To: Salt Lake City Planning Commission  
From: Eric Daems, Senior Planner, eric.daems@slcgov.com, 801-535-7236  
Date: December 14, 2022  
Re: Nielsen Estates - PLNSUB2018-00879 (Preliminary Plat)  
PLNPCM2018-00878 (Planned Development)

Preliminary Plat & Planned Development

PROPERTY ADDRESS: 834 W. 200 North and 833 W. Hoyt Place  
PARCEL ID: 08-35-406-018-0000 and 08-35-406-019-0000  
MASTER PLAN: Northwest, North Temple Boulevard  
ZONING DISTRICT: SR-3 Special Development Pattern Residential District

REQUEST:
Jeff Mogharrab, of Ward Engineering, representing the property owner, is requesting Preliminary Plat and Planned Development approval for a 9-lot subdivision and housing development at 834 West 200 North and 833 West Hoyt Place. The proposal is to adjust the lot for an existing single-family home along 200 North and to create 8 additional lots to accommodate a twin home and 6 single-family attached units. The property is in the SR-3 (Special Development Pattern Residential) zoning district. The project requires Planned Development approval for the following:

- 7 lots without street frontage
- Reduced front yard setback, 5’ where 10’ would be required
- Reduced rear yard setback, 5’ where 15’ would be required
- Steps and landings to be located closer than 4’ to property line (in rear yard area)

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 both the Preliminary Subdivision and Planned Development requests with the following recommendation:

1. Add or relocate an entry to the north side of unit 8 (lot 9) to create additional pedestrian interaction along Hoyt Place

ATTACHMENTS:

A. ATTACHMENT A: Vicinity Map  
B. ATTACHMENT B: Plan Set & Applicant Materials
PROJECT DESCRIPTION

This proposal is for a 9-lot subdivision to accommodate an existing single-family home and for the construction of a twin home and 6 single-family attached homes. The property is .52 acres and is zoned SR-3. The lot for the single-family home will be 7,823 sf and the lots for the new development will be between 1,667 sf – 2,108 sf each. All the new homes will be 2-bedroom with a 1-car garage, a balcony, and private yard area.

Rendering looking northeast toward Hoyt Place

The development will be accessed by a private driveway from 200 North. The driveway is 11.5’ wide to accommodate 1-way traffic and has been reviewed by both the Fire and Transportation departments. Although the driveway will connect to Hoyt Place, daily access will be blocked via a fire department crash gate. Hoyt Place is a private street and at this point, access for this development has not been granted. The lots and buildings will be oriented towards the driveway pending Subdivision and Planned Development approvals.
In September of 2021, a rezone of the property was approved from R-1-5000 and R-1-7000 to SR-3. One of the conditions of the rezone was that the single-family use and architecture of the existing home on the property be preserved. To that end, a Development Agreement has been recorded. The intent is to better preserve the character of the neighborhood and the existing housing stock. Besides the existing home, the property is vacant. While the properties along 200 North all have single-family homes, most neighboring properties along Hoyt Place are undeveloped. It is anticipated they will have similar scale and orientation of development in the future as some have submitted subdivision plats, Planned Developments, or other applications for consideration.

![Sample East Elevation (front)](image)

![Sample West Elevation (rear)](image)

![North Elevation](image)

![South Elevation](image)

![Site Plan (larger version in Attachment B)](image)
The proposed lot and building orientation seek to maximize density of the site while meeting the lot size requirements of the SR-3 zone. The development would have a 5’ setback from Hoyt Place, which would function as a “side yard” under this proposal. The development would include a minimum 8’ yard setback area from properties to the east, 4’ yard area to the single-family property to the south, and a 23’ separation from properties to the west. The development is intended to create medium density housing along the interior portion of the block and to increase the walkability of the neighborhood by providing a sidewalk connecting Hoyt Place to 200 North. The site is less than two blocks from the 800 West TRAX stop and is within a block of commercial amenities.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.020.A of the Zoning Ordinance, the Planning Commission may approve modifications to the subdivision or zoning standards of a proposed development as part of a Planned Development. This includes the requested modifications on page 1 of this staff report. The Commission must find that the proposal meets the objectives and standards for a Planned Development as outlined in 21A.55.050 of the Zoning Ordinance.

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 (SR-3) or is not consistent with the standards and objectives as outlined in the Planned Development chapter.

The Planning Commission may approve preliminary subdivision plats or report its actions and recommendations to the mayor, who ultimately approves or denies final subdivision plats.

KEY CONSIDERATIONS

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

1. Compliance with citywide and community master plans
2. Lack of street frontage for seven lots
3. Appropriateness of site design with reduced setbacks

Consideration 1: Compliance with citywide and community master plans

Plan Salt Lake:

Neighborhoods:

- Maintain neighborhood stability and character

Commentary: The proposed single-family attached and twin homes are generally compatible with the scale of surrounding development. They are appropriate for the inner portion of the block. The SR-3 zone was specifically created to address development within the inner portions of City blocks.
Growth:
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
- Encourage a mix of land uses
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City’s population

Commentary: The proposed site is in an area that already has established infrastructure. It is also close in proximity to the Green TRAX line on North Temple. The proposed single-family attached and twin home units make better use of the land and help accommodate the City’s growing population.

Housing:
- Increase the number of medium density housing types and options
- Enable moderate density increases within existing neighborhoods where appropriate

Commentary: The development will add a slightly denser housing type than is currently available within the area. Both the North Temple Boulevard and Northwest Master Plans specifically identify Hoyt Place as an opportunity for medium-density infill housing.

Transportation and Mobility:
- Reduce automobile dependency and single occupancy vehicle trips

Commentary: The project is convenient to TRAX and multiple bus lines, providing opportunities to reduce single occupancy vehicle trips.

Air Quality:
- Reduce greenhouse gas emissions

Commentary: The site is within 2 blocks of the 800 West TRAX station. The property is within 1 block of commercial businesses and shopping opportunities. Residents will be able to reduce greenhouse gas emissions with these options.

North Temple Boulevard Master Plan:
800 West Stable Area
- Allow infill development such as twin homes and attached single-family dwelling, primarily in mid-block areas that are currently underdeveloped or under-utilized
- Increase the residential density around the 800 West Station

Commentary: This proposal will provide 6 single-family attached home and a twin home in a mid-block area that is not currently developed. By using the Planned Development to modify lot street frontage requirements, 7 additional units can be built on the site while still maintaining the density of the SR-3 zone.
Northwest Master Plan:

Housing:
Commentary: The Northwest master plan specifically identifies Hoyt Place as an opportunity to encourage private housing development along vacant interior parcels. This development will provide additional housing choice in the area.

Consideration 2: Lack of street frontage for seven lots
Commentary: The minimum lot width in the SR-3 zone is 22’. The subject lot is 68’ wide, which would allow for 3 lots facing Hoyt Place. However, the undeveloped portion of the lot is over 180’ deep. Any development oriented entirely to Hoyt Place would require awkward narrow and deep lots. The requested Planned Development proposes to orient 8 residential lots perpendicular to Hoyt Place with a private driveway from 200 North. This arrangement creates 7 lots without street frontage but allows for lots that are between 24.5’ and 30’ wide and 68’ deep. The resulting lots meet the lot size requirements of the SR-3 zone and better accomplish the stated purposes to accommodate medium density housing in the interior portion of city blocks.

The driveway from 200 North will be 11.5’ wide and 17.5’ wide accounting for the rolled curb. Vehicles using the driveway will be able to utilize individual driveways to turn around so that vehicles can always enter from and exit to 200 North facing forwards.

Staff feels this arrangement gives sufficient access to the proposed lots while making better use of the land and accomplishes the objectives of the SR-3 zone and the community and City master plans.

Consideration 3: Appropriateness of site design with reduced setbacks
Commentary: The proposed orientation of the lots and units is intended to maximize the site and to better fulfill the purposes of the SR-3 zone. The layout faces the homes toward the private driveway. In so doing, it creates yard areas that are appropriate for the homes, but that do not meet the setbacks relating to Hoyt Place. The planning department has received applications or had several predevelopment meetings regarding neighboring properties that all are proposing similar layouts for future development along Hoyt Place. Staff feels that the yard areas are appropriate for the scale of the development and will not have negative impacts on neighboring properties. The yards will provide privacy and opportunities for landscaping. The one condition that Staff is recommending is that a door be installed along the unit abutting Hoyt Place to give a more welcoming presence along the street.

STAFF DISCUSSION
In general, Staff is of the opinion that the Planned Development proposal meets the intent of the SR-3 zoning district, the Planned Development objectives and standards of review, and is compatible with the various master plans of the city. The proposal complies with the subdivision standards, except for the modifications being requested as part of the Planned Development. Staff recommends approval of the proposed project.

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 conditions required by other City departments and the Planning
Commission. A final plat application will need to be submitted and approved by City staff and recorded with Salt Lake County.

The applicant will be able to submit plans for building permits once all conditions of approval are met. Modifications beyond those identified as minor modifications in the ordinance would require additional review and approval from the Planning Commission.

**Denial of the Requests**

If either petition is denied, the applicant will still be able to develop the property by-right, but at a smaller scale. Specifically, each lot would need to have frontage on a street and all setbacks of the SR-3 zone would need to be observed. The applicant would be able to submit plans for building permits subject to meeting all applicable zoning requirements and requirements of other divisions.
ATTACHMENT A: Vicinity Map

Nielsen Estates

Salt Lake City Planning Division 11/17/2022
ATTACHMENT B: Plan Set & Applicant Materials
CONSTRUCTION NOTES

1. ALL CONTRACTORS MAY USE THE INSIDE OF A 4" DIA CURVED RAMP TO PLACE ALL MATERIALS ON THE SITE. THE RAMP MUST BE REMOVED NO LATER THAN 24 HOURS AFTER THE MATERIALS HAVE BEEN PLACED.

2. ALL CONTRACTORS ARE REQUIRED TO MAINTAIN A TRAFFIC CONTROL PLAN AT THEIR WORK SITE. THE PLAN MUST BE APPROVED BY THE CITY ENGINEER AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF AASHTO M-226.

3. ALL CONTRACTORS ARE REQUIRED TO SUBMIT A POSTED PROPERTY LINE PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. ALL WORK SHALL BE COMPLIANT WITH THE RECENTLY UPDATED CODES AND REGULATIONS. CONTRACTORS ARE REQUIRED TO SUBMIT A POSTED PROPERTY LINE PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5. ALL CONTRACTORS ARE REQUIRED TO SUBMIT A POSTED PROPERTY LINE PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.


SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE: All construction work shall be in compliance with these contract documents and the most recent editions of the applicable appropriate governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas at the site.

2. OBLIGATIONS: The contractor shall be responsible for notifying all appropriate government and private entities associated with the project. All permits, fees, and agreements prior to construction as permitted by the appropriate governing entity and/or individual property owner. The contractor shall maintain a copy of these permits, fees, and agreements at the site. All documents shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas.

3. SUBMISSION OF THE APPLICABLE CONTRACT DOCUMENTS: All applicable contract documents are to be submitted to SLC Public Utilities for review and approval before proceeding with any work. The contractor shall maintain a copy of all approved contract documents at the site.

4. PROJECT LIMITS: The contractor shall not allow any groundwater or debris to enter the new or existing pipe during construction. The contractor shall be responsible for ensuring that all construction activities are confined to the approved project limits.

5. APPROVAL OF MATERIALS: All materials and equipment used in the project shall be approved by SLC Public Utilities before use. The contractor shall maintain a copy of all approved materials and equipment at the site.

6. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS: All water, sewer, and storm drain systems shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

7. CONSTRUCTION ACTIVITIES: All construction activities shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

8. SAFETY: The contractor shall be responsible for the safety of all persons engaged in the work. The contractor shall maintain a copy of all safety regulations and procedures at the site.

9. FINISHING: All finnishing work shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

10. CONTRACTOR'S OBLIGATIONS: The contractor shall be responsible for all aspects of the project and shall be responsible for all costs incurred in connection with the project.

11. COMPLIANCE WITH CODES AND STANDARDS: All construction work shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

12. DEFAULT: Any defaulting contractor shall be responsible for any losses or damages caused by the defaulting contractor to the project. The contractor shall maintain a copy of all defaulting contractor’s obligations at the site.

13. PROJECT LIMITS: The contractor shall be responsible for maintaining all construction activities within the approved project limits. Any deviation from the approved project limits shall be reported to SLC Public Utilities immediately.

14. WATER, SEWER, SEWER AND STORM DRAIN UTILITIES: The contractor shall be responsible for ensuring that all water, sewer, and storm drain systems are in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

15. CONTRACTOR'S OBLIGATIONS: The contractor shall be responsible for all aspects of the project and shall be responsible for all costs incurred in connection with the project. The contractor shall maintain a copy of all contractor’s obligations at the site.

16. COMPLIANCE WITH CODES AND STANDARDS: All construction work shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

17. DEFAULT: Any defaulting contractor shall be responsible for any losses or damages caused by the defaulting contractor to the project. The contractor shall maintain a copy of all defaulting contractor’s obligations at the site.

18. COMPLIANCE WITH CODES AND STANDARDS: All construction work shall be in compliance with the applicable governing entity and/or individual property owner’s requirements for work or staging outside of the contractor’s existing work areas. The contractor shall maintain a copy of these requirements at the site.

19. DEFAULT: Any defaulting contractor shall be responsible for any losses or damages caused by the defaulting contractor to the project. The contractor shall maintain a copy of all defaulting contractor’s obligations at the site.
1. The Contractor will comply with the installation and maintenance of the BMPs as per the erosion and sediment control plans until the final completion of the construction.

2. The Contractor will maintain streets to be free from soil and debris 24 hours per day, seven days a week.

3. Dust control measures will be on site and in working order when soil is disturbed. Dust control will be used as necessary to control dust and protect workers and the environment from excessive dust.

4. The Contractor will maintain the installation and maintenance of the "Best Management Practice (BMP) until the final completion of the construction.

5. General Notes:
   - The Contractor will comply with the installation and maintenance of the BMPs as per the erosion and sediment control plans until the final completion of the construction.
   - Dust control measures will be on site and in working order when soil is disturbed. Dust control will be used as necessary to control dust and protect workers and the environment from excessive dust.
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   - The Contractor will maintain the installation and maintenance of the "Best Management Practice (BMP) until the final completion of the construction.

See sheet EC-02 for erosion control details.
EROSION CONTROL DETAILS

1. **Gravel Bag Inlet Protection**

   - Filter fabric wrapped in gravel bags.
   - Curb or flat grate inlet protected.

2. **Stabilized Construction Entrance**

   - Filter fabric extending over three sides of the trench.
   - Bottom 3" of filter fabric lined to align with new dimensions.
   - Surface water diverted with check dam.
   - Drain rock protecting filter fabric.

3. **Silt Fence Erosion Control**

   - General Silt Fence Notes:
     1. Existing Grade
     2. 4' Wide Filter Fabric, fastened to post 2"x2"x4' minimum hardwood post.
     3. Where possible, layout the silt fence 5.0' to 10.0' beyond the toe of slope.
     4. Align the fence along the contour as close as possible.
     5. When excavating the trench, use machinery that will produce no more than the desired dimensions.
     6. Extend the bottom 3" of filter fabric to line all three sides of the trench.
     7. Avoid using joints along the fence as much as possible.

4. **Concrete Washout Detail**

   - Concrete washout detail with straw bale protection.
   - Straw bale configuration with 60 mil polyethylene or 2" x 2" stakes.

5. **Straw Bale Check Dam (2017 APWA STD DWG 121)**

   - Straw bale barrier for check dam.
   - \( \text{Prevent erosion and sediment movement.} \)
GENERAL NOTES:

1. THERE ARE TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.

2. CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
GENERAL NOTES:
1. ALL WORK SHOWN TO BE PER APWA 2017 STANDARDS.
2. PAVEMENT SECTION SHOWN HERE MAY BE MODIFIED IF THE GEOLOGICAL/INVESTIGATION REPORT INDICATING A LARGER PAVEMENT SECTION.
See drainage plan for catch basin and drainage system design (DR-01).

NOTE:

H Y D

CHECKED BY:

DESIGN BY:

DRAWN BY:

DATE:

CLIENT:

JOB No:

PROPERTY LINE

833 WEST HOYT PLACE, SLC, UT

J&S PROPERTY DEVELOPMENT LLC

IT'S THE LAW
IT'S FREE & CALL BEFORE YOU DIG.

Scale 1" = 20'

TBC = 5001.65
1-4 COMM
TBC = 5001.96
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FG = 5002.39
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TBC = 5002.37
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12 W
Drainage Plan for Nielson Estates Subdivision 833 West Hoyt Place, SLC, UT

1. See drainage plan for grading design and spot grades.
2. All roof drains to discharge on west side into the storm tech chambers.

- Install 15" ADS N-12 storm drain pipe, L=2.0' S=1.0%
- Install 15" ADS N-12 storm drain pipe, L=7.0' S=2.0%
- Install 15" ADS N-12 storm drain pipe, L=5.0' S=2.0%
- Install 36" storm drain junction box, RIM=5001.63, INV=4996.89
- Install 18"x48" catch basin, RIM=5001.01, INV=4996.92
- Install 12" x 24" wrapped gravel pack (T-80 MIRAFI)

Call Before You Dig
(Toll-Free) 1-800-662-4111
208-2100 (Salt Lake Metro)
148 East 13200 South
PO Box 1517
Draper, Utah 84020-1517

It's free & it's the law

Scale 1" = 20'

Low Impact Development (LID) Calculator

\[ Q = \frac{\text{Area}}{\text{Infiltration Volume}} \]

\[ Q = \frac{1.27}{1.0} = 1.27 \text{ in/yr} \]

\[ A = 1.0 \text{ acre} \]

\[ \text{Infiltration Volume} = 4996.92 \text{ ft}^3 \]
THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE SAFETY FACTORS SPECIFIED IN THE ACCEPTABLE FILL MATERIALS,現場使用指定の材料を使用することを必要とします。

NOTE:
1. ALL DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
2. THE INSTALLATION OF STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
3. THE CONTRACTOR IS ADVISED TO CHECK PLAN AND SITE CONDITIONS PRIOR TO BEGINNING THE INSTALLATION. SIMPLE充滿する前に、設計計画とサイト状況をチェックすることを推奨します。
4. CHAMBERS SHALL BE MOUNTED AS PER THE DESIGN REQUIREMENT AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE STORMTECH INSTALLATION INSTRUCTIONS.

TABLE OF ACCEPTABLE FILL MATERIALS:

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<th>MATERIAL</th>
<th>DESCRIPTION</th>
<th>VOLUME</th>
<th>WEIGHT</th>
<th>COMPLIANCE</th>
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GENERAL NOTES:

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.

2. CONTRACTOR SHALL NOTIFY ENGINEER/HARCHTIFOR OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORK DRAWING AND SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS, ETC., AT THE SITE AND SHALL CORRESPOND WORK PERFORMED BY ALL TRADES, DO NOT SCALE DRAWINGS.

4. SHOP DRAWINGS SHALL BE REVISED BY THE ENGINEER/HARCHTIFOR PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURED OR DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.

5. SIZES, LOCATIONS, LOADS, AND ANCHORAGE OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIES) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.

6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TRANSFER ALL LOADS TO THE STRUCTURE MAY BE SUBJECT, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS IT MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.

7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.

8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE LATEST ACCEPTED BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIAL.

9. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIALS OR THE LATEST ACCEPTED BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIALS, ARE THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

11. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUDS UNLESS NOTED OR SHOWN OTHERWISE.

12. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) LATEST EDITION.

13. MECHANICAL AND ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, LATEST EDITIONS.

14. FLOORING GRADE SHALL SLOPE AWAY FROM BUILDING 2%/MIN. ALL DRAINS FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.

15. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC., SHALL BE FULLY COMPACTED TO 95% MAXIMUM DENSITY.

16. ALL WINDOWS AND DOORS SHALL BE FULLY FLASHED & CAULKED WATERTIGHT.

17. CONTRACTOR TO COORDINATE ALL PLUMBING MEMBERS WITH ELECTRICAL, PLUMBING AND MECHANICAL LAYOUT PLAN. NO EXCEPTION.

18. DOOR OPENINGS ARE TO BE EITHER PLAN INFORMATION OR 9" OFF ADJACENT WALL.

19. CONTRACTOR COORDINATE ALL FINISHES WITH OWNER.

20. ACCESS DOORS ARE TO BE WEATHER STRIPPED AND INSULATED TO THE EQUIVALENT ADJACENT SURFACES PER IRC, LATEST EDITION.

21. THE SHELVING WILL BE PROVIDED BY THE OWNER AT A LATER DATE. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR RACKING/SHELVING PRIOR TO INSTALLATION.

MATERIALS/LEGEND:

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<th>MATERIALS/LEGEND</th>
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<td>1 1/2 STEEL STUD METAL (LARGER SCALE)</td>
</tr>
<tr>
<td></td>
<td>1 1/2 STEEL STUD METAL (LARGER SCALE)</td>
</tr>
<tr>
<td></td>
<td>QUARRY/CERAMIC TILE</td>
</tr>
</tbody>
</table>

MATERIALS/LEGEND:

<table>
<thead>
<tr>
<th>MATERIALS/LEGEND</th>
<th>CONCRETE MANUFACTURED UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FACE WOOD</td>
</tr>
<tr>
<td></td>
<td>CONCRETE, Poured in Place</td>
</tr>
<tr>
<td></td>
<td>EPSIUM BOARD OR SETTING BEDS</td>
</tr>
<tr>
<td></td>
<td>INSULATION (BATT &amp; BLANKET)</td>
</tr>
<tr>
<td></td>
<td>INSULATION (RIGID/SEMI-RIGID)</td>
</tr>
<tr>
<td></td>
<td>PLACED/PLAINT</td>
</tr>
<tr>
<td></td>
<td>CONTINUOUS ROLLING WOOD</td>
</tr>
<tr>
<td></td>
<td>BLOCKING, ROUGH WOOD</td>
</tr>
<tr>
<td></td>
<td>1 1/2 STEEL STUD METAL (LARGER SCALE)</td>
</tr>
<tr>
<td></td>
<td>1 1/2 STEEL STUD METAL (LARGER SCALE)</td>
</tr>
<tr>
<td></td>
<td>QUARRY/CERAMIC TILE</td>
</tr>
</tbody>
</table>

DATE: 7/25/2022

NOT IN CONTRACT
NOT TO SCALE
ON CENTER
OUTSIDE DIAMETER
OUTSIDE FACE
OVERHEAD DOOR
OPPOSITE
E.F.
E.J. EL.
ELEV.
E.Q.
E.S.
E.W.
EXIST.
PARTITION
PART.
FOOTING
FRAGMENT
RETENTION
FILM
ROOF DRAIN
EACH
RADIUS
PART.
FD.
P.C.F.
R.D.
BD.
HILL AIR FORCE BASE
GRAND FORKS
AMERICAN AIR FORCE BASE
LAV.
MAINTENANCE
CODE ANALYSIS:

CURRENT APPLICABLE CODES
BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE (IPC)
ELECTRICAL CODE: 2020 INTERNATIONAL ELECTRICAL CODE (NEC)
ACCESSIBILITY CODE: 2018 INTERNATIONAL ACCESSIBILITY CODE (ASA/HGIEI 90.1)
FIRE CODE: 2018 INTERNATIONAL FIRE CODE
FUEL CODE: 2018 INTERNATIONAL FUEL CODE

BUILDING CRITERIA
TOTAL GROSS FLOOR AREA: 6,045 SF

ZONING
ZONING CODE: SR 3
LOT AREA: 0.51 AC

OCCUPANCY CLASSIFICATION – IBC SECTION 302
PROPOSED USE: GROUP R-2 – IBC SECTION 310.3

HEIGHT OF BUILDING
ALLOWED: 28’ - 0”
PROPOSED: 24’ 9 3/8”

NO. OF STORIES – IBC TABLE 1504.4
PROPOSED: 2

TYPE OF CONSTRUCTION – IBC TABLE 601
TYPE V-B

TYPE OF CONSTRUCTION - FIRE RESISTIVE REQUIREMENTS – IBC TABLE 601
STRUCTURAL FRAME: 0 HOURS
BEARING WALLS: 0 HOURS
EXTERIOR: 0 HOURS
INTERIOR: 0 HOURS
INTERIOR NONBEARING WALLS: 0 HOURS
ROOF CONSTRUCTION & ASSOCIATE SECONDARY MEMBERS: 0 HOURS

FIRE PROTECTION
FIRE SPRINKLER SYSTEM - NOT PROVIDED
FIRE ALARM SYSTEM - NOT PROVIDED
List of Zoning Standards needing Relief
J&S Property Development, LLC
Nielsen Estates Subdivision
Panned Development
September 20, 2022

We are seeking relief for the following zoning standards based on the table in the attached site plan through the planned Development process.

A- We request relief for the front yard depth from 10 Ft. to 4 Ft.

B- We request relief for the corner yard depth from 10 Ft. to 5 Ft.

C- We request relief for the rear yard depth from 15 Ft. to 8 Ft.
Compliance with Planned Development Objectives
J&S Property Development, LLC
Nielsen Estates Subdivision
Panned Development
September 20, 2022

Compliance with objectives of Planned Development 21A.55.010

1. Historic Preservation- The building at 834 West, 200 North offers attractive and historical architectural features which is believed can contribute to the general welfare of the residents of the city. As such, the Developer will enter to an agreement with City agreeing to create restriction in the deed for the existing single-family home at 834 West, 200 North, Salt Lake City limiting its use to a single-family use for a period of thirty years. The existing architecture of the subject single family home structure will be preserved for a period of at least thirty years.

2. Mobility: Enhances accessibility and Mobility- Nielsen Estates meets the intent of the SR-3 zone providing variety of housing types, in scale with character of development located within the interior of the city block at 200 north to 300 North and 800 West to 900 West. Nielsen Estates is planned in the middle of the block efficiently using the land and the available resources, access and public utilities. It provides efficient interior pedestrian connections to 900 West and 200 North and North Temple UTA Jackson/Euclid TRAX station promoting use of the TRAX.
Planned Development Standards
J&S Property Development, LLC
Nielsen Estates Subdivision
Panned Development
September 20, 2022

The project meets the standards for Planned Developments 21A.55.050:

A- Planned Development Objectives- The project encourages the efficient use of the land and resources and promotes greater efficiency in public and utility services and provides variety of building types including preservation of a historical home. Certain architectural features are incorporated to the project that would be achieved through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby developments.

B- Master Plan Compatibility- The proposed development once approved, will restore an existing home and add 8 additional attached single-family homes consistent with historic mid-block development patterns in Salt Lake City. The project provides lots and variety of housing types, in scale with character development located within the interior portion of the city block where the proposed development is located. The proposed development is compatible with the existing scale, density and intensity of the neighborhood. The project provides a safe place to live and play promoting sustainable and compatible development patterns and preserves the existing character of the neighborhood.

C- Design and Compatibility- The 1896 home at 834 West, 200 North is charming and has a pleasant mass and scale. There are visual signs of fatigue and physical deterioration of the structure. There are a few remaining 19th century homes in Salt Lake City. The project’s plan to restore and preserve the historic home is supportive of Salt Lake City’s goal to preserve historic buildings. The SR-3 zone is patterned after historic development and densification of the original Salt Lake City blocks. The patterns have proven successful in providing small and affordable housing in many historic districts of the city. These houses are typically small and have minimum lot sizes that require less landscaping, fencing, etc. The small size encourages efficient use of space and the proposed design is inherently more affordable than if the project was developed under the existing zoning.

D- Landscaping- Small and yet adequate landscaping is proposed for development which is consistent on scale and character to other developments adjacent to the proposed project. The preservation of the historic will allows preserving the mature trees along 200 North along frontage of the development.

E- Mobility- The project supports the city-wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhoods. The project uniquely enhances connecting the interior of the block to 200 North from which TRAX station
(Jackson Euclid) is only a minute or two. The development uses a walkable format with the first mid-block connection from Hoyt Place to 200 North.

F- Existing Site Features- The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood where the project is located.

G- Utilities- Existing at Hoyt Place and 200 North coupled with the planned on-site utilities will adequately serve the development and not have a detrimental effect on the surrounding area. The storm water generated from site will remain on-site and will be dispersed locally avoiding unnecessary point discharges to city storm drains.
ATTACHMENT C: Property and Vicinity Photos

Subject Property from 200 North

Subject Property from Hoyt
# ATTACHMENT D: SR-3 Zoning Standards

**SR-3 (Special Development Pattern Residential District)**

Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
<th>Proposed</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use (21A.33.030)</strong></td>
<td>Single-family attached and twin homes</td>
<td>Single-family attached and twin homes</td>
<td>Permitted</td>
</tr>
<tr>
<td><strong>Minimum Lot Area</strong></td>
<td>1,500 sf per dwelling</td>
<td>1,667 - 7,823 sf</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>22' interior 32' corner</td>
<td>24.5’ – 70.7’ wide</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>28’</td>
<td>24’ 10”</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Minimum Front/Corner/ Side/Rear Yard Setbacks</strong></td>
<td>10’ front 10’ corner 4’ side 15’ rear</td>
<td>5’ front (Hoyt) n/a 5’ side 8’ rear</td>
<td>Requires Planned Development Approval</td>
</tr>
<tr>
<td><strong>Maximum Building Coverage</strong></td>
<td>70%</td>
<td>37%</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Maximum Lot Size</strong></td>
<td>3,000 sf (unless existing)</td>
<td>All lots are under 3,000 sf except Lot 1 which contains an existing single-family home</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Stairways &amp; Landings</strong></td>
<td>Not to be located closer than 4’ from property line</td>
<td>Landings to be within 1’ of yard area</td>
<td>Requires Planned Development Approval</td>
</tr>
<tr>
<td><strong>Refuse Control</strong></td>
<td>Refuse containers must be withing enclosed buildings or completely screened</td>
<td>Refuse containers will be provided for each unit</td>
<td>Met</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td>Directed and designed to contain glare on to neighboring properties</td>
<td>Lighting will be provided at individual porches. Other lighting will be directed</td>
<td>Met</td>
</tr>
<tr>
<td>Requirement</td>
<td>Off Street Parking &amp; Loading (21A.44.030.H)</td>
<td>Landscaping &amp; Buffering (21A.48)</td>
<td>Signage (21A.46.110)</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>1 space per unit</td>
<td>1 space per unit</td>
<td>Required yards landscaped</td>
<td>n/a</td>
</tr>
<tr>
<td>30’ max spacing on street trees</td>
<td>30’ spacing on street trees</td>
<td>Required yards landscaped</td>
<td>n/a</td>
</tr>
<tr>
<td>Met</td>
<td>Met</td>
<td>Met</td>
<td>If any- to be submitted with building permit</td>
</tr>
<tr>
<td>downwards and not glare on to neighboring properties.</td>
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</tbody>
</table>
Subdivision Standards

20.15.100 All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

### Standards of Review – Subdivision

| A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 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 requesting Planned Development approval for 7 lots to not have street frontage. Staff supports the requests. |
| Condition(s): n/a |
| Finding: ☐ Complies □ Complies with conditions ☒ Does not comply (Modifications Requested) □ Not Applicable |

| B. All buildable lots comply with all applicable zoning standards; |
| Discussion: The applicant is requesting Planned Development approval for 7 lots without street frontage in addition to some modifications to the yard setbacks. All other lot requirements of the SR-3 zone will be met. |
| Condition(s): n/a |
| Finding: ☐ Complies □ Complies with conditions ☒ Does not comply (Modification Requested) □ Not Applicable |

| C. All necessary and required dedications are made; |
| Discussion: No dedications of property are required for this development. |
| Condition(s): n/a |
| Finding: ☐ Complies □ Complies with conditions □ Does not comply ☒ Not Applicable |

| D. Water supply and sewage disposal shall be satisfactory to the public utilities department director; |
**Discussion:** Public Utilities has given preliminary approval. Additional review and requirements will be needed during the building permit process.

**Condition(s):** n/a

**Finding:** ☒ Complies □ Complies with conditions □ Does not comply □ Not Applicable

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

**Discussion:** Engineering has reviewed and approved the preliminary plat. The applicant must also obtain a new address certificate and apply for a final subdivision plat. No public improvements will be required as the driveway and utilities will be private.

**Condition(s):** n/a

**Finding:** ☒ Complies □ Complies with conditions □ Does not comply □ Not Applicable

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

**Discussion:** The subdivision standard in 20.12.010.E requires that all lots have access to a public street. It also gives authority to the Planning Commission to approve access to the lots via a private street or other means if it would be necessary to accommodate the most logical development of the land. The proposed arrangement of lots is consistent with the development pattern in the SR-3 zone. Without the modifications through the Planned Development, the land would be underutilized for the zoning designation. All other laws and regulations are complied with.

**Condition(s):** n/a

**Finding:** □ Complies □ Complies with conditions ☒ Does not comply (requesting modifications) □ Not Applicable

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**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):** n/a

**Finding:** □ Complies □ Complies with conditions □ Does not comply ☒ Not Applicable
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: The proposed application will produce a better development than could be achieved through the strict application of the zoning ordinance. By allowing lots to be built without fronting a street, more units can be built while still adhering to the regulations and development pattern desired through the SR-3 zone. The proposal makes better use of the land and provides more housing options to the community, while still maintaining the character of the area.

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 preserving the existing home through Development Agreement. The Development Agreement was a condition of the rezone that was approved in September of 2021. The purpose of the agreement was to preserve both the single-family use of the home and its architectural character.

**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:** Nearly all the housing in the surrounding neighborhood consists of single-family homes on medium sized lots. The housing in this proposal would also be single-family, but in a row-house format with much smaller yards. The homes will be at a similar scale to those in the area but will still be a unique offering for the neighborhood. Because the homes would be on their own lots, they could have individual ownership and do not need to be rentals only.

**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 proposal includes a walkway which helps connect Hoyt Place and interior block development directly to 200 North. The walkway will reduce walking time to nearby businesses, services, and the TRAX station.

<table>
<thead>
<tr>
<th>Finding:</th>
<th>Objective Satisfied</th>
<th>Objective Not Satisfied</th>
</tr>
</thead>
</table>

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

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.

<table>
<thead>
<tr>
<th>Finding:</th>
<th>Objective Satisfied</th>
<th>Objective Not Satisfied</th>
</tr>
</thead>
</table>

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.

**Discussion:** The project helps implement the housing goals within Plan Salt Lake, North Temple Boulevard, and the Northwest Community Master Plan and was discussed in Consideration 1 of the staff report.

<table>
<thead>
<tr>
<th>Finding:</th>
<th>Objective Satisfied</th>
<th>Objective Not Satisfied</th>
</tr>
</thead>
</table>

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 allows for a slightly denser housing option on the interior portion of the block while maintaining the general character of the neighborhood.

**Condition(s): n/a**

<table>
<thead>
<tr>
<th>Finding:</th>
<th>Complies</th>
<th>Complies with conditions</th>
<th>Does not comply</th>
<th>Not Applicable</th>
</tr>
</thead>
</table>
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**: The proposed building height, lot coverage, and density are all within the requirements of the SR-3 zone. The master plans for the area envision medium density infill development, which this proposal helps accomplish.

**Condition(s): n/a**

**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 building orientation is such to take advantage of the narrow deep lot and to develop it at the density allowances of the SR-3 zone. The orientation will be the same as proposed and future development along Hoyt Place. The building facades will feature brick and Hardie board, which are similar to the materials used for existing homes in the neighborhood.

**Condition(s): n/a**

**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.
   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.

**Discussion**: The proposed building setbacks have been discussed in Key Consideration #3 of this report. The character of the area will be maintained, and the setbacks will provide adequate space for private yards, driveways, buffering, and maintenance.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

**Discussion:** The buildings will primarily be oriented to the private driveway to the west that will also include a sidewalk to connect Hoyt Place and 200 North. This will provide opportunity for pedestrian interaction. The architecture includes detailing such as individual porches, windows, and a balcony which will face the sidewalk. The facades are attractive and use brick and Hardie board.

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

**Discussion:** Lighting for the project will be at the individual porches, which is appropriate for the scale of development and will not create negative impacts on surrounding properties.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

7. Whether parking areas are appropriately buffered from adjacent uses.

**Discussion:** All parking for the development will be within private garages.
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:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

**Discussion:** There are no existing mature trees that will be removed with this project.

**Condition(s):** n/a

**Finding:** ☒ Complies □ Complies with conditions □ Does not comply □ Not Applicable

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

**Discussion:** There is existing landscaping for the single-family home that will provide appropriate buffering to abutting properties. Since the land uses will be similar, no additional buffering is required. The other portion of the property is undeveloped and does not abut existing development.

**Condition(s):** n/a

**Finding:** ☒ Complies □ Complies with conditions □ Does not comply □ Not Applicable

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

**Discussion:** There is existing landscaping for the single-family home. Despite lack of street frontage for some of the units, or reduced setbacks, each unit will have a private yard area. The orientation will maximize yard areas in relationship to proposed surrounding development.

**Condition(s):** n/a

**Finding:** ☒ Complies □ Complies with conditions □ Does not comply □ Not Applicable

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

**Discussion:** Each unit will have landscaped areas appropriate to the scale of the development. Additional buffering is not required.

**Condition(s):** n/a
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:** Drive access to local streets will not impact the safety, purpose or character of the street. Vehicles using the driveway will be able to enter and exit facing forward as they will be able to turn around in the individual driveways. This will help the driveway to function safely. The traffic from 7 housing units is not anticipated to disrupt the character of the street.

**Condition(s): n/a**

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 will include a sidewalk adjacent to the driveway to accommodate pedestrians and will minimize conflicts between vehicles and pedestrians.

**Condition(s): n/a**

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

**Discussion:** The development includes a sidewalk which will provide pedestrian access from the interior portion of the block (along Hoyt) directly to 200 North. This provides a shorter walking distance to nearby businesses and the 800 West TRAX station.

**Condition(s): n/a**

4. Whether the proposed design provides adequate emergency vehicle access;
**Discussion:** The proposed driveway to access the lots has been reviewed by the Fire Department and meets standards for emergency access. In addition, the driveway will include a crash gate at Hoyt Place, that could be used for access by emergency vehicles.

**Condition(s): n/a**

**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:** Since this is a low-density zone, the use is typical of the neighborhood and any impacts would be similar/typical to what currently occurs in the neighborhood.

**Condition(s): n/a**

**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 area for lots 2-9 new proposed lot is undeveloped and does not have any natural or built features that contribute to the character of the neighborhood. There is an existing dwelling that will remain on Lot 1 with its accompanying landscaping.

**Condition(s): n/a**

**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 and approved the preliminary plans. Final plat, including utilities, will be required before any building permit can be applied for the new lot.

**Condition(s): n/a**

**Finding:** ☒ Complies  ☐ Complies with conditions  ☐ Does not comply  ☐ Not Applicable
ATTACHMENT G: Public Process & Comments

Public Notices, Timelines, 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:

- **November 2018** – Notice of the project was provided to the Fairpark Community Council, other recognized community organizations, as well as property owners and residents within 300 feet of the proposal. The initial petition included a Zoning Amendment, Preliminary Subdivision, and Planned Development.

- **July 2019 – August 2020** - The project was on hold or going through various revisions in attempt to work with neighboring properties for joint access from Hoyt Place.

- **September 2020** - Updated notifications of the project were provided to the Fairpark Community Council, other recognized organizations, as well as property owners and residents within 300 feet of the proposal.

- **March 2021** - The Preliminary Subdivision and Planned Development were put on hold pending the outcome of the Zoning Amendment petition.

- **March 2021** - Notice of public hearing for the Zoning Amendment mailed and posted in required locations.

- **March 24, 2021** - The Planning Commission forwarded a positive recommendation to the City Council to amend the zoning map.

- **September 21, 2021** - Petition to amend zoning map approved by City Council.

- **July – October 2022** - Revised plans for the Preliminary Subdivision and Planned Development were received by the Planning department for continued review.

Notice of the public hearing for this proposal included:

- **December 8, 2022**
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

- **December 5, 2022**
  - Public hearing notice sign posted on the property

Public Input:

At the time of this Staff report, no comments had been received from the public or community council regarding the Preliminary Subdivision or Planned Development proposal.
ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

**Engineering:** No objections*

*Minor corrections to the preliminary plat were sent to the applicant for correction on the final plat

**Planning/Zoning:** No corrections

The following items are to be addressed prior to issuance of building permits:

1. If signage is sought, permits for signage should be sought separately according to 21A.46
2. Provide landscape plans in accordance with 21A.48
3. Any lighting needs to be directed downwards and to not glare on to adjacent properties.
4. Final plat to be approved and recorded.

**Fire:** No objections

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Approved route is taking height of building X.3 =4 feet is the distance needed to be provided from face of building to lot lines. If this cannot be provided, the applicant may apply for alternate means and methods to install fire sprinklers in each unit
*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet an less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.
*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and
mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C.

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between road and building.

**Building:** No objections

**Public Utilities: Make Corrections**

The plat shows an “access and public utility easement”. This easement will be for private utilities to serve only the properties in this subdivision, so this should not be considered a “public utility” easement. Please remove the word “public” to clarify that there will not be actual public utilities in this easement. The water, sewer, and storm drain utilities installed in this easement will be owned by the private property owners and the responsibility of the private property owners, not Salt Lake City. Additionally, CC&R’s must address utility service ownership and maintenance responsibility from the public main to each individual unit.

The plat also needs to include a note that specifically states that access and utility easement will be subject to shared private utilities and drainage, including water, sewer, and storm drain.

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

- Provided plans show both 8” water and sewer lines going into the private drive.
- An 8” culinary water line will not be approved in this drive. A single meter for the townhomes will be required. This should be sized to support the demand of all townhomes, but will likely be 3” or smaller. If the subdivision desires to meter each of the townhomes, then the HOA can submeter these units, but there will be one meter from the public water main.
o If a fire hydrant is required, then a separate 8” fire line with detector check will be required.

o If an 8” sewer lateral is necessary for all townhome units, then a variance will be required and calculations must prove that an 8” is necessary to provide capacity beyond what can be provided with a 6” sewer lateral.

o One sewer lateral is required per building, and a shared lateral would also require a variance.

• The existing home (Lot 1) has a water meter that may conflict with the proposed private drive. Water meters must be located a minimum of 3 feet outside of proposed drive approaches, sidewalks, or drivable surfaces. Meters must be located in the public right-of-way. If this clearance is not attainable for the entire vault, the lid must meet these requirements and vault location/orientation will be reviewed for acceptability. The water meter will need to meet these location requirements, but the existing home may maintain its own water service and meter, separate from the townhomes.

• 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.

• 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.

• Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner’s expense. 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 sewer lines 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 water and sewer system will be determined by the Development Review Engineer. A plan and profile of the new main(s) and engineer’s cost estimate must be submitted for review. Design drawings and cost estimate must be stamped and signed by a professional engineer. 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 (BMP’s) to remove solids and oils. Green
Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development:
and

**Staff Commentary:** These corrections would not affect the layout of the development, but rather can be corrected with the final plat and subdivision improvement drawings.

**Transportation:** No objections

**Housing Stability:** No objections