



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: October 13, 2021

Re: Sugar Town/Snelgrove Ice Cream Factory – Design Review
Petition PLNPCM2021-oo025

DESIGN REVIEW

PROPERTY ADDRESSES: 850 & 870 E. 2100 South
PARCEL IDs: 16-20-129-009 & 023
ZONING DISTRICT: CSHBD2 (Sugar House Business District).
MASTER PLAN: Business District Mixed-Use - Neighborhood Scale

REQUEST: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building (Residential & Commercial) on the two parcels located at approximately 850 & 870 E. 2100 South. The size of the structure requires Design Review approval under the CSHBD2 Zone.

RECOMMENDATION: Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, Planning Staff recommends that the Planning Commission approve the Design Review request for a new mixed-use (residential & commercial) project subject to the following conditions:

1. Signage, lighting, and streetscape improvements must be incorporated into project. These elements shall be reviewed and approved as part of the building permit review.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

- A. [Vicinity Maps](#)
- B. [Applicant Information](#)
- C. [Work Session Staff Memo – 5/26/2021](#)
- D. [Work Session Minutes – 5/26/2021](#)
- E. [Project Plans, Renderings, Elevations – 7/14/2021 & 8/19/2021](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [City Comments](#)



PROJECT DESCRIPTION: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, submitted an application for Design Review for a proposed mixed-use (residential and commercial) development on the subject property. The purpose of “Design Review” is to ensure high quality outcomes for larger developments that have a significant impact on the City. The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the City. The Planning Commission has decision making authority regarding Design Review matters.

The proposed project will consist of ground floor commercial development and approximately 319 residential units of which 39 will be micro units and 53 units will be rental price restricted. The project provides for ten different amenity areas including a pool and rooftop patios, clubhouse, resident fitness area, resident bike room/pet wash area totaling approximately 58,800 square feet of gathering space, 12,800 square feet of commercial space including a new DABC State Liquor Store, and 4,300 square feet of back of the house support area. Approximately 393 off-street parking stalls are proposed to serve the project.

The project is designed to be built to and frame the existing streets. Due to the large nature of the development the building has been designed to read as three separate buildings. Primary/public parking access to the development is located off of 2100 South with secondary entrances located on 800 East and Commonwealth Avenue. Commercial uses will be primarily oriented to 2100 South, the south building elevation along Commonwealth is primarily residential and building service access. The structure will rise just short of 60 feet in height. Two mid-block pedestrian connections are proposed through the building in a north/south orientation to facilitate movement between residential and commercial portions of the project. Building façade articulation and step backs are provided to realize a pedestrian scale development along street frontages. Landscaping will be provided along all streets in accordance with City Code. Exterior building materials include brick in four different colors, composite

wood, vertical metal panel on upper floors, glass, and stucco in two colors. Wall murals are incorporated into the wall on the east building elevation, and the historic Snelgrove Ice Cream sign will be included at the northeast corner of the building along 2100 South.

The applicant has submitted detailed plans to support their application including a site plan, floor plans, elevation drawings, renderings, parking calculations, and landscaping plans. The applicant has also included a graphic showing the proposed project's vicinity to adjacent residential development to the south. This information is attached for review (Attachments B, E & F).

PROJECT BACKGROUND: Mr. Isaac submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The applicant requested to amend the Future Land Use Map in the Sugar House Master Plan from "Mixed Use - Low Intensity" to "Business District Mixed-Use - Neighborhood Scale" and to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District). The Planning Commission heard these requests in a public hearing forum on February 24, 2021 and voted to forward a positive recommendation on to the City Council for consideration. These petitions were approved by the City Council on July 20, 2021.

On May 26, 2021, a work session was held with the Planning Commission to discuss the design of the project. The staff memo for the work session, including the project plans, is included for reference in this staff report – Attachment C. The minutes from the work session discussion are also included for reference – Attachment D. After much discussion, the Planning Commission chairwoman summarized comments heard at the meeting, noting the following issues:

- The scale of the project is really large and should be "broken up" architecturally and through the use of building materials so that the project does not "read" or appear to be so massive. The Planning Commission expressed the concern that the project looks very "monotonous".
- The Planning Commission is concerned with the 2100 South pedestrian experience, particularly the potential/perceived lack of commercial space which would provide pedestrian interest and activity.
- Likewise, the Planning Commission is concerned with the 900 East pedestrian experience questioning detail of the proposed art space, although was favorable toward the proposed façade art work.
- The Planning Commission noted that the 2100 South focal point appeared to be the parking garage entrance with the use of the old Snelgrove sign. The Planning Commission noted that the garage entrance should be de-emphasized.
- The Planning Commission is concerned with the massing along Commonwealth and wants more information regarding the details of this façade and how to again break up this stretch of the project. The Planning Commission was particularly concerned with the proposed residential units and how they would interface with the street.

Planning Staff notes that after the work session the applicant considered the comments received from the Planning Commission and made changes to the proposed plans to include, but are not limited to, the following:

- The building was broken up into three distinct masses connected via pedestrian walkways.
- The use of materials has been revised to help distinguish the three separate building masses.
- A retail space was added along the 2100 South street façade.
- The large two story parking garage entrance was redesigned to be more consistent with the scale of the pedestrian scale spaces along the 2100 South street frontage, and to take the focal

point off the garage. The old Snelgrove sign was also relocated to de-emphasize the parking garage entrance.

- A sidewalk was added along the entire Commonwealth street frontage. Ten ground floor walkup apartments are proposed. Ground and second floor apartments have enlarged patios and balconies to create a more active streetscape.
- Again, the building has been redesigned into what is essentially three separate buildings in order to break up the massing and provide some visual variety along the Commonwealth street front.

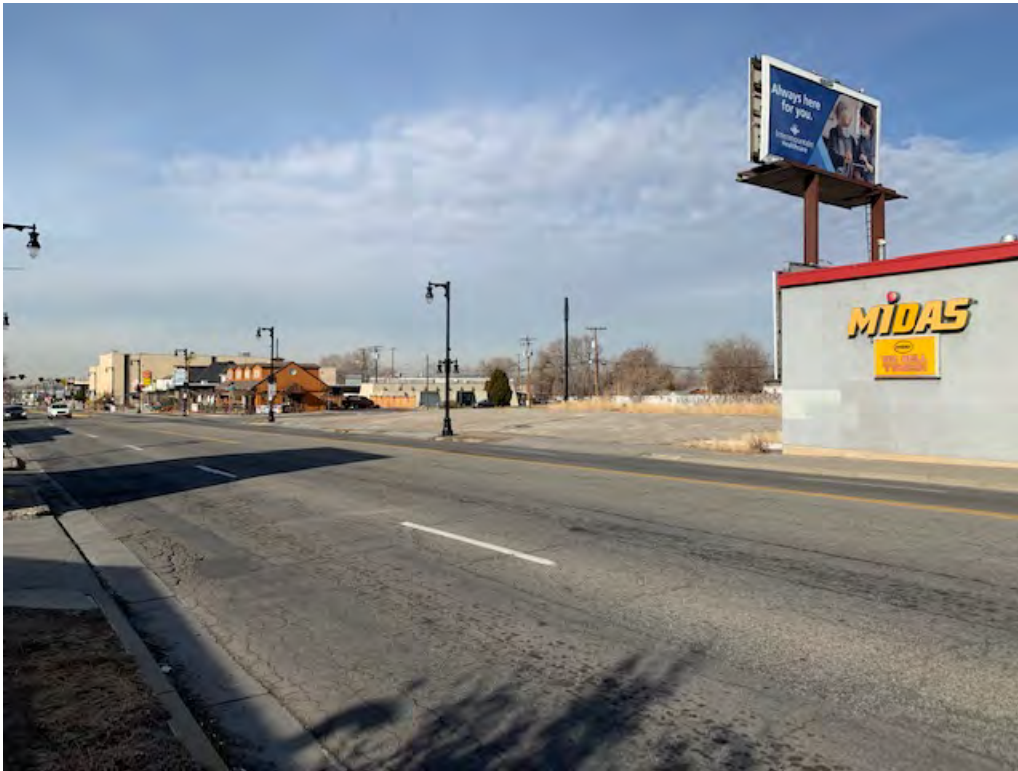
PHOTOS OF SUBJECT SITE:



The Snelgrove property as viewed from 2100 South.



Another view of the Snelgrove property as viewed from 2100 South looking east/southeast.



View across the street from the subject property on 2100 South.



View of the southwest corner of the property from the 800 East and Commonwealth Avenue intersection looking northeast.



View of the southeast corner of the property along Commonwealth Avenue looking northwest.



View looking east down Commonwealth Avenue opposite the rear of the Snelgrove property.



The garages that front on Commonwealth Avenue opposite the Snelgrove property.



Looking west down Commonwealth Avenue; Snelgrove property on the right hand side of the photo.

ADJACENT LAND USES AND ZONING:

The subject property is currently zoned CSHBD-2 – Sugar House Business District and is a parcel of property approximately 3.23 acres in size located between 2100 South and Commonwealth Avenue, and between 800 and 900 East. The property is now currently vacant.

Surrounding zoning includes CC (Corridor Commercial) to the north, CSHBD2 (Sugar House Business District) adjacent and to the east, FB-SE (Form Based Special Purpose Corridor District) adjacent and to the west, and R-1/5,000 (Single-Family Residential) and FB-SE to the south. With the exception of the residentially zoned property located to the south, all surrounding adjacent property is used commercially.

Planning Staff notes that abutting residentially zoned property to the south of the subject property is separated by Commonwealth Avenue, a city street. Commonwealth Avenue essentially functions as an alley in this case, with garage access for the homes on Elm Avenue located on Commonwealth as demonstrated in the above photos. A home located on the southeast corner of 800 East and Commonwealth is oriented toward 800 East.

CONCLUSION:

The proposed building design meets or is able to meet standards for these Design Review requests as outlined in Attachment F.

NEXT STEPS:

Should the Planning Commission approve the proposed Design Review request, the applicant will proceed to the building permit stage.

ATTACHMENT A: VICINITY MAPS



AREA ZONING



Sugar House Future Land Use Map



ATTACHMENT B: APPLICANT INFORMATION

SUGARHOUSE VILLAGE

January 9, 2021

Sugarhouse Village, LLC
1165 Wilmington Ave., Ste #275
Salt Lake City, UT 84106

RE: Design Review Approval, Dryers/Snelgrove Ice Cream Plant location 3 acres +/- site
850 East 2100 South, Salt Lake City, UT 84106

Lex Traughber,
Salt Lake City Planning Department:

Sugarhouse Village, LLC, the owners of the old Snelgrove Ice Cream plant in Sugar House, respectfully requests that the Salt Lake City Planning Department accepts this application for consideration of Project Design Review. Our applications for a Zoning Amendment and Master Plan change have both been accepted as complete and are now into the staff and community approval process. Our request is an application dual path approach for design review. We recognize the risks associated with parallel path submittals, however with our local economy strong, historically low interest rates and demand for mixed-income housing still very strong in our community, we felt it prudent to try to reduce the approval process timing. Our applications to date have been both presented and supported by the Sugar House Community Council and the land use committee.

The CSHBD2 Zone allows for additional height and density for residential units over the existing CC Zone. The opportunity for larger parcel assemblages of land is finite in our community. We believe that we should collectively work to densify areas that warrant the height and scale to accommodate larger mixed-income residential housing opportunities. The submittal request allows for an extra floor of height and requires advanced architectural treatments to meet the design criteria for the SHCBD2 zone designation. Ultimately, this allows for improved amenities within the facility for the residents and we can provide for a healthy mix of unit types, from affordable 80% AMI units, to reasonably priced micro-units as well as traditional market rate units. Our approach to a mixed-income project is unique to Sugar House and in our opinion, much needed. The leasing price points will accommodate a diverse tenant mix of residents for the City of Salt Lake and more specifically the Sugar House community. The overall project consists of 319 residential units, of which 39 are micro-units and we propose 53 units have a form of rental price restrictions. The project provides for 10 different amenity areas that total 58,800 sq ft of community gathering space. We are providing 12,800 sq ft of commercial space with 4,300 sq ft of back of house support areas. In addition, we have provided 404 off-street parking stalls that make for a 1.26 stall per unit ratio.

Salt Lake City elected representatives and Sr Staff officials are currently looking at a number of ways to increase the availability of diverse cost-effective housing stalk within the City of Salt Lake. The opportunities to provide impactfully residential place-making with larger land assemblages in our community are limited. The completion of this mixed-income housing project in the heart of Sugar House will provide residents with a living experience that has immediate adjacency of goods & services, access to both vehicular and mass transit circulation opportunities, limited impact on adjacent land uses and will provide for a variety of lease rates for the community.

We have worked diligently to advance the design of the facility to accommodate the intent of the architectural guidelines set forth in the SHCBD2 zone and the Sugar House Master Plan. Our design team provided two pedestrian connecting, well lit & secure walkways through the long block north and south. This will assist in connecting residents from both the residential setting south of the building to the commercial uses fronting the north boundary along 2100 South. We propose that the 53 additional units afforded through the rezone, would create an opportunity for 53 units in the facility to be rent restricted by the 80% AMI standard in Salt Lake City. This is a unique way for the development community and City officials to partner in to help provide essential housing in the desirable Salt Lake City Metropolitan area. This opportunity allows us to follow similar City Council initiatives to work with neighborhoods to create new zoning that incentives the development community to provide for more divers housing stock and it expands on the attractive appeal to living in the Sugar House area. The City's Planning Division is currently developing zoning amendments and code to encourage the construction of additional essential housing throughout our community. Their study suggests that affordable housing overlay zoning would be encouraged. Our request is an opportunity to follow the same premise but use existing land-use patterns, adjacent zones and a well-positioned, community supported parcel for an increase in different economic levels of residential housing opportunities in the heart of Sugar House.

We are appreciative of the Cities willingness to accommodate creative ways to advance the continued diversification of our housing stock and to entertain a dual path approach to expedited City project plan review. Thank you for taking the necessary time and thoughtful approach to our communities continued land use policies. We look forward to receiving the results of your early review and allowing us the time through Salt Lake City's procedural requirements for completed support of our Sugar Town residential application.

Respectfully,

Mark Isaac, Owners Representative
Sugarhouse Village, LLC

CC: John Thackeray, Boo Purcell



Sugartown

By the numbers

Units

39	Micro Units	12%
53	Studios	17%
191	1 Bedroom	60%
36	2 Bedroom	11%
319	Total Units	100%

Resident Amenity Spaces

Leasing Lounge	3,700SF
Fitness Center	3,700SF
Mail / Parcel Lounge	1,500SF
Bike Rm / Pet Wash	2,300SF
Clubroom	3,800SF
Pool Courtyard	21,800SF
Rooftop Amenity #1	11,200SF
Rooftop Amenity #2	4,200SF
Rooftop Amenity #3	4,700SF
Rooftop Amenity #4	1,900SF

Commercial Spaces

DABC State Liquor Store	10,900SF (Plus 4,300 BOH)
Art Space	1,900SF

Parking

Secured Resident Parking	317 Provided (1/Unit)
	307 Required
Commercial / Public	87

From: [E Mark Isaac](#)
To: [archbelgique.com](#)
Subject: 21A.59.050(I) First Sugar Town response - let me know if this works for you!
Date: Monday, August 9, 2021 12:57:24 PM

As below. Give me your thoughts!

Mark Isaac, Principal
Pinyon8 Consulting, LLC
(801) 455-5903
Excuse Spelling & grammar, I need my Readers.

Begin forwarded message:

From: Guillaume Belgique <guillaume@archbelgique.com>
Date: August 9, 2021 at 11:47:48 AM MDT
To: B Mark Isaac <markisaac@pinyon8.com>
Cc: Alex Stoddard <alex@archbelgique.com>
Subject: Sugar Town response - let me know if this worked

8' Sidewalks along major pedestrian walkways in high traffic areas – 2100 E and 900 E at a minimum. (There is an 8ft side walk in front of our building along 2100 south. There is almost a 18ft wide plaza in front of our building on 900 East. The best place to see this is page 2 (Landscape Exhibit) of the latest submittal (60 page pdf). More detail can be seen on pages 4 and 5 (Ground level Landscape Plans)

Functional building entrances every 30' is desirable. (The renderings on pages 43, 47, and 48 show storefront entrances almost every 20ft.)

- Pedestrian passages – Are there interior spaces that open on to the pedestrian passages? Entrances? Windows? Paving? Exterior finishes? Plantings? Etc.
- Provide pedestrian overhead protection at doorways on 2100 S?
- **Paving materials?** (Paving materials are called out landscape plans (Pages 4 and 5) including colors. See Landscape Areas - Surface Materials Chart
- Parking (need to look at this entire section and rethink or provide rationale for your proposal). In particular there is a guideline that reads, "Require parking structures that face onto the street to have retail spaces at the lower level." Molly included some examples of housing at the street level to mask ground floor parking (attached) that she has seen in Vancouver.
- Address the "Building Architecture and Siting" section. This is really important to demonstrate how a ~60ft building fits into the given location.
- Show definitively that the landscape plan meets the "Landscape Design Guidelines".
- **Provide at a minimum a conceptual light plan to meet the "On-Site Lighting Design Guidelines". This can be examples/photos of other buildings with lighting you will emulate or examples of lighting fixtures you plan to use; show us where lighting would be located – to light signage, doorways, etc.**

We don't specifically have a lighting plan but you can see the intent of lighting in the renderings on pages 41 (East side pedestrian path) 43, 47, and 48 (Lights along 2100 south). The lighting along commonwealth will be the same as 2100 south.

3. *The Sugar House Business District Circulation and Streetscape Amenities Plan* (adopted 2003). Is another plan adopted by the City Council that comes into play here. I don't have specific comments regarding this plan at this time, but to comply with section 21A.59.050(A), this plan needs to be addressed as warranted. The associated map shows up to 900 E. The written language of the plan discusses up to 700 E, which is why we think it applies.

4. The following are comments related specifically to various standards in the "Standards for Design Review" – 21A.59.050:

21A.59.050(C) – Is this happening along 2100 S? We see the glazing but not regular doorways. Signage locations are limited. The Sugar Town signage element would be better integrated into the building facade. Who is it advertising to out at the curb? People on the other side of the street? What is perpendicular to the sidewalk – what do the pedestrians see? (The renderings on pages 47 and 48 clearly show regular doorways and potential signage locations on the facade above those entrances. Additional signage for the liquor store and leasing office are clearly shown on pages 42 and 44. Project name signage is also clearly shown on pages 42 and 43)

How many units front Commonwealth? What does that frontage look like? Are they like townhouse units? Raised from the sidewalk a couple steps or at sidewalk level? Can we get a more detailed image of a unit? How large/small are the patios/stoops? Large enough for a table and chairs and a grill or just a couple of planters? How could this space be more useable/habitable? There are 13 units that face Commonwealth. These are most easily seen on page 13 (level 1 floor plan)

What are the spaces along Commonwealth in back of the Art Space? Are these art studios? They have no access/entrances from Commonwealth – a missed opportunity.

Discuss 800 E and Commonwealth end of the building – structured parking at ground level. We don't know what the "usable space" is supposed to be here. It stretches for 190' feet along Commonwealth – this is a significant stretch.

Would like to see more active/habitable spaces along Commonwealth.

21A.59.050(D) - This is a massive building with MANY materials and breaks in the facade. Need more description of how these materials and breaks are reducing the scale. It looks rather jumbled with so much going on. Both vertical AND horizontal emphasis makes for a collage. The rhythm is not there.

21A.59.050(F) – Needs to be better described. Will be providing #1, 3 and 4. Describe in more detail.

21A.59.050(H) – As noted previously, describe what's going on with the pedestrian passages in greater detail.

21A.59.050(J) - The actual signage will come later, yes, but how does the architecture establish locations for future signage – are there sign bands, how will lighting work with the signage, is signage proposed that will be oriented perpendicular to the building for the pedestrian? Awnings?

21A.59.050(K) – We typically ask the applicant to supply conceptual ideas about how the building will be lighted. Examples from other places/buildings, architectural details that will be lit or washed, examples of fixtures they are considering. Also, is the SH light standard already installed on 2100 S?

(See above for comment about conceptual lighting. Standard SH streetlights will be installed on 2100 south if not already. See renderings on pages 47 and 48)

21A.59.050(L) - Need to comply with SHBD paving standards for sidewalks. No detail provided on paving for privately owned public spaces (walkways, plazas). (See above response about pavers and plazas being shown on the landscape plans)

**
Guillaume Belgique
Architecture Belgique, Inc.
7583 S. Main St. Suite 100
Midvale, UT 84047
Ph: 801.561.1333
CL: 801.502.9710
Email: guillaume@archbelgique.com
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Sugar Town Planning Commission Work Session Comments

Attached are comments that were received in the work session on 5-26-21 and the changes that have been made to address them.

Comments:

- Lack of retail space along 2100 South, desire to extend the business district as part of the rezone. Added an additional retail pad to the East of the garage entry near the public parking. We also focused the plaza and landscape redesign on the pedestrian experience.
- Along with Commonwealth, the building length on 2100 South feels substantial. Broke up the 2100 South façade into (3) sections with different materials and colors and separated the base of the building with a 2' step back so the pedestrian experience isn't one long façade. Plazas are located at each corner to reduce the visual length. Along Commonwealth we have substantially broken the building up into 3 distinct architectural styles to reduce the visual mass of the building.
- Current focus on the auto experience versus pedestrian experience. The large 2 story garage entrance has been removed and made to match the pedestrian scaled storefronts along 2100 South so it doesn't draw you attention there anymore. The central element over the garage entrance has been removed and cleaned up so that it is no longer the focal point of the façade.
- Improvements along Commonwealth. We have added a sidewalk along the entire length with ground floor walkup apartments along most of the street facing façade. Ground floor and 2nd floor apartments have enlarged patios to create a more active streetscape. See landscape planting exhibit for updates.
- Mid-block crossing pedestrian experience. Added additional renderings to show both the East and West mid-block crossings. The landscape planting exhibit also shows the intent and improvements along these spaces.

ATTACHMENT C: WORK SESSION STAFF MEMO –
5/26/2021



Memorandum

Planning Division
Community & Neighborhood Department

To: Planning Commission

From: Lex Traugher, Senior Planner

Date: May 26, 2021

Re: Sugar Town/Snelgrove Ice Cream Factory – Design Review Work Session
Petition PLNPCM2021-oo025

DESIGN REVIEW – WORK SESSION

PROPERTY ADDRESSES: 850 & 870 E. 2100 South

PARCEL IDs: 16-20-129-009 & 023

ZONING DISTRICT: CC – Commercial Corridor or CSHBD2 (Sugar House Business District).

Rezone request to C-SHBD2 – Sugar House Business District before the City Council.

MASTER PLAN: Sugar House Master Plan – Mixed Use – Low Intensity or Business District Mixed-Use - Neighborhood Scale. Amendment to the Future Land Use Map in the Sugar House Master Plan to “Business District Mixed-Use - Neighborhood Scale” is before the City Council.

Action Requested: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building on the two parcels located at approximately 850 & 870 E. 2100 South. The size of the structure requires Design Review approval under the CSHBD2 Zone as it is larger than 20,000 square feet in size and taller than 30’.

Planning Staff requests that the Planning Commission (PC) hold a work session to discuss the application materials, and provide additional input, feedback, and direction to the applicant so they can finalize their proposal and bring it back to the PC for a decision. Planning Staff would ask that the members of the PC focus, at a minimum, on the massing, scale, building articulation, and compatibility with adjacent structures as part of the work session discussion.

Attachment:

[A – Plans dated 4/6/2021](#)

Background Information: Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The Planning Commission heard these requests in a public hearing forum on February 24, 2021 and voted to forward a positive recommendation on to the City Council for consideration. These petitions are currently in the City Council Office awaiting action.

Project Description: In anticipation of approval of the master plan and zoning map amendments, Mr. Isaac has submitted an application for Design Review of a proposed mixed-use (residential and commercial) building on the subject property. The purpose of design review is to ensure high quality outcomes for larger developments that have a significant impact on the city. The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the city. The Planning Commission has decision making authority regarding Design Review matters. In this instance, any approval of the Design Review request would be subject to the pending outcome of the master plan and zoning map amendment before the City Council.

The proposed project will consist of ground floor commercial development along 900 East and a portion of 2100 South, and approximately 319 residential units of which 39 will be micro units and 53 units will be rental price restricted. The project provides for ten different amenity areas including a pool and rooftop patios, clubhouse, resident fitness area, resident bike room/pet wash area totaling approximately 58,800 square feet of gathering space, 12,800 square feet of commercial space including a new DABC State Liquor Store, and 4,300 square feet of back of the house support area. Approximately 393 off-street parking stalls are proposed to serve the project.

The proposed building is designed to be built to and frame the existing streets. Primary/public parking access to the development is located off of 2100 South with secondary entrances located on 800 East and Commonwealth Avenue to the south. A secured resident parking entrance is proposed toward the east end of Commonwealth Avenue. Commercial uses will be primarily oriented to 2100 South, the south building elevation along Commonwealth is exclusively residential. The structure will rise approximately 60 feet in height. Two mid-block pedestrian connections are proposed through the building in a north/south orientation to facilitate movement between residential and commercial portions of the project. Building façade articulation and step backs are provided to realize a pedestrian scale development along street frontages. Landscaping will be provided along all streets in accordance with City Code. Exterior building materials include brick in three different colors, vertical metal panel on upper floors, glass, and limited use of stucco. Wall murals are incorporated into the wall on the east building elevation, and the historic Snelgrove Ice Cream sign will be included at the main building entrance on the north façade along 2100 South.

The applicant has submitted detailed plans to support their application including a site plan, floor plans, elevation drawings, renderings, parking calculations, and landscaping plans. The applicant has also included a graphic showing the proposed project's vicinity to adjacent residential development to the south. This information is attached for review (Attachment A).

Vicinity Map:



Example Project Renderings: These are included in the applicant's plan package and included here for reference.



2100 South Façade.



2100 South northeast corner.



2100 South northwest corner.



Commonwealth Avenue looking west, showing a residential unit in the lower right corner.



Commonwealth Avenue
looking west from the
southeast corner.

Key Issues:

1. This project/building is massive in scale.

Discussion: The project site is approximately 3.24 acres in size and the overall new square footage of the proposed building is approximately 76,000 square feet plus parking. Planning Staff asserts that due to the magnitude of the building in size and detail, at least two discussions with the Planning Commission is warranted. Planning Staff believes that the Planning Commission needs time to review and digest the proposal prior to making a decision.

2. Large building masses need to be divided into heights and sizes that relate to human scale.

Discussion: Planning Staff is concerned that the building has been designed in such a manner that it reads as one large massive structure. The proposed structure takes up most of a city block and reads like one building on the block. Planning Staff asserts that the design has not gone far enough in using a series of vertical or horizontal elements to equate with the scale (heights and widths) of other buildings in the local context to reduce the visual volume or mass of the proposed building. Planning Staff notes that the building is somewhat articulated, uses multiple building materials, has a rhythmic solid to void ratio, balconies, and porches, but even with these elements the building reads as one cohesive and massive structure. The building could be broken up with a base, middle and top, using vertical and horizontal details to create a building that although is one large structure appears as individual volumes or structures.

Planning Staff questions why this large parcel needs to develop all at once. The project could be developed in separate phases, to make it appear that it is not one huge building but different and somewhat separate but related structures. The property could also be subdivided and developed as distinct structures. The different volumes of the design could also be treated using material changes to differentiate the volumes to give the impression of multiple buildings.

3. Building façade details to facilitate pedestrian interest and interaction.

Discussion: The applicant has provided building elevations and ground level floor plans for review. Looking at these plans, Planning Staff has concerns that the ground floor building facades provide some, but not a lot, of pedestrian interaction or interest.

When looking at the north façade (2100 South) and associated floor plan, a proposed DABC State Liquor Store constitutes a substantial space (approximately 148') along this façade, and is located next to a 35' parking garage entrance which interrupts the façade in the middle of the building. This parking garage entrance is not pedestrian friendly and would only seem to cause pedestrian conflict as opposed to interest. The eastern portion of this façade is comprised of a very large residential leasing office and a fitness center of similar size. Planning Staff questions why the leasing office area, that would hold little to no interest to the public, would need to be so large and comprise such a large length of the street level façade. It seems like this is a missed opportunity for some retail or commercial space. With the exception of the liquor store, there is no space for commercial use along this stretch of 2100 South, which serves as a commercial corridor for the neighborhood, and therefore very little in terms of pedestrian interest. Planning Staff notes that there are only two building entrances proposed over this long length of street front (365'). The entrance to the liquor store is located on the eastern façade.

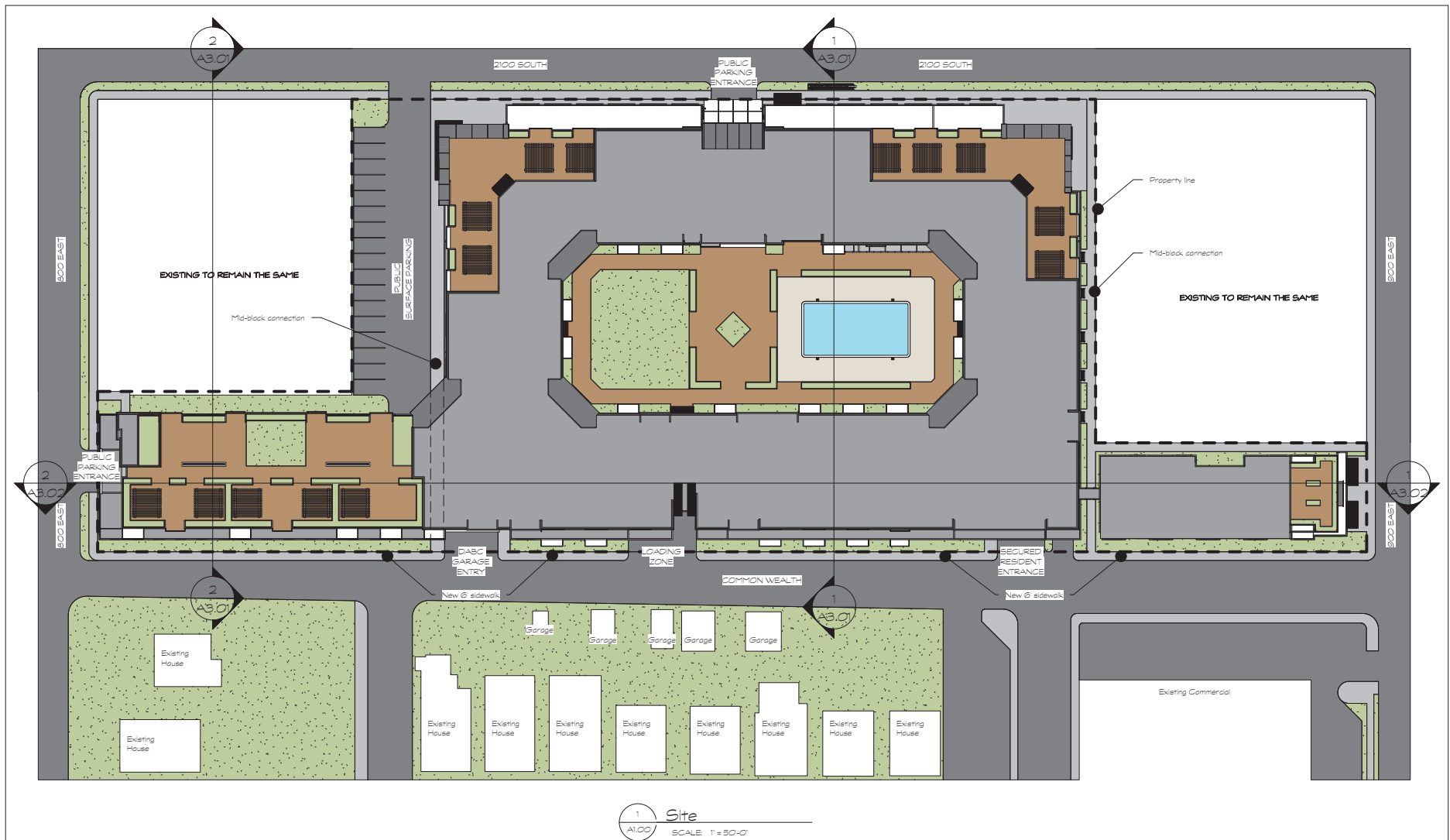
The south elevation (Commonwealth Avenue) at the street level on the western end, is composed of approximately 185' of enclosed ground level parking garage with windows at regular intervals. Planning Staff notes that the code requires active uses at the ground level at the street in the CSHBD zone and further states that parking should be located behind said active ground level uses. Could this large stretch of façade not be residential units similar to what is proposed toward the middle of this façade, effectively masking the parking? The middle portion of the façade shows six residential units that front the public street, which is positive, but there is no design detail provided indicating how these units interact with the sidewalk. The remaining eastern portion of this façade is more windows. This east portion, according to the floor plan consists of residential units, but there is no indication that these units have direct street access thereby providing activity and pedestrian interest. From the elevations and floor plans it seems like these units would be accessed internally via a hallway. Planning Staff notes that the street front ground level use along Commonwealth Avenue could benefit from more residential use to help transition into the residential neighborhood adjacent to the south.

The east elevation at the street is labeled "Art Space" and appears to be retail or commercial in nature. The façade is transparent but there is no description of what this space will be used for and how it will enhance the pedestrian experience. Planning Staff notes that there is a bus stop directly in front of this façade.

The west elevation is essentially the public parking entrance to enclosed ground level parking.

Finally, two midblock pedestrian passages are proposed running north/south between 2100 South and Commonwealth Avenue. Planning Staff agrees that these pedestrian passages are a positive design element, however there has been no detail provided to determine how these passages enhance the pedestrian experience. What would a person walking through these passages see? Are there entrances, storefront or residential activation (raised patios, porches), or windows along these walkway? What about landscaping and plantings?

Attachment A
Plans (4/6/2021)



Sugar Town Apartments

2100 South 900 East - Salt Lake City

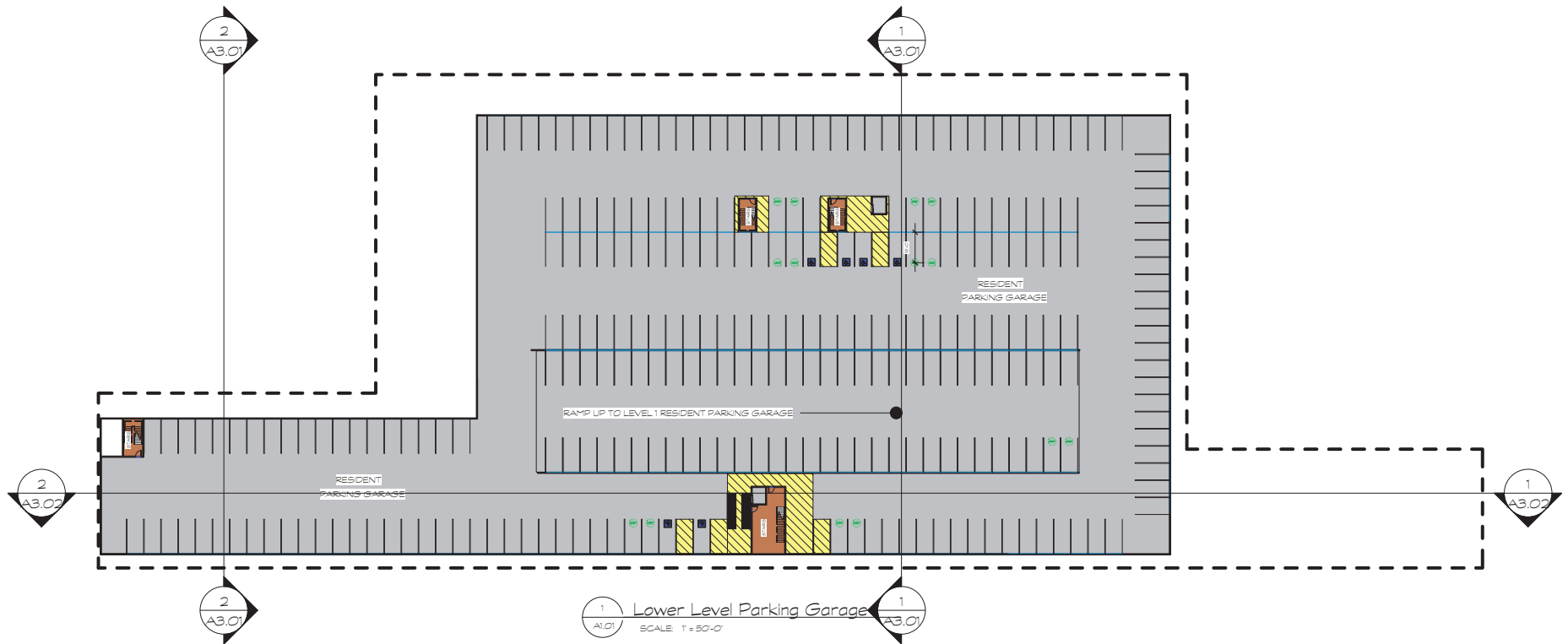
Site Plan

A1.00



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April 6, 2021



Sugar Town Apartments

2100 South 900 East - Salt Lake City

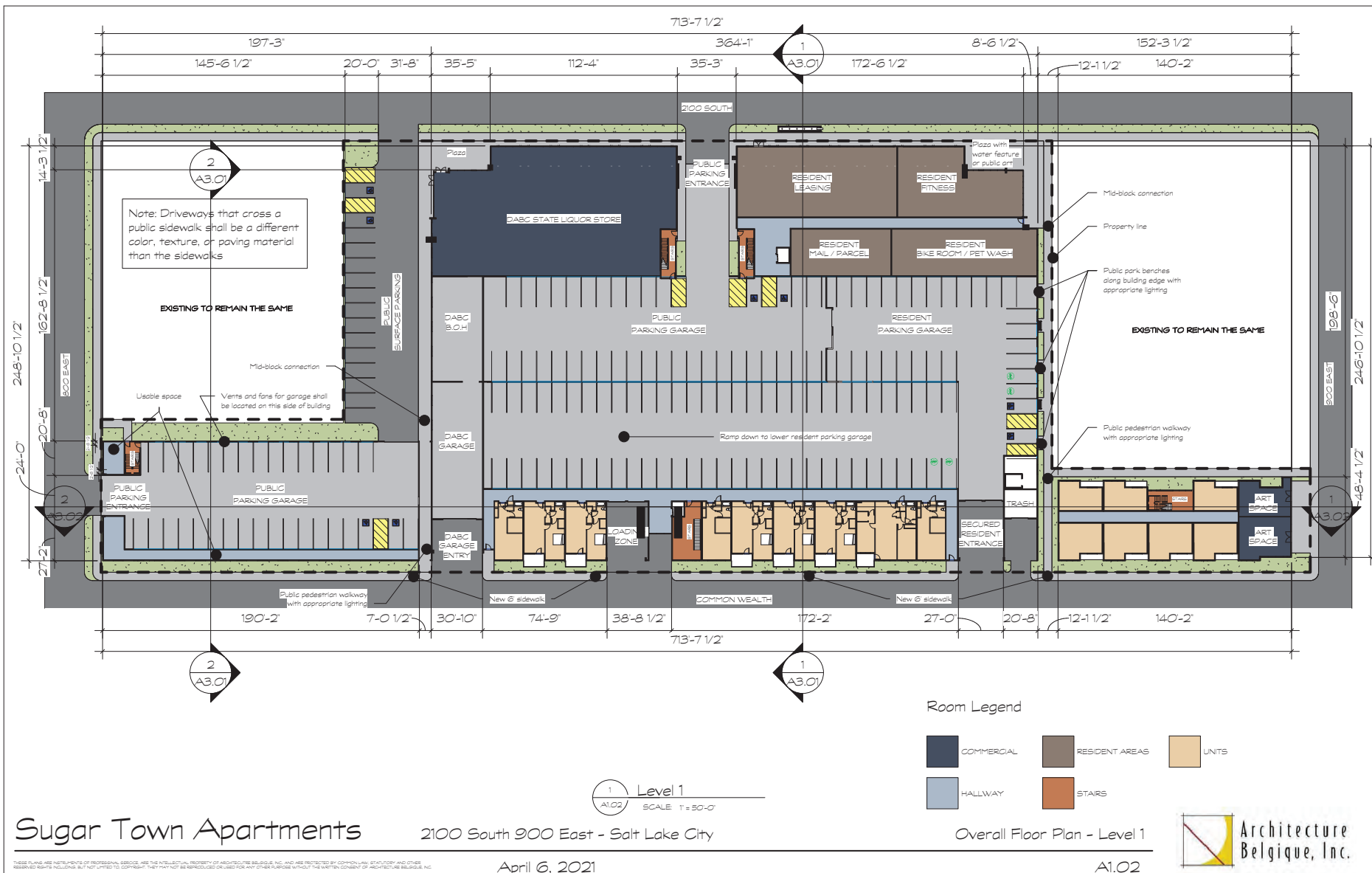
Overall Floor Plan - P1

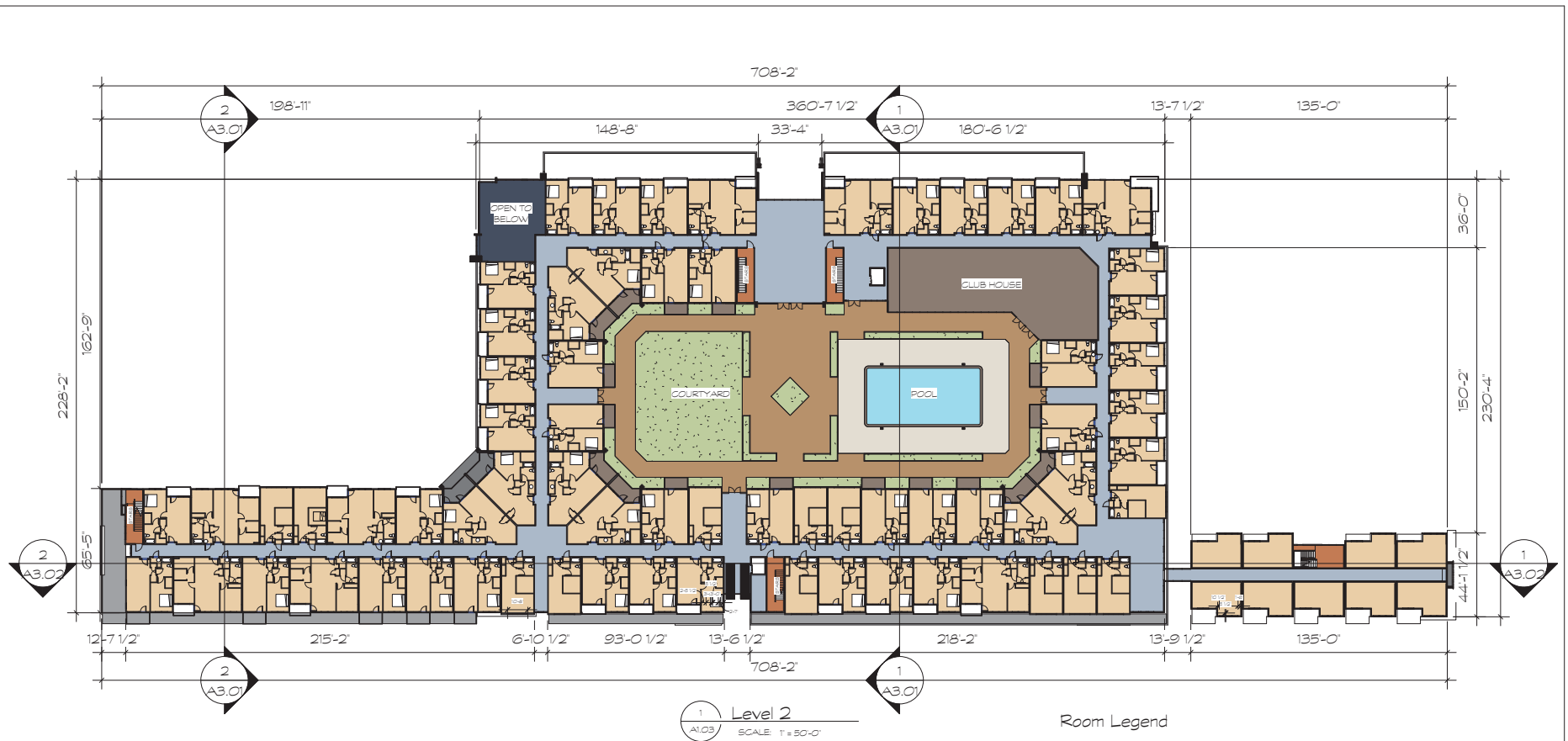
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April 6, 2021

A1.01







Sugar Town Apartments

2100 South 900 East - Salt Lake City

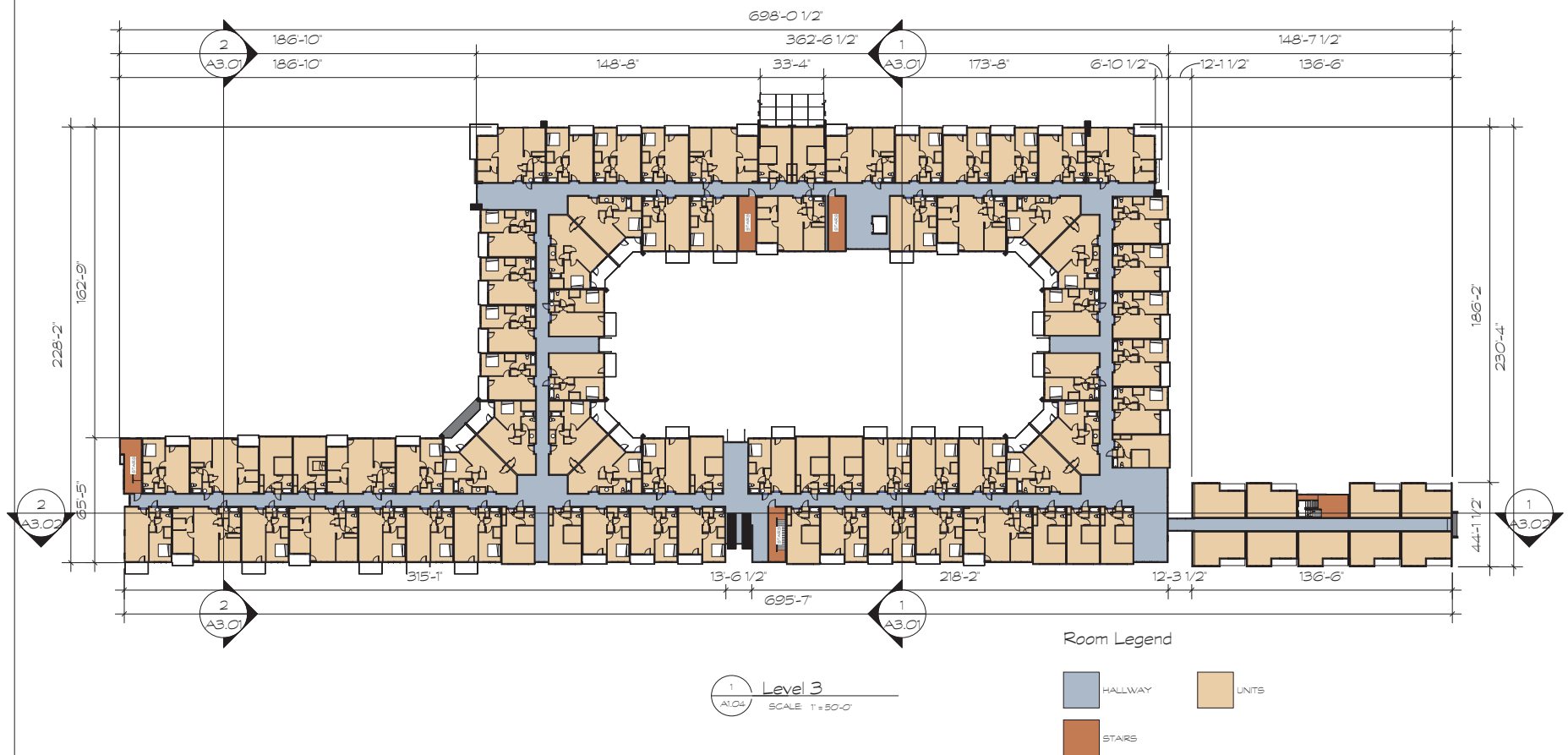
Overall Floor Plan - Level 2

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April 6, 2021

A1.03





Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Floor Plan - Level 3

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April 6, 2021

A1.04



Room Legend



Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Floor Plan - Level 4

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April 6, 2021

A1.05





Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Floor Plan - Level 5

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April 6, 2021

A1.06





North Elevation



South Elevation



East Elevation



West Elevation

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Rendered Elevations

April 6, 2021

A2.00



Architecture
Belgique, Inc.

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Note: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.

1 Overall North Elevation
A2.01 SCALE: 1" = 50'-0"



2 Overall South Elevation
A2.01 SCALE: 1" = 50'-0"



3 Overall East Elevation
A2.01 SCALE: 1" = 50'-0"



4 Overall West Elevation
A2.01 SCALE: 1" = 50'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Elevations

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April 6, 2021

A2.01





1 North Elevation Section 2
A2.02 SCALE 1" = 20'-0"



2 North Elevation Section 3
A2.02 SCALE 1" = 20'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Elevations - North

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April 6, 2021

A2.02





1 North Elevation Section 1
A2.03 SCALE 1" = 20'-0"



2 North Elevation Section 4
A2.03 SCALE 1" = 20'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Elevations - North

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April 6, 2021

A2.03





1 East Elevation
A2.04 SCALE 1" = 20'-0"



2 West Elevation
A2.04 SCALE 1" = 20'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Elevations - East & West

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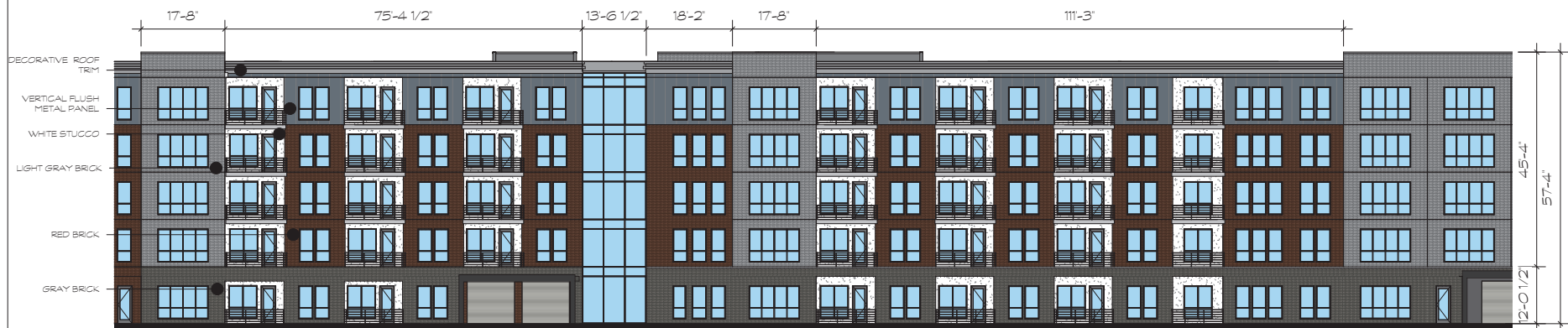
April 6, 2021

A2.04





1 South Elevation - Section 1
A2.05 SCALE 1" = 20'-0"



2 South Elevation - Section 2
A2.05 SCALE 1" = 20'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Overall Elevations - South

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April 6, 2021

A2.05





1 South Elevation - Section 3
A2.06 SCALE: 1" = 20'-0"

Sugar Town Apartments

2100 South 900 East - Salt Lake City

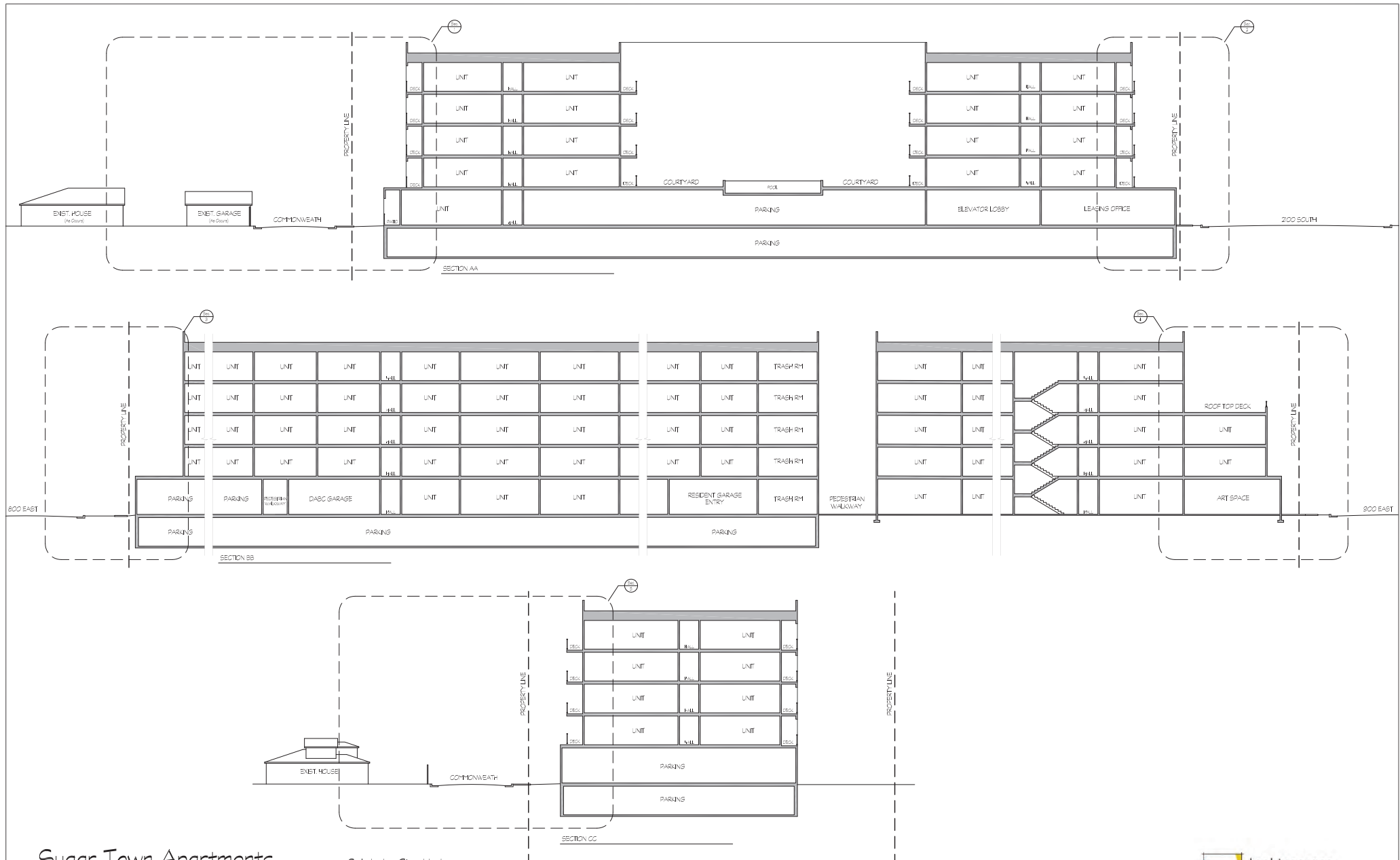
Overall Elevations - South

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April 6, 2021

A2.06





Sugar Town Apartments

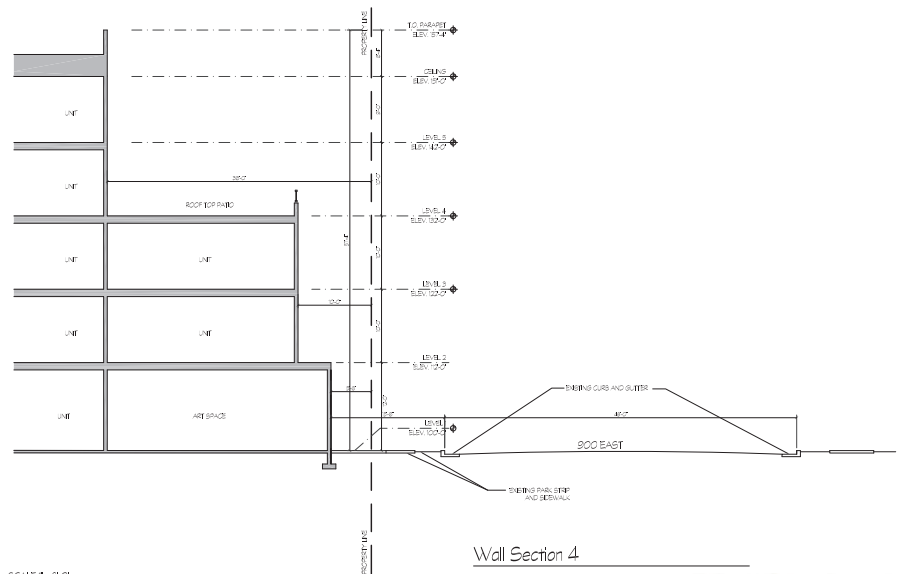
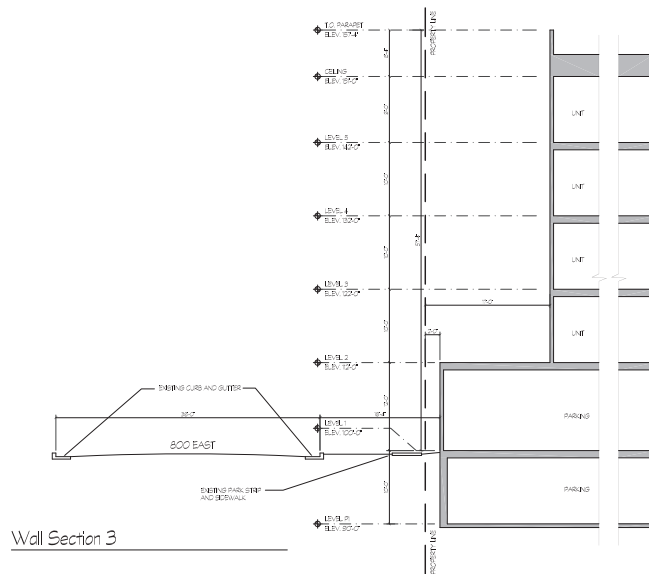
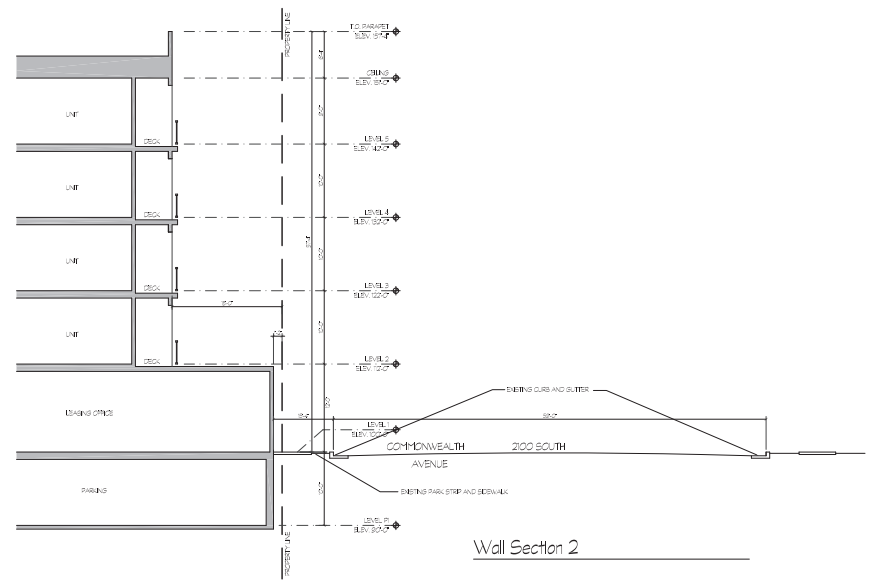
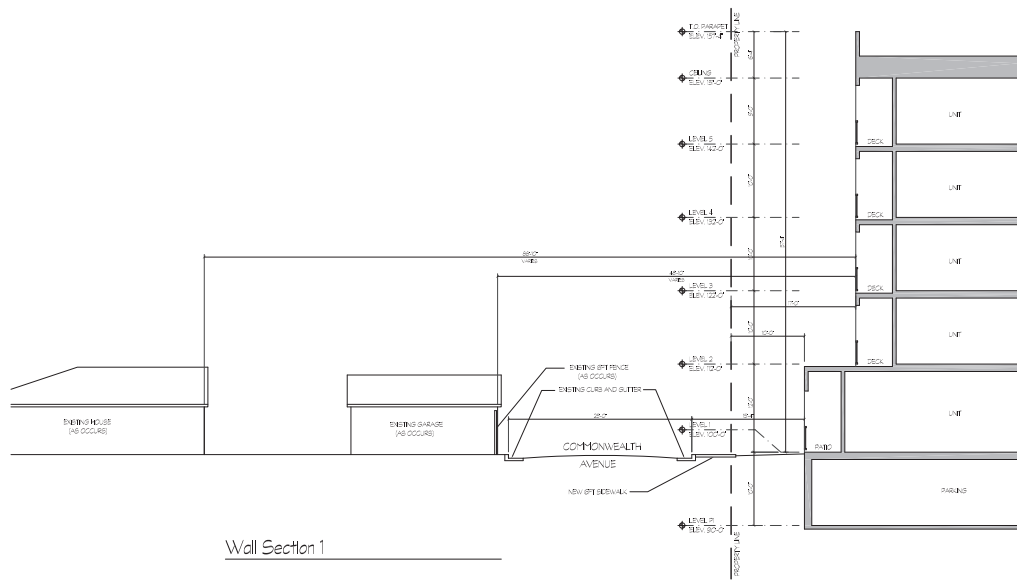
Salt Lake City, Utah

Overall Building Sections

April 6, 2021

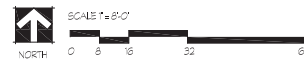


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Sugar Town Apartments

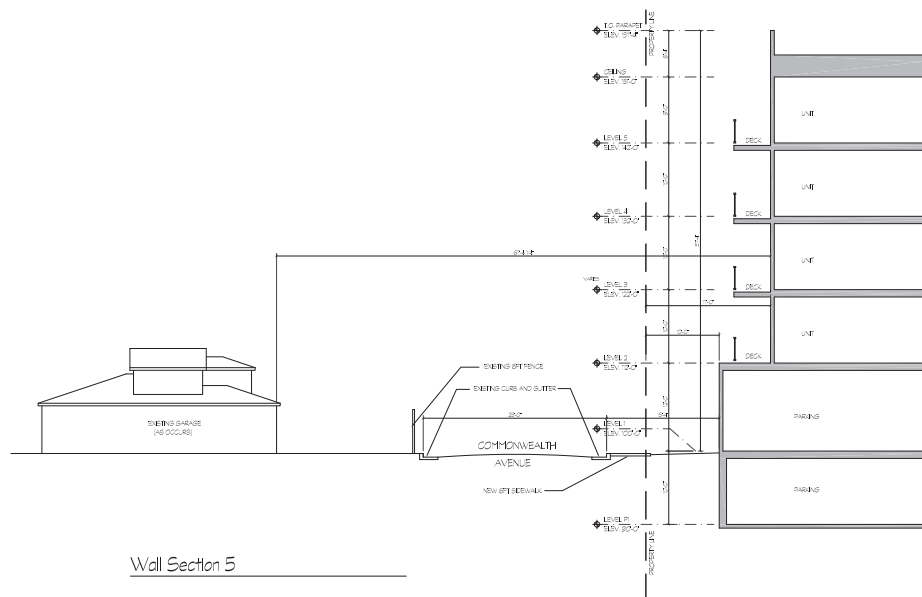
Salt Lake City, Utah



Wall Sections
April 6, 2021



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Wall Section 5

Sugar Town Apartments

Salt Lake City, Utah



SCALE 1" = 8'-0"



Wall Sections

April 6, 2021



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Northeast corner - 2100 South view looking east

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.00



Parcel map

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.01



Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering

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April 6, 2021

R1.02





Leaving Smith's parking lot - 900 East view looking west

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.03



Southeast corner - 900 East view looking northwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering

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April 6, 2021

R1.04





Southeast corner - 900 East view looking southwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering

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April 6, 2021

R1.05





South facade - Commonwealth Ave view looking northeast

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.06



South facade - Commonwealth Ave view looking northwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.07



South facade - Commonwealth Ave view looking northwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.08



Pedestrian walkway from Commonwealth Ave to 2100 South

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.09



Southwest corner - 800 East view looking southeast

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.10



North facade - 2100 South view looking southeast

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.11



North facade - 2100 South view looking southwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering

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April 6, 2021

R1.12





North facade - Windsor St view looking south

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.13



Northeast corner - 2100 South view looking southwest

Sugar Town Apartments

2100 South 900 East - Salt Lake City

Rendering



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April 6, 2021

R1.14

ATTACHMENT D: WORK SESSION MINUTES – 5/26/2021

- Clarification on why the proposal is considered conditional use.
- Whether children will be close by the bar.
- If there was a school close by.

Commissioner Barry opened the meeting to the applicant.

Keven Rowe, applicant, stated that his client wants to make a more viable facility. He explained that the client would like to open a bar to expand the property use. He stated they are happy to satisfy the conditions that staff recommended.

Commission Barry opened the public hearing portion of the meeting, Commissioner Barry, seeing that no one wished to speak, closed the public hearing.

She opened to the commission for comment.

MOTION

Matt Lyon stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for Conditional Use for a Bar Establishment at approximately 1075 & 1085 Winding River Cove, as presented in petition PLNPCM2020-00395, with the condition listed in the staff report. Commissioner Adrienne Bell seconded the motion. Commissioners Commissioner Bachman, Bell, Hoskins, Erquhart, Lee, Lyon and Paredes voted “aye”. The motion passed unanimously.

Commissioner Barry ordered a 5-minute break.

WORK SESSION

Sugar Town/Snelgrove Ice Cream Factory – Design Review - Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building on the two parcels located at approximately 850 & 870 E. 2100 South. The size of the structure requires Design Review approval under the CSHBD2 Zone. The subject property is located in Council District 7 represented by Amy Fowler (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00025**

Lex Traughber, Senior Planner, reviewed the request and stated that it is a proposed mixed use development. He stated that staff had a few issues with the project. He stated that is it very large and feels like there are some large building masses that need to be adjusted for human scale.

Commissioner Barry turned over the meeting to the applicant.

Mark Issac reviewed the property layout and proposed building façades.

Commissioner Barry opened the meeting to the Commission.

Commission, Staff and Applicant discuss:

- Engagement of the east side and 2100 south side

- Parking entrances
- Ingress and egress points
- Focal point of the building
- Master lease of art space on 2100 south
- 40 affordable micro units
- Depth perception to the east side
- The placement of the Snelgrove sign
- Mid-block walkways
- South façade on Commonwealth Ave
- The length of the project
- Rocky Mountain installations being on private property

The meeting adjourned at approximately 7:33PM.

**ATTACHMENT E: PROJECT PLANS, RENDERINGS &
ELEVATIONS – 7/14/2021 & 8/19/2021**



North View



East View



West View



South View



Architecture
Beliquie, Inc.
801.581.1333
7583 So. Main Street #100
Midvale, UT 84007
info@archbeliquie.com

CIVIL ENGINEER

Contact
Name
Title

STRUCTURAL ENGINEER

Contact
Name
Title

MECHANICAL/PLUMBING ENGINEER

Contact
Name
Title

ELECTRICAL ENGINEER

Contact
Name
Title

LANDSCAPE ARCHITECT

Contact
Name
Title

INTERIOR DESIGNER

Contact
Name
Title

Sugar Town
850 East 2100 South
Salt Lake City, UT 84106

Date

July 14, 2021

No.	Description	Date

Sheet Title

Elevations










Sheet Number


A2.01

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NORTH VIEW EAST

Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco



Architecture
Beliquie, Inc.

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7583 So. Main Street #100
Hicksville, Utah 84107
info@architecturebeliquie.com

CIVIL ENGINEER

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Name:
Phone:

STRUCTURAL ENGINEER

Contact:
Name:
Phone:

MECHANICAL/ELECTRICAL ENGINEER

Contact:
Name:
Phone:

ELECTRICAL ENGINEER

Contact:
Name:
Phone:

LANDSCAPE ARCHITECT

Contact:
Name:
Phone:

INTERIOR DESIGNER

Contact:
Name:
Phone:

Sugar Town
850 East 2100 South
Salt Lake City, UT 84106

Date
July 14, 2021

No.	Description	Date

Sheet Title
Elevations

Sheet Number
A2.02



NORTH VIEW WEST

Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco

Architecture Beliquie, Inc.
 801.581.1333
 7583 So. Main Street #100
 Midvale, Utah 84047
 info@architecturebeliquie.com

CIVIL ENGINEER

Contact: [Redacted]

STRUCTURAL ENGINEER

Contact: [Redacted]

MECHANICAL/PLUMBING ENGINEER

Contact: [Redacted]

ELECTRICAL ENGINEER

Contact: [Redacted]

LANDSCAPE ARCHITECT

Contact: [Redacted]

INTERIOR DESIGNER

Contact: [Redacted]

Sugar Town
850 East 2100 South
Salt Lake City, UT 84106

Date

July 14, 2021

No.	Description	Date

Sheet Title

Elevations

Sheet Number

A2.03



EAST VIEW










Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco

No.	Description	Date

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SOUTH VIEW WEST

Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco

CIVIL ENGINEER

Contact:
 Name:
 Title:

STRUCTURAL ENGINEER

Contact:
 Name:
 Title:

MECHANICAL/ELECTRICAL ENGINEER

Contact:
 Name:
 Title:

ELECTRICAL ENGINEER

Contact:
 Name:
 Title:

LANDSCAPE ARCHITECT

Contact:
 Name:
 Title:

INTERIOR DESIGNER

Contact:
 Name:
 Title:

Sugar Town
 850 East 2100 South
 Salt Lake City, UT 84106

Date

July 14, 2021

No.	Description	Date

Sheet Title

Elevations










Sheet Number

A2.05

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SOUTH VIEW EAST

Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco



WEST VIEW

Exterior Materials	
	Brick Option 1
	Brick Option 2
	Brick Option 3
	Brick Option 4
	Composite Wood
	Vertical Metal Panel
	Flat Metal Panel
	Orange Stucco
	White Stucco

CIVIL ENGINEER

Contact:
Name:
Phone:

STRUCTURAL ENGINEER

Contact:
Name:
Phone:

MECHANICAL/PLUMBING ENGINEER

Contact:
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ELECTRICAL ENGINEER

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LANDSCAPE ARCHITECT

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Name:
Phone:

INTERIOR DESIGNER

Contact:
Name:
Phone:

Sugar Town
850 East 2100 South
Salt Lake City, UT 84106

Date

July 14, 2021

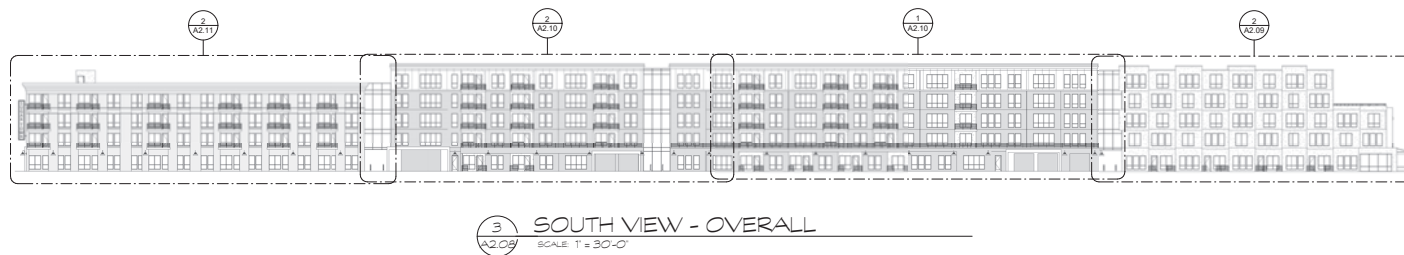
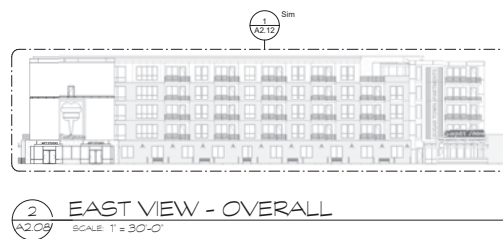
No.	Description	Date

Sheet Title

Elevations

Sheet Number

A2.07



No.	Description	Date



1 NORTH VIEW - CENTER BUILDING EAST
 SCALE 1/8" = 1'-0"



2 NORTH VIEW - CENTER BUILDING WEST
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND

[Pattern]	BRICK
[Pattern]	VERTICAL METAL PANELING
[Pattern]	FLAT METAL PANELING
[Pattern]	STUCCO
[Pattern]	COMPOSITE WOOD

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 Title: [Title]

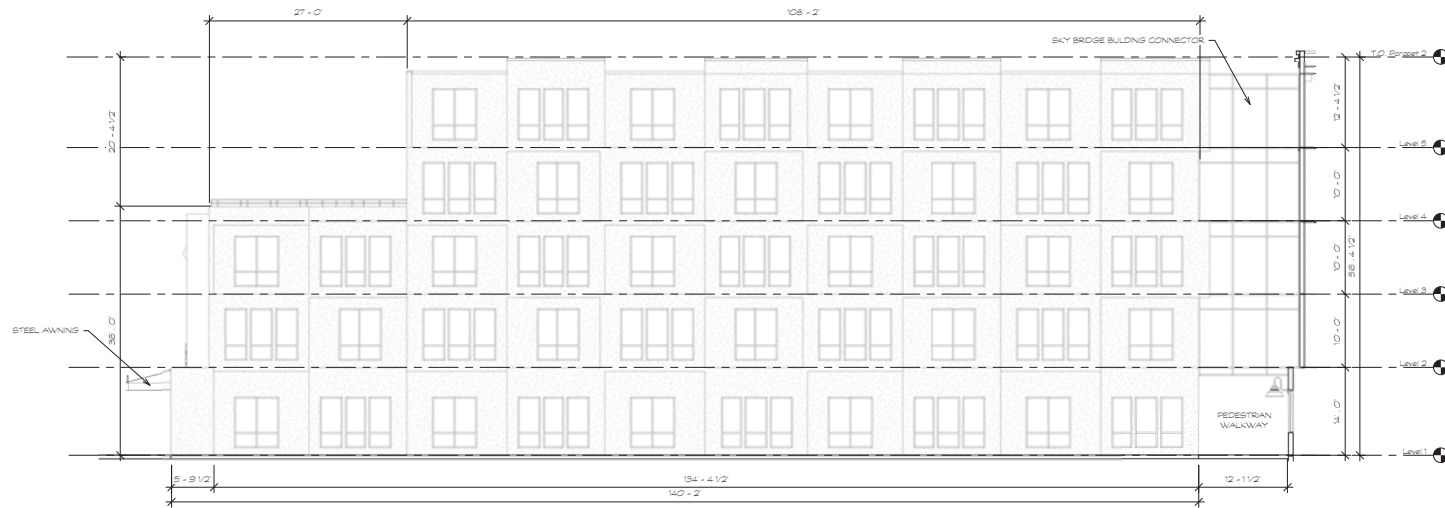
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No.	Description	Date

Sheet Title
 Enlarged Elevations

Sheet Number
 A2.08.1



1 EAST BUILDING - NORTH VIEW
SCALE 1/8" = 1'-0"



2 EAST BUILDING - SOUTH VIEW
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	VERTICAL METAL PANELING
	FLAT METAL PANELING
	STUCCO
	COMPOSITE WOOD

No.	Description	Date



1 SOUTH VIEW - CENTER BUILDING EAST
SCALE 1/8" = 1'-0"



2 SOUTH VIEW - CENTER BUILDING WEST
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	VERTICAL METAL PANELING
	FLAT METAL PANELING
	STUCCO
	COMPOSITE WOOD

CIVIL ENGINEER
CONTACT
NAME
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EMAIL
STRUCTURAL ENGINEER
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Sugar Town
850 East 2100 South
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Date
August 19, 2021

No.	Description	Date

Sheet Title

Enlarged
Elevations

Sheet Number

A2.10

No.	Description	Date

Sheet Title

Enlarged
Elevations

Sheet Number

A2.11

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1 WEST BUILDING - NORTH VIEW
SCALE 1/8" = 1'-0"



2 WEST BUILDING - SOUTH VIEW
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

[Pattern]	BRICK
[Pattern]	VERTICAL METAL PANELING
[Pattern]	FLAT METAL PANELING
[Pattern]	STUCCO
[Pattern]	COMPOSITE WOOD



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Date
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No.	Description	Date

Sheet Title

Enlarged Elevations

Sheet Number

A2.12

CIVIL ENGINEER

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Sugar Town
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Date

June 18, 2021

No.	Description	Date

Sheet Title

Site Plan

Sheet Number

AO.01



1 SITE PLAN
SCALE: 1" = 30'-0"

No.	Description	Date

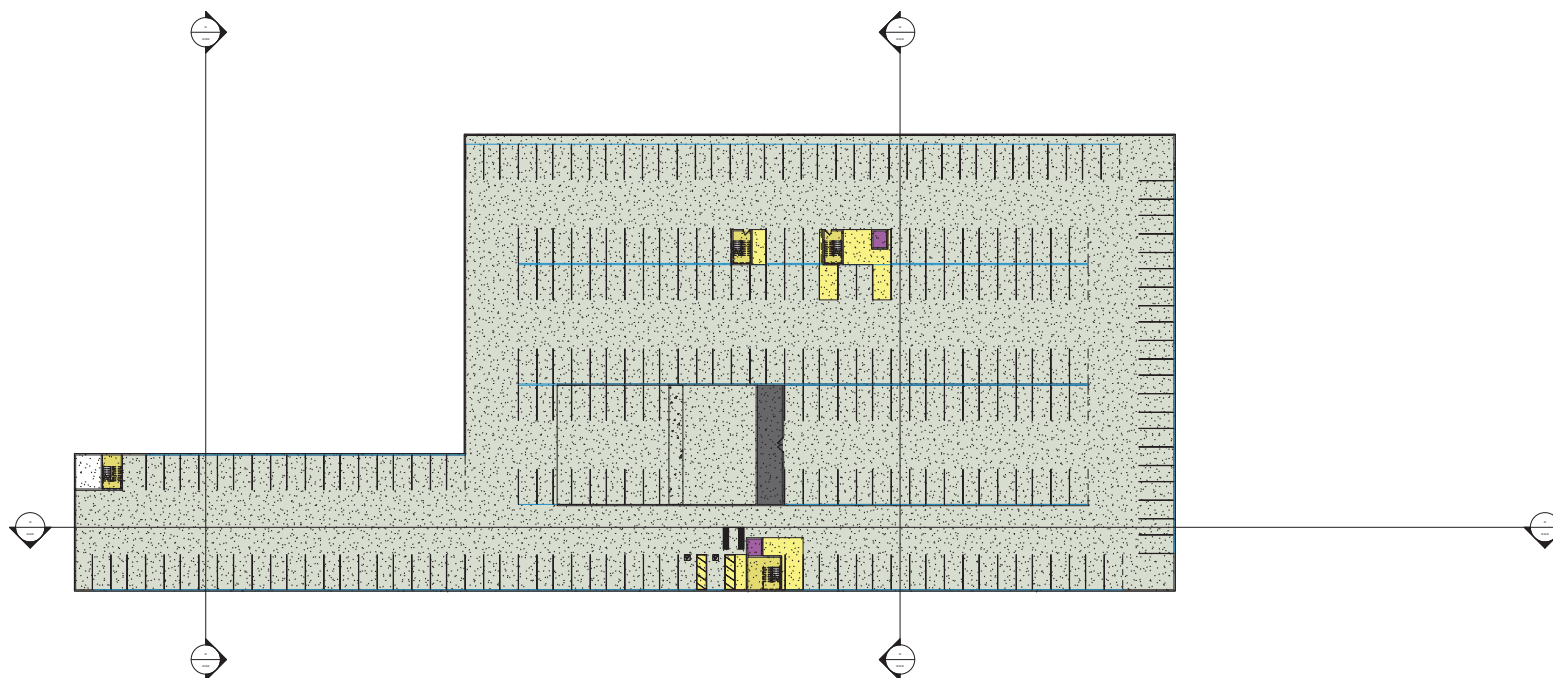
Sheet Title

Overall Floor Plan
Parking

Sheet Number

A1.01

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1 LOWER PARKING PLAN
A1.01 SCALE 1" = 30'-0"

Room Legend

- Elevator
- Mechanical
- Parking
- Stairwell

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Date

June 18, 2021

No.	Description	Date

Sheet Title

Overall Floor Plan
Level 1

Sheet Number

A1.02

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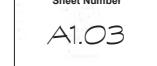
1 LEVEL 1 FLOOR PLAN
A1.02 SCALE: 1" = 30'-0"

Room Legend

- Corridor
- Elevator
- Parking
- Resident Area
- Retail
- Retail Garage
- Retail Storage
- Room
- Stairwell
- Trash



-  Corridor
-  Elevator
-  Pool
-  Resident Area
-  Retail
-  Room
-  Skywalk
-  Stairwell
-  Trash



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1
A1.04 LEVEL 3 FLOOR PLAN
SCALE 1" = 30'-0"

Room Legend

- Corridor
- Elevator
- Room
- Skywalk
- Stairwell
- Trash

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No.	Description	Date

Sheet Title

Overall Floor Plan
Level 3

Sheet Number

A1.04

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Overall Floor Plan
Level 4

Sheet Number

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1 LEVEL 4 FLOOR PLAN
A1.05 SCALE 1" = 30'-0"

Room Legend

- Corridor
- Elevator
- Room
- Skywalk
- Stairwell
- Trash



1 LEVEL 5 FLOOR PLAN
A1.06 SCALE 1" = 30'-0"

Room Legend

- Corridor
- Elevator
- Roof Terrace
- Room
- Skywalk
- Stairwell
- Trash

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No.	Description	Date

Sheet Title

Overall Floor Plan
Level 5

Sheet Number

A1.06

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INTERIOR DESIGNER
Contact: [redacted] (PH)

Project Name
Project Address

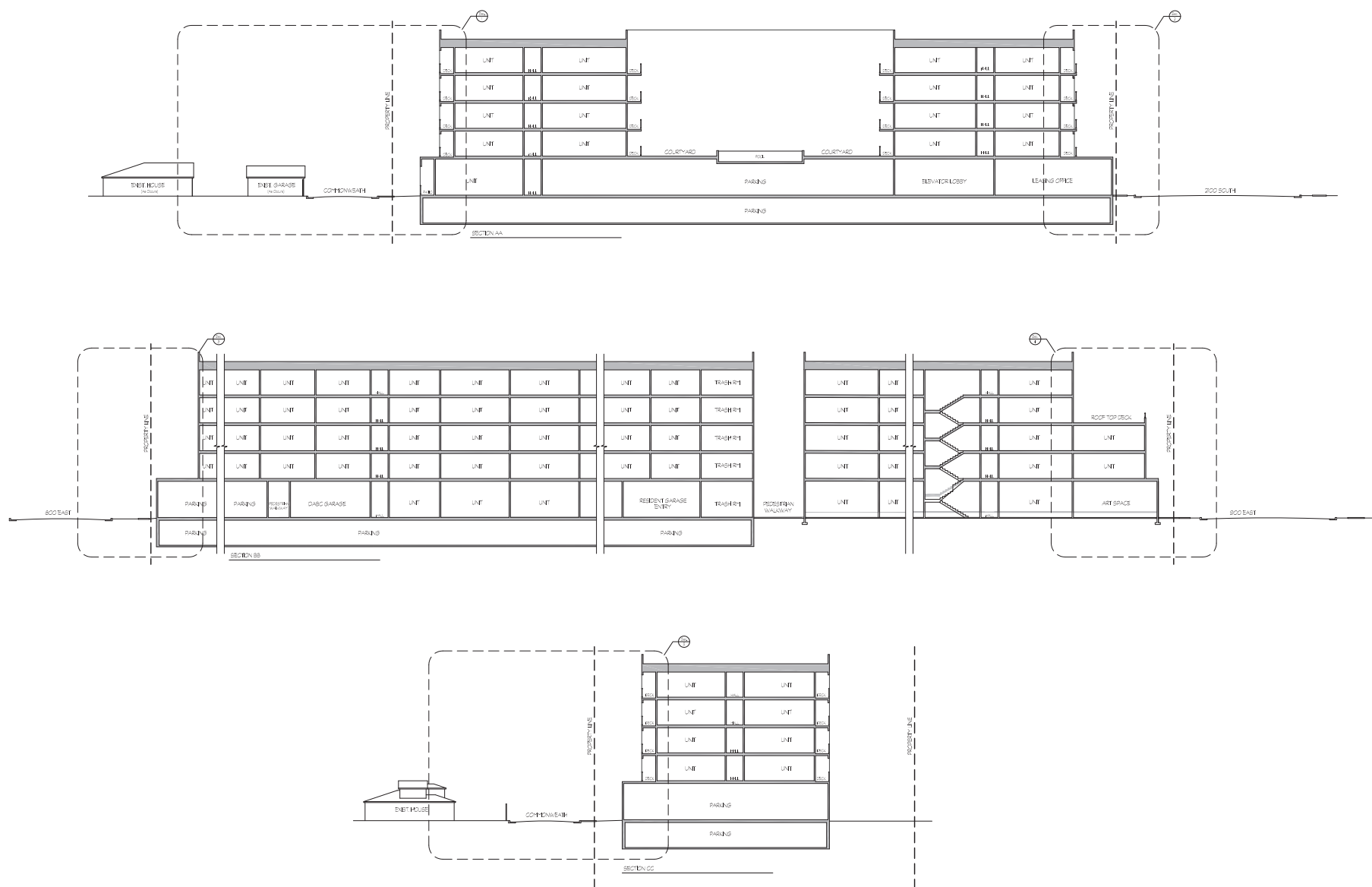
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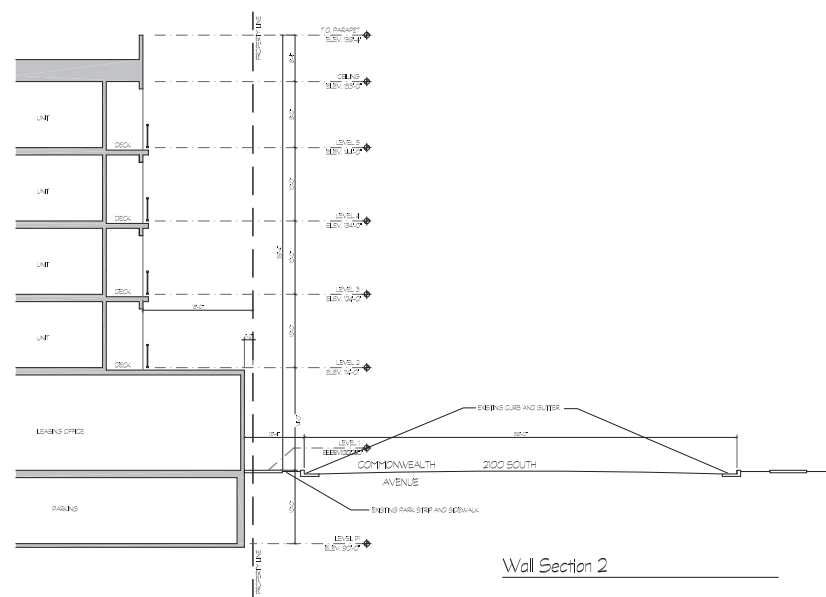
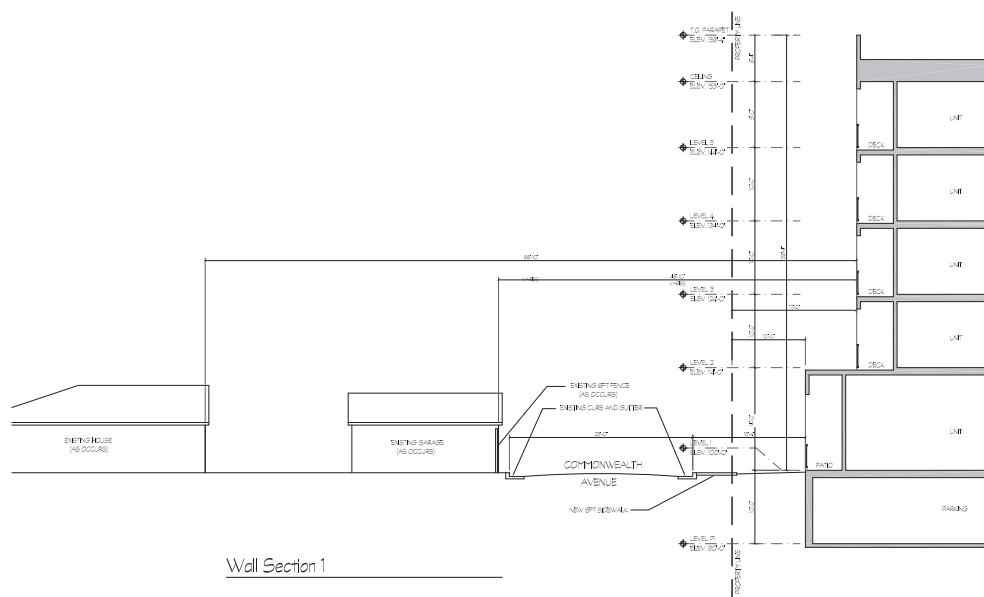
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Sheet Name

Sheet Number
A 3.01

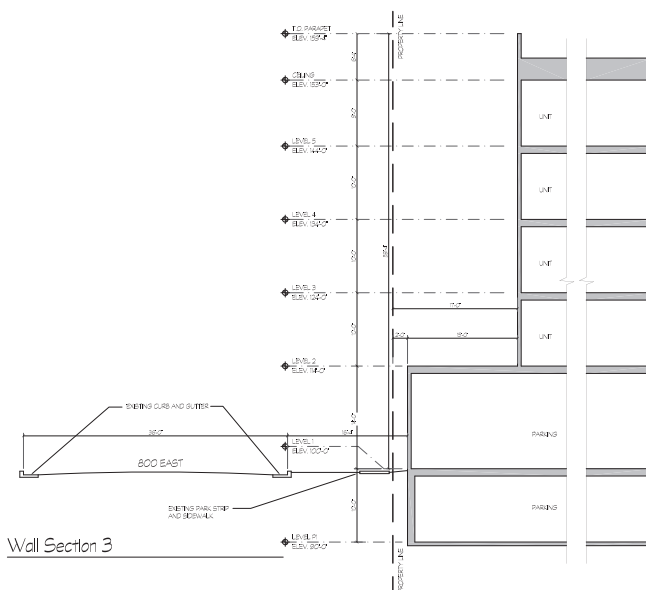
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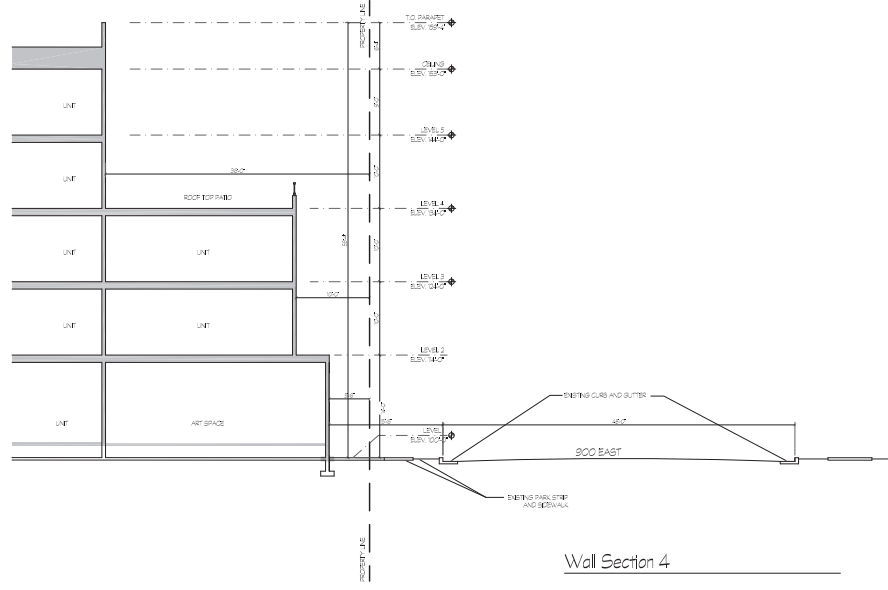


Wall Section 1

Wall Section 2



Wall Section 3



Wall Section 4



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INTERIOR DESIGNER
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R1.12



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LANDSCAPE ARCHITECT
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Name:
Phone:

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Phone:

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ELECTRICAL ENGINEER

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Phone:

LANDSCAPE ARCHITECT

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Name:
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INTERIOR DESIGNER

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Name:
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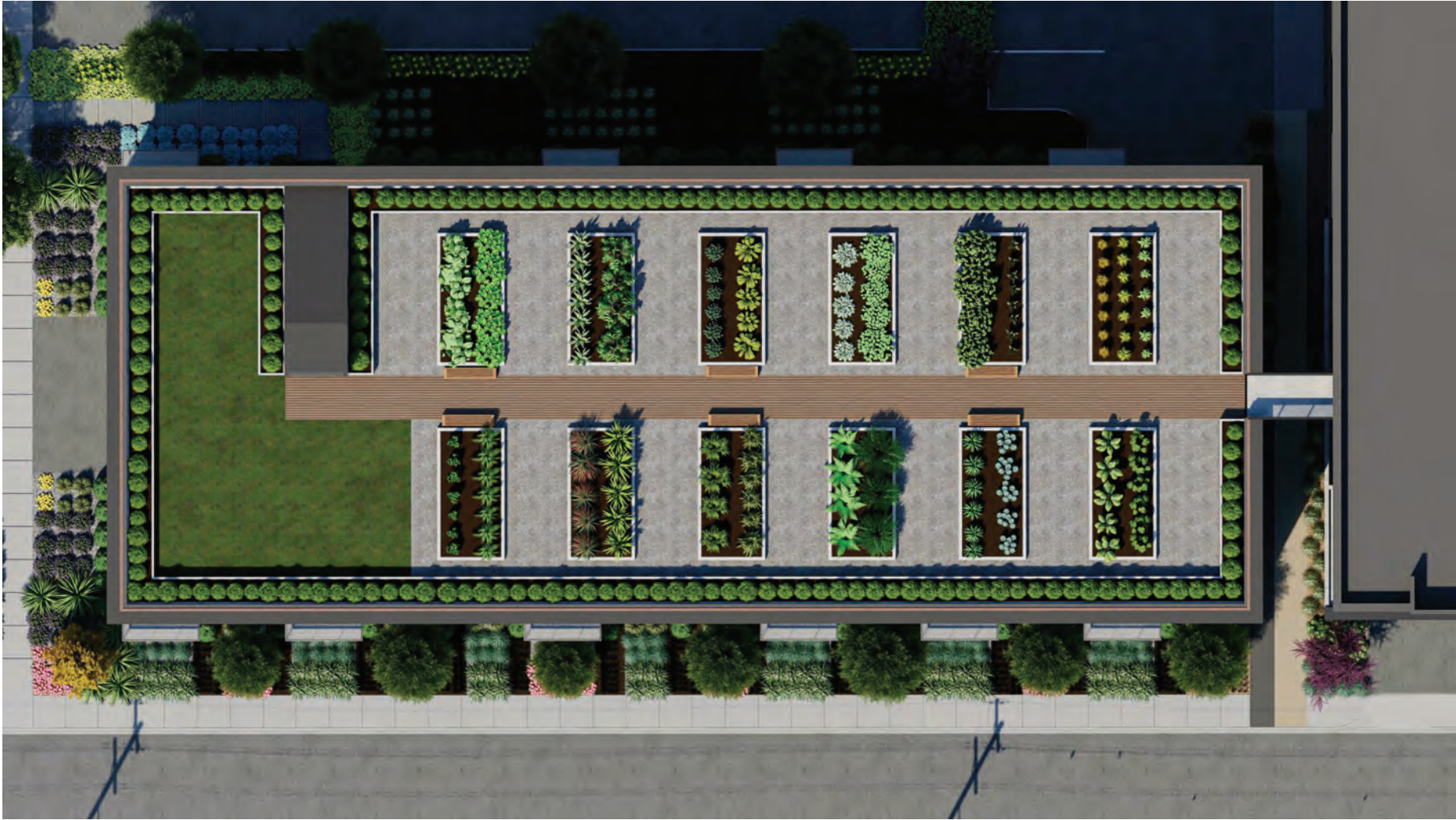
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2100 SOUTH

LANDSCAPE EXHIBIT
SUGARTOWN PLANTING



800 EAST

900 EAST

COMMONWEALTH AVENUE



GINKGO BILOBA



ARC. UVA-URSI



RHUS 'GRO-LOW'



ZELK. 'CITY SPRITE'



GLED. 'SHADEMASTER'



CERCIS 'FOREST PANSY'



CAMPIS RADICANS



HOSTA 'BLUE ICE'



ACER PLATANOIDES



GAURA LINDHEIMERI



HEM. 'STELLA DE ORO'



HESPERALOE PARVIFOLIA



HESPERALOE 'BRAKEIGHTS'



LAV. 'MUNSTEAD'



PEROVSKIA ATRIPLICIFOLIA



CORNUS 'FARROW'



POTENTILLA 'GOLDFINGER'



RHAM. 'COLUMNARIS'



LIG. 'LODENSE'



PRUN. 'OTTO LUYKEN'



TAX. 'DENSIFORMIS'



Y. 'COLORGUARD'



C. MUSKINGUMENSIS



BOUT. 'BLONDE AMBITION'



HELIC. SEMPERVIRENS



MIS. 'ADAGIO'

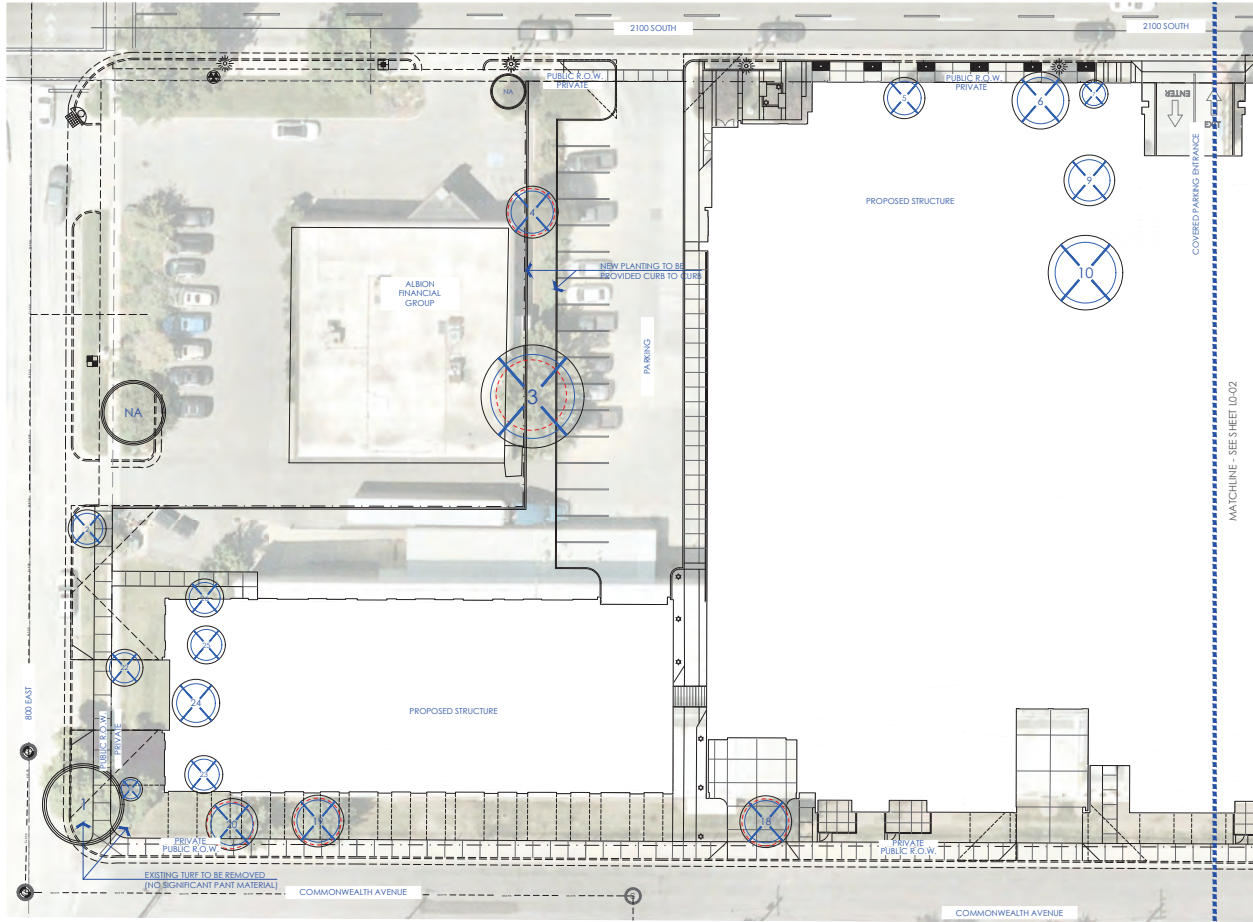


PEN. 'HA MELN'



SCH. 'PRAIRIE BLUES'

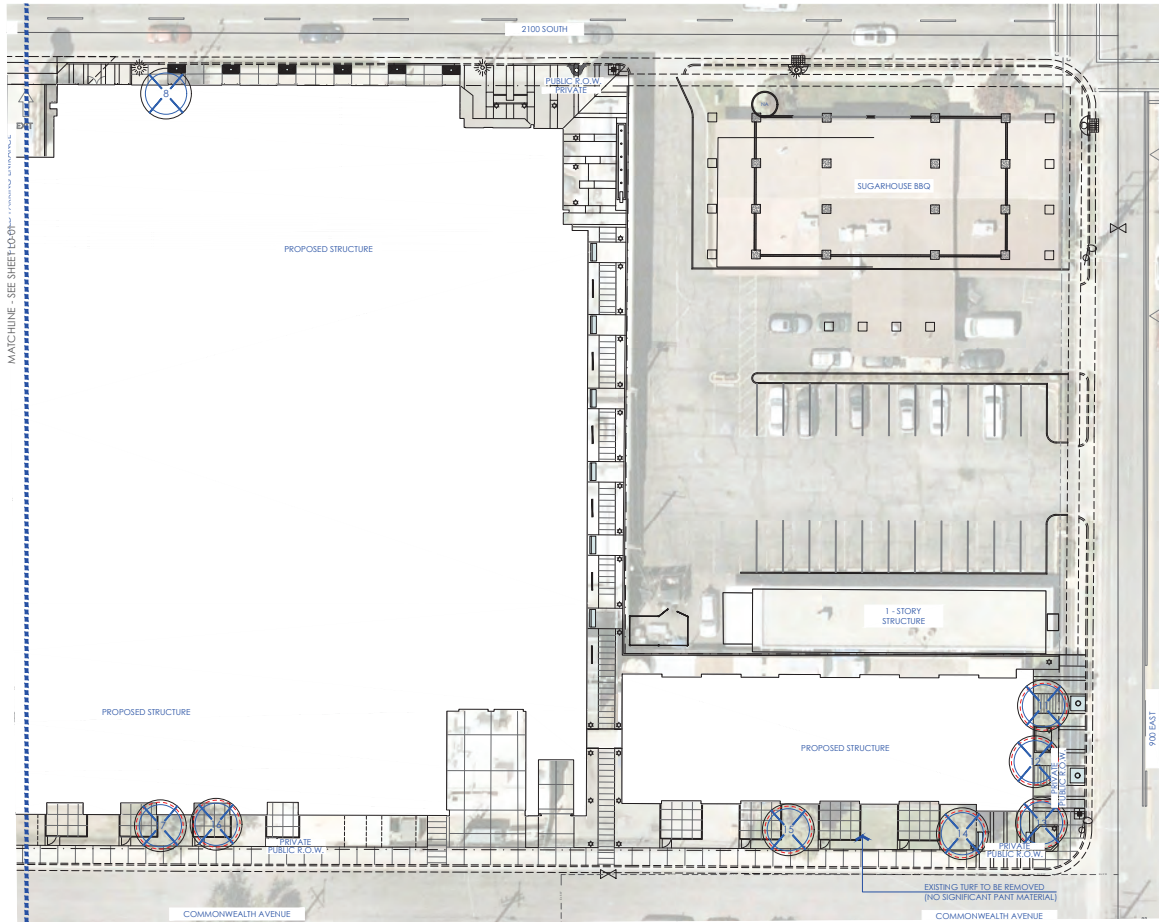
PLANT	QTY	SIZE	BOTANICAL NAME
1	1	NA	EXISTING TREE PROTECTED BY PLATE
A1	4	2" CAL.	ACER PLATANOIDES
CC	14	1.5" CAL.	CERCIS CANADENSIS 'FOREST PANSY'
G1	13	2" CAL.	GLEDITSIA T. INEBENS 'SHADEMASTER'
GB	6	2" CAL.	QUERCUS BILOBATA (MALE ONLY)
Z1	14	1.5" CAL.	ZELKOYA SERATA 'CITY SPRITE'
GROUNDCOVERS / VINES			
1	120	1 GAL.	ARCTOSTAPHYLOS UVA-URSI
10	8	8 GAL.	CAMPIS RADICANS
100	12	4" POT.	HOSTA 'BLUE ICE'
1	2	3 GAL.	RHUS AROMATICA 'GRO-LOW'
PERENNIALS			
1	QTY	SEE	BOTANICAL NAME
73	5 GAL.		GAURA LINDHEIMERI
82	1 GAL.		HEMIBOCALIS 'STELLA D'ORO'
92	3 GAL.		HESPERALOE PARVIFOLIA
95	1 GAL.		HESPERALOE PARVIFOLIA 'BRAKEIGHTS'
118	1 GAL.		LAVANDULA A. 'MUNSTEAD'
20	5 GAL.		PEROVSKIA ATRIPLICIFOLIA
DECIDUOUS SHRUBS			
1	QTY	SEE	BOTANICAL NAME
73	5 GAL.		CORNUS BRUGIAE 'FARROW'
88	5 GAL.		POTENTILLA A. 'GOLDFINGER'
19	5 GAL.		RHAMNUS FRANKSII 'COLUMNARIS'
EVERGREEN SHRUBS			
1	QTY	SEE	BOTANICAL NAME
28	5 GAL.		LIQUIDUM VULGARE 'LODENSE'
39	5 GAL.		PRUNUS LAUROCEARUS 'OTTO LUYKEN'
34	5 GAL.		TAXUS x MEDIA 'DENSIFORMIS'
55	3 GAL.		YUCCA FILAMENTOSA 'COLORGUARD'
ORNAMENTAL GRASSES			
1	QTY	SEE	BOTANICAL NAME
73	1 GAL.		CAREX MUSENHOVENSIENSIS 'ICE FOUNTAIN'
229	1 GAL.		BOULEA GRACILIS 'BLONDE AMBITION'
118	1 GAL.		HELIOTROPIS SEMPERVIRENS
88	5 GAL.		MISCANTHUS SINENSIS 'ADAGIO'
65	1 GAL.		PENSTEMON A. 'HA MELN'
73	3 GAL.		SCHIZANTHUS SCOPARIUM 'PRAIRIE BLUES'



EXISTING TREE SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED TREES MARKED NA ARE BEYOND THE LIMIT OF DISTURBANCE AND ARE TO BE PROTECTED
	TREE PROTECTION - DISTURBED ROOTS LIMIT
NOTES: 1. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IF ANY UNMARKED TREES ARE FOUND. 2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE. 3. ALL PRIVATE LANDSCAPE AREAS TO BE CLEARED AND GRUBBED FOR NEW PLANTING.	

EXISTING VEGETATION SCHEDULE							
VEGETATION A/C NUMBER	TREE SPECIES	CONDITION	DBH	LOCATION	NOTE	R.O.W. TREE MITIGATION	
1	PROTECT	ACER PLATANOIDES	GOOD	21"	R.O.W.	EXISTING PARKSTRIP	0'
2	REMOVE	ACER PLATANOIDES	DEAD	14"	R.O.W.	EXISTING PARKSTRIP	0' - DEAD - REPLACED
PUBLIC R.O.W.: TOTAL TREES: 2		TOTAL DBH PRESERVED: 21"		TOTAL DBH REMOVED: 14"			
3	DEMO	FRAXINUS SP.	GOOD	24"	PRIVATE	ROOT ZONE IMPACT	
4	DEMO	PINUS SP.	GOOD	8"	PRIVATE	ROOT ZONE IMPACT	
5	DEMO	FRAXINUS SP.	GOOD	4"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
6	DEMO	FRAXINUS SP.	GOOD	8"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
7	DEMO	FRAXINUS SP.	GOOD	3"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
8	DEMO	FRAXINUS SP.	GOOD	4"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
9	DEMO	FRAXINUS SP.	FAIR	10"	PRIVATE	PROPOSED FOOTPRINT	
10	DEMO	FRAXINUS SP.	FAIR	14"	PRIVATE	PROPOSED FOOTPRINT	
11	DEMO	TILIA SP.	GOOD	11"	PRIVATE	ROOT ZONE IMPACT	
12	DEMO	TILIA SP.	GOOD	10"	PRIVATE	ROOT ZONE IMPACT	
13	DEMO	TILIA SP.	GOOD	10"	PRIVATE	ROOT ZONE IMPACT	
14	DEMO	TILIA SP.	GOOD	12"	PRIVATE	ROOT ZONE IMPACT	
15	DEMO	TILIA SP.	GOOD	12"	PRIVATE	ROOT ZONE IMPACT	
16	DEMO	ACER PLATANOIDES	GOOD	12"	PRIVATE	PROPOSED FOOTPRINT	
17	DEMO	ACER PLATANOIDES	GOOD	11"	PRIVATE	PROPOSED FOOTPRINT	
18	DEMO	ACER PLATANOIDES	GOOD	10"	PRIVATE	PROPOSED FOOTPRINT	
19	DEMO	ACER PLATANOIDES	GOOD	14"	PRIVATE	PROPOSED FOOTPRINT	
20	DEMO	ACER PLATANOIDES	GOOD	12"	PRIVATE	PROPOSED FOOTPRINT	
21	DEMO	FRAXINUS SP.	GOOD	2"	PRIVATE	GRADING	
22	DEMO	FRAXINUS SP.	GOOD	2"	PRIVATE	GRADING	
23	DEMO	FRAXINUS SP.	FAIR	4"	PRIVATE	PROPOSED FOOTPRINT	
24	DEMO	FRAXINUS SP.	FAIR	8"	PRIVATE	PROPOSED FOOTPRINT	
25	DEMO	FRAXINUS SP.	FAIR	8"	PRIVATE	PROPOSED FOOTPRINT	
26	DEMO	FRAXINUS SP.	FAIR	2"	PRIVATE	PROPOSED FOOTPRINT	



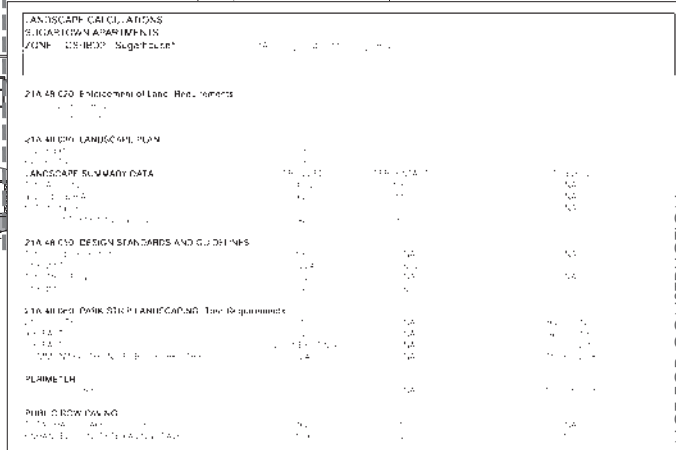


SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO PROTECT *TREES MARKED NA ARE BEYOND THE LIMIT OF DISTURBANCE AND ARE TO BE PROTECTED
	TREE PROTECTION - DISTURBED ROOTS LIMIT

NOTES:
 1. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IF ANY UNMARKED TREES ARE FOUND
 2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE
 3. ALL PRIVATE LANDSCAPE AREAS TO BE CLEARED AND GRUBBED FOR NEW PLANTING

EXISTING VEGETATION SCHEDULE							
	VEGETATION AC#/NAME	TREE SPECIES	CONDITION	DBH	LOCATION	NOTE	R.O.W. TREE MITIGATION
1	PROTECT	ACER PLATANOIDES	GOOD	21"	R.O.W.	EXISTING PARKSTRIP	0"
2	REMOVE	ACER PLATANOIDES	DEAD	14"	R.O.W.	EXISTING PARKSTRIP	0" - DEAD - REPLACED
PUBLIC R.O.W. - TOTAL TREES: 2		TOTAL DBH PRESERVED: 21"		TOTAL DBH REMOVED: 14"			
3	DEMO	FRAXINUS SP.	GOOD	24"	PRIVATE	ROOT ZONE IMPACT	
4	DEMO	PINUS SP.	GOOD	8"	PRIVATE	ROOT ZONE IMPACT	
5	DEMO	PRUNUS SP.	GOOD	4"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
6	DEMO	PRUNUS SP.	GOOD	8"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
7	DEMO	PRUNUS SP.	GOOD	3"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
8	DEMO	PRUNUS SP.	GOOD	4"	PRIVATE	PROPOSED FOOTPRINT - LOW VALUE	
9	DEMO	FRAXINUS SP.	FAIR	10"	PRIVATE	PROPOSED FOOTPRINT	
10	DEMO	FRAXINUS SP.	FAIR	14"	PRIVATE	PROPOSED FOOTPRINT	
11	DEMO	TILIA SP.	GOOD	11"	PRIVATE	ROOT ZONE IMPACT	
12	DEMO	TILIA SP.	GOOD	10"	PRIVATE	ROOT ZONE IMPACT	
13	DEMO	TILIA SP.	GOOD	10"	PRIVATE	ROOT ZONE IMPACT	
14	DEMO	TILIA SP.	GOOD	12"	PRIVATE	ROOT ZONE IMPACT	
15	DEMO	TILIA SP.	GOOD	12"	PRIVATE	ROOT ZONE IMPACT	
16	DEMO	ACER PLATANOIDES	GOOD	12"	PRIVATE	PROPOSED FOOTPRINT	
17	DEMO	ACER PLATANOIDES	GOOD	11"	PRIVATE	PROPOSED FOOTPRINT	
18	DEMO	ACER PLATANOIDES	GOOD	10"	PRIVATE	PROPOSED FOOTPRINT	
19	DEMO	ACER PLATANOIDES	GOOD	14"	PRIVATE	PROPOSED FOOTPRINT	
20	DEMO	ACER PLATANOIDES	GOOD	12"	PRIVATE	PROPOSED FOOTPRINT	
21	DEMO	PINUS PONDEROSA	GOOD	2"	PRIVATE	GRADING	
22	DEMO	PINUS PONDEROSA	GOOD	2"	PRIVATE	GRADING	
23	DEMO	PYRUS SP.	FAIR	6"	PRIVATE	PROPOSED FOOTPRINT	
24	DEMO	PYRUS SP.	FAIR	6"	PRIVATE	PROPOSED FOOTPRINT	
25	DEMO	PYRUS SP.	FAIR	6"	PRIVATE	PROPOSED FOOTPRINT	
26	DEMO	PYRUS SP.	FAIR	6"	PRIVATE	PROPOSED FOOTPRINT	





TAG	DESCRIPTION
1	3/4" RECTANGULAR TREE GRATE IN PUBLIC ROW.
2	5/8" SQUARE TREE GRATE IN PUBLIC ROW.
3	CONCRETE SEATWALL - 14" HEIGHT x 18" WIDTH & CHAMFERED EDGES
4	RAISED PLANTER CURB - 1/4" RASIED CURB PLANTER
5	PLAZA FEATURE - BASE DIB: WATER FEATURE BASE: A13 BOLD SCULPTURE PIECE GREEN SCREEN / HEDGE PLANTING -BASE DIB: METAL PANEL WITH VINE OR VERTICAL HEDGE ROW
7	BENCH - SURFACE MOUNTED
8	PLAZA BENCH - SURFACE MOUNTED
9	PRIVATE PLAZA SEAT WALL - OVERSIZED 30" WIDTH PER REQUIREMENT
10	PRIVATE PLAZA RASIED SEATING WALL

5. SOILS REPORT SHALL TAKE PRECEDENCE

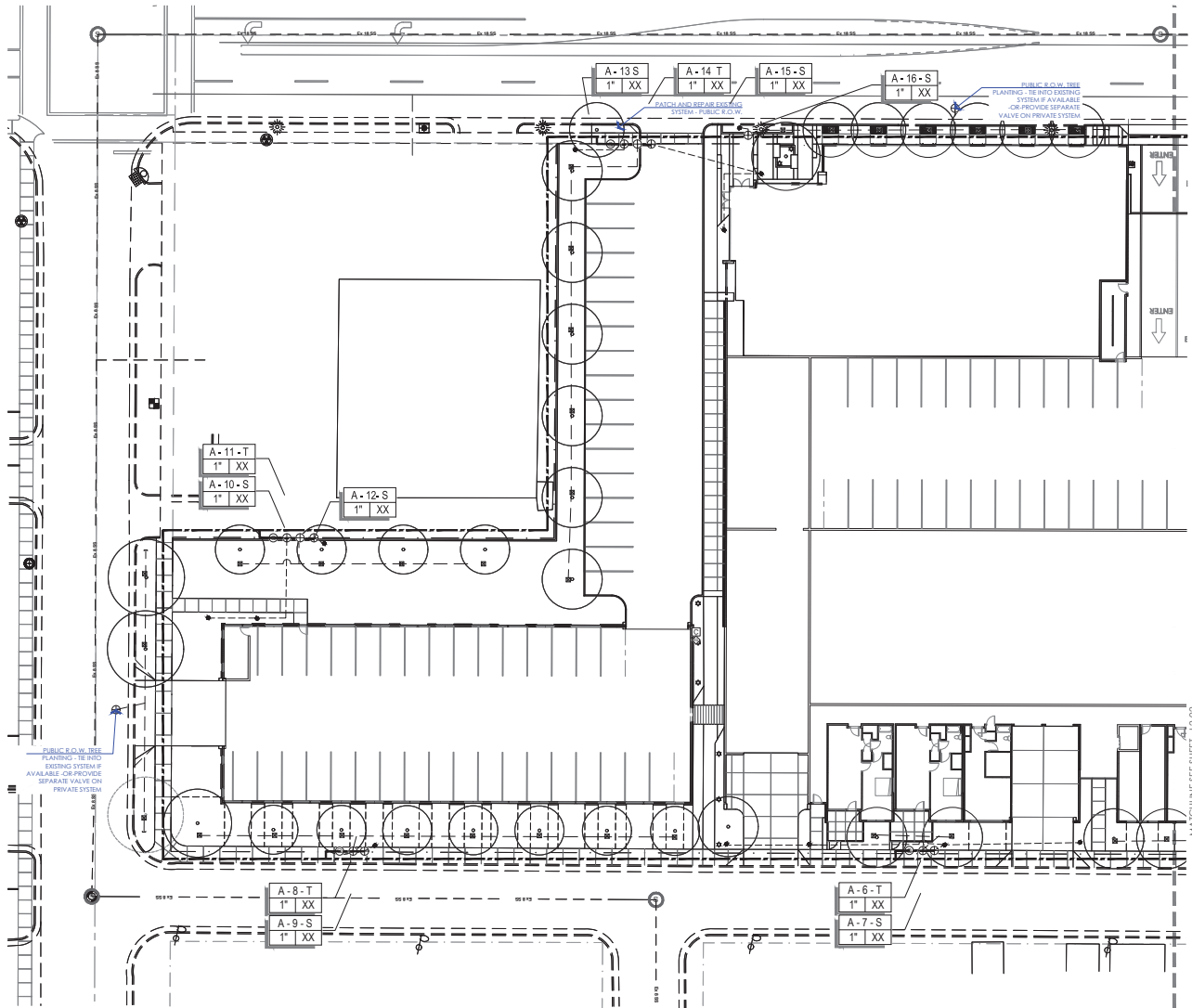
5.1. TOPSOIL STANDARDS
SAND - 20%-70%

5.2. CLAY - 20%-70%

5.3. #10 SIEVE @ 15% MAXIMUM

5.4. PH 4 TO 8.5

100



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
POC-AW	IRRIGATION POINT OF CONNECTION	NA	3/4" Type K Copper Stub (By Others)	Refer to Plumbing Plans	
POC-BW	BACKFLOW PREVENTER	FEBCO	3/4" Reduced Pressure Backflow Preventer (825YA) WYE Strainer	In Guardshack Security Enclosure	IR2 001
IR	IRRIGATION CONTROLLER	RAINBIRD	ESP4ME	Wall mount X valves	
RS	RAIN SENSOR	RAINBIRD	RainFreeze Sensor (WR2)	Wireless Mount on building fascia	
X	GATE VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve	Size per line size	
Q	QUICK COUPLER	RAINBIRD	Carson Standard Valve Box (1419) 1" Quick Coupler (44-LRC)		
M	MANUAL DRAIN VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve		
V	VALVE ASSEMBLY DRIP	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sol. 80 PVC Ball Valve 1" Drip Zone Control Kit (XC2-100-PRB-COM)		
B	ROOTZONE BUBBLER	RAINBIRD	RWS-B-C-P-SOCK	Connected to existing tree drip system	
S	PVC SLEEVING	NA	Class 160 PVC		
SL	SERVICE LINE	NA	3/4" Type K Copper		
ML	PVC MAINLINE	NA	3/4" Class 200 PVC	Unless otherwise noted on plan	
TL	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing	Unless otherwise called out on plan	
EC	END CAP	NA	Carson 910 Round Valve Box Poly Hose End Flush Cap		

VALVE CALLOUTS	PLANT TYPE	EMITTER SCHEDULE
POC Number	Valve / Station Number	EMITTER RATE
GR#	Zone Designation: T (Tree), S (Shrub), P (Planters), G (Turf)	# OF EMITTERS
XX	Valve Floor: (GPM)	1 GAL PLANTS 0.5 GPH ONE EACH
XX	Valve Size	5 GAL PLANTS 0.5 GPH TWO EACH
		TREES 1.0 GPH SIX EACH
		PLANTER RB SXB-180-SPKY PER CONTRACTOR

NOTES

- ALL PLANTERS SHALL BE IRRIGATED W/ RAIN BIRD SXB-180-SPKY, ADJUSTABLE BUBBLER.
- ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB BARBED PRESS-ON TYPE SINGLE-PORT PRESSURE COMPENSATING EMITTERS.
- 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
- RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.

PROJECT: SUGARTOWN APARTMENTS

850 E. 2100 S.
SALT LAKE CITY, UT 84106

DATE: 5.25.2021
PROJECT: COM-20.56
REVIEWED: JDR

REVISIONS:

DESIGN REVIEW

TITLE:

GROUND LEVEL IRRIGATION PLAN

SHEET:

L2-01



SCALE: 1" = 20'

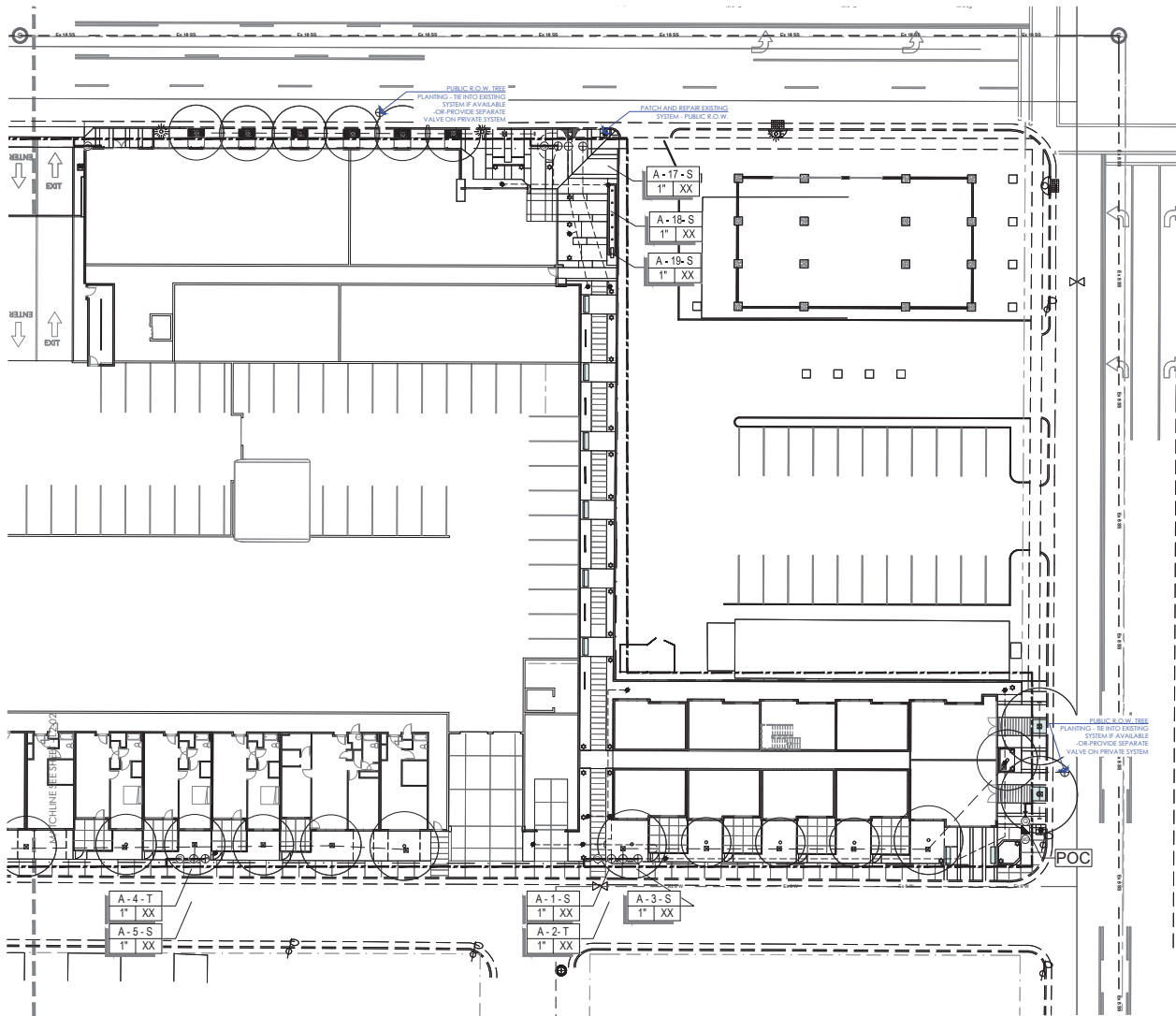
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
















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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
	IRRIGATION POINT OF CONNECTION	NA	3/4" Type K Copper Stub (By Others)	Refer to Plumbing Plans	
	BACKFLOW PREVENTER	FEBCO	3/4" Reduced Pressure Backflow Preventer (825YA) WYE Strainer	In Guardshack Security Enclosure	IR2.001
	IRRIGATION CONTROLLER	RAINBIRD	ESP4ME	Wall mount X valves	
	RAIN SENSOR	RAINBIRD	RainFreeze Sensor (WR2)	Wireless Mount on building fascia	
	GATE VALVE	WATTS	Carson 910 Round Valve Box WG-V Bronze Gate Valve	Size per line size	
	QUICK COUPLER	RAINBIRD	Carson Standard Valve Box (1419) 1" Quick Coupler (44-LRC)		
	MANUAL DRAIN VALVE	WATTS	Carson 910 Round Valve Box WG-V Bronze Gate Valve		
	VALVE ASSEMBLY DRIP	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sch. 80 PVC Ball Valve 1" Drip Zone Control Kit (XC2-100-PRB-COM)		
	ROOTZONE BUBBLER	RAINBIRD	RWS-B-C-P-SOCK	Connected to existing tree drip system	
	PVC SLEEVING	NA	Class 160 PVC		
	SERVICE LINE	NA	3/4" Type K Copper		
	PVC MAINLINE	NA	3/4" Class 200 PVC	Unless otherwise noted on plan	
	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing	Unless otherwise called out on plan	
	END CAP	NA	Carson 910 Round Valve Box Poly Hose End Flush Cap		
VALVE CALLOUTS			EMITTER SCHEDULE		
POC Number	Valve / Station Number	PLANT TYPE	EMITTER RATE	# OF EMITTERS	
	Zone Designation: T (Tree), S (Shrub), P (Planters), C (Turf)	1 GAL PLANTS	0.5 GPH	ONE EACH	
		5 GAL PLANTS	0.5 GPH	TWO EACH	
		TREES	1.0 GPH	SIX EACH	
		PLANTER	RB SXB-180-SPKY	PER CONTRACTOR	
NOTES					
1. ALL PLANTERS SHALL BE IRRIGATED W/ RAIN BIRD SXB-180-SPKY, ADJUSTABLE BUBBLER.					
2. ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB BARBED PRESS-ON TYPE SINGLE-PORT PRESSURE COMPENSATING EMITTERS.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.					

PROJECT: SUGARTOWN APARTMENTS
850 E. 2100 S.
SALT LAKE CITY, UT 84106

DATE: 5.25.2021
PROJECT: COM-20.56
REVIEWED: JDR

REVISIONS:

DESIGN REVIEW

TITLE:

GROUND LEVEL IRRIGATION PLAN

SHEET:

L2-02



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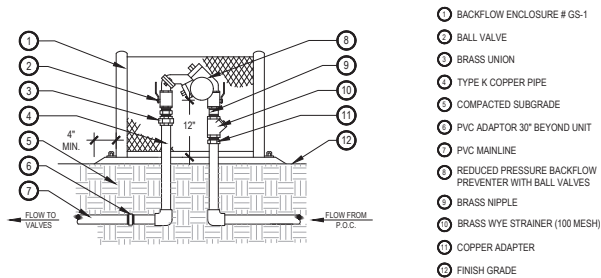
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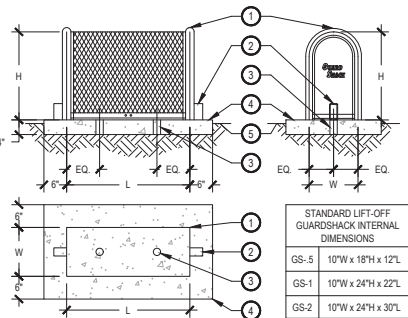
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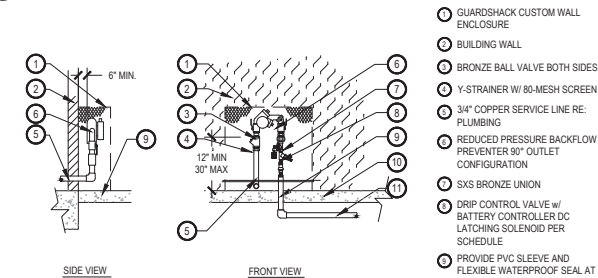


- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
 3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
 4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.

BACKFLOW PREVENTER

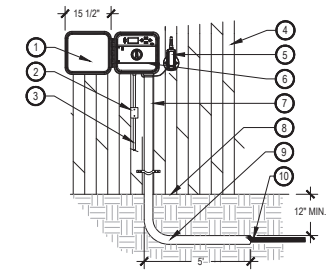


LIFT-OFF GUARDSHACK ENCLOSURE

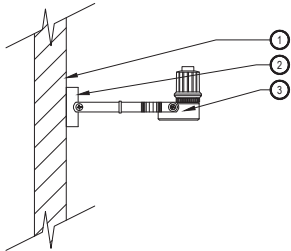


- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE PVC PIPE PROTECTION AND FLEXIBLE WATERPROOF SEALANT AROUND SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB.
 3. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED TAMPER PROOF.
 4. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040 PH: (602) 426-1002 EXT. 422 FX: (602) 426-1005

BACKFLOW PREVENTER AT ROOF DECKS



WALL MOUNT IRRIGATION CONTROLLER



- NOTE:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
 2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNERS REPRESENTATIVE.

RAIN SENSOR

1. CONTROLLER PER SCHEDULE MOUNT AT EYE-LEVEL W/ CLEARANCE FOR DOOR OPENING. PER MANUFACTURER'S RECOMMENDATIONS
2. DISCONNECT JUNCTION BOX
3. CONNECT PER LOCAL CODE TO EXISTING POWER SOURCE IN STEEL CONDUIT (BY OTHERS)
4. BUILDING WALL
5. WIRELESS SENSOR RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
6. SENSOR MODULE IS PROVIDED IN CONTROLLER
7. RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES AND GROUNDING
8. FINISH GRADE
9. CONDUIT TO EXTEND 5 FT. BEYOND WALL
10. UF DIRECT BURIAL WIRE TO REMOTE CONTROL VALVES.

IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN. WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK, THE CONTRACTOR SHALL PAY FOR ANY AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION AMONG ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR TAN, WITH LOCKING COVERS. PER THE CONSTRUCTION DETAILS. UNDER NO CIRCUMSTANCES ARE VALVE BOXES TO BE LOCATED IN THE TURF AREAS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT/EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. TREES, SHRUBS, AND GROUNDCOVER SHALL BE IRRIGATED BY PRESSURE REGULATING, SINGLE OUTLET EMITTERS. SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
15. PLANTERS SHALL BE IRRIGATED BY ADJUSTABLE BUBBLER. SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO DETERMINE QUANTITY AND SPACE EVENLY IN PLANTER.
16. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
17. THE CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE CONTROLLER TO THE END OF THE MAINLINE OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 1" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
18. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asicc.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.

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11166857-5301

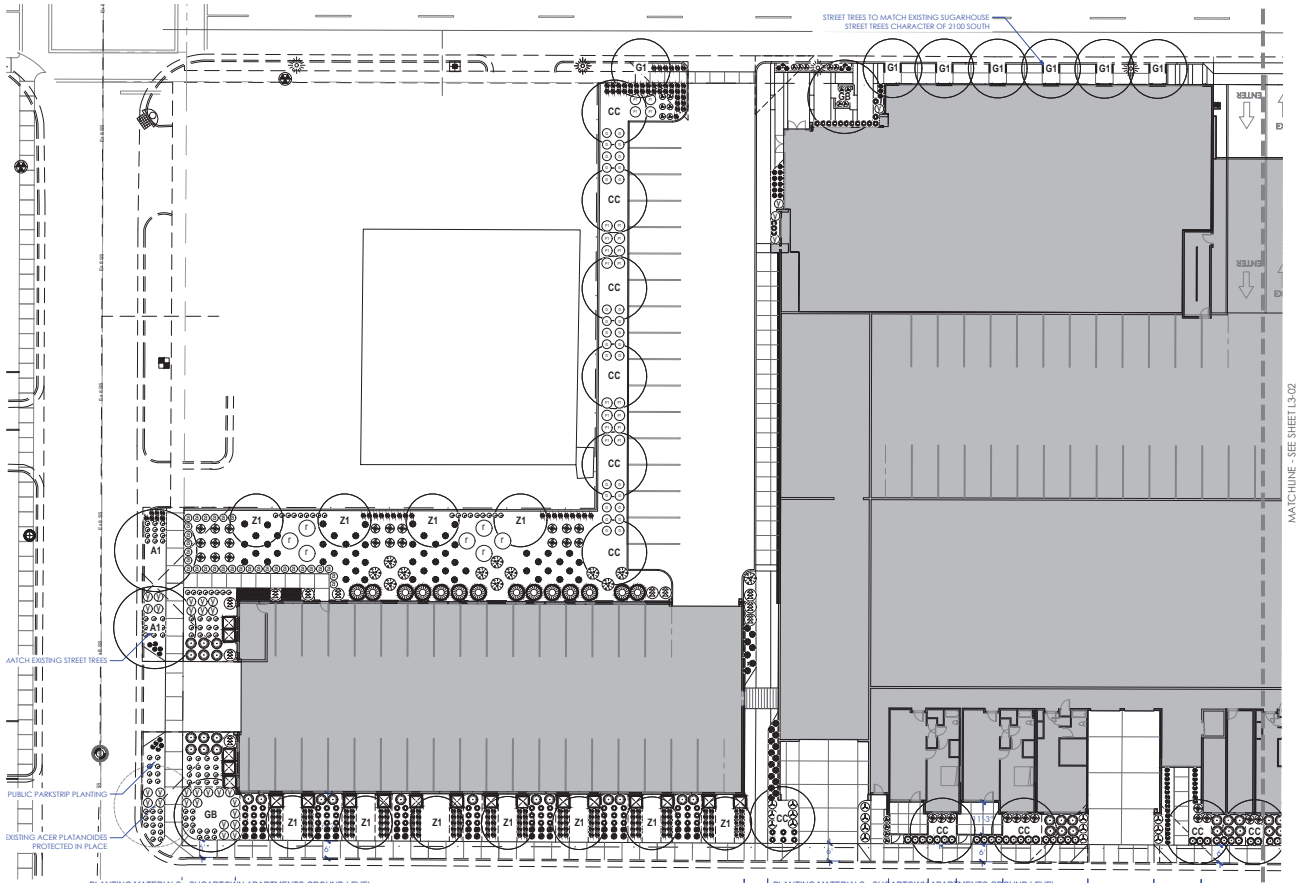
PROJECT: SUGARTOWN APARTMENTS
850 E. 2100 S.
SALT LAKE CITY, UT 84106

DATE: 5.25.2021
PROJECT: COM-20.56
REVIEWED: JDR

REVISIONS:
DESIGN REVIEW
TITLE:
GROUND LEVEL:
IRRIGATION NOTES

SHEET:
L2-03

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PLANTING MATERIALS - SUGARTOWN APARTMENTS GROUND LEVEL

SYMBOL	TREE	SIZE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	ZONE	NOTES
A1	1	NA	EXISTING TREE PROTECTED IN PLACE				
CC	14	2" CAL.	ACER PLATANOIDES	HORWAY MAPLE	40'x30'	*MED	STREET TREE - FULL SUN / PART SHADE MATCH EXISTING STREET TYP.
GB	14	1.5" CAL.	CERCIS CANADENSIS 'FOREST PANDA'	EASTERN REDBUD	20'x20'	T04	FULL SUN // PART SHADE
G1	13	2" CAL.	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	30'x20'	T02	STREET TREE - FULL SUN MATCH TYP. SUGARHOUSE TYP.
GB	2	2" CAL.	GRINGO BLOBA (MALE ONLY)	MAIDENHAIR TREE	40'x25'	T02	FULL SUN // PART SHADE
Z1	14	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	25'x18'	T04	FULL SUN
GROUNDCOVERS / VINES							
GB	110	1 GAL.	ARCTOSTAPHYLOS UVA-URS	EDMUNDSONIA	4'x30"	GV3	SUN / SHADE
GB	6	5 GAL.	CAMPIS RADICANS	TRUMPET VINE	30'x20'	GV1	VINE NEEDED TO STRUCTURE
GB	30.5	4" POTS	HOSTA 'BLUE ICE'	BLUE HOSTA	20'x12"	*MED	"IF SPACING - FULL SHADE
GB	2	3 GAL.	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2'x6'	GV1	SUN / SHADE
PERENNIALS							
GB	2	5 GAL.	GAURIA UNICOLOR	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN
GB	82	1 GAL.	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	18'x18"	P3	SUN // PART SHADE
GB	3	1 GAL.	HESPERALOE PARVIFOLIA	RED HOT POKER	60'x36"	P1	FULL SUN
GB	1	1 GAL.	HESPERALOE PARVIFOLIA 'BRAKELIGHTS'	MINI RED YUCCA	24'x24"	P1	FULL SUN
GB	115	1 GAL.	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	24'x24"	P2	FULL SUN
GB	20	5 GAL.	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	42'x42"	P1	FULL SUN
DECIDUOUS SHRUBS							

PLANTING MATERIALS - SUGARTOWN APARTMENTS GROUND LEVEL

SYMBOL	TREE	SIZE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	ZONE	NOTES
GB	12	5 GAL.	CORNUS SERICEA 'TARROW'	ARCTIC FIRE DOGWOOD	4'x4'	*MED	PART SUN // SHADE
GB	55	5 GAL.	POTENTILLA F. 'GOLDFINGER'	GOLD SHRUBBY CINQUEFOIL	3'x3'	SD2	FULL SUN
GB	14	5 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	10'x4'	SD3	SUN // PART SHADE
EVERGREEN SHRUBS							
GB	24	5 GAL.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	48'x48'	*LOW	FULL SUN
GB	10	5 GAL.	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO CHERRY LAUREL	42'x72'	*MED	FULL SHADE
GB	24	5 GAL.	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	42'x60'	SE3	PART SUN // SHADE
GB	30	3 GAL.	YUCCA FLAMENTOSA 'COLORGUARD'	VAREGATED ADAM'S NEEDLE	36'x36"	SD2	FULL SUN
ORNAMENTAL GRASSES							
GB	26	1 GAL.	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS'	SEDGE	24'x18"	*MED	FULL SHADE
GB	276	1 GAL.	BOULELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	24'x16"	TW0	FULL SUN
GB	113	1 GAL.	HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	48'x24"	TW1	FULL SUN
GB	2	5 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2	FULL SUN // PART SHADE
GB	46	1 GAL.	PENNSETUM A. 'NAMESLY'	DWARF FOUNTAIN GRASS	24'x24"	TW2	FULL SUN
GB	26	3 GAL.	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	42'x30"	TW1	FULL SUN

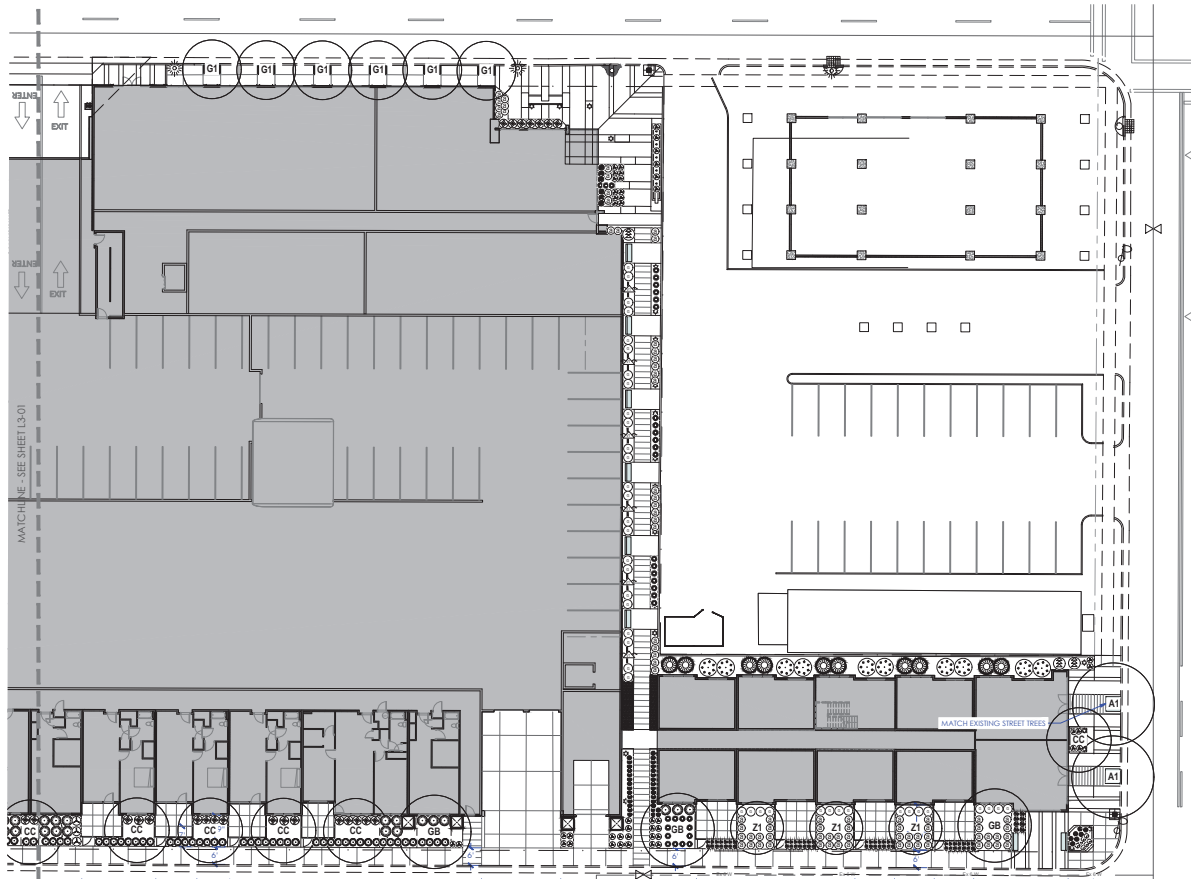
ALL PLANTS ARE LOW WATER USE PER SLC HANDBOOK UNLESS MARKED WITH (*).
*WATER ZONE NOTED - TO BE GROUPED WITH SIMILAR WATER USE PLANTS PER HANDBOOK
*PLANT LIST SUBJECT TO CHANGE - ALL FUTURE SUBSTITUTIONS WILL BE CONSISTENT WITH SLC LANDSCAPE REQUIREMENTS

LANDSCAPE PLANTING NOTES

- CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL IN PLANTING AREAS
- VERIFY ON SITE AVAILABLE TOPSOIL FOR USE
- CONTRACTOR IS RESPONSIBLE TO FURNISH PLANT MATERIAL THAT IS PEST AND DISEASE FREE AND TO MAINTAIN AND WARRANTY PLANT MATERIAL THROUGHOUT CONSTRUCTION AND MAINTENANCE PERIOD
- CONTRACTOR TO WARRANTY PLANT MATERIAL TYPICALLY FOR A (1) YEAR PERIOD OF TIME
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND FURNISHING ALL PLANT MATERIALS TO ENSURE INTENDED COVERAGE. CONTRACTOR SHALL CONTACT OWNER AND/OR LANDSCAPE ARCHITECT FOR APPROVAL OF CHANGES IN QUANTITIES OR SPECIES
- DEPENDENT ON PLANT AVAILABILITY, CONTRACTOR SHOULD ATTEMPT TO FIND PLANT MATERIAL OF LIKE KIND THAT IS APPROXIMATELY THE SAME HEIGHT AND GROWTH HABIT. HOWEVER, ALL VARIETIES SHALL MATCH EACH OTHER WHEN INSTALLED I.E. NO PARTIAL PLANTING SUBSTITUTIONS. IF A NEW VARIETY IS APPROVED, THE SAME PLANT VARIETY SHALL BE USED THROUGHOUT THE ENTIRETY OF THE PROJECT SCOPE
- DOUBLE STAKE ALL TREES UNDER 2" CALIPER UNTIL MATURITY
- ALL SHRUBS AND TREES TO CONTAINER GROWN OR BE BALLED AND BURLAPPED
- TREES SHALL NOT BE PLANTED LESS THAN 4'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDCAPPED SURFACE
- ALL PLANTING SHALL ACCOUNT FOR SPOTS TO PROVIDE A SMOOTH TRANSITION
- INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC TO ALL PLANTING AREAS AND PLANTER BEDS WITH 6" LANDSCAPE STAPLES PER INDUSTRY STANDARDS. NO WEED BARRIER TO BE VISIBLE
- ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- FERTILIZE ALL SHRUBS AND TREES WITH FERTILIZER TABLETS

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS

- ALL TREES IN PUBLIC R.O.W. TO BE 2" CALIPER - LOCATED:
- 5' from water meter and/or utility box
 - 10' from fire hydrant
 - 5-10' from residential driveway
 - 5-10' from property line of adjoining parcel
 - 5-10' from non-traffic conducting signage
 - 5-10' from utility pole and/or light
 - 20' from an unregulated intersection (20' back from intersecting sidewalks)
 - 30' from stop signs
 - 30' from commercial driveway and/or alley
 - 40' from an intersection with traffic lights (40' back from intersecting sidewalks)
 - 20-30' from a tree that is medium in size at maturity (30 to 50' tall)



PLANTING MATERIALS - SUGARTOWN APARTMENTS GROUND LEVEL

TREE	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	ZONE	NOTES
A1	4	2" CAL.	ACER PLATANOIDES	HORWAY MAPLE	40'x30'	*MED	STREET TREE - FULL SUN / PART SHADE
CC	14	1.5" CAL.	CERES CANADENSIS 'FOREST PANDA'	EASTERN REDBUD	20'x20'	T04	MATCH EXISTING STREET TREE
GB	14	2" CAL.	GLADSTONIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	30'x20'	T02	STREET TREE - FULL SUN
O1	4	2" CAL.	GINNIA BLOBA (MALE ONLY)	MADEHARR TREE	40'x25'	T02	MATCH TYP. SUGARHOUSE TYP.
Z1	14	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	25'x18'	T04	FULL SUN // PART SHADE
ORNAMENTAL GRASSES							
115	1	1 GAL.	ARCTOSTAPHYLOS UVA-URSI	EDMUNDSONIA	4'x30"	GV3	SUN / SHADE
116	4	5 GAL.	CAMPIS RADICANS	TRUMPET VINE	30'x20"	GV1	VINE TIED TO STRUCTURE
117	4	4" POTS	HOSTA 'BLUE ICE'	BLUE HOSTA	20"x12"	*MED	"B" SPACING - FULL SHADE
118	3	3 GAL.	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2'x6'	GV1	SUN / SHADE
PERENNIALS							
20	5	5 GAL.	GAURA UNICOLOR	WHIRLING BUTTERFLIES	36"x30"	P1	FULL SUN
21	1	1 GAL.	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	18"x18"	P3	SUN // PART SHADE
22	3	3 GAL.	HESPERALOE PARVIFOLIA	RED HOT POKER	60"x36"	P1	FULL SUN
23	1	1 GAL.	HESPERALOE PARVIFOLIA 'BRACELIGHTS'	MINI RED YUCCA	24"x24"	P1	FULL SUN
24	1	1 GAL.	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	24"x24"	P2	FULL SUN
25	3	3 GAL.	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	42"x42"	P1	FULL SUN

PLANTING MATERIALS - SUGARTOWN APARTMENTS GROUND LEVEL

DECIDUOUS SHRUBS	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	ZONE	NOTES
119	5	5 GAL.	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	4'x4'	*MED	PART SUN // SHADE
120	5	5 GAL.	POTENTILLA F. 'GOLDFINGER'	GOLD SHRUBBY CINQUEFOIL	3'x3'	S02	FULL SUN
121	5	5 GAL.	RHAMNUS FRANGULA 'COLUMNARS'	TALLHEDGE BUCKTHORN	10'x4'	S03	SUN // PART SHADE
EVERGREEN SHRUBS							
122	5	5 GAL.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	48"x48"	*LOW	FULL SUN
123	5	5 GAL.	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO CHERRY LAUREL	42"x72"	*MED	FULL SHADE
124	5	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	42"x60"	SE3	PART SUN // SHADE
125	3	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VAREGATED ADAM'S NEEDLE	36"x36"	SE1	FULL SUN
ORNAMENTAL GRASSES							
126	1	1 GAL.	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS'	SEDGE	24"x18"	*LOW	FULL SHADE
127	1	1 GAL.	BOULEDOUA GRACIOSA 'BLONDE AMBITION'	BLUE GAMA GRASS	24"x16"	TW1	FULL SUN
128	1	1 GAL.	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	48"x24"	TW1	FULL SUN
129	5	5 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"	TW2	FULL SUN // PART SHADE
130	1	1 GAL.	PERNETTUM A. 'NAMES'	DWARF FOUNTAIN GRASS	24"x24"	TW2	FULL SUN
131	3	3 GAL.	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	42"x30"	TW1	FULL SUN

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 - 10' from fire hydrant
 - 5'-10' from residential driveway
 - 5'-10' from property line of adjoining parcel
 - 5'-10' from non-traffic conducting signage
 - 5'-10' from utility pole and/or light
 - 25' from an unsignalized intersection (50' back from intersecting sidewalks)
 - 30' from stop signs
 - 30' from commercial driveway and/or alley
 - 40' from intersection with traffic lights (40' back from intersecting sidewalks)
 - 20'-30' from a tree that is medium in size at maturity (30 to 50' tall)



LANDSCAPE ARCHITECTURE // SITE DESIGN
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 SLC, UTAH 84101
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NOT FOR CONSTRUCTION

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 No design or construction shall be undertaken without the written consent of the design group. Any use of the design or construction without the written consent of the design group is prohibited. The design group shall not be responsible for any construction or construction delays, to the extent of construction.

PROJECT: SUGARTOWN APARTMENTS
 850 E. 2100 S.
 SALT LAKE CITY, UT 84106

DATE: 5.25.2021
 PROJECT: COM-20.56
 REVIEWED: JDR

REVISIONS:
 DESIGN REVIEW

TITLE:
 GROUND LEVEL PLANTING PLAN

SHEET:

L3-02



NOT FOR CONSTRUCTION

ATTACHMENT F: ANALYSIS OF STANDARDS

21A.26.060 – CSHBD ZONING STANDARDS

The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial, and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.

Standard	Proposal	Finding(s)
General CSHBD Zoning Standards A. Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.	Sugar Town promotes the purposes of the CSHBD District with high-density residential development, proximity to public transportation particularly the S-Line, includes commercial/retail space, and is walkable with pedestrian connectivity between 2100 South and Commonwealth Ave.	Complies
B. Uses: Uses in the CSHBD as specified in section 21A.33 o30, "Table of Permitted and Conditional Uses for Commercial Districts" of this title are permitted, subject to the general provisions set forth in 21.26.010 of this chapter and this section.	Multi-family residential development, Mixed-Use development and Retail are all permitted uses in the CSHBD.	Complies
C. Conformance with Adopted Business District Design Guideline Handbook: All new construction of principal buildings and additions that increase the off street parking requirement shall be subject to and shall conform with the adopted Business District design	The proposed building design and site layout generally conform to the Appendix: Business District Design Guideline Handbook that is part of the Sugar House Master Plan (2005). Further, the proposal has been endorsed by the Sugar House Community Council (see Public Process and Comments – Attachment D).	Complies

guidelines handbook located as an appendix section in the Sugar House Master Plan.		
D. Design Review: All new construction of principal buildings that exceed 30' in height in the CSHBD2 District or 20,000 square feet in size shall be subject to design review.	The proposed structure exceeds both of these parameters and therefore the applicant has requested Design Review approval. The Design Review standards are analyzed below.	Needs Planning Commission approval.
E. Minimum Lot Size: No minimum lot area or width is required.	Not applicable	Not applicable
F. Minimum Yard Requirements: Front/Corner, Interior, Rear Yard Setbacks: No minimum yard setback requirements except that a maximum setback of 15' allowed.	The proposed building is built to the property lines along all street frontages and in no case set back more than 15'.	Complies
F5. Buffer Yards: All lots abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of City Code.	The subject property does not directly abut any residentially zoned property including the homes to the south of the subject site that are divided by Commonwealth Avenue. The proposed building is approximately 80' from the nearest residence which would exceed step back requirements even if the zones were abutting one another.	Complies
G. Maximum Height: The maximum building height in the CSHBD2 Zoning District shall not exceed 30' for those building used exclusively for nonresidential purposes. Additional square footage may be obtained up to a maximum building height of 60', however for each additional floor of nonresidential use above 30', one floor of residential use is required.	The proposed building height is slightly less than the 60' maximum building height.	Complies
H. First Floor/Street Level Requirements: The first floor or street level space of all buildings within the CSHBD shall be	The first floor level or street level uses for the proposed building consist of residential, commercial, art space, or parking entrances. Parking at	Substantially complies

required to provide uses consisting of residential, retail goods or service establishments, public service portion of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theatres or performing arts facilities.	the ground level is included in the design on the western building along Commonwealth. The façade at this level is designed to resemble residential units with adequate amounts of glass.	
I. Residential Requirement for Mixed-Use Developments: For those mixed-use developments requiring a residential component, the residential portion of the development shall be located in the same building.	This majority of this-use mixed project is residential. Both land uses (residential and commercial) are located in the same building.	Complies

DESIGN STANDARDS

21A.37.050: DESIGN STANDARDS:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

Standard	Proposal/Rationale	Finding(s)
Glass: ground floor (%) (21A.37.050C1) - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.	Ground floor glass of 40% is required in the CSHBD. The proposed project includes 44% glass on the north (2100 S) elevation, 82% glass on the east (900 E) elevation, 46% glass on the south (Commonwealth) elevation and 63% south on the west (800 E) elevation.	Complies
Building Entrances (feet) (21A.37.050D) - At least one operable building entrance on the ground floor is required for every street facing facade. Each ground floor nonresidential leasable space facing a street shall have an	The applicant's plan for Level 1 shows multiple building entrances on every street facing façade. The North façade has 14, the East has 3, the South 12, and the West has 1. Each ground floor non-residential space facing a street also has an entrance. In addition,	Complies

operable entrance facing that street and a walkway to the nearest sidewalk.	pedestrian passages in a north south orientation facilitate passage through the block and entrance into the building.	
Blank Wall: maximum length (feet) (21A.37.050E) - The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be 15' in the CSHBD. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").	According to the applicant's elevation drawings, there is no portion of the ground floor level that has over 15' of uninterrupted wall.	Complies
Upper Floor Step Back (feet) (21A.37.050G) 1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance of 15' from the front line of building in the CSHBD. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback	<p>The north façade along 2100 South has a 15' stepback at floors 2-6.</p> <p>The west façade along 800 East does not have a stepback on the upper floors however is lower in building height (4 floors) than the remainder of the development. In lieu of a step back the main floor has been set back at ground level at 800 East flush with upper floors to provide a better architectural feel for the west building. The building is setback approximately the distance where an upper floor step back would occur.</p> <p>The east façade (900 East) has a stepback of 31 feet at the 30 foot level to create an rooftop terrace.</p> <p>The south façade along Commonwealth has a stepback of 7' for floors 2-6. A 15' stepback could be achieved by pulling the ground floor level south 8' but this configuration would not allow any space to provide a landscape buffer and functional sidewalk along the street front. The</p>	Complies

<p>as permitted per section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.</p> <p>2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section 21A.37.060, table 21A.37.060 of this chapter.</p>	<p>developers will be installing a new 6' sidewalk, 1' on their own property and associated landscaping to enhance the pedestrian experience. The upper floor would not be step back if the 15' step is required rather the main floor would move to the edge of the sidewalk since there is a zero setback requirement. In essence, the proposed building design on this façade meets the intent of the standard as it provides for an enhanced pedestrian experience and a sense of human scale at the street level.</p>	
<p>Lighting: exterior (21A.37.050H) - All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.</p>	<p>Lighting will be designed and directed down to prevent light trespass and will not strobe, flash or licker.</p>	<p>Will comply at the time of Building Permit review.</p>
<p>Lighting: Parking Lot (21A.37.050I) - If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.</p>	<p>The parking for the proposed structure is all internal to the building. This standard does not apply in this case, therefore the applicant complies with the standard.</p>	<p>Complies</p>
<p>Screening of Mechanical Equipment (21A.37.050J) - All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.</p>	<p>Mechanical equipment will be located on the roof top of the proposed structure.</p>	<p>Complies</p>

DESIGN REVIEW STANDARDS

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

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

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

Standard	Proposal/Rationale	Finding(s)
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	<p>The applicant is proposing a development that is consistent with the purpose statement of the CSHBD Zoning District. <i>The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.</i></p> <p>The applicant is proposing a high density, multi-family residential mixed-use development consistent with the purpose statement of the CSHBD District. The proposed development is consistent with city master plan goals and provides an overall benefit to the community.</p> <p>The Sugar House Master Plan stresses the importance of true mixed-use urban development, high quality architecture and public space, and transit/pedestrian oriented development, which this proposal generally achieves.</p> <p><u><i>Sugar House Master Plan (2005)</i></u></p> <p>The subject property is located within the Sugar House Master Plan (SHMP) area (see SHMP Future Land Use Map – Attachment A). The associated Sugar</p>	<p>Complies</p> <p>The development complies with the purpose statement of the zoning district and specific design regulations found within the zoning district as demonstrated in previous tables. The proposal is consistent with and implements policies, objectives, initiative and goals of multiple SLC Master Plans as noted.</p>

	<p>House Future Land Use Map currently designates the property as "Business District Mixed Use – Neighborhood Scale".</p> <p>Several policies in the SHMP relate to the proposed mixed-use project on various levels. The plan outlines the following policies:</p> <ul style="list-style-type: none"> - Increasing a residential presence through a mixed use land pattern (page 4). - Directing development to be transit and pedestrian oriented (page 4). <p><u>Plan Salt Lake – 2015</u> Guiding Principle – Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.</p> <p>Initiatives –</p> <ol style="list-style-type: none"> 1. Ensure access to affordable housing citywide. 2. Increase the number of medium density housing types and options. 3. Encourage housing options that accommodate aging in place. 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented. 5. Promote energy efficient housing and rehabilitation of existing housing stock. 6. Promote high density residential in areas served by transit. <p><u>SLC Urban Design Element- 1990</u> - Ensure that features of building design such as color, detail, materials, and scale are responsive to district character neighboring buildings and the pedestrian. - Maintain pedestrian oriented development at the ground floor of the building. - To be successful, mixed uses must be tied with convenient and appropriate open space, recreation and transportation networks.</p>	
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.	The primary entrance to the proposed building will face the public sidewalk on 2100 South. Additional entrances are proposed on 800 and 900 East.	Complies

<ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>The building will be built for the most part to the property line and will interact with the sidewalk consistent with other adjacent development.</p> <p>Structured parking will be located on the interior of the building. Since the parking is located on the interior of the building none of the main building entrances face a parking lot.</p>	
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	<p>The minimum first floor glass requirement of 40% of the street facing façade between 3 and 8 feet above grade must be transparent. The proposed project includes 44% glass on the north (2100 S) elevation, 82% glass on the east (900 E) elevation, 46% glass on the south (Commonwealth) elevation and 63% south on the west (800 E) elevation.</p> <p>The building is designed so that active and residential ground floor uses are located at the street level while support functions such as the parking garage are located on the interior of the site.</p>	<p>Complies</p>
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 	<p>In the current iteration of the project, the overall building has been broken up so that the development reads as three separate buildings although they are connected; the main building along 2100 South and along Commonwealth, the east building which is shown in a design featuring orange colored cladding, and the west building that is primarily brick.</p> <p>The overall building features massing, material, and façade changes including balconies and a fenestration pattern that will create visual interest. The materials and physical breaks in the building create the sense of reduction in visual width and height. The solid-to-void ration of windows and doors</p>	<p>Complies</p>

<p>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</p> <p>4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.</p>	<p>has a consistent balance and fits within the context of other architecture within the CSHBD Zone</p>	
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	<p>The building is broken up vertically with the use of a variety of building materials (brick, metal, composite wood, stucco), curtainwall glazing, as well as building step backs at upper levels. Materials provide a strong base, central, and top feel to the building. Portions of the building have roof top courtyards instead of a full story to reduce the overall continuous building height. The building is broken up with two pedestrian passages running north and south between 2100 South and Commonwealth as previously noted.</p>	<p>Complies</p>
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>Sitting space, trees, a water features and public art are proposed for the project. The water feature and public art will be located in the northeast plaza. The applicant has included a detailed landscaping plan.</p>	<p>Complies</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts.</p>	<p>The applicant's plan set demonstrates how the design elements of the building relate to the scale and context</p>	<p>Complies</p>

<p>In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: <ol style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof And Roof Deck: Include a green roof 	<p>of existing buildings and how these elements address the human scale of the building and its interface with the overall area.</p> <ol style="list-style-type: none"> 1. Human scale <ol style="list-style-type: none"> a. The building is generally stepped back where required. b. The building is designed with a distinct base and middle, and a top as previously noted. 2. Negative impacts <ol style="list-style-type: none"> a. Building modulation occurs both vertically and horizontally with changes in plane and materials. b. The building meets the height requirement of the CSHBD2 zone. 3. Cornices and rooflines. <p>The shape of the roof is flat with architectural detailing to create visual interest and cohesiveness. Flat roof structure are typical of development in the CSHBD. Several large roof decks are incorporated into the project, including a pool, lounge gathering areas and a dog park.</p> 	
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and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	The parking facilities will be located on the interior of the building. Mid-block walkways will connect the proposed development to other adjacent properties including access to the S-Line.	Complies
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	These functions will all be located within the interior of the building. Mechanical equipment will be on the roof, loading docks and service areas are located in the rear of the building and set back from the property line.	Complies
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	Primary building signage will be provided under a separate application. Compliance with signage standards is a condition of approval being recommended by Staff.	Will comply. Condition of approval
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto	Lighting will be evaluated at the time of building permit review. Street lights will be included per the SLC Lighting Master Plan. Compliance with lighting standards is a condition of approval being recommended by Staff.	Will comply. Condition of approval

<p>adjacent properties and up lighting directly to the sky.</p> <p>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</p>		
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: <ol style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. 	<p>Trees along street frontages must comply with the required spacing. If trees need to be removed during construction activities, they will be replaced with trees approved by the Urban Forester. The applicant has submitted landscape plans that appear to meet requirements.</p> <p>Hardscape materials will be durable in nature and the main paving materials and design will relate to the neighborhood and site context.</p> <p>The vehicle drive aisle will be asphalt but walkways made of concrete or other durable materials.</p>	<p>Will comply at the time of building permit review.</p>

<p>c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).</p> <p>d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.</p> <p>e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.</p> <p>f. Asphalt shall be limited to vehicle drive aisles.</p>		
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ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

January 6, 2021 – The applicant presented and discussed the proposal at the Sugar House Community Council meeting. Planning Staff was in attendance. A letter from the Sugar House Community Council dated February 22, 2021, is attached for review. The SHCC is in favor of the proposed development.

May 26, 2021 – A work session was held with the Planning Commission to discuss the design of the proposed project. A summary of issues has been previously noted and the minutes from the meeting are included in this report.

Notice of the Planning Commission public hearing for the proposal include:

- Property posted on October 1, 2021.
- Notices mailed on September 30, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 30, 2021.

February 22, 2021

TO: Salt Lake City Planning Commission



FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2021-00025 Design Review for Sugar Town at 850 and 870 East 2100 South

Mark Isaac, representing Sugarhouse Village, LLC and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building on the two parcels located at approximately 850 & 870 E. 2100 South. This is the site of the former Snelgrove's Ice Cream Store and factory, and most recently, the Nestle's/Dryer's Ice Cream Factory. Mr. Isaac has met with the SH Land Use Committee twice and the full Sugar House Community Council at least once, along with some other smaller group meetings, as they have developed the plans for this complex.

This building has many attractive features, and we know Salt Lake City is keen to approve anything with the word Housing in it. The best part is that Mr. Isaac has requested this be rezoned to CSHBD2. Many of us on the Sugar House Community Council have long felt that zone should go all along 2100 South, on both sides of the street, until it meets the FB-SE zoning on the west side of 800 East. By now, you should have seen that rezoning request and approved it. This would allow the project to have one additional floor of height. In return, the project would have 55 units of affordable housing at 80% AMI. To explain that, an average family of four with an income of \$70,300 per year, would expect to pay \$1373 a month for a 2-bedroom unit. The rule is that a family should have to pay no more than 30% of their income for housing. We have seen many apartment buildings built in Sugar House, with just a few affordable units to show for it. This will include reasonable priced micro units, and regular market rate units. This will give us a nice mix of people in Sugar House, and hopefully some of the people who work here will now be able to afford to live here. The micro units are affordable because their size is small.

Total units will be 323 (42 micro units, 38 2 BR, 188 studio and 1BR). There is almost 59,000 sf of community gathering space, and 12,800 sf of commercial space. There are 404 off-street parking spaces, 319 for tenants, and 85 are available to residents and guests when the liquor store is closed. These have a separate access from the resident access. This meets the current city parking requirement, and these units are ¼ mile from the Sugar House Streetcar, as well as being on the 21st south and 900 East bus lines which run every 15 minutes now.

This is a great place to be, within walking distance of groceries and a drug store, the Sprague Library, many restaurants, and a few blocks from the Sugar House Streetcar, which makes needing a car less necessary. And, an on-site liquor store. The DABC has been looking for a new location, and chose this one. The old store may become a wine store.

The purpose of design review is to ensure a high-quality project, and I think we have been doing that with Mr. Isaac during our many meetings. We make suggestions and he has made changes. In this case, a modification he is requesting is an extra floor of height, in return for giving us 55 affordable units at 80% AMI. With all the apartments approved or completed in the SHBD, there are very few affordable units. This is needed, and we welcome it.

We have a problem in Sugar House with our huge blocks, and not always a way to get around without going clear around the block. This project has two walkways through the building, one on the east side, and another on the west end from Commonwealth to 2100 South. Both walkways are covered. This makes the complex more walkable, as well as making it easier for others in the neighborhood to get around.

The SHCC has worked hard to get changes in the sign ordinance to protect our old historic signs. We have the SNELGROVE letters, and this project will reuse them. The letters will be on the north side of the building, along with a

recreation of the iconic sign, as they have been since 1962. The ice cream cone will be on the East side at the corner of Commonwealth, and will be visible from traffic along 900 East and patrons of the liquor store. The wall along the east walkway through the block will have old photos of Sugar House, which is starting to be almost a trademark for Mr. Isaac. This is a great way to create place-making for Sugar House, since we have lost most of what we know as the old Sugar House. The wall mural will actually be done by local artists, with some sort of competition to see who gets to paint the wall. This parcel is the only place where Sugar House had a small factory, where someone could actually walk to work and live nearby.

We believe he has 10' wide sidewalks on both sides of this development. The street facing façade in the standards is 300 feet, and this plan exceeds that. Perhaps by having the driveway in the middle of the building it is supposed to be two buildings, but it doesn't read that way. We have actually been arguing for a 200' maximum building length, although the SHBD Design Guidelines have been languishing in the rewrite process since 2015. We are not sure this meets the standard of one entrance for every 30' of façade. The amenities look terrific, I hope they are used. The dog washing station is a nice perk, seems like everyone in Sugar House now has a dog.

You can see from the comments that much of the concern is about traffic. There is a disconnect between the narrow roads, and the zoning of the land which calls for more density than we currently have. In addition, although with all the building going on it doesn't look like it, there is a big shortage of housing in Salt Lake City. Through the SLC Transportation Department, there is a class of senior high school students working on a redesign of 2100 South from 700 East to 1300 East. We hope to get bike lanes and some way to keep the traffic from becoming such a bottleneck at certain times of the day. People are worried that tents will pile up on the street because of the liquor store. Someone suggested bike racks and someone else said they would only get stolen. This building has a big bike storage facility inside. We think there needs to be a bike rack for liquor store patrons.

We have other concerns such as Commonwealth Avenue is very narrow. The road is 24', including gutters, but excluding curbs and the sidewalk on the north side, and the entire right of way is 32'. A shared two-way road should be 20' wide, and if parking is allowed on one side that takes off 8'. A garbage truck is 8' wide. This doesn't look wide enough for a two-way road. Can transportation look at this to see if it is feasible to make it a one-way street? Is it feasible to eliminate the parking that now exists on one side of the street? Be sure to contact the businesses along that street before you make a change. We wonder when there is a garbage truck making a pickup, will the residents still be able to get into the parking garage, without having to wait? The queue of cars could be long at peak hours. Comments from the neighborhood indicate that traffic is already often backed up because of deliveries, and garbage trucks, etc. One business owner says that most of his patrons walk or bike to his establishment. I've asked the architect to make sure that the trucks can pull completely off the street while they empty the bins, because that is directly adjacent to the entrance to the resident parking. Otherwise, the trash needs to be relocated. We also need to know that the Fire Department thinks this road is adequate for their needs.

I also received a better drawing that indicates where the loading dock is for residents to unload furniture, and the trucks will remain off the street. It also shows the loading area for the liquor store, and there is room for those trucks to remain off the street. Mr. Isaac confirmed with me that the first level is 15' high, although the drawings make the building look like all five levels are the same height.

There was considerable discussion about buffering the impacts of the back yards for people who live on Elm with back yards on Commonwealth, but we have not seen any indication that plans have been changed in consideration of that. Those neighbors are worried about the extra noise from traffic and the garbage trucks. People who live on Elm are worried that the liquor store will bring more crime. We hope this will be on the radar of the police and that we have a better handle on the homeless problem by the time this building is completed.

I don't see any exterior lights shown on any of the plans. The exterior needs to be well lit, especially the liquor store parking lot, and the walkways from Commonwealth to 2100 South. Both of those walkways are covered. Maybe the liquor store needs to employ security in the evening. Lights in the liquor store parking lot should not shine light into the back yards on Commonwealth.

We really like this project, and look forward to having it in the community, as long as our conditions can be met.

Conditions:

- We request that if the City Council grants the rezone, a building permit not be issued until there is something in writing that says he will include 55 affordable units, that they will remain affordable for 50 years, and that these are the plans he presents for the permit. If the plans are changed, we want to see them again.
- We would like to see Transportation and Fire give a recommendation on a safe street design to accommodate garbage trucks, delivery trucks , automobiles, and fire trucks, along with pedestrians for this street, and whether one way is a better alternative or not.

Attachments:

- Comments from the community
- Flyer and Map

COMMENTS RELATED TO SUGAR TOWN

From: Russell Pack <russpack@outlook.com><2660 S 1500 E Salt Lake 84106>
Subject: Sugar Town Website Feedback

Looks like a great project.

From: Bethany <wearyxkind@gmail.com><2181 S Lake Street>
Subject: Sugar Town Website Feedback

We do not need any more apartments complexes! Sugar House is just becoming a solid block of "luxury condos" no one can afford to rent just like 400 S. Traffic will become an even bigger problem than it is right there with the addition of the liquor store, etc. We live in Sugar House because it isn't downtown, but it is quickly becoming the same.

From: Ann haynes <amh1262@gmail.com><2613 s Lincoln st>
Subject: Sugar Town Website Feedback

Terrible idea. 2100 s is already too busy. All the liquor store there and it will be a nightmare.
to me

From: Dianna Totland <totlandgraphics@outlook.com><2481 south 600 east>
Subject: Sugar Town Website Feedback

First I want to thank you for considering the historical Snelgrove sign, it's a nice touch but maybe holding onto something that isn't necessary. I think allowing the cities artist/muralist/welders to submit ideas would be fun.
Also my first fear with this building is how the traffic jams on 2100 south coming from either direction will be affected. people getting in and out of Smiths parking lot is already tricky, and accessing the shopping area by Wasatch can be dangerous. I just hope there could be private lanes for this or turning lanes, maybe 3 different areas from which you can get to the parking lot of this building (north, south, east) would be helpful. Or having a seperate light that allows the cars turning into the parking lot can turn without harming traffic flow.

My other thought was having it street friendly such as bike parking, to have sugar house earthy vibe. We are all concerned that there will be shopping carts and tents lined up on this street since the liquor store will be there. I am excited for change, but we all want to know things are being considered.

From: Debbie Salti <dsalti@msn.com><9231 S Falcon Park Circle>
Subject: Sugar Town Website Feedback

I don't live in SugarHouse but, I can't imagine more Town Homes/Apartments on an already overcrowded 2100 South! The Street is so narrow and parking most places is a JOKE!!

From: Peggy Alsop <alsopadventures@gmail.com><1646 Stratford Ave>
Subject: Sugar Town Website Feedback

Just what Sugarhouse and 21st So needs. More high density housing and traffic!!! When are you going to realize enough is enough!

From: Michelle <montaloia@aol.com><1730 E. HArrison ave>
Subject: Sugar Town Website Feedback

The parking in Sugarhouse is terrible and I wonder where will people park for the liquor store? We need to put in more parking before any more buildings with high occupancy go in. The traffic in the area is so bad already! Please think this one through. Thankyou

From: Robert Markham <steve84105@gmail.com><833 Roosevelt Ave>
Subject: Sugar Town Website Feedback

DON'T MOVE THE ICE CREAM CONE!

From: Jeff Johnson <jjohnson8@msn.com><2160 south 800 east>
Subject: Sugar Town Website Feedback

Message Body:

What are you doing about parking.

I am already tired of the noise from the DI. Now you show your mechanical room on the south west corner and I live 2 houses down from it.

What are you doing for water. There is already a shortage. What about Property taxes going up. I am retired and have a fixed income. How are you going to handle the noise and soil pollution while building and after it is completed. How are you going to keep the roads safe with all the extra traffic from construction and after its finished.

Don't you think we have enough congestion in the Sugarhouse area without adding this. Have you tried driving up 2100 south now days. Or making a left hand turn onto 2100 south during the day.

I don't want or need to have another 338 apartment complex with additional stores in this area.

We have no parking now on 800 east and you know there will not be enough parking for this project in the parking underground. Nor will everyone want to part underground. If they can grab a quick parking spot on 800 east they will do it. This takes away parking for the people who live here and any visitors they have coming to visit.

I didn't buy this home to retire in expecting to have this madness going on.

I am not in favor of this and I want to be heard at your meeting.

From: Christopher Tartaro <tartaro@comcast.net><2167 S 800 E SLC UT 84106>
Subject: Sugar Town Website Feedback

We are extremely disappointed to see that yet another over sized apartment complex is going in our once quaint neighborhood. The last thing that it needs is more apartments. The ones already built aren't even full yet. Absolute GREED by developers and the city is allowing it to happen. It's disgusting. The traffic is already horrendous. There will not be enough parking for at least 2 cars per unit and it will overflow onto our streets that are already packed. Not to mention the liquor store also being crammed in there. What a shit show you are creating. How about you offer permit parking only for the few houses on 800 E and Elm street that this will impact them most.

From: Skylar Westerdahl <hebehemonkey@gmail.com><1227 Westminster Ave>
Subject: Sugar Town Website Feedback

There is very little parking for the liquor store. The parking at the current sugarhouse liquor store is already atrocious. This looks worse. Combined with the influx of new residents, I am very concerned. How will you make parking accessible for the liquor store?

From: SHELLEY REYNOLDS <shelleyutah@yahoo.com><653 Wilson Ave.>
Subject: Sugar Town Website Feedback

2100 South is already a very busy thoroughfare. How is this project going to benefit the surrounding area by adding 338(!) units AND a very busy liquor store?!? I support affordable workforce units and would like to see affordable housing options in this plan, but I don't recall mention for any of the housing units to be affordable.. As for the liquor store, what's wrong with its current location or choosing a location that doesn't already have a high volume of traffic?

From: Bob Busico <bbusico54@gmail.com><1600 Hillcrest>
Subject: Sugar Town Website Feedback

Putting the liquor store in a already congested and soon to be more congested area? The big question.....Where will the parking be and access to and from? How many dedicated parking spots?

From: Brenda Koga <bnkoga@live.com><2534 Glenmare St.>
Subject: Sugar Town Website Feedback

Couple of questions...Who is the developer? What is the definition being used for "affordable" ? Are there considerations being included to make it a "green" building?

From: Bonnie Remington <Remdale@hotmail.com><1444 Redondo Ave>
Subject: Sugar Town Website Feedback

Message Body:

I am very concerned about the liquor store traffic, and the homeless population it will attract. I feel there is not adequate visitor overflow parking, causing people to park on elm avenue. The TWC bar and grill's overflow traffic already fills our street making it difficult for current home owners to park. This development would ensure that I don't have available parking in front of my home. , it looks like you have commonwealth eating welllllll into my back yard with a sidewalk, not to mention my garage and fence would have to be demolished if your renderings are accurate.

From: David E Fernandez <dfernandezclimb@gmail.com><2685 S Hartford>
Subject: Sugar Town Website Feedback

I want to like "Sugar Town" because compared to all the other complexes being built in Sugar House this is by far the best, but sadly I can't. There are 4 items that I would like the developer's permission to comment on. Three of them you might be willing to address, the fourth you can do nothing about.

1. The Liquor Store. As someone who drinks in this State it pains me to criticize any progress moving away from the Soviet style state controlled liquor stores, but this is a bad idea. State Liquor Stores are very rare and as such will draw lots of pedestrian and automotive traffic. It requires a dedicated facility and parking lot of its own with easy access to a major thoroughfare.
2. Parking Access to 2100 S. The automobile access on the North face of the building on 2100 S should be eliminated. This should be a pedestrian and bike only entrance. Personally, I would like to see a bigger setback since I don't see those trees ever growing to maturity.
3. Number of parking spaces. You have 338 units of various configurations planned, studio, 1 bedroom, 2 bedrooms etc... You have 350 parking spots which calculates out to a number greater than one for each unit. I'm assuming this is the minimum required from some code designed to limit the number of automobiles by development and prevent overflow into the surrounding neighborhood. From experience I know what 0.03 of a car looks like. It may run sometimes, probably won't pass Safety and Emissions but always takes up a full parking space. I would like to know how many parking spaces are available relative to the number of bedrooms in each unit. 0 for a studio, 1 for a one Bedroom, etc... I know this isn't according to Hoyle, but it would be provide a different metric that the available parking is adequate.
4. Don't Pay homage to Snelgrove. This is not about using the signs, imagery and the repurposed clock as part of the building architecture. The renderings show a clear architectural vision which I like. Nor is it about the art work displayed on the side of the building, which is a tricky proposition at best. Unlike architecture, art it very subjective and it is difficult to define the line between art and graffiti. From the banality of the renderings I don't see anything evil. No my objection is to the homage. Instead of using all these resources to destroy a factory and build a new building, I would like to see the ice cream plant reopened. My reasons are purely selfish, I miss the burnt almond fudge and I would like to go to work at a place close enough to commute to with a bicycle. Obviously, there is nothing you can do about that and is a subject for another audience.

Thank you for reading my concerns.

David Fernandez

6:45 PM (31
minutes ago)

Hi Judi, I have no problem approving the requested rezone...
Thanks, Brandon Hill

From: Jason Brower <dev.jason.brower@gmail.com><1892 S Lincoln St>
Subject: Sugar Town Website Feedback

As a Sugar House resident that lives just a couple blocks North of the Snelgrove property, I want to voice my support for this project. I think it's a great location for the new liquor store and the work force housing is an excellent addition. Extending the business district zoning to 700 East is a great long term plan. Increasing building density along the S-Line is a huge win for walkability and smart growth. I really appreciate the hard work you all do to guide and shape these projects in ways that benefit the entire community.
BH

From: Tom Greenleigh <greenleigh@q.com><847 E. Elm>
Subject: Sugar Town Website Feedback

Has anyone thought about the infrastructure for traffic on 21st south and the surrounding areas. I am all for housing but no car density

From: Jennifer Winfree <jennifer@suliman.org><2862 Quail Haven Circle, SLC, 84106>
Subject: Sugar Town Website Feedback

There are so many things wrong with this that I barely know where to start. First . 338 units and only 350 designated resident parking stalls - what? No affordable or low-income units, which we as a community desperately need! Also, just really, let's add more humans and traffic (and that's a lot of humans and traffic being proposed) with no plan to redo the streets that are already way too clogged.

I know that cities and areas change but the way that it has happened in SH is unconscionable for the exact reasons I list above. When we our city council members stop listening to developers and start looking at the mess we already have in this historic neighborhood?

From: Kimia Golchin <kimia.golch@gmail.com><826 E Elm Ave>
Subject: Sugar Town Website Feedback

I have some questions regarding the proposed buildings.

-How are you going to ensure that the area directly surrounding the new liquor store will be safe. It seems that this particular area is currently experiencing an increase of drug addicted individuals and with the addition of a liquor store, this could increase. Residents and visitors may not feel safe enough to walk in the area.

-Regarding the street parking on Elm avenue just south of the proposed building, currently sanitation vehicles have a hard time getting around the tight corners and often use their horn to notify residents to move their vehicles. With the new apartment complex, if parking increases on this street how will that be addressed.

Thank you for your time, Kimia Golchin

From: Jim Saley <jsaley66@gmail.com><1809 Westminster Ave>
Subject: Sugar Town Website Feedback

When will the Sugarhouse Community say, enough is enough. Sugarhouse has lost the charm it once had because we have become so enamored with letting developers build huge apartment complexes that change the site lines of the community but add horrible traffic problems to our community. I have lived in Sugarhouse my entire life and it is becoming a housing development, not the wonderful community it once was. Traffic is so bad now, even before the complex across the street from Whole Foods opens, I can't imagine how much more congested the streets will be. And now, you want to allow SugarTowne to be built and add even more traffic congestion. I guess the only thing you are looking for is more dollars in the form of taxes from these developers. I avoid 21st south as much as possible now because of the traffic congestion, I can only see it increasing with another 338 plus cars trying to get out of the Sugartowne complex. Bad idea!!

From: Robert Grandy <mitrgr@yahoo.com><2148 south 1900 east, slc,>
Subject: Sugar Town Website Feedback

I object to this development. We already have more than enough apartment units in this area. The auto traffic in the area is already too congested, this project will make it worse. Just because a plot can be developed, doesn't mean it should be developed.

From: Lexi Langford <lexilangford@gmail.com><833 E Elm Ave>
Subject: Sugar Town Website Feedback

This project is going up right behind my home. I have many questions and concerns.

From: Tyler Adams <adamsetyler@gmail.com><833 E Elm Ave>
Subject: Sugar Town Website Feedback

Do you ever laugh at the developers that name their housing tracts after the local flora and fauna they just bulldozed out of existence? "Fox Hollow Estates" "Peach Tree Ridge" etc.

Sugarhouse is special for a reason. Should we continue to destroy the very things that made our community so desirable in the first place? This development looks exactly like every other high density development built in the last 10 years anywhere in Cleveland, Spokane or West Valley.. The Snelgrove sign and the ice cream cones are nothing but a tribute to the local color they're about to blow up.. Loft apartments built in the shells of old factories are charming. New construction built in the style of the surrounding neighborhood can be tasteful. But this development takes the very heart of Sugarhouse's 21st South and turns it into...well, just another ordinary place..

So the developer gets richer, while we lose another piece of our soul,

From: Laura Smith <lsmith@crsa-us.com><175 S. Main St., SLC UT 84111>
Subject: Sugar Town Website Feedback

Windows. Where are the windows? Transparency creates walkability. I would rethink the amount of "wall." Kudos to the public art. Nicely done.

Comments from our Facebook Page

Denise Vance

No green space, no green buildings going up its like Sugarhouse doesn't care about the environment, traffic problems, parking problems, crime problems, just the greed.

I can't believe that they want to build another apartment building where the old snelgrove is! With covid and unemployment at a record high, whose going to live in them! We don't need more !@#\$\$% apartments in Sugarhouse! And where is the ice cream cone, they include the ugly sign but not the cone! Even the building on 10th kept old sputnik from the granit furniture building.

As a home owner in the area I am seriously considering selling and moving to a less congested area! When I moved here 20 years ago, I moved here because it was eclectic and diverse (well, diverse for Utah). Now its just APARTMENTS

Lucy Houser

Thank you. This is helpful and interesting

Casey Jane Hunt

I can't believe there is not any green space incorporated in these developments. Poor Sugarhouse.

Diane Edwards Chalmers

Sad...and so disappointing...

Cheryl Healy

R.I.P. Sugar House

George J Limberakis

Thank you to various mayors, city councils and community councils in cahoots, for years, with developers to totally f*ck up Sugar House. Follow the money.

Brandon Hill - Hello my name is Brandon and I sit on the community Council. I would encourage you to sit in on some of our meetings and I think you will see that things are not as black-and-white as you may assume. Happy holidays and I hope you h...

George J Limberakis it doesn't matter what shade of gray you paint it. Sugar House is ruined - too many people with many more to come, too many cars, not enough parking. I live here and it makes me sad. Happy Holidays to you, also.

LYNN SCHWARZ -This rezone makes sense in that the SHCC and SLC have felt that the CSHBD2 is a more appropriate zone for this area. The proposed project that requires this re-zone has a 20% affordable component, with the same finishes as the market rate apartments. The affordable apartments are the main reason I support this re-zone. Another reason is the incorporation of some Snelgrove artifacts. It is my hope that these assets to the community (affordable units and Snelgrove artifacts) will be included in the final project and that we are not being flim-flamed in order to achieve the re-zone. Lynn Schwarz

Mark Morris Thanks for the email and follow up- I really like the project actually. I was going to write a quick email, so thanks for the reminder. Most of my comments are about the site layout/ground level experience. I think the architecture and style are great. I've known that eventually that site would get repurposed to something more like this, so I'm glad to see it coming together.

1. I like that they've got residences with entrances right on Commonwealth. Commonwealth has no sidewalk on the south side at all, so an extra wide sidewalk on the north side would be great. I definitely disagree with Soren's comment that they should funnel some of their traffic onto Commonwealth. Commonwealth's intersections with 900 e and 800 E are already very awkward, so adding cars to that would not be ideal. If there is some less frequent shipping/trucking access from Commonwealth, I think that's fine (it definitely worked for Snelgroves for many years). I don't think the houses backing onto Commonwealth are going to love a rezone for a tall building looking down on their backyards, but I think they'd love the traffic coming onto Commonwealth even less. I definitely support the rezone if it means getting more units and more affordable units.

2. I saw that there was a pedestrian connection between 2100 s/Commonwealth between the main building and the forsale townhomes, which I think is very important.

3. Since the ground floor of the building on the west side (near 800 E) is just parking (there's a long blank wall on his plans there that needs some attention), it would be interesting to see if there is a way to create a pedestrian 'through way' there that might be a breezeway or the like. I'm not sure how the floor plans work there, but if its just parking, it would be easy to have some kind of cut through there as well. I like the retail/liquor store on the 2100 S side. (Red arrows on attached pdf for pedestrian connections.

4. I don't love that the ground floor of the for sale town homes on Commonwealth are just garage doors. I get that it may not be feasible to have the garages on the back, entrances on the street side, but that's something from an urban design standpoint thats not ideal.

Anyway, just a few thoughts- I've attached a pdf of a screengrab I took from the meeting with a couple notes.
Thanks again for the invite to the discussion.

From: peggy clark <peggy3656@comcast.net><2123 So 600 E.>
Subject: Sugar Town Website Feedback

Message Body:

Does anyone take into account the 2 lane roads in Sugarhouse. How many more high density housing projects and buildings are they going to stuff in this tiny area? It's already traffic gridlock. Many of these complexes allow ONE parking space for the tenants, when in reality most tenants have 2 cars. It seems to me that all they see is the \$\$\$\$ and not the practicality. The streets can't handle that many more residents in one location. It's becoming ridiculous.

SUGAR TOWN APARTMENTS



Sugar Town is located where the Snelgrove/Dreyer's Ice Cream Factory was, on 2100 South between 800 and 900 East. The old sign will be reproduced, maybe the SNELGROVE neon letters will reemerge as public art. (The SHCC has been storing them in hopes that someday they would return to Sugar House). The ice cream cone will remain in the project but a different location. There will be about 60 affordable apartments included. The Sugar House Liquor Store will be relocated here on the street level.

Please read the proposal with updated preliminary drawings on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee December 14 at 6 p.m. This will be a virtual meeting.

If you provide a comment, we will give you the link to join the meeting using Zoom

This is the only thing on our agenda. We will start this discussion by 6:10 pm.

Written comments will be taken any time in the next few weeks.

<https://www.sugarhousecouncil.org/sugar-town/>



www.sugarhousecouncil.org

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<https://www.sugarhousecouncil.org/sugar-town/>



www.sugarhousecouncil.org



From: [Traughber, Lex](#)
To: [The Greenleights](#)
Cc: [B Mark Isaac](#)
Subject: RE: (EXTERNAL) Question about Snelgrove project
Date: Thursday, February 4, 2021 2:07:00 PM

Mr. Greenleigh,

You can contact the applicant to inquire about noise and dust abatement plans during construction:

Mark Isaac at markisaac@pinyon8.com or 801-455-5903

According to the Salt Lake City Building Official, Salt Lake County, via the County Health Department, is tasked with noise and dust complaints during construction. If you experience problems with these issues should construction begin, you would need to contact the County. The SLC Building Official did indicate that the vast majority of construction crews want to make neighbors as comfortable as possible during construction and are typically willing to address complaints.

I found this site with a quick search on the web:

<https://slco.org/health/report-a-problem/noise-problem/>

This page as well:

<https://slco.org/health/noise/#:~:text=For%20questions%2C%20contact%20a%20noise,at%20385%2D468%2D3835.>

Hope this information addresses your questions.

Sincerely,

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056
EMAIL lex.traughber@slcgov.com
WWW.SLC.GOV/PLANNING

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From: The Greenleights <greenleigh@q.com>
Sent: Thursday, February 4, 2021 11:47 AM
To: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: (EXTERNAL) Question about Snelgrove project

Mr. Traughber,

We own a home behind the proposed Snelgrove Ice Cream apartment project in Sugarhouse. Are there any plans for noise and dust abatement during construction? How can we learn about those?

Also, does a developer in SLC have any legal responsibility to provide those protections for nearby residents?

Thanks for your help on this,
Tom Greenleigh
801-564-8529
greenleigh@q.com

From: [Robinson, Molly](#)
To: [Eli Kauffman](#)
Cc: [Traughber, Lex](#)
Subject: RE: (EXTERNAL) speaking at planning commission meeting
Date: Thursday, May 20, 2021 8:36:29 AM

Eli,

Written comments (and phone calls) are accepted up to the day of the public hearing and are taken into account in our staff report recommendation to the commission. Please keep in mind that we, as staff, and the Planning Commission do not have the authority to say no to a project just because there is public opposition. A decision must be made on the merits of the application and how it does or does not meet the standards of the design review ordinance (or whatever the relevant ordinance is).

This project was previously discussed at the Sugar House Community Council, which is not a city agency or elected body but is a [Recognized Community Organization](#). They often conduct their own discussions with the neighbors and communicate their collective response to the Planning Commission. A recognized community organization also gets five minutes at the start of a public hearing, while individual members of the public get two minutes.

As you remember, this particular project has also requested a zoning change, which will be considered by the City Council at an upcoming meeting. First they will conduct a briefing with staff and the applicant. At a later meeting, they will hold a public hearing just for the zoning change. If that request is approved, the design the applicant is proposing can move forward (provided they receive Planning Commission approval). If the zoning change does not pass at Council, their design, as proposed, is thereby denied (regardless of PC decision). They do have a development right with the current zoning, and can always withdraw their zoning change and design review applications and build something as-of-right without going through a public process at all.

I'd be happy to walk you and the Wasatch Tenants United through all of this on a zoom or phone call, if that would be easier. Hope this helps!

Thanks,
Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager
Planning Division

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CEL 385-226-8656
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-
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From: Eli Kauffman <ekauffma@risd.edu>
Sent: Wednesday, May 19, 2021 8:07 PM
To: Robinson, Molly <Molly.Robinson@slcgov.com>
Subject: Re: (EXTERNAL) speaking at planning commission meeting

Thank you for letting me know.

My biggest worry is that by the time the public hearing arrives, decisions have already been made and it is too late for input to actually be integrated into the project.

If the Planning Commission is unwilling to facilitate genuine conversation between the community and developers, is there a way for Wasatch Tenants to be put in contact with Mark Isaac and communicate directly? In the last meeting about the Snelgrove property Isaac showed interest in engaging with the community on that process, but that means more than listening to public comment when all important decisions have already been made.

Thank you.

Let me know your thoughts.

On Wed, May 19, 2021 at 7:34 AM Robinson, Molly <Molly.Robinson@slcgov.com> wrote:

Hi Eli,

The commission does not take public comments during a work session. It is an opportunity for the applicant to brief the commission on their project and receive guidance from the commission on how they can better meet the standards of review. A public hearing will be scheduled for a later date. Written comments are accepted up to the day of the public hearing.

Hope that clarifies things.

Thanks,
Molly

Sent from my iPhone

On May 18, 2021, at 8:43 PM, Eli Kauffman <ekauffma@risd.edu> wrote:

Hello this is Eli again from Wasatch Tenants United.

We noticed that a work session with Mark Isaac has been scheduled for the design review of the Snelgrove project, for next week on the 26th. Wasatch Tenants would

like to know what steps we need to take to participate, as I assume it is different for a work session, than for a hearing, and general comment does not seem like the most productive platform for genuine communication.

Thank you.

Kindly,
Eli

On Wed, Mar 10, 2021 at 8:38 AM Robinson, Molly <Molly.Robinson@slcgov.com> wrote:

Hi Eli,

The Sugar Town design review proposal is not yet scheduled for a public hearing with the Planning Commission. It is still being reviewed by staff. I expect that it will be scheduled for a public hearing at one of our two meetings in April. I've cc'ed Lex Traughber who is the planner assigned to this project.

Planning Commission agendas can be found [here](#). We post the agenda to our website and our listserve ([join the mailing list](#)) two weeks before the upcoming meeting. Meetings are held on the second and fourth Wednesdays of the month.

I'd be happy to meet with you and the Wasatch Tenants United to go over our processes so you understand the opportunities for participation. The city hosts and participates in a lot of meetings many of which are open to the public, some have public hearings, some are workshops or open houses, and some are hosted by outside groups. I agree, it can be confusing! If you want to meet, I can set up a phone, WebEx or Zoom call, let me know some times you're available.

Cheers,
Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager
Planning Division

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From: Eli Kauffman <ekauffma@risd.edu>

Sent: Tuesday, March 9, 2021 7:22 PM

To: Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: Re: (EXTERNAL) speaking at planning commission meeting

Hello, this is Eli.

You facilitated me and other Salt Lake City residents speaking at the last planning commission meeting. Thank you for your help.

I was wondering if you know anything about when the Planning Commission will be discussing the Design Review for the Snelgrove Factory property, in a meeting open to the public. I know many residents would like to be more active in local government issues, but are unable to because through the city website it is difficult to tell what meetings are going to discuss relevant issues.

Thank you for your help. If you do not have the answer to my question would you mind putting me in touch with someone who would know?

Kindly,
Eli

On Wed, Feb 24, 2021 at 5:34 PM Robinson, Molly <Molly.Robinson@slcgov.com> wrote:

Thanks, Eli. We will look for your name in the Attendees list during the public hearing portion of the meeting.

MOLLY O'NEILL ROBINSON, AICP

Planning Manager
Planning Division

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From: Eli Kauffman <ekauffma@risd.edu>

Sent: Wednesday, February 24, 2021 5:32 PM

To: Planning Public Comments <planning.comments@slcgov.com>

Subject: (EXTERNAL) speaking at planning commission meeting

I am attending the planning commission meeting and registered ahead of time but have been given no confirmation on how I can speak on the issue of the snelgrove ice cream factory. I would like an opportunity to speak.

ATTACHMENT H: CITY COMMENTS



Work Flow History Report

850 E 2100 S

PLNPCM2021-00025

Date	Task/Inspection	Status/Result	Action By	Comments
1/12/2021	Pre-Screen	Accepted	McNamee, Michael	
1/12/2021	Pre-Screen	In Progress	McNamee, Michael	Applicant needs to pay required fee for postage. Emailed 1/12.
1/13/2021	Staff Assignment	Assigned	Traughber, Lex	
1/14/2021	Planning Dept Review	In Progress	Traughber, Lex	
1/14/2021	Staff Assignment	Routed	Traughber, Lex	
1/25/2021	Transportation Review	In Progress	Barry, Michael	
1/28/2021	Fire Code Review	Complete	Itchon, Edward	
1/28/2021	Public Utility Review	Complete	Beitel, Kristeen	Comments emailed to Lex Traughber on 01/28/2021.
2/2/2021	Building Review	Complete	Collett, Steven	<p>All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.</p> <p>Per IBC 1023.3 Interior exit stairways and ramps shall terminate at an exit discharge or a public way. Per IBC 1028 - Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building.</p> <p>Per IBC 1006.2.2.5 Vehicular ramps shall not be considered as an exit access ramp unless pedestrian facilities are provided.</p>
2/2/2021	Engineering Review	Complete	Weiler, Scott	Engineering has no objections provided a dumpster area is accessible on private property for garbage pick up.
2/4/2021	Zoning Review	Complete	Michelsen, Alan	Please see zoning review comments in the ACCELA documents folder.
3/18/2021	Police Review	Complete	Traughber, Lex	We encourage use of the principals of Crime Prevention Though Environmental Design as they finalize the plans for this project. No other concerns or issues. - Lamar Ewell - SLCPD
4/21/2021	Planning Dept Review	Complete	Traughber, Lex	
4/21/2021	Staff Review and Report	Management Review	Traughber, Lex	
4/21/2021	Transportation Review	Complete	Barry, Michael	<p>We need to see complete parking calculations including minimum/maximum passenger vehicle, ADA, EV, bicycle and loading berth requirements. The parking lot layout should be fully dimensioned including parking space and aisle width dimensions. This project is within one quarter mile of a fixed transit station, therefore they are eligible for a 50% reduction in the minimum passenger vehicle parking (21A.44.040.B.7). Attached is a sheet containing some relevant ordinance references (copied below). The applicant may call me directly if there are any clarifications that are needed. Please let me know if you have any questions.</p> <p>General Information Regarding Transportation Review</p>

				<p>SLC Transportation Division</p> <p>Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided.</p> <p>Provide complete parking calculations on site plan indicating the following:</p> <ul style="list-style-type: none"> • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces required (21A.44.030.H) • Minimum number of electric vehicle parking spaces required (21A.44.050.B.2) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Minimum number of loading berths required (21A.44.080) • Any modifications to parking requirements (21A.44.040) • Number of parking spaces provided (include both existing and proposed quantities) <p>Provide the following details:</p> <ul style="list-style-type: none"> • ADA parking stall dimensions, signage, pavement markings, and ramps. • Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2). • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf). <p>General Parking Regulations in SLC Code:</p> <ul style="list-style-type: none"> • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Sight Distance Triangle (21A.40.120.E) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) <p>Specify 2012 APWA Standards for public way improvements including:</p> <ul style="list-style-type: none"> • Curb and gutter (Plan 205) • Sidewalk (Plan 231) • Driveway approaches (Plans 215, 216, 221, 222, 225, and 229) <p>For additional information related to transportation review items, please contact:</p> <p>Michael Barry, PE Transportation Engineer SLC Transportation Division (801) 535-7147 michael.barry@slcgov.com</p>
8/9/2021	Staff Review and Report	Management Review	Traugher, Lex	

From: [Itchon, Edward](#)
To: [Traughber, Lex](#); [Gilcrease, Heather](#); [Collett, Steven](#); [Michelsen, Alan](#)
Cc: [Robinson, Molly](#); [Goff, Orion](#)
Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review
Date: Thursday, January 28, 2021 1:25:22 PM

Lex,

Thanks,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636
Cell 385-261-3668
FAX 801-535-7750

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The best time of your career is when you ride backwards to a job.~Hugh Halligan, FDNY Dep.Chief

From: Traughber, Lex <Lex.Traughber@slcgov.com>
Sent: Thursday, January 28, 2021 11:38 AM
To: Itchon, Edward <Edward.Itchon@slcgov.com>; Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>
Cc: Robinson, Molly <Molly.Robinson@slcgov.com>; Goff, Orion <Orion.Goff@slcgov.com>
Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Ted,

I will pass your comments on to the developer and encourage them to continue to work with you as their plans progress.

Thank you for your response.

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056
EMAIL lex.traughber@slcgov.com

WWW.SLC.GOV/PLANNING

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From: Itchon, Edward <Edward.Itchon@slcgov.com>
Sent: Thursday, January 28, 2021 11:07 AM
To: Traughber, Lex <Lex.Traughber@slcgov.com>; Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>
Cc: Robinson, Molly <Molly.Robinson@slcgov.com>; Goff, Orion <Orion.Goff@slcgov.com>
Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Lex,

We just want to make sure we are discussing the same project. This one is located where there are city streets on all four sides of the facility. There are some adjoining property lines without dimensions. The project is residential with other incidental occupancy classifications. The project will be provided with automatic fire sprinkler systems and the necessary fire alarm systems. So if there is not the required fire department access distance then the alternative is providing additional automatic sprinkler density to the already required sprinkler system. If the project does not have the required aerial access there is another alternative of having the longest side of the facility adjoining access road, which it has.

The above are two major issues which as this office sees has workable solutions using an Alternative Means and Methods.

This Office understands that during the concept of a development we want to be able to give the customer all the information which would be insurmountable problems such as fault lines, high water table, or utilities both underground and overhead. However in the proscriptive codes there are provisions which (case in point) are in the International Fire Code Section 104.9 (that is reprinted below). That offers the owner, developer and architect an alternative solution to the requirements of the Codes. It is when the customers do not want to do an alternative is when things go sideways. In addition there is a Performance Code which the customer may wish to design under if the proscriptive codes don't give the design freedom desired.

Regards,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6636
Cell 385-261-3668
FAX 801-535-7750

[A] 104.9 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the fire code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the fire code official shall respond in writing, stating the reasons why the alternative was not approved.

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From: Traughber, Lex <Lex.Traughber@slcgov.com>
Sent: Thursday, January 28, 2021 9:08 AM
To: Itchon, Edward <Edward.Itchon@slcgov.com>; Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>
Cc: Robinson, Molly <Molly.Robinson@slcgov.com>
Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Ted,

In the planning stages ie. Planning processes, we are trying to identify any issues that may arise for any given project. The Planning Commission looks really bad if they are approving projects with potential issues that cannot be overcome once an approval has been granted and a project moves on to the building permit stage. So yes, any possible problem identification at this point is really important. It's good customer service on our part, and it's also a good C.Y.A. if a developer comes back and pulls the "you never told me that" card.

Thank you,

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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EMAIL lex.traughber@slcgov.com

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From: Itchon, Edward <Edward.Itchon@slcgov.com>
Sent: Thursday, January 28, 2021 9:00 AM
To: Traughber, Lex <Lex.Traughber@slcgov.com>; Gilcrease, Heather

<Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>

Cc: Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Lex,

With the availability that designers have to use Alternative Means and Methods at their disposal for International Building and Fire Code Sections. Such as IFC Section 503.1.1 (fire department access) and IFC Section D105.3 (Aerial appartious access) there is not much more to write about. I could always add a few possible problems, but these things can be worked out during plan review.

Regards,

EDWARD P. "TED" ITCHON

Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
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From: Traughber, Lex <Lex.Traughber@slcgov.com>

Sent: Thursday, January 28, 2021 8:44 AM

To: Itchon, Edward <Edward.Itchon@slcgov.com>; Gilcrease, Heather

<Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>

Cc: Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Ted,

This is a substantial project, a really large building. You don't have any comments, because I'm not seeing any in Accela? Have you already provided comments to the applicant in some other forum, if so, I'd like to see them.

LEX TRAUGHBER

Senior Planner
Planning Division

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From: Itchon, Edward <Edward.Itchon@slcgov.com>

Sent: Thursday, January 28, 2021 8:17 AM

To: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>

Cc: Traughber, Lex <Lex.Traughber@slcgov.com>

Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Completed

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
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Dep.Chief

From: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>

Sent: Wednesday, January 27, 2021 3:44 PM

To: Collett, Steven <Steven.Collett@slcgov.com>; Michelsen, Alan <Alan.Michelsen@slcgov.com>;
Itchon, Edward <Edward.Itchon@slcgov.com>

Cc: Traughber, Lex <Lex.Traughber@slcgov.com>

Subject: FW: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Please respond to the attached Design Review in Accela prior to the due date.

Thank you,

HEATHER GILCREASE
Development Review Supervisor

BUILDING SERVICES DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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CELL 801-518-7595

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Services Division.

From: Traughber, Lex
Sent: Wednesday, January 27, 2021 12:10 PM
To: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>
Subject: FW: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Hi Heather,

I've not heard back from this one.

Lex

From: Traughber, Lex
Sent: Thursday, January 14, 2021 11:17 AM
To: Weiler, Scott <scott.weiler@slcgov.com>; Mikolash, Gregory <gregory.mikolash@slcgov.com>; Barry, Michael <Michael.Barry@slcgov.com>; Draper, Jason <Jason.Draper@slcgov.com>; Ewell, Lamar <Lamar.Ewell@slcgov.com>
Cc: Larson, Kurt <Kurt.Larson@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Robinson, Molly <Molly.Robinson@slcgov.com>
Subject: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Good morning,

Mark Isaac, representing Sugarhouse Village, LLC and General Business Machines, LLC has submitted an application to the Planning Division for "Design Review" for a new mixed-use building (residential and commercial) on the two parcels located at approximately 850 & 870 E. 2100 South. The applicant's project narrative letter, as well as preliminary project site plan, elevations, and renderings are included for your review.

Please review the information submitted and respond with any comments as soon as you are able. Please comment either directly to me or in Accela under petition number PLNPCM2021-00025. I would ask that you provide comments no later than **Thursday, February 4, 2021**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Thank you!

LEX TRAUGHBER
Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056

EMAIL lex.traughber@slcgov.com

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From: [Beitel, Kristeen](#)
To: [Traughber, Lex](#)
Cc: [Draper, Jason](#)
Subject: RE: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review
Date: Thursday, January 28, 2021 6:31:48 PM

Lex,

Please see below for Public Utilities comments on this Design Review. These were too long to fit into Accela, so I completed the workflow with a note indicating that I had emailed you directly. Please let me know if you have any questions for me or need anything else.

Thank you!

Public Utilities has no issues with the proposed project. Additional comments have been provided to assist the applicant in obtaining a building permit.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Street Lighting improvements may be required as part of the development and will be determined during permit review.
- Parcels must be consolidated prior to permitting.
- There are several existing utility services to the properties that will need abandoning appropriately during demolition.
- One culinary water meter is permitted per parcel. Because the parcel is larger than 0.5 acres, a separate irrigation meter can also be permitted. Fire lines will be permitted, as required. Each water service must have a separate tap to the main. Fire service cannot be provided from a culinary water service.
- Any water meter 4" in size or greater requires a letter of petition to justify the sizing of the meter. 4" and larger meters also require additional monthly service fees.
- If private fire hydrants are required on property, then a detector check valve will be required.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- A minimum of one sewer lateral is required per building. Additional sewer laterals can be permitted, as required.
- 8" sewer laterals require a letter of petition to justify the sizing. 6" laterals are recommended.

- An exterior, below-grade grease interceptor is required for any food preparation or service application in the commercial spaces. Plumbing fixtures in the kitchen and food preparation areas must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4-foot diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Covered parking area drains and are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. Drains in the bike room/pet wash will also require treatment. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4-foot diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Pumped foundation drains must connect to private storm drain infrastructure on site before gravity draining to the public storm drain. No pressurized connections to the public storm drain will be permitted.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) is submitted for review.
- If the pool installation proposes any water connections or any sewer drains, the pool equipment room plumbing plans will be required for reviewed. Plans must meet the following requirements:
 - 1. Direct water and sewer connections are not permitted.
 - 2. A water connection is allowed, but to prevent potential backflow, an air gap will be required between the culinary water service and the pool.
 - 3. Sewer drains can discharge to the sewer system, but the discharge must be limited by a pump or orifice to 50 gpm and have backflow prevention. An air gap should also be installed between the pool discharge line and the drain to the sanitary sewer.
 - 4. Air gaps must be a minimum distance of 3 pipe diameters from the supply pipe to the top of the inlet. The air gaps must meet international plumbing code and Health Department requirements.

KRISTEEN BEITEL, PE, CFM
Development Review Engineer

DEVELOPMENT REVIEW DIVISION
DEPARTMENT of PUBLIC UTILITIES
SALT LAKE CITY CORPORATION

TEL 385-252-8991
FAX 801-483-6894

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From: Traughber, Lex <Lex.Traughber@slcgov.com>

Sent: Thursday, January 14, 2021 11:17 AM

To: Weiler, Scott <scott.weiler@slcgov.com>; Mikolash, Gregory <gregory.mikolash@slcgov.com>; Barry, Michael <Michael.Barry@slcgov.com>; Draper, Jason <Jason.Draper@slcgov.com>; Ewell, Lamar <Lamar.Ewell@slcgov.com>

Cc: Larson, Kurt <Kurt.Larson@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: Petition PLNPCM2021-00025 - Snelgrove Property - Design Review

Good morning,

Mark Isaac, representing Sugarhouse Village, LLC and General Business Machines, LLC has submitted an application to the Planning Division for "Design Review" for a new mixed-use building (residential and commercial) on the two parcels located at approximately 850 & 870 E. 2100 South. The applicant's project narrative letter, as well as preliminary project site plan, elevations, and renderings are included for your review.

Please review the information submitted and respond with any comments as soon as you are able. Please comment either directly to me or in Accela under petition number PLNPCM2021-00025. I would ask that you provide comments no later than **Thursday, February 4, 2021**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Thank you!

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056
EMAIL lex.traughber@slcgov.com

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From: [Traughber, Lex](#)
To: [Barrett, Jeffrey \(PacifiCorp\)](#)
Subject: RE: (EXTERNAL) RE: [INTERNET] Petition PLNPCM2021-00025 - Snelgrove Property - Building Design Review - 850 & 870 E. 2100 South, Salt Lake City
Date: Wednesday, March 3, 2021 7:54:00 AM

Hi Jeff,

Does Rocky Mountain Power have any comments concerning this project? I am preparing to take the request to the Planning Commission for a decision and would like to include any comments to the Commission that you may have.

Thank you,

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056
EMAIL lex.traughber@slcgov.com
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From: Barrett, Jeffrey (PacifiCorp) <Jeffrey.Barrett@pacificorp.com>
Sent: Thursday, January 14, 2021 12:48 PM
To: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: (EXTERNAL) RE: [INTERNET] Petition PLNPCM2021-00025 - Snelgrove Property - Building Design Review - 850 & 870 E. 2100 South, Salt Lake City

[Lex – Thanks, it's in the hands of the appropriate estimator.](#)

From: Traughber, Lex <Lex.Traughber@slcgov.com>
Sent: Thursday, January 14, 2021 11:28 AM
To: Barrett, Jeffrey (PacifiCorp) <Jeffrey.Barrett@pacificorp.com>
Cc: B Mark Isaac <markisaac@pinyon8.com>
Subject: [INTERNET] Petition PLNPCM2021-00025 - Snelgrove Property - Building Design Review - 850 & 870 E. 2100 South, Salt Lake City

*** * Remember SAIL when reading email * ***

Are you expecting the message from this **SENDER** ? Are you expecting an **ATTACHMENT** ? Does the message subject include **INTERNET** ? Verify **LINKS** before clicking.

Jeff-

Attached for review is a "Design Review Application" for a new mixed-use building (residential and commercial) on the two parcels located at approximately 850 & 870 E. 2100 South. The applicant's project narrative letter, as well as preliminary project site plan, elevations, and renderings are included for your review.

Please review the attached materials and respond with comments via e-mail by **Thursday, February 4, 2021**. If you have no issues with the proposal or need additional time to review the plans, please let me know.

If you have questions or need additional information, please contact me or the applicant Mark Isaac at markisaac@pinyon8.com

Thanks-

LEX TRAUGHBER

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

CELL (385) 226-9056

EMAIL lex.traughber@slcgov.com

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DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ERIN MENDENHALL
MAYOR

ORION GOFF
DIRECTOR

ZONING REVIEW

(Based on the Salt Lake City Ordinance Title 21A)

Date: February 4, 2021

Petition No: PLNPCM2021-00025

Zoning District: C-C to CSHBD-2

Project Name: Sugar Town Apartments

Address: 850 East 2100 South

Reviewed by: Alan R. Michelsen

Email: alan.michelsen@slcgov.com

Phone: 385-261-6648

The zoning comments for this Condition Design Review application assume approval for the proposed lot configuration and zoning district reclassification from C-C to CSHBD-2.

- 1) Separate demolition permits will be required to demolish the existing buildings on each parcel.
- 2) Please certify a new address for building prior to applying for a building permit. For information please contact SLC Engineering (801-535-7248). Upload a copy of the Certificate of Address with the building permit application and ensure that correct (certified) address is on all of the plan sheets and application documents.
- 3) The plans need to clarify compliance with the 15 feet maximum setback for 900 East or be addressed by the Conditional Design Review.
- 4) The subdivision and zoning map amendment must be approved prior to permit issuance.
- 5) Compliance with the Design Standards in 21A.37 are to be addressed through Conditional Design Review application.
- 6) Parking calculations (minimum, maximum and provided) shall be documented on the plans and show compliance with the following:
 - Document minimum parking calculations for each principal building and/or use. See Zoning Ordinance Table 21A.44.030.G.1.
 - Document maximum parking provided, not to exceed 125% of the minimum required parking as per 21A.44.030.H.1.
 - Document any method of reducing the minimum, or exceeding the maximum, as per 21A.44.040 and 21A.44.050.
 - Document required and provided number of accessible parking stalls as per 21A.44.020.D.
 - Document required and provided number of bicycles stalls as per 21A.44.050.B.3.
 - Document required and provided number of electric vehicle parking stalls as per 21A.44.050.B.2.
 - Document required and provided number of off-street loading berths as per 21A.44.080.
- 7) Parking and/or maneuvering areas shall be dimensioned and meet SLC Standards of 21A.44.020.

- 8) Any public way encroachments will need to be reviewed with SLC Real Estate Services. Please Contact them at (801) 535-7133 for information on revocable permits or lease agreements. Approved revocable permits or lease agreements are to be attached to this application for permit issuance.
- 9) On the site plan show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.
- 10) Pursuant to 21A.36.250.G, and prior to permit issuance please submit a completed construction waste management plan (via email) to the SLC Sanitation Division, constructionrecycling@slcgov.com. For information contact the SLC Sanitation Division, 801-535-6984.
- 11) All proposed signage shall be approved under a separate sign permit application and all proposed artwork shall be approved by the condition design review.
- 12) Also see 21A.26 for general and specific district regulations, 21A.33 Table of permitted uses, 21A.36 for general provisions, 21A.40 for accessory used including the location of ground mounted utilities and section 21A.48 for landscaping requirements.