



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Krissy Gilmore, Senior Planner, Kristina.Gilmore@slcgov.com, 801-535-7780
Date: July 27, 2022
Re: PLNPCM2021-01078 Planned Development, PLNSUB2022-00419
Preliminary Subdivision

Planned Development & Preliminary Subdivision

PROPERTY ADDRESS: 839 S Mendon Court
PARCEL ID: 16-08-153-024-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: RMF-35 (Moderate Density Multifamily Residential) District

REQUEST:

A request by Gary Knapp, project architect, representing the property owners, for Planned Development and Preliminary Subdivision approval for a three-unit single-family attached townhome development at approximately 839 S Mendon Court. The project site is in the RMF-35 (Moderate Density Multifamily Residential) zoning district. Each unit will have three stories with a two-car garage per unit. The site also includes four detached garages.

Planned Development: The development is required to obtain Planned Development approval for the following modifications:

- Lots without frontage on a public street
- Increase the maximum parking allowed from 7.5 spaces to 10 parking spaces
- Front yard area modifications:
 - o To allow the detached garages to be built in the front setback and within 10' of a principal structure on an adjacent lot
 - o Modifications to the 30% live vegetation front yard landscaping requirement
 - o A six-foot fence forward of the primary façade of the principal structure
- Landscape Buffer:
 - o Modification to allow hard surface in the required landscape buffer
 - o A reduction in required landscaping within the hard surface portion of the buffer area

Subdivision: Each townhome will be subdivided onto its own lot. Preliminary plats can be approved administratively, but staff brought the application to the Planning Commission because it is tied to the Planned Development petition. Other than the request for lots without frontage on a public street, the preliminary plat meets the applicable subdivision standards.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval.
2. Landscaping in the non-hard surface area of the landscape buffer must be revised to meet the landscaping requirements of 21A.48.080.
3. The applicant shall submit a final plat for review within 18 months.
4. Approval is only for 839 S Mendon Court, not the adjacent property at 843 S Lake Street.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: RMF-35 Zoning Standards](#)
- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Subdivision Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

The applicant is proposing to develop an internal parcel located at 839 S Mendon Court. The property is located within the RMF-35 Moderate Density Multifamily Residential District and will include 3 dwelling units without street frontage to be created through a subdivision plat.



Quick Facts

Height: 34 feet 5 inches (3 stories)

Number of Residential Units: 3 units

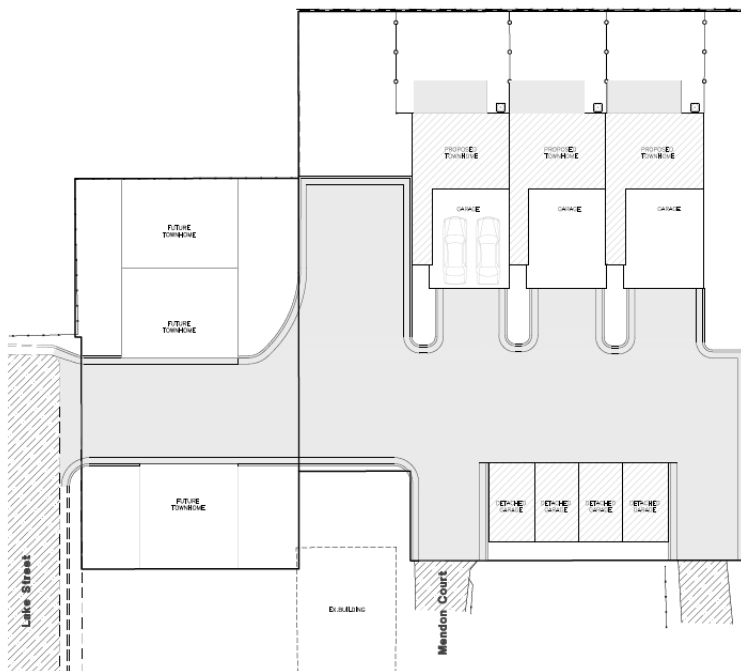
Exterior Materials: Glass, wood, stucco, aluminum fascia

Parking: 10 stalls

Review Process & Standards: Planned Development, Preliminary Subdivision, RMF-35 zoning district, and general zoning standards.

The design of the new building is a three-story, three-unit townhome building with a flat roof, attached garages on the front, and recessed entry porches on the side of each unit. This design meets the design requirements for residential buildings in the RMF-35 zone and fits in with the

roof styles, orientation, and variation of other dwellings in the immediate area. The site will be accessed from 900 South to Mendon Court, a private street, and a new connection onto to Lake Street. The proposal also retains access to an easement at the southeast corner of the property for the property owners on Mendon Court.



Site Plan

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district (RMF-35), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Requested Zoning Modifications

Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.

Plan Salt Lake (2015)

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City. Applicable initiatives from the plan are below.

Growth:

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

Housing:

- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development will provide infill housing that is compatible with the character and scale of the existing neighborhood. The historic housing stock is single-family, but recent development patterns consist of townhomes and higher-density housing. Almost half of the housing in Salt Lake City is single-family detached. While preserving this type of housing stock is important, it is also a priority to provide new housing options with a range of densities, as increased density supports walkable, transit-oriented neighborhoods.

Central Community Master Plan (2005)

The Central Community Master Plan outlines goals for the Central Community and for the integration of the Central Community area into the larger extent of other Salt Lake City communities. The intent of the Community's Master Plan is to act as a, "guide towards creating a more livable community". It seeks to accomplish this by creating an overall vision for the Central Community Master Plan with four fundamental goals:

- Livable communities and neighborhoods;
- Vital and sustainable commerce;
- Unique and active places; and
- Increased pedestrian mobility and accessibility.

The project meets the intent and vision goals of the Central Community plan in that it improves the surrounding community's livability by providing new moderate density housing near downtown.

Staff Discussion: According to the master plan, the desired density is 1 – 15 dwelling units per acre, which the proposal achieves with a net density of 12 dwelling units per acre. While the neighborhood is stable, the subject property is located on an internal lot near Liberty Park and the 9th and 9th neighborhood center, which is expected to see some changes and infill development. The proposal includes housing that is of a scale that is compatible with the neighborhood via building height, setback, and scale, evidenced by compliance with all zoning dimensional requirements of the RMF-35 zoning district.

Consideration 2: Requested Zoning Modifications

The applicant is requesting several zoning modifications: lots without frontage on a public street, an accessory building in the front yard setback, a reduction in the front yard landscaping requirement, hard surface in the landscape buffer, and an over height fence forward of the primary façade.

1. Modification for lots that do not front a public street

The proposed development is requesting approval to modify the requirement that all new lots have public street frontage (21A.36.010.C). The development includes three townhome units which are

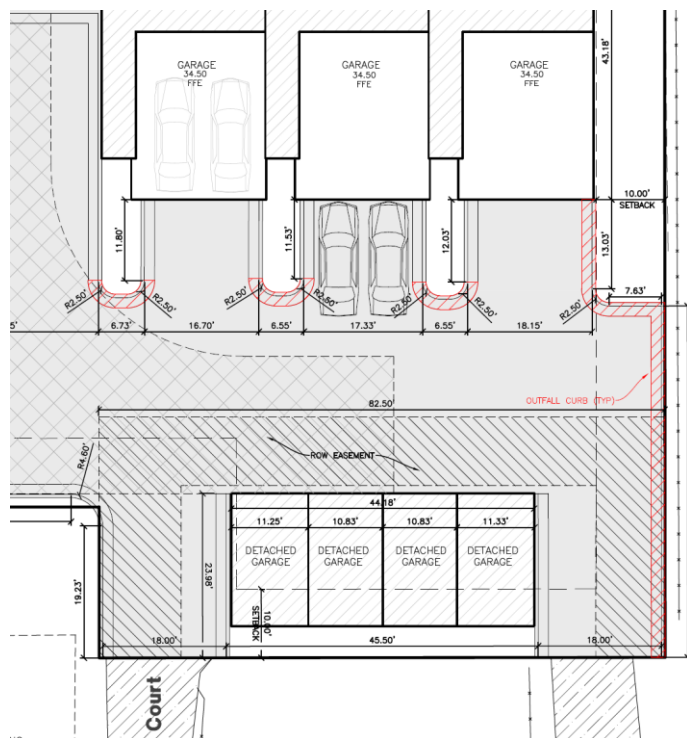
located interior to the property and do not front a public street. This zoning requirement is often modified through the Planned Development process. The intent of this zoning standard is to ensure that each building within a development has ample street frontage, utility access, pedestrian access, and proper circulation. The proposed development is in line with the applicable Planned Development standards and does not conflict with the intent of this specific zoning provision.

Various City housing policies (Growing SLC) encourage a variety of housing opportunities for people with a wide range of backgrounds and incomes. Since this Planned Development will broaden the housing choice range to potential homeowners, staff finds that this project will better meet City housing availability and affordability policy goals and recommends approval of the modifications.

2. Accessory Building within the Front Yard Setback, Front Yard Landscaping

The applicant is proposing a 4-stall detached garage to be placed in the front yard setback approximately 4'-5" from the property line and 6'-5" from the principal structure on the adjacent lot. Section 21A.40.050 prohibits accessory structures in front yards and within 10' of a principal structure on an adjacent lot. Due to the shape of the overall parcel and unique internal location, the front yard area abuts the side yard of a single-family home on Mendon Court and does not truly function as a front yard abutting a public street.

The proposed garage provides overflow parking for the townhome units and helps address neighborhood concerns regarding the impacts of excess parking on Lake Street and Mendon Court associated with the development. The garage does sit approximately 6'-5" from the neighboring property and the height of the garages is approximately 11'-3".



While landscaping is proposed within the 4'-5" setback from the garage, if the garage is located in the required 20' front yard setback, the applicant must also request relief from the requirement that 33% of the front yard area is landscaped with live plant material (21A.48.090).

Please note that the access easement currently in practice does not line up with the access easement on the proposed plan set. The access easement would appear to go through the location of the proposed garages. The Preliminary Plat and development plans follow the location of the access easement legal description on the warranty deed that created the access easement.

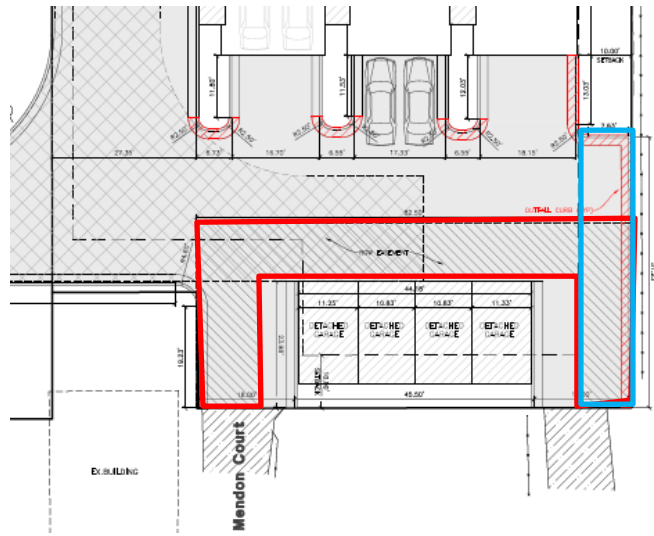
3. Exceeding the Maximum Parking

The maximum off-street parking allowed in the RMF-35 zoning district is 25% greater than the required minimum. The development requires a minimum of 6 parking spaces, so the maximum parking allowed is 7.5 parking spaces. The proposal includes 2 parking spaces attached to each unit (6 spaces), plus the addition of 4 overflow stalls in the attached garage for a total of 10 parking stalls. This exceeds the maximum of 7.5. The additional parking helps address typical neighborhood concerns

regarding parking on neighboring streets and because of the internal location of the development staff does not anticipate any negative impacts associated with the additional parking.

4. Hard Surface in the Landscape Buffer, Landscaping Requirements

Properties that are zoned RMF-35 that abut single or two-family zoning districts are required to provide a 10-foot landscape buffer (21A.48.080.C12). City code defines a landscape buffer as, “An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use.” The eastern property line of the subject property is adjacent to the R-2 zoning district; thus the 10-foot buffer is required. Due to the access easement for the properties on Mendon Court, the applicant must include a driveway area within a portion of the buffer area.



□ Area of hard surface within the landscape buffer

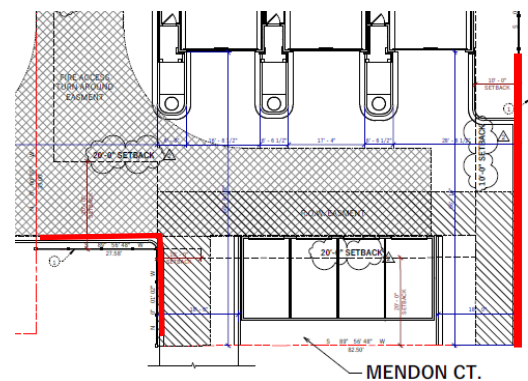
▨ Access Easement

As a result of the requested modification, the applicant would not be able to provide the required amount of trees and shrubbery per 21A.48.080.D1 within the modified area of landscape buffer (1 shade tree per 30 feet of landscape buffer and shrubs along the length of the buffer). The applicant would then need to modify 21A.48.080.D1 to only apply to the portion of the landscape buffer that is not hardscaped. The applicant must still provide the required trees and shrubs in the non-hardscape portion of the landscape buffer (approximately 85 feet of non-hardscape landscape buffer would equate to 2.8 required trees).

Staff is of the opinion that this is a necessary modification to retain the access easement and will have minimal impact on neighboring properties.

5. Over Height Fence Forward of Primary Facade

The applicant is proposing a 6-foot wood fence along the property line forward of the primary façade of the principal structure. Fences forward of the primary (front) façade are required to be 4 feet in height (21A.40.120.E.2) but can be modified through the Planned Development process. Given the unique nature of the lot and that the fence would border the rear and side yards of adjacent properties, staff is of the opinion that the proposed fence provides better privacy screening and buffering than would be achieved through strict application of the fence code.



▨ Area of over height fence forward of the primary façade

6. Access from R-2 and SR-3 Zones to RMF-35 zone

The applicant originally requested Planned Development approval to be able to access 839 S Mendon Court (zoned RMF-35) through properties that are zoned SR-3 and R-2. Generally, access through one zone must lead to an allowed use in that zone. Single-family attached is not permitted in the R-2 zoning district. Staff reviewed the proposal with the Zoning Administrator, and it was determined that Planned Development approval is not needed for this item since Mendon Court is an established private street and not a new driveway or connection.

STAFF RECOMMENDATION

While the applicant is asking for zoning modifications, the proposal accomplishes several master plan goals related to housing choice and infill development. Redevelopment and infill development should occur on underutilized parcels and should include uses that allow them to function as a part of a walkable mixed-use neighborhood. Approving the three lots without street frontage and allowing zoning modifications creates more efficient use of the land and results in a more enhanced product that meets the purpose of the RMF-35 zone and the development goals within the Central Community Master Plan. Allowing the garage in the front yard setback addresses typical community concerns regarding parking and has little impact on the character of the development since it is not visible from 900 South.

NEXT STEPS

Approval of the Request

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. A final plat application will need to be submitted and recorded with Salt Lake County. Unless specified in the zoning ordinance as a minor modification, any modification to the development plan must be reviewed and approved by the Planning Commission.

Denial of the Request

If the petitions are denied, the applicant would not be able to proceed with the development because the parcel does not have public street frontage.

ATTACHMENT A: Vicinity Map

839 S Mendon Court Vicinity Map



Salt Lake City Planning Division 12/8/2021

ATTACHMENT B: Plan Set

No.	Date	Description
2	Feb. 22, 2022	CITY COMMENTS 2

GENERAL NOTES - SITE PLAN

- A SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
- B ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
- C INDIVIDUAL RECYCLE AND TRASH BINS WILL BE COLLECTED FROM EACH UNIT ON A WEEKLY BASIS FROM ACE RECYCLING AND DISPOSAL.

KEYED NOTES

- 1 LINES HERE REPRESENT FENCE AROUND PROPERTY, SEE DETAIL 7/A5.2
- 2 LOCATION OF AIR CONDITIONER.

PROJECT BREAKDOWN:

SITE AREA: 14,254 SF (0.327 ACRES)
 BUILDING COVERAGE: 3,803 SF (27% OF SITE)
 OPEN AREA - 10,451 SF (73% OF TOTAL SF)

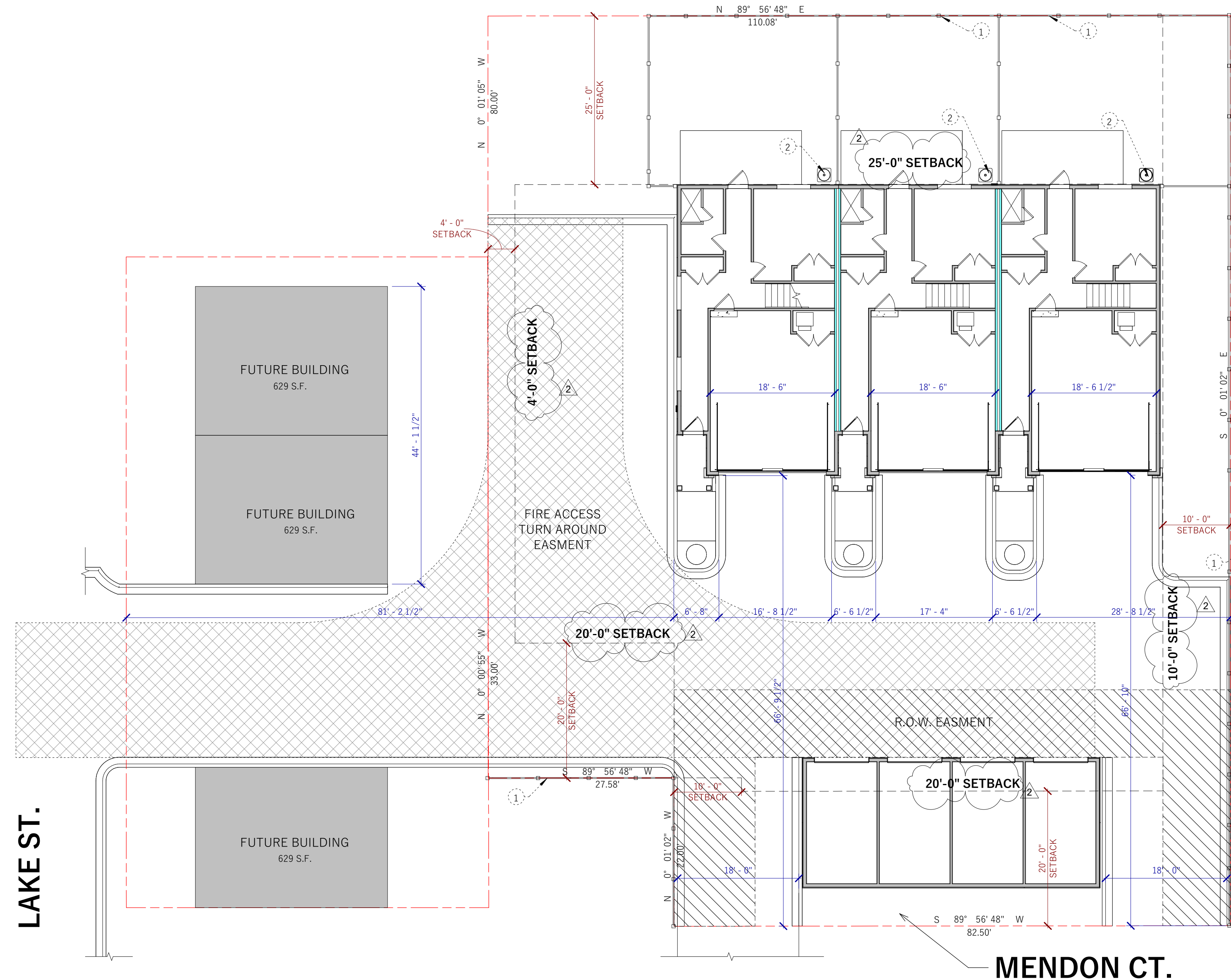
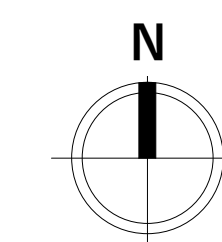
REQUIRED PARKING:

RESIDENTIAL

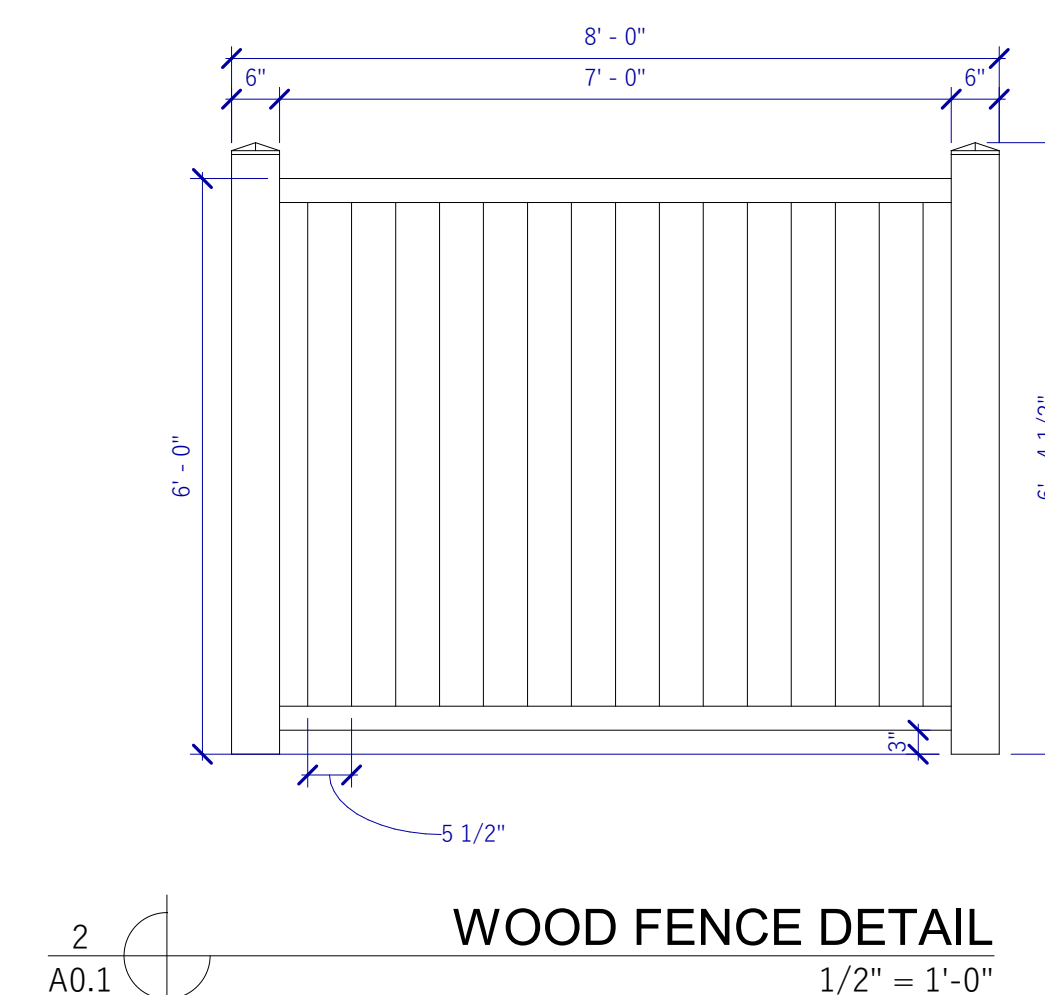
- 2 PARKING SPACES FOR EACH DWELLING UNIT CONTAINING 2 OR MORE BEDROOMS = 8 STALLS
 - TOTAL REQUIRED STALLS = 8 STALLS
- TOTAL PROVIDED STALLS (GARAGE) = 8 STALLS

LINETYPE LEGEND

- PROPERTY LINE
- - - SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES



1 SITE PLAN
3/32" = 1'-0"



2 WOOD FENCE DETAIL
1/2" = 1'-0"

Project Narrative/Notes/Revisions

- 10/20/21 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 02/08/22 CK - UPDATED BUILDING LAYOUTS.

9th & 9th Townhomes

SALT LAKE CITY, SALT LAKE COUNTY, UTAH
SEPTEMBER 2021

PROJECT NUMBER

00000

ISSUE DATE:

Oct. 19, 2021

REVISIONS:

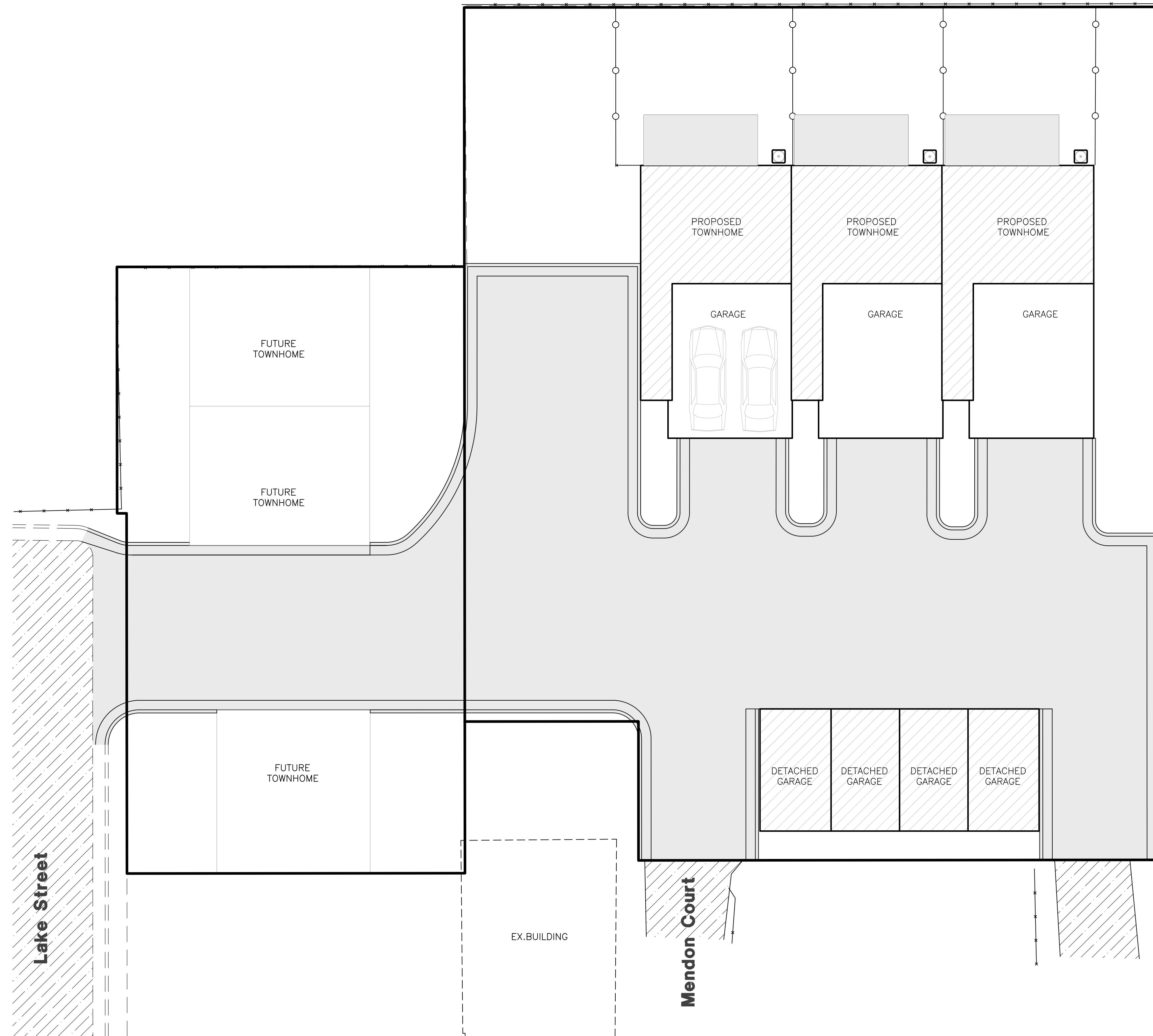
No. Date



Vicinity Map
NOT TO SCALE

SITE DATA

PARKING:	6 GARAGE STALLS 6 DRIVEWAY STALLS
PARCEL AREA:	19,438 S.F. (0.44 ACRES)
BUILDING AREA:	5,757 S.F. (0.13 ACRES)
HARD SURFACE AREA:	8,125 S.F. (0.18 ACRES)
LANDSCAPE AREA:	5,556 S.F. (0.13 ACRES)
LS RATIO:	28.6%



Sheet Index

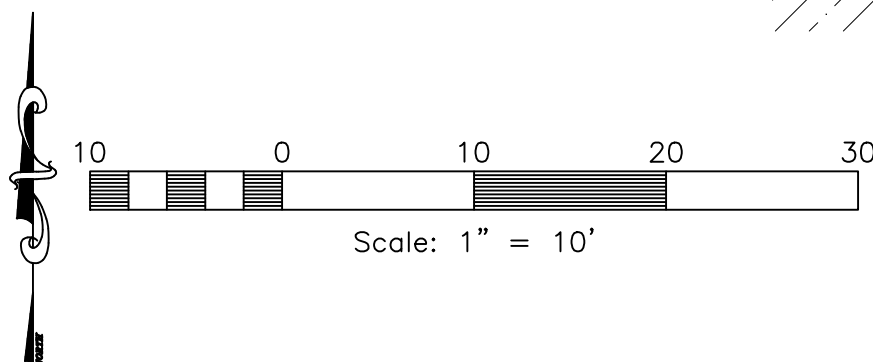
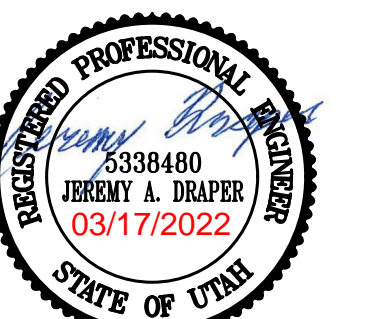
- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Site Plan
- Sheet 5 - Grading, Drainage, & Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plan
- Sheet 10 - Irrigation Plan
- Sheet 11 - Irrigation Details

9TH & 9TH TOWNHOMES

SALT LAKE CITY, UTAH

COVER & INDEX

C1



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Landscape Architect:
Nathan Peterson
Reeve & Associates, Inc.
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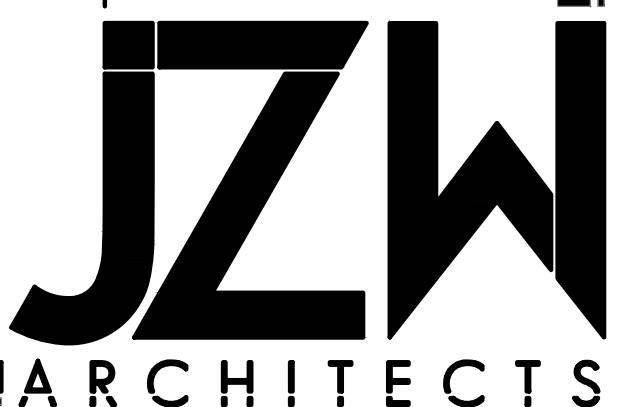
Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

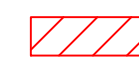
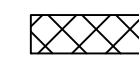


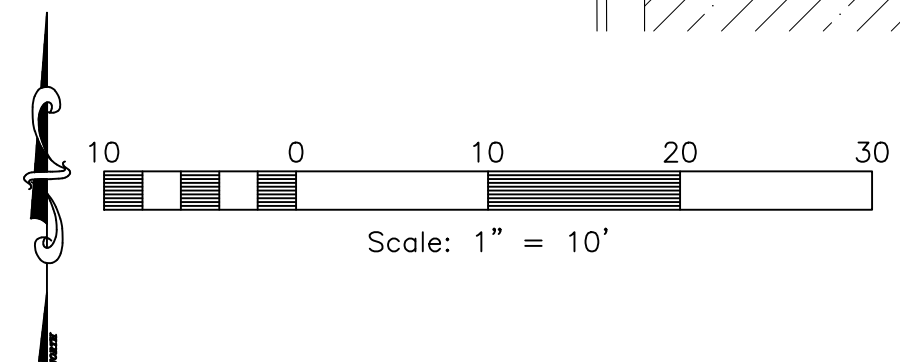
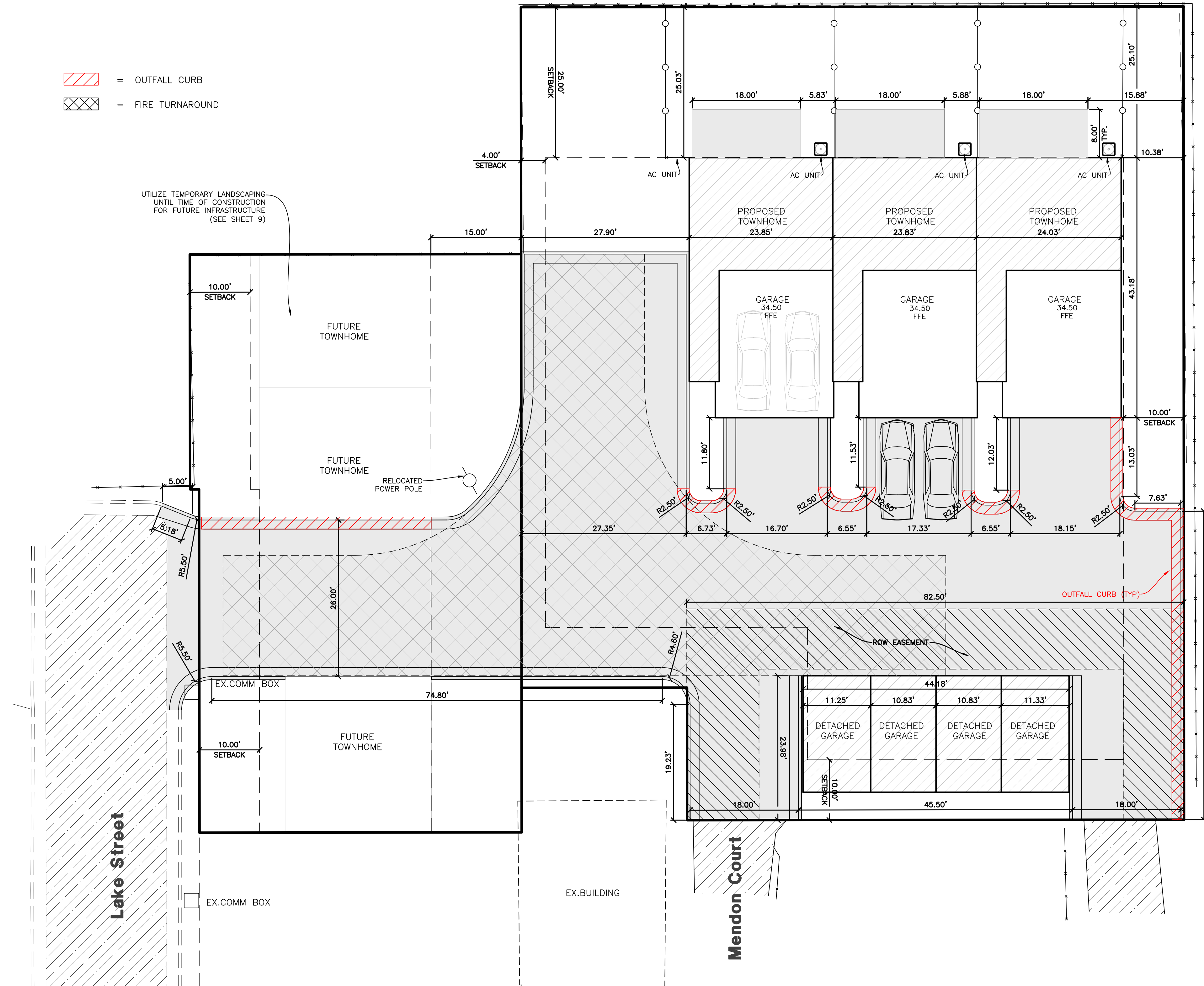
RA Reeve & Associates, Inc.
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RIVERDALE, UT 84405
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FAX: (801) 621-2666
www.reeve-associates.com

LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS
PROJECT NUMBER: 6676-63
DRAWN BY: CK
ENGINEER: JD



- NOTES:
- LOTS TO UTILIZE INDIVIDUAL CANS FOR TRASH COLLECTION
 - ALL IMPROVEMENTS MUST MEET SLOPU STANDARDS, POLICIES, PRACTICES AND ORDINANCES.
 - *AERIAL FIRE ACCESS SHALL BE PROVIDED TO BUILDINGS GREATER THAN 30- FEET IN HEIGHT. ROADWAYS SHALL BE A MINIMUM OF 26- FEET WIDE WITH NO OVERHEAD OBSTRUCTIONS AND BE PARALLEL TO ONE ENTIRE SIDE OF THE STRUCTURE NOT CLOSER THAN 15- FEET AND NOT FARTHER THAN 30- FEET FROM THE FACE OF THE BUILDING.
 - *HYDRANTS SHALL BE LOCATED WITHIN 600- FEET OF ALL GROUND LEVEL EXTERIOR WALLS AS MEASURED BY THE DRIVE ROUTE.
 - *FIRE DEPARTMENT ACCESS ROADS SHALL BE LOCATED WITHIN 150- FEET OF ALL GROUND LEVEL EXTERIOR WALLS AS MEASURED BY AN PROVED ROUTE AROUND THE BUILDING. THE APPROVED ROUTE IS TAKING THE HEIGHT OF THE BUILDING X 70% + 4- FEET AND USING THAT CALCULATION TO PROVIDE THAT DISTANCE FROM THE FACE OF THE BUILDING EXTERIOR WALLS TO ANY PROPERTY LINES OR OBSTRUCTIONS. IF THIS DISTANCE CANNOT BE MET THEN APPLICANT MAY CHOOSE TO APPLY FOR AMM WITH SPRINKLERS BEING ADDED TO ALL AREAS, INCLUDING GARAGES, BATHROOMS, CLOSETS, ETC

-  = OUTFALL CURB
-  = FIRE TURNAROUND

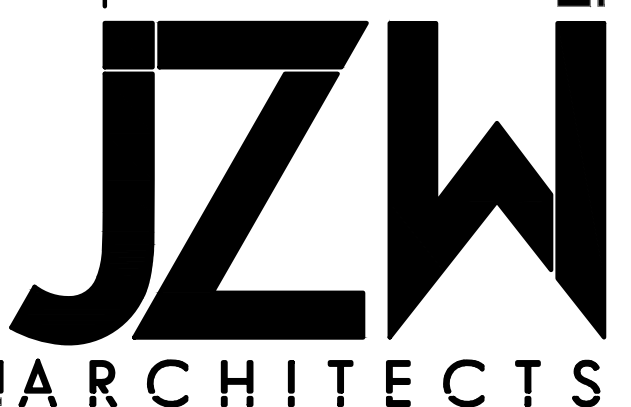


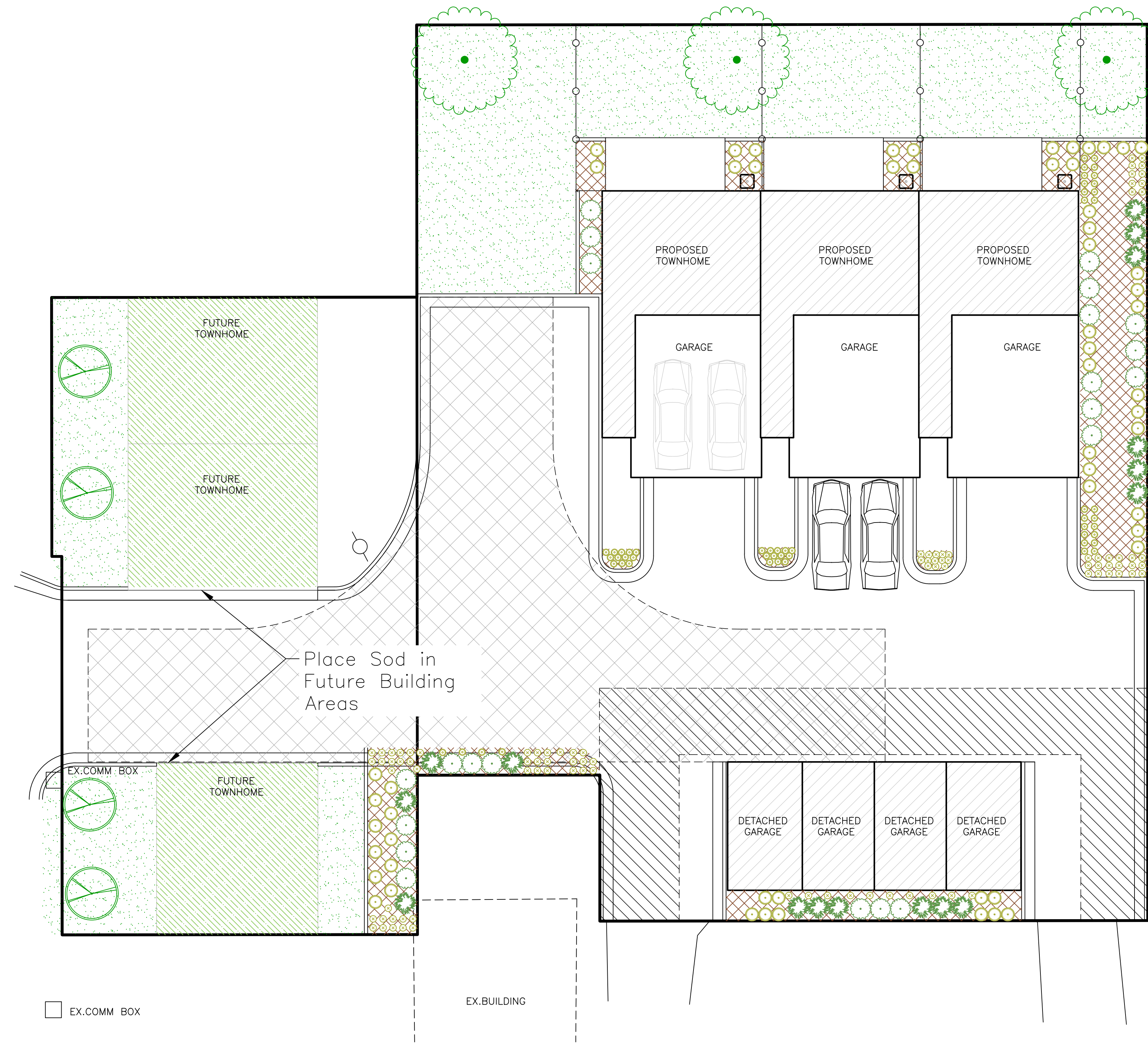
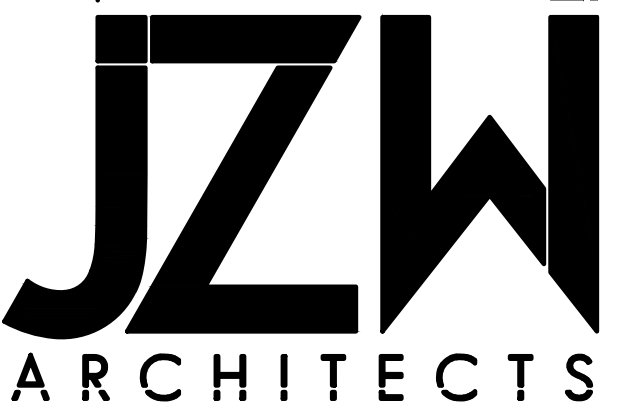
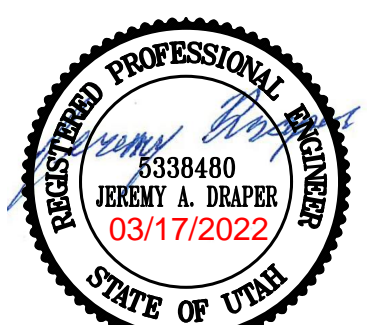
9TH & 9TH TOWNHOMES

SALT LAKE CITY, UTAH

SITE PLAN

C4





PLANT TABLE

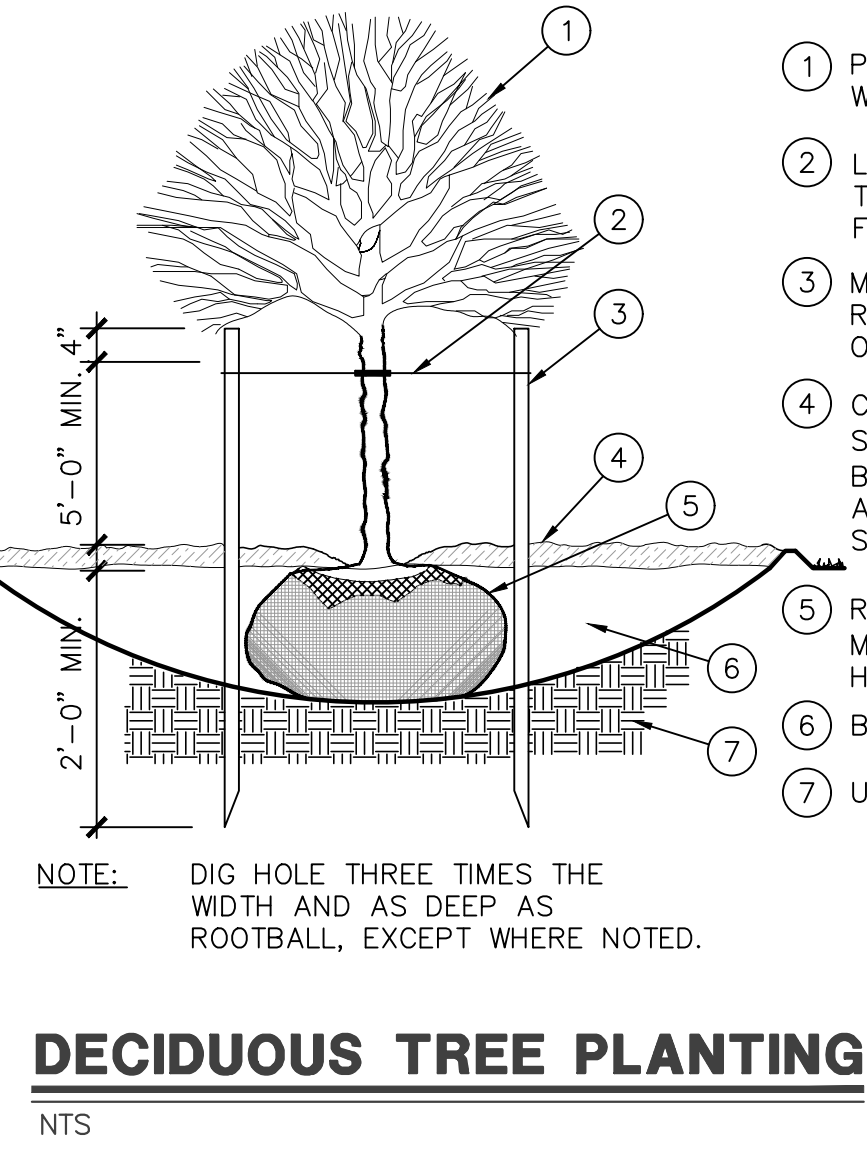
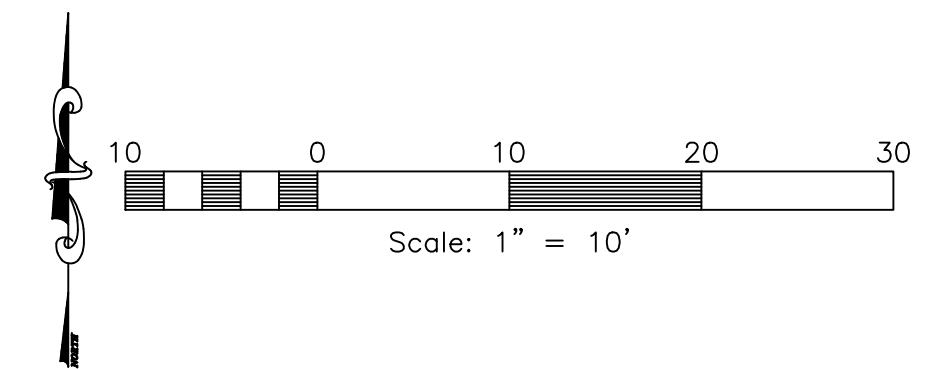
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
4		Sorbus Americana 'Red Cascade'	Red Cascade Mountain Ash	2" cal.
3		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
16		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
22		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
57		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.

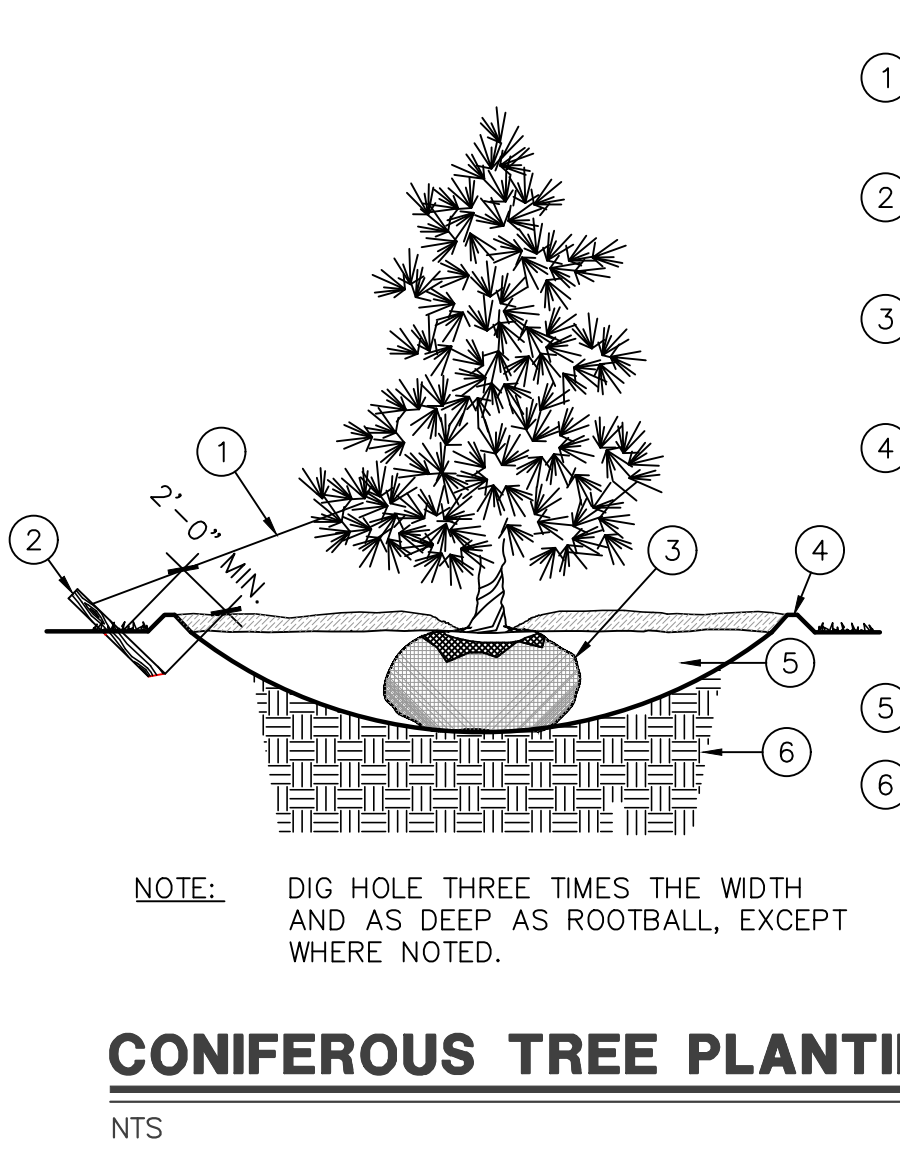
GROUND COVER				
Quantity	Symbol	Scientific Name	Common Name	Size
93		Sedum rupestre 'Angelina'	Angelina Stonecrop	Flat
52		Sedum spurium 'Red Dragon's Blood'	Red Dragon's Blood Sedum	Flat

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Turf Grass - Sod - Place in Future Building Areas Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Wood Mulch - Medium Chunk Place mulch in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"



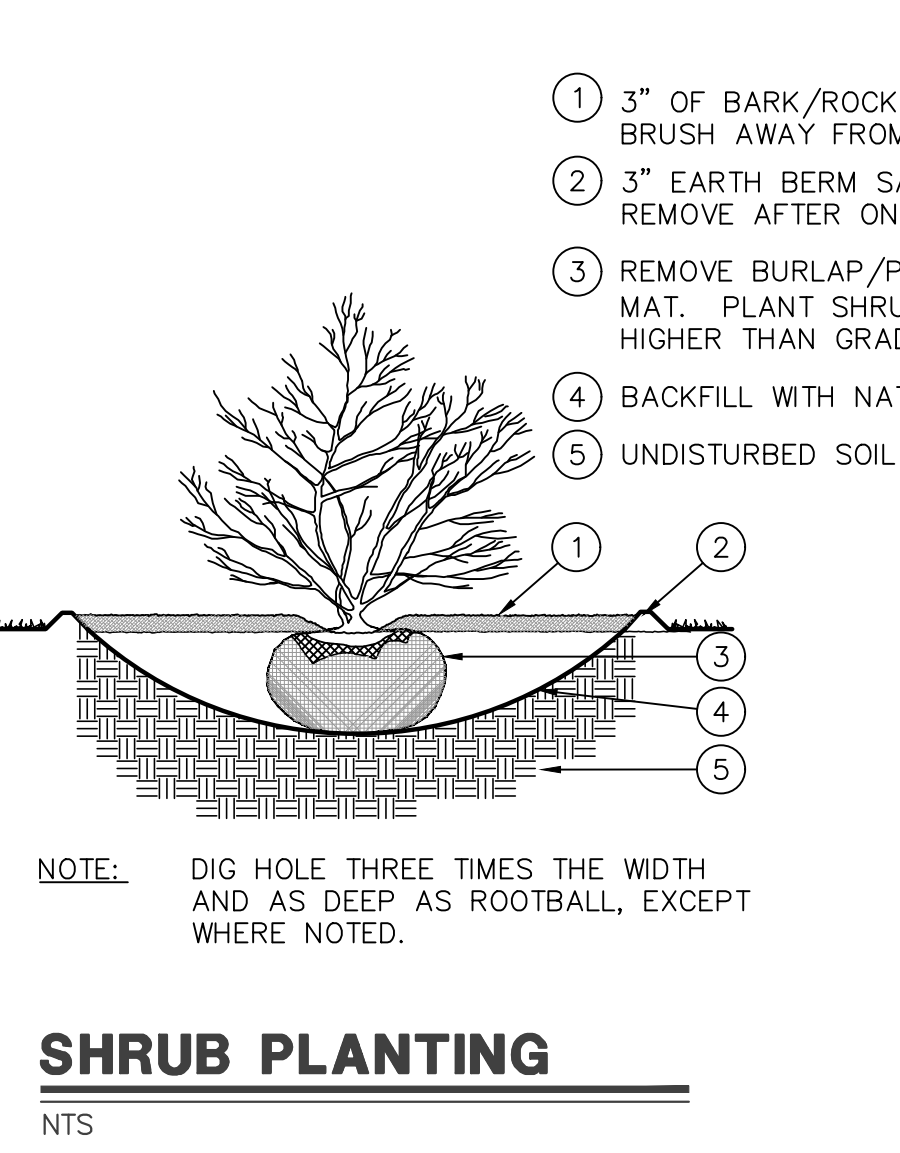
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



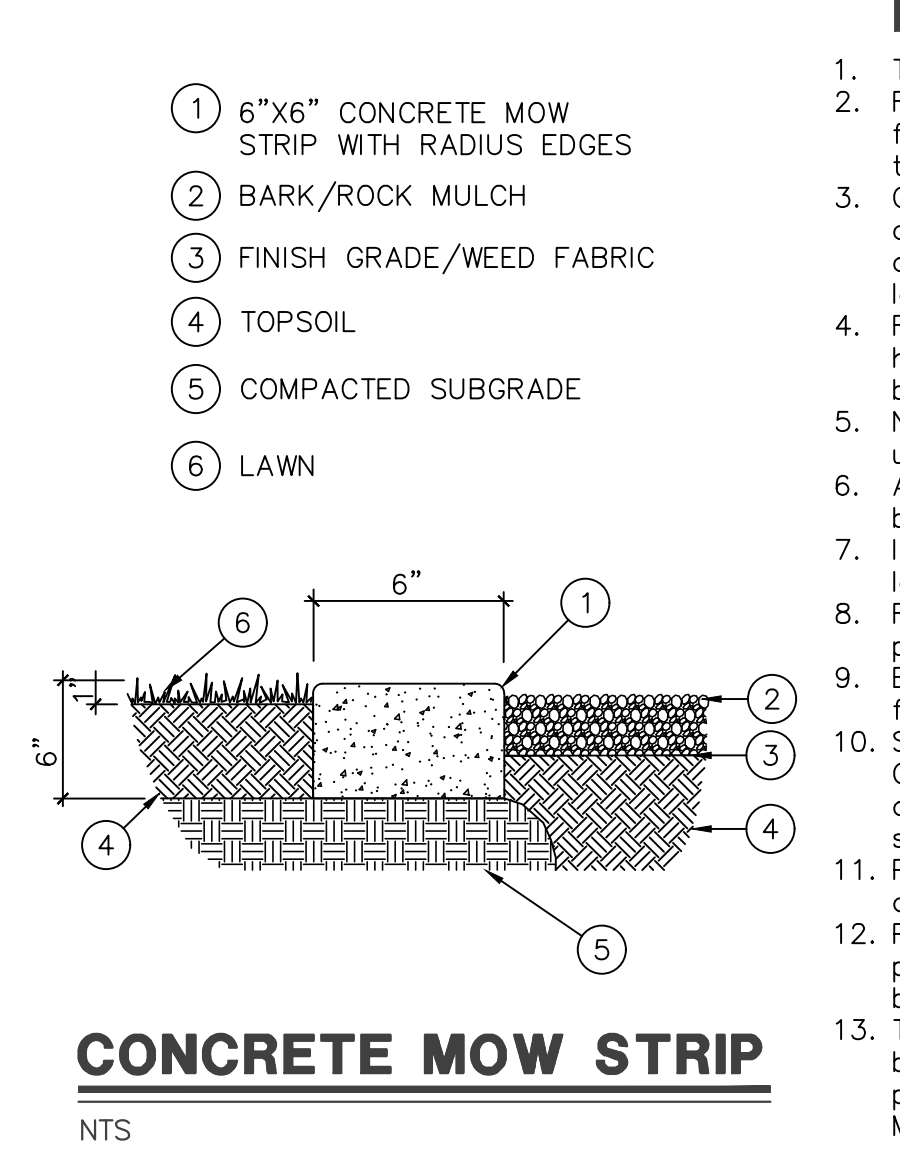
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

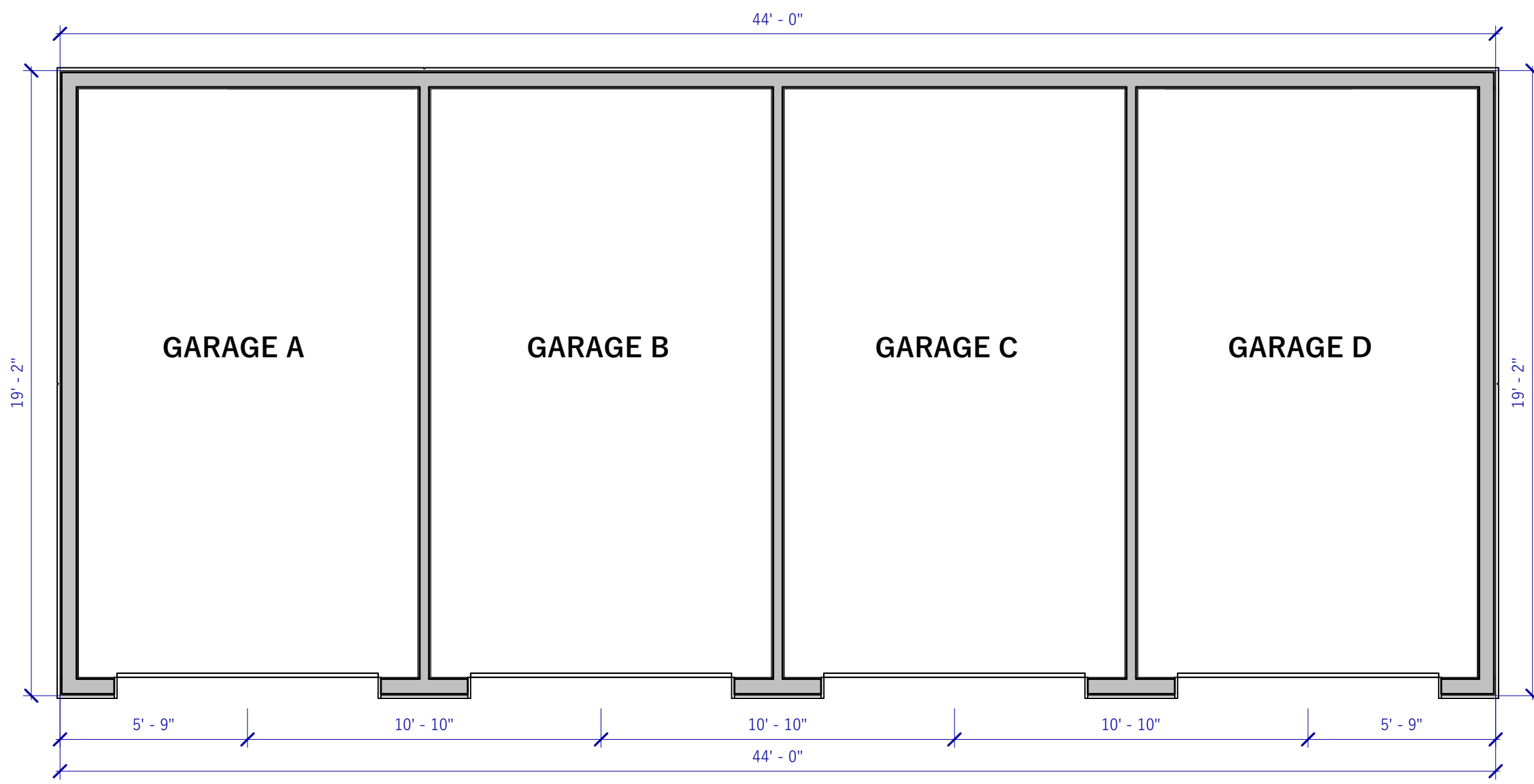
PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

No.	Date	Description
2	Feb. 22, 2022	CITY COMMENTS 2

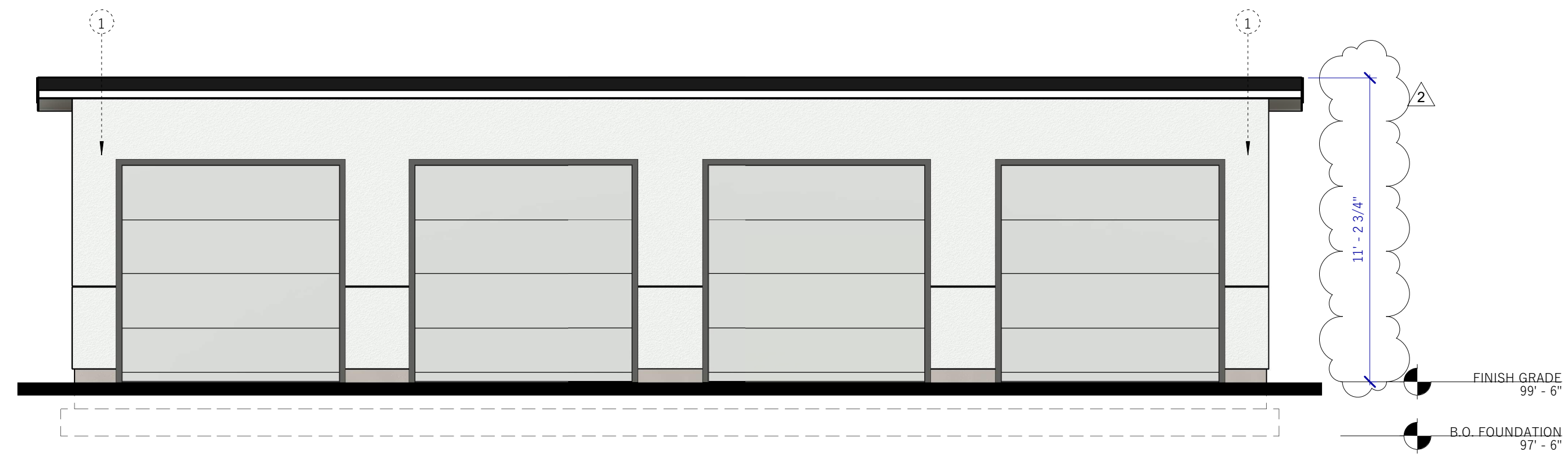
KEYED NOTES	
1	STUCCO FINISH

GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

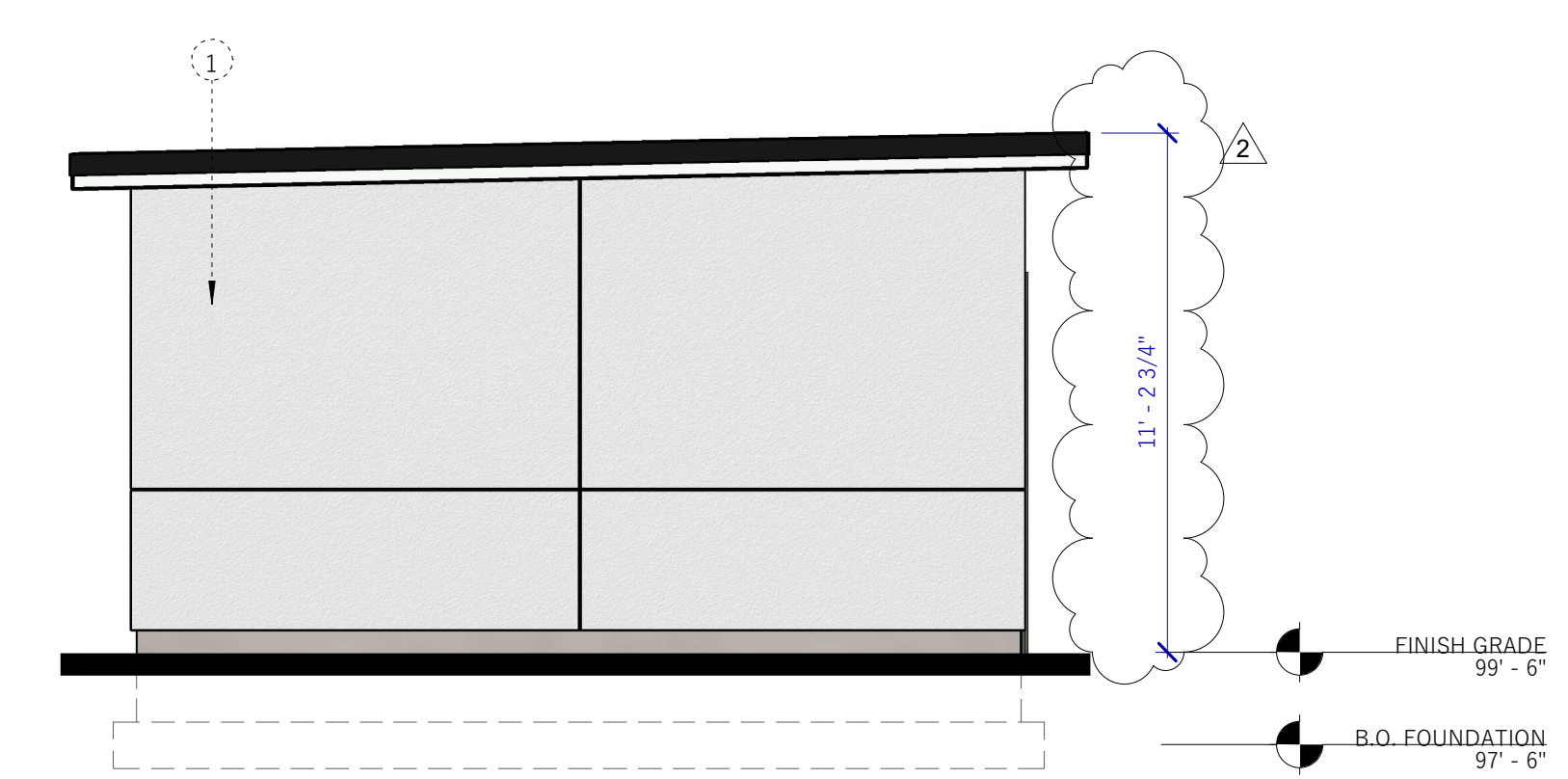


1
A1.5
DETACHED GARAGE PLAN
1/4" = 1'-0"

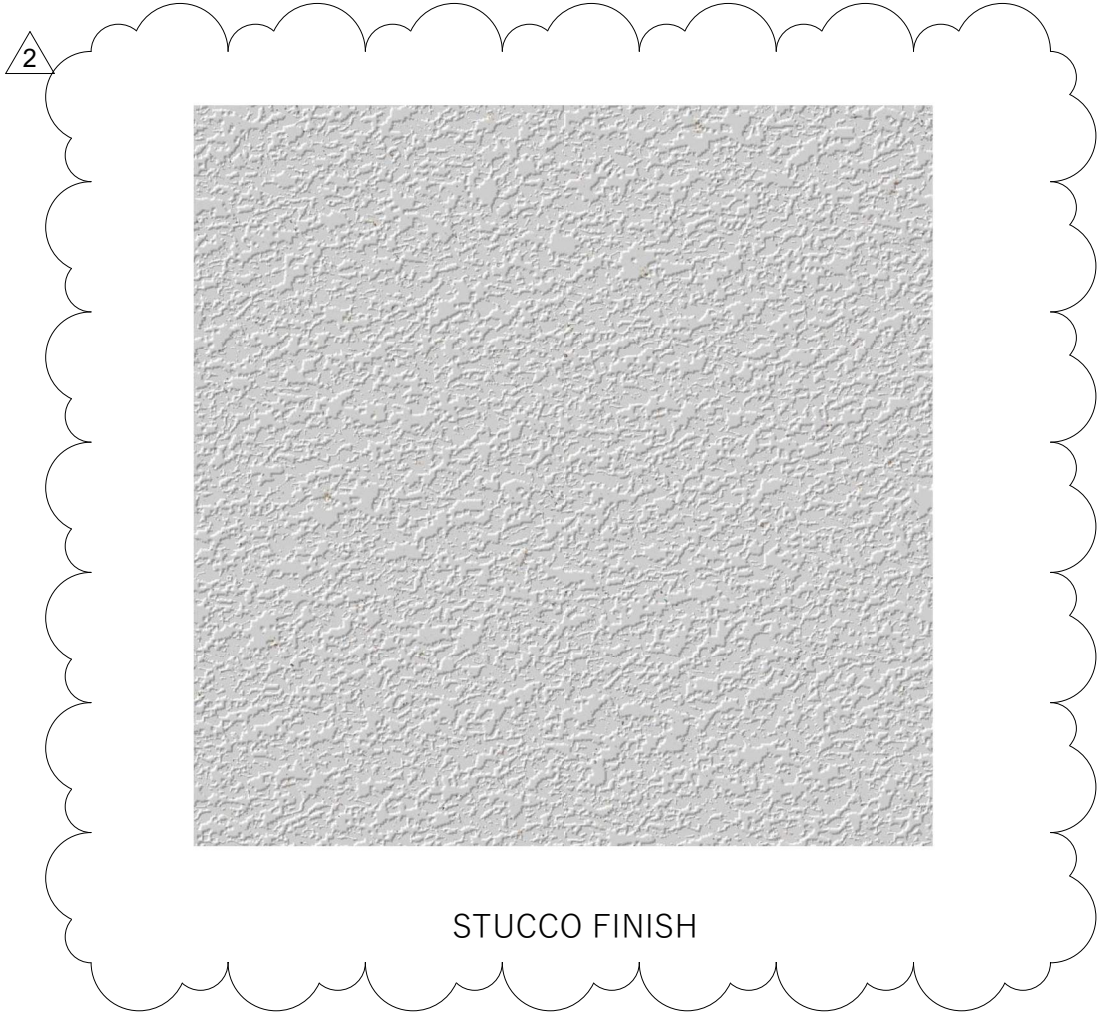
6
A1.5
GARAGE PERSPECTIVE



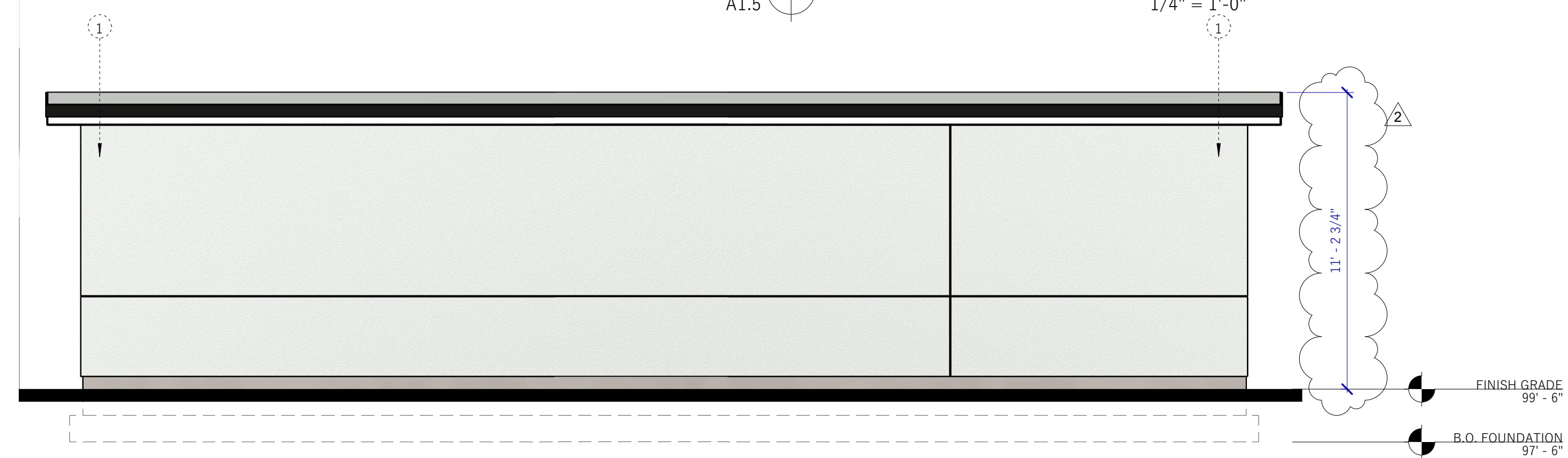
2
A1.5
NORTH GARAGE ELEVATION
1/4" = 1'-0"



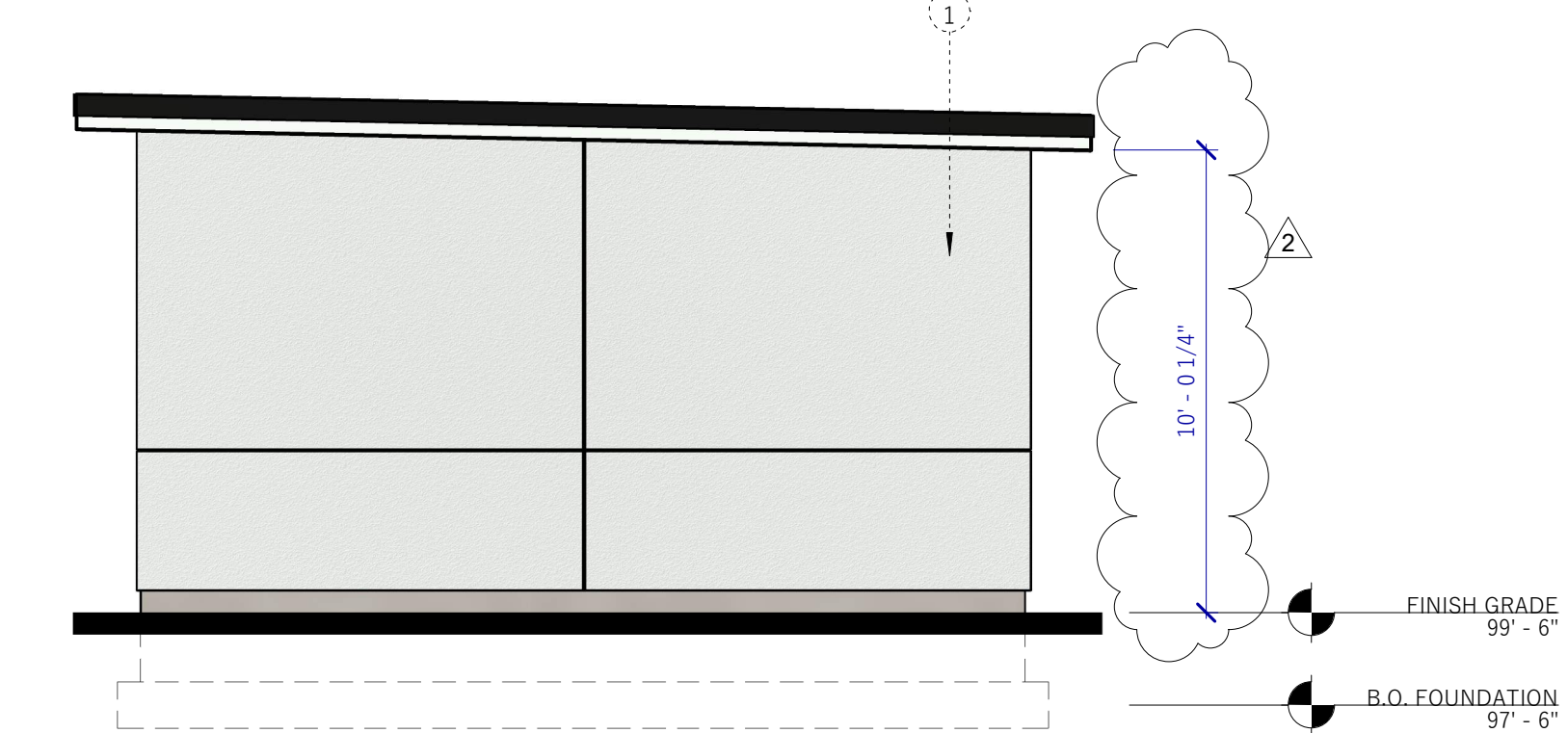
4
A1.5
EAST GARAGE ELEVATION
1/4" = 1'-0"



STUCCO FINISH



3
A1.5
SOUTH GARAGE ELEVATION
1/4" = 1'-0"



5
A1.5
WEST GARAGE ELEVATION2
1/4" = 1'-0"

PROJECT NUMBER
21043

ISSUE DATE:
FEBRUARY 12, 2022

REVISIONS:

No.	Date	Description

CONSULTANT

9TH & 9TH TOWNHOMES
839 S MENDON CT
SALT LAKE CITY, UT 84105

ELEVATIONS

A2.1



KEYED NOTES	
1	RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
2	FULL WEATHERSTRIPPED EXTERIOR DOOR UNIT; SEE DOOR SCHEDULE
3	PROVIDE COVERED CONCRETE PATIO AS INDICATED.
4	ALUMINUM FASCIA
5	WOOD SIDING
6	GARAGE DOOR UNIT AS PER OWNER; SEE DOOR SCHEDULE ON A7.1
7	FRONT ENTRY DOOR UNIT AS PER OWNER; SEE DOOR SCHEDULE ON A7.1
8	COORDINATE ALL POSTS WITH STRUCTURAL



2
A2.1 FRONT PERSPECTIVE



1
A2.1 FRONT ELEVATION
1/4" = 1'-0"

No.	Date	Description

KEYED NOTES

1	STUCCO FINISH
2	FULL WEATHERSTRIPPED EXTERIOR DOOR UNIT; SEE DOOR SCHEDULE
3	RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
4	WOOD FRAMED PATIO
5	ALUMINUM FASCIA
6	WALL ON DECK FOR SEPARATION AND PRIVACY.



1
A2.2  REAR ELEVATION
1/4" = 1'-0"

PROJECT NUMBER
21043

ISSUE DATE:
FEBRUARY 12, 2022

REVISIONS:

No.	Date	Description

CONSULTANT

9TH & 9TH TOWNHOMES
839 S MENDON CT
SALT LAKE CITY, UT 84105

ELEVATIONS

A2.3



KEYED NOTES	
1	STUCCO FINISH
2	ALUMINUM FASCIA
3	WOOD SIDING
4	RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
5	WALL ON DECK FOR SEPARATION AND PRIVACY.
6	COORDINATE ALL POSTS WITH STRUCTURAL.
7	PROVIDE COVERED CONCRETE PATIO AS INDICATED.



1
A2.3 — LEFT SIDE ELEVATION
1/4" = 1'-0"

PROJECT NUMBER
21043

ISSUE DATE:
FEBRUARY 12, 2022

REVISIONS:

No.	Date	Description

CONSULTANT

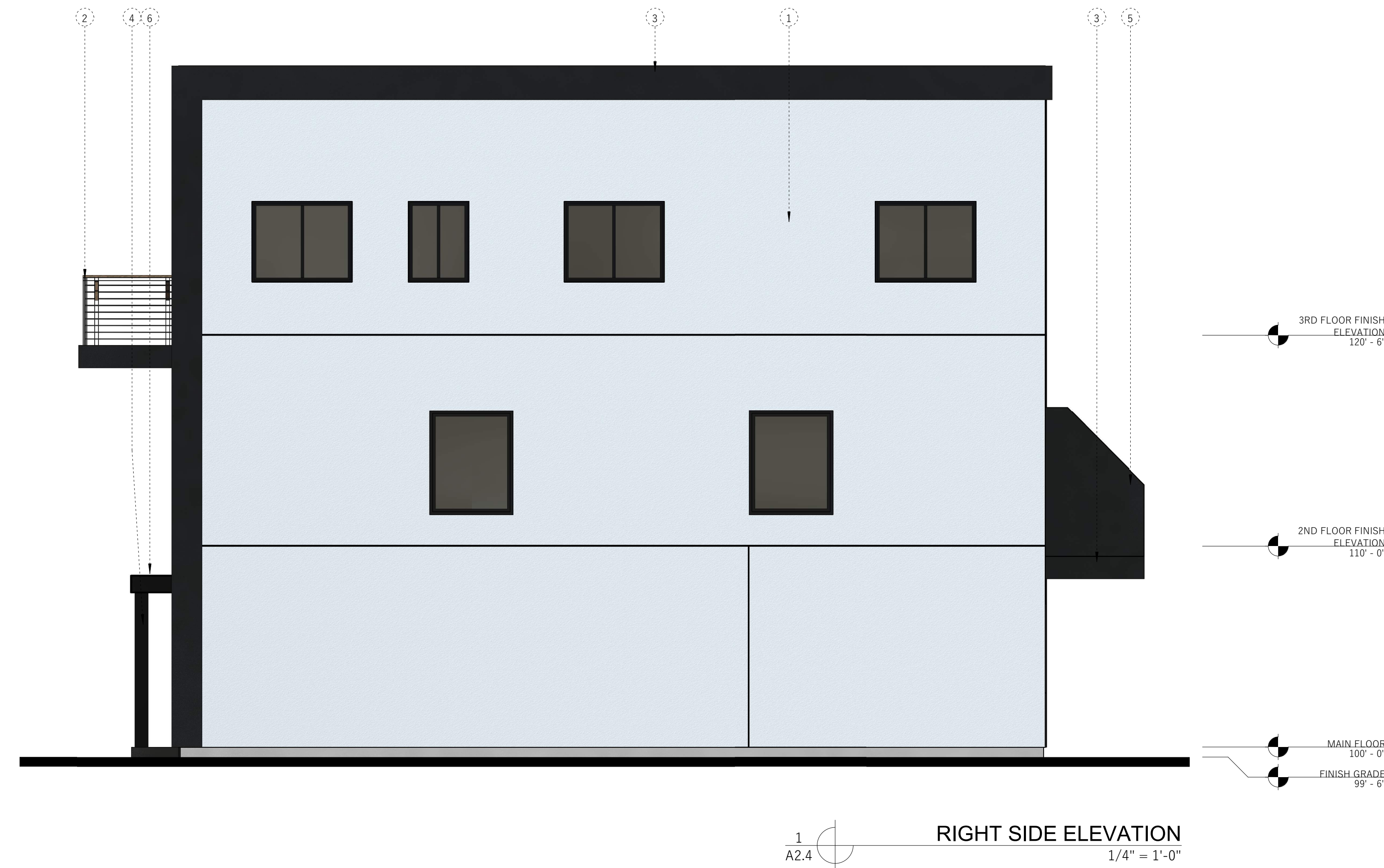
9TH & 9TH TOWNHOMES
839 S MENDON CT
SALT LAKE CITY, UT 84105

ELEVATIONS

A2.4



KEYED NOTES	
1	STUCCO FINISH
2	RAILING AT DECK TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH. SEE MAIN FLOOR PLAN AND PROJECT NOTES.
3	ALUMINUM FASCIA
4	COORDINATE ALL POSTS WITH STRUCTURAL
5	WALL ON DECK FOR SEPARATION AND PRIVACY.
6	PROVIDE COVERED CONCRETE PATIO AS INDICATED.



9th & 9th Townhomes

PRELIMINARY PLAT 'NOT TO BE RECORDED'

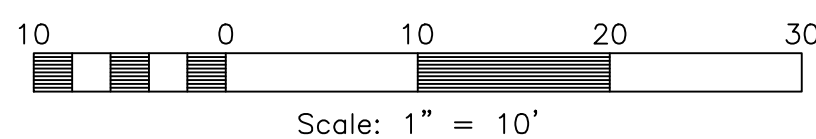
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M., U.S. SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JUNE, 2022



VICINITY MAP
SCALE: NONE

LEGEND

- = STREET MONUMENT
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCE LINE
- = LIMITED COMMON AREA
- = PRIVATE AREA
- = COMMON AREA
- = PROPOSED HAMMERHEAD TURNAROUND



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND FOR FUTURE DEVELOPMENT. THE BOUNDARY WAS DETERMINED BY DEED USING THE ATLAS PLAT AND THE FOUND MONUMENTS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

ARCHITECT

JZW Architects
Gary Knapp
45 E. Center St.
Ste. 202
N. Salt Lake, Ut. 84054
(801) 801-936-1343

DEVELOPER

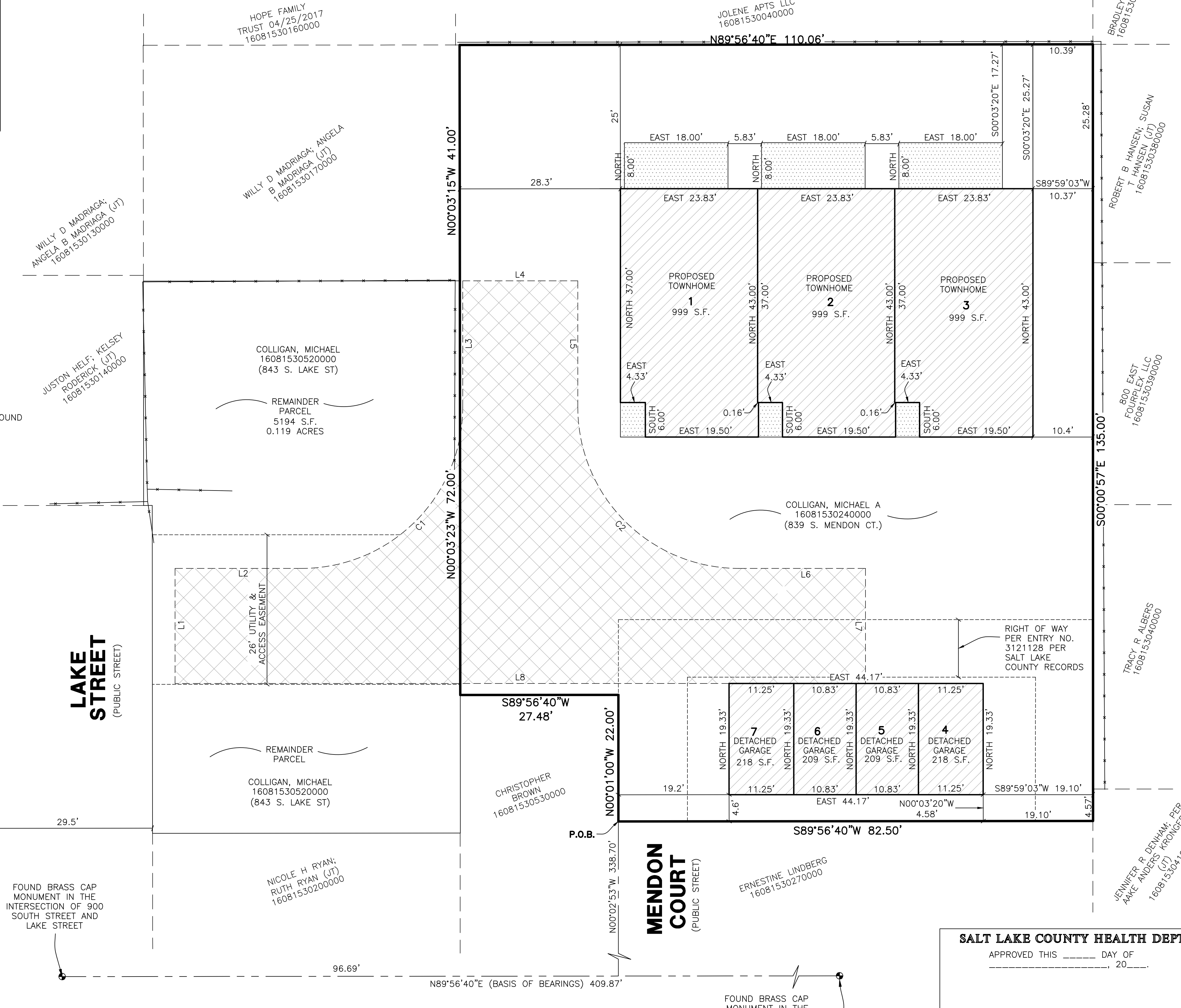
Aspen Contracting, LLC
Michael Colligan
5306 W. Woodsmere Lane
Herriman, Ut. 84054
(801) 573-2170

LINE TABLE

#	BEARING	DISTANCE
L1	NORTH	20.00'
L2	EAST	22.00'
L3	NORTH	22.00'
L4	EAST	20.00'
L5	SOUTH	22.00'
L6	EAST	22.00'
L7	SOUTH	20.00'
L8	WEST	120.00'

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	28.00'	43.98'	39.60'				N45°E	90°
C2	28.00'	43.98'	39.60'				S45°E	90°



SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **9TH & 9TH TOWNHOMES** IN **SALT LAKE CITY, SALT LAKE COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **SALT LAKE COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SALT LAKE CITY, SALT LAKE COUNTY** CONCERNING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER **TREVOR J. HATCH**

OWNERS DEDICATION AND CERTIFICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE **9TH & 9TH TOWNHOMES**, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVES APPROVAL TO RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

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

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ STATED UTM FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°56'40"E 96.69 FEET AND N00°02'53"W 338.70 FEET FROM FOUND BRASS CAP CENTERLINE MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND LAKE STREET (SAID MONUMENT BEING N89°56'40"E 409.87 FEET FROM A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AND 800 EAST STREET); THENCE N00°03'23"W 72.00 FEET; THENCE N00°03'15"W 41.00 FEET; THENCE N89°56'40"E 110.06 FEET; THENCE S00°00'57"E 135.00 FEET; THENCE S89°56'40"W 82.50 FEET; THENCE N00°01'00"W 22.00 FEET; THENCE S89°56'40"W 27.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,247 SQUARE FEET OR 0.327 ACRES MORE OR LESS.

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 6-9-22
Name: 9TH & 9TH TOWNHOMES
Number: 6676-63
Revision: _____
Scale: 1"=10'

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

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION

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

CITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

CITY PLANNING DIRECTOR

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

PLANNING DIRECTOR _____ DATE _____

CITY PUBLIC UTILITIES DEPT.

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

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____ BY SALT LAKE CITY ATTORNEY.

SALT LAKE CITY ATTORNEY _____

CITY APPROVAL

PRESENTED TO THE MAYOR OF SALT LAKE CITY, THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____

Salt Lake County Recorder

RECORDED _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____

SALT LAKE COUNTY RECORDER

ATTACHMENT C: Property and Vicinity Photos



Subject Property



Project site from Mendon Court



Mendon Court from project site



Location of access easement from south east portion of site



Lake Street



Project site



Area of future access from Lake Street



Mendon Court from 900 S

ATTACHMENT D: RMF-35 Zoning Standards

RMF-35 (Moderate Density Multi-Family Residential District)

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

21A.24.130

Requirement	Standard	Proposed	Finding
Front Yard Setback	20 feet	66 feet	Complies
Side Yard Setback	None is required but if provided cannot be less than 4 feet	10 feet and 4 feet	Complies
Rear Yard	25% of the lot depth, but not less than 20 feet and need not exceed 25 feet.	25 feet	Complies
Lot Area	3,000 square feet per unit (12,000 square feet total)	Approximately 14,254 square feet.	Complies
Lot Width	22 feet	23.9 feet	Complies
Maximum Height	35 feet	34 feet 5 inches	Complies
Building Coverage	Not to exceed 60% of the lot area.	Building coverage is 36%.	Complies
Street Frontage	Each lot is required to have public street frontage.	The proposed lots do not have public street frontage.	Planned Development Modification (Planning Commission Review)

21A.44			
Parking	Two parking spaces for each dwelling unit. A maximum of 25% greater than the minimum.	6 parking spaces are required, a maximum of 7.5 allowed, and 10 parking spaces proposed.	Planned Development Modification (Planning Commission Review)
21A.48			
Landscaping	Front yard shall be maintained as a landscape yard.	Front yard does not have 30% live vegetation.	Planned Development Modification (Planning Commission Review)
Landscape Buffer	10-foot landscaped buffer when abutting a single or two-family zone.	10- foot landscaped buffer included on east property line of development.	Complies
Landscape Buffer	No impervious surfaces shall be permitted on the landscape buffer.	Proposed driveway is located within southeast landscape buffer.	Planned Development Modification (Planning Commission Review)

ATTACHMENT E: Planned Development Standards

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: This project helps implement some of the objectives called by the Central City Master Plan, the Growing SLC: A Five-Year Housing Plan and Plan Salt Lake.

This project would allow density to increase within the existing neighborhood. The proposed development is an infill project that is low to medium density housing near the 9th & 9th District and that will take advantage of bicycling, walking, the use of neighborhood parks and proximity to the retail core.

Finding: **Meets Purpose Statement** **Does Not Meet Purpose Statement**

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. **At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
2. **The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

2. Improvements that encourage transportation options other than just the automobile.
Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems: <ul style="list-style-type: none"> 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.
Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal: <ul style="list-style-type: none"> 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.
Discussion: The project helps implement the housing goals within Plan Salt Lake and the Central Community Master Plan. Master Plan Implementation was discussed in Consideration 1 of the staff report.
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
Discussion: Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed development is of a scale appropriate to the RMF-35 zone and none of the requested zoning modifications run contrary to the applicable master plans for the area.
Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Discussion:

On the periphery of the project site the homes are mostly single-family and low-density multi-family homes. The proposal will be taller than the homes immediately surrounding the proposal, but homes of similar height can be found on 900 South and 800 South, as well as 800 East. The scale of the proposal is in line with the existing neighborhood character and meets the intent of the Central Community Master Plan.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Discussion:

The proposed building will not have a strong presence on the street due to the internal nature of the lot. The architectural design of the building will not have a negative impact on the surrounding neighborhood. Building materials include glass, wood, hardi board, and stucco siding. They are appropriate for the area and meet the applicable zoning and design standards.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

3. Whether building setbacks along the perimeter of the development:
a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
b. Provide sufficient space for private amenities.

<ul style="list-style-type: none"> c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.
<p>Discussion:</p> <p>The building setbacks meet the standards of the RMF-35 zone, with the exception of an accessory structure in the front yard setback. The site is unique in that it is internal with rear and side yards abutting the front yard area. Therefore, the proposal is not found to have an adverse impact on the character of the neighborhood. A six-foot fence is proposed in the front yard area to further buffer from the adjacent properties. The required landscape buffer will be required to meet tree and shrub standards in the area that is not hardscaped (1 tree per 30' and shrubs lining the buffer area).</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>
<p>Discussion:</p> <p>The RMF-35 does not have a transparency requirement because it is a residential character. However, the building includes a variety of materials and modulation that creates visual interest.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>
<p>Discussion:</p> <p>The lighting is designed for safety and visual interest while minimizing impacts on surrounding property. The wall mounted cylindrical lights on the front of the building provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. These lights produce light to the spaces directly below while minimizing the impact on surrounding property.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened;</p>

<p>Discussion: The project includes individual trash receptacles that will be collected on a weekly basis.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>
<p>Discussion: Parking will include 3 attached garages, and 4 detached garages. The garage is abutting a side yard to the neighboring property and includes landscaping as a buffer.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>

<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p>
<p>1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>
<p>Discussion: The developer intends to maintain the trees located at the northwest corner of the property. There will be an overall increase in the number of trees on the property.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
<p>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>
<p>Discussion: There is no existing formal landscaping, but some existing trees will be preserved, and additional trees will be planted.</p>
<p>Condition(s):</p>
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>

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

Discussion:

The proposed landscaping has been reviewed and approved by Urban Forestry. Landscaping will also be added in front of the buildings and to the rear of the garage to disguise the parking garage and provide visual interest.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

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

Discussion:

This is a lower scale development in a lower scale residential context where additional landscaping is not generally necessary to prevent negative impacts on adjacent properties. Trees are provided in the rear and side yard as a buffer.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Discussion:

The main vehicular and pedestrian entrance to the project will be from Mendon Court from 900 South. A secondary access will be through an access easement onto Lake Street.

Traffic impact on Lake Street was a concern from the property owners on this block. Concerns are that:

- Residents of the project will likely use the Lake Street access, and this is a narrower street than most in the neighborhood with no room for two-way traffic.
- There isn't any place for overflow parking or guest parking on this project, so the overflow will be on on-street parking.

The Transportation Division indicated that both Mendon Court and Lake Street are of sufficient widths and capacity to support the addition of the three units.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether the site design considers safe circulation for a range of transportation options including:
- a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;

Discussion:

The development connects to both Lake Street and Mendon Court, which then connects to 900 South. The streets are existing and no conflicts are anticipated with the development.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

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

Discussion:

The surrounding uses are residential and can be accessed via the public sidewalk on 900 South.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

4. Whether the proposed design provides adequate emergency vehicle access;

Discussion: Emergency vehicular access has been approved by Fire. The original submittal included 4 dwelling units, but it was reduced to 3 units to accommodate an emergency vehicle turnaround required by the Fire division. Building permits will be reviewed for compliance.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

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

Discussion:

As this is a small residential development there are no loading bays. Negative impacts are not expected.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Discussion:

The site is undeveloped and does not have any existing formal landscaping.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Discussion:

Public Utilities has reviewed the plans and added a condition in Attachment H. A full review of the utility plans will be conducted when the applicant applies for a building permit.

Condition(s): *Water, sewer, and storm drain will need to be updated and resolved as part of the building permit. The applicant should be aware that at a minimum a new water main will be required in either Mendon Court or Lake Street. Water system model and other reviews will be done at the time of building permit.*

Finding: Complies Complies with conditions Does not comply Not Applicable

ATTACHMENT F: Subdivision Standards

Standards of Review – Subdivision
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
Discussion: The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: The applicant is requested Planned Development approval for lots without street frontage. Staff supports the requests.
Condition(s):
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modifications Requested) <input type="checkbox"/> Not Applicable
B. All buildable lots comply with all applicable zoning standards;
Discussion: The lot complies with the applicable zoning standards, such as lot size and width.
Condition(s):
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
C. All necessary and required dedications are made;
Discussion: No dedications of property are required for this development.
Condition(s):
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;
Discussion: Public Utilities will be addressed during the building permit process and with the final plat.
Condition(s): <i>Water, sewer, and storm drain will need to be updated and resolved as part of the building permit. The applicant should be aware that at a minimum a new water main</i>

will be required in either Mendon Court or Lake Street. Water system model and other reviews will be done at the time of building permit.

Finding: Complies Complies with conditions Does not comply Not Applicable

E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;

Discussion: No public improvements are required.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

F. The subdivision otherwise complies with all applicable laws and regulations;

Discussion: The proposal complies with all other applicable laws and regulations, except where modified through the Planned Development.

This project requires a final plat as the recording instrument, the application for final plat must be submitted within eighteen (18) months of preliminary plat approval, per section 20.20.010.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s):

Finding: Complies Complies with conditions Does not comply Not Applicable

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- December 8, 2021 – The East Liberty Park Community Organization was sent the 45 day required notice for recognized community organizations. While the council did not provide comments, the ELPCO has actively coordinated with neighboring property owners and the developer to address concerns and answer questions related to the proposal.
- December 8, 2021 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- June 28, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
 - Meeting was postponed
- July 14, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- July 18, 2022
 - Public hearing notice sign posted on the property

Public Input:

As of the publication of this Staff Report, Staff has received one formal written public comment from the adjacent property owner on Mendon Court, which is included on the next page of this Staff Report. Staff received one phone call indicating concern regarding the capacity of Lake Street and Mendon Court to handle additional traffic and parking. Staff also had discussions with an adjacent property owner to the east of the property, primarily regarding screening plants in the landscape buffer and fencing.

If Staff receives additional comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

(EXTERNAL) Comments and questions regarding the 839 Mendon Ct. Development



Arlo W. Lindberg

To Gilmore, Kristina

Cc East Liberty Park 1

Reply Reply All Forward

Wed 7/6/2022 11:34 PM

You replied to this message on 7/7/2022 9:24 AM.

Hi Kristina,

Thank you for the opportunity to comment on, and discuss, the proposed development located at 839 Mendon Court that will be presented at the July 13, 2022 meeting. Due to a scheduling conflict, I don't know that I will be able to attend this meeting in person. Therefore I am providing my comments and concerns in writing.

I have resided at 847 Mendon Ct. for the last 55 years. While the prospect of a new development at 839 Mendon Ct. is a welcome thought, the overall size and design of the homes being proposed by the developer has me worried about the impacts to my property.

Mendon Ct. is a small alley that is often blocked by inconsiderate neighbors or people that are not aware of the impacts of parking in the alley. While I understand that there may always be issues with illegal parking, I would like to minimize the impacts as much as possible. There is an existing 12-foot right-of-way along Mendon Ct. from 900 S. to the rear corner of my property where it continues on the south side of 839 and connects to a 10-foot right-of-way located on the east side of my property and returns to 900 S. Closing access off behind my home would greatly hinder my ability to access my property. I want to make sure that this right-of-way is protected and recorded on all associated properties that result from any building lot divisions during this process. This right of way was upheld in court in about 1980. From what I can tell, this right-of-way, or a variation of it, has been recorded on Trust Deeds and Warranty Deeds associated with 839 Mendon Ct. for well over 50 years. This practice needs to continue with future ownership as well.

My primary concerns with the development beyond the right-of-way, as presented on the plans I have had access to, is the proximity of the detached garage structure. From the plans I have seen, the proposed setback for this accessory building will be about one (1) foot from our shared property line. My home was built in about 1917 and, at that time, setback laws were not common or practiced in Salt Lake City. As a result, my home is located within about two feet from the shared property line. If the accessory building is built as proposed, this structure will be about three feet from the back of my home. This will greatly hamper my ability to maintain my home and would violate City Code 21A.55.050 (C.3.e). For example, the water meter and subsequent water line into my home is located at the northwest corner of my home. The water line from the meter to the interior runs from the meter to about the middle rear of my home where it enters. If that line needs to be replaced and there is a structure within three feet, use of excavating equipment will be severely limited, if not impossible to use. Also, according to setback information I was able to obtain through the Salt Lake City web site, "No portion of an accessory building may be built closer than 10' to any portion of a house on an adjacent lot." I hereby request that the Planning Commission please deny the developers request for a variance to the setback ordinance for this development as it will directly impact me in a negative way.

Other concerns about the garage structure as proposed, has to do with storm water/snow melt drainage from the structure and surrounding hard surface areas. As stated, my home was built in the early 1900's and drainage wasn't a primary consideration during construction at that time. My home does not have a basement drain, and if the drainage for the new development is not sloped away from my home, I could experience flooding from the adjacent property.

I am also concerned about the existing infrastructure in Mendon Ct. with regard to storm water and sewer drainage. Can the existing infrastructure in Mendon Ct. or Lake Street handle the additional units that are being proposed by the developer? What about the "future development" plans this developer may add in the future? The last structure that was located at 839 Mendon Ct. was a single family residence that was converted into a 3 unit dwelling before it was demolished roughly 45 years ago. The addition of the proposed units (with modern plumbing standards) beyond the three that were previously there along with additional paved surfaces may negatively impact the surrounding properties. Does the City or developer have plans to upgrade these systems or mitigate potential problems if needed? What, or are there, storm water plans for this development?

As with other neighbors you have likely heard from, I am also concerned about potential parking issues and increased traffic through Lake Street and Mendon Ct. The limited number of parking spaces available to all property owners in this area makes it difficult to maneuver through these narrow streets. As it stands currently, large vehicles such as Ambulances, garbage trucks, fire engines, etc. cannot access Mendon Ct. without great difficulty or possible damage. If residents park along both sides of Lake Street, city owned garbage trucks cannot get through to empty cans and often don't pick them up because of this problem. This also means that fire engines may not be able to access this area in the case of an emergency. Nobody wants it to happen but structure fires can and have happened in Mendon Ct. in the past. To my knowledge, there are no fire hydrants located on either of these streets. With the addition of these proposed units, will the City or developer add a fire hydrant to the development? This could provide a valuable water source for emergency crews in the event of a structure fire in this confined location.

Again, I am not opposed to developing this property, but I am opposed to the severe impacts this plan will have on my property as well as neighboring property owners. My recommendation for this area would be no more than two stories for these units, as well as an exterior facade that is more suited to the existing homes in the area.

Thank you again for the opportunity to address this issue. Please feel free to contact me if you have any questions or need clarification on anything I have stated in this letter.

Sincerely,
Ernestine Wing-Lindberg
847 Mendon Ct.
Salt Lake City, UT 84105

Cc: Jason Stevenson, ELPCO

ATTACHMENT H: Department Review Comments

Any requirement identified by a City Department is required to be complied with.

Fire:

It appears that the applicant has provide the 26-foot wide road, but has not provide the necessary clearance from the face of building to property lines. It shows 4-feet from property line to face of building. The applicant may submit an alternate means and methods to install fire sprinklers (NFPA 13D) or provide the clearance obtained from the formula. This will be reviewed by the Fire Marshal and Building Official.

Another question that may be an issue is how is he providing emergency vehicle turn a round for dead end roads that are greater than 150-feet in length. After looking at a Google image, it appears that Lake Street is a dead end and would require a turn a round

Note from Planning: An emergency vehicle turnaround was added. The Alternative Means & Methods will be reviewed during the building permit phase.

Public Utilities:

The plans don't meet SLCPU and Fire Prevention Standards. The proposal can move forward with this the condition:

Water, sewer, and storm drain will need to be updated and resolved as part of the building permit. The applicant should be aware that at a minimum a new water main will be required in either Mendon Court or Lake Street. Water system model and other reviews will be done at the time of building permit.

Transportation:

No concerns. The additional homes will not create an untenable situation traffic-wise on the referenced two streets. The increase in traffic will be minimal. These are two low-volume roads with very little truck traffic.

Engineering:

A condition of approval is that comments on the preliminary plat are addressed when the final plat is applied for.