



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Katia Pace, katia.pace@slcgov.com, 385 226-8499

Date: July 28, 2021

Re: PLNSUB2021-00242 and PLNPCM2021-00248 – Azure Place Planned Development and Preliminary Subdivision

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 637, 641, 645 N 300 West & 642 N Pugsley Street
PARCEL ID: 08-36-201-002, 08-36-201-012, 08-36-201-013 and 08-36-201-025
MASTER PLAN: Capitol Hill Master Plan
ZONING DISTRICT: MU (Mixed Use)

REQUEST: Paul Garbett, of Garbett Homes, is requesting approval for a new residential development at 637, 641, 645 N 300 West & 642 N Pugsley Street. The request is to consolidate the four parcels and subdivide the property to create 37 residential three-story townhomes on approximately .96-acre site the equivalent to 37 dwelling units per acre. The Planned Development is needed to address the lack of street frontage.

1. **PLNPCM2021-00248 - Planned Development** – The Planned Development approval is needed to address the lack of street frontage, for additional parking from what is required in the MU (Mixed Use) zoning regulations, and front yard reduction to accommodate balconies projecting 5 feet.
2. **PLNSUB2021-00242 - Preliminary Subdivision** - A preliminary plat is necessary to consolidate the existing four parcels and create individual new lots.

RECOMMENDATION: Based on the information in the staff report, Planning staff recommends that the Planning Commission approve the proposal, subject to complying with all applicable regulations and the following conditions:

1. The applicant shall submit a final subdivision plat to the Planning Division.
2. The applicant shall record a document that discloses future private infrastructure costs and shall reference said document on the final recorded plat in compliance with 21A.55.170.
3. Documentation that establishes an entity to manage the private infrastructure for the subdivision shall be recorded with the final plat.
4. Compliance with all other City Department conditions (as noted in [Attachment J](#)).

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plan Sheets \(Site, Floor, Landscape\) and Subdivision Plat](#)
- C. [Building Elevations and Renderings](#)
- D. [Additional Applicant Information](#)
- E. [Property and Vicinity Photographs](#)
- F. [Master Plan Policies and Zoning Standards](#)
- G. [Analysis of Standards – Planned Development](#)
- H. [Analysis of Standards – Preliminary Subdivision](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

The developer is proposing to construct a 37-unit townhome development on the proposed site. Garbett Homes is proposing a 37-unit Town Home Development. These homes will be for sale. This development will be built to the Department of Energy's Zero Energy standards and will be an all-electric community. Meaning no gas utilities will be need, but rather it will focus on the use of electric power to heat and cool the home.

The project would be composed of one-bedrooms (22) and two-bedrooms (15) with three stories. The one-bedroom floorplan will consist of an attached garage and approximately 965 finished square feet. The 2-bedroom floorplan will have an attached garage and approximately 1,199 finished square feet. Each townhome unit is proposed to be on its own individual lot and the applicant has also submitted a preliminary subdivision that reflects this configuration. The proposed development requires Planned Development approval to address the lack of street frontage, and for additional parking from what is required in the MU (Mixed Use) zoning regulations.



Site plan showing the configuration of the building and lots.

Currently there is a storage structure on 642 N Pugsley, a fourplex at 637 N 300 West and a single-family home at 645 N 300 West. These structures are proposed to be demolished. The project will consist of six buildings with single-family attached units. The units will face the north and south boundary lines, except for five units facing 300 West and Pugsley Street. The vehicle access to the units

will be located along a driveway that will run in between the buildings. The driveway will extend from 300 West and Pugsley Street and there will be two accesses from 300 West. The units facing 300 West and Pugsley Street will have an entryway and patio that will face the street. The other units are accessed from a sidewalk. Buildings 5 and 6 will create a courtyard.

The units will be three stories and will be approximately 29 feet in height, in addition to a parapet detail of approximately 4 feet. The proposed building height complies with the zoning regulations, which allows up to a 45' tall residential building.



Showing the front façade of 300 West, looking towards the northwest.

The façade materials consist of cedar siding, fiber cement lap siding, fiber cement board & batt, stucco with reveals (reveals add a pattern of channels between stucco panels) and brick veneer. Every other unit will have a balcony on a second floor and a shade structure over two windows on the third floor. The units in between, without a balcony, will have a shade structure over a recessed entrance. The units facing 300 West and Pugsley will have a recessed entryway with a canopy that extends out from the building, on top of the entryway there will be a balcony. The entry also includes an on-grade porch that extends out from the entryway to highlight the entrance to the unit and the overall development.



Rendering showing proposed materials.

PLANNED DEVELOPMENT

The Planned Development is needed to address the following:

1. The lack of street frontage on 300 West.
2. Additional parking from what is required in the MU (Mixed Use) zoning regulations.
3. Front yard reduction to accommodate 2nd floor balconies projecting 5 feet along 300 West and Pugsley.
4. Creating lots without street frontage as required in the zoning code.

SUBDIVISION

The proposed subdivision of 37 lots and shared access will be reviewed as a Preliminary Subdivision Plat and will be subject to final subdivision approval. Thirty-four of the proposed lots do not have public street frontage. All lots are required by the zoning code to have public street frontage.

The project meets the lot area and lot width. In the MU zoning district, there is no minimum lot area nor lot width required for single-family attached units that provide the following:

1. Rear loaded parking and access from a common drive shared by all units in the development.
2. A maximum of 2 locations for driveways that access the public street.
3. No garages that face the primary street and no front yard parking.

For the final subdivision plat, the applicant will be required to show cross easements for cars and pedestrian traffic.

KEY ISSUES:

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

1. Updated Proposal
2. Building Façade on 300 West and Pugsley Street
3. Lots Without Public Street Frontage
4. Compatibility with Adjacent Properties
 - a. Traffic Impact
 - b. Maintenance on Pugsley Street
5. Tree on the Parkstrip
6. UDOT Access

1. Updated Proposal

The current proposal has been modified from a previous request, petitions PLNSUB2020-00074 and PLNSUB2020-00073, submitted in February of 2020. The configuration and size of the project changed when the parcel located at 645 N 300 West was added to the site. The previous project was for .74 acre and 29 units, the current project is for approximately .96 acre and 37 units. The proposed density is less than 45 units per acre and complies with the zoning requirements. The configuration of the buildings has also changed, see comparison below.



Previous proposal.



Current proposal.

Easement on South Driveway (Celeste Sky Lane) – An existing share driveway has been renegotiated with an easement agreement between the applicant and the property owner, Rick Carman.

UDOT Access - The project proposes two access driveways, Azure Place and Celeste Sky Lane, from 300 West and from Pugsley Street. For context, 300 West is a state road and access to that road must be reviewed and approved by the Utah Department of Transportation. UDOT approved a permit for the two driveways, approximately 140 feet apart, along 300 West. However, due to the high level of traffic the permit will allow the north driveway to be an entrance only, no exit will be allowed, and the south driveway will be an entrance and exit access. There will be a 10-foot setback of sight line from

sidewalks. The sight line for traffic/bike lanes will be approximately 25 feet. Stop signs exiting the project will be incorporated for pedestrian safety. Also, the north entrance on 300 West will be narrowed, assuming UDOT agrees to it, to decrease the speed of cars entering the site.

Staff finds that the loop created with the two driveways from 300 West, will ease some of the traffic created by the additional units on the current project.



UDOT approved access from 300 West.

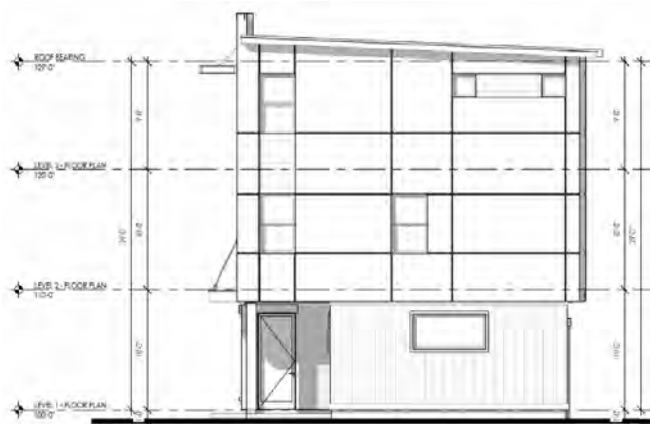
Courtyard - Another benefit of the new design is the courtyard that would be created. The courtyard improves how the open space is being utilized, it helps with safety and walkability as well, improving the pedestrian experience and the opening the project to people traveling on 300 West.

2. Building Façade on 300 West and Pugsley Street

The initial proposal for the front façade of the building included few features that would identify the façade as the front face of a residence. Instead, the façade more resembled the side of a building.

In response to concerns about the façade in the original proposal, the applicant revised the façade to emphasize the front entry of the building by adding a large canopy/balcony on top of the entryway, extending the parapet wall and increasing the size of the window on the first floor. The applicant also added a balcony door and a small window on the second floor. Overall, the revised façade better addresses the street and functions as a front façade rather than the side of a building.

The development is compatible in design with other newer projects along 300 West that are taller, have a flat roof and have a more modern architectural style.



Before



After

Front façade units facing 300 West and Pugsley Street

3. Lots Without Public Street Frontage

The applicant is proposing to construct thirty-five single-family attached lots without public street frontage, meaning the lots do not share a boundary line with a public street. Pugsley is a private road so units facing Pugsley are not considered having public street frontage. The Zoning Ordinance specifies that all lots in any zoning district must have frontage on a public street (21A.36.010.C), unless exempted by the Planning Commission through a Planned Development process. This requirement is generally intended to ensure safe and adequate access to buildings in a development.

For a development that is proposing an alternative to direct access from a public street, the Planned Development process provides a route of discretionary review, particularly to ensure adequate circulation for pedestrians and vehicles within the development and adequate light and space for residents accessing their dwellings so as not to create an uncomfortable and unsafe living situation.



Site plan showing the configuration of the lots.

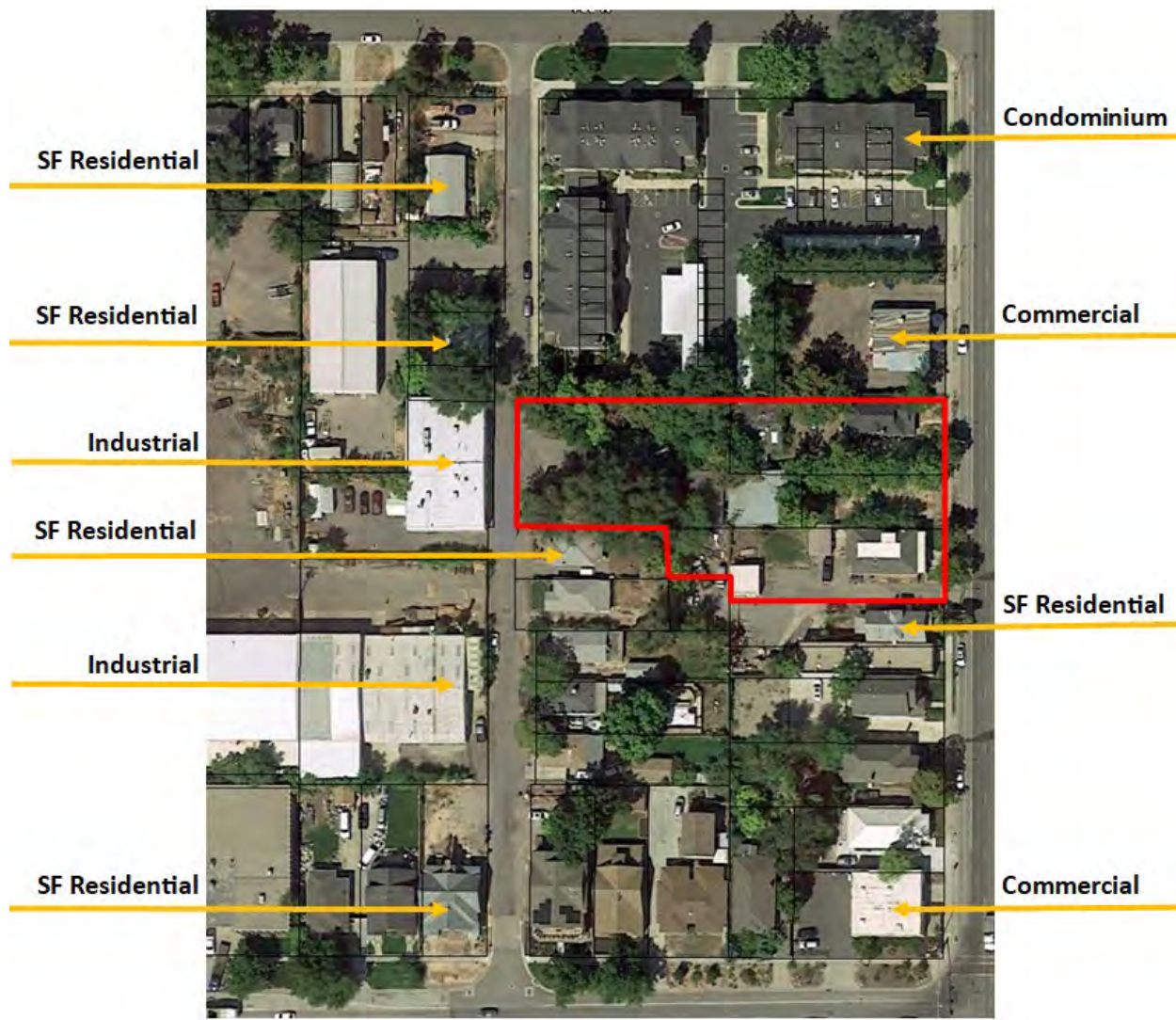
In this case, while the proposed lots do not have public street frontage, each lot is accessed by a 4' sidewalk and 20' driveway that will be accessed from 300 West and Pugsley Street. The configuration provides adequate space for two cars to drive side-by-side and for cars to maneuver in and out of the development. It also provides adequate width, air, and light for pedestrians to comfortably walk to their unit doors from the public sidewalk. The new proposal creates a courtyard that will be beneficial to the project by optimizing the open space and opening it up and allowing the project to be a part of the streetscape.

The development will be required to establish a homeowner's association to ensure long term funding and upkeep of the shared driveway and sidewalk.

For safety reasons, adequate lighting must be present especially on the units where the entrance recedes. Appropriate lighting is also important for pedestrians walking on the sidewalk out of street view, however, lighting should be kept to a minimum and follow guidelines provided by the International Dark-Sky Association, that is why each unit will be lit with shielded fixtures undermount photocell lighting on the garage and porches, that will help illuminate the sidewalk as well as the driveway.

4. Compatibility with Adjacent Properties

The property is adjacent to a residential condominium and a bar on the north, single-family homes on the south, and an industrial building on the west. Residents on this block have raised concerns about the size of the development and how it is going to impact the traffic, parking, and the condition on Pugsley Street.



Aerial view of the property (highlighted in red). The entire block is zoned MU, Mixed Use district.

Traffic Impact – Pugsley is a narrow street that does not have much room for two-way traffic and often gets congested when cars park on both side of the street. There are six single-family homes facing Pugsley. Some of the residents on Pugsley raised concerns about the negative impact on additional traffic and safety this development could bring.

The proposed parking is two-car garage for the two-bedroom units and one-car garage for the one-bedroom units and four additional parking spaces for guests. The proposed parking goes over the maximum parking allowed in the MU (Mixed Use) zoning district, but through the Planned Development additional parking is being requested.

The development proposes to connect and continue the existing sidewalk from the condominiums on the north end of Pugsley Street to the extent of its project.



Pugsley Street showing Industrial land use on the west and single-family homes on the east.

Maintenance on Pugsley Street - Since Pugsley is a private road, Salt Lake City does not have jurisdiction over it and does not maintain it. Residents along Pugsley Street are responsible for maintaining this section of the road. Many of the residents along Pugsley have voiced their concern that this project will be add use and tear on the road and more upkeep will be needed.

Some residents would like for the City to take over Pugsley Street on this block. There is an ordinance and process for dedicating the street, but there may be constraints to doing so. Those details would have to be ironed out through the street dedication process. The Planned Development isn't the right process to discuss the details of dedicating Pugsley as a public street. That will have to happen through a separate process that is initiated by the owners of Pugsley.

The applicant is willing to work with the property owners facing Pugsley to make Pugsley a one-way street and to fill the potholes that are the most problematic maintenance issue.



Example of needed maintenance.

5. Tree on the Parkstrip

The project calls for removing one tree from the public right-of-way to accommodate a driveway from 300 West. The Salt Lake City Urban Forestry was consulted, and their findings is that the existing tree is in moderate condition but has poor placement. Urban Forestry would be okay with the removal and replacement of this tree in the adjusted position. The developer would need to pay a

mitigation fee and contract with an ISA certified Arborist to remove the tree. In this case the planting location for a new tree will be preserved but shifted to the north.



The tree in the circle is proposed to be removed to give way for a driveway.

According to the applicant the removal of the tree is critical to this project and that alternative ways of entering the project are not feasible without the need of removing two or three of the units, thus making the other units more expensive. The applicant is willing to follow the conditions place by Urban Forestry.

DISCUSSION:

The proposal generally meets the standards in terms of Master Plan Policies and Zoning Ordinance standards ([Attachment F](#)), Planned Development standards ([Attachment G](#)) and Subdivision Ordinance standards ([Attachment H](#)). As such, staff is recommending approval of the proposed development with the proposed conditions noted on the first page of this report.

NEXT STEPS:

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

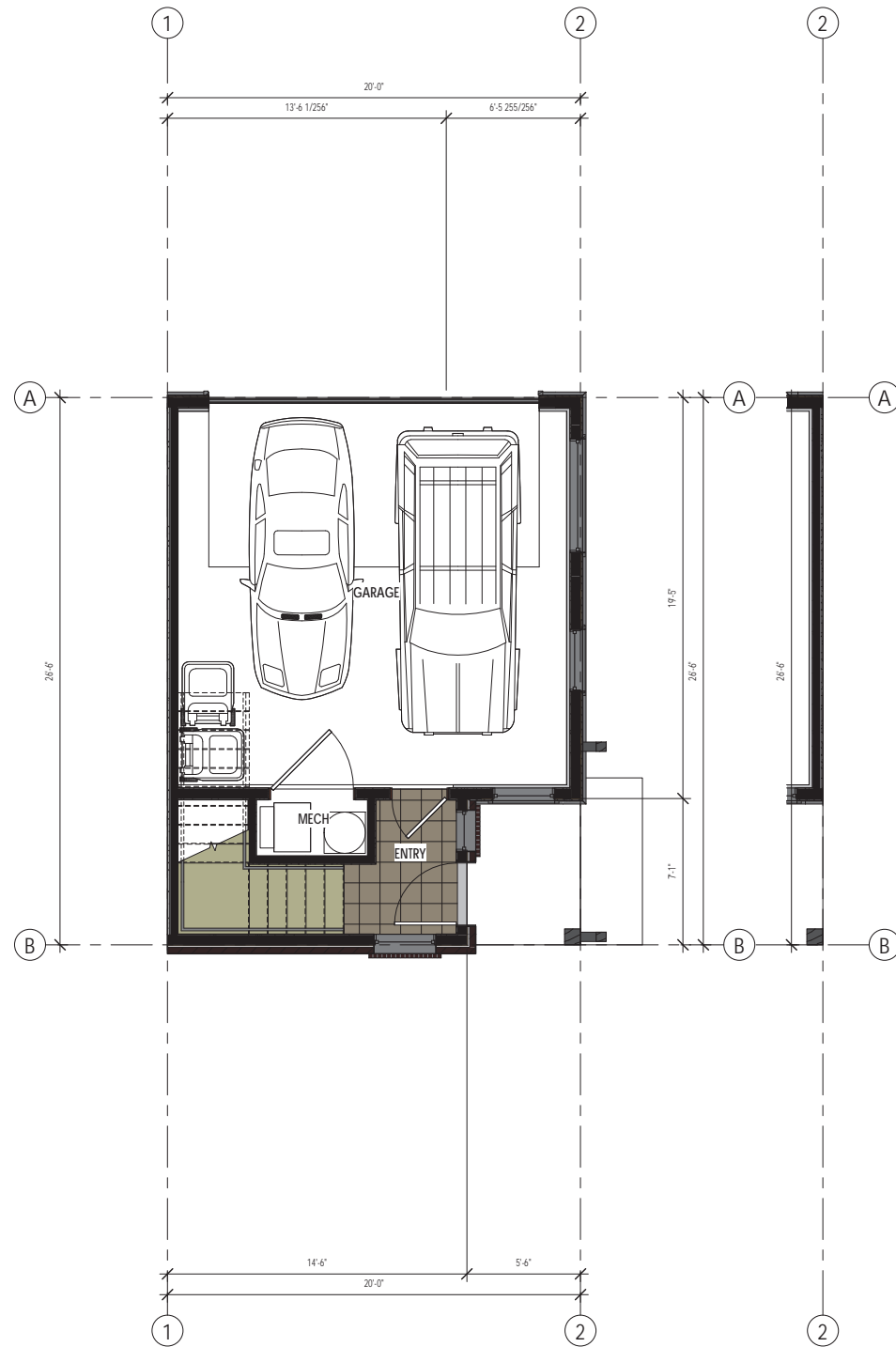
If denied, the applicant would be permitted to develop the lot in a way that is compliant with development standards and requirements of the MU zoning district.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLAN SHEETS (SITE, FLOOR, LANDSCAPE) AND SUBDIVISION PLAT

FOR REVIEW - NOT FOR CONSTRUCTION



LEVEL 1 - PRESENTATION
1/4" = 1'-0"

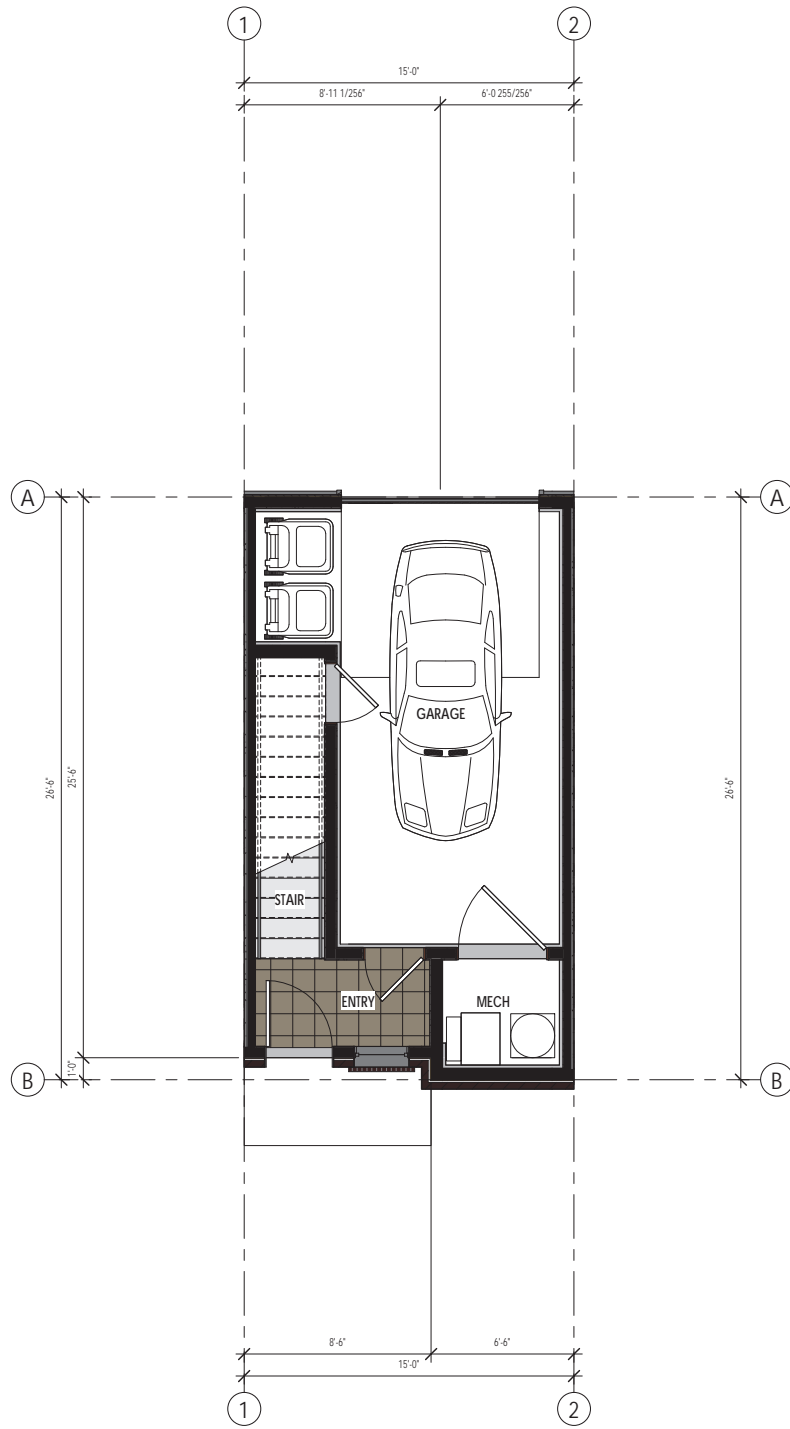


LEVEL 2 - PRESENTATION
1/4" = 1'-0"



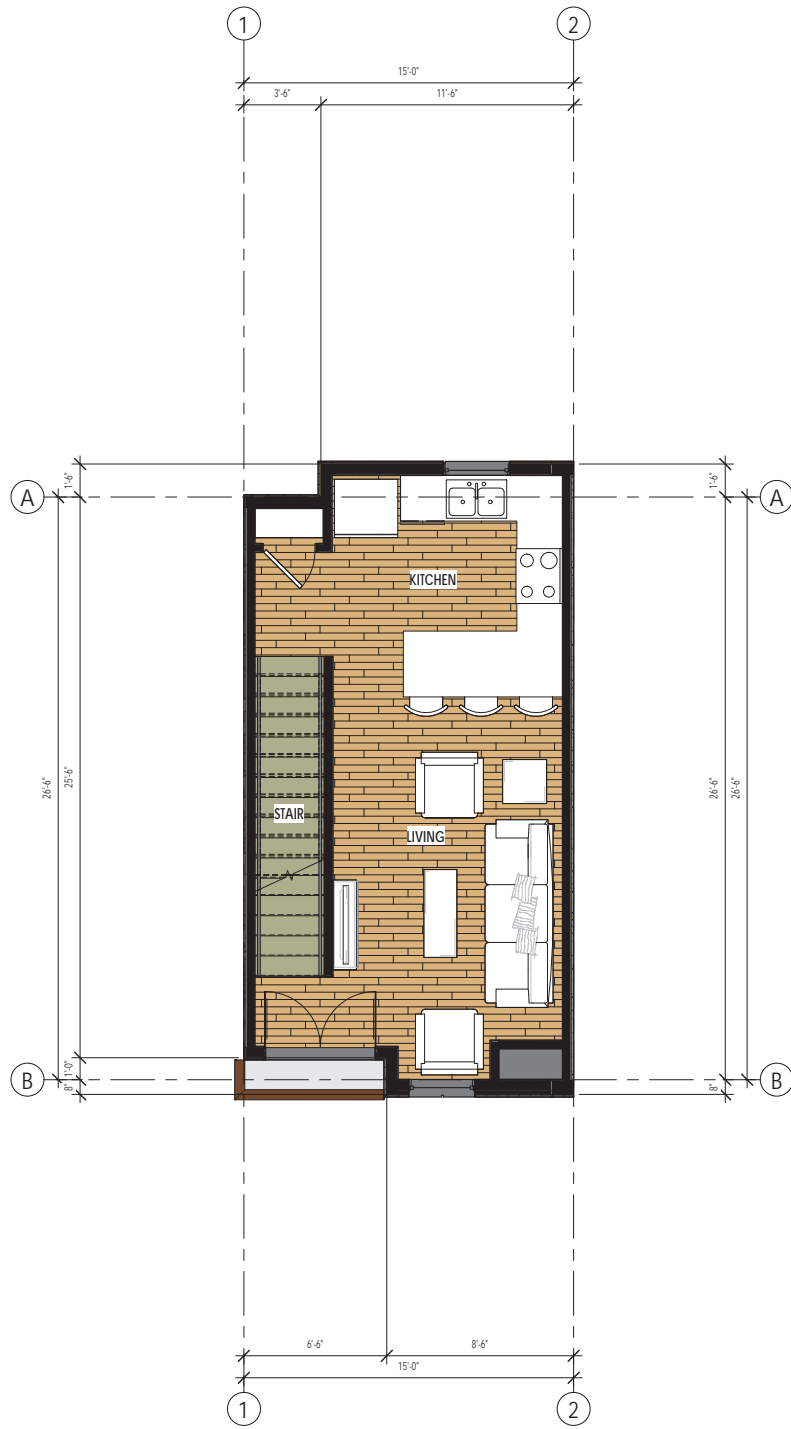
LEVEL 3 - PRESENTATION
1/4" = 1'-0"

2BD-01 GROSS AREAS	
Name	Area
GARAGE	382 SF
LEVEL-01	109 SF
LEVEL-02	550 SF
LEVEL-03	480 SF
	1139 SF
Grand total	1521 SF



LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D402



LEVEL 2 - PRESENTATION
1/4" = 1'-0"

2
D402



LEVEL 3 - PRESENTATION
1/4" = 1'-0"

3
D402

1BD-01 GROSS AREAS	
Name	Area
GARAGE	251 SF
LEVEL-01	251 SF
LEVEL-02	138 SF
LEVEL-03	413 SF
LEVEL-04	384 SF
LEVEL-05	935 SF
Grand total	1186 SF



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AZURE PLACE

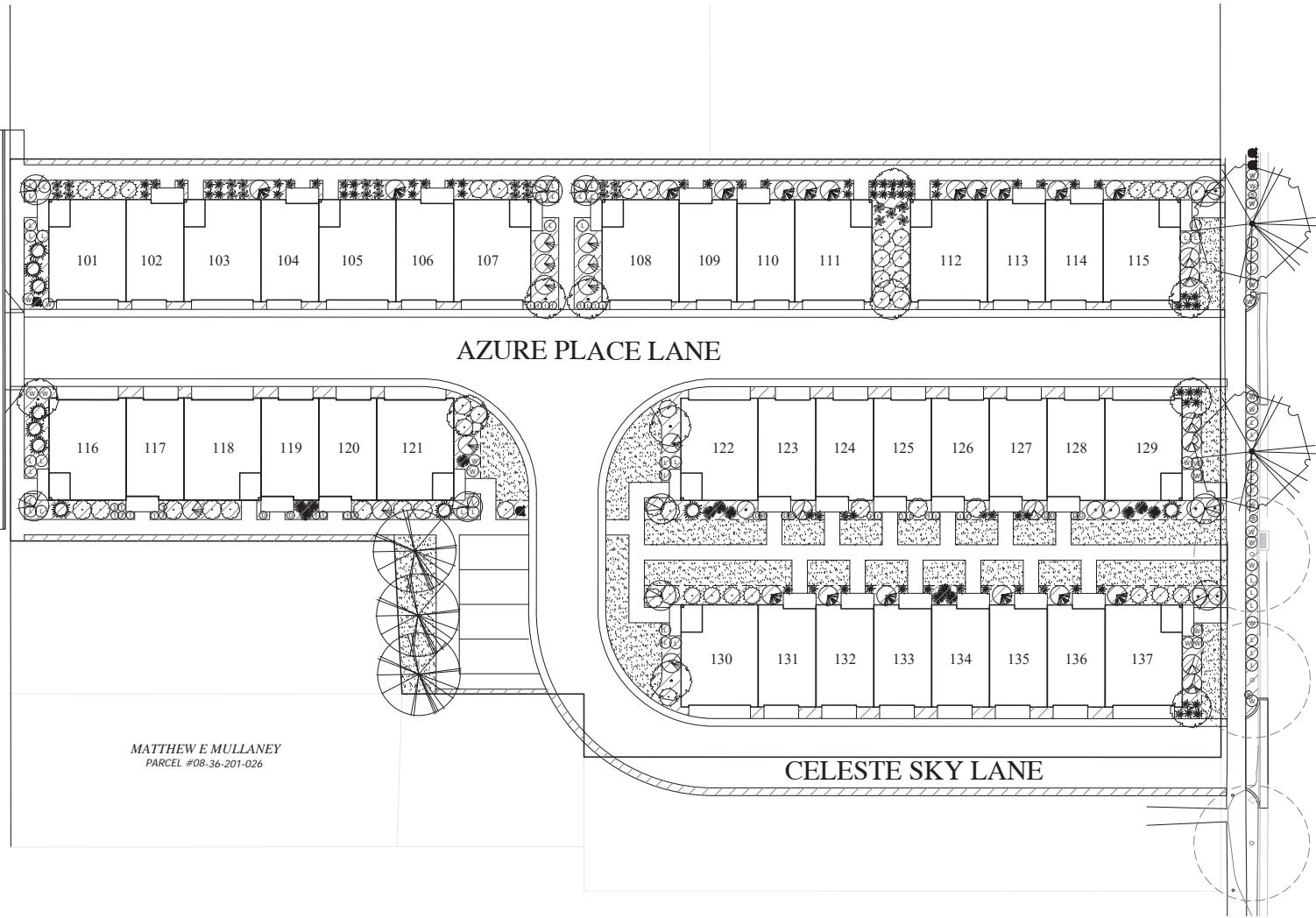
635 N. 300 W. SALT LAKE CITY, UTAH

1-BEDROOM-01 FLOOR
PLANS

D402

20 March, 2020

PUGSLEY STREET

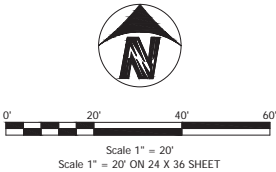


PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	3	EXISTING STREET TREE TO REMAIN			
	2	BIG TOOTH MAPLE	Acer grandidentatum	2" Caliper	
	3	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	2" Caliper	
	11	RED BARRON CRABAPPLE	Malus x 'Red Barron'	1.5" Caliper	
	10	SARGENTII TINA CRABAPPLE	Malus sargentii 'Tina'	1.5" Caliper	
	13	GREEN VELVET BOXWOOD	Buxus 'Green Velvet'	5 Gal	
	10	MUGO PINE	Pinus mugo 'Mughus'	5 Gal	
	15	MEIDILAND WHITE ROSE	Rosa 'Meicoublan' Meidiland White	5 Gal	
	8	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 Gal	
	18	VARIEGATED DOGWOOD	Cornus alba 'Bailhalo' PP8722 Ivory Halo	5 Gal	
	11	GOLD CLUSTER FORSYTHIA	Forsythia 'Courtaneur'	5 Gal	
	9	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	5 Gal	
	18	GROW LOW SUMAC	Rhus aromatica 'Grow Low'	5 Gal	
	13	KARL FOERSTER FEATHER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	
	25	KELSEY DOGWOOD	Cornus sericea 'Kelsey'	1 Gal	
	79	STELLA D' ORO DAYLILY	Hemerocallis 'Stella D' Oro'	1 Gal	
	25	ALPINE ALYSSUM	Alyssum wulfenianum 'Golden Spring'	1 Gal	
	48	MUNSTEAD LAVENDER	Lavandula angustifolia 'Munstead'	1 Gal	
	10	SHASTA DAISEY	Leucanthemum maximum 'Sweet Daisy Jane'	1 Gal	
	16	CANDYTUFT	Iberis sempervirens 'Snowsation'	1 Gal	
	12	TICKSEED	Coreopsis verticillata 'Zagreb'	1 Gal	
	3,345 sf	TURF-GRASS	Use "Blue Ribbon Seed Blend" from Granite Seed, "Drought Tolerant Sod/Seed" from Chanshare Farms, "Bibblue Sod/Seed" from Biogress Sod Farms, or approved equal.		
	6,406 sf	BROWN SHREDDED BARK MULCH			

GENERAL NOTES

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
- PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
- ALL SHRUB BEDS REQUIRE 3" MIN DEPTH OF BROWN MULCH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.



JOB NO. GAR033

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DRAWN:	DESIGN:	CHECKED:	SURVEYED:	DATE:
				3-17-21

REV. NO.	REVISION DESCRIPTION	DATE

AZURE PLACE
LANDSCAPE PLAN
PRELIMINARY SUBDIVISION PLAT

PROTERRA GROUP
1654 Remington Ave., Suite 10A, South Jordan, Utah 84095
Phone: (801) 253-6139 Fax: (801) 253-6139
www.proterragroup.com



SHEET

LS1



VICINITY MAP
N.T.S.

AZURE PLACE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, UTAH









FOUND CENTER OF
SECTION MONUMENT
SECTION 25,
TOWNSHIP 1 NORTH,
RANGE 1 WEST, SLB&M
BRASS CAP MONUMENT
SET IN CONCRETE



FOUND SALT LAKE COUNTY
BRASS CAP MONUMENT
IN RING & LID
BENCHMARK E.L. = 4246.25
(700 NORTH/300 WEST)



LEGEND

	FOUND STREET MONUMENT
	STREET MONUMENT TO BE SET
	MONUMENT LINE
	ROAD CENTERLINE
	BOUNDARY CORNER TO BE SET (5/8" REBAR & CAP MARKED "PROTERRA GROUP")
(R)	MEASURED BEARING/DISTANCE
(M)	MEASURED BEARING/DISTANCE
	FEE SIMPLE AREA
	LIMITED COMMON AREA
	COMMON AREA

NOTE:
ALL SHARED UTILITIES WILL BE MAINTAINED
BY THE HOMEOWNERS ASSOCIATION

CURVE TABLE

C1	R=28.00' Δ=90°00'00\"/>
C2	R=28.00' Δ=90°00'00\"/>
C3	R=28.00' Δ=89°59'51\"/>
C4	R=38.00' Δ=89°59'51\"/>
C5	R=48.00' Δ=89°59'51\"/>

Horizontal Scale 1" = 20'

GARBETT HOMES

PAUL GARBETT
273 NORTH CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430



1654 Reunion Ave, Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____,
20 ____ AND IS HEREBY APPROVED.

SALT LAKE CITY MAYOR

SURVEYOR'S CERTIFICATE:

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD
LICENSE NO. 4854555, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT
BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER
WITH EASEMENTS, HEREFTER TO BE KNOWN AS

AZURE PLACE

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON
THIS PLAT.



LEIF E. ANDERSON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854555

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, UTAH,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 05°15'27" EAST 2751.63 FEET FROM THE CENTER OF
SECTION MONUMENT, SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN, SAID POINT ALSO LIES ON THE WESTERLY RIGHT OF WAY LINE OF 300 WEST STREET,
SAID POINT LYING SOUTH 00°01'20" EAST 299.45 FEET ALONG THE MONUMENT LINE AND SOUTH
89°58'40" WEST 63.71' FROM THE STREET MONUMENT FOUND AT THE INTERSECTION OF 700 NORTH
STREET AND 300 WEST STREET; AND TRAVERSING THENCE SOUTH 00°03'38" EAST 155.10 FEET
ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°58'47" WEST 165.23 FEET; THENCE
NORTH 00°03'38" WEST 16.36 FEET; THENCE NORTH 89°58'47" WEST 47.20 FEET; THENCE NORTH
02°55'36" WEST 39.69 FEET; THENCE NORTH 89°58'47" WEST 99.51 FEET; THENCE NORTH 00°03'27"
WEST 99.09 FEET; THENCE SOUTH 89°58'56" EAST 313.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.970 ACRES OR 42,272 SQ. FT., MORE OR LESS.

OWNER'S DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED
TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED HEREAFTER KNOWN AS

AZURE PLACE

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS
INTENDED FOR PUBLIC USE, PUBLIC AND UTILITY USES. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND
AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED
STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF
_____, A.D., 20 ____.

NAME: _____ DATE _____

TITLE: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D., 20 ____, PERSONALLY APPEARED BEFORE ME

ACKNOWLEDGED TO ME THAT HE/SHE IS A _____, OF _____, OF
A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS
BEHALF AND THE HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY'S SEAL NOT REQUIRED PER UTAH CODE 46-1-16

HOA OWNER'S DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ASSOCIATION OF UNIT OWNERS, ACTING FOR
AND IN BEHALF OF, AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS, DOES HEREBY DEDICATE FOR
THE PERPETUAL USE OF PUBLIC STREETS, EASEMENTS AND OTHER PROPERTY SHOWN ON THIS PLAT
AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN
THEREIN IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF
_____, 20 ____.

AZURE PLACE

BY: _____

PRINT NAME: _____

TITLE: _____

HOA ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, 20 ____, PERSONALLY APPEARED BEFORE ME

WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____, OF _____, OF
AND THAT THE FOREGOING HOA OWNER'S DEDICATION REGARDING THE
QUINCE TOWNHOMES WAS SIGNED BY HIM/HER ON BEHALF OF SAID HOA.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY'S SEAL NOT REQUIRED PER UTAH CODE 46-1-16

AZURE PLACE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, UTAH

MARCH 11, 2021

SALT LAKE COUNTY RECORDER SHEET 1 OF 1
RECORDED NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF: _____

DATE _____ TIME _____

ATTEST: CITY RECORDER FEE \$ _____ SALT LAKE COUNTY RECORDER

DOMINION ENERGY UTAH GAS COMPANY
DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT
SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT
CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY
UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO
SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT
CONSTITUTE ABROGATION OR WAIVER ANY OTHER
EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING
PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS
OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS
APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL
OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE
PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS
DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE
A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF
SERVICE.

APPROVED THIS _____ DAY OF _____, 2019.

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY
OF _____, A.D. 20 ____

ROCKY MOUNTAIN POWER

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 20 ____, BY THE
SALT LAKE CITY PLANNING COMMISSION.

SALT LAKE CITY PLANNING DIRECTOR DATE

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____, 20 ____, BY THE
SALT LAKE COUNTY HEALTH DEPT.

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER DETAIL
THIS _____ DAY OF _____, 20 ____.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ENGINEER DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS
OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON
FILE.

ENGINEER DATE CITY SURVEYOR DATE

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____,
20 ____ BY THE SALT LAKE CITY ATTORNEY.

SALT LAKE CITY ATTORNEY

CITY APPROVAL

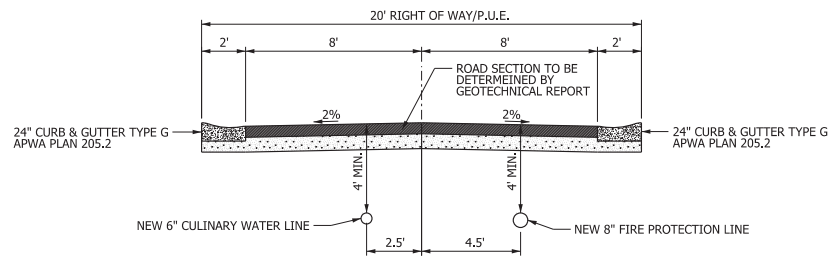
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____,
20 ____ AND IS HEREBY APPROVED.

SALT LAKE CITY MAYOR

ATTEST: CITY RECORDER

DATE _____ TIME _____

FEE \$ _____

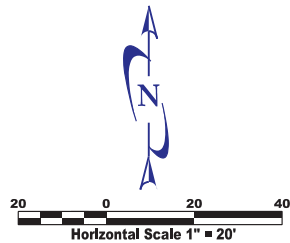


NOTES:

1. THE PROJECT'S WATER SOURCES ARE AN EXISTING 12" CULINARY WATER LINE ON THE WEST SIDE OF 300 WEST AND AN EXISTING 6" WATER LINE IN PUGSLEY STREET.
2. THE PROJECT'S SEWER DISPOSAL WILL BE THE EXISTING 8" SANITARY SEWER LINES IN 300 WEST AND PUGSLEY STREET.
3. THERE APPEARS TO BE A LACK OF A STORM DRAIN SYSTEM IN PUGSLEY STREET. ON-SITE RETENTION MAY BE REQ'D.
4. EXISTING GAS, OVERHEAD AND BURRIED POWER AND TELEPHONES LINES TO BE REMOVED AND REPLACED UNDERGROUND IN THE P.U.E.
5. ALL EXISTING UTILITY SERVICES ARE TO BE CAPPED AT THE MAINS.
6. ALL IMPROVEMENTS MUST MEET SLC DPU ORDINANCES, POLICIES AND STANDARDS.



Know what's **below**.
Call before you dig.



SHEET

IP1

ATTACHMENT C: BUILDING ELEVATIONS AND RENDERINGS



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

VIEW OF BUILDING 1

D101

16 FEB, 2021



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

VIEW OF BUILDING 2

D102

16 FEB, 2021



AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

VIEW OF BUILDING 3/4

D103

16 FEB, 2021



AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

VIEW OF BUILDING 5/6

D104

16 FEB, 2021



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

PROJECT VIEW

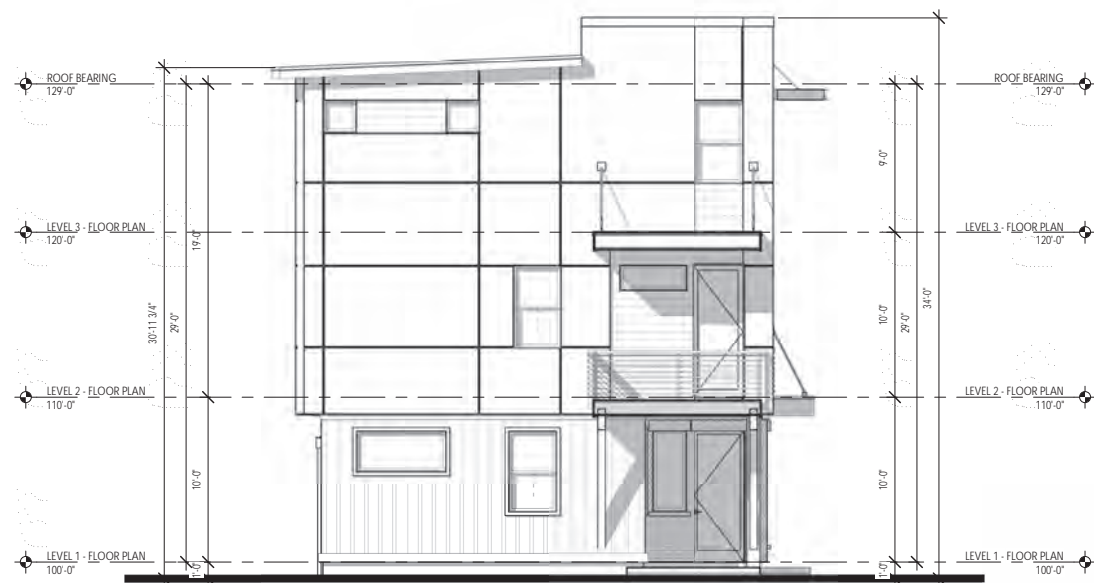
D105

16 FEB, 2021



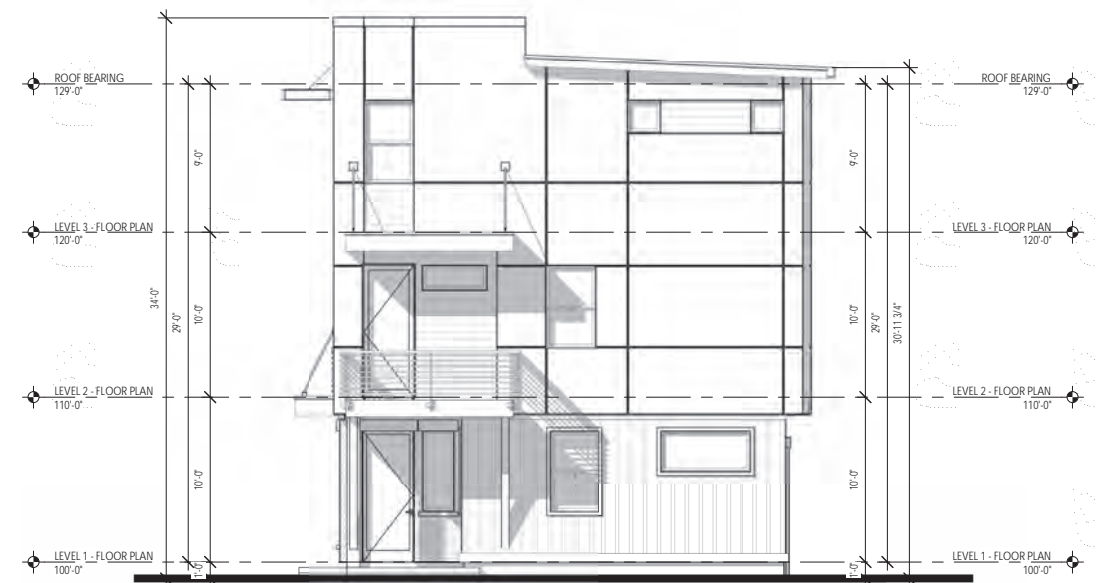
BUILDING 1 FRONT ELEVATION
3/16" = 1'-0"

1
D301



BUILDING 1 LEFT ELEVATION
3/16" = 1'-0"

2
D301



BUILDING 1 RIGHT ELEVATION
3/16" = 1'-0"

3
D301



BUILDING 1 REAR ELEVATION
3/16" = 1'-0"

1
D302



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR
ELEVATIONS

D302

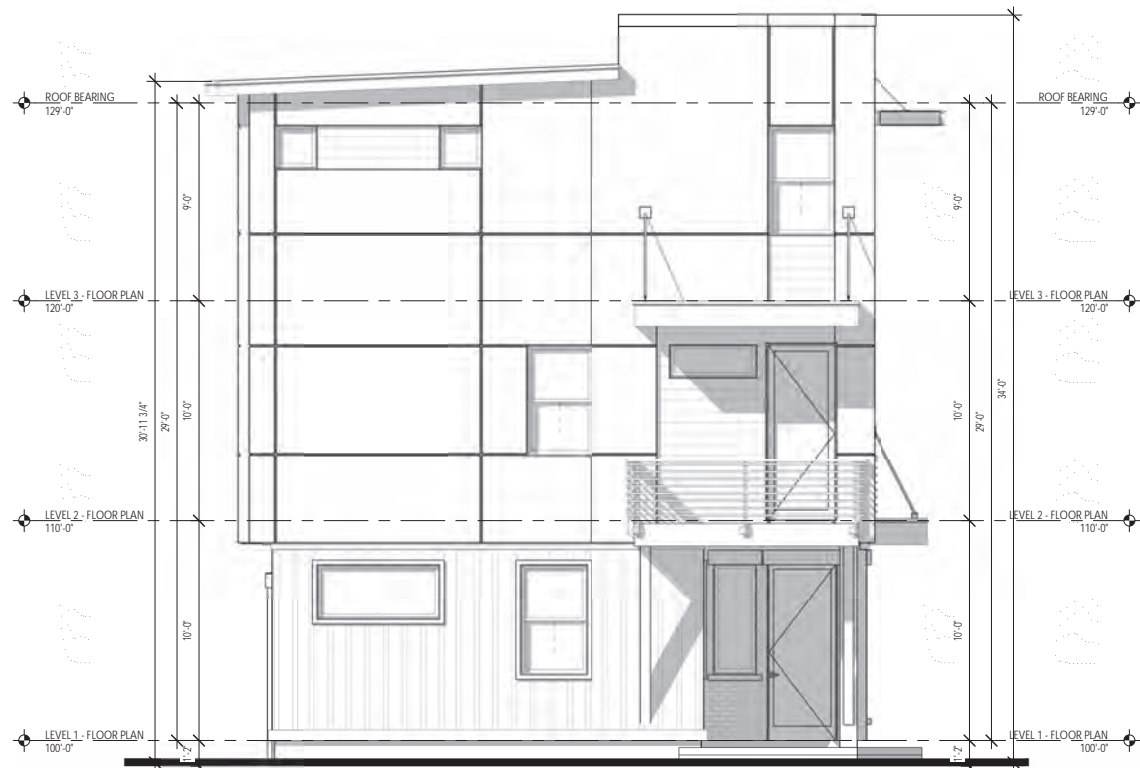
16 FEB, 2021



BUILDING 2 - FRONT ELEVATION

1/4" = 1'-0"

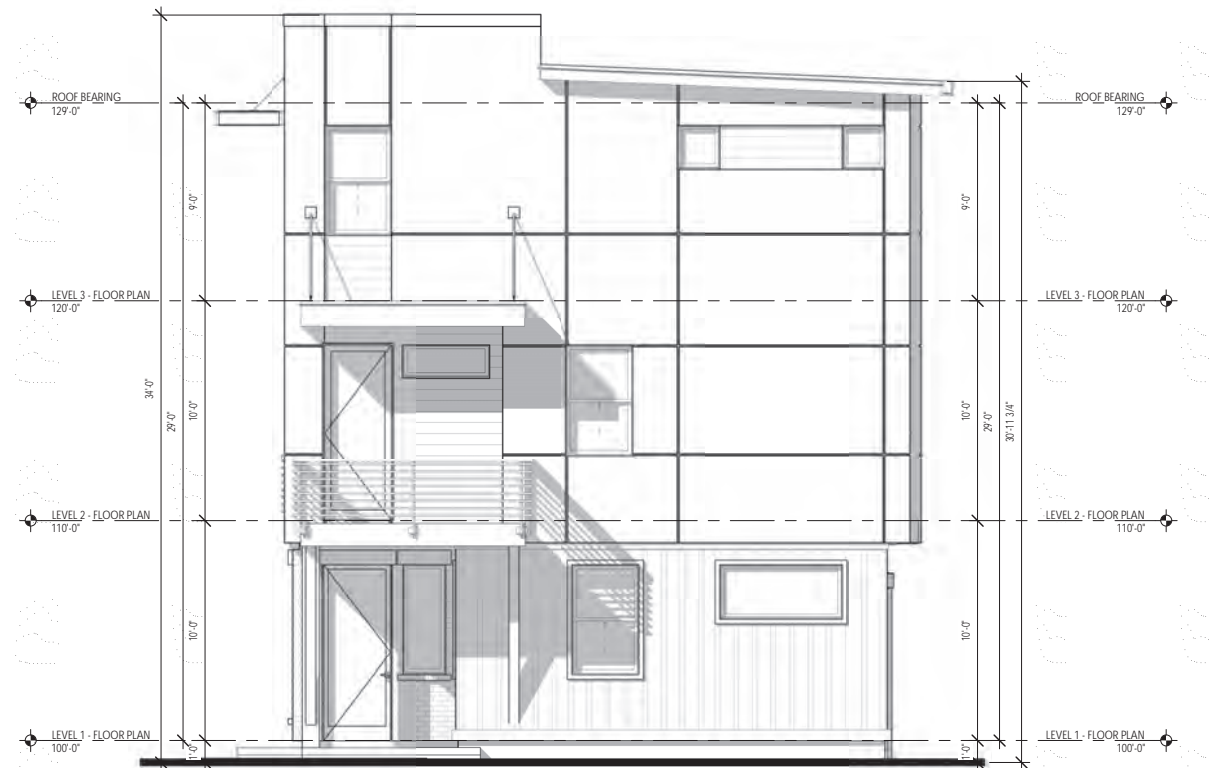
1
D303



BUILDING 2 - LEFT ELEVATION

1/4" = 1'-0"

2
D303



BUILDING 2 - RIGHT ELEVATION

1/4" = 1'-0"

3
D303



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
ELEVATIONS

D303

16 FEB, 2021



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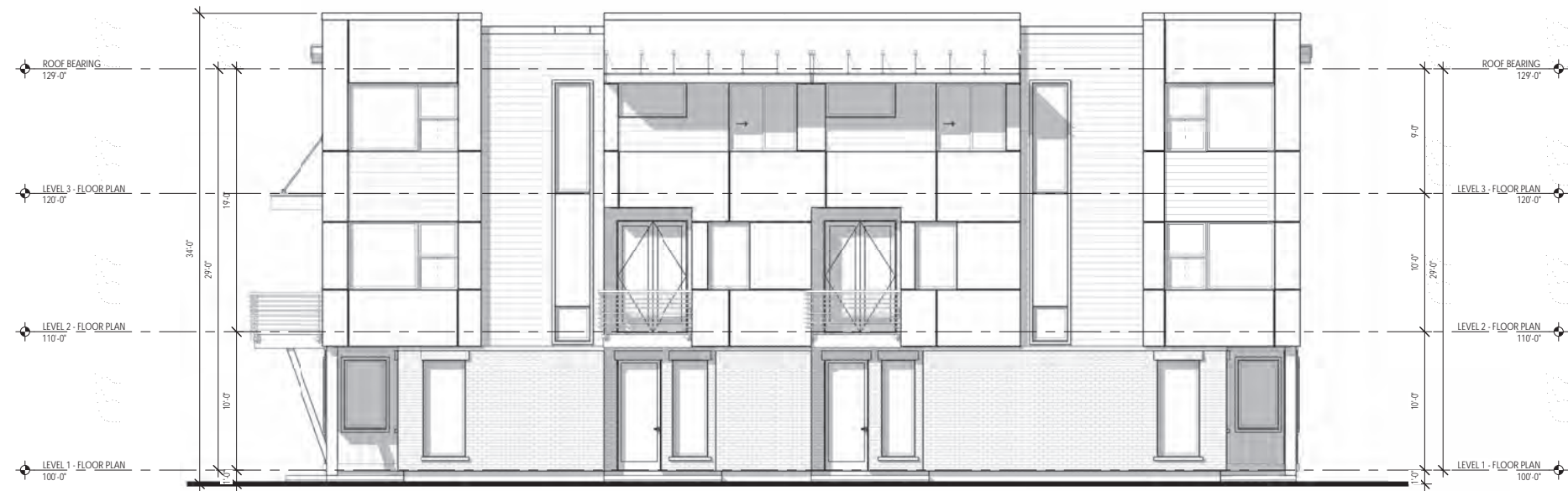
AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
ELEVATIONS

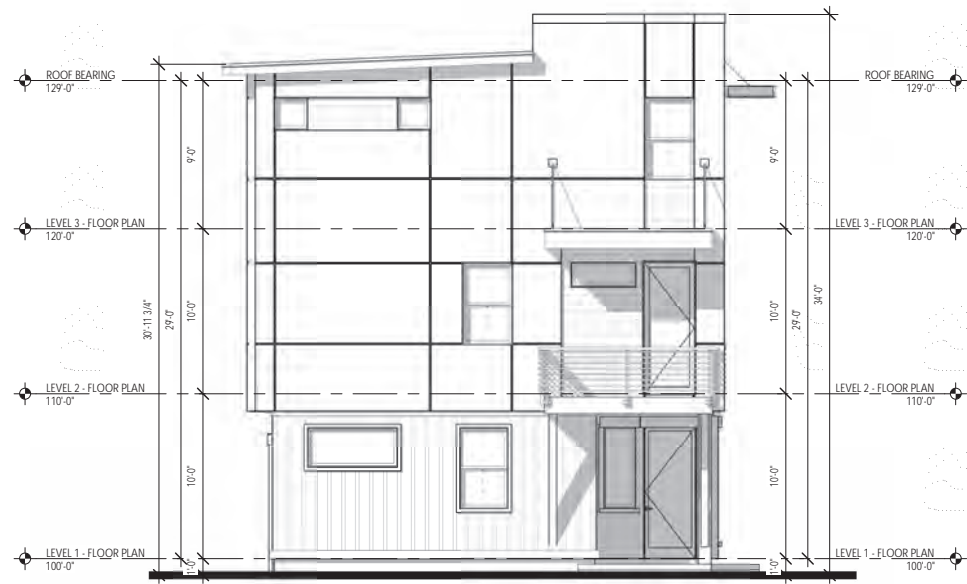
D304

16 FEB, 2021



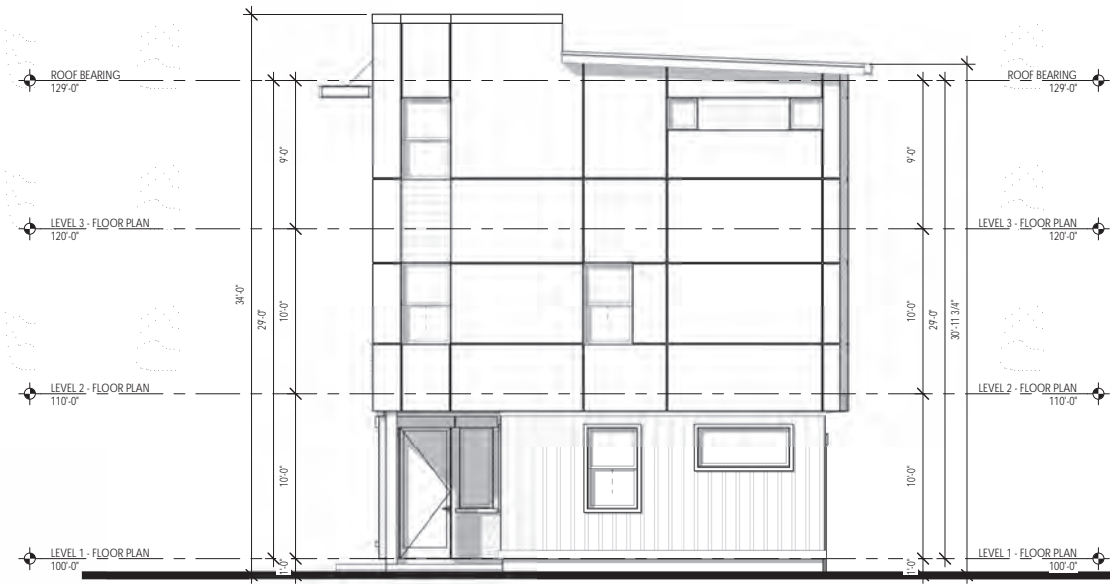
BUILDING 3/4 - FRONT ELEVATION
3/16" = 1'-0"

1
D305



BUILDING 3/4 - LEFT ELEVATION
3/16" = 1'-0"

2
D305



BUILDING 3/4 - RIGHT ELEVATION
3/16" = 1'-0"

3
D305



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 3/4 EXTERIOR
ELEVATIONS (3
MIRRORED)

D305

16 FEB, 2021



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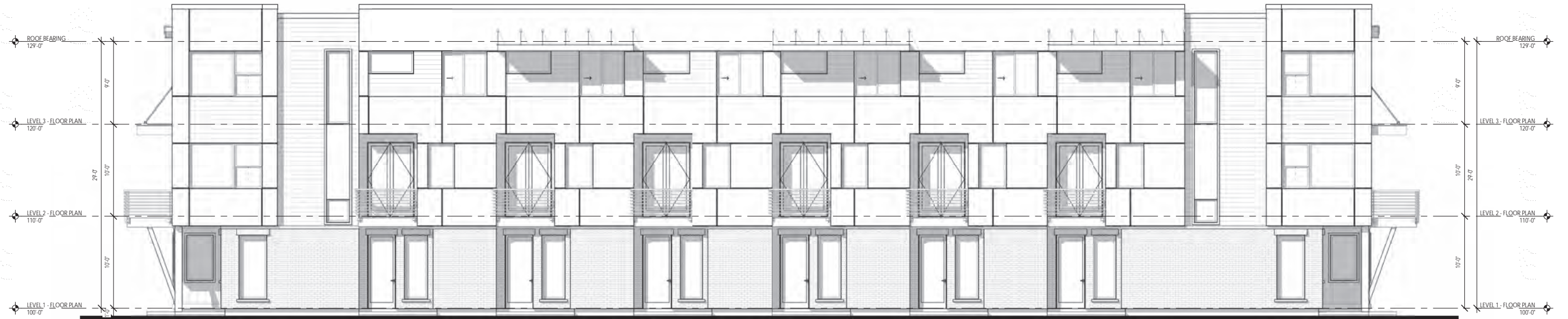
AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 3/4 EXTERIOR
ELEVATIONS (3
MIRRORED)

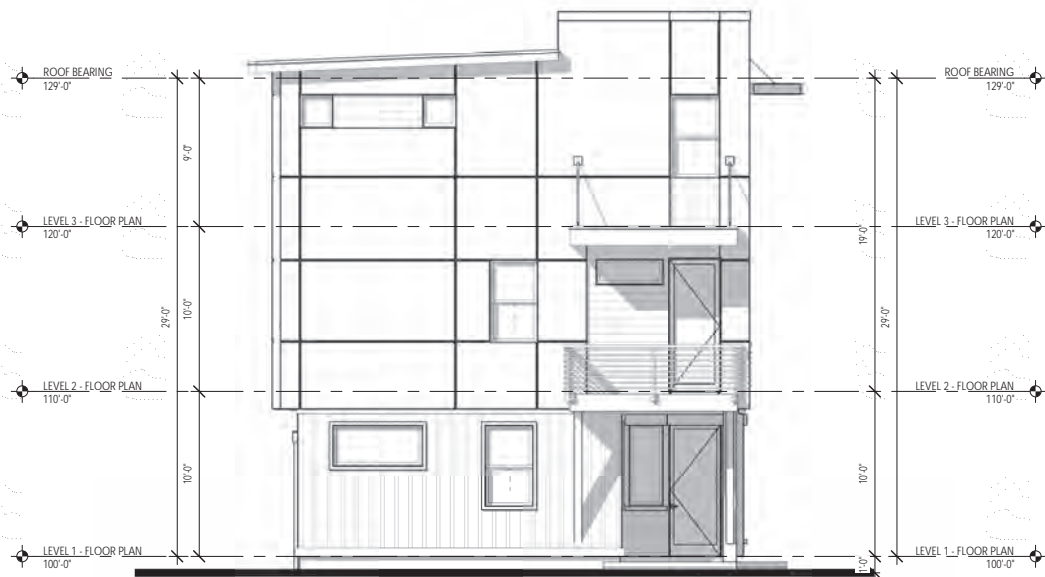
D306

16 FEB, 2021



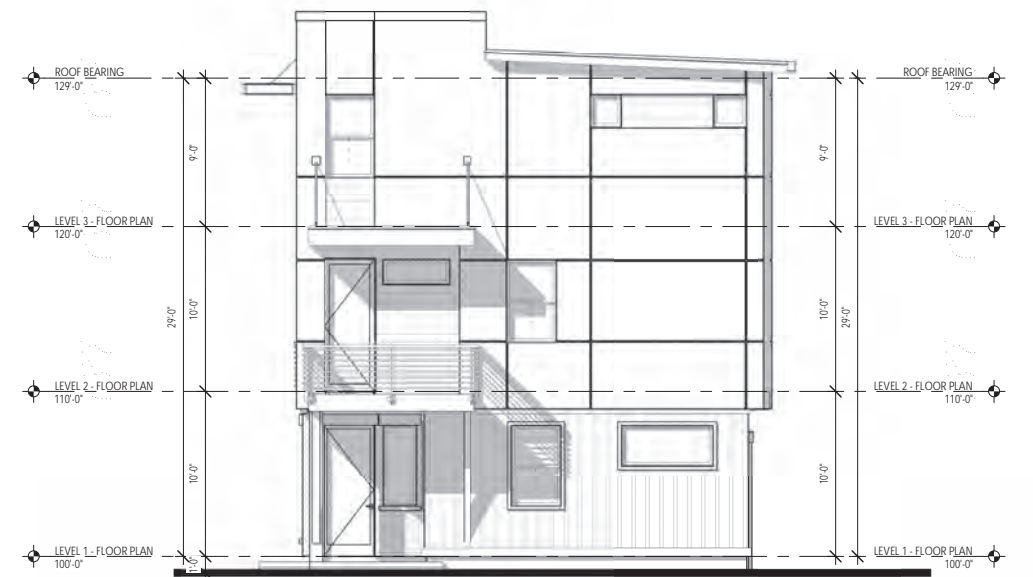
BUILDING 5/6 - FRONT ELEVATION
3/16" = 1'-0"

1
D307



BUILDING 5/6 - LEFT ELEVATION
3/16" = 1'-0"

2A
D307



BUILDING 5/6 - RIGHT ELEVATION
3/16" = 1'-0"

3
D307



BUILDING 5/6 - REAR ELEVATION

3/16" = 1'-0"

1

D308



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AZURE PLACE

635 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 5/6 EXTERIOR
ELEVATIONS

D308

16 FEB, 2021

MATERIAL CHART

COLOR SCHEME - 01



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Anodized Gray



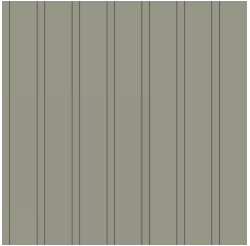
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3521 Crossroads



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2821 Downing Stone



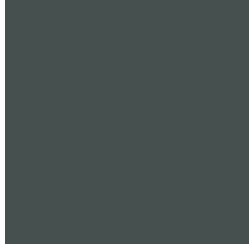
FIBER CEMENT BOARD & BATT SIDING
Material: Fiber Cement BD & BATT
Manufacturer: TBD
Color: SW2821 Downing Stone



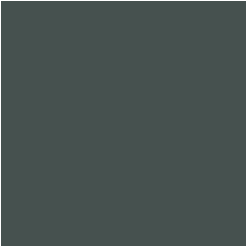
BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Midnight



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Bright White
DRYVIT, SENECA



COLUMNS/BEAMS
Material: Varies
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 02



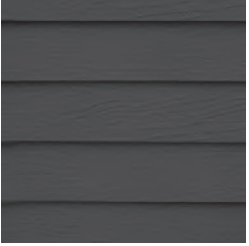
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Anodized Gray



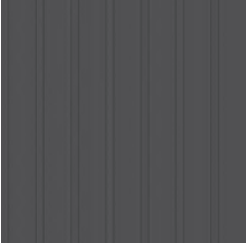
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3521 Crossroads



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW6991 Black Magic



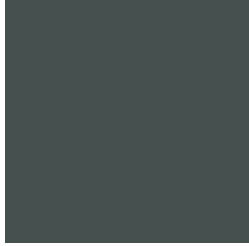
FIBER CEMENT BOARD & BATT SIDING
Material: Fiber Cement BD & BATT
Manufacturer: TBD
Color: SW6991 Black Magic



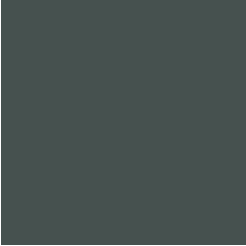
BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Cedar



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Bright White
DRYVIT, SENECA



COLUMNS/BEAMS
Material: Varies
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Azure Place

By

Garbett Homes

Addresses

Parcel #	Acreage	Address
836201002	0.39	642 N Pugsley St
836201012	0.22	645 N 300 W
836201013	0.10	641 N 300 W
836201025	0.25	637 N 300 W
Total	0.74	

Parcel Map



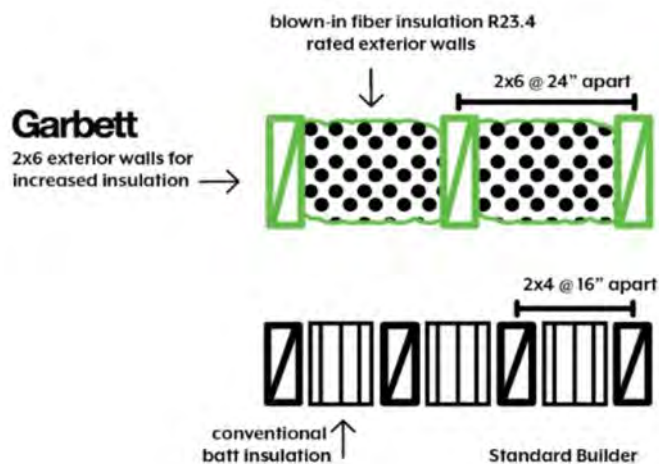
Proposed Use:

Garbett Homes is proposing a 37 unit Town Home Development. These homes will be for sale. This development will be built to the Department of Energy's Zero Energy ready standard, and will be an all electric community. Meaning no gas utilities will be need, but rather it will focus on the use of electric power to heat and cool the home. Each home will have a 1 –2 car garage. There will be one and two bedroom options for buyers. The one bedroom floorplan will consist of an attached garage and approximately 965 finished square feet. The 2 bedroom floorplan will have an attached garage and approximately 1,199 finished square feet.

A. Green Building Techniques to be used in the Azure Place development.

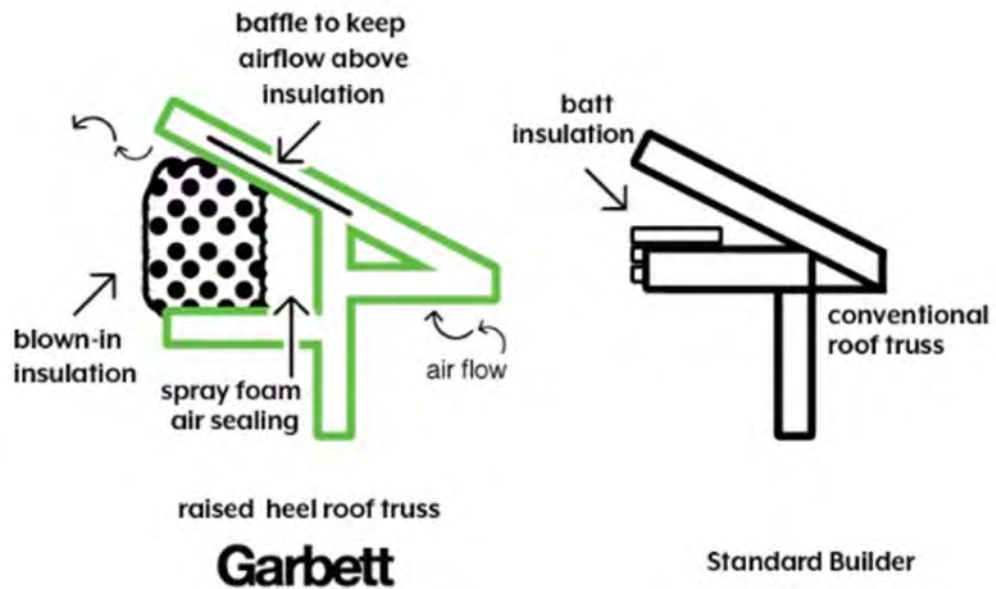
Over the past Decade Garbett Homes has continuously worked to build the most high performing and energy efficient homes for our buyers at a price that they can afford. Azure Place project will feature all the technology and techniques we have acquired over this time in order to achieve a high performing extremely energy efficient community. The following will be included in our Azure Place Homes:

- 1. Each home will be pre-wired for solar.** Making it easy and inexpensive for our customers to install solar or subscribe to a solar panel provider. They will also have the option to set up back up battery storage within their own homes.



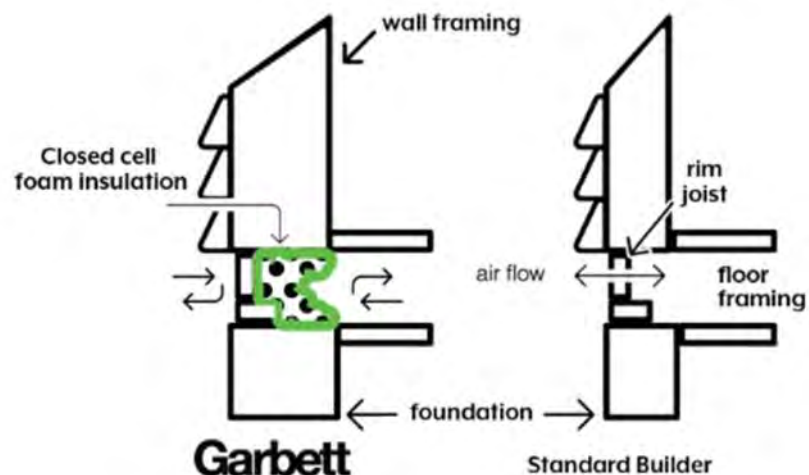
By using 2'x6' exterior walls instead of conventional 2'x4' walls, and spacing studs 24" on center (instead of the standard 16" apart) We're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation and give you a higher performing

3. Raised-heel Roof Truss:



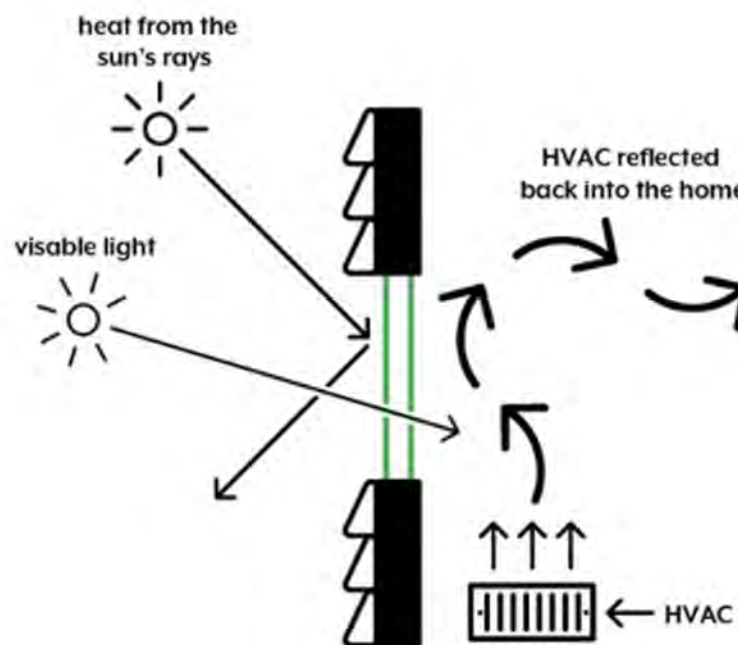
Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blow-in fiber is used to insulate the ceiling, and spray foam is used to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.

4. Raised-heel Roof Truss:



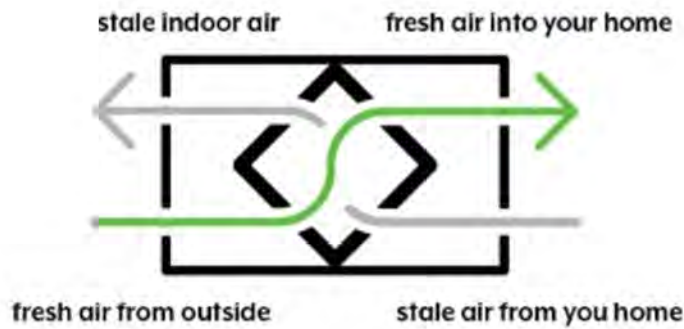
The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses closed-cell spray foam to air-seal and insulate the rim joist. Unlike conventional batt insulation, the spray foam leaves no gaps or voids and won't sag while performing as a super-tight air barrier and insulator.

5. LOW E Windows



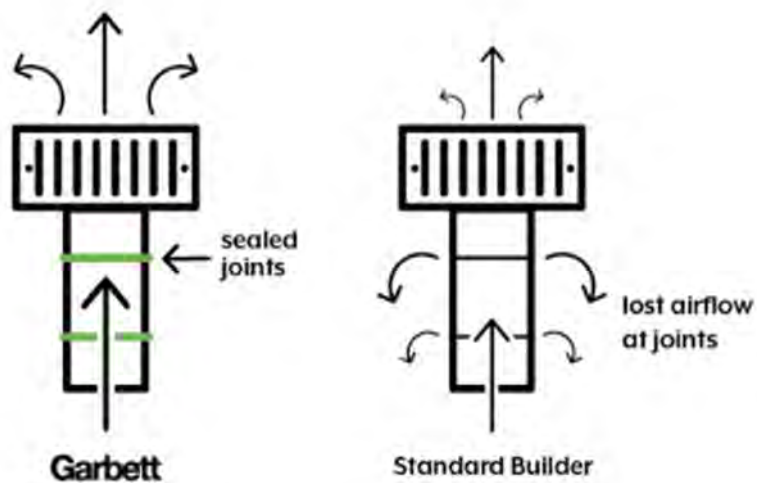
Each Garbett home comes with Low-Emissittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

6. Advanced ERV System



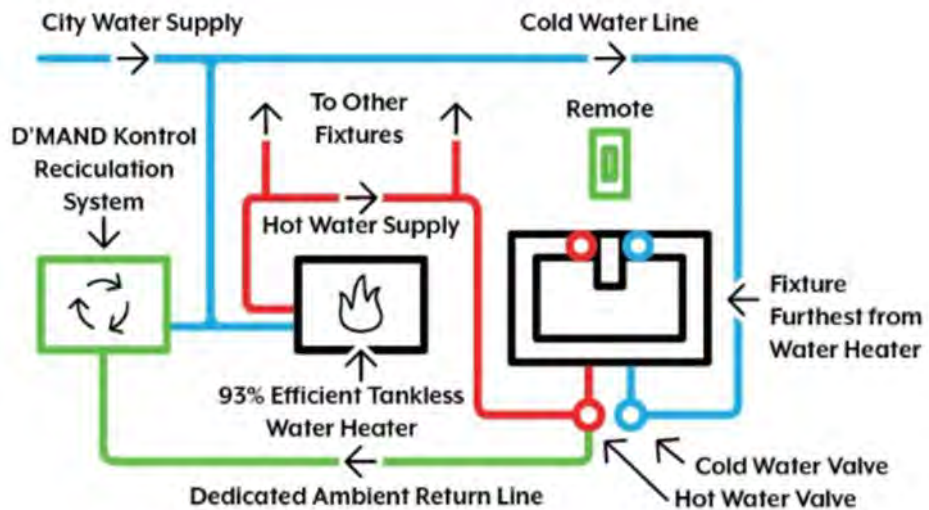
Each home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep clean indoor air quality levels. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system precools the air in the warmer seasons and preheats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by the heating and cooling equipment. This technology has demonstrated an effective means of reducing energy costs by reducing the home's heating and cooling loads.

7. Air Duct Sealing



All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond.

8. On Demand Hot Water Heater



The D'MAND Kontrols® Recirculation System works by circulating ambient (cool) temperature water that normally goes down the drain back to the hot water heater, through the cold water line. At the same time, it fills the hot water line with hot water from the water heater. When the hot water reaches the faucet, the valve closes and the pump turns off automatically providing hot water efficiently and on demand.

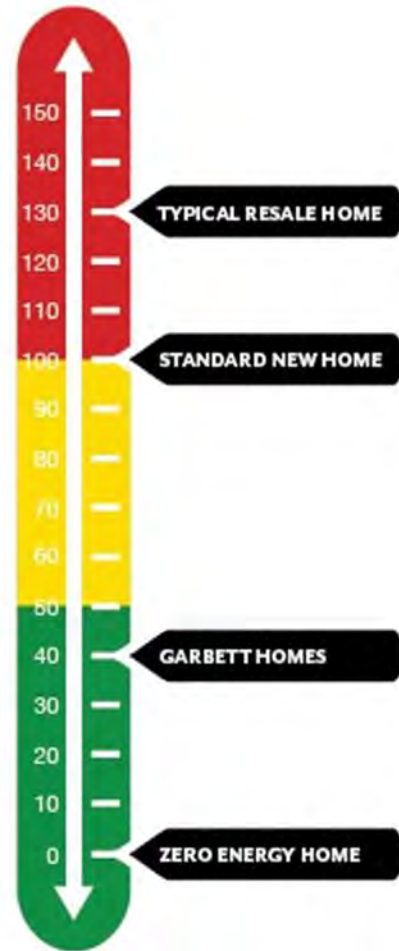
9. Programmable Thermostat

A programmable thermostat allows the adjustment of the temperature of the home to be as efficient as possible. All Garbett homes are equipped with programmable thermostats as a standard feature.

9. Individually tested and rated homes

Through the use of these techniques the homes built at Azure Place will have a superior HERS index score. The HERS score is how we measure the energy efficiency of our homes. Each home is tested and verified by an independent 3rd party rater.

This ensures that we hold ourselves to the accountable to the claims that we are making. We anticipate the homes at Azure Place will have scores in the 40's-50's. A score of 0 means you are a zero energy home and are producing as much energy as you are consuming. A typical home built to code will score in the 80-100 range. When compared to a similar home of similar size, ours would be almost twice as efficient.



B. Master Plan Compatibility

Azure place is consistent with the Plan Salt Lake master plan Citywide Vision Master plan in the following ways:

1. It creates a community within Salt Lake City that will provide more Sustainable growth through energy efficient Town Homes. The homes that will be built in this subdivision will be twice as efficient as a standard new home. This is achieved through the techniques and tools that are outlined above. Each home is independently tested and verified by a certified, third party rater, ensuring that the homes are held to this high standard.
2. Azure Place will add to the diverse mix of uses in this neighborhood. One of the unique characteristics of this neighborhood is the mixture of commercial and residential.
3. Azure Place helps to accomplish the goal of thoughtful and increased density and compact development which as outlined in the plan are important principles of sustainable growth. This community will offer the opportunity for new households to be formed. Being close to downtown offers additional options for residents who wish to live, work and play in the city.
4. Azure Place also meets the Green Building objectives of this plan through the building of high-performance Town Homes as outlined above. The energy efficient, all electric, homes will also include options for residents to easily connect their home to solar panels, whether through the purchase of the panels on their own, or through a solar subscription service. Additionally, the landscape has been planned to adhere to Localscape principles. This means using indigenous plants that are drought resistant and require much lower amounts of watering. Our use of durable materials on the exteriors meets another objective of this plan by providing homes that will withstand the elements, using less maintenance while maintaining their visually appealing exteriors.
5. Azure Place supports the cities Growth initiatives by the following:
 - A. This development is located in area with existing infrastructure and amenities. It is located on the 300 West corridor with easy access to public transportation. Being centrally located it is also easily accessible to downtown through walking and biking.
 - B. It continues the mixed-use pattern within this block. Residents will have the ability to easily access local amenities such as the library, coffee shops and shopping without having to get in their cars and drive.
 - C. This project is promoting infill and redevelopment of underutilized land. Providing new homes on what has been vacant, abandoned, or underutilized land.

- D. Azure Place through its energy efficient construction will consume half as much energy as a comparable new home and even less energy when compared to an existing home within the neighborhood. Additionally, the use of Localscape landscaping design the water usage will be significantly less than what would be required through a traditional grass dominant design.
 - E. The density of this project accommodates and promotes an increase in the City's population by providing greater density and more efficient land use of these parcels. Buyers who want to live in Salt Lake City and set up roots (rather than being forced to rent) have limited options. This project will help address the severe housing shortage that we are currently experiencing within the city.
6. Azure Place helps to address the Housing goals of this plan by meeting the following initiatives:
- A. It increases the number of medium density and housing types that will be more affordable and more in line with the average price of homes in Salt Lake City. We anticipate sales in the upper \$300k-\$400k ranges.
 - B. This project is located along 300 West and only a few blocks from downtown. Access to Trax, frontrunner is easily accessible through local bus lines. Options for walking and biking are also very practical.
 - C. This project will further promote the effort to increase the amount of energy efficient and high-performance housing options within the city through the techniques and technologies outlined above.
7. The transportation and mobility goals are met in the following ways:
- A. Our project with its infill location and proximity to the downtown core provides many alternative transportation options, including the bus line along 300 West and easy access to Trax and Frontrunner. Its proximity to downtown incentives walking and cycling as additional modes of transportation. The majority of these homes will have only one car garage, further encouraging the reduction of automobile dependency.
 - B. Its proximity to local amenities for shopping, entertainment and dining help reduce single occupancy vehicle trips. Its proximity to alternative modes of transportation we believe will help to reduce the transportation burden on the city.

Azure Place is also compatible with the Capitol Hill and West Capitol Hill Neighborhood plan and its policies in the following ways:

It calls for medium/high density where appropriate. We feel that the density of this development is appropriate for this area as it is compliant with the current zoning standards for these parcels.

1. Azure Place is an infill development project that is compatible with the greater neighborhood characteristics. In addition, the materials used in the development, such as the brick, and natural wood siding draw on materials commonly used in the neighborhood and help to retain the characteristic of the community.
2. The landscaping will be done in a way to provide an effective buffer between the different uses on either side of Azure Place. This landscaping will feature indigenous plants and designs that use less water and are visually appealing.
3. It also fulfills the goal to encourage medium/high density housing where appropriate. With its direct access to 300 West this location is a prime candidate for medium density. The location ensures minimal impact on surrounding residences, while it's proximity to downtown offers convenient access for its residents. The proximity to bus lines, Trax and Frontrunner help to provide alternative modes of transportation.

C. Design and Compatibility

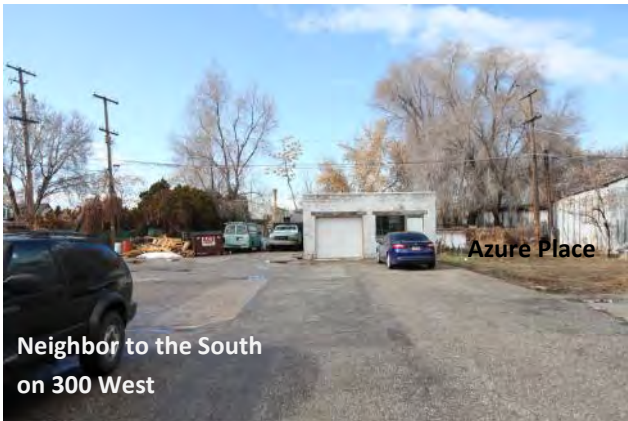
Azure Place will offer an attractive new development for buyers who wish to live, work and recreate in the city. Through a contemporary design that takes architectural cues from the existing neighborhood we hope to provide a community that is new and exciting while being true to the character of the neighborhood.

1. Azure Place has been designed with the intent to further enhance the character of the streetscape along 300 West. The new building will follow the guidelines outlined in the zoning code. The height and set backs will (except for one rear yard setback) comply with the current code. This project will help to further accomplish the goals of the city master plan of bringing more medium density housing that is energy efficient to the city. The mass and scale is compatible with the neighborhood which contains a mix of medium density and residential uses.
2. Each building will be oriented to the street it is facing with the end unit of building 4,5 and 6 all facing 300 west. This will orient the buildings towards the main street, creating a more pedestrian oriented effect. The end units on building 1 and 2 will both orient towards Pugsley street further continuing a pedestrian friendly presentation. The materials used in the building exterior incorporate materials found throughout the block, and neighborhood such as masonry, siding and natural cedar accents. The use of this material will help to create design consistency through the block face.

3. The building setbacks will largely follow those prescribed by the zoning code. A 10' buffer will be maintained throughout the site in order to create sufficient space between the neighbor to the South and the North. This setback is similar to the side yard spacing between numerous buildings within the block. The 10' setback will provide front yard space to each unit as well as sufficient space for 3 guest parking spots and 2 open areas within the development. We are asking for a setback exception of 13'6" on the rear setback of building 1 (see red highlighted line). As the home neighbors to a secondary building/garage we do not anticipate that the decreased footage in setback will have a significant impact. In addition this setback exception allows for greater setbacks in the rear yard setback of building 4 as well as increased space between buildings 1 and 3. The 10' This buffer that is maintained along the perimeter will also serve to provide increased privacy for the new development as well as the existing homes. Sight lines from Pugsley Street to 300 West will be created. The setbacks throughout the project will be more than sufficient to accommodate any maintenance required on the buildings.



Azure Place Neighbors



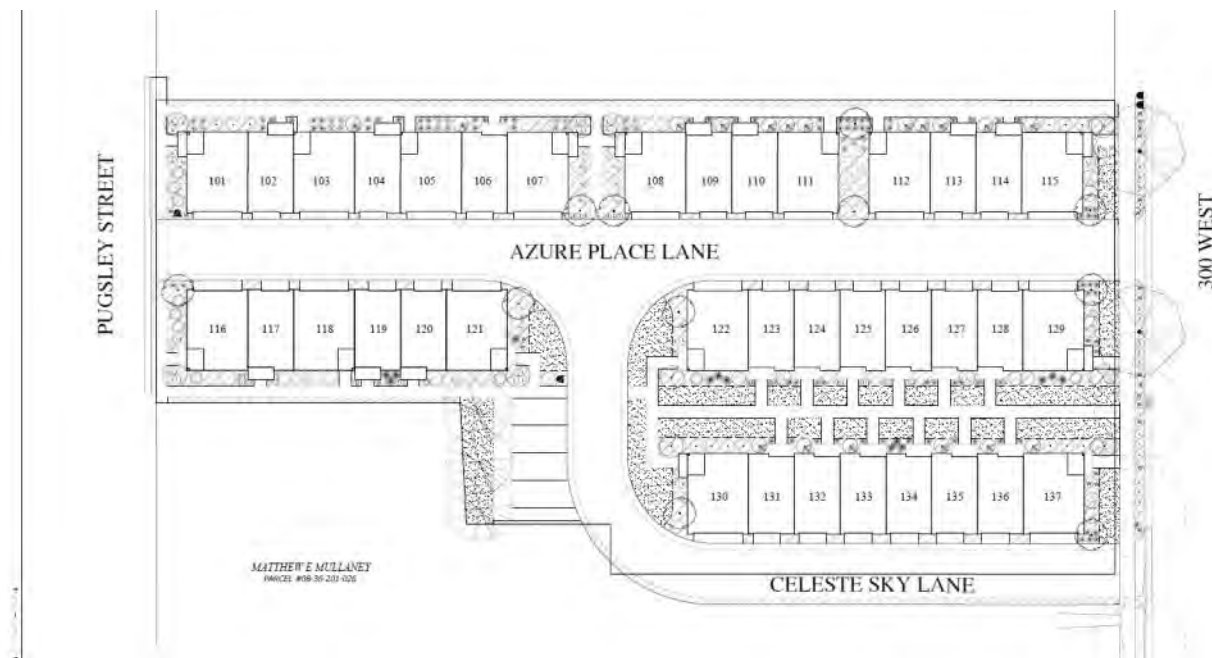
4. Each building façade offers ground floor transparency. The end units that face 300 West and Pugsley Street are oriented towards the street to create more interest and orientation towards the pedestrian. On the ground floor of each unit will be windows as well as transparent doors ways. Throughout the façade will be numerous windows and openings that will offer an appealing solid to void ratio and create visual interest.



5. Each home will be lit with undermount photo cel lighting on the garage and porches that will help to illuminate the sidewalk as well as the driveway. This lighting will provide illumination while negatively impacting the neighboring homes.
6. Each home will have its own trash bin which will be stored within the Garage.
7. Parking for each unit will be contained within the unit itself as well as 3 guest parking stalls located in the interior of the development.

D. Landscaping

1. Where possible Mature trees along the perimeter will be preserved and incorporated into the landscaping of the project.
2. Where possible landscaping that is found along the border and abutting properties will be maintained and preserved for additional buffering of surrounding neighborhoods
3. The preservation where possible of mature trees as well as the additional trees, bushes and shrubs provide an attractive buffer between the new project and surrounding neighborhoods. This landscape plan will help to create a buffer between the existing homes and the new development, thus helping to lessen the effect of the new development.
4. The landscape design seeks to take advantage of the open space by providing resilient landscaping that is appropriate in size and scale for the development.



E. Mobility

1. Azure place provides direct access to 300 West as well as Pugsley Street. The development provides an access to Pugsley Street that was not there before. With the addition of 29 units the traffic impact will be minimal. The site plan will have minimal impacts on the neighboring communities, due to its connection to the main feeder street of 300 West.
2. Azure Place allows for different modes of transportation. The driveway provides direct access to the units for vehicles while the sidewalks that provide safe access to the units. The sidewalks to the front of the units also serve as a safe access point for bicycles. The proximity to 300 West provides excellent access to public transportation. With both front runner and Trax within a few bus stops.



3. The location of Azure Place allows for easy access to surrounding amenities. Within a few blocks, residents will have access to Library facilities, mixed use developments, schools, parks and churches as well as dining, shopping and entertainment options.
4. The site complies with requirements for Fire and safety access as well as sufficient space for any services without a negative impact on the surrounding neighborhoods.
5. Loading and access and areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

F. Existing Site Features

Azure place will replace unused storage sheds and open storage areas with additional housing that is needed within the city. The 4 plex apartment building will be replaced by more town home units that will bring in home owners that will become part of the community and contribute to the neighborhood.

G. Utilities

It is anticipated that utilities will be able to provide for residents of the new development without detrimental impact to surrounding neighborhoods.

ATTACHMENT E: PROPERTY AND VICINITY PHOTOS



View from Pugsley Street looking east.



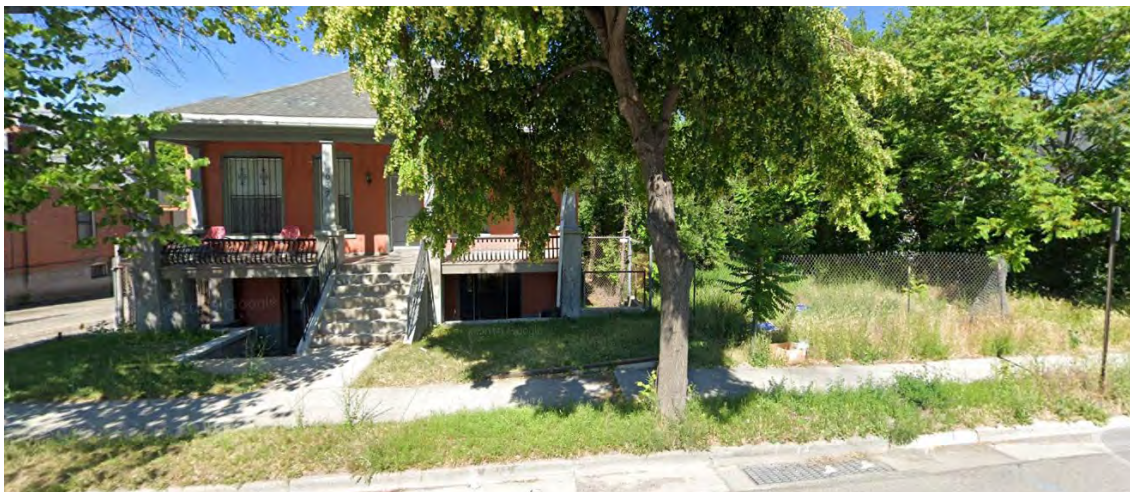
View from 300 West looking west.



View from 300 West looking west and proposed shared driveway.



View from 300 West looking west, 645 N 300 West.



View from 300 West looking west, 637 N 300 West.

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

Capitol Hill Master Plan Discussion

The Land Use Table of the Capitol Hill Community calls for the site of the proposed development to be developed as High-Density Mixed Use. According to the master plan, high density is 45 or more dwelling units per acre. This development proposes 37 dwelling units per acre.

The master plan explains that “encouraging medium to higher density residential development is foreseen for the area between 600-900 North and 300-400 West. Properties in this area, which front on 300 West Street, are prime locations for market-rate, higher density residential development because of their access to a major arterial, as well as their proximity to Warm Springs Park and the Central Business District.”

Salt Lake City Comprehensive Housing Policy

Here are some of the Housing Policy’s intent that relate to this project:

- Foster and celebrate the urban residential tradition.
- Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households.
- Develop new housing opportunities throughout the City.
- Emphasize the value of transit-oriented development, transit accessibility, and proximity to services.
- Strongly incentivize or require the use of green building techniques and sustainability practices in public and private housing developments.

Plan Salt Lake

The plan includes policies related to growth, housing as well as related policies regarding air quality:

Growth:

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

Housing:

- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- Increase diversity of housing types for all income levels throughout the city.
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

Air Quality:

- Increase mode-share for public transit, cycling, walking, and carpooling.
- Minimize impact of car emissions.
- Reduce individual and citywide energy consumption.

Staff Discussion: The proposed development provides in-fill housing on underutilized land that is intended to accommodate additional density. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) which Salt Lake City needs more of it. Recent planning best practices have discussed the lack of a “missing middle” housing types in urban areas. The development is in an area that is surrounded by multiple different land uses, high and low density residential, commercial and industrial. It is located close to downtown, off a major transit corridor in the City with good access to public transport.

Zoning Standards

MU Zoning District Purpose Statement

The purpose of the MU Mixed Use District is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed-use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the Mixed-Use District and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

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

MU Zoning District Development Standards

The following table includes applicable general development standards and notes where standards are being modified through the Planned Development process. The Planned Development approval is needed to address the lack of street frontage, to modify the rear yard setback from 20 feet to a setback of 13.5 feet and for additional parking from what is required in the MU (Mixed Use) zoning regulations.

Zoning Standards for Single-Family Attached	Development Compliance Status	Development Details
Minimum Lot Size Per Dwelling & Minimum Lot Width: In the MU zoning district, there is no minimum lot area nor lot width required for single-family attached units that provide the following: <ul style="list-style-type: none">a. Rear loaded parking and access from a common drive shared by all units in the development;b. A maximum of 2 location for driveways that access the public street; andc. No garages that face the primary street and no front yard parking.	Complies	Total square footage of the development site is approximately 41,817 square feet for 37 dwelling units. This complies with minimum lot area per unit requirements of the MU zone because (a) the proposed parking will be from shared driveways (Azure Place Lane and Celeste Sky Lane); (b) no more than two access from 300 West; and (c) there will be no garages or front yard parking facing 300 West.
Maximum Building Height: The maximum building height permitted in this district is forty-five feet (45').	Complies	29 feet with an additional 4 feet parapet.

Front Yard: Ten feet (10')	Complies with Planned Development approval.	Front yard setback will be 10 feet. Except where 2nd floor balconies projecting 5 feet is being proposed along 300 West and Pugsley.
Interior Side Yard: Single-family attached: no yard is required, however if one is provided it shall not be less than four feet (4').	Complies	Interior side yard setback will be 10 feet.
Rear Yard: Twenty five percent (25%) of the lot depth but need not be more than twenty feet (20').	Complies	The project has a double frontage.
Required Landscape Yards: The front and corner side yards shall be maintained as landscape yards.	Complies	The front yard of the overall development will be maintained as a landscape yard as shown on the landscaping plan. Sidewalks and driveways are allowed through landscaped yards.
Minimum Open Space Area: 20% of the lot area.	Complies	The development needs 8,363 square feet of open space to comply with this requirement. The proposal is approximately 14,851 square feet of open space, or approximately 34% of the lot area.
21A.36.010.C Frontage of Lot on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.	Complies with Planned Development approval.	See discussion under issue 1 regarding the proposed modification through the Planned Development process.
21A.55.060 Minimum (Net Lot) Area: A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section. The MU zoning district does not have a minimum net lot area.	Complies	Net lot area: 41,817 square feet
21A.44.030 Maximum number of parking space: $0.25 \times \text{Minimum} + \text{Minimum} = \text{Maximum}$ (the minimum on the MU zoning district is 1 space per	Complies, with Planned Development approval.	The proposed number of parking is 56 spaces and it exceed the maximum parking allowed in the MU zoning district which is 46 spaces for this project.

single-family, two-family and twin home dwellings)		
21A.37.060 Applicable Design Standards in the MU zoning district: <ul style="list-style-type: none"> • Ground Floor Glass • Building Entrance • Blank Wall • Lighting Exterior 	Complies	<p>Ground Floor Glass: Units facing 300 West and Pugsley will have 30% of glass* on the first floor.</p> <p>Building Entrance: Units facing 300 West and Pugsley will have entrance facing the street.</p> <p>Blank Wall: On the ground floor of each unit there will be windows as well as transparent doorways.</p> <p>Lighting Exterior: Each unit will be lit with undermount photocell lighting on the garage and porches</p>

**If the ground level that faces the street of the building is occupied by residential uses, the specified minimum glass requirement may be reduced by fifteen percent (15%).*

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

The purpose statement for Planned Developments is below:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

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

STANDARDS FOR PLANNED DEVELOPMENTS

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

Standard	Finding	Rationale
<p>Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section.</p> <p>A. Open Space and Natural Lands: Preserving, protecting, or creating open space and natural lands:</p> <p>B. Historic Preservation:</p> <p>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</p> <p>D. Mobility: Enhances accessibility and mobility:</p> <p>E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:</p> <p>1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the</p>	<p>Complies</p>	<p>This is a medium/high density project with 37 dwelling units per acre that meets many of the goals listed on the Housing Plan, Plan Salt Lake and Capitol Hill Master Plan in addition to complying with the zoning district's purpose. However, without the process of this Planned Development and associated zoning modifications, the property would be limited. The resulting development is a more efficient and enhanced use of land and resources, than would otherwise be possible through strict application of the MU zoning district standards.</p> <p>This project primarily meets objective F.1, Master Plan Implementation.</p> <p><i>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i></p> <p>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</p>

<p>generation of energy from an on-site renewable resource.</p> <p>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</p> <ol style="list-style-type: none"> 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. 		<p>As discussed in Attachment F, Staff finds that the proposal is generally consistent with a number of different adopted overall City policies related to housing and more specific community master plan policies related to housing and compatibility. The proposed development aligns with the policies for the area in the <i>Capitol Hill Master Plan, Growing SLC: A Five-Year Housing Plan and Plan Salt Lake</i>.</p> <p>The proposed development provides in-fill housing on underutilized land that is intended to accommodate additional density. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) which Salt Lake City needs more of it. Recent planning best practices have discussed the lack of a “missing middle” housing types in urban areas.</p> <p>The Capitol Hill Master Plan explains that “encouraging medium to higher density residential development is foreseen for the area between 600-900 North and 300-400 West. Properties in this area, which front on 300 West Street, are prime locations for market-rate, higher density residential development because of their access to a major arterial, as well as their proximity to Warm Springs Park and the Central Business District.”</p> <p>Furthermore, this project is design to allow significant reduction in energy use.</p> <p>According to the application, the development creates a community within Salt Lake City that will provide more sustainable growth through energy efficient townhomes. This is achieved through the following techniques and tools:</p> <ol style="list-style-type: none"> 1. Units pre-wired for solar 2. Raised-heel roof truss 3. Increased insulation 4. LOW E windows 5. Advanced ERV system 6. Air duct sealing 7. On demand hot water heater 8. Programmable thermostat 9. Heating and stoves will be electric <p>The project will also be tested for how well it performs and be certified for its energy efficiency.</p>
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<p>B. The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>The proposal is also consistent with the future land use map applicable to the property, which designates this property for future development to be high density mixed use. According to the Capitol Hill Master Plan, high density is 45 or more dwelling units per acre and this project would be 37 dwelling units per acre</p> <p>The proposed single-family attached (townhome) uses are permitted and anticipated uses in the MU zoning district. Some zoning regulations are proposed to be modified through the Planned Development process. These cases are noted in the zoning standard analysis in Attachment F.</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 is located within a zoning district that anticipates the size, scale and intensity of the proposed development and meets the zoning standards related to density. The proposed planned development would be compatible with the existing zoning district and the neighboring condominium development to the north.</p>
<p>C1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p>	<p>Complies</p>	<p>The development is in an area that is surrounded by high and low density residential, commercial, and industrial.</p>
<p>C2 Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p>	<p>Complies</p>	<p>The building includes a variety of materials and modulation that creates visual interest.</p> <p>The façade materials consist of cedar siding, fiber cement lap siding, fiber cement board & batt, stucco with reveals (reveals add a pattern of channels between stucco panels) and brick veneer.</p> <p>The wood, brick and stucco are consistent with materials used in this neighborhood.</p> <p>The units facing 300 West and Pugsley will have a recessed entryway with a canopy that extends out from the building, on top of the entryway there will be a balcony. The entry also includes an on-grade porch that extends out from the entryway to highlight the entrance to the unit and the overall development.</p>

			The units facing 300 West will be facing the street and have elements like the existing homes/businesses in the block face.
C3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	Complies	<p>a. Modification of the front yard setback is being requested through the Planned Development process to allow balconies projecting 5 feet on the 2nd floor of the five units facing 300 West and Pugsley. The proposed front yard setback is 10 feet in places where the balcony is not projecting. Abutting properties on the north and south vary from 9 to 6 feet front yard setback.</p> <p>b. The property is adjacent to a residential condominium and a bar on the north, single-family homes on the south, and an industrial building on the west. The project will have a 10-foot interior setback from abutting properties. This setback is comparable with other setbacks in the neighborhood.</p> <p>c. The 10-foot setback will have no impact on the sight line for sidewalks. The sight line for traffic/bikes will be approximately 25 feet and will be sufficient.</p> <p>d. Neither Transportation nor Fire had issues with the setback for maneuvering vehicles.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The building includes a variety of materials and modulation that creates visual interest. The ground floor units facing 300 West and Pugsley will have 30% glass which is like other residential development in the area. Entrances facing the sidewalk and outdoor spaces through patios and small yards along the sidewalk will also be similar to other developments on the street.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	Each unit will be lit with shielded fixtures undermount photocell lighting on the garage and porches. International Dark-Sky Association guidelines will be followed as shielded fixtures direct the light down and away from neighboring properties.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	Loading docks, and/or service areas are not part of this project. Garbage pick-up will be done individually from Azure Place and Celeste Sky Lanes and garbage/recycling cans will be stored in the garage.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	The proposed parking is two-car garage for the two-bedroom units and one-car garage for the one-bedroom units and four additional parking spaces for guests.

			The guest parking is abutting the rear of a single-family home. The proposal is to plant three crabapple trees with an expected height of 15 to 20 feet. These trees will be used as a screening between the residential home and the proposed four space parking.
	D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:	Complies	The development proposes to remove one street tree and replace it with two Big Tooth Maples. Inside the project it proposes three crabapple trees that will be medium size to screen the guest parking. Two other varieties of smaller crabapple trees are proposed on the corner edges of the buildings. Other shrubs and planting are proposed along the entrance of the units and in between the buildings.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	A tree on the parkstrip will need to be moved or replaced because of the proposed new driveway. Salt Lake City's Urban Forester will decide how this tree will be moved or replaced.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	<p>The existing trees and vegetation on the site are, for the most part, volunteer trees and shrubs that were not identified by the Urban Forester to be preserved.</p> <p>Different varieties of crabapple trees will be planted on the corner edges of the buildings and a variety of shrubs will be planted as part of a landscape buffer.</p>
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	Fencing and landscaping are proposed along the perimeter of the project to provide buffering. The proposed new landscape will use indigenous plants that are drought resistant and require lower amount of water.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	<p>The proposed landscaping includes new trees and landscape in the front yard and between buildings. The only area where the project abuts a single-family home is on the south boundary line. Since the project jogs at this point, the proposal is to plant three crabapple trees with an expected height of 15 to 20 feet. These trees will be a good privacy tool between the residential home and the proposed four space parking on that spot.</p> <p>The periphery of the project will have a 10 feet landscape setback along with a sidewalk. Sidewalk will be approximately 5 feet and the remaining area, in front of the entrance, will be landscaped with shrubs and other weather resistant plants. Different varieties of</p>

			crabapple trees will be planted on the corner edges of the buildings, see Attachment B for landscape plan.
	E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:	Complies	The development is in an area that is located close to downtown, off a major transit corridor in the City with good access to public transport.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	<p>The property will have access from 300 West and Pugsley Street. 300 West is a major state managed arterial road and with 6 lanes (3 each direction) it is expected to carry a high level of traffic. The proposed density increase of 37 additional dwelling units could have a higher impact on Pugsley Street. However, the loop created by the two driveways from 300 West should ease some of the traffic on Pugsley.</p> <p>Stop signs exiting the project will be incorporated for pedestrian safety. Also, the north entrance on 300 West will be narrowed, assuming UDOT agrees to it, to decrease the speed of cars entering the site.</p>
E2	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; 	Complies	<p>The site design provides for pedestrian and vehicular movement between the proposed single-family homes and the public street. Applicant is willing to place stop signs at exit points on Pugsley and 300 West to promote cars stopping before crossing the sidewalks</p> <p>There is a designated bicycle lane on 300 West in front of the proposed project. There is space for bike storage on the attached garages of each of the units. Furthermore, 300 West is major transit corridor with good access to public transport.</p>
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	A system of walkways will be created within the project connecting each unit and with the public sidewalk and with an existing pedestrian walkway from the condominiums to the north. Two of the homes adjacent to the south are projecting into Pugsley and leave no room for a walkway.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicles will be able to access and leave the site and the internal roadway is subject to fire department approval.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the	N/A	As this is a small residential development there are no loading bays.

	surrounding area and public rights-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 existing site features that significantly contribute to the character of the neighborhood or environment.
G. Utilities:	Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	Public utility connections will be fully evaluated during the building permits review phase, and final subdivision process. Upgrades will be required to serve the property.

Section 21A.55.170 (Disclosure of Private Infrastructure for Planned Developments) requires Planned Developments with private infrastructure (in this case driveways and shared utilities) to disclose the expected cost for maintenance of that infrastructure to owners of property in the development. It also requires owners to be collectively and individually responsible for maintenance of those facilities. As such, the developer will need to record a cost estimate for the private infrastructure with the subdivision plat and will need to record documentation to establish a homeowner's association or similar entity to manage the shared private infrastructure. These requirements have been noted as conditions of approval on the first page of this report.

The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT H: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION PLAT

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

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Complies – pending Planned Development approval.	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: <ul style="list-style-type: none"> Section 20.12.E. Access to Public Streets, which requires that all lots have access to a public street. This section allows for modification of the required public street access (lot frontage) through the Planned Development process.
B. All buildable lots comply with all applicable zoning standards	Complies	The overall proposal complies with lot area standards when calculated together as noted in the MU development standards table in Attachment F .
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Appropriate easements across the development property to serve individual townhomes will be required and determined during the final subdivision process.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated, and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies	No public improvements are required for this development. Any alterations to elements in the public way, including curb, gutter, or sidewalk as part of the construction of this development will be reviewed by Engineering and may need to be replaced, repaired, or upgraded to comply with applicable standards. Any alterations to the roadway and driveway access point on 300 West will be subject to UDOT approval.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies – pending compliance with Department Comments	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval. The plat will need to comply with the conditions for the subdivision plat noted in Attachment J . This includes providing the necessary “declaration” documentation that establishes a Homeowners Association or other entity that will share financial responsibility for the shared private infrastructure and services.

<p>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</p>	<p>Complies</p>	<p>The proposed subdivision does not alter any street or right-of-way.</p>
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ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

The current proposal has been modified from a previous request, petitions PLNSUB2020-00074 and PLNSUB2020-00073, submitted in February of 2020.

Notice to the Recognized Community Council:

A notice was emailed to the Capitol Hill Neighborhood Council on June 2, 2021. The Neighborhood Council was given 45 days to respond with any concerns and to request that the applicant attend a meeting.

The Capitol Hill Neighborhood Council Chair, David Sheer, submitted a formal letter that is attached on the following page.

Notice of Public Hearing for Planning Commission

Public hearing notice mailed on July 16, 2021

Public hearing notice posted on July 16, 2021

Public notice posted on City and State Websites and Planning Division list serve on July 16, 2021

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Other Public Comments and Inquiries

This staff report includes comments from the previous project as well as the current proposal.



www.CHNC-SLC.org
(801) 910-0920

Date: July 16, 2021

To: The Salt Lake City Planning Commission

Re: Azure Place Planned Development (PLNPCM2021-00248) and Preliminary Subdivision (PLNSUB2021-00242)

From: The Capitol Hill Neighborhood Council

To the Commission:

The Board of Trustees of the Capitol Hill Neighborhood Council wishes to submit the following comments on the above-referenced project. These are based on comments received from our members following a presentation of the project to the Council on June 30, 2021 by Paul Garbett of Garbett Homes. The Board approved the following at its meeting on July 12, 2021.

We find that the project does not, in any meaningful way, satisfy any of the objectives for Planned Developments in Section 21A.55.050 of the Salt Lake City Municipal Code and therefore should be rejected by the Commission. This section states “[t]he City seeks to achieve at least one or any combination of the following objectives through the planned development process. These objectives, together with our comments, follow.

- A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands. **The project leaves far less open space than is currently present on the subject parcels.**
- B. Historic Preservation. **There are no preserved buildings in the project.**
- C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:
 - 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. **The project provides no such units.**

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood. **A quantity of this type of housing already exists in the neighborhood.**
- D. Mobility: Enhances accessibility and mobility:
1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. **See following.**
 2. Improvements that encourage transportation options other than just the automobile. **Neither of the two bus routes serving this area has southbound stops closer than North Temple St. Residents will not find this a viable alternative to driving.**
- E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:
1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. **The application states that these buildings will use less energy than typical buildings of this type. While this is desirable, we feel that this alone does not warrant granting Planned Development approval in light of the many other ways in which the project does not satisfy the city's objectives.**
 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority. **The project does not do this.**
- F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:
1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. **The Capitol Hill Master Plan (adopted 2000, modified 2001) calls for this block face to be mixed use, not residential as per the project. The underlying CB zone requires buildings to form a continuous street wall, which this project does not do. The Planned Development application does not explicitly ask for an exception to this requirement.**

The Board believes that this project clearly fails to meet the city's objectives for Planned Developments and should therefore be rejected. However, even if the project satisfied the city's objectives for Planned Developments, the Board has the following objections:

1. Under section 21a.55.050: Standards for planned developments, the Planning Commission should consider "[w]hether drive access to local streets will negatively impact the safety, purpose and character of the street," The project relies on Pugsley St. for ingress and egress. The City denies ownership and therefore does not maintain it. Having no sidewalks, it is a pedestrian as well as vehicular route. Being only 20 feet wide, it is already dangerous, especially for pedestrians. By adding traffic to it, the project increases the existing hazards.
2. Under the same section, the Planning Commission should consider "[w]hether the proposed design provides adequate emergency vehicle access." The project relies on

Pugsley St. for emergency vehicle egress. The narrow width of the street and the small turning radius shown (10 feet) will not permit fire equipment to exit the project.

3. The project provides insufficient on-site overflow parking. On-street parking on the surrounding streets is already insufficient. By adding to it, this project exacerbates an existing inconvenience for residents.
4. The project provides insufficient open space.

Thank you for considering the Board's comments.

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 Scheer, Chair

The Capitol Hill Neighborhood Council

July 17, 2021

RE: Public comment on proposed Azure Place development at 637, 641, 645, 300 West and 642 North Pugsley Street

Planning Commission,

I live at [REDACTED] in Salt Lake City. I am an adjacent property owner to the proposed Azure Place development by Garbett Homes. I am not affiliated with Garbett Homes in any way.

I have reviewed the submitted plans on this project, and I feel it will greatly improve our block. The size and design of the project are both appropriate for our neighborhood. I encourage you to approve it.

Azure Place will enhance the budding urban landscape in the Marmalade and add to the rich character of our neighborhood. The RDA development 'Harvest at Marmalade' is nearly finished and this area is undergoing an urban revitalization. I think Azure Place will transform dilapidated and nuisance properties into a vibrant community that contributes to the shared goals of walkability and sustainability.

You have received a letter from the Capitol Hill Community Council about Azure Place and I want to address inaccuracies in that letter:

- 1) The CHNC claims there are no southbound bus stops closer than North Temple St. This is inaccurate. There are existing bus stops at 700 North 300 West and 500 North 300 West, both within a block of Azure Place. This is also along the proposed route of UTA's BRT project between Davis County and Downtown SLC. I don't know if stops have been selected for that project, but the options I have seen are both within a block of Azure Place.
- 2) The CHNC letter says there is insufficient on-site overflow parking. I disagree with that categorization. The project calls for every unit to have a 2-car garage and 3 on-site visitor parking spots. That is 79 parking spots for a 38-unit development in the middle of the city, seems perfectly reasonable to me. Additionally, the on-street parking situation on this block is fine. It is Saturday morning as I write this letter and from my window I can see 8 open street parking places on 700 North west of 300 West. Additionally, from my experience, there are rarely any vehicles utilizing the on-street parking on 300 West between the proposed entrances to Azure Place and 700 North. Our condo association, The Brooklyn, provides a parking lot with 2 parking stalls per unit. We have no designated visitor stalls in our lot and we do just fine with parking. Many of our owners have just one vehicle for their household. In my 6 years on this block, I've never had visitors report an issue with finding parking.

- 3) CHMC claims that the project will 'leave far less open space than is currently present on the subject parcels.' I wouldn't call the current property 'open space'. The property is surrounded by fencing and has never been accessible to the public. Transients routinely break through the fence and camp in the abandoned buildings. You can see in this drone photo that the property has also become a campsite for RVs.



Drone photo taken on July 17, 2021 shows homeless encampment at 642 North Pugsley Street



Drone photo taken on July 17, 2021 shows dilapidated property at 637 North 300 West

There is no 'open space' on any of the properties in question. Long before Garbett Homes purchased the properties, the property owners have battled with trespassers

and it has been a constant public nuisance for the neighborhood. Azure Place includes far more usable open space than is currently on the site, including a courtyard between two of the rows of townhomes.

- 4) The CHNC and several neighbors expressed concerns about the situation with Pugsley Street. This is a legitimate issue, but I would encourage the council to not marry the problems with Pugsley Street to the development of Azure Place. Based on the Salt Lake County parcel map, there are 16 properties that abut Pugsley Street. It is a through street between 600 and 700 North and it is simply a poorly maintained private road. The residents of that street are not able to make the needed repairs that the City has said would need to be done before it would take over the street. With 2 entrances to 300 West, I cannot see a scenario where residents of Azure Place would use Pugsley on a regular basis. There isn't much traffic on Pugsley and most everyone who does use the road lives on the street. Private roads, especially with access to 16 individual properties, are something the city needs to deal with, but Azure Place should not be used as a bargaining chip over the fate of Pugsley.

I could go on, but let me just summarize my comment briefly. This is a good project that will improve our neighborhood. Salt Lake City invested millions to develop the RDA site here in Marmalade with the hope that it would spur more urban development and make the neighborhood a more desirable place to live. That is exactly what I see with Azure Place. It will transform problematic properties into a good community that will benefit all of us who live here.

Thank you for reading my comments, should you want to talk with me, my cell phone number is

██████████.

Jeremy Harris

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Planning & Zoning (Katia Pace)

The following will need modifications through the Planned Development:

- 54 lots don't have public street frontage.
- Front yard setback will be 10 feet. Except where 2nd floor balconies along the front yard project 5 feet.
- The proposed number of parking is 56 spaces and it exceed the maximum parking allowed in the MU zoning district which is 46 spaces.

Transportation (Mike Barry)

Parking layout, particularly the aisle width, must conform to standards in 21A.44.020. The private drive is 20 feet wide; the minimum aisle width is twenty-two feet seven inches. 300 W is a UDOT road, therefore the developer must obtain approval from UDOT for the access onto 300 W.

Planning Staff Note:

Planning Staff asked Mike Barry: "how do you calculate the width of the aisle, is it the width of the road or the width between garage doors? Please look at preliminary subdivision plat, it shows 20 feet of road, but then it shows 2 feet and 2 feet and 75 inches from the road to the garage door."

Mike Barry responded: "The 22'7" is the clear width. It sounds like this scenario is okay."

Fire (Douglas Bateman)

Fire department access roads shall be installed to within 150-feet of all first story exterior portions of the structures. This dimension can be increased with the installation of fire sprinklers.

Fire department access roads shall be a minimum clear width of 20-feet for buildings 30-feet and less. For buildings greater than 30-feet the dimensions increase to 26-feet. Overhead clearances are 13-feet 6-inches. Turn radius of roads are a minimum of 20-feet inside and 45-feet outside.

Fire hydrants shall be installed to within 400-feet of all first story exterior portions of the structures. This increases to 600-feet with R-3 or U occupancies.

Planning Staff Note:

The applicant requested an alternate means and methods (AM&M) by installing a NFPA 13D fire sprinklers in each unit and the Salt Lake City Fire Department has agreed to the following:

There are two AM&M attached in this application. The first one is for IFC Section 503.1.1. due to the side yard clearances not meeting the height rule. To meet the exception, they are installing a NFPA 13D sprinkler system. The second is for IFC Appendix D Section D105. They are using the exception having the longest side of the building having fronting on a fire apparatus access road.

Public Utilities (Jason Draper)

Original comments:

- Planned Development and preliminary plat approval do not provide utility development permit or approval of improvement plans.
- A 20-foot private utility easement is not adequate for public water and sewer mains.
- Each building should have an individual sewer lateral to a public main either in 300 North or Pugsley Street
- A master culinary meter should be installed for the PUD. An additional irrigation meter may be also installed.

- A Detector Check should be installed on each end of the subdivision to provide fire protection
- A note must be added to the plat that all shared utilities will be maintained by the Homeowners association.
- The water main in Pugsley is a 6" main. A Water system model will be required to verify adequate fire flow for the proposed buildings.
- All improvements must meet SLCDPU ordinances, policies and standards.
- All fire lines and culinary lines must be separately connected to the main.
- Existing utility services must be capped at the main.
- Subdivision improvement plans must be submitted and reviewed by public utilities. This may be done as part of the building permit process.

Subsequent comments:

I have provided my comments to the developer. We will resolve utility issues in the subdivision and building permit plans. For the planned development and preliminary subdivision please provide the comments in your report:

- Improvements must meet SLCDPU standards, policies, and ordinances.
- Sire improvements require a separate utilities development permit.
- Developer to coordinate utility improvements with SLCDPU.

Engineering (Scott Weiler)

Engineering provided redlines to the developer's preliminary plat that will need to be addressed during the final plat review stage of the development. Compliance with these department requirements are a condition of approval.

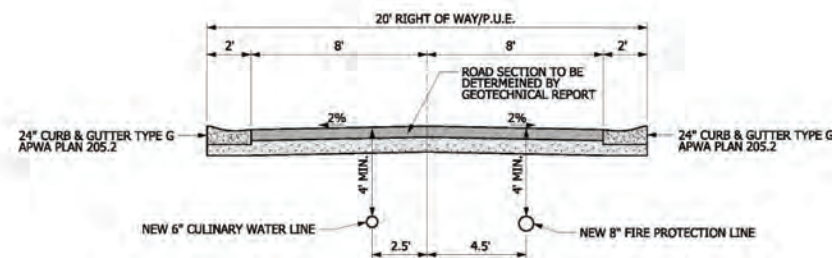
The applicant will need to obtain a letter from SL County approving the street names Azure Place Lane and Celeste Sky Lane.

Urban Forestry (Rick Nelson)

It is possible for the developer to pay a mitigation fee and contract with an ISA certified Arborist to remove the tree. In this case the planting location for a new tree will be preserved but shifted to the north. The existing tree is in moderate condition but has poor placement. We would be open to the removal and replacement of this tree in the adjusted position. Other than this issue, Urban Forestry has no other concerns with this development.

Subdivision Plat Requirements

1. Planned Developments are required to develop a cost estimate (i.e. "reserve study") that covers the maintenance and replacement of any infrastructure within the development for a 60-year period. The specific requirements are located in code section 21A.55.170. The cost estimate will need to be provided with the final plat application and will need to be recorded with the final plat.
2. Documentation (typically CC&Rs/Declarations) that establishes a homeowner's association and covers how maintenance of the common areas will be managed will need to be developed and included with the final plat application.
3. A note will need to be on the plat that refers to the declarations.
4. A note will need to be added to the plat to cover 21A.55.170.B.2: "The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city."
5. A note will need to be added to the plat that references the cost-estimate required to be recorded with the plat referenced in 21A.55.170.
6. The access easement needs to also cover the shared sidewalk and driveway.



NOTES:

1. THE PROJECT'S WATER SOURCES ARE AN EXISTING 12" CULINARY WATER LINE ON THE WEST SIDE OF 300 WEST AND AN EXISTING 6" WATER LINE IN PUGSLEY STREET.
2. THE PROJECT'S SEWER DISPOSAL WILL BE THE EXISTING 8" SANITARY SEWER LINES IN 300 WEST AND PUGSLEY STREET.
3. THERE APPEARS TO BE A LACK OF A STORM DRAIN SYSTEM IN PUGSLEY STREET. ON-SITE RETENTION MAY BE REQ'D.
4. EXISTING GAS, OVERHEAD AND BURIED POWER AND TELEPHONES LINES TO BE REMOVED AND REPLACED UNDERGROUND IN THE P.U.E.
5. ALL EXISTING UTILITY SERVICES ARE TO BE CAPPED AT THE MAINS.
6. ALL IMPROVEMENTS MUST MEET SLC DPU ORDINANCES, POLICIES AND STANDARDS.

PROJECT BENCHMARK:
FOUND SALT LAKE CITY
BRASS CAP MONUMENT
IN RING & LID
BENCHMARK EL. = 4246.25 ← Benchmark datum will also need to
(700 NORTH/300 WEST) be noted. NAVD29 or NAVD 88, etc

