To: Salt Lake City Planning Commission  
From: Grant Amann, Associate Planner, grant.amann@slcgov.com or 801-535-6171  
Date: December 14th, 2022  

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**Staff Report**

**To:** Salt Lake City Planning Commission  
**From:** Grant Amann, Associate Planner, grant.amann@slcgov.com or 801-535-6171  
**Date:** December 14th, 2022  
**Re:** PLNPCM2022-00426 - Planned Development 1580 S 900 W, 1600 S 900 W, 1610 S 900 W, 1620 S 900 W, 1581 S 1000 W, 1587 S 1000 W and 1593 S 1000 W  

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**Planned Development**

**PROPERTY ADDRESS:** 1580 S 900 W, 1600 S 900 W, 1610 S 900 W, 1620 S 900 W, 1581 S 1000 W, 1587 S 1000 W and 1593 S 1000 W  
**PARCEL ID:** 15-14-253-017-0000, 15-14-253-018-0000, 15-14-253-069-0000, 15-14-253-020-0000, 15-14-253-038-0000, 15-14-253-039-0000, 15-14-253-040-0000  
**MASTER PLAN:** Westside Master Plan  
**ZONING DISTRICT:** Community Business (CB), R-1/7,000 Single Family Residential  

**REQUEST:**  
TAG SLC, the property owner represented by Jordan Atkin, is requesting Planned Development approval for 71 townhome style condos at approximately 1580-1620 South 900 West. The project comprises roughly 2.59 acres in the Community Business (CB) zone. With Planning Commission approval, Planned Developments are allowed modifications to the zoning ordinance where a finished product would be better for the community than what could be built by strictly following the zoning ordinance in the CB zone. TAG is requesting relief from the following sections of Salt Lake City Code:  
1. 21A.36.010.B, which requires that not more than one principal building shall be located on any lot unless they each have frontage on a street.  
2. 21A.36.010.C, which requires that all lots must have frontage on a public right-of-way.  

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed subject to complying with all applicable regulations and the condition below:  
1. Final review of the application is delegated to planning staff. This final review may include alterations in relation to landscaping, lighting, and paving materials.  
2. The existing parcels will need to be consolidated prior.
ATTACHMENTS:

A. Vicinity & Zoning Maps
B. Narrative Submitted by Applicant
C. Plan Set
D. Property and Vicinity Photos
E. Zoning Standards
F. Planned Development Standards
G. Public Process & Comments
H. Department Review Comments

PROJECT DESCRIPTION:

Above is a rendering of the development and a list of quick facts about the proposal.

**TAG 900 W** as proposed will be a development of 71 townhome style condos built on 7 CB zoned parcels that comprise 2.59 acres. The site currently has 1 single-family residence that is being used as a rental. The rest of the parcels are large areas of open space located behind a strip of commercial uses on 1700 S.

<table>
<thead>
<tr>
<th>Quick Facts</th>
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<tr>
<td><strong>Height:</strong> 29 Feet 9 Inches (3 stories)</td>
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<tr>
<td><strong>Number of Residential Units:</strong> 71 units</td>
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<tr>
<td><strong>Exterior Materials:</strong> Glass, hardi board, steel, wood</td>
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<tr>
<td><strong>Review Process &amp; Standards:</strong> Planned Development, CB zoning standards, and general zoning standards</td>
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**View of Subject Property from 900 W Facing West**

**Proposed Subject Property Viewed from 900 W Facing West**
The parcels that will comprise the development will provide a pedestrian mid-block connection between 900 W and 1000 W. Most of the buildings in the development will be accessed via a private drive aisle and will not have frontage on a public right-of-way (21A.36.010.C). The applicant states that allowing development without public street frontage will better serve to help the city to accomplish goals outlined in Plan Salt Lake, Building SLC: A 5 Year Housing Plan and the Westside Master Plan than a strict application of the code.

BACKGROUND

The property is currently vacant with the exception of 1 single family residence that is being used as a rental. The site constitutes approximately 2.59 acres (112,821 sq. ft.) the majority of which, is undeveloped land. The applicant is not proposing to incorporate the existing structure into the proposed development.

The driveway to the existing single-family residence is the only curb cut and vehicle access found on the properties. The property as a whole is surrounded by low-density residential uses on its North, East and West sides. The southern edge of the property is lined with several commercial properties, including a gas station and a chain restaurant with warehouse space that serves other locations of the chain. The existing warehouse building is roughly 2 stories or 20 feet in height.

KEY CONSIDERATIONS

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

1. Compliance with Adopted Master Plans
2. Lots and Buildings Without Frontage
3. Access Requirements & Mid-Block Connectivity

Consideration 1: Compliance with Adopted Master Plans

Plan Salt Lake (2015)

Plan Salt Lake includes vision statements which would support the TAG development. Plan Salt Lake is a citywide vision that includes guiding principles for the development of the City. The plan is intended to support existing neighborhoods while also encouraging and supporting the continued growth of Salt Lake City. It states, “Salt Lake City neighborhoods are diverse, exciting, safe, and well maintained. We believe all of our neighborhoods should be inclusive and supportive of all people, at all stages of life including families, young people, and older adults.” The plan also provides the following initiatives intended to support growth:

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

Plan Salt Lake also provides initiatives for supporting housing density:
Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.

Plan Salt Lake reflects the city’s desire to grow but in a compatible manner that protects existing, well-established neighborhoods. This project will provide a medium density project on 900 West which is an existing transportation corridor identified as an arterial street on the city’s major street plan. It will also redevelop what is currently several vacant lots. This development will contribute positively to the neighborhood providing additional housing at a density level and an overall design that is compatible with the neighborhood.

**The Westside Master Plan (2014)**

The Westside Master Plan outlines goals for the Westside Community and for the integration of the Westside area into the larger extent of Salt Lake City as a whole. 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 Westside Master Plan

- Livable communities and neighborhoods;
- Vital and sustainable commerce;

The TAG project meets the intent and vision goals of the Westside Master plan in that it improves the surrounding community’s livability by providing housing at a greater density but remains compatible with the existing neighborhood. The proposed design and architecture enhance the sense of place while interacting with pedestrians and bicyclists on the street.

This proposed development will eliminate what is currently an underutilized property with additional medium-density housing without negatively impacting the existing low density residential neighborhoods.

The Westside Master Plan identifies Regional Nodes as a particular point of focus. The planned project exists within the identified “900 West at 1700 South” regional node. In the Plan it states that streets serving these nodes should have bicycle facilities and the developments themselves should include mid-block routes and public spaces for pedestrians. A focus on public transit, bicycling and walking to these nodes is important for the long-term health of the community. In reviewing the Plan, it is important to keep mid-block connectivity on a pedestrian scale. By featuring a mid-block pedestrian path that connects the project to 1000 W, the project is fulfilling this aspect of the West Side Master Plan.

**Citywide Housing Master Plan Growing SLC (2018-2022)**

The City recently adopted a citywide housing master plan titled Growing SLC: A Five-Year Housing Plan 2018-2022 that focuses on ways the City can meet its housing needs in the next five years.

Growing SLC identifies three City Wide goals:
1) Reform City practices to promote a responsive, affordable, high-opportunity housing market.
2) Increase housing opportunities for cost burdened households.
3) Build a more equitable city.

The plan also includes specific objectives that relate to this development, including:

**Goal 1, Objective 1:** Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.

GrowingSLC speaks to increasing flexibility in zoning regulations to reduce barriers to affordable housing construction that are not necessary for achieving city goals. The proposed project helps achieve the goals and objectives outlined in GrowingSLC by providing additional housing units in the City. GrowingSLC states: “Equity is not only about eliminating discrimination, it is also about increasing access to opportunity.” The proposed project location increases the diversity of housing options in the Westside area including access to transit, employment, and recreation which builds a more equitable city.

**Consideration 2: Lots and Buildings Without Frontage**

21A.36.010.B requires that not more than one principal building shall be located on any lot unless specifically exempted from this requirement. Exceptions to this regulation include buildings located in certain zones, or in instances where multiple buildings on a lot are regulated elsewhere in the Code. The current CB zone is not included in the list of zones that are given exemptions from this requirement in 21A.36.010B.1 or B.2, unless each structure has street frontage meaning the project requires special approval from Planning Commission. This project includes 13 “principal” structures with 71 units with only 2 structures having street frontage along 900 West, therefore the project as designed would require a modification through the Planned Development process.

In addition to the standard which regulates multiple buildings on a property, the Zoning Ordinance also requires that all building lots to have frontage along a public street. This project is proposed to be subdivided into 71 individual for-sale units. The majority of the housing units in the neighborhood are comprised of single-family homes or apartment style, for-rent, multi-family family residential units. The reduction in required frontage does allow the applicant to offer a different housing type, as a for-sale townhome project, which is not typical to the community for future residents. As proposed only those units facing 900 West would comply with that standard.

Data from the US Census indicates that although roughly 55% of people living in all neighborhoods identified by the Westside Master Plan are property owners, only 42% of the 3 blocks surrounding the TAG 900 W are owner occupied. This means that 58% of the occupants in the area are renting. Because most of the people living in the neighborhood are renting, it should be noted that this TAG 900 W project is planned to offer Townhomes for sale. The addition of a housing type such as Townhomes that are not the primary type of housing unit in the surrounding neighborhood allows for diversity of housing options for individuals. The fact that the majority of
people living in the surrounding 3 blocks rent indicates that this housing type is in the minority, and an addition would help bridge the gap between renting and ownership.

The current shape of the property could potentially allow for several long narrow buildings each with a strip of frontage along 900 W by right but they could not be for-sale units. By allowing the requested modifications to the required frontage for structures and individual lots the applicant is able to design a medium-density urban neighborhood in which is currently undeveloped property. The addition of this housing type that is not commonly found in the neighborhood is a goal of the applicable adopted master plans. These potential structures do help to create an urban neighborhood because the proposed development allows for better diversity in housing types in the neighborhood.

**Consideration 3: Access Requirements & Mid-Block Connectivity**

The project site includes a small 20 foot wide strip of land providing a connection to 1000 W. This strip of land is currently zoned R-1-7000, which is different from the zoning of the bulk of the project site (CB). This strip of property was initially proposed as access for emergency vehicles, but vehicular access cannot travel from one zone to another zone unless the use is permitted in both zones.

Although the potential for vehicular access is eliminated due to the difference in zoning, the applicant is maintaining the proposal that includes a plan to “connect 900 W and 1000 W in a manner that will allow pedestrians to forego walking along 1700 S if they desire to do so.” This pedestrian path will be a landscaped foot path. This landscaped foot path serves to help break up the block for pedestrians and ultimately serves the goals of several applicable master plan documents, including the desire to increase walkability and promote an urban neighborhood.

**Staff Discussion:**

The proposed development will comply with the applicable adopted master plans by allowing for both a housing type and ownership type that is not common in the neighborhood. Master plans encourage diversity in housing and ownership type to provide options to the community and future residents and to create an urban neighborhood in the area.

The proposal is a product identified to be more desirable than what is currently possible by right. The current property boundaries do not yield themselves to mid-block connections, and the proposal will include desirable pedestrian access.

The proposed development will provide housing that is compatible with the character and scale of the existing neighborhood. The proposal generally meets the Planned Development standards in complying with the development expectations outlined in the City’s Master Plans for the area.

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the second page of the staff report.

**NEXT STEPS:**
Approval of the Planned Development
If the requests are approved, the applicant will need to comply with any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request
If the requests are denied, the applicant will still be able to develop the property by right but will need to meet all of the standards of the Zoning Ordinance.

1. Project Description
TAG 900 W will be a development of 71 townhome style condos built on 7 CB zoned parcels that comprise 2.59 acres. The site currently has 1 single-family residence that is being used as a rental. The rest of the parcels are large areas of open space located behind a strip of commercial uses on 1700 S. The proposed development will contain open space and other amenities for future residents. The parcels that will comprise the development will provide a pedestrian mid-block connection between 900 W and 1000 W. The location of the parcels in the Regional Commercial Node at 1700 S and 900 W, as well as an area that is indicated for Neighborhood on the Future Land Uses Map, makes this a suitable location for the density of the proposed development. Most of the buildings in the development will be accessed via a private drive aisle and will not have frontage on a public right-of-way (21A.36.010.C). Allowing development without public street frontage will better serve to help the city to accomplish goals outlined in Plan Salt Lake, Building SLC: A 5 Year Housing Plan and the Westside Master Plan than a strict application of the code.

2. Planned Development Information

a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development Ordinance: The proposed planned development meets the purpose and objectives of planned developments outlined in the city code 21A.55.010. Specifically, in subsections C.2., D.1. and F the ordinance specifies that planned developments can qualify by providing housing types not common in the existing area, creating interior block connections that improve connectivity and aligning with city master plan implementation. The proposed development does all three.

City code 21A.55.010 subsection C.2., provides qualification for planned developments if the proposed development helps to achieve the City’s housing goals and policies. Specifically, subsection C.2. calls out developments that will provide housing types not common in the area that match the scale of existing neighborhoods. TAG 900 W will achieve the provisions of this portion of the purpose statement by providing a “missing middle” style townhome in an area that is largely dominated by single family housing and more traditional condos/townhomes. Moreover, plans for the site will be of a scale and intensity that are appropriate for the area. The location of the project in a Regional Commercial Node supports the density, but this density will be achieved without development at a scale that will overshadow or burden single-family neighbors.

City code 21A.55.010 subsection D.1., provides qualification for planned developments that improve mobility. Specifically, subsection D.1. creates eligibility for projects that create, “new interior block walkway connections that connect through a block or improve connectivity to transit of the bicycle network”. This project will connect 900 W and 1000 W in a manner that will allow pedestrians to forego walking along 1700 S if they desire to do so. When coupled with the city streets Wenco Drive and Riverside Drive TAG 900 W will reduce the time that users approaching the Jordan River Trail from the East need to spend on busy 1700 S. Moreover, the drive aisle will exit on 900 W near an existing 509-line bus stop, folks living to the west of the project between Cannon Ave and 1700 S will be able to access this stop with increased efficiency upon completion of the project.
City code 21A.55.010 subsection F, addresses ways in which a project can help implement an adopted master plan. The proposed project assists in the implementation of several city plans, including Plan Salt Lake, Building SLC: A Five Year Housing Plan and the Westside Master Plan.

Plan Salt Lake, the citywide master plan, has several guiding principles that support a project like the proposed planned development. Within the growth principle initiatives 1, 2, 3, 6 and 8 speak to characteristics of the proposed project. Specifically, the project will be a unique land use for the area that provides infill on underutilized land in an area with the infrastructure and amenities needed to support it. The project will serve to accommodate the City’s growing population and the location near the Jordan River Trail and other resources will ensure that it does so while providing access to a healthy lifestyle. In the housing principle initiatives 2, 3, 4 and 5 apply. The proposed project will provide a medium density housing type that is attainable for people at many places in their lives, including those who want reduced maintenance as they age in place. The infrastructure in the area is appropriate for the proposed growth and a moderate density increase would clearly be appropriate given the location in a Regional Commercial Node and the City’s housing shortage. Finally, the project will help to attain initiatives 2 and 4 in the transportation and mobility principle. It will do so by offering a mid-block connection which will improve safety and ease for pedestrians attempting to access the recreation node at the Jordan River Trail and 1700 S as well as those attempting to reach a stop for the 509 Bus from the West.

Growing SLC: A 5 Year Housing Plan provides strong support for our project in Goal 1.1.2. which states that the City should, “develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.” The shortage of “missing middle” housing types has long been recognized by the City as a major contributing factor to the housing crisis. TAG 900 W will be a missing middle development that will diversify housing options through the redevelopment of a largely empty patch of land, fulfilling goal stated in Growing SLC.

The Westside Master Plan includes an extensive discussion of development on the entire Westside of Salt Lake City. The major streets near the TAG 900 W project are called out in the Plan as arterials, indicating a high degree of connectivity to the rest of the city. In its discussion of Regional Commercial Nodes, the plan details the range of development possibilities available at these nodes including, “large commercial uses, professional offices and multi-family developments”. Developing condo-style townhomes on the site will allow for the expansion of neighborhood housing options, while simultaneously complementing the dense commercial development in the area by providing an attainable housing option. Complementary uses are noted as being important to the redevelopment of Regional Commercial Nodes in the Westside Master Plan. The midblock connection that the planned development will offer allows pedestrians an option to largely avoid 1700 S between 900 W and the Jordan River Trail. The development will feature greater density than surrounding developments while still respecting the single-family neighbors to the North and West. This project will also serve as a buffer between their properties commercial/industrial uses in the area offering a smoother transition than what currently exists in the area. The site will offer residents amenities at nearby nodes including the recreation node at 1700 S and the Jordan River. The availability of a nearby 509 route bus stops will encourage transit utilization, with residents able to reach neighborhood and community nodes as well as Salt Lake Central Station via a bus that runs every 30 minutes.
throughout much of the day. This is a step towards achieving the connectivity among nodes as well as the rest of the City discussed in the Master Plan. Additionally, the community node at 1300 S and 900 W is within .5 miles, a distance generally regarded as walkable. Moving forward, redevelopment of the Seven Peaks Water Park will create more recreation opportunities nearby, the planned development will provide additional density when compared to a strict application of the code and will thereby serve to support whatever amenity the City chooses to develop on the site.
b. Demonstrate how your project meets the standards for planned developments as stated in 21A.55.050 of the Planned Development Ordinance:

a. **Planned Development Objective:** As outlined above the proposed planned development accomplishes purpose statement objectives described in 21A.55.010 subsections C.2., D.1. and F. A variance to zoning regulations is needed for this planned development because many of the buildings will not have street frontage on a public right-of-way and will therefore have to be accessed from a private road. The proposed variance also complies with the purpose statement provided in 21A.55.010 by encouraging a more efficient use of the land than would be seen under a stricter application of the CB code. Specifically, by allowing the variances requested in this Planned Development application, the City will allow densities closer to those outlined as appropriate in the Westside Master Plan while improving housing options and mobility in the area.

b. **Master Plan Compatibility:** The proposed planned development is compatible with the policies of following city plans 1.) Plan Salt Lake 2.) Growing SLC: A 5 Year Housing Plan 3.) The Westside Master Plan. The proposed project provides the opportunity to better utilize what is currently a large open space to provide more housing that the community desperately needs. The developer will be collaborating with a team of architects and engineers to make sure that the project can live up to the goals of the Master Plan and other city planning documents while also minimizing impacts on surrounding property owners.

c. **Design and Compatibility:** The design of the proposed development will be compatible with the greater area in which the project will be located. Many of the homes in the surrounding neighborhood are large lots, our development will feature more density, but the intensity of development will be appropriate for the neighborhood. The TAG 900 W project will serve as a buffer between the commercial/industrial uses at the Regional Commercial Node and the residential neighborhood to the north and west of the proposed development.

d. **Landscaping:** The property is currently largely un-landscaped. We will bring in new hard surfaces to the property including roads and sidewalks. The developer anticipates landscaping around these features to create a welcoming environment where residents will want to live. Extensive destruction of mature vegetation is not expected as the lot is largely empty. The addition of a new development will necessitate more extensive landscaping than what is currently present on the parcels, and the architectural team will ensure that any new vegetation that is introduced is appropriate and contributes to the sense of place in the planned development. After the sale of project units, landscaping will be maintained using funds collected by the HOA.

e. **Mobility:** The development will see the installation of new paved surfaces to provide access to garages and condos. The development will also serve to connect 900 W and 1000 W for pedestrians. The development is close to City arterial roads as well as a stop for the 509 bus. TAG 900 W will provide a more welcoming experience for neighbors to the West seeking to access public transit than the current vacant lots. As demonstrated by site plans TAG 900 W is designed to accommodate emergency services, including fire truck turnarounds. Moreover, the arterials roads at 900 W and 1700 S can handle the traffic of a development this size and therefore the project will not have a significant impact on the traffic of surrounding rights-of-way.

f. **Existing Site Features:** The project will entail the demolition of a single-family residence that is currently on the site. It is not anticipated that the planned development will significantly impact the natural or built environment as the site currently sits largely vacant.
g. **Utilities:** Existing utilities should provide for the needs of the proposed project with relatively minor alterations. Alterations will not affect the surrounding area and the developer will work closely with Salt Lake City’s DRT and utility providers to mitigate any impacts on neighbors.

c. **Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance:** A large amount of private infrastructure will be installed. This includes paved surfaces, community open space, water/sewer lines and townhome-style condos. A Homeowners Association will be established. This entity will be responsible for maintaining the private infrastructure by collecting dues from residents, ideally establishing a healthy reserve to deal with private infrastructure issues as they occur.
### Design and Code Criteria

- **Building:** Single Family Residential
- **Construction Type:** VB
- **Gross Area:** Varies, see A002
- **Construction Type:** R-1-700 Single Family Residential

### Standard Abbreviations

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<tr>
<td>SF</td>
<td>Square Footage</td>
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### Building Type SF

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### Sheet Index

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<tr>
<th>Sheet</th>
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</tr>
</thead>
<tbody>
<tr>
<td>A001</td>
<td>Material Selection and Renderings</td>
</tr>
<tr>
<td>A104</td>
<td>Building 2 Dimension Plan</td>
</tr>
<tr>
<td>A105</td>
<td>Building 3 Dimension Plan</td>
</tr>
<tr>
<td>A107</td>
<td>Building 5 Dimension Plan</td>
</tr>
<tr>
<td>A109</td>
<td>Building 7 Dimension Plan</td>
</tr>
<tr>
<td>A201</td>
<td>Building 1 Elevations</td>
</tr>
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</tr>
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<td>A205</td>
<td>Building 5 Elevations</td>
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<td>Sheet Index</td>
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### General Notes

1. The General Contractor and all subcontractors and suppliers of materials and equipment are required to save and maintain a segment of written evidence of each inspection and test report conducted and performed on the Basis of Design.
2. All inspection and test reports must be reviewed by the Architect and approved by the Contractor prior to the work. Work shall not proceed until all required inspections and tests have been performed and approved by the Architect.

### Deferred Submittals

**Plumbing:**
- Assemblies and Details
- M.E.P. System Sizing and Details
- Coordination of M.E.P. Systems
- Coordination of Plumbing System with Exterior Elevation Details

**Electrical:**
- Assemblies and Details
- M.E.P. System Sizing and Details
- Coordination of M.E.P. Systems
- Coordination of Electrical System with Exterior Elevation Details

**M.E.P.:**
- Assemblies and Details
- M.E.P. System Sizing and Details
- Coordination of M.E.P. Systems
- Coordination of M.E.P. System with Exterior Elevation Details

### Specifications

- **Ventilation:**
  - Minimum rate of supply air shall be 0.6 ACH for the entire building.
  - Each bedroom shall have a dedicated supply duct.

- **Plumbing:**
  - Minimum water pressure shall be 30 psi.
  - All plumbing fixtures shall be installed with proper venting.

- **Electrical:**
  - Minimum electrical service shall be 200A.
  - All electrical systems shall be approved by the local electrical inspector.

- **M.E.P.:**
  - Minimum ventilation system shall be approved by the local health department.
  - Each floor shall have a dedicated ventilation system.

### Vicinity Map

- **NTS:**
  - National Topographic System

### Contact Information

- **Price Engineering:**
  - SLC, UT 84101
  - 159 West Broadway #200
  - 801.974.5101

- **Glen H. Jenkins:**
  - Structural Engineer
  - 159 West Broadway #200
  - 801.974.5101

- **Architects, Inc:**
  - SLC, UT 84101
  - 1590 South 900 West
  - 801.974.5101

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  - SLC, UT 84101
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  - 1590 South 900 West
  - 801.974.5101
BUILDING TYPE 2

EXTERIOR ELEVATIONS

OF PAINTED 5/8" GYP. BD. ON THE INTERIOR, RE:

GYPSUM BOARD ON EXTERIOR SIDES, FIRE RATED

(2) 2X6 WOOD STUD FRAMING WITH 1" AIR GAP

INTERIOR, RE: EXTERIOR ELEVATIONS

EXTERIOR GRADE PLYWOOD WITH AIR AND

BOARD AND BATTEN HARDIE BOARD OVER 1/2"

WITH AIR AND MOISTURE BARRIER, 2" FURRING,

A202

8. FIRE RISER LOCATION MUST MAINTAIN

4. WATER HEATER SOURCE OF IGNITION

2. PROVIDE EXPANSION TANK PER IRC

1. REFER TO ENLARGED PLANS AND

GENERAL

EXCESS OF 400CFM PER IRC M1503.4

FOR RANGE HOODS EXHAUSTING IN

INFORMATION AND INTERIOR

TEMPERATURE LIMITING DEVICE THAT

TO BE EQUIPPED WITH WATER

P2903.4

B. SHOWER HEAD - 2.5 GPM AT 80 PSI

TABLE P2903.2

EXHAUST INTO THE CHIMNEY

PER IRC P2708.1.1

OF RANGES.

A104

801.322.2724

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SALT LAKE CITY UTAH 84101

A104

801.322.2724

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GENERAL

1. WATER HEATER TO BE SEISMICALLY Secured PRIOR TO BID.
2. PROVIDE EXPANSION TANK PER IRC R307.2 & P2705.1
3. FLOOR DRAIN TO HAVE A MINIMUM FINISHED WIDTH OF NOT LESS THAN 2".
4. WATER HEATER SOURCE OF IGNITION TO BE INSTALLED ACCORDING TO TABLE P2903.2
5. NONABSORBENT SURFACE SHALL BE INSTALLED ON ALL UNINSULATED EXTERIOR ELEVATIONS.
6. THE COMMON WALL SHARED BY TWO (2) TOWNHOUSE UNITS MUST CONTAIN A FIRE RISER LOCATION.
7. IF APPLICABLE PROVIDE MAKE-UP AIR EXCESS OF 400CFM PER IRC M1503.4
8. FIRE RISER LOCATION MUST MAINTAIN A FIRE RISER LOCATION PER IRC R307.2
9. UNITS MUST BE PROVIDED WITH A NON FUNCTIONING POWER DISTRIBUTION SYSTEM FOR EACH UNIT.
10. WATER HAMMER ARRESTORS SHALL BE INSTALLED BETWEEN STUDS AND (2) LAYERS OF PAINTED 5/8" GYPSUM BOARD ON THE EXTERIOR, RE: EXTERIOR ELEVATIONS.
11. SHOWER ACCESS OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH IRC M1306.1.3
12. WATER HEATER IN EACH UNIT WILL BE EQUIPPED WITH WATER PRESSURE REGULATORS AND PROTECTION FROM IMPACT PER IRC M1307.3.1
13. MAXIMUM FLOW RATES AND TEMPERATURES PER IRC M1303.1.1
14. TREAT WATER IN EACH UNIT TO PREVENT CAUSTICITY.
15. WATERTIGHT CLOSURE IS REQUIRED WHEN INSTALLING WATER TREATMENT EQUIPMENT.

PLUMBING

A. LAVATORY FAUCET - 2.2 GPM AT 60 PSI
B. SHOWER HEAD - 2.5 GPM AT 80 PSI
C. SINK - 2.2 GPM AT 60 PSI
D. TOILET - 1.6 GALLONS PER FLUSH

WALL

1. 2X4 WOOD STUD FRAMING WITH PAINTED 4" GYPSUM BOARD ON BOTH SIDES.
2. TOILET - 1.6 GALLONS PER FLUSH
3. FLOOR DRAIN TO HAVE A MINIMUM FINISHED WIDTH OF NOT LESS THAN 2"
4. WATER HEATER SOURCE OF IGNITION TO BE INSTALLED ACCORDING TO TABLE P2903.2
5. NONABSORBENT SURFACE SHALL BE INSTALLED ON ALL UNINSULATED EXTERIOR ELEVATIONS.
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13. MAXIMUM FLOW RATES AND TEMPERATURES PER IRC M1303.1.1
14. TREAT WATER IN EACH UNIT TO PREVENT CAUSTICITY.
1. BUILDING 1 ENTRY ELEVATION
3/16" = 1'-0"

2. BUILDING 1 GARAGE ELEVATION
3/16" = 1'-0"

3. BUILDING 1 END ELEVATION A
3/16" = 1'-0"

4. BUILDING 1 END ELEVATION B
3/16" = 1'-0"

5. BUILDING 1 END ELEVATION C
3/16" = 1'-0"

6. BUILDING 1 END ELEVATION D
3/16" = 1'-0"

7. BUILDING 1 END ELEVATION E
3/16" = 1'-0"

8. BUILDING 1 END ELEVATION F
3/16" = 1'-0"

9. BUILDING 1 END ELEVATION G
3/16" = 1'-0"

10. BUILDING 1 END ELEVATION H
3/16" = 1'-0"

11. BUILDING 1 END ELEVATION I
3/16" = 1'-0"

12. BUILDING 1 END ELEVATION J
3/16" = 1'-0"

13. BUILDING 1 END ELEVATION K
3/16" = 1'-0"

14. BUILDING 1 END ELEVATION L
3/16" = 1'-0"

15. BUILDING 1 END ELEVATION M
3/16" = 1'-0"

16. BUILDING 1 END ELEVATION N
3/16" = 1'-0"

17. BUILDING 1 END ELEVATION O
3/16" = 1'-0"

18. BUILDING 1 END ELEVATION P
3/16" = 1'-0"

19. BUILDING 1 END ELEVATION Q
3/16" = 1'-0"

20. BUILDING 1 END ELEVATION R
3/16" = 1'-0"

21. BUILDING 1 END ELEVATION S
3/16" = 1'-0"

22. BUILDING 1 END ELEVATION T
3/16" = 1'-0"

23. BUILDING 1 END ELEVATION U
3/16" = 1'-0"

24. BUILDING 1 END ELEVATION V
3/16" = 1'-0"

25. BUILDING 1 END ELEVATION W
3/16" = 1'-0"

26. BUILDING 1 END ELEVATION X
3/16" = 1'-0"

27. BUILDING 1 END ELEVATION Y
3/16" = 1'-0"

28. BUILDING 1 END ELEVATION Z
3/16" = 1'-0"

29. BUILDING 1 END ELEVATION AA
3/16" = 1'-0"

30. BUILDING 1 END ELEVATION BB
3/16" = 1'-0"

31. BUILDING 1 END ELEVATION CC
3/16" = 1'-0"

32. BUILDING 1 END ELEVATION DD
3/16" = 1'-0"

33. BUILDING 1 END ELEVATION EE
3/16" = 1'-0"

34. BUILDING 1 END ELEVATION FF
3/16" = 1'-0"

35. BUILDING 1 END ELEVATION GG
3/16" = 1'-0"

36. BUILDING 1 END ELEVATION HH
3/16" = 1'-0"

37. BUILDING 1 END ELEVATION II
3/16" = 1'-0"

38. BUILDING 1 END ELEVATION JJ
3/16" = 1'-0"

39. BUILDING 1 END ELEVATION KK
3/16" = 1'-0"

40. BUILDING 1 END ELEVATION LL
3/16" = 1'-0"

41. BUILDING 1 END ELEVATION MM
3/16" = 1'-0"

42. BUILDING 1 END ELEVATION NN
3/16" = 1'-0"

43. BUILDING 1 END ELEVATION OO
3/16" = 1'-0"

44. BUILDING 1 END ELEVATION PP
3/16" = 1'-0"

45. BUILDING 1 END ELEVATION QQ
3/16" = 1'-0"

46. BUILDING 1 END ELEVATION RR
3/16" = 1'-0"

47. BUILDING 1 END ELEVATION SS
3/16" = 1'-0"

48. BUILDING 1 END ELEVATION TT
3/16" = 1'-0"

49. BUILDING 1 END ELEVATIONUU
3/16" = 1'-0"

50. BUILDING 1 END ELEVATIONVV
3/16" = 1'-0"

51. BUILDING 1 END ELEVATIONWW
3/16" = 1'-0"

52. BUILDING 1 END ELEVATIONXX
3/16" = 1'-0"

53. BUILDING 1 END ELEVATIONYY
3/16" = 1'-0"

54. BUILDING 1 END ELEVATIONZZ
3/16" = 1'-0"

55. BUILDING 1 END ELEVATIONAAA
3/16" = 1'-0"

56. BUILDING 1 END ELEVATIONBBB
3/16" = 1'-0"

57. BUILDING 1 END ELEVATIONCCC
3/16" = 1'-0"

58. BUILDING 1 END ELEVATIONDDD
3/16" = 1'-0"

59. BUILDING 1 END ELEVATIONEEE
3/16" = 1'-0"

60. BUILDING 1 END ELEVATIONFFF
3/16" = 1'-0"

61. BUILDING 1 END ELEVATIONGGG
3/16" = 1'-0"

62. BUILDING 1 END ELEVATIONHHH
3/16" = 1'-0"

63. BUILDING 1 END ELEVATIONIIII
3/16" = 1'-0"

64. BUILDING 1 END ELEVATIONJJJJ
3/16" = 1'-0"

65. BUILDING 1 END ELEVATIONKKKK
3/16" = 1'-0"

66. BUILDING 1 END ELEVATIONLLLL
3/16" = 1'-0"

67. BUILDING 1 END ELEVATIONMMMM
3/16" = 1'-0"

68. BUILDING 1 END ELEVATIONNNNN
3/16" = 1'-0"

69. BUILDING 1 END ELEVATIONOOOO
3/16" = 1'-0"

70. BUILDING 1 END ELEVATIONPPPP
3/16" = 1'-0"

71. BUILDING 1 END ELEVATIONQQQQ
3/16" = 1'-0"

72. BUILDING 1 END ELEVATIONRRRR
3/16" = 1'-0"

73. BUILDING 1 END ELEVATIONSSSS
3/16" = 1'-0"

74. BUILDING 1 END ELEVATIONTTTT
3/16" = 1'-0"
1. All exposed masonry and concrete to be sealed.
2. Contractor to coordinate location(s) of Knox Box with Fire Marshal.
3. Coordinate horizontal metal panel joint.
4. All utility meters or equipment on ext. shall be painted to match color as selected by architect.
5. Contractor shall provide mock up of block veneer and all ACM assemblies painted to match color as selected by architect.
6. Provide an address on the building which is assigned by the City Engineering Dept. These addresses shall be in contrasting color of the background.
7. Black 6" high by 1" deep address lettering.
8. Solid wood door, color: rose SW6290.
10. Solid wood door, color: freshwater SW6774.
11. Solid wood door, color: charisma SW6605.
12. Hardi board over scheduled wall assembly.
14. Building 4 end A.
15. Building 4 garage.
16. Building 4 entry.
17. Painted galvanized steel railing.
18. Metal clad canopy.
19. Planter box, where occurs, only at buildings.
1. ALL EXPOSED MASONRY AND CONCRETE TO BE SEALED WITH GRAFFITI-REPELLENT - REF: SPEC SECTION
2. CONTRACTOR TO COORDINATE LOCATION(S) OF KNOX BOX WITH FIRE MARSHALL.
3. COORDINATE HORIZONTAL METAL PANEL JOINT LOCATIONS WITH ARCHITECT
4. ALL UTILITY METERS OR EQUIPMENT ON EXT. SHALL BE PAINTED TO MATCH COLOR AS SELECTED BY ARCHITECT
5. CONTRACTOR SHALL PROVIDE MOCK UP OF BLOCK VENEER AND ALL ACM ASSEMBLIES
6. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET, A MINIMUM OF 12" HIGH, AND A STROKE OF 1". ADDRESS SHALL BE IN CONTRASTING COLOR OF THE BACKGROUND.
7. RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION

EXTERIOR ELEVATION GENERAL NOTES

- Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

ADDRESS NOTE

1 HARD COAT STUCCO FINISH, SMOOTH, COLOR: TOQUE WHITE SW7003
2 HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: BATHE BLUE SW6771
3 HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: LACEWING SW6729
4 HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: ROSEBUD SW6288
5 HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: OLEANDER SW6603
6 SOLID WOOD DOOR, COLOR: FRESHWATER SW6774
7 SOLID WOOD DOOR, COLOR: PICNIC SW6731
8 SOLID WOOD DOOR, COLOR: ROSE SW6290
9 SOLID WOOD DOOR, COLOR: CHARISMA SW6605
10 WHITE EXHAUST, TYP. ROUTE THROUGH FLOOR JOISTS
11 GLASS SLIDING DOOR, RE: DOOR SCHEDULE
12 PREFINISHED SHEET METAL COPING, COLOR: TOQUE WHITE SW7003
13 BLACK 6" HIGH BY 1" DEEP ADDRESS LETTERING
14 GARAGE DOOR, RE: DOOR SCHEDULE
15 FINISH GRADE, RE: CIVIL
16 EXTERIOR LIGHT
17 PAINTED GALVANIZED STEEL RAILING
18 METAL CLAD CANOPY
19 PLANTER BOX, WHERE OCCURS, ONLY AT BUILDINGS FACING 900 WEST, RE: SITE PLAN AND LANDSCAPING
LEVEL 1
100' - 0"

LEVEL 2
109' - 0"

LEVEL 3
119' - 0"

T.O. WALL
129' - 9"

EXTERIOR ELEVATION VIEWS

1. ALL EXPOSED MASONRY AND CONCRETE TO BE SEALED WITH GRAFFITI-REPELLENT - REF: SPEC SECTION
2. CONTRACTOR TO COORDINATE LOCATION(S) OF KNOX BOX WITH FIRE MARSHALL.
3. COORDINATE HORIZONTAL METAL PANEL JOINT LOCATIONS WITH ARCHITECT
4. ALL UTILITY METERS OR EQUIPMENT ON EXT. SHALL BE PAINTED TO MATCH COLOR AS SELECTED BY ARCHITECT
5. CONTRACTOR SHALL PROVIDE MOCK UP OF BLOCK VENEER AND ALL ACM ASSEMBLIES
6. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET, A MINIMUM OF 12" HIGH, AND A STROKE OF 1". ADDRESS SHALL BE IN CONTRASTING COLOR OF THE BACKGROUND.
7. RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION

EXTERIOR ELEVATION GENERAL NOTES

ACCESS NOTE

ADDRESS NOTE

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18 METAL CLAD CANOPY
19 PLANTER BOX, WHERE OCCURS, ONLY AT BUILDINGS FACING 900 WEST, RE: SITE PLAN AND LANDSCAPING
PLANTING NOTES

1. The intention of the designer is to create a landscaped area in accordance with the requirements of the Salt Lake City codes. The landscape contractor is responsible for all the construction work in the area. The construction work shall be done in accordance with the approved plans and specifications. The landscape contractor shall coordinate the work with other subcontractors. The landscape contractor shall be responsible for all the necessary permits and approvals from the city. The landscape contractor shall also be responsible for all the necessary materials and equipment for the construction work.

2. The landscape contractor shall ensure that the work is done in accordance with the approved plans and specifications. The landscape contractor shall be responsible for all the necessary permits and approvals from the city. The landscape contractor shall also be responsible for all the necessary materials and equipment for the construction work.

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46. The landscape contractor shall coordinate the work with other subcontractors. The landscape contractor shall be responsible for all the necessary permits and approvals from the city. The landscape contractor shall also be responsible for all the necessary materials and equipment for the construction work.

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49. The landscape contractor shall coordinate the work with other subcontractors. The landscape contractor shall be responsible for all the necessary permits and approvals from the city. The landscape contractor shall also be responsible for all the necessary materials and equipment for the construction work.

50. The landscape contractor shall coordinate the work with other subcontractors. The landscape contractor shall be responsible for all the necessary permits and approvals from the city. The landscape contractor shall also be responsible for all the necessary materials and equipment for the construction work.
<table>
<thead>
<tr>
<th>#</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Location</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Schizachyrium scoparium</td>
<td>Autumn Joy Stonecrop</td>
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<td></td>
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<tr>
<td>2</td>
<td>Senecio cineraria 'Silver Carpet'</td>
<td>Silver Carpet Lambs Ear</td>
<td>70</td>
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</tr>
<tr>
<td>3</td>
<td>Rosa woodsii</td>
<td>Creeping Wild Rose</td>
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<tr>
<td>4</td>
<td>Mugo Pine</td>
<td>Mugo Pine</td>
<td>1630</td>
<td>8''s</td>
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</tr>
<tr>
<td>5</td>
<td>Cotoneaster 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>70</td>
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<td>5#</td>
</tr>
<tr>
<td>6</td>
<td>Aruncus dioicus 'Stormy Seas'</td>
<td>Stormy Seas Coral Bells</td>
<td>91</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Geranium sanguineum</td>
<td>Bloody Cranesbill</td>
<td>12''s</td>
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<td>5#</td>
</tr>
<tr>
<td>8</td>
<td>Fraxinus velutina</td>
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<td>220</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>9</td>
<td>Cotoneaster 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>10</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>11</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>12</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>13</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>14</td>
<td>Fraxinus velutina</td>
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<td>5#</td>
</tr>
<tr>
<td>15</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
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<td>16</td>
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<td>18</td>
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<td>5#</td>
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<td>19</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
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<td>5#</td>
</tr>
<tr>
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<td>Arizona Ash</td>
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<td>5#</td>
</tr>
<tr>
<td>21</td>
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<td>12''s</td>
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<td>5#</td>
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<td>22</td>
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<td>5#</td>
</tr>
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<td>23</td>
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<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>24</td>
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<td>220</td>
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<td>5#</td>
</tr>
<tr>
<td>25</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>26</td>
<td>Fraxinus velutina</td>
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<td>220</td>
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<td>5#</td>
</tr>
<tr>
<td>27</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>28</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>29</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>30</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>31</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
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<td>32</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
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<td>5#</td>
</tr>
<tr>
<td>33</td>
<td>Malus 'Spring Snow'</td>
<td>Malus 'Spring Snow'</td>
<td>12''s</td>
<td></td>
<td>5#</td>
</tr>
<tr>
<td>34</td>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>220</td>
<td></td>
<td>5#</td>
</tr>
</tbody>
</table>
Zone 1: ~3350 s.f. drip irrigation
- New point of connection
- New stop and waste, RP and master control valve

Zone 2: ~2575 s.f. drip irrigation
- Stop and waste valve (5-8 below grade, with valves via vertical sleeve and cap)
- Automatic control valves for zones 5, 6, 7 and quick coupler in valve box
- New stop and waste, BFP and master control valve

Zone 3: ~2740 s.f. drip irrigation
- Reduced Pressure Back Flow Preventer
- Quick coupler in valve box
- with access via vertical sleeve and cap)

Zone 4: ~1765 s.f. drip irrigation
- Automatic control valves for zones 8, 9 and quick coupler in valve box
- New PVC sleeving under pavement
- Adjust location base on new water main)

Zone 5: ~2200 s.f. drip irrigation
- Automatic control valves for zones 8, 9 and quick coupler in valve box
- New point of connection

Zone 6: ~2120 s.f. drip irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement

Zone 7: ~2570 s.f. drip irrigation
- Automatic control valves for zones 8, 9 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)

Zone 8: ~1330 s.f. drip irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)

Zone 9: ~1330 s.f. drip irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)

Zone 10: ~1225 s.f. rotor irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)

Zone 11: ~1130 s.f. drip irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)

Zone 12: ~400 s.f. drip irrigation
- Automatic control valves for zones 10, 11, 12 and quick coupler in valve box
- New PVC sleeving under pavement
- Quick coupler valve (provide key with hose bib attachment)
Subject Property as viewed from the East to the West while standing on 900 W.
Existing Retaining Wall along West Rear Property Line Looking East

Existing Park Strip and Drive Approaches along 500 East

Development East of the Property, across the street, 900 W

Development North of Subject Property

Development South of the Property
ATTACHMENT E: ZONING ORDINANCE STANDARDS

CB (Community Business)
The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

### Zoning Ordinance Standards for CB zone (21A.26.030)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Proposed</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area: No minimum lot area or lot width is required. Any lot exceeding 4 acres in size shall be allowed only through design review.</td>
<td>The project site is approximately 2.51 acres.</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum Building Height: 30 feet</td>
<td>30 feet</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Front and Corner Side Yard Requirement: No minimum yard is required.</td>
<td>The project is proposing frontage along 900 W for a portion of the total units. The units with frontage along 900 W are setback 18’ 3” from curb along 900 W.</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Interior Side Yard Requirement: None</td>
<td>Although there is no required interior side yard, there is a range of distance between buildings/property lines. All buildings have between 9’ and 14’. Only the southernmost structure has 6’ 4” between it and the Southern property boundary.</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Rear Yard Requirement: 10 feet</td>
<td>10 feet</td>
<td>Complies</td>
</tr>
<tr>
<td>Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.</td>
<td>This standard is met along 900 W. There are front yards for each unit along 900 W, which has 8’ 8” landscaped setback from sidewalk. This space includes a planter box attached to the front of each unit. This portion of the project would meet the requirement.</td>
<td>Complies</td>
</tr>
</tbody>
</table>
**ATTACHMENT F: 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:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Finding</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Complies</td>
<td>The applicant has stated that the project is meeting Objective F, which states, “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. In reviewing the objectives, staff believes that the project does also meet the housing objective C which states, “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.” This neighborhood has a mix of uses but the primary residential use is low density residential including mostly single and two-family residential uses. This project would add multi-family residential uses which will be owner occupied to the area but in a townhome style design which is generally compatible with low density residential uses which helps to implement the goals from adopted master plans as well as the city’s housing policies.</td>
</tr>
<tr>
<td>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</td>
<td>Complies</td>
<td>As listed in the Key Considerations section of this report, staff believes that the project is consistent with Plan Salt Lake, The Westside Master Plan, and the GrowingSLC as the project will add vitality and growth to a mixed-use neighborhood but will be compatible while mitigating negative impacts to surrounding neighborhoods.</td>
</tr>
</tbody>
</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:

<table>
<thead>
<tr>
<th>C1</th>
<th>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;</th>
<th>Complies The project has been designed with the existing development pattern in mind creating a development that is compatible with an area that has been identified by the Westside Master Plan as a community node of focus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2</td>
<td>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;</td>
<td>Complies Building materials in the planned development include glass, hardi board, steel, and wood which are all found in the current neighborhood and are compatible with the policies stated in the applicable master plans. The eastern two buildings are oriented to the street and each unit has an entry way and patio space facing the public street. This is similar to the typical residential development in the adjacent residential neighborhood. The Zoning Ordinance requires entrances from each building on each street frontage. The project as proposed is meeting that standard on 900 W. Although some of the buildings will not have frontage along 900 W, they will still have entrances in the inside of the project. The buildings that do not have frontage along 900 W will interact with one another with shared landscaped courtyards and common design language. As was discussed in the Key Considerations section of this report, this request has been made because of the atypical buildable area of the project site.</td>
</tr>
<tr>
<td>C3</td>
<td>Whether building setbacks along the perimeter of the development:</td>
<td></td>
</tr>
<tr>
<td>----</td>
<td>---------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Provide sufficient space for private amenities.</td>
<td></td>
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<tr>
<td></td>
<td>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Provide adequate sight lines to streets, driveways and sidewalks.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e. Provide sufficient space for maintenance.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Complies</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The project is currently meeting the front, side and rear setbacks which are determined by using the outline of the project area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The property will be completely landscaped with a landscaped buffer along the north and west property lines to minimize impacts to adjacent properties.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The visual character of the neighborhood is represented with trees and vegetation similar to what is presented in the landscaping plan. This project is adjacent to several R-1-7000/residential properties, and by limiting the west access to pedestrians and not vehicles, the impact to the neighboring properties will be minimal. The project meets City standards for sufficient open space buffering between the proposed development and commercial uses to the South and residential uses to the West and North. Adequate sight lines provide safety for pedestrians using the sidewalk, and allow for adequate visibility to vehicles traveling on 900 W. Sufficient space for maintenance is provided through the project orientation and setback requirements.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C4</th>
<th>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Complies</strong></td>
</tr>
<tr>
<td></td>
<td>The front façade has a symmetrical design and the building has significant articulation and glass on lower and upper floors to avoid creating any large blank walls. The exterior building materials are glazing, wood, and hardie board panels in multiple shades. The project is easily accessed by pedestrians with public sidewalks.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C5</th>
<th>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Complies</strong></td>
</tr>
<tr>
<td></td>
<td>Lighting will be provided throughout the development as illuminated bollards and typical porch lights. There will be no tall overhead lights. There should be no lighting impact to adjacent properties.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C6</th>
<th>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Complies</strong></td>
</tr>
<tr>
<td></td>
<td>There are dumpsters on the project property, but enclosures are proposed to comply with the standard.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C7</th>
<th>Whether parking areas are appropriately buffered from adjacent uses.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Complies</strong></td>
</tr>
<tr>
<td></td>
<td>Each unit has a garage that is sized to meet the minimum parking standard. There are no other parking areas proposed with this development and no buffering would be required.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Complies</strong></td>
</tr>
<tr>
<td>The project has significant amounts of landscaping including a buffer yard and street trees along 900 W.</td>
</tr>
</tbody>
</table>
In determining the landscaping for the proposed planned development, the planning commission should consider:

<p>| | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>D1</strong></td>
<td>Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>D2</strong></td>
<td>Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>D3</strong></td>
<td>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>D4</strong></td>
<td>Whether proposed landscaping is appropriate for the scale of the development.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

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:

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>E1</strong></td>
<td>Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>E2</strong></td>
<td>Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design;</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;</td>
<td>The project also includes a pedestrian path that connects the residential units to 1000 W. This path meets the standard by providing a safe and accommodating design for pedestrians.</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>E3</td>
<td>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</td>
<td>Complies The project has public sidewalk along its east side which can provide easy pedestrian access from the site to points in the neighborhood. There are also sidewalks throughout the project providing easy access to 900 W or 1000 W.</td>
</tr>
<tr>
<td>E4</td>
<td>Whether the proposed design provides adequate emergency vehicle access; and</td>
<td>Complies Emergency vehicle access can be provided from 900 W. Fire has reviewed the application and found the design provides adequate emergency vehicle access.</td>
</tr>
<tr>
<td>E5</td>
<td>Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</td>
<td>Complies The site is small and will not require any loading access or services areas.</td>
</tr>
<tr>
<td>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.</td>
<td>Complies There are no natural or built features which significantly contribute to the character of the neighborhood or environment.</td>
<td></td>
</tr>
<tr>
<td>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</td>
<td>Complies The Public Utilities Department has reviewed the project and finds that they are able to provide all necessary services for this proposed project.</td>
<td></td>
</tr>
</tbody>
</table>
ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice
The following is a list of public meetings and other public input opportunities related to the project that have been held.

**June 7, 2022** – Initial notices were sent to property owners within 300 ft. The 45 day initial notice period commenced.

**June 15, 2022** – The applicant met with the Community Council. The project was reviewed by the group and was generally well received by the community council.

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

**Public Comments**
Staff sent an early engagement and Planning Commission Meeting notice about the project to all properties within 300 feet of the project area.

Staff has received no additional comments from the public.
**ATTACHMENT H – DEPARTMENT REVIEW COMMENTS**

**Fire Code** (Douglas Bateman at douglas.bateman@slcgov.com or +1-801-535-6619)

- Fire hydrant shall be located within 600-feet of all ground level exterior walls of structures with measurements following the drive route and in straight lines and right angles.
- A minimum distance shall be provided to lot lines or other permanent obstructions that equals the height of the structure X .3 + 4 feet. If this cannot be provided, the applicant may submit an alternate means and methods to provide additional fire protection system or features to buildings that are non-compliant.

**Public Utility Review** (Kristeen Beitel at Kristeen.beitel@slcgov.com or 385-252-8991)

Comments have been provided to assist in the future 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.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- CC&R’s must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- 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.

- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. Shared laterals require a request for variance to be approved.
- 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). This permit was updated with this requirement in June 2021. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP’s. Lack of room or cost is generally not an exception for this requirement. 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: [https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV](https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV) and [https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV](https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV).
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

**Transportation** (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

- The minimum parking requirement for the R-MU is one half space per dwelling unit for multi-family and there appear to be one- or two-car garages provided for each unit, so the parking is sufficient. The requirement for ADA stalls does not come into play because the parking spaces are in garages and are not accessible to the general public. The EV stalls are provided in the garages as there is power in the garages. The 24’ drive aisles are acceptable and the 26-foot wide driveway is acceptable. Please let me know if you have any questions.

**Engineering** (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

No Comment
**Police Review** (Lamar Ewell at lamar.ewell@slcgov.com or 801-799-3260)

Police Department has no concerns with this project.