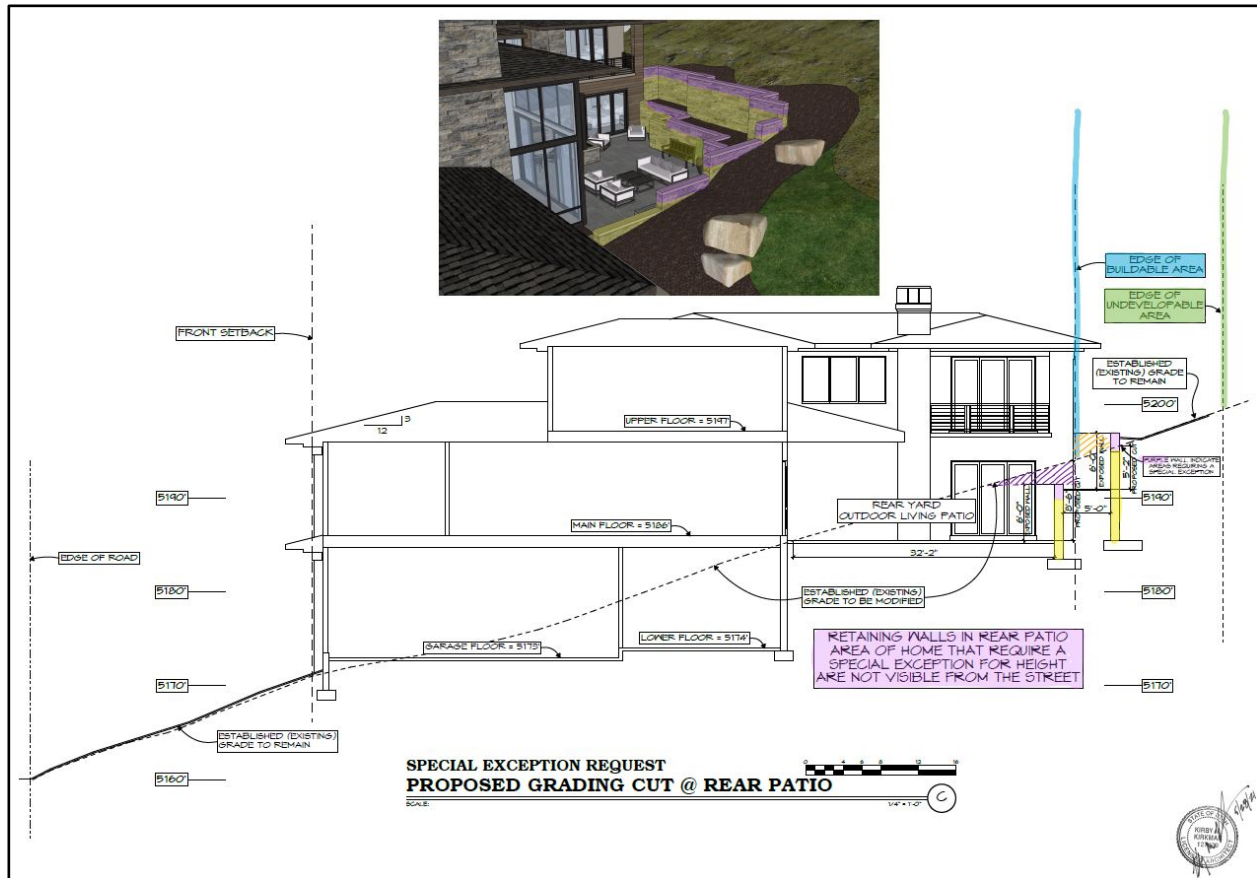
The requested grade changes in the buildable area exceeding 6 feet in dimension are located on the front building elevation against the garage wall and within the rear corner of the proposed residence. The established grade on the front elevation will be cut between 6 – 7 1/2 feet to accommodate a corner of the driveway pad against the garage wall of the residence. A site elevation of the proposed grade change is provided below.



**Proposed grade change exceeding 6 feet is in purple**

## Rear Patio Grading

The established grade of the property where the patio is proposed increases by approximately 11 feet. There is a proposed cut of 8 feet 6 inches within the buildable area and a second cut of 5 feet 2 inches within the rear yard area. The grade change is requested to accommodate two retaining walls, which will provide a level area for the patio. Approximately 6 feet of each wall will be exposed and will be separated by 5 feet, as required in code. The retaining walls and patio will not be visible from the public way. The visibility study and more detailed plans are included in [Attachment A](#).



**Proposed rear patio and retaining wall grade changes**

## Special Exception for Additional Building Height

The maximum building height in the FR-2 zoning district is 28 feet from established grade unless a special exception is granted. Wall height cannot exceed 25 feet on the front or rear elevations. Building height is measured from existing grade and wall height is measured from established grade.

The proposed single-family residence has a pitched roof with a rise over run of 3/12. The roofline varies in height as the established grade of the property increases towards the rear. The special exception request is to allow 2-3 feet of additional height on a 185 square foot section of roof. The Salt Lake City Ordinance has specific special exception standards for additional height in the Foothills Residential Zoning District.

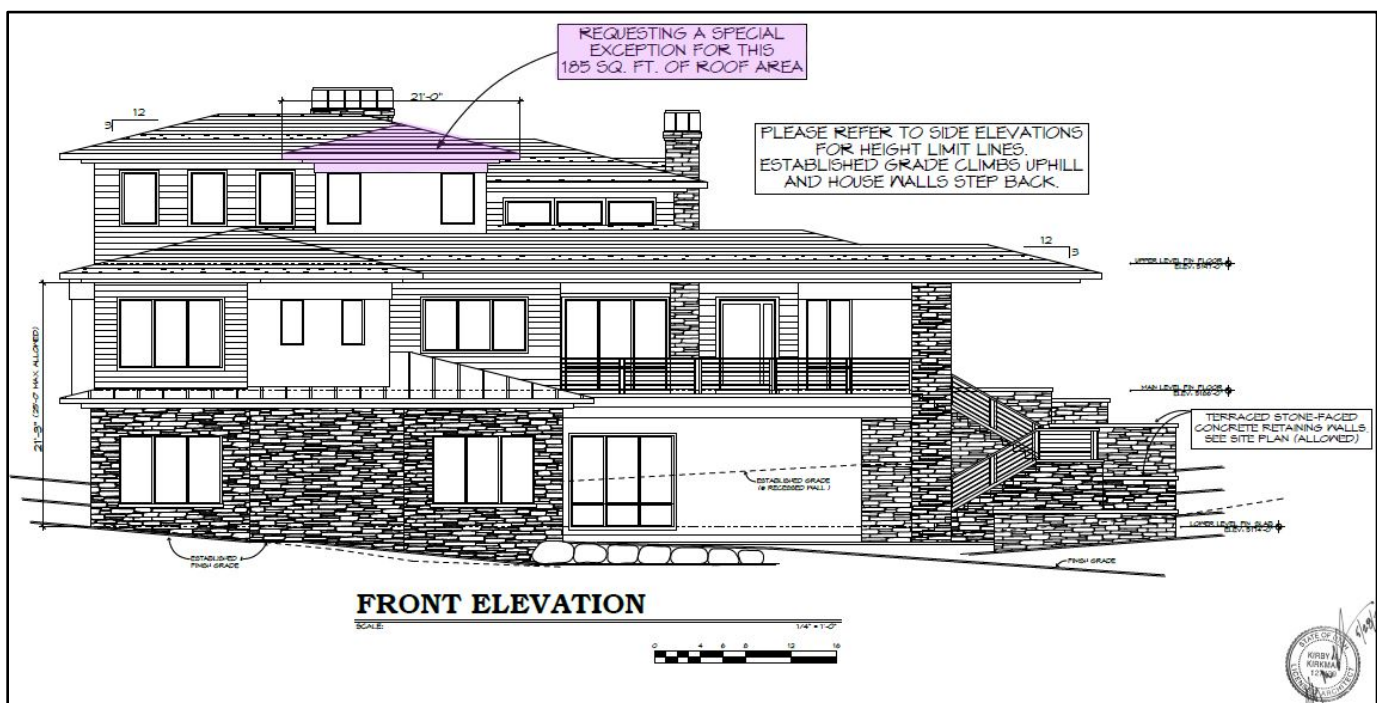
Building height and established grade are defined below.

**HEIGHT, BUILDING** - IN THE FR, FP, R-1, R-2, AND SR DISTRICTS: The vertical distance between the top of the roof and established grade at any given point of building coverage.

Established grade is further defined in section 21A.62.040:

**GRADE, ESTABLISHED** - grade of a property prior to the most recent proposed development or construction activity. On developed lots, the Zoning Administrator shall estimate established grade if not readily apparent, by referencing elevations at points where the developed area appears to meet the undeveloped portions of the land. The estimated grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining wall, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of runoff water.

The applicant is requesting additional building height to accommodate a dormer on the front elevation of the home. The walls of the house step back as the established grade increases towards the rear of the property. The maximum wall height for the front and rear elevations is 25 feet measured from finished grade, which the proposal complies with. The portion of roof exceeding 28 feet is stepped back approximately 25 feet from the front line of the building. A site section shows that the established grade below this portion of the building flattens out, which created design challenges for the second story of the home. The over height portion of the roof is not visible from the street, which the applicant demonstrated via a visibility study showing the line of sight from a person standing on Devonshire Drive. Additional site and building elevations can be reviewed in [Attachment A](#).



Front Building Elevation



**DISCUSSION:**

The request for additional building height in the FR-2 zoning district is subject to two sets of standards of approval: the general standards applied to all types of special exception requests (21A.52.060), as well as an additional set of standards that are specific to requests for additional building height in the Foothills Residential zones (21A.24.P.2).

The request for grade changes beyond the permitted height in the required yards and buildable area are subject to the general standards applied to all types of special exception requests (21A.52.060). For the full analysis of the requested special exceptions, please refer to Attachments D and E.

**NEXT STEPS:**

If the requested Special Exceptions are approved, as recommended by Staff, the applicants would need to proceed with applying for a building permit to construct the new single-family dwelling.

If the requested Special Exceptions are denied, the applicants would need to redesign the proposed single-family structure to comply with all zoning and building regulations.

## **ATTACHMENT A: APPLICATION MATERIALS**

## **Narrative for Construction Proposal for 1725 Devonshire**

Petitioners:

Sarah and Matthew Devoll  
1537 East Emerson Avenue  
Salt Lake City, UT 84105

Members of the City Planning Commission,

We are writing to respectfully request special exceptions for a proposed residential building project at 1725 S. Devonshire Drive.

### **BACKGROUND**

We purchased the property in January of 2006 with the intent of building a “dream home” when sufficient funds were available and have budgeted and saved for the past 15 years. We are finally ready to begin this once-in-a-lifetime project. The assembled team of architects and developers have carefully reviewed the survey, area CCRs and city development requirements, with the collective goal of creating a home that is in keeping with the Foothill Residential District and our retirement home specifications.

Like many lots on Devonshire, the designated buildable area and the hillside slope present a unique challenge. The buildable area is L-shaped and the hillside has an initial steep climb, a flattened area, and then another steep climb. The irregular nature of middle flattened area may have been created when the Devonshire subdivision was originally developed as it seems a bit out of place with the rest of the steep grade.

We have completed nearly 30 iterations of plans in our efforts to fit within both the L and the tiered hillside, and still comply with the 28’ building envelope and have almost achieved that goal. The upper floor has been shifted to the back of the lot and reconfigured to follow the slope of the grade, and the house hugs the L shape with the master bedroom area in the back northeast corner (partially underground) and the public spaces distributed along the west side of the home. Despite the numerous design edits, the plans require two special exceptions that we hope are considered relatively modest in nature.

### **ROOF HEIGHT EXCEPTION**

As shown in the presentation, there is a small area of roof on the upper floor that breaks through the 28’ height limit. The roof line is stepped back from the front of the house by approximately 25’ to minimize this variance as much as possible. The established grade directly below this roof area flattens off, which makes this area a challenge.

In order to show how little impact this roof area will have, we have created a visibility study showing a man in the street, looking up at the home. A lower roof, which is closer to the street and in full compliance to the roof height, completely blocks the view of the upper floor roof. Considering this, we respectfully ask that you allow this “violating” tip of roof to be allowed.

In the 15 years that we have owned the Devonshire lot, we have watched the building of three houses within several hundred feet of our lot, all three of which required the same special exception for an upper floor roof peak or corner that broke through the 28’ foot envelope, so we appreciate that this is a common challenge.



## RETAINING WALLS

All of the retaining walls in the front of the home, which will be visible from the street and adjacent neighbors, are in compliance with the 4' and 6' height limits.

A portion of one of retaining walls in the rear of the property exceeds the height limits by 24". This back wall creates a back patio area that is not visible from the street and the retaining wall in question is not visible from the street. The neighbor directly to the south might be able to see into the back yard, and their view of the patio and walls is obstructed by the existing grade in the undevelopable area and the proposed landscape design.

We respectfully request the height variance on the one back wall.

## ADDITIONAL PLANNING CONSIDERATIONS

At the request of the city, we have worked with a team to create a landscaping plan that fully complies with the specified planting requirements, selecting trees, shrubs, and ground cover that are appropriate for the hydro-zones and designated from the city planting guides.

An irrigation plan has also been designed to maintain the landscaping plan. Both the landscaping plan and the irrigation plan have been certified by a respected civil engineering group.

\* \* \* \* \*

We are very grateful for your consideration of these two exceptions. Please let us know if you have any questions or need anything else from us. We stand ready to provide additional information.

Sincerely,

Sarah and Matthew Devoll  
Property Owners

cc: Kirby Kirkman, AIA, The Highland Group, [kkirkman@highland-group.com](mailto:kkirkman@highland-group.com)  
Tim Furner, The Highland Group, [timfurner@highland-group.com](mailto:timfurner@highland-group.com)  
Kim Coates, The Highland Group, [kcoates@highland-group.com](mailto:kcoates@highland-group.com)  
Greg Ross, Northstar Builders, [greg@northstarbuilders.com](mailto:greg@northstarbuilders.com)

# DEVOLL RESIDENCE

Lot 2, Devonshire Subdivision (1725 South Devonshire Dr.)      Salt Lake City, Utah

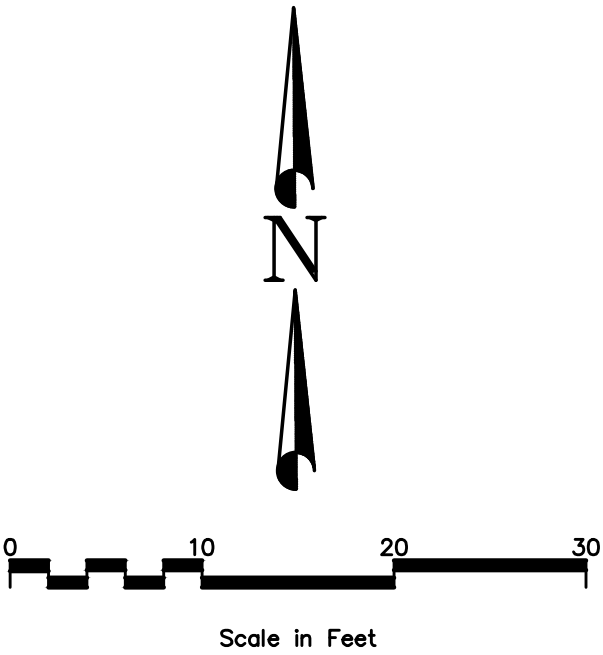
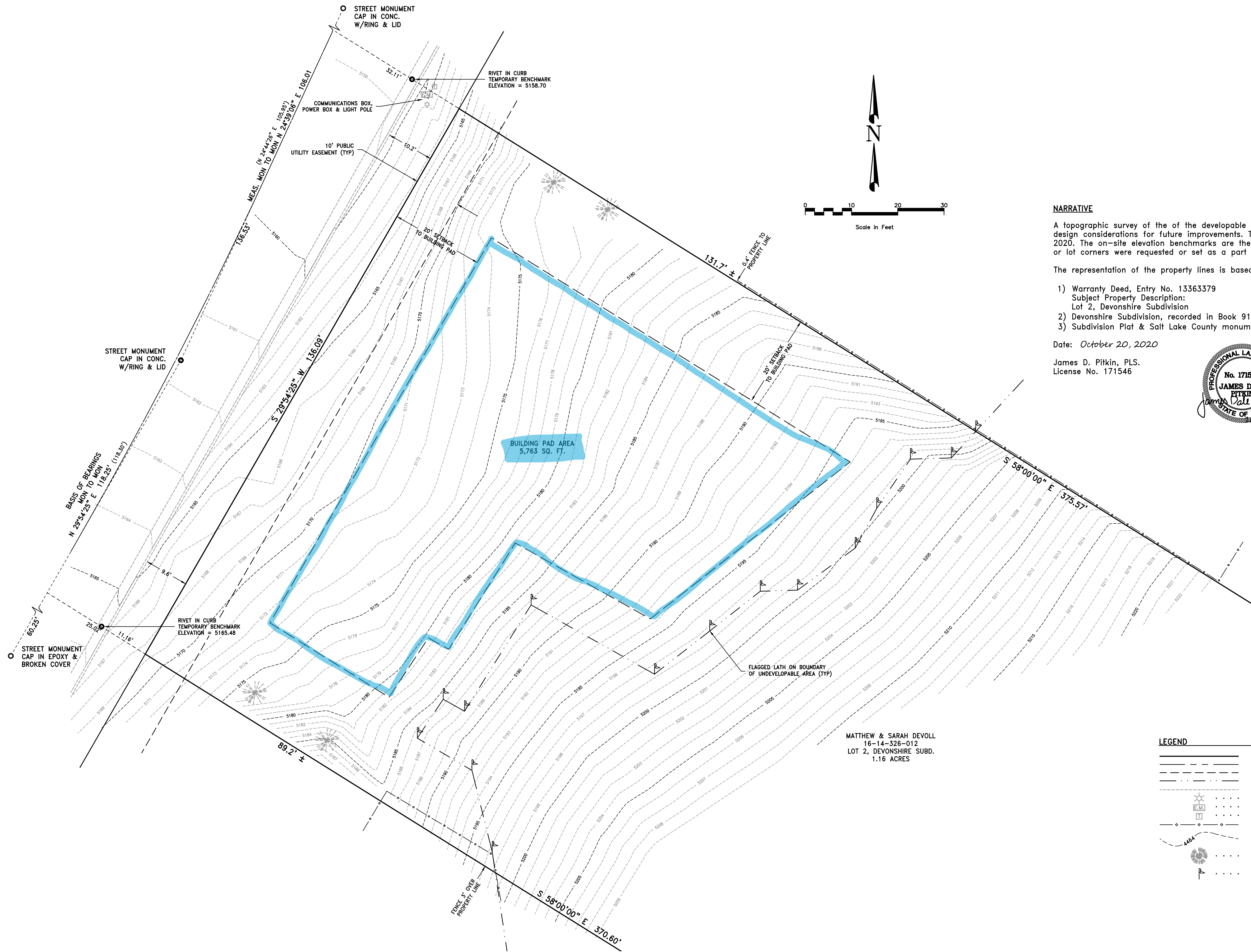
GOVERNING CODE:      2015 IRC / 2018 IBC

ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.

DESIGNER :      HKG Architecture (801) 277-4433  
CONTRACTOR :      Northstar Builders Inc. (801) 485-0535  
SURVEYOR :      Dominion Engineering Associates (801) 713-3000



Path: P:\DEVOLL PROPERTY\3320\SURVEY\Devoll Site Plan.dwg | plot date: October 20, 2020 | plotted by: jmp



**NARRATIVE**

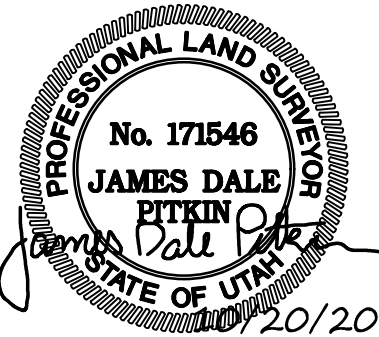
A topographic survey of the of the developable area on the subject property was requested as a part of design considerations for future improvements. The on-site measurements were completed on October 12, 2020. The on-site elevation benchmarks are the copper rivets found on line with the lot lines. No property or lot corners were requested or set as a part of this survey.

The representation of the property lines is based upon the following documents:

- 1) Warranty Deed, Entry No. 13363379  
Subject Property Description:  
Lot 2, Devonshire Subdivision
- 2) Devonshire Subdivision, recorded in Book 91-11 at Page 175.
- 3) Subdivision Plat & Salt Lake County monument reference ties.

Date: October 20, 2020

James D. Pitkin, PLS.  
License No. 171546



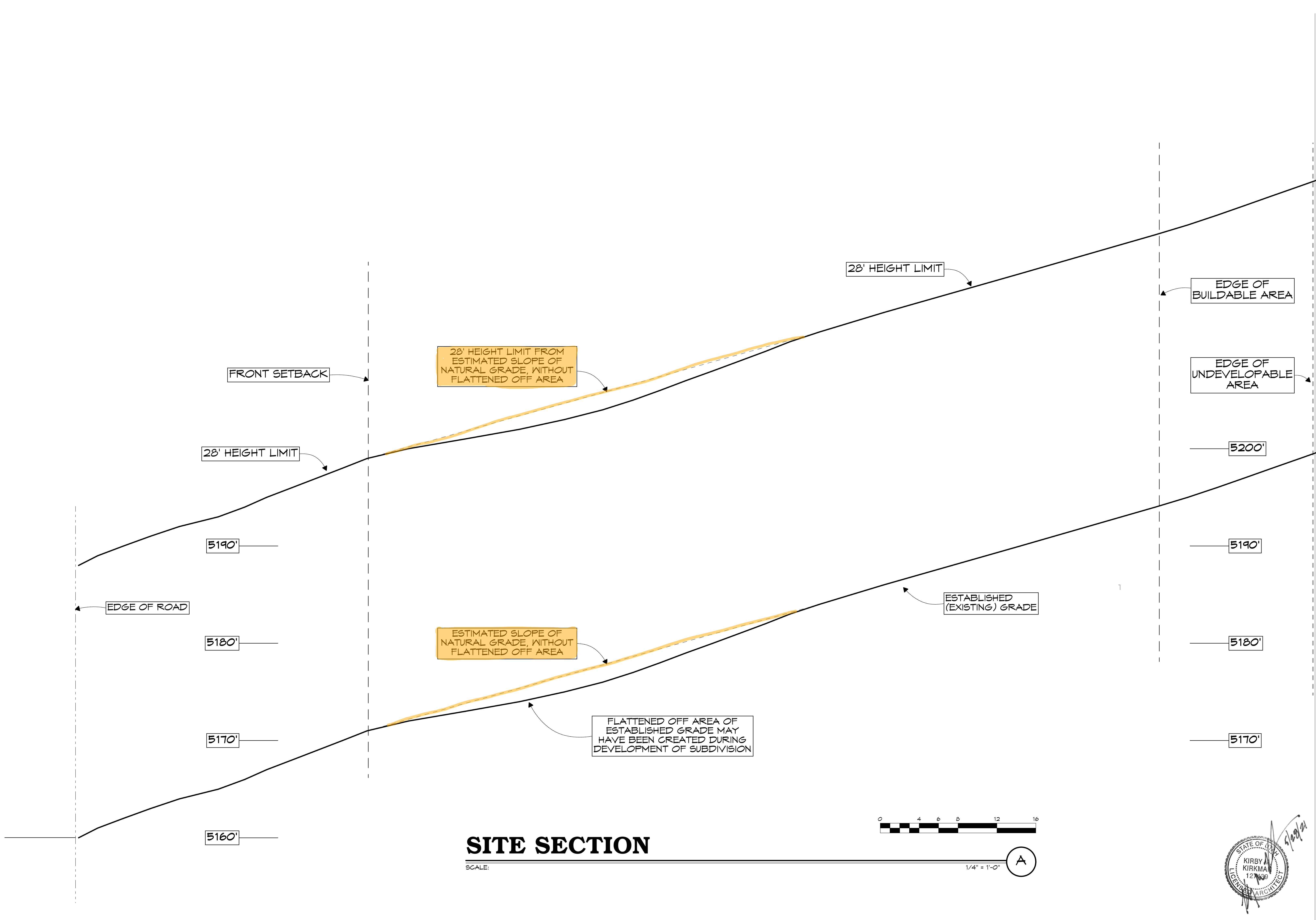
**LEGEND**

- PROPERTY BOUNDARY LINES
- ADJACENT PROPERTY LINES
- EASEMENT & BUILDING PAD LINES (LINE TYPE VARIES)
- UNDEVELOPABLE AREA BOUNDARY
- EXISTING IMPROVEMENTS (CONC., CURB, SIDEWALK, ETC.)
- LIGHT POLE
- POWER METER BOX
- COMMUNICATIONS BOX
- IRON FENCING
- ELEVATION CONTOURS
- PINE TREES
- FLAGGED LATH AT UNDEVELOPABLE AREA BOUNDARY

MATTHEW & SARAH DEVOLL  
16-14-326-012  
LOT 2, DEVONSHIRE SUBD.  
1.16 ACRES

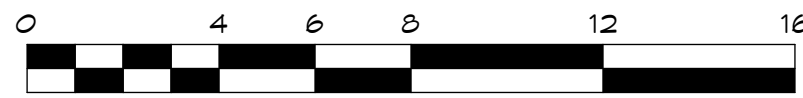
DRAWN <u>JDP 10/19/20</u> CHECKED <u>  </u>		SARAH & MATT DEVOLL		 <b>Dominion</b> Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000		SITE PLAN - TOPOGRAPHIC MAPPING 1725 SOUTH DEVONSHIRE DRIVE		PROJECT NO. 3320	
DESIGNED <u>  </u>	PROJECT ENGINEER <u>  </u>							SHEET NO. 1 of 1	
APPROVED <u>  </u>	JDP PROJECT MANAGER								
SALT LAKE CITY, SALT LAKE COUNTY, UTAH		LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN		NO.		REVISIONS		BY DATE	
				0		RELEASED FOR REVIEW		JDP 10.20.20	
				FILE NAME:		SCALE:		1"=10'	





**SITE SECTION**

SCALE:



1/4" = 1'-0"

A



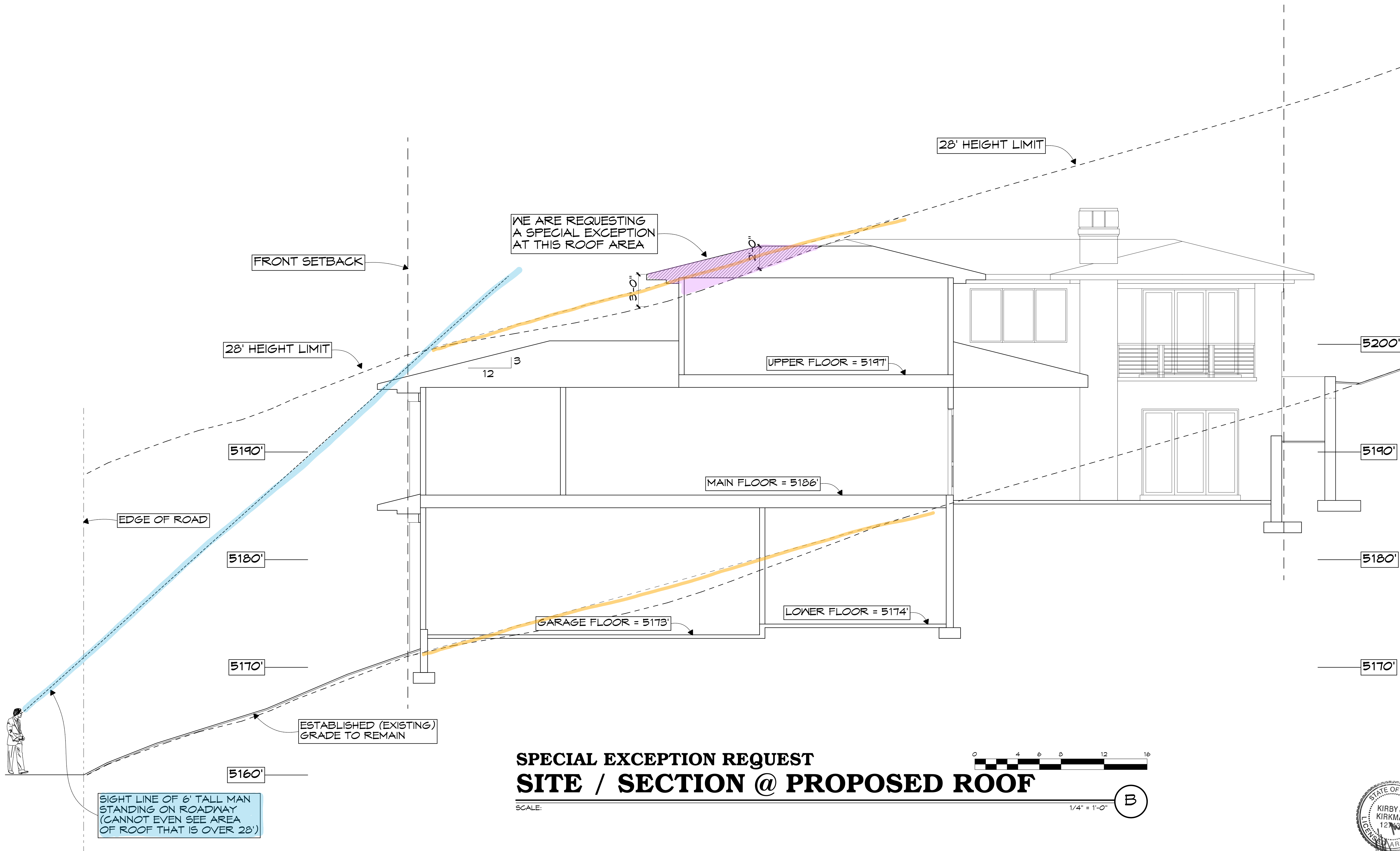
SHEET

3

DEVOLL RESIDENCE HKG ARCHITECTURE

DRAWN BY: KC  
PROJECT ENG:  
DATE: MAY 28, 2021  
REV:

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433



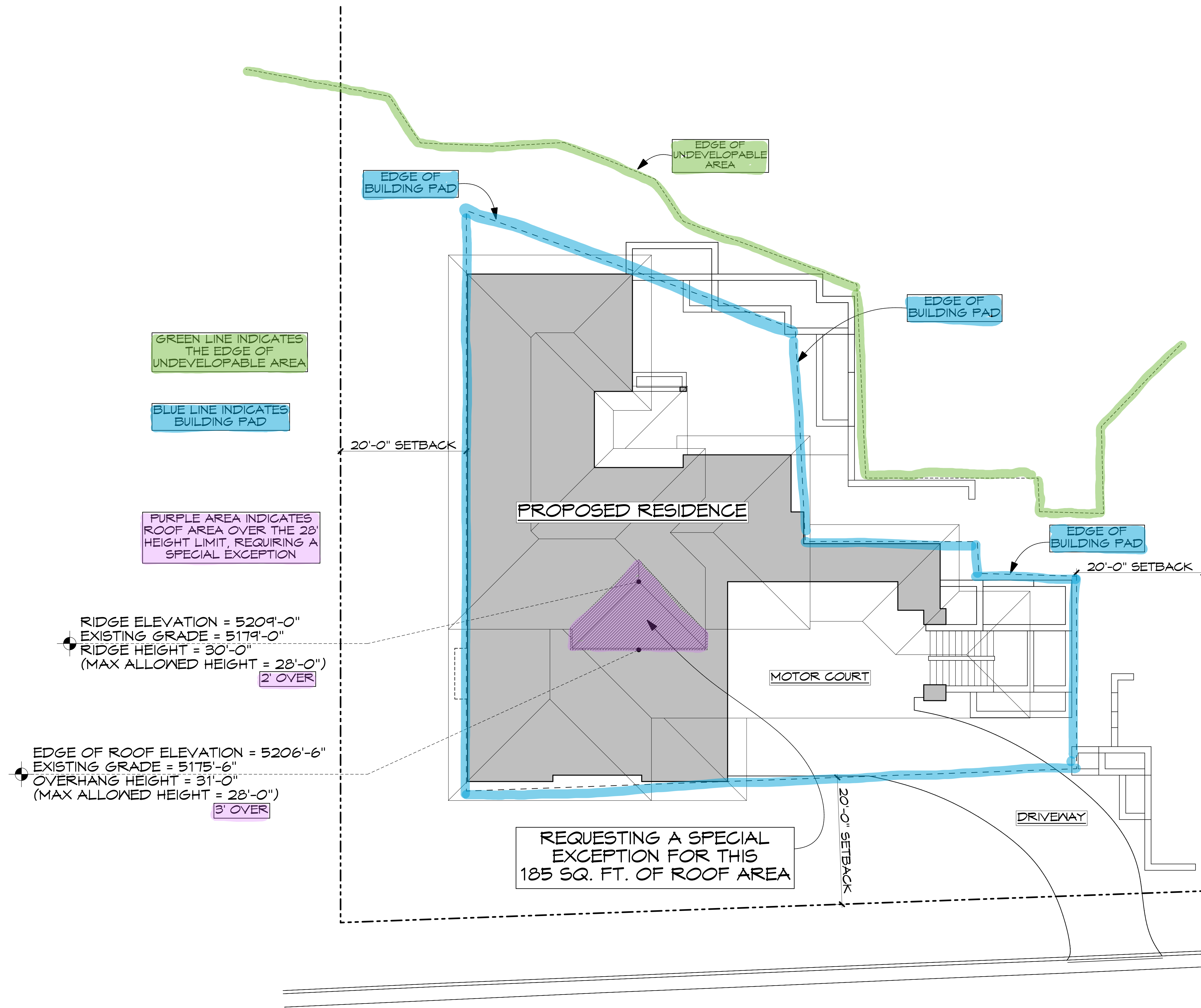
**SPECIAL EXCEPTION REQUEST  
SITE / SECTION @ PROPOSED ROOF**

SCALE:

1/4" = 1'-0"

B



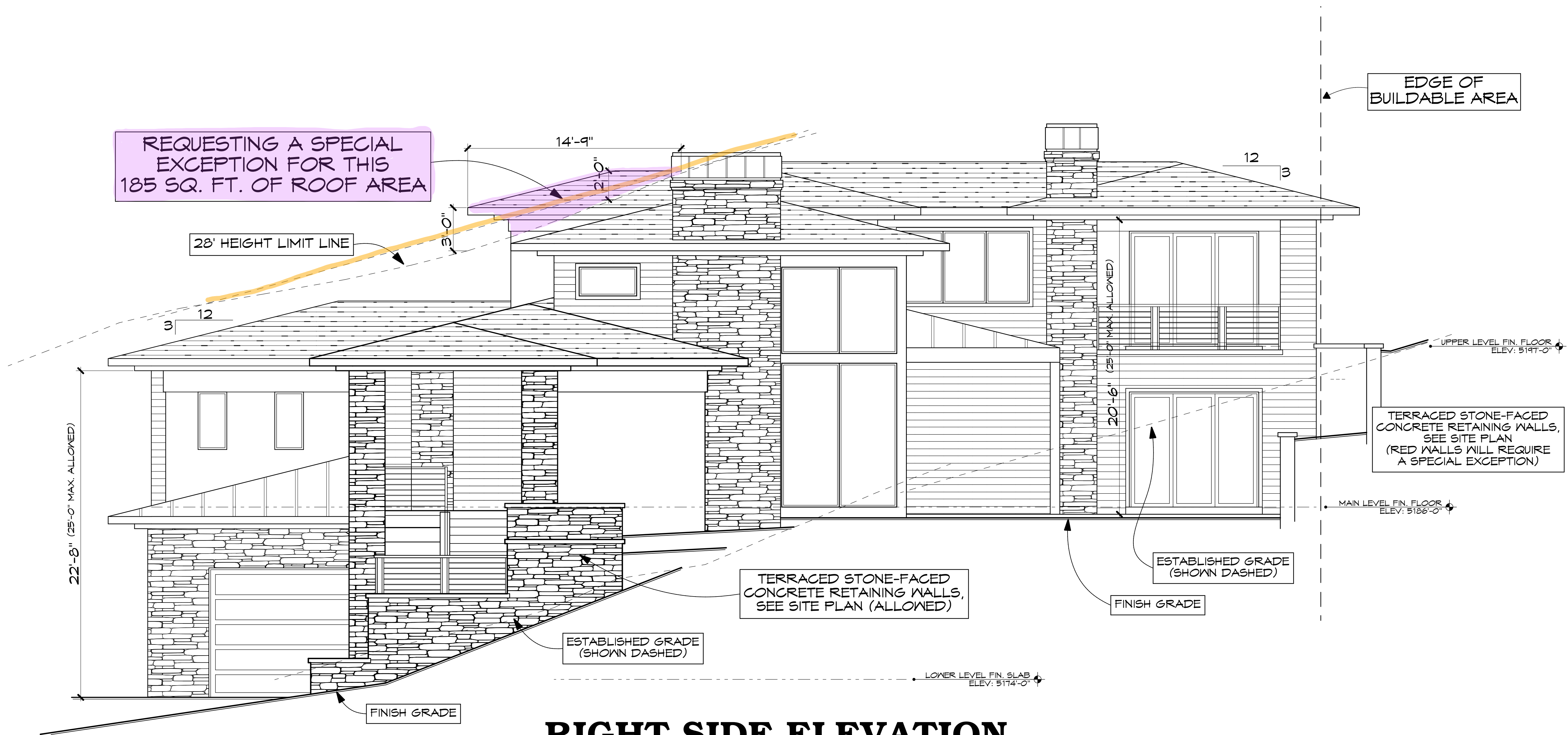
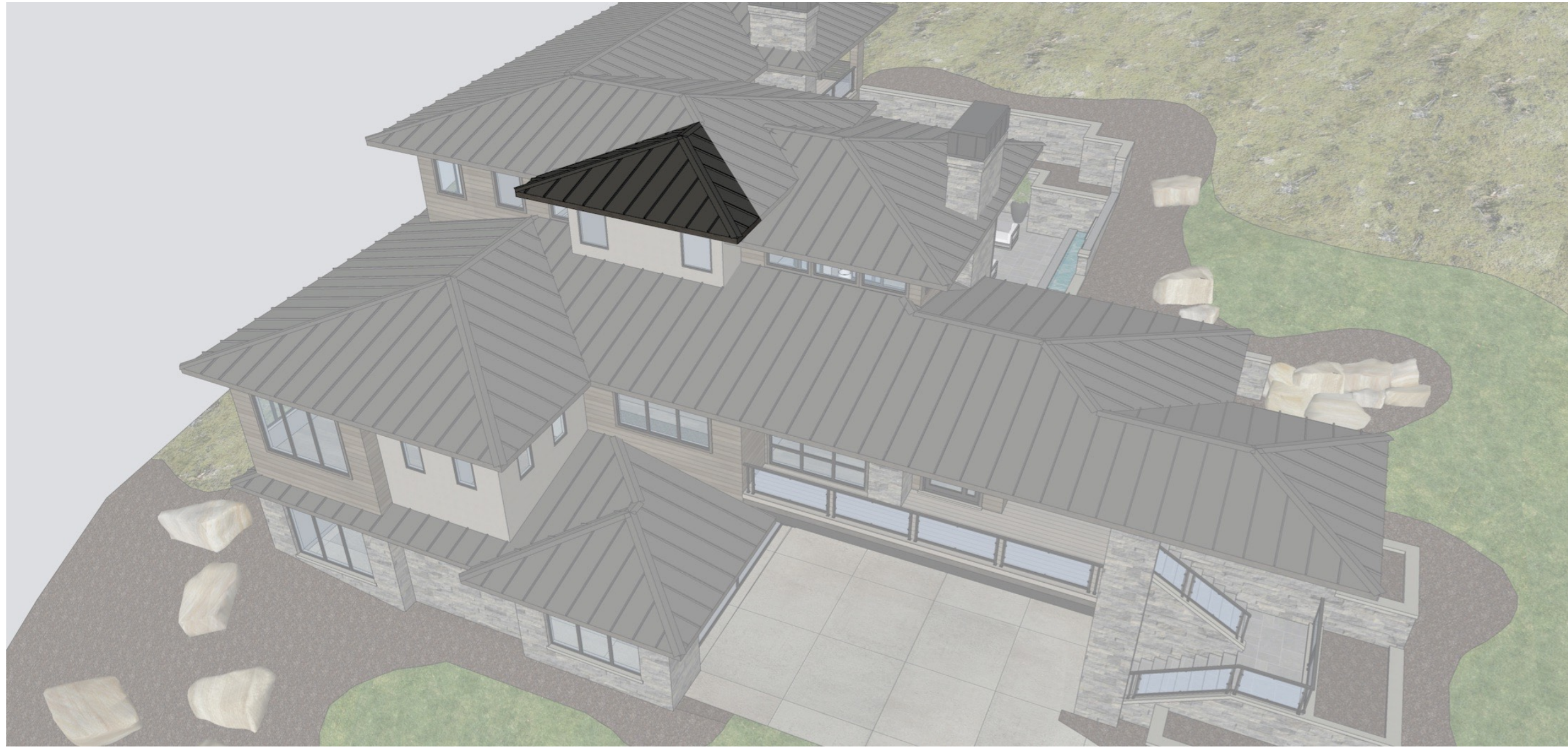


**SPECIAL EXCEPTION  
ROOF HEIGHT DIAGRAM**

SCALE:



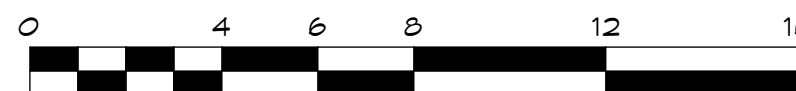




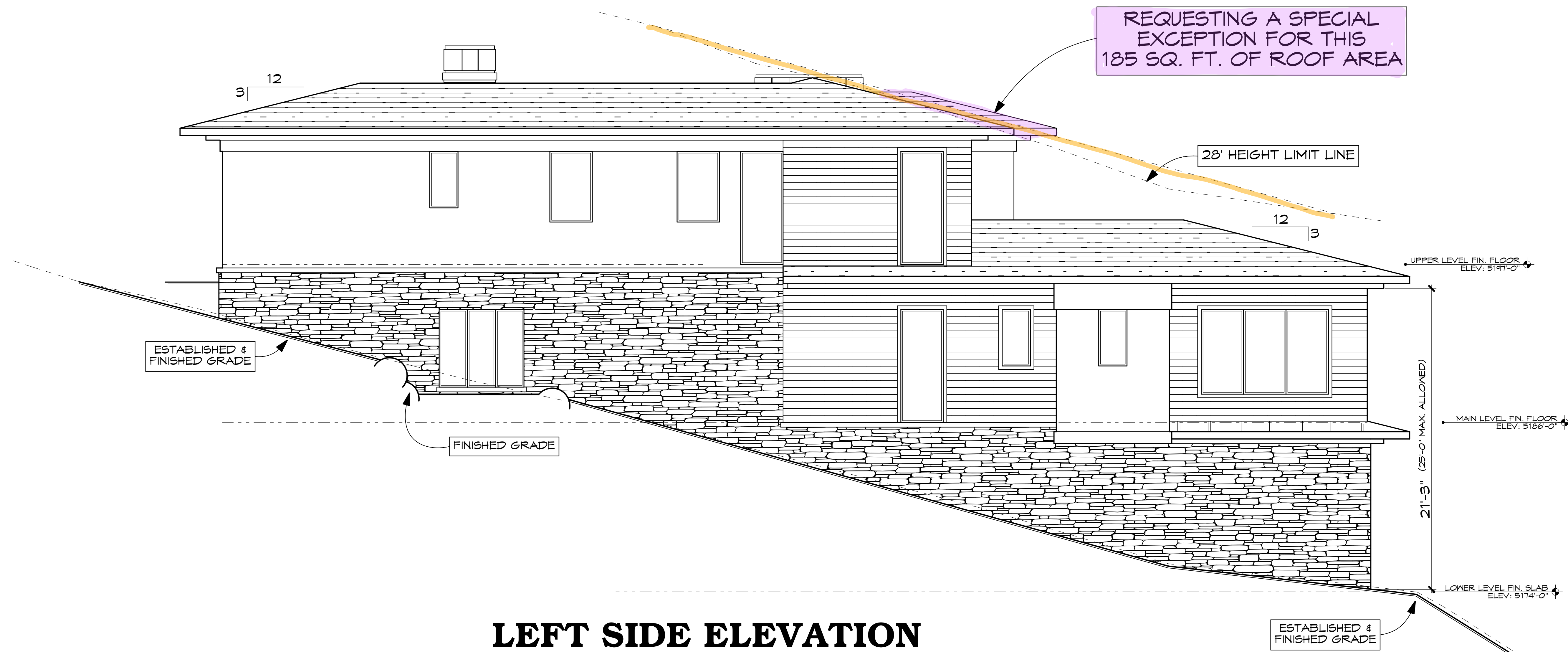
## RIGHT SIDE ELEVATION

SCALE:

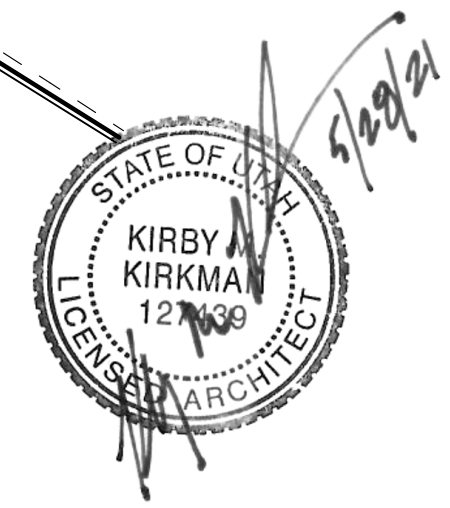
1/4" = 1'-0"

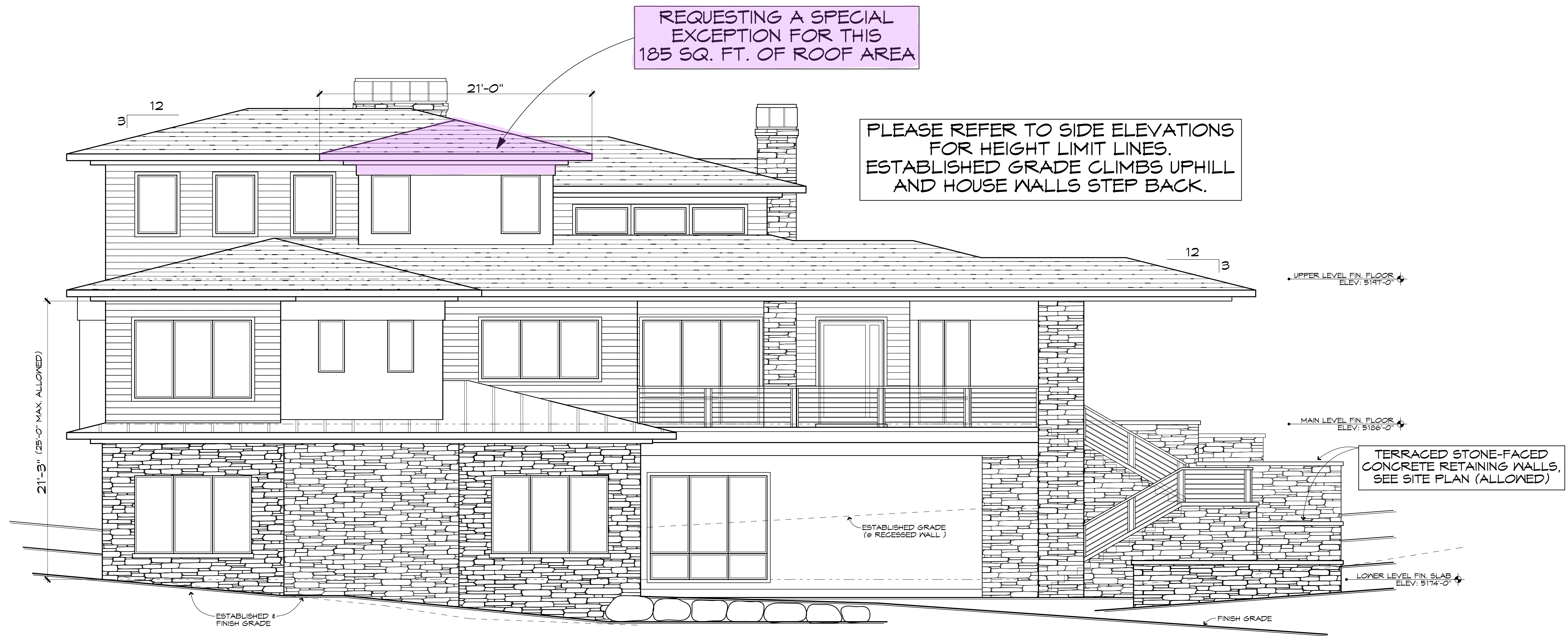






**LEFT SIDE ELEVATION**





FRONT ELEVATION

SCALE:

1/4" = 1'-0"

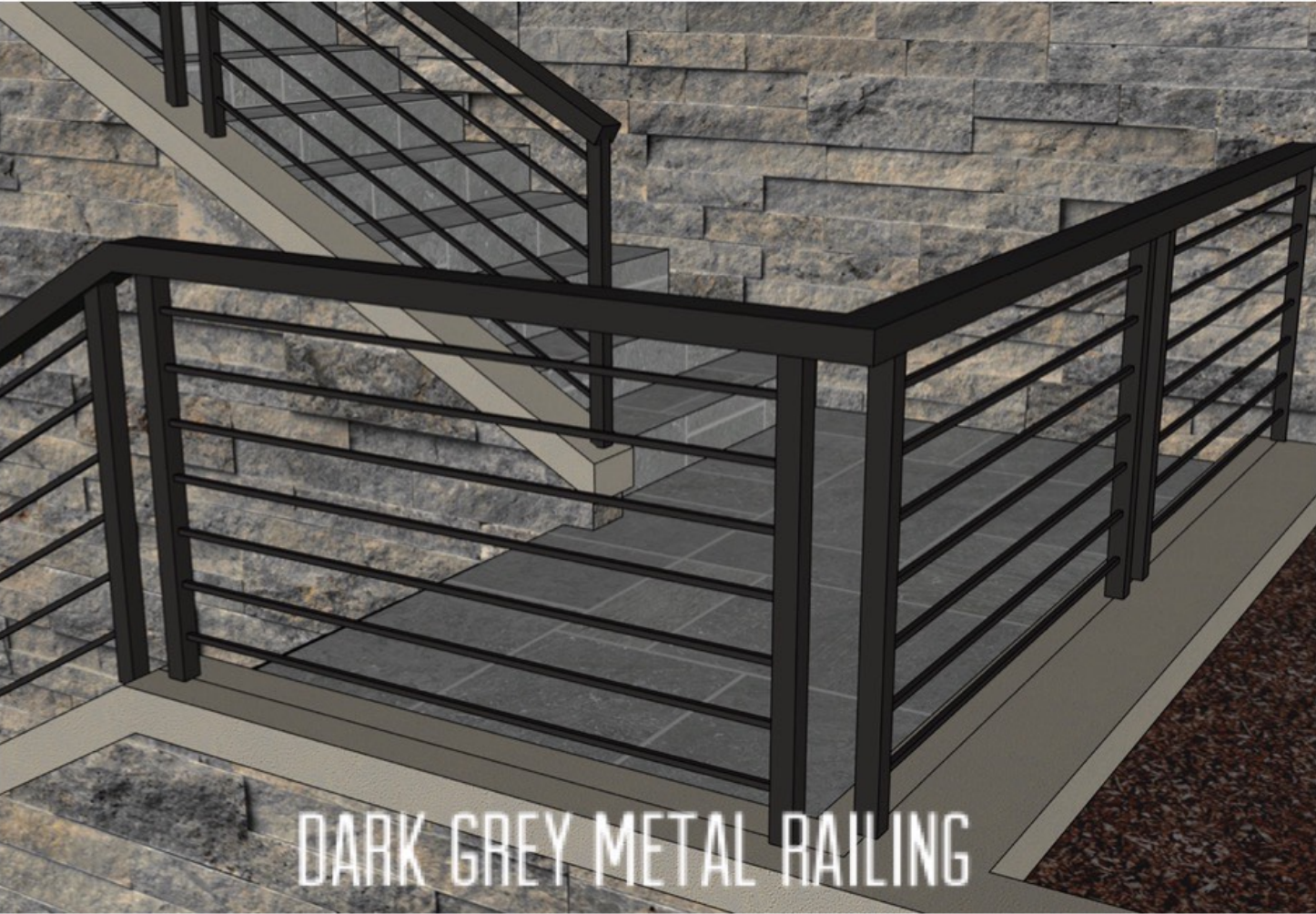






WINDOWS TO BE DARK BRONZE  
WITH LESS THAN 18%  
REFLECTIVE VALUE,  
PER DESIGN REGULATIONS

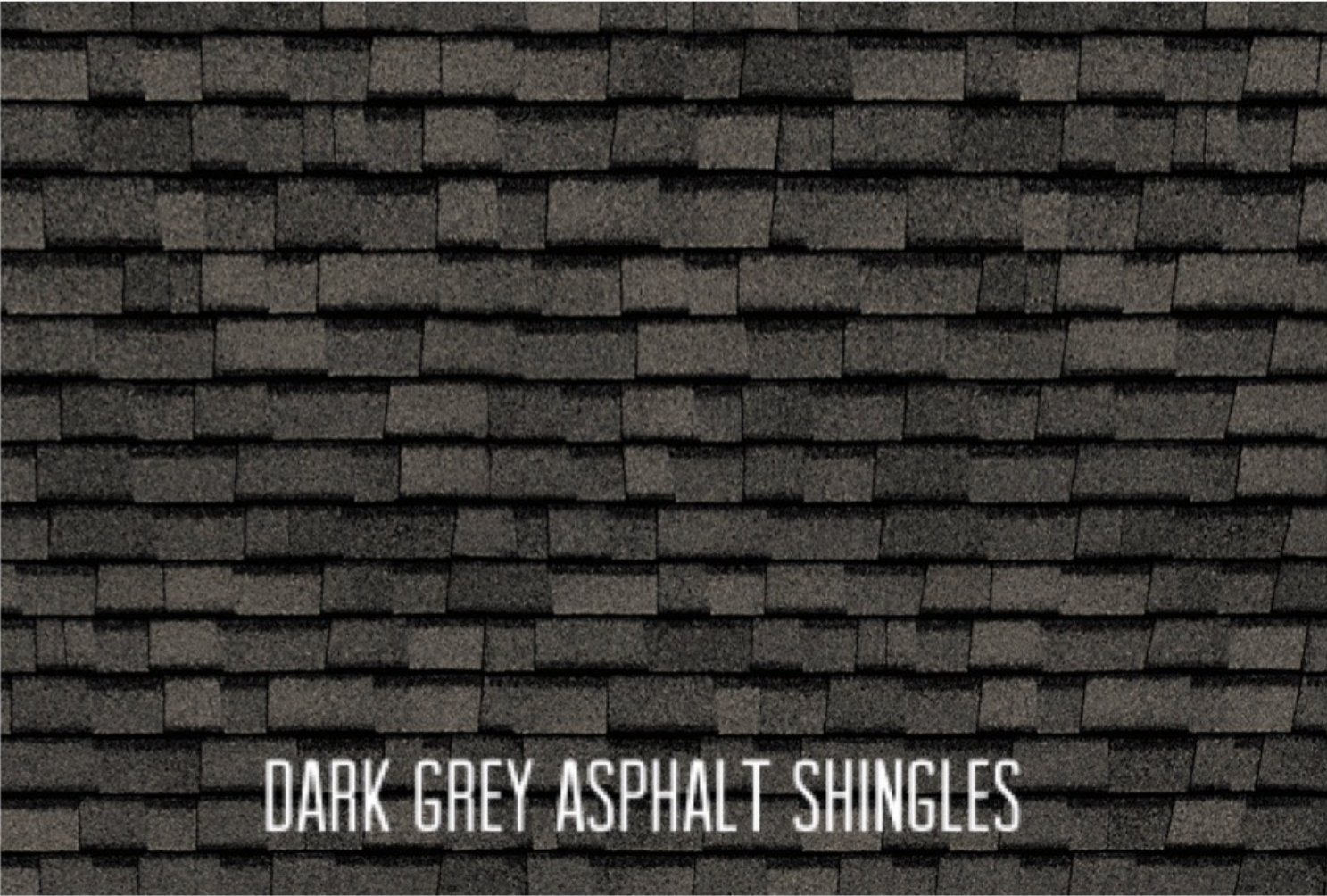
DEVOLL RESIDENCE – 1725 S. DEVONSHIRE DR.



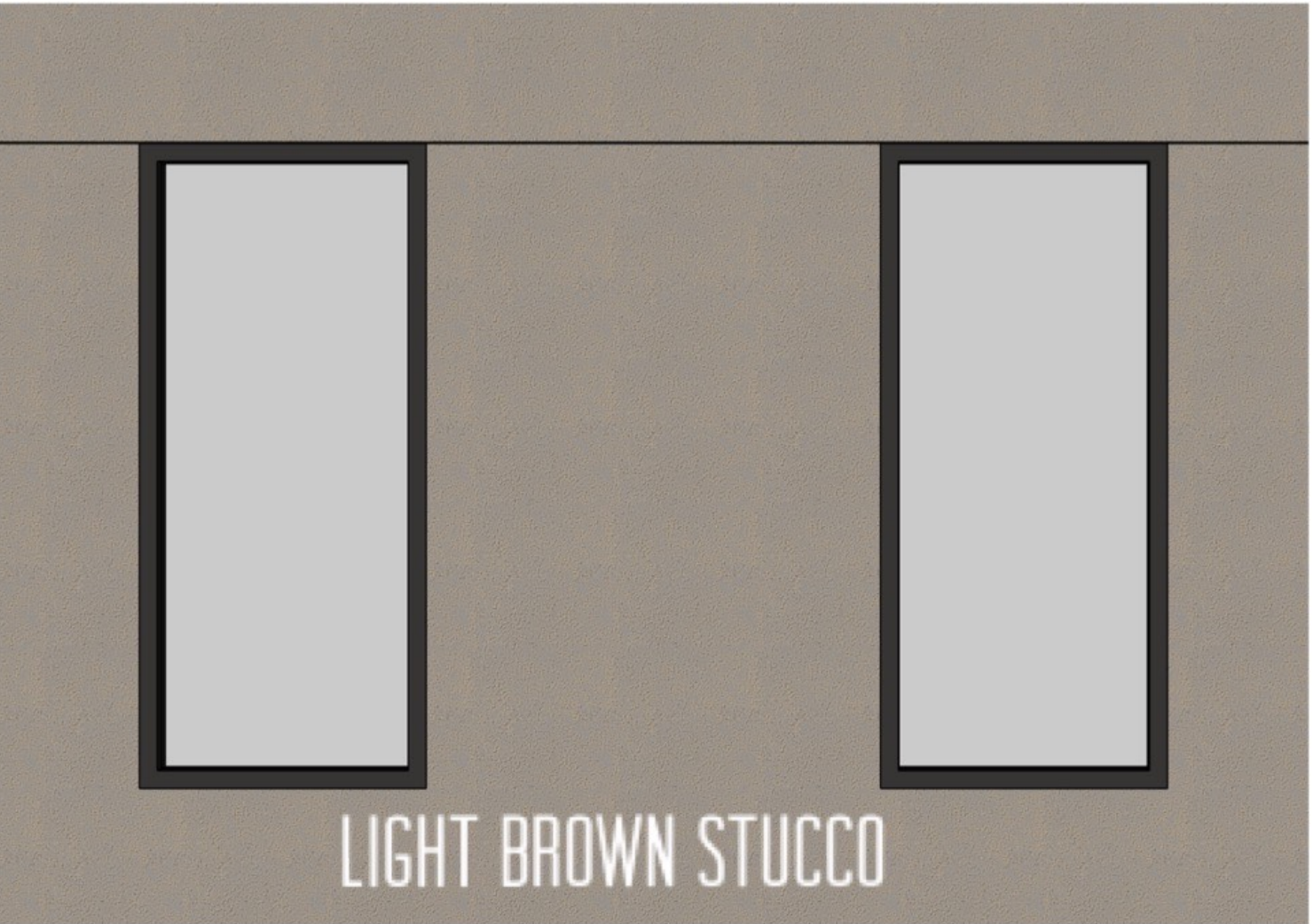
DARK GREY METAL RAILING



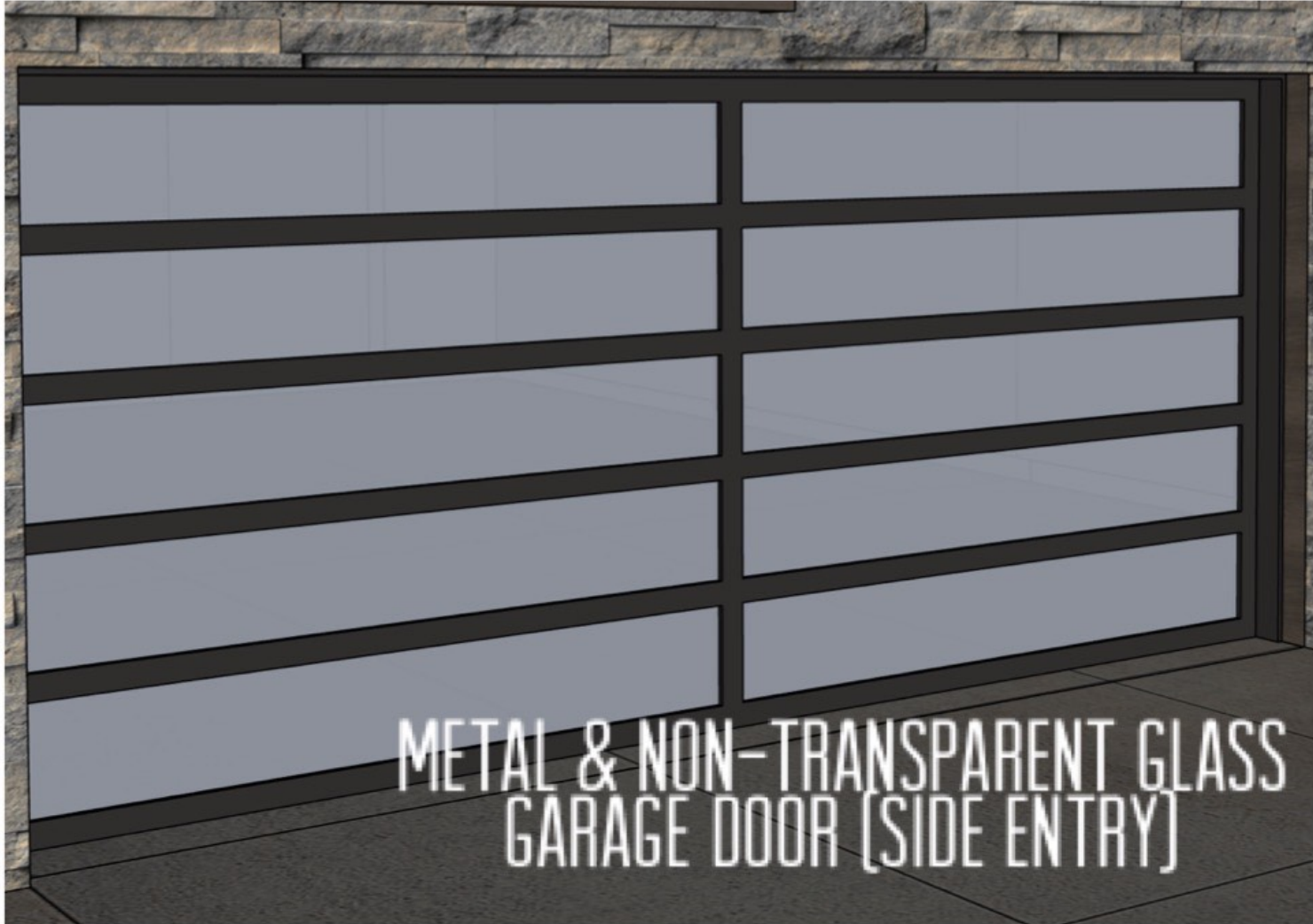
GREY & TAN STONE BLEND



DARK GREY ASPHALT SHINGLES



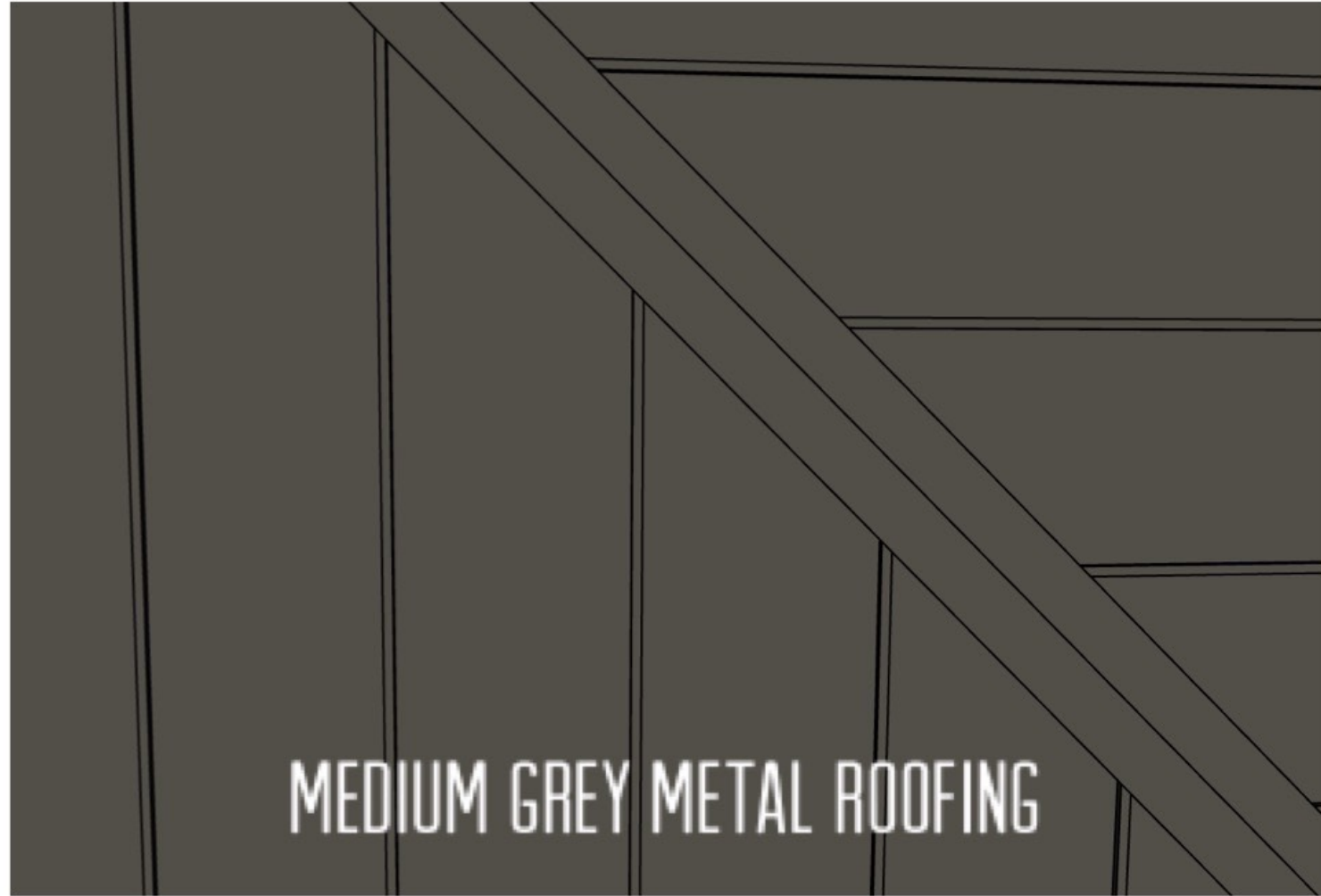
LIGHT BROWN STUCCO



METAL & NON-TRANSPARENT GLASS  
GARAGE DOOR (SIDE ENTRY)

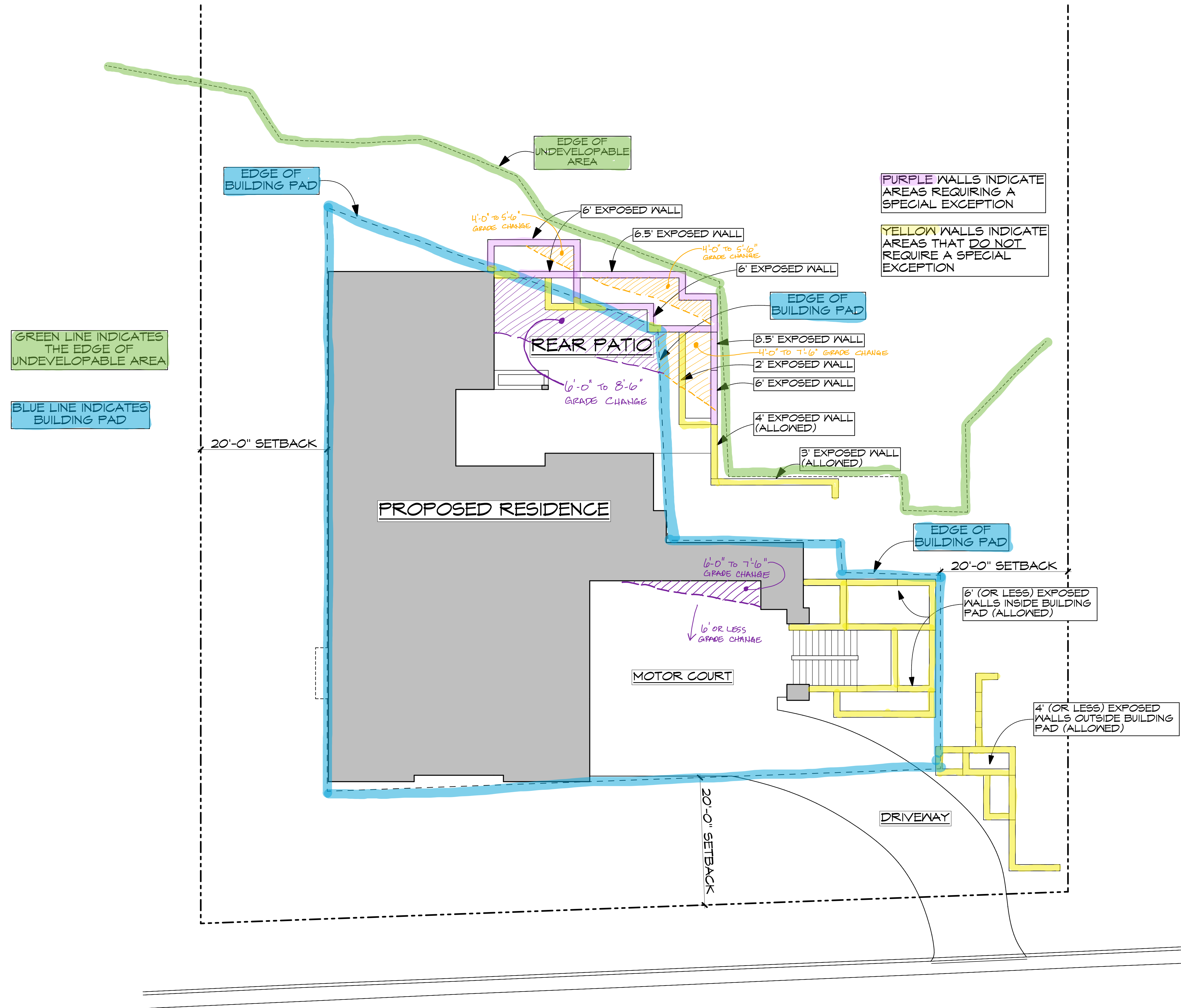


MEDIUM BROWN SIDING  
WITH DARK BROWN TRIM



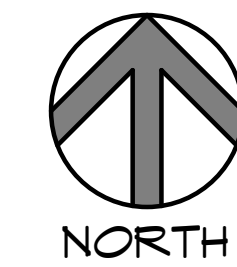
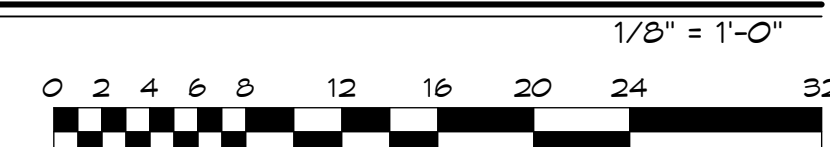
MEDIUM GREY METAL ROOFING



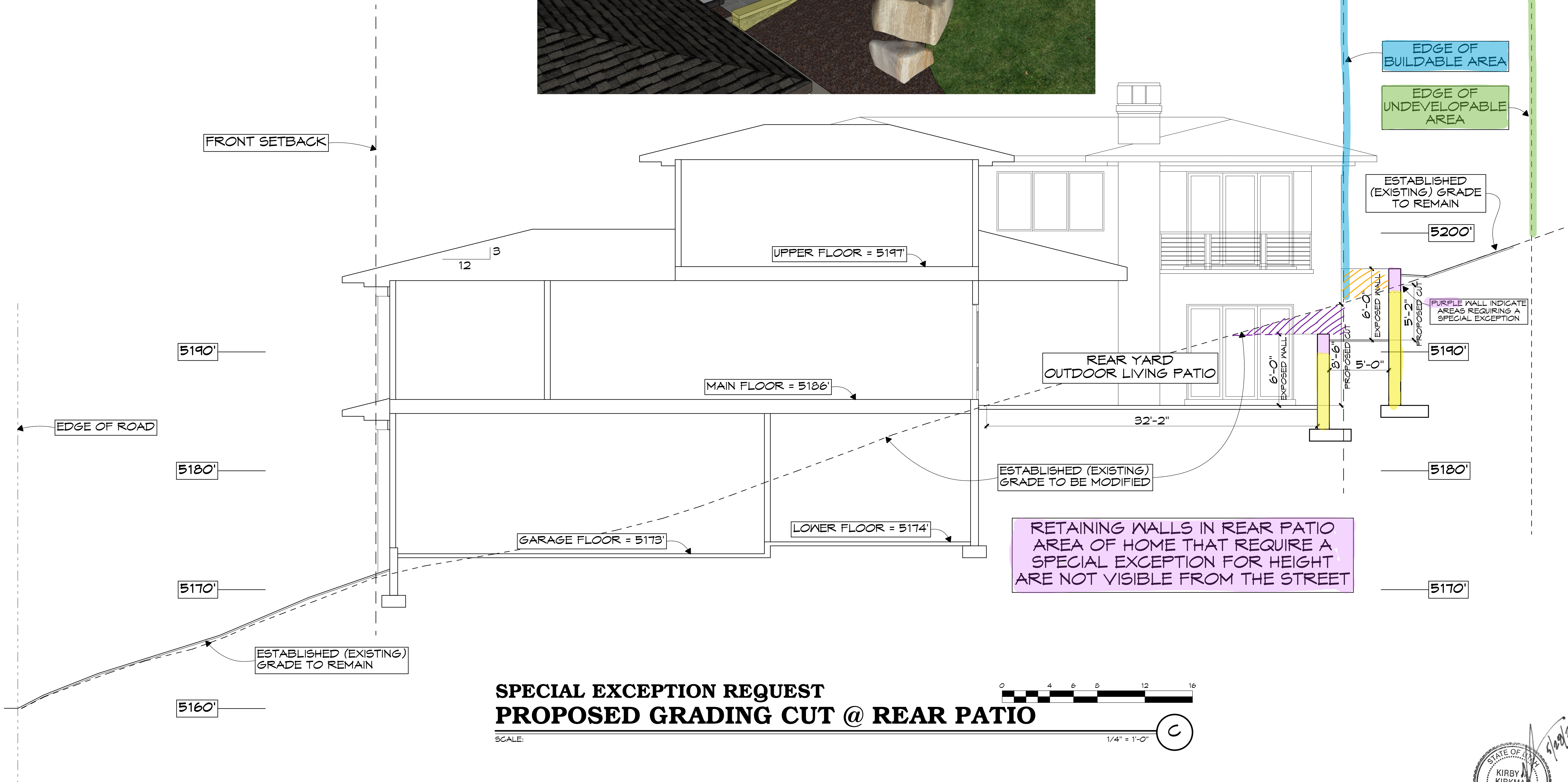
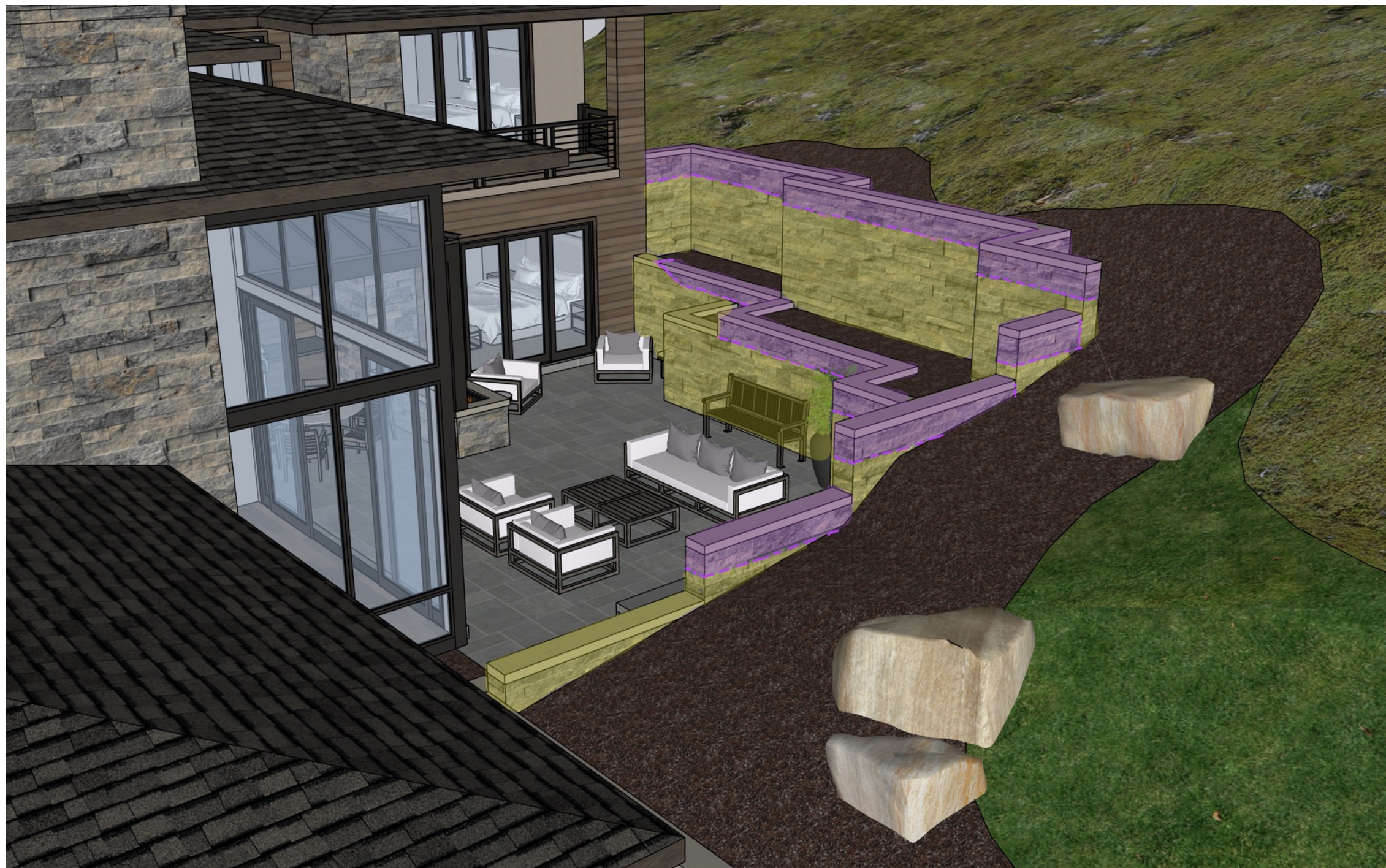


**SPECIAL EXCEPTION**  
**GRADING CHANGE & RETAINING WALL HEIGHTS**

SCALE:

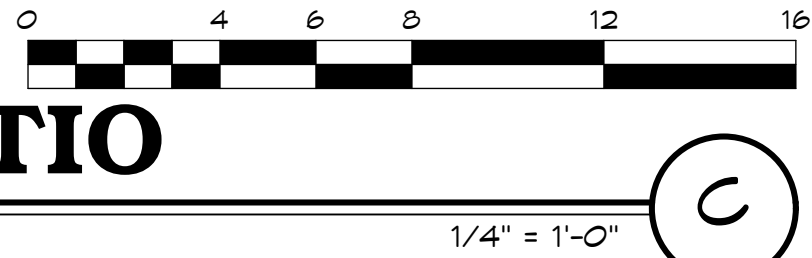




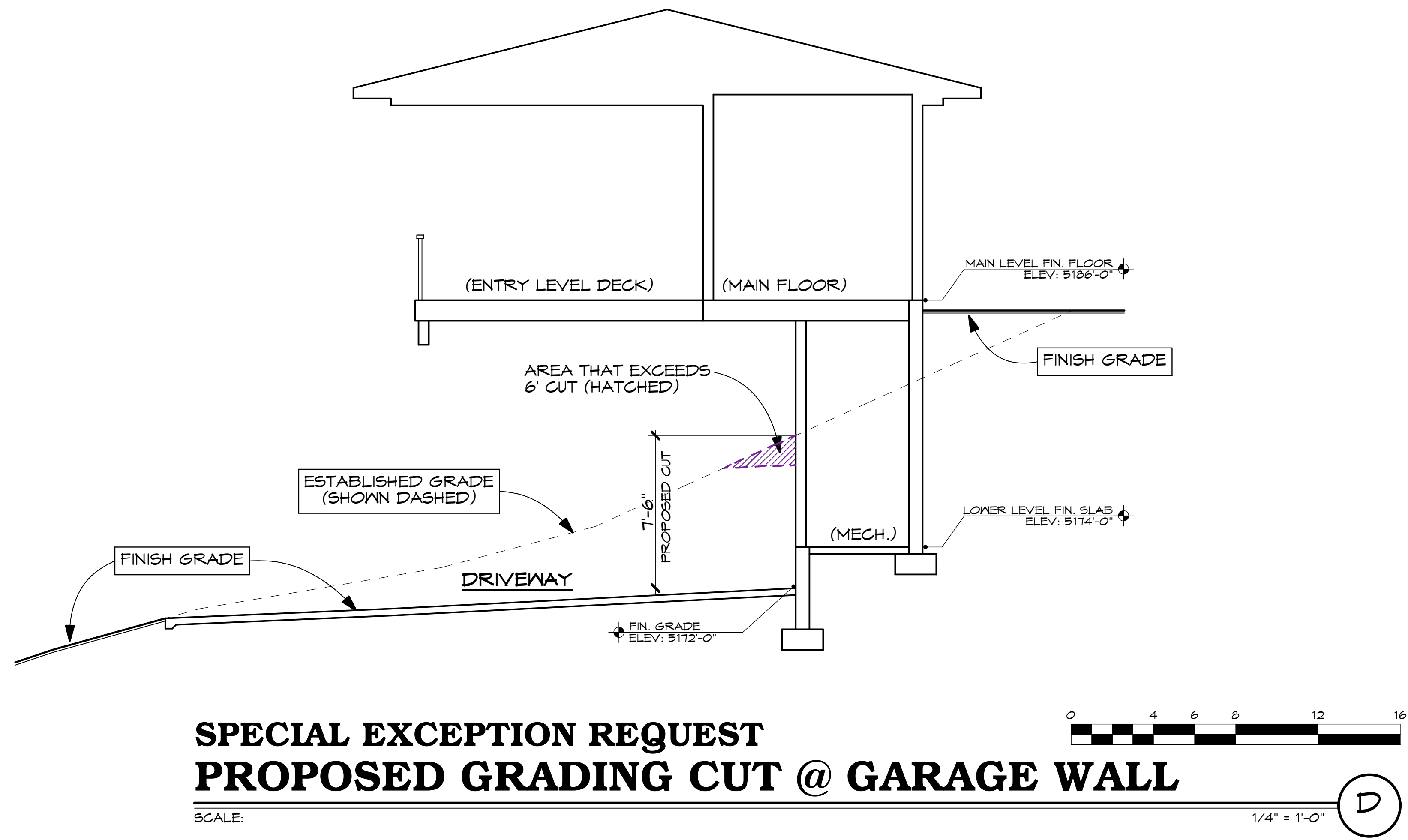


**SPECIAL EXCEPTION REQUEST  
PROPOSED GRADING CUT @ REAR PATIO**

SCALE:







**SPECIAL EXCEPTION REQUEST  
PROPOSED GRADING CUT @ GARAGE WALL**

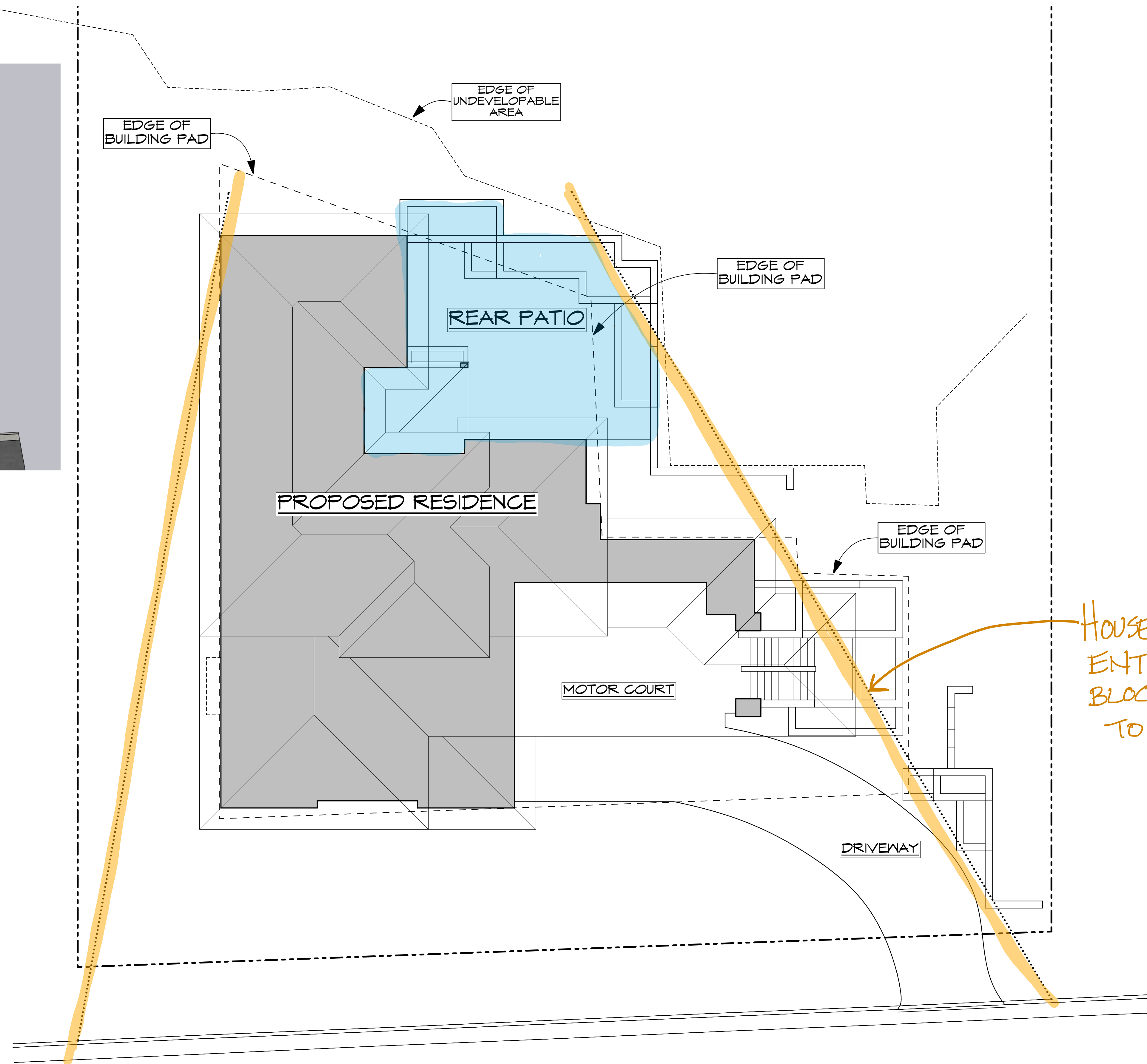
SCALE:

1/4" = 1'-0"

D







RETAINING WALLS IN REAR PATIO AREA OF HOME THAT REQUIRE A SPECIAL EXCEPTION FOR HEIGHT ARE NOT VISIBLE FROM THE STREET

**SPECIAL EXCEPTION**  
**REAR PATIO VISIBILITY STUDY**

SCALE:





Quan	Scientific	Common	Size	Hydrozone
3	<i>Celtis occidentalis</i>	Hackberry	2" caliper	1
5	<i>Cercis occidentalis</i>	Western Redbud	2" caliper	2
4	<i>Ginkgo biloba</i>	Ginkgo	2" caliper	2

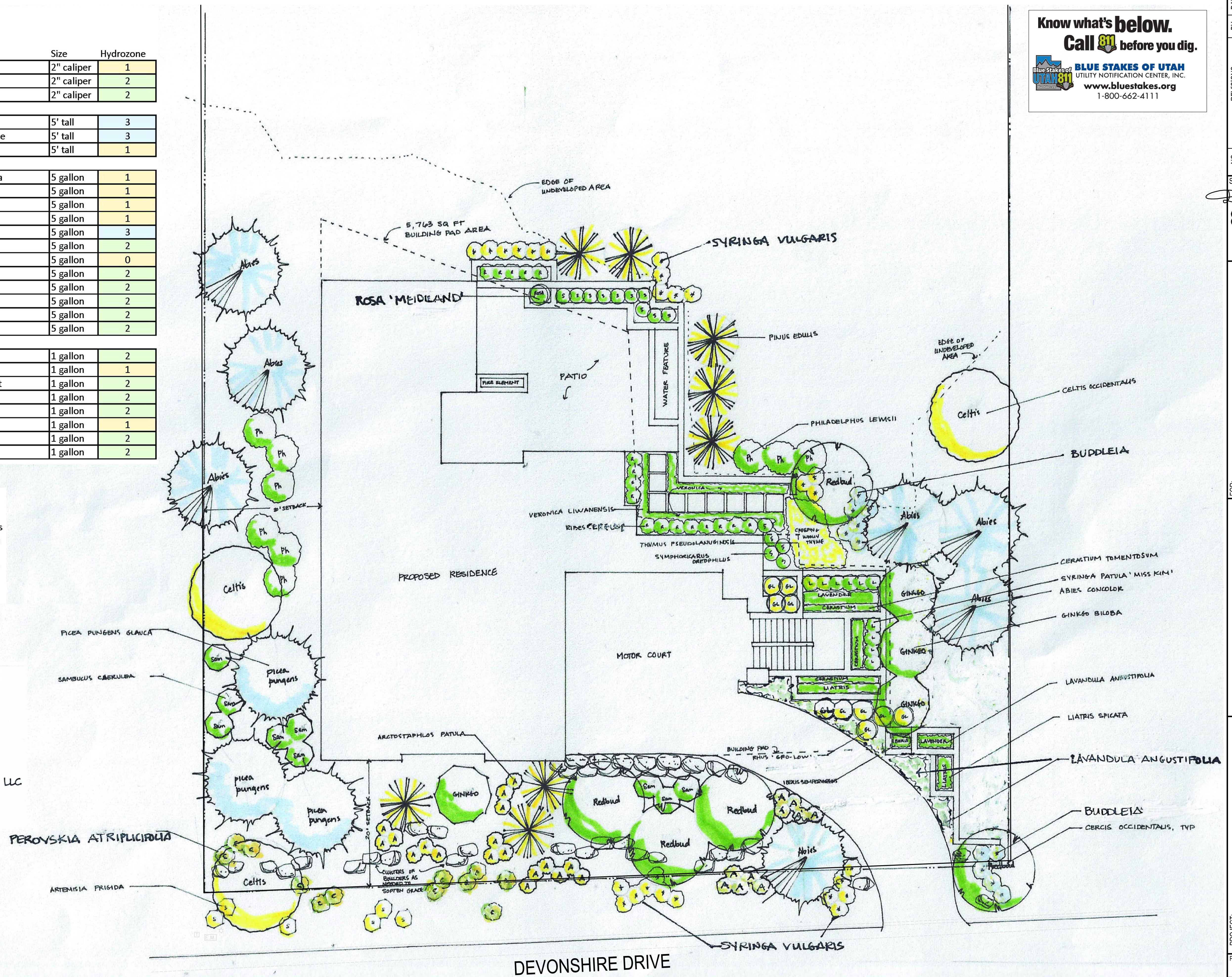
7	Abies concolor	White Fir	5' tall	3
3	Picea pungens glauca	Colorado Blue Spruce	5' tall	3
5	Pinus edulis	Pinion Pine	5' tall	1

28	Arctostaphylos patula	Greenleaf manzanita	5 gallon	1
6	Artemisia frigida	Sage	5 gallon	1
12	Perovskia atriplicifolia	Russian Sage	5 gallon	1
23	Syringa vulgaris	Lilac	5 gallon	1
11	Buddleia	Butterfly Bush	5 gallon	3
9	Philadelphus lewisii	Mockorange	5 gallon	2
10	Rhus trilobata 'Gro-Low'	Gro-Low Sumac	5 gallon	0
17	Ribes cereum	Alpine currant	5 gallon	2
1	Rosa meidiland	Rose	5 gallon	2
9	Sambucus caerulea	Elderberry	5 gallon	2
15	Symphoricarpos oreophilus	Snowberry	5 gallon	2
10	Syringa patula 'Miss Kim'	Dwarf Korean Lilac	5 gallon	2

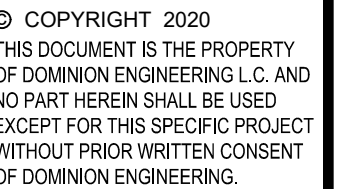
15	Cerastium tomentosum	Snow in summer	1 gallon	2
17	Hesperaloe parviflora	Red Yucca	1 gallon	1
4	Iberis sempervirens	Evergreen Candytuft	1 gallon	2
8	Lavandula angustifolia	Lavender	1 gallon	2
8	Liatris spicata	Spike Gayfeather	1 gallon	2
5	Stachys byzantina	Lamb's ear	1 gallon	1
11	Thymus pseudolanuginosus	Woolly Thyme	1 gallon	2
10	Veronica liwanensis	Turkish Veronica	1 gallon	2

The north and west sides, as well as the areas above the retaining walls should be revegetated using a native grass mixture appropriate for the Foothills district, purchased from Granite Seed. "Intermountain west Erosion Control Blend" mixed 50/50 with "Intermountain west wildfire resistant blend" would be a good option. Seed at specified rates and provide spray irrigation to be used during the establishment period.

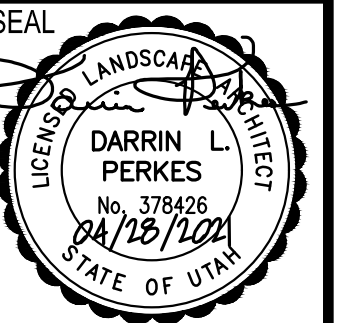
JULIE PALASMA: FLORECER DESIGN LLC  
801.834.5269



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	NO.	REVISIONS	BY	DATE
DESIGNER: DLP		MANAGER: DLP		
FILE NAME: Devoll LS.dwg				



1725 SOUTH DEVONSHIRE DRIVE  
SALT LAKE CITY, UTAH

**Dominion**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

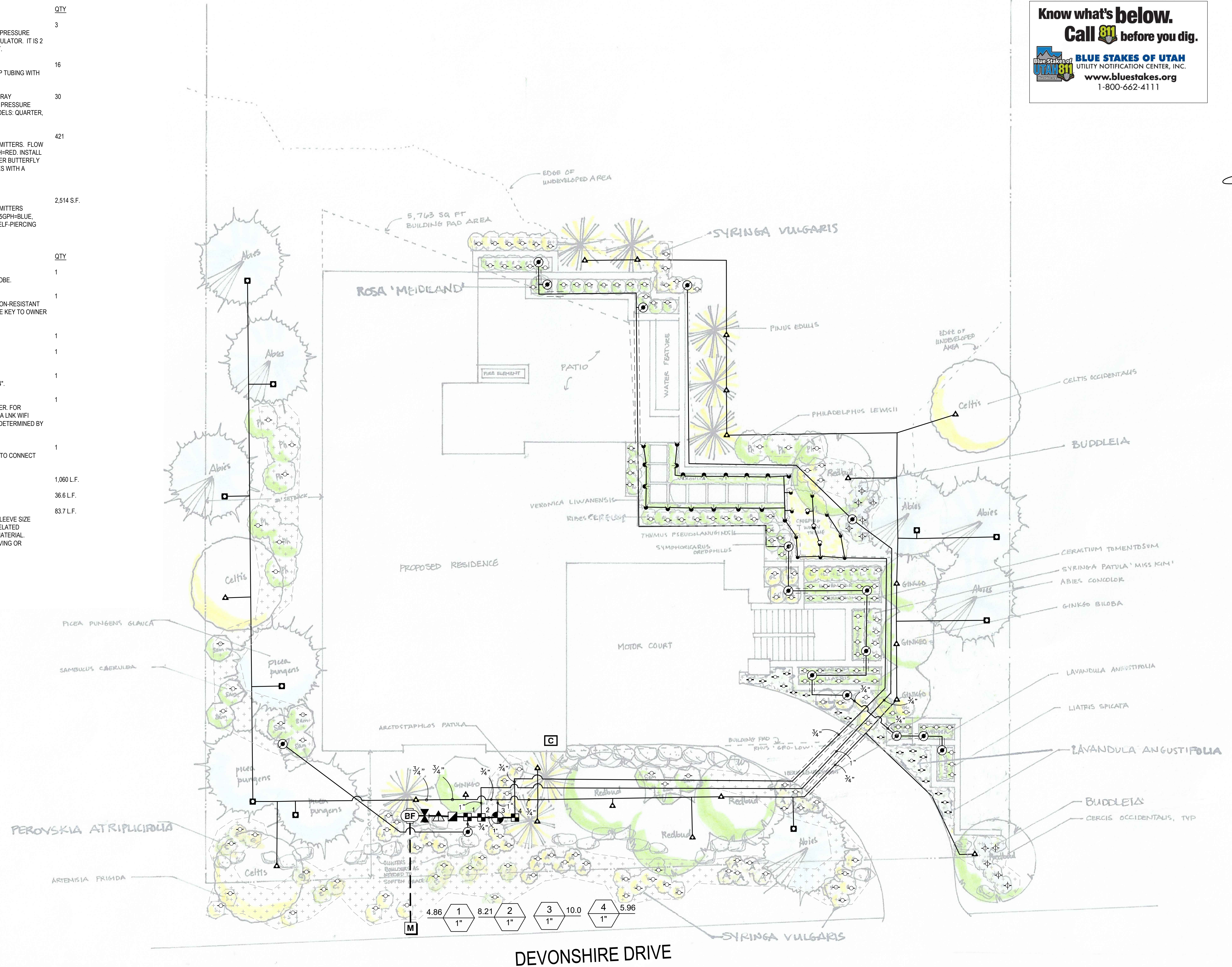


DEVOLL RESIDENCE

PROJECT:	SHEET:
PROJECT NO. 3320	
ISSUE DATE: 04/28/2021	
SHEET NO. LS-1	

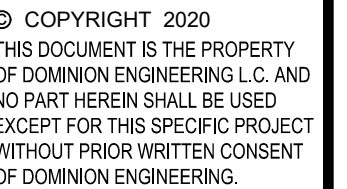
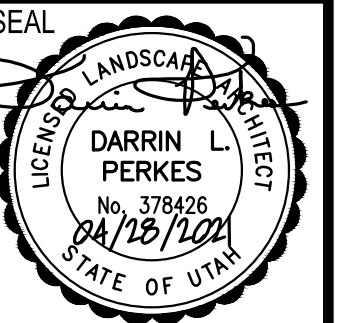


SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-PRS-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH PRESSURE REGULATING DEVICE.	30	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZPGA-100-PRF MEDIUM FLOW, 3-15GPM, WITH 1" PGA VALVE AND 1" PRESSURE REGULATING RBY FILTER AND 40PSI PRESSURE REGULATOR. IT IS 2 WIRE COMPATIBLE RESIDENTIAL CONTROL ZONE KIT.	3	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	16	
	RAIN BIRD 6" XERI-POP WITH SQ NOZZLE SQUARE SPRAY 6" XERI-POP WITH SQUARE PATTERN NOZZLES WITH PRESSURE COMPENSATION. NOZZLE THROWS 2.5' TO 4'. 3 MODELS: QUARTER, HALF, AND FULL.	30	
	RAIN BIRD XB-PC SINGLE OUTLET EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. INSTALL TWO (2) 0.5 GPH PER PERENNIAL, THREE (3) 2 GPH PER BUTTERFLY BUSH, AND TWO (2) 2 GPH PER OTHER SHRUB. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	421	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS INSTALLED ON 1/2" POLYTUBING. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	2,514 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PGA GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE.	1	
	RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, RUBBER COVER, PROVIDE KEY TO OWNER FOR USE IN WINTERIZATION.	1	
	MULLER STOP AND WASTE VALVE	1	
	ZURN 3/4" PRESSURE REDUCING VALVE PRESSURE DOWNSTREAM REQUIRED IS 52.0 PSI	1	
	ZURN 375 RPS 3/4" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZE 3/4".	1	
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. INCLUDE A LINK WIFI MODULE. EXACT LOCATION OF CONTROLLER TO BE DETERMINED BY OWNER.	1	
	WATER METER 3/4" WATER METER FOR THE RESIDENCE. CONTRACTOR TO CONNECT INTO SUPPLY LINE.	1	
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,060 L.F.	
—————	IRRIGATION MAINLINE: PVC SCHEDULE 40	36.6 L.F.	
-----	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	83.7 L.F.	



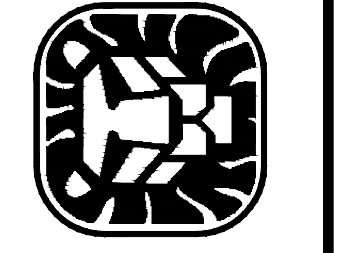
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[illegible]

1725 SOUTH DEVONSHIRE DRIVE  
SALT LAKE CITY, UTAH

**DOMINION**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000



PROJECT:

DEVOLL RESIDENCE

SHEET:

IRRIGATION PLAN

PROJECT NO.	3320
ISSUE DATE:	04/28/2021
SHEET NO.	LS-2

path: P:\DEVOLL PROPERTY 3320\DESIGN\CAD\  
file name: Devoll LS.dwg | plot date: April 28, 2021 | plotted by: darrinp



## **ATTACHMENT B: SITE & VICINITY PHOTOGRAPHS**



**Subject Property – 1725 S Devonshire Drive**







**1711 S Devonshire Drive**



**1739 S Devonshire Drive**





**1755 S Devonshire Drive**



**1771 S Devonshire Drive**





**1785 S Devonshire Drive**



**1756 S Devonshire Drive**



# ATTACHMENT C: FR-2/21,780 LOT AND BULK REQUIREMENTS

## FR-2/21,780 Foothills Residential District

**Purpose Statement:** The purpose of the FR-2/21,780 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

Standard	Finding	Proposed
Minimum Lot Area: 21,780 sq ft  Minimum Lot Width: 100 ft	Complies	The subject lot is 50,740 square feet in size.  The subject lot is 136 feet wide.
Maximum Building Height: In the FR-2, FR-3 and FP Districts, the maximum building height shall be twenty-eight (28') measured from finished grade. The front and rear vertical building walls shall not exceed twenty five feet (25') measured from established grade. On a corner lot, roof gable ends which face onto either the front or corner side yard, but not both, are permitted to a height of twenty-eight feet (28').	<b>Requires Special Exception Approval</b>	The applicant is requesting additional building height to create a dormer on the street facing elevation. The requested height is between 2-3 feet and encompasses 185 SF of the roof.  The section of the home exceeding 28 feet is stepped back from the front line of the house by 25 feet and is not visible from the street. The front and rear vertical building walls do not exceed 25 feet measured from established grade.  To demonstrate the lack of visibility, the applicant submitted site and building sections.
Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.	Complies	The front yard setback is 20 feet as specified on the recorded Devonshire Subdivision plat, which is included in the project description section of the staff report.

Interior Side Yards: Twenty feet (20')	Complies	Both interior side yard setbacks are 20 feet as specified on the recorded plat.
Rear Yard: Forty feet (40')	Complies	The lot is approximately 375 feet in length.
Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed twenty-five percent (25%) of the lot area.	Complies	The proposed construction covers approximately 6% of the subject property.
Slope Restrictions: For lots subdivided after November 4, 1994, no building shall be constructed on any portion of the site that exceeds a thirty percent (30%) slope. All faces of buildings and structures shall be set back from any non-buildable area line, as shown on the plat if any, a minimum of ten feet (10') and an average of twenty feet (20').	N/A	The Devonshire Subdivision was recorded in 1991.
Landscape Plan: A landscape plan conforming to the requirements of chapter 21A.48 shall be required.	Complies	The applicant submitted a compliant landscape and irrigation plan, which is included in <a href="#">Attachment A</a> .
<p>Standards for Attached Garages:</p> <p>1. Width of an attached garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>2. Located behind or in line with the front line of the building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</p> <p>a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building." In this case, the new garage shall be constructed in the same location with the same</p>	Complies	The proposed single-family structure includes an attached garage, which faces the side yard.

<p>dimensions as the garage being replaced;</p> <p>b. At least sixty percent (60%) of the existing garages on the block face are located forward of the “front line of the building”, or</p> <p>c. The garage doors will face a corner side lot line.</p>		
<p>Grading Changes: No grading shall be permitted prior to the issuance of a building permit. The grade of any lot shall not be altered above or below established grade more than four feet (4’) at any point for the construction of any structure or improvement except:</p> <p>a. Within the buildable area. Proposals to modify established grade more than six feet (6’) shall be reviewed as a special exception subject to the standards in chapter 21A.52 of this title. Grade change transition areas between a yard area and the buildable area shall be within the buildable area;</p> <p>b. Within the front, corner side, side and rear yard areas, proposal to modify established grade more than four feet (4’) shall be reviewed as a special exception subject to the standards found in Chapter 21A.52 of this title; and</p> <p>c. As necessary to construct driveway access from the street to the garage or parking area grade changes and/or retaining walls up to six feet (6’) from the established grade shall be reviewed as a special exception subject to the standards in 21A.52.</p>	<p><b>Requires Special Exception Approval</b></p>	<p>The proposed construction of the single-family residence includes grade changes exceeding 6 feet in the buildable area and 4 feet in the rear yard area.</p> <p>The grade change along the front elevation is to accommodate the driveway pad against the garage wall and the grade changes along the rear elevation are proposed to create an outdoor patio.</p>

## ATTACHMENT D: SPECIAL EXCEPTION STANDARDS

### 21A.52.060: General Standards and Considerations for Special Exceptions:

No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard	Finding	Rationale
<b>A. Compliance with Zoning Ordinance and District Purposes:</b> The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	Special Exception for Grading: <b>Complies</b>  Special Exception for Additional Height: <b>Complies</b>	<p>The proposed Special Exceptions are generally in harmony with, and does not hinder, the overall intent of the zoning ordinance found in 21A.24.030.</p> <p><i>“The purpose of the FR-2/21,780 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.”</i></p> <p>Staff finds that the proposed single-family residential use and requested special exceptions comply with the purpose statement of the FR-2 zoning district. The subject property is similar in character to other properties in the neighborhood, some of which have also received special exception approval for additional height and grading to create a buildable area. The single-family home was designed to step back as the natural slope increases. The retaining walls requiring special exception approval are not visible from the street nor is the portion of the building that exceeds 28 feet in height.</p> <p>The proposed structure is compatible with the existing development along Devonshire Drive.</p>
<b>B. No Substantial Impairment of Property</b>	Special Exception	The subject property has been vacant since the Devonshire Subdivision was



<p><b>Value:</b> The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p>for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>recorded in 1991. The subject property will be the 10th of 12 lots to be developed.</p> <p>Staff has found no evidence indicating that the proposed use and development would diminish or impair the property values within the neighborhood.</p>
<p><b>C. No Undue Adverse Impact:</b> The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.</p>	<p>Special Exception for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>The proposed single-family use is compatible with the other single-family dwellings in the neighborhood.</p> <p>There are other single-family dwellings that have received special exception approval for additional height, grading, and retaining walls due to the naturally occurring slope along Devonshire Drive.</p> <p>Staff finds that the proposed use and development would not have a material adverse effect upon the character of the area or the public health, safety and general welfare.</p>
<p><b>D. Compatible with Surrounding Development:</b> The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.</p>	<p>Special Exception for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>The applicants are requesting a special exception for additional building height and grading, which are common development requests in the Foothills Residential Districts.</p> <p>While the structure is over height, the portion of the roof exceeding 28 feet is not visible from the street. The over height retaining walls are located at the rear of the property and are also not visible from the street. Staff finds that the proposal is compatible with surrounding development.</p>
<p><b>E. No Destruction Of Significant Features:</b> The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</p>	<p>Special Exception for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>The buildable and undevelopable areas are prescribed on the recorded plat. The applicant has submitted a landscaping plan that meets the FR-2 landscaping requirements.</p> <p>While the existing slope will be altered to create a buildable area for the home, the remaining 94% of the property will remain undisturbed or be revegetated within the transition area.</p> <p>Staff does not anticipate the destruction or damage of significant natural or scenic features and the property does not contain any historical features.</p>

<p><b>F. No Material Pollution of Environment:</b> The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	<p>Special Exception for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>The applicant will be required to obtain the appropriate building permits prior to beginning work on the property.</p> <p>The proposed use and development are not expected to cause air, water, noise, or other types of pollution.</p>
<p><b>G. Compliance with Standards:</b> The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>Special Exception for Grading: <b>Complies</b></p> <p>Special Exception for Additional Height: <b>Complies</b></p>	<p>The table in Attachment E analyzes the proposal's compliance with the special exception standards for additional building height, which are specific to requests being made for developments within the Foothills Residential zones. Staff finds that the project is in compliance with all of those standards.</p>

## ATTACHMENT E: STANDARDS FOR ADDITIONAL HEIGHT

**21A.24.P.2: Height Special Exception:** The Planning Commission, as a special exception to the height regulations of the applicable district, may approve a permit to exceed the maximum building height but shall not have the authority to grant additional stories. To grant a height special exception the Planning Commission must find the proposed plan:

Standard	Finding	Rationale
<b>a. Is a design better suited to the site than can be achieved by strict compliance to these regulations; and</b>	<b>Complies</b>	<p>The applicant is requesting between 2-3 feet of additional height for a 185 SF portion of the roof. The additional height is to accommodate a dormer on the front elevation of the home.</p> <p>The applicant designed the building to step back as the established grade of the site increases. The dormer where the special exception is requested, is stepped back from the front line of the building by approximately 25 feet.</p> <p>The applicant submitted a site section and visibility study demonstrating the over height section is not visible from the street.</p>
<b>b. Satisfies the following criteria:</b> <p><b>(1) The topography of the lot presents difficulties for construction when the foothill height limitations are applied,</b></p> <p><b>(2) The structure has been designed for the topographic conditions existing on the particular lot, and</b></p> <p><b>(3) The impact of additional height on neighboring properties has been identified and reasonably mitigated.</b></p>	<p><b>(1) Complies</b></p> <p><b>(2) Complies</b></p> <p><b>(3) Complies</b></p>	<p>The subject property has an average slope of approximately 31% with a grade increase of approximately 30 feet between the front setback and edge of the buildable area.</p> <p>The requested additional height of 2-3 feet is requested to accommodate the section of the building that sits on a flattened-out portion of the property.</p> <p>The grade slopes upward towards the foothills and the structure was designed to step back as the slope increases. Granting additional height is not expected to have an impact on the abutting properties.</p>
<b>c. In making these considerations the Planning Commission can consider the size of the lot upon which the structure is proposed.</b>	<b>Staff finds that due to the square footage of the lot, the request would</b>	<p>The subject property is approximately 50,529 square feet in size with a buildable area of 5,763 square feet. The building footprint is approximately 3,100 square feet and follows the “L” shape of the buildable area.</p>



	<b>have minimal impact on the adjacent properties</b>	The majority of the square footage of the lot includes the foothills. The slope continues to significantly increase towards the south east, limiting the area that can be developed towards the front portion of the lot. The proposed single-family residence complies with the setbacks and buildable area prescribed on the plat.
<b>d. The burden of proof is upon the applicant to submit sufficient data to persuade the Planning Commission that the criteria have been satisfied.</b>	<b>Staff finds that all criteria have been satisfied</b>	Staff believes the burden of proof has been met by the applicant. The applicant submitted a visibility study demonstrating that the over height section of the roof will not be visible from the street.
<b>e. The Planning Commission may deny an application for a height special exception if:</b> <b>(1) The architectural plans submitted are designed for structures on level, or nearly level, ground, and the design is transposed to hillside lots requiring support foundations such that the structure exceeds the height limits of these regulations;</b> <b>(2) The additional height can be reduced by modifying the design of the structure through the use of stepping or terracing or by altering the placement of the structure on the lot;</b> <b>(3) The additional height will substantially impair the views from adjacent lots, and the impairment can be avoided by modification; or</b> <b>(4) The proposal is not in keeping with the character of the neighborhood.</b>	<b>Complies</b>	<ol style="list-style-type: none"> <li>1. The proposed single-family home was designed to be compatible with the slope of the subject property. The designated buildable area is an “L” shape.</li> <li>2. The property owners and architects have completely nearly 30 design iterations. The structure steps back in response to the established grade. Staff believes the request for 2-3 feet of additional height is appropriate and meets the intent of the Foothills zoning designation.</li> <li>3. The portion of the roof exceeding 28 feet is not visible from the street. There is no potential for future development to the east and the proposed dwelling will not impact the Salt Lake Valley views of adjacent properties.</li> <li>4. The proposal is in keeping with the character of the neighborhood. Many of the existing home along Devonshire Drive received special exception approval for additional height. The proposed single-family residence is compatible with the existing character of the neighborhood and specifically, Devonshire Drive.</li> </ol>

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

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### **Public Process:**

- Public hearing noticed mailed on May 28, 2021.
- Public hearing notice posted on the City and State websites on May 28, 2021.
- Public hearing sign posted on property on May 31, 2021.

### **Public Comments:**

No public comments were received prior to the publishing of the staff report. If comments are received prior to the Planning Commission meeting they will be forwarded to the Commission for review.

# **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

## **Building Services/Zoning (Alan Hardman):**

The applicants have exhausted their efforts to meet the height regulations for the zone and are proposing a modest exception exceeding the height in a small area of the house. They indicate that three other houses in the area that have been built in recent years have also required the same exception. The special exception for the retaining wall heights is common in the FR zones. Nearly every house requires them. Based on the extensive and very detailed drawings provided, the application should receive favorable approval from the Planning Commission. I see no reason not to approve the two exceptions.

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

The water pressure in this zone is limited. Additional building height will further reduce pressures for culinary or fire sprinklers. No issue with the proposed walls as long as drainage and erosion protection is provided.

## **Public Utilities (Kristeen Beitel):**

Public Utilities has no issues with the proposed special exceptions for building height or grade changes.

*Additional comments have been provided to assist the applicant in obtaining a building permit. 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.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- This property is located in a primary recharge zone. Ground source heat pumps, snow melt systems, and stormwater injection wells are not allowed in this zone.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- A sewer lateral was installed to this property with the construction of the sewer main in 1992. It is recommended to have the sewer lateral video inspected prior to connection, if an entirely new sewer lateral is not desired.



- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

**Engineering (Scott Weiler):**

Engineering has no objection. Engineering doesn't need to review these types of applications.

**Transportation (Michael Barry):**

No comment.

**Building Services (William Warlick):**

No comment.

**Fire (Edward Itchon):**

No comment.