



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Michael McNamee, Principal Planner  
[michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com) or 801-535-7226  
**Date:** March 8, 2023  
**Re:** PLNPCM2022-00864, Woodland Commons Planned Development

## Planned Development

**PROPERTY ADDRESS:** 2435 S 500 E  
**PARCEL ID:** 16-19-428-009-0000  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** RMF-35 (Moderate Density Multi-Family Residential District)

### REQUEST:

Altus Development, property owner, is requesting Planned Development approval in order to accommodate the construction of a townhome style multi-family development. There are six requested zoning modifications in total.

List of Requested Modifications:

1. Principal buildings without frontage on a public street. ([21A.36.010.B.1](#))
2. Reduction in required lot width minimum from 80' to 77'11". ([21A.24.130.C](#))
3. A reduction in the interior side yard required for side entry buildings from 12' to 2'7" on the north side of the property. ([21A.24.010.H](#))
4. A reduction in the required front yard for multi-family dwellings in the RMF-35 zoning district from 20' to 15' on the west side of the property. ([21A.24.130.E.1](#))
5. A reduction in the required rear yard for multi-family dwellings in the RMF-35 zoning district from 25' to 23' on the east side of the property. ([21A.24.130.E.4](#))
6. A waiver of the freeway scenic landscape setback size requirements along the I-80 frontage. ([21A.48.110.D](#))

### RECOMMENDATION:

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

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: RMF-35 Zoning Standards](#)

- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION



<b>Quick Facts</b>
<b>Height:</b> 31 feet (3 stories)
<b>Number of Residential Units:</b> 20 units
<b>Parking:</b> 2 stalls per unit
<b>Review Process &amp; Standards:</b> Planned Development, RMF-35 zoning standards, and general zoning standards.

The applicant, Altus Development, is proposing to build 20 new townhomes, spread across five separate buildings, on a site that is slightly less than one acre (42,505 square feet, or 0.9758 acres) in size, and is zoned RMF-35, Moderate Density Multi-Family Residential District. The parcel is located on 500 East, directly abutting Interstate 80 to the north, in the Sugar House neighborhood. Four of the five buildings would be accessed using a private drive, which is proposed to run through the property, connecting 500 East on the west side of the parcel to Warnock Avenue on the east side. The westernmost building would have frontage directly on 500 East, and the other four buildings would not have frontage on a public street. The buildings would be 31 feet tall, measured to the top of the parapet. Each unit would be provided with a private two-car garage.

### **Achievable Density**

Under the RMF-35 regulations, a minimum lot area of 26,000 square feet is required for a multi-family dwelling with 12 residential units. 1,000 square feet of lot area is required for each additional dwelling unit. Based purely on the size of the lot, without considering other factors such as setbacks, maximum building height, or parking, this property would be eligible for a multi-family dwelling with up to 28 units, which would be a density of approximately 28.7 units per acre. The applicant is proposing a project that will involve a slightly gentler density of about 20.5 units per acre.

### **Proposed Building Materials**

Building façade materials proposed by the applicant are masonry on the ground level, and a mix of metal paneling and composite wood siding on the upper levels. RMF-35 does not have requirements for durable façade materials, but some of the materials proposed by the applicant would still be considered durable, as defined in the design standards chapter of the zoning ordinance ([21A.37](#)). The City considers masonry a durable material. Metal paneling could be

considered a durable material if it were approved by the Planning Director. A material must have a warranty against discoloring, warping, or peeling that is a minimum of 20 years and be used in similar climates to Salt Lake City to be approved as a durable material.

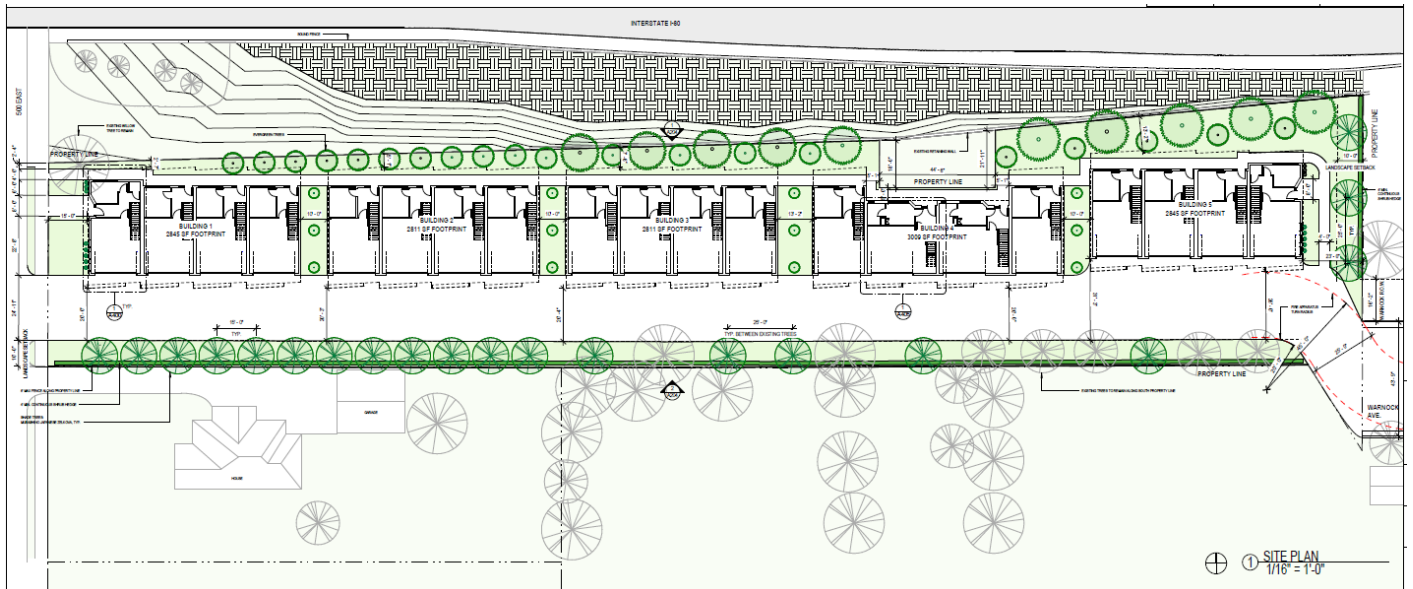


*Proposed west elevation, which would face 500 East.*

### **Requested Relief**

The proposed site design requires zoning relief for a total of six zoning requirements. This is primarily due to the unique shape of the lot which is generally long and narrow. At the point where it has the greatest amount of frontage on a public street, 500 East, it is 77 feet 11 inches wide. The property technically has about 66 feet 5 inches of frontage along the end of Warnock Avenue (according to the City's Atlas Plats), but the bulk of the property is tucked to the north of where it meets Warnock. There is also a 44-foot 6 inch-wide "notch" taken out of the north side of the property, which is owned by the Utah Department of Transportation. This is where the property is at its narrowest, about 65 feet wide.

RMF-35 requires a lot width of 80 feet for new multi-family developments, which this property does not meet, requiring relief from that requirement by 2 feet 1 inch. Four of the five buildings would not have frontage on a public street, which also requires zoning relief. Of the six requested modifications, four are related to setback reductions on the north, east, and west sides of the property. The petitioner has stated they would like these setback reductions to help accommodate a townhome style development with larger units. To that end, a reduction in the required freeway scenic landscaping requirement on the north side of the property has also been requested. These requests are discussed in more detail below in the Key Considerations section of the report.



*Proposed site plan*

As noted above, this property is immediately adjacent to the east-bound lanes of the Interstate 80 freeway. This section of I-80 was expanded by the Utah Department of Transportation in the late 2000s. As part of the expansion, UDOT purchased the property immediately to the east of the subject property, known as 567 E Warnock Ave. That property contained a single-family home, which was demolished after UDOT acquired the property. Records do not indicate that 2435 S 500 E was impacted by the expansion, other than a temporary access easement, which has since expired, that allowed UDOT to build the sound wall which now stands facing the subject property.



*Satellite image, dated December 2006, showing I-80 prior to the expansion. Image courtesy of Google Earth.*



Map showing subject property and surrounding neighborhood, with current satellite imagery.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Planned Development approval per Salt Lake City Code Chapter 21A.55. The Planning Commission has the authority to approve or deny the request. If the Commission decides to approve the request against staff's recommendation, the Commission must respond to each standard staff has determined the application does not comply with, explaining how the project is complying with those standards.

## KEY CONSIDERATIONS

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

1. Compliance with Adopted Master Plans
2. Compliance with Zoning Requirements
3. Purpose of Freeway Scenic Landscape Setback

### Consideration 1: Compliance with Adopted Master Plans

The proposed project is consistent with the citywide *Plan Salt Lake* and the *Sugar House Master Plan*. In *Plan Salt Lake*, it is consistent with an initiative in the Housing chapter, "Increase the number of medium density housing types and options." The provided housing density under this proposal will be about 20 units per acre.

The project is consistent with Guiding Principle #3 in *Plan Salt Lake*, "Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics." The proposed project's residential units provide additional housing units in the neighborhood to accommodate more residents. All of the units are proposed to be sold at market rate.

Initiatives from the Growth chapter are also applicable. The following Growth initiatives apply:

- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

The proposed project would redevelop a parcel that is currently underutilized based on the RMF-35 zoning. Currently, there is an empty single-family home on the parcel, but based on the size of the lot, the current zoning designation would permit up to 28 dwelling units. Redevelopment of the property would make greater use of the land, and would provide infill housing in an established neighborhood, helping to accommodate and promote an increase in the City's population.

The *Sugar House Master Plan* was amended in August 2022 to show the property as being designated as Medium Density Residential on the future land use map (Ordinance No. 48 of 2022). Medium Density Residential areas are "designed to accommodate a mix of low-rise housing types" including single-family through four-plex units, garden apartments, townhouses, and mixed use or live/work units. (p. 2) Density should be between 10-20 units per acre. A variety of densities is also encouraged. The proposed development is in alignment with the Medium Density Residential designation, providing townhome-style residential units at a density of about 20 units per acre, and contributing to a greater variety of residential densities in the immediate neighborhood, which has a mix of single-family and small multi-family properties.

## Consideration 2: Compliance with Zoning Requirements

The applicant is requesting six zoning modifications in total. Those modifications are as follows:

1. Principal buildings without frontage on a public street. ([21A.36.010.B.1](#))
2. Reduction in required lot width minimum from 80' to 77'11". ([21A.24.130.C](#))
3. A reduction in the interior side yard required for side entry buildings from 12' to 2'7" on the north side of the property. ([21A.24.010.H](#))
4. A reduction in the required front yard for multi-family dwellings in the RMF-35 zoning district from 20' to 15' on the west side of the property. ([21A.24.130.E.1](#))
5. A reduction in the required rear yard for multi-family dwellings in the RMF-35 zoning district from 25' to 23' on the east side of the property. ([21A.24.130.E.4](#))
6. A waiver of the freeway scenic landscape setback size requirements along the I-80 frontage. ([21A.48.110.D](#))

### *Principal Buildings Without Street Frontage*

The zoning ordinance requires that, if a property is developed with multiple buildings, each of those buildings must have frontage on a public street. The exact language from the code is below:

One Principal Building Per Lot: Not more than one principal building shall be located on any lot except that:

1. With the exception of buildings located in the FR, R-1, SR and R-2 Districts, more than one principal building may be located on a lot subject to all principal buildings having frontage along a public street. ([21A.36.010.B.1](#))

The applicant is proposing to construct five buildings total, four of which would not have frontage on a public street. If the applicant chose, the RMF-35 zone would permit the construction of one large multi-family building with a building height of 35 feet, containing up to 28 dwelling units. Constructing multiple buildings allows the development to be designed with several small buildings, which better respects the existing scale of the surrounding neighborhood that is generally characterized by single-family homes and small multi-family developments.

### *Reduction in Lot Width Required for Multi-Family Dwellings in RMF-35 Zoning District*

In the RMF-35 district, specific lot width requirements are imposed for different types of land uses. Multi-family dwellings, the land use proposed by the applicant, require 80 feet of lot width. The property has 77 feet 11 inches of lot width on 500 East, making relief of 2 feet 1 inch necessary to construct a multi-family building. Alternatively, the applicant could construct a single-family dwelling (0.98 units per acre), two-family dwelling (0.49 units per acre), or twin home (0.49 units per acre), each of which require 50 feet of lot width, without asking for zoning relief. They could also construct single-family attached dwellings, where each townhome unit was subdivided onto its own lot, which would each require 3,000 square feet of lot area and 32 feet of lot width for corner lots, with 22 feet of lot width required for interior lots. In this case, planned development approval would still be required for creating lots without street frontage, and 60,000 square feet of lot area would be required to build the proposed 20 units, about 17,495 square feet more than the size of the subject property. If building single-family attached units, the greatest number of units possible given the size of the lot would be 14, or approximately 14.3 units per acre. The *Sugar House Master Plan* defines "very low density residential" as having 0-5 units per acre, "low density residential" as having between 5-10 units per acre, with "medium density residential" having 10-20 units per acre. The master plan was amended to support medium-density residential

development for this site. The development proposed in this application meets the definition, providing a density of about 20.5 units per acre.

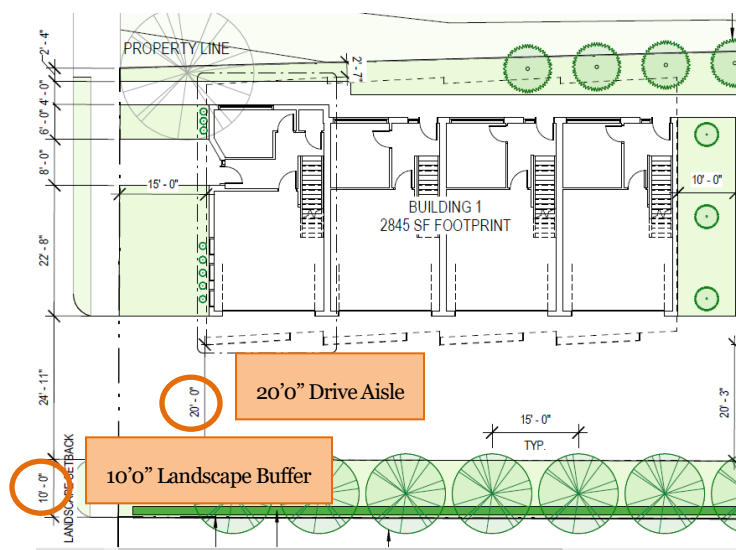
*Interior Side Yard Requirement for Side Entry Buildings*

Side entry buildings are required to be setback from interior side property lines a minimum of 12 feet. The applicant is proposing to reduce this setback for four of the five buildings, as listed below (moving west to east):

	<b>Proposed Setback</b>	<b>Relief Required</b>
Building 1	2 feet 7 inches	9 feet 5 inches
Building 2	5 feet 1 inch	6 feet 11 inches
Building 3	7 feet 6 inches	4 feet 6 inches
Building 4	5 feet 0 inches	7 feet 0 inches

Building 5 complies with the required setback by providing a setback of 13 feet 2 inches at its closest point.

21A.24.010.H states the purpose of the interior side yard requirement for side entry buildings is to provide for adequate air, light, and separation between buildings. Because this setback is on the north side of the property, which abuts the freeway, there is zero likelihood that additional buildings will be constructed adjacent to the north side of this property which would compromise air, light, and separation between buildings. The freeway itself is set back a distance ranging from about 45 feet on the western end of the property where the closest building setback would be to approximately 8 feet on the eastern end of the property, where the buildings would have the greatest setback.

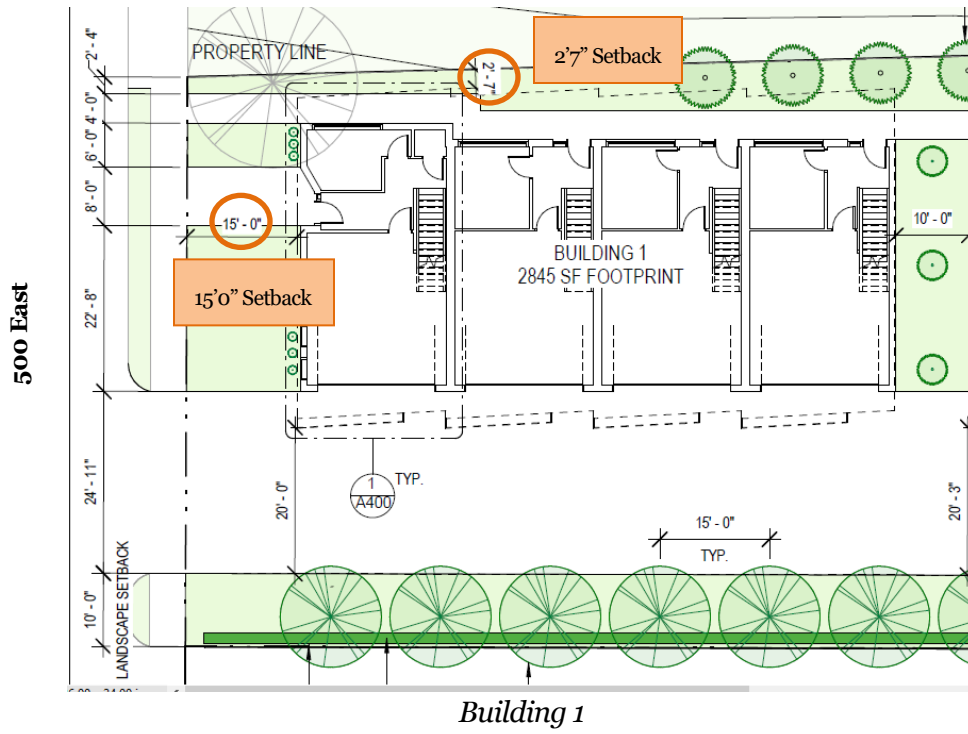


On the south side, the development is required to provide a 10-foot wide landscape buffer because the property directly to the south is zoned R-1/7000, Single-Family Residential District. A drive aisle is provided on the south side of the buildings for access to each of the units within the development. That aisle is required to be at least 20 feet wide to meet fire code requirements. Reducing the setback on the north side allows the development to provide a setback on the south side of at least 30 feet. This makes it feasible to provide the required landscape buffer and drive

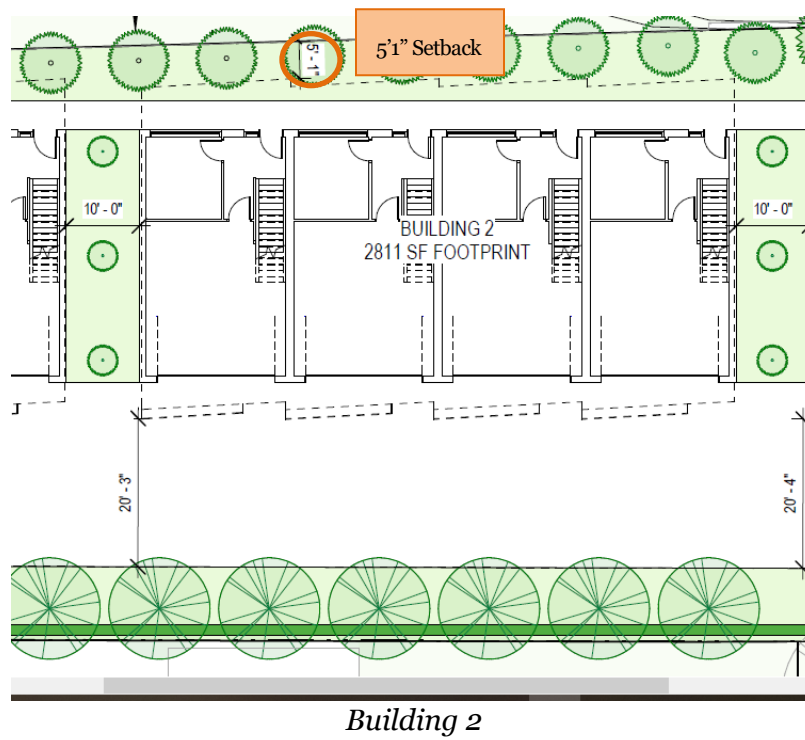
aisle width while accommodating buildings that are the size desired by the applicant. That allows the applicant to construct 2- and 3-bedroom units while also providing garage parking that meets the minimum number of required parking stalls in this zoning district.



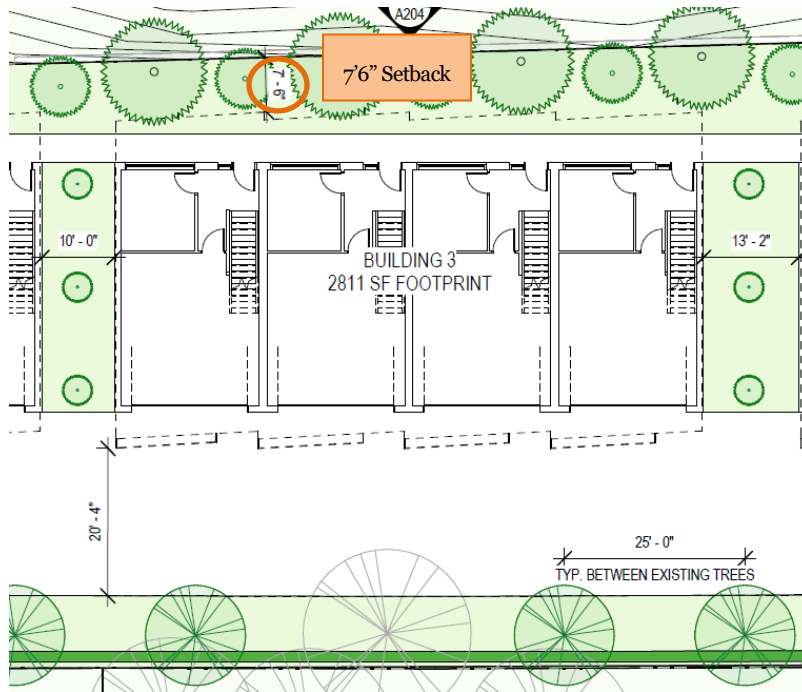
↑ Interstate 80 (appx. 45 ft to road deck from property line, varies) ↑



↑ Interstate 80 (appx. 42 ft) ↑

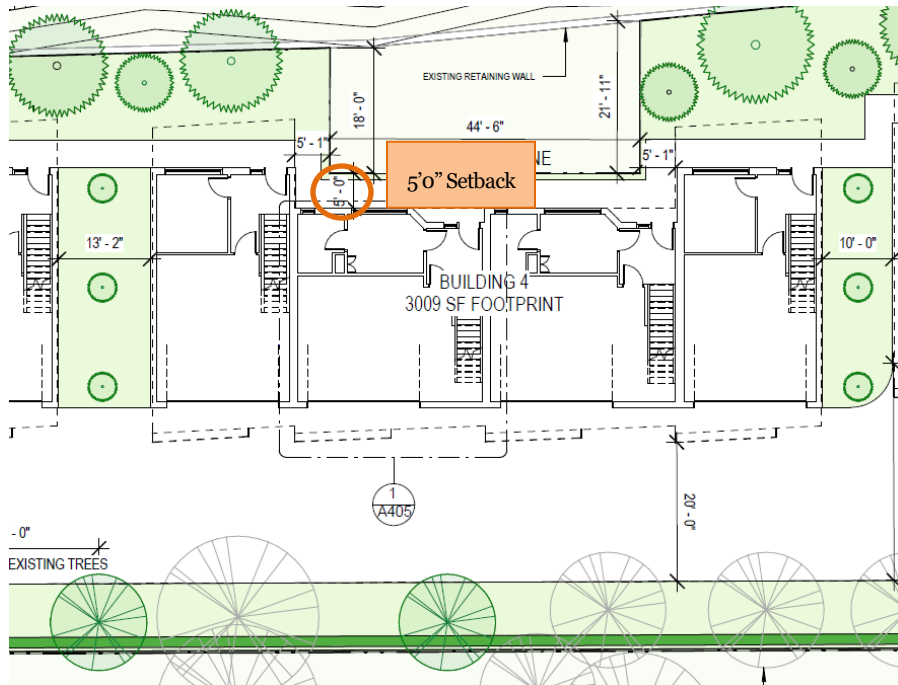


↑ Interstate 80 (appx. 33 ft) ↑

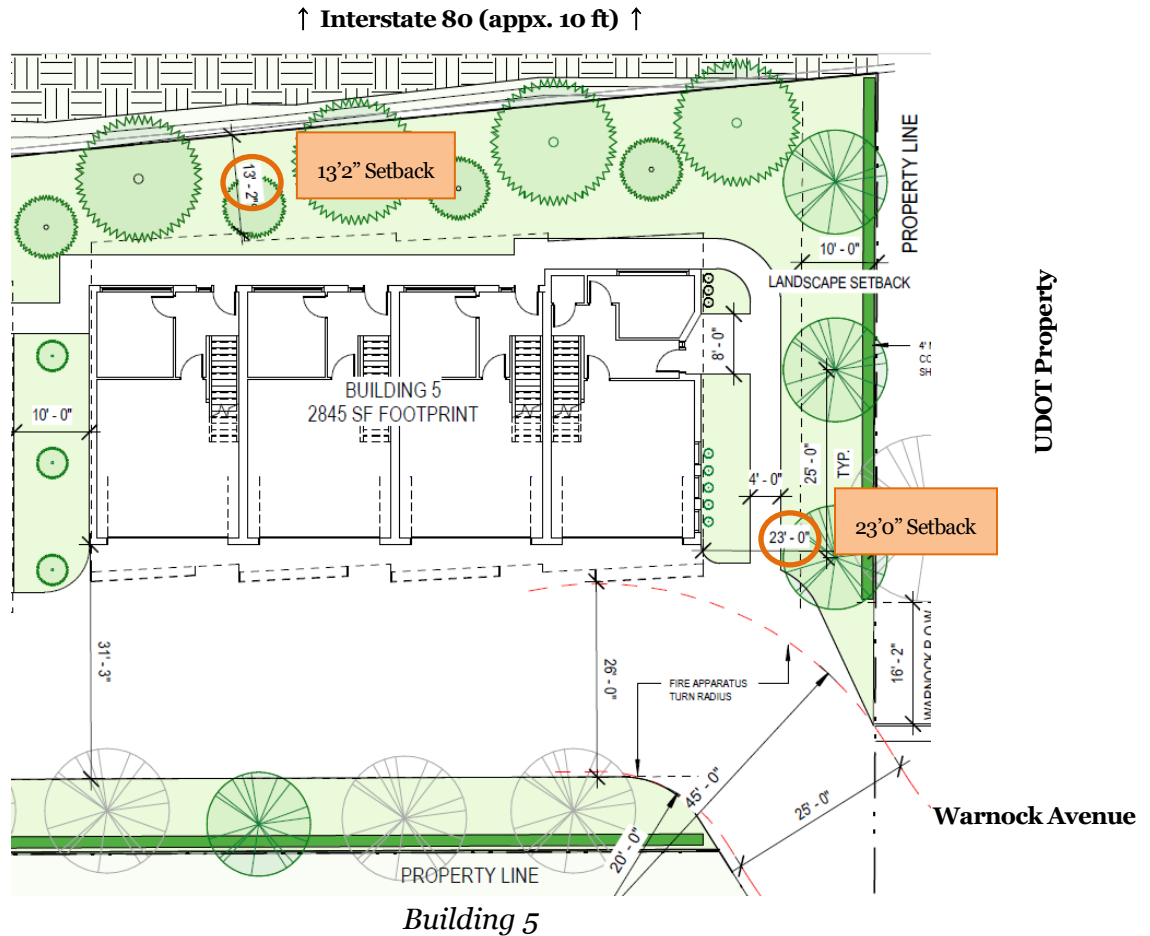


*Building 3*

↑ Interstate 80 (appx. 25 ft, not including "notch") ↑



*Building 4*



*Front and Rear Yard Requirements in RMF-35 Zoning District*

The applicant is requesting relief from two separate building setback requirements. For multi-family dwellings, RMF-35 requires a 20-foot setback for the front yard and a rear yard setback that is equal to 25% of the lot depth, not to be less than 20 feet or greater than 25 feet. In this case, the required rear yard setback would be 25 feet.

The front yard setback is proposed to be 15 feet, which would require zoning relief of 5 feet. The applicant is providing a spacing of at least 10 feet between each of the buildings, which provides additional green space that is spread out through the property. The reduction in front yard setback allows increased separation and additional green space. Because of the proposed reduction in interior side yard setback on the north side of the buildings, they are placed significantly apart from the existing development to the south, with a setback of at least 30 feet. This provides a buffer between the proposed development and the existing street pattern which lessens the impact of the reduction in front yard setback.

The proposed rear yard setback of 23 feet, on the east side of the property, would require relief of two feet. As mentioned in the project description, the property directly to the east is vacant and owned by UDOT. It is unlikely that it will be redeveloped in the future. The applicant will satisfy

the required 10-foot landscape buffer on this side of the property, because the abutting property is zoned R-1/7000.

### *Freeway Scenic Landscape Setback*

A scenic landscape setback is required for all development that directly abuts a federal interstate highway. The setback is required to be 20 feet in width, although that can be reduced to 10 feet by the zoning administrator if the lot was legally created before April 12, 1995. The setback is required to be landscaped with shade or evergreen trees, one for each 300 square feet of setback area, and a ground cover composed of native grasses, wildflowers, and shrubs. Ornamental trees and large shrubs can also be used as a substitute for shade or evergreen trees.

The applicant is proposing a scenic landscape setback of 2'4" in width at its narrowest point on the western edge of the property, which will become generally wider to the east, ultimately reaching a width of about 15 feet. The width will be variable along the length of the property, depending on the angle of the north property line and the placement of the buildings. There is an irregular shape to the north property line which creates a "notch" in the north side of the property. Where the "notch" exists, no freeway scenic landscape setback would be provided for approximately 44'6" in length. A 5' wide sidewalk would be provided there instead. On the site plan, this area can be seen directly north of the proposed Building 4. This item is discussed further in below in Consideration 3.

### **Consideration 3: Purpose of Freeway Scenic Landscape Setback**

Interstate 80 runs along the northern border of the property. The zoning ordinance requires a scenic landscape setback of 10 feet in width on any property bordering an interstate highway right of way line, to be planted with shade or evergreen trees, large shrubs, and ground cover. The applicant is proposing a setback that will be about 2 feet 4 inches wide at its narrowest point at the western edge of the property, but will vary in width, generally becoming wider as the property itself becomes wider on the east end. The purpose statement for the freeway scenic landscape setback states they should be provided to:

1. Enhance the visual appearance of Salt Lake City;
2. Reduce visual distractions to motorists; and
3. Promote the general health, safety, and welfare of the city.

This section of the Interstate is elevated approximately 15 feet off the ground, and there is a sound wall of about 10 feet in height from the road surface. This property is therefore not visible from the roadway, and any scenic landscape provided would not be able to meet the purpose of enhancing the visual appearance of the city or reducing visual distractions to motorists. The applicant is still proposing to plant evergreen trees along the provided setback, which may be beneficial to the health of the residents of their development by absorbing some emissions from the Interstate.

## **STAFF RECOMMENDATION**

It is Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request.

## **NEXT STEPS**

### **Approval of the Request**

If the Planned Development is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission.

### **Denial of the Request**

If the Planned Development is denied, the applicant can submit a building permit application that complies with the requirements of the RMF-35 zoning district and proceed with a permitted development.

# ATTACHMENT A: Vicinity Map

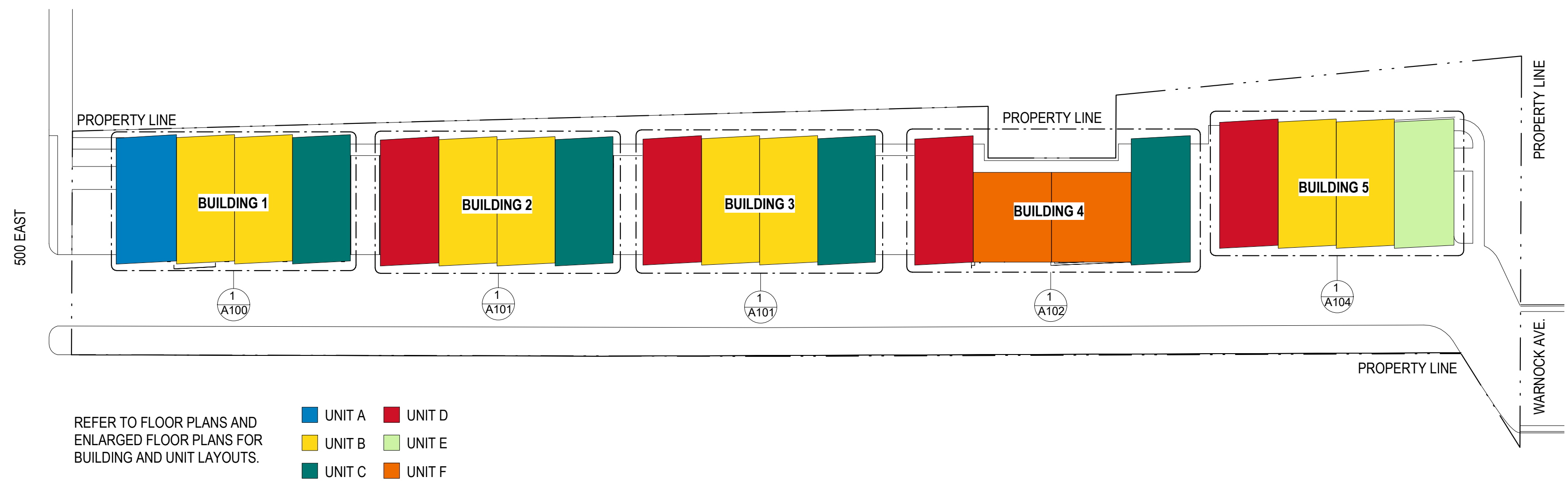
## Vicinity Map



Salt Lake City Planning Division 11/1/2022

# ATTACHMENT B: Plan Set

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REFER TO FLOOR PLANS AND ENLARGED FLOOR PLANS FOR BUILDING AND UNIT LAYOUTS.

■ UNIT A    ■ UNIT D  
■ UNIT B    ■ UNIT E  
■ UNIT C    ■ UNIT F

② BUILDING KEY PLAN  
1" = 30'-0"

DWELLING UNITS		DENSITY: 20 UNITS PER ACRE	
UNIT TYPE	GROSS AREA	NUMBER OF UNITS	NUMBER OF BEDROOMS
UNIT A	2277 SF	1	3 BEDROOM
UNIT B	2226 SF	8	3 BEDROOM
UNIT C	2226 SF	4	3 BEDROOM
UNIT D	2226 SF	4	3 BEDROOM
UNIT E	2292 SF	1	3 BEDROOM
UNIT F	2300 SF	2	4 BEDROOM

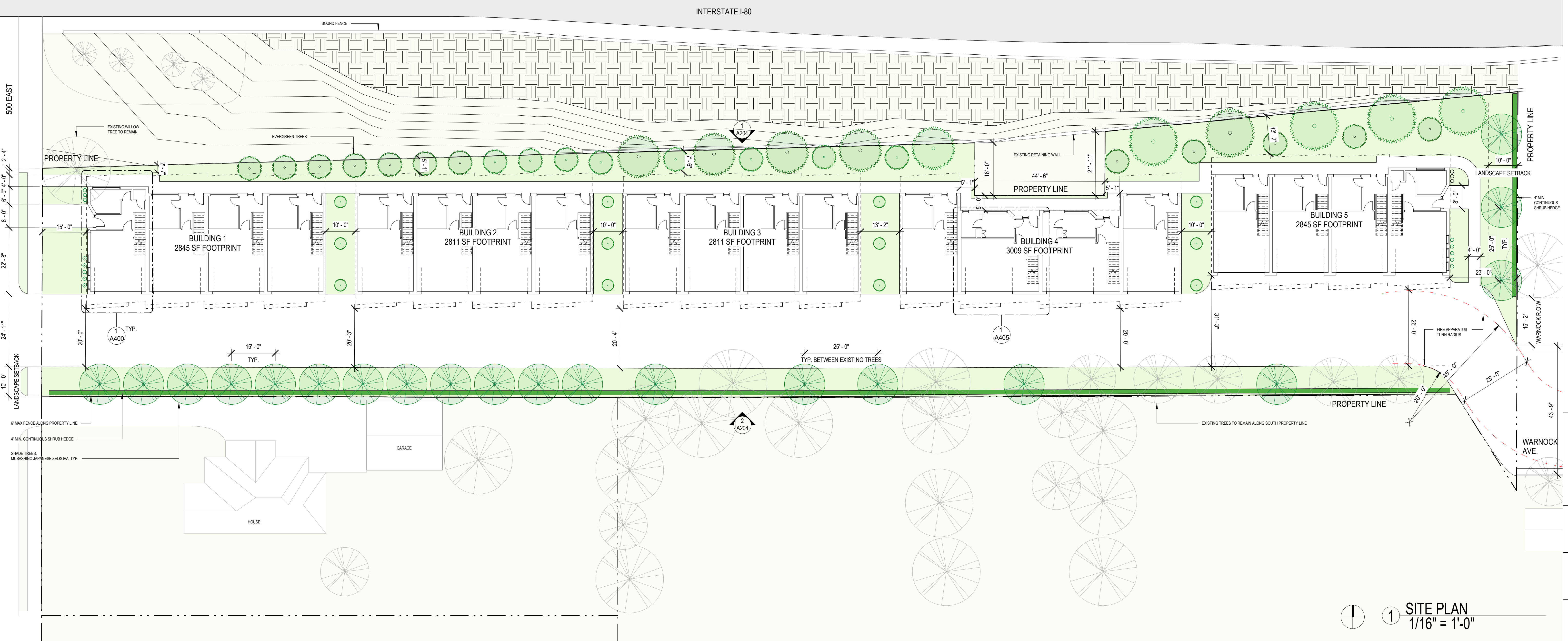
LEGEND

	NEW SHADE TREE
	EXISTING TREE
	NEW SHRUB/GRASS
	NEW CONIFEROUS TREE

ZONING: RMF-35 214.24.130	REQUIRED / ALLOWABLE	PROVIDED
MAX HEIGHT	35'	30'-0"
FRONT YARD SETBACK	20'	15'
CORNER SIDE YARD	10'	N/A
INTERIOR SIDE YARD	10'	NORTH: 2' - 7"    SOUTH: 10'-0"
REAR YARD SET BACK	25% OF LOT DEPTH (NEED NOT EXCEED 25')	N/A
MINIMUM LOT SIZE	26,000 FOR 12 UNITS PLUS 1000 FOR EACH ADDITIONAL UNIT UP TO 1 ACRE	43,405 SF
MINIMUM LOT WIDTH	22'-0"	77'-11", REF. CIVIL
MAXIMUM LOT COVERAGE	60%	34%
# OF PARKING STALLS	1 SPACE PER DWELLING UNIT	2 PER DWELLING UNIT, 40 TOTAL
# OF BIKE PARKING SPACES	MIN. OF 2 (OR 5% OF PARKING STALLS, WHICHEVER IS GREATER)	2 STALLS

**ATLAS**  
ARCHITECTS, INC.  
175 WEST 900 SOUTH  
SLC, UT 84101  
801.322.2724  
WWW.ATLASARCHITECTS.COM

NOT FOR CONSTRUCTION



① SITE PLAN  
1/16" = 1'-0"

WOODLAND COMMONS  
2435 SOUTH 500 EAST  
SALT LAKE CITY UTAH

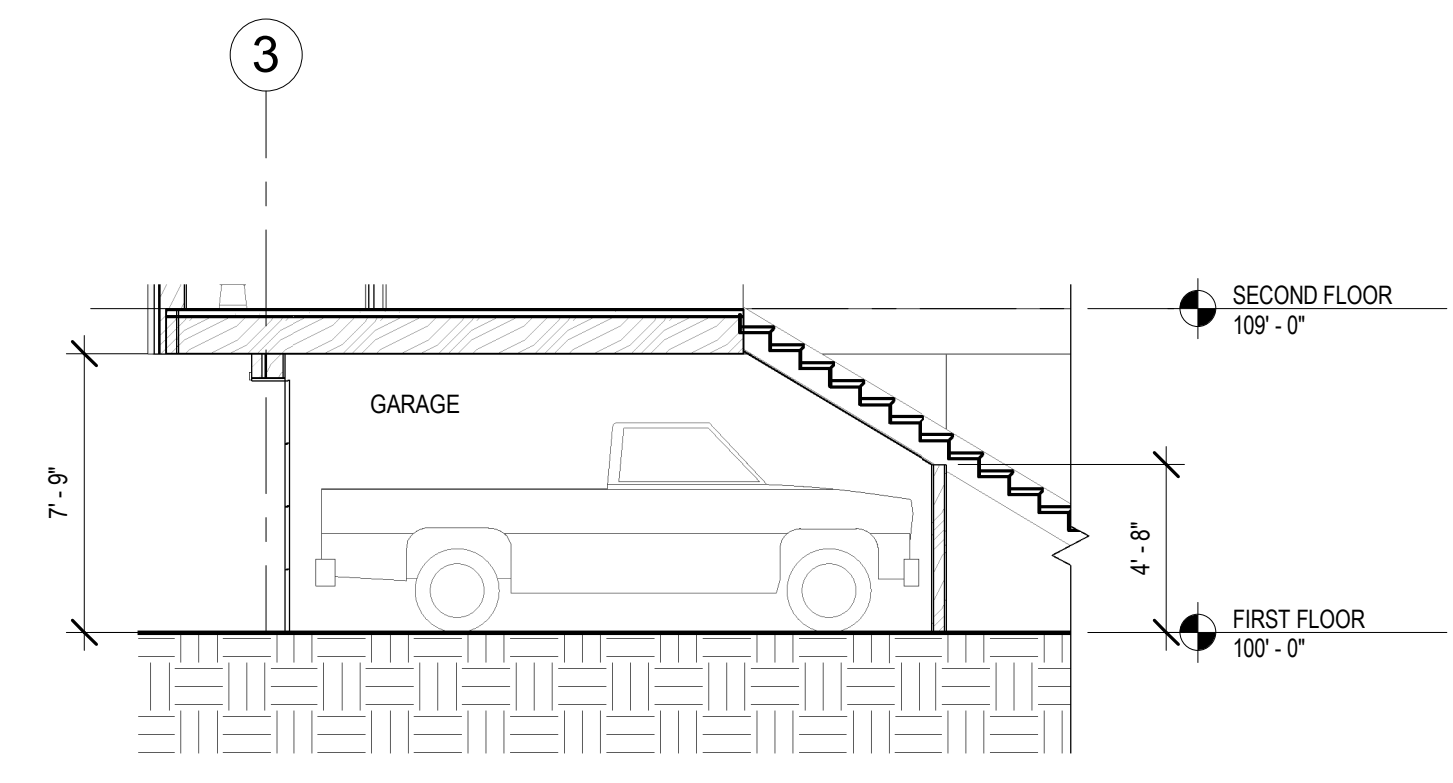
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SD

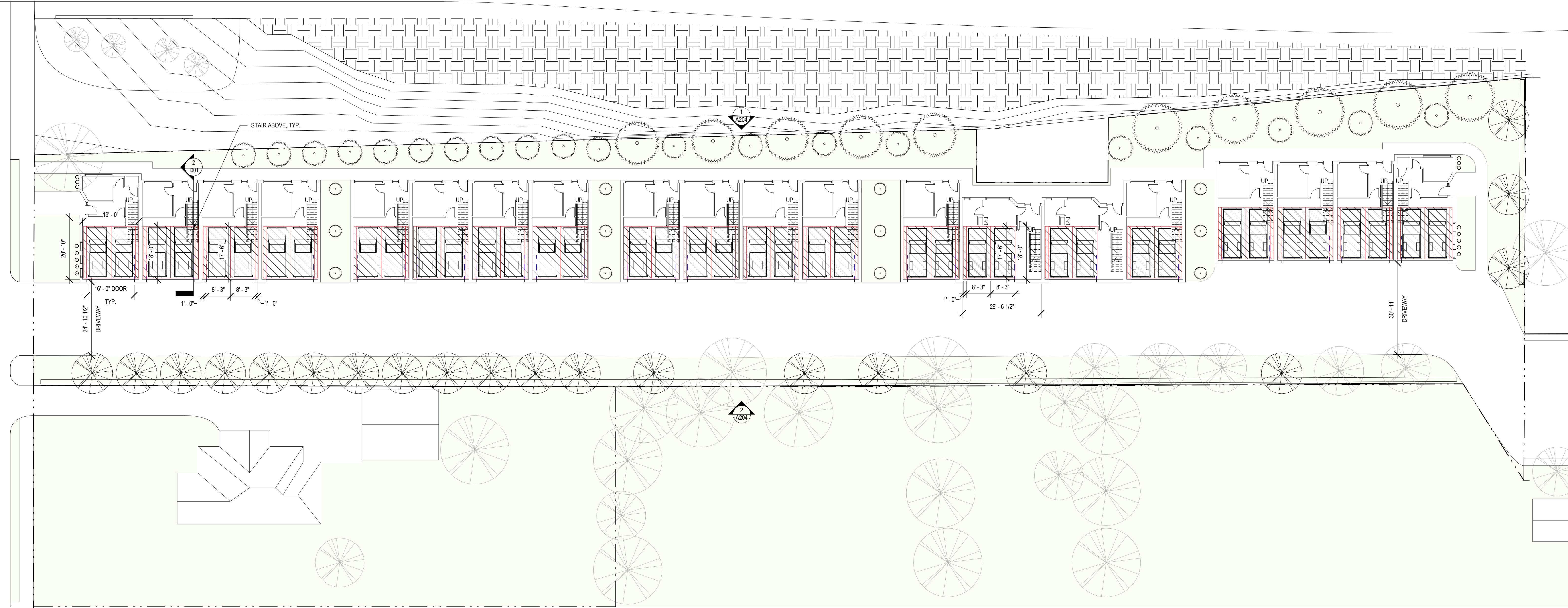
SITE PLAN

A003

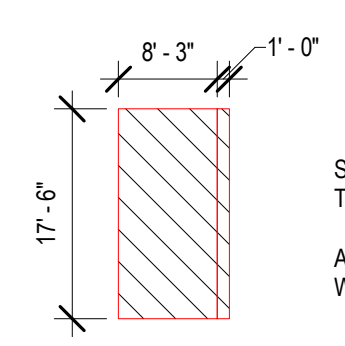




② GARAGE STAIR CLEARANCE  
 $3/16" = 1'-0"$

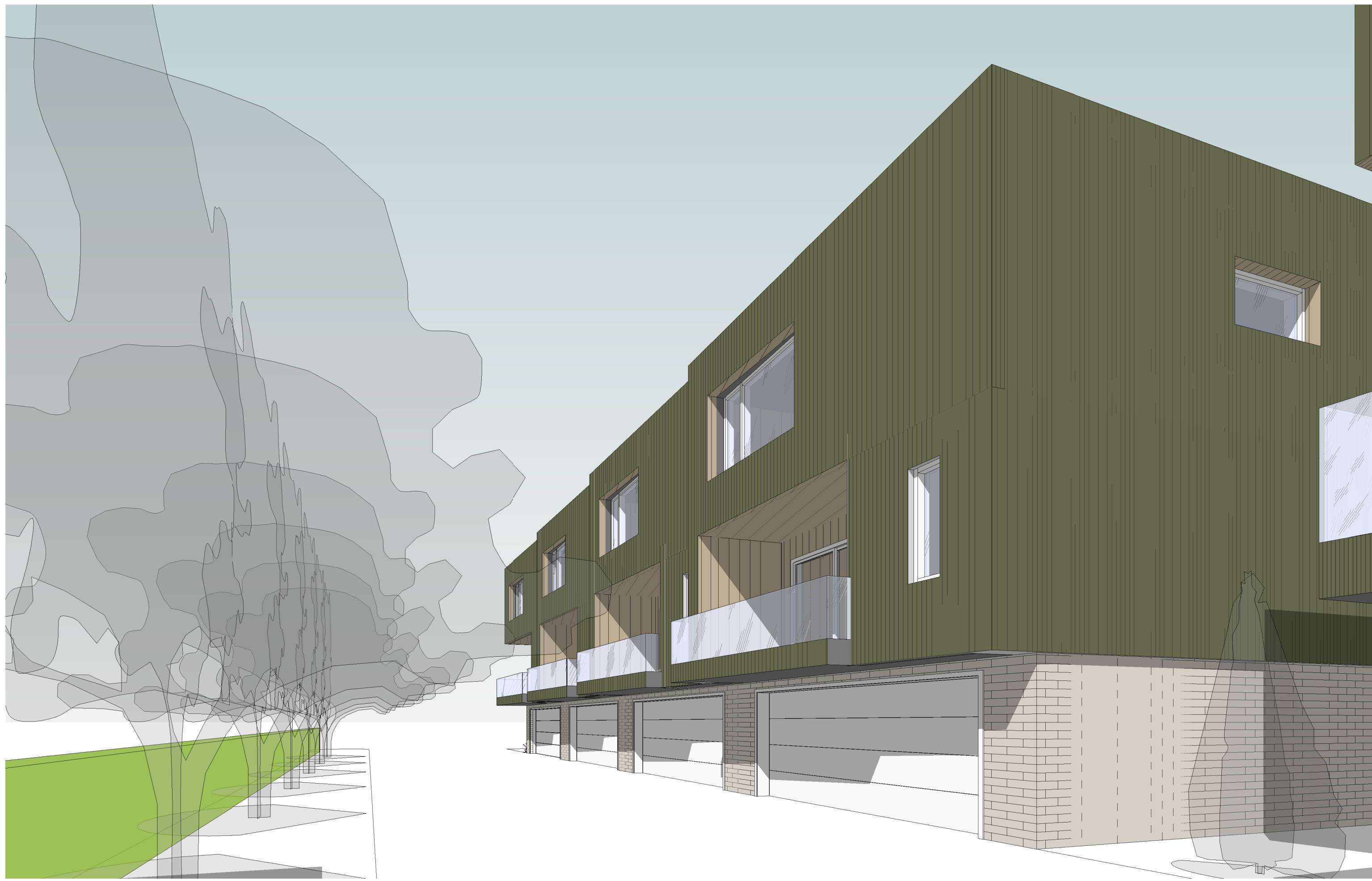


**LEGEND**



STALL REQUIREMENT PER  
 TABLE 21A.44.020  
 ADDITIONAL 1'-0" REQUIRED  
 WHEN ADJACENT TO A WALL

① PARKING STUDY  
 $1/16" = 1'-0"$



④ DRIVE LANE



② 500 EAST - NORTHWEST CORNER



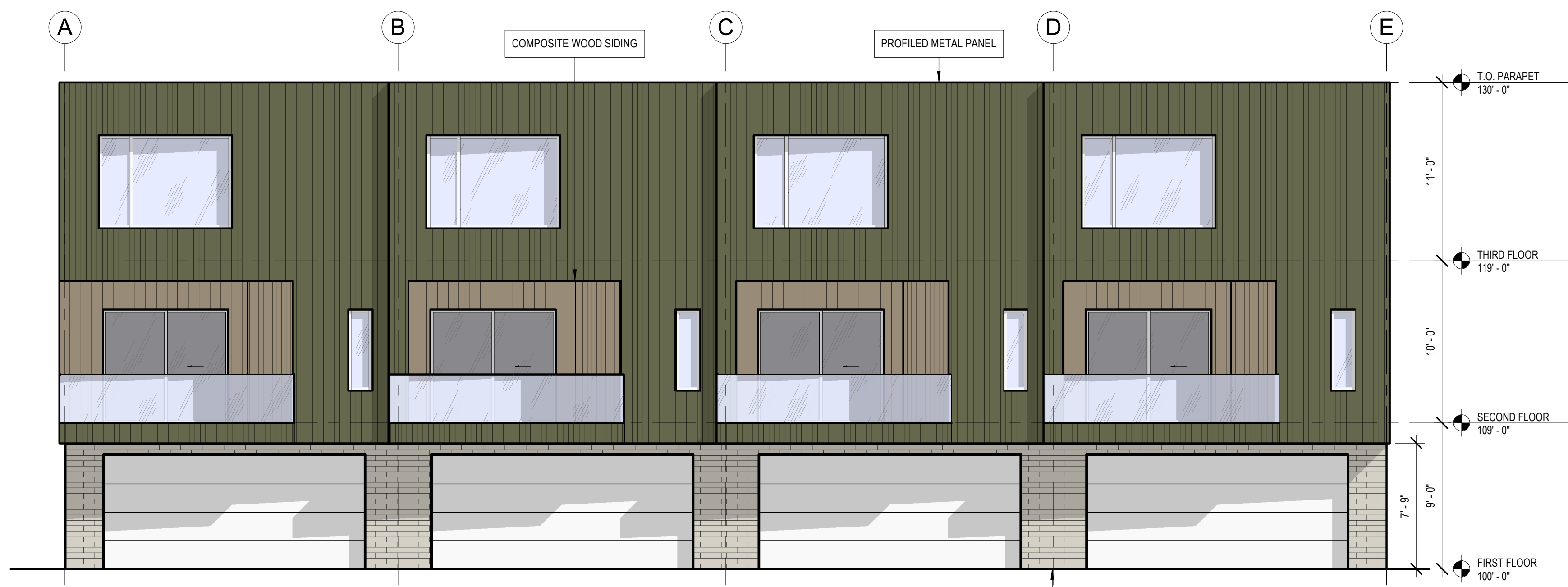
③ WARNOCK PERSPECTIVE



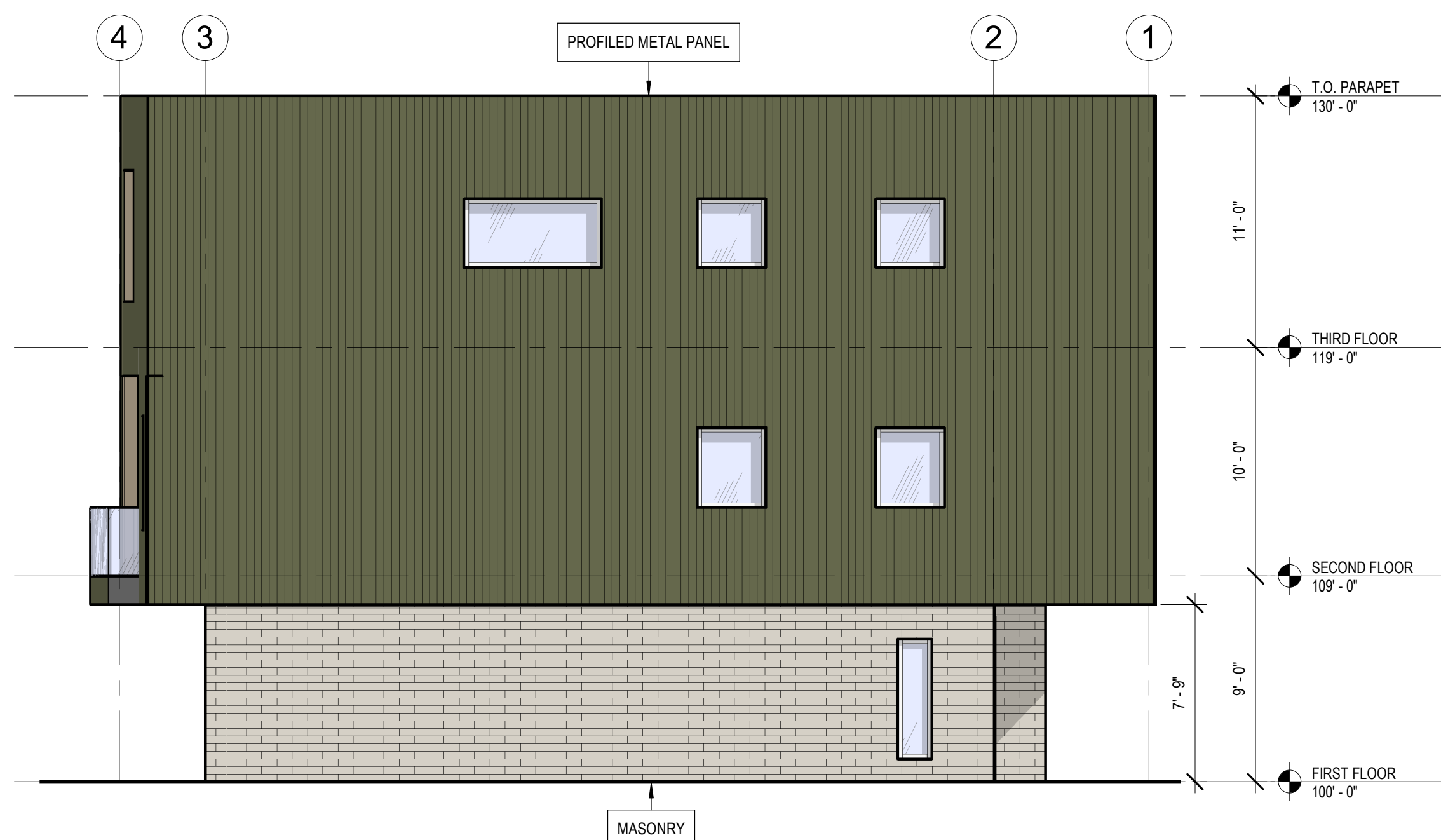
① 500 EAST - SOUTHWEST CORNER



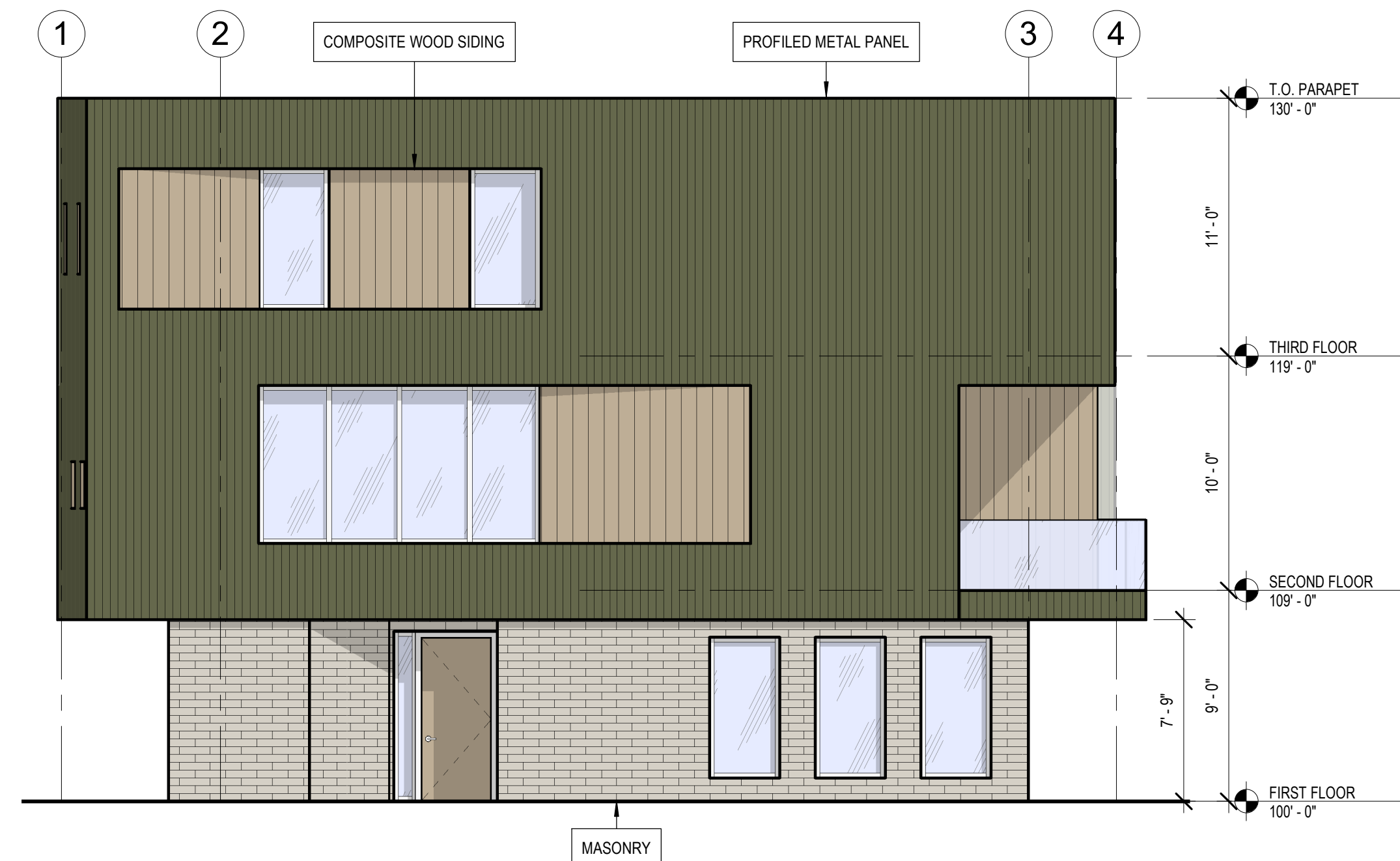
3 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"



1 WEST ELEVATION  
3/16" = 1'-0"

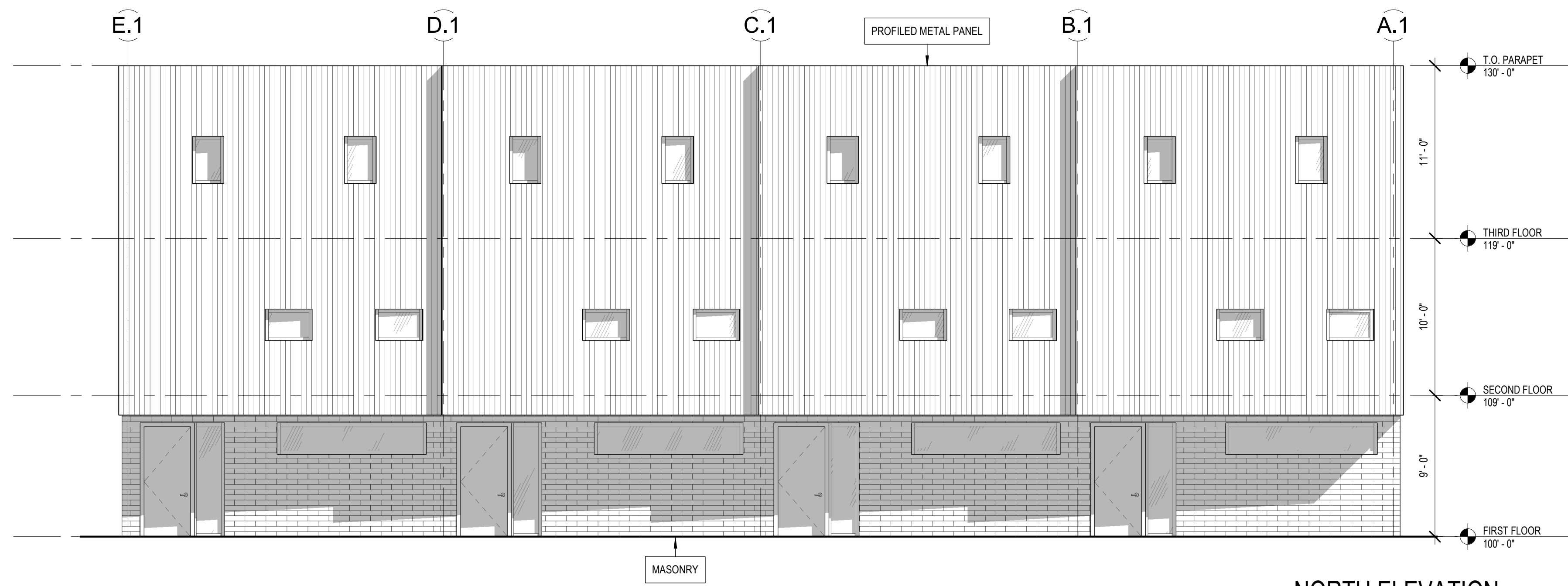
EXTERIOR ELEVATION KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

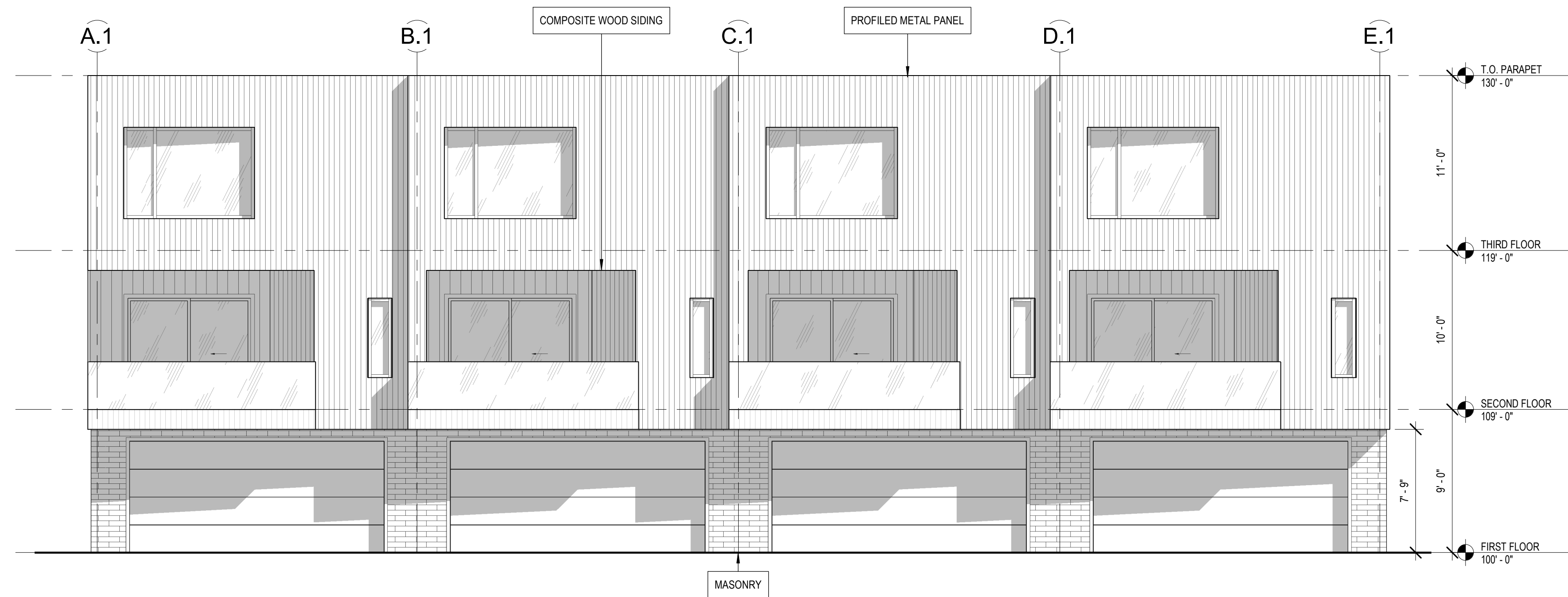
1. ALL EXPOSED MASONRY AND CONCRETE TO BE SEALED WITH GRAFFITI-REPELLENT - REF: SPEC SECTION
2. CONTRACTOR TO COORDINATE LOCATION(S) OF KNOX BOX WITH FIRE MARSHALL
3. CONTRACTOR SHALL PROVIDE MOCK UP OF COORDINATE HORIZONTAL METAL PANEL JOINT LOCATIONS WITH ARCHITECT
4. ALL UTILITY METERS OR EQUIPMENT 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

ADDRESS NOTE

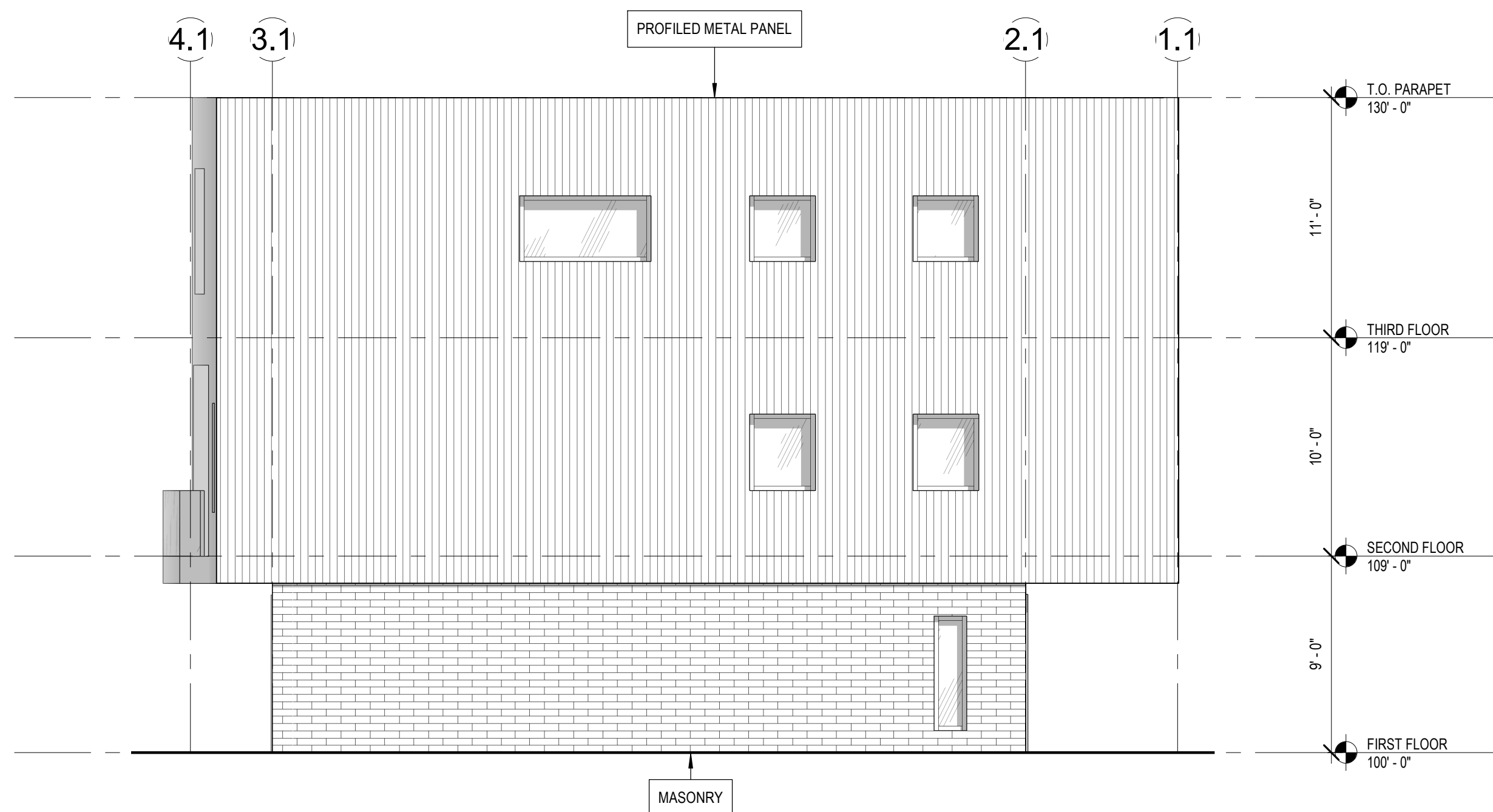
\*Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic 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



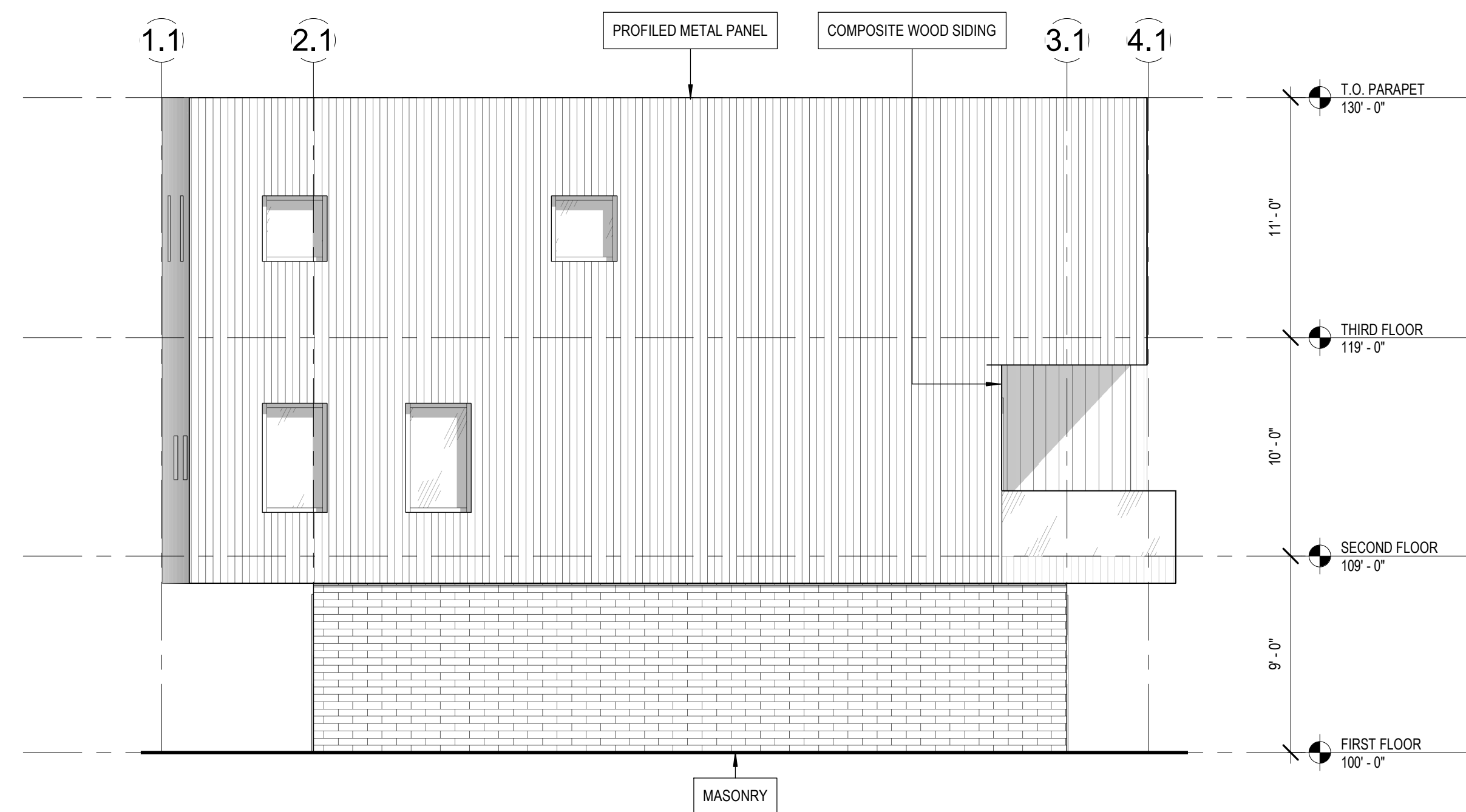
3 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"



1 WEST ELEVATION  
3/16" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES

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.

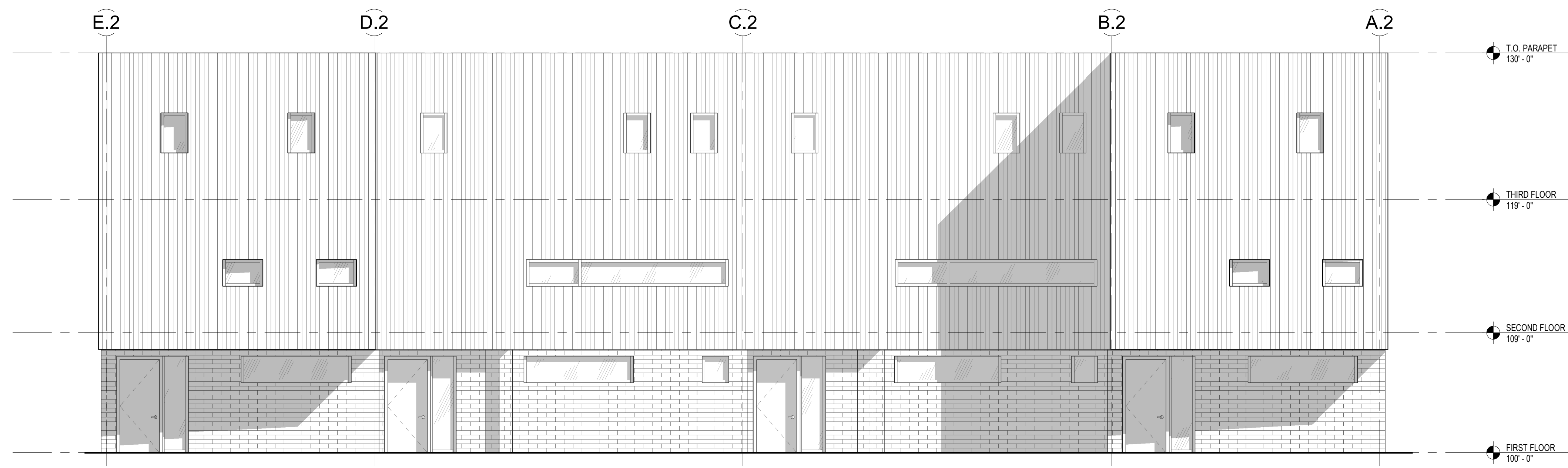
7. RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION

EXTERIOR ELEVATION GENERAL NOTES

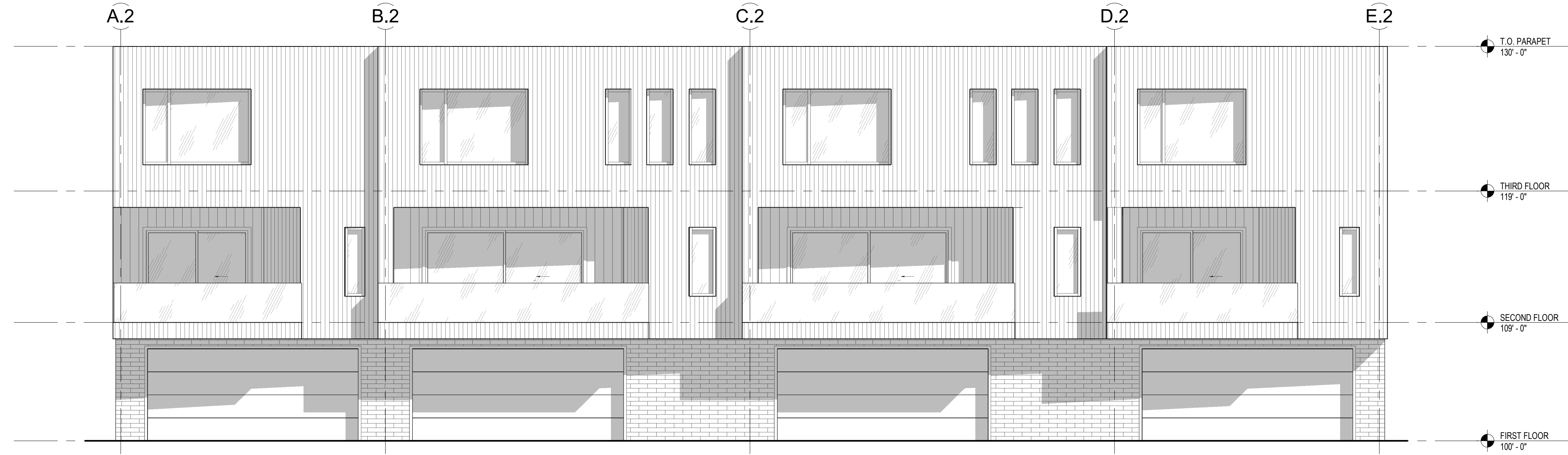
\*Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic 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

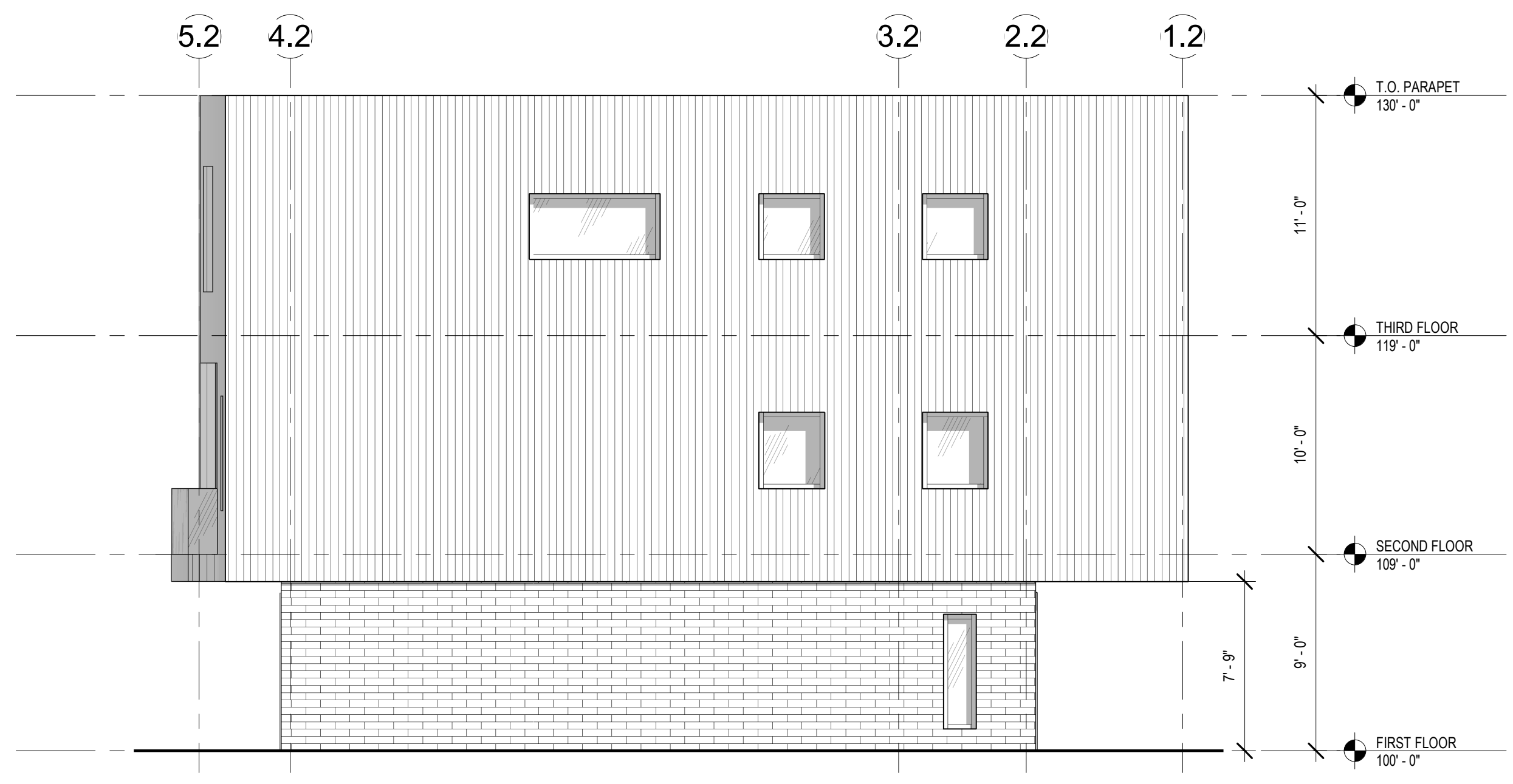
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③ NORTH ELEVATION  
3/16" = 1'-0"



② SOUTH ELEVATION  
3/16" = 1'-0"



④ EAST ELEVATION  
3/16" = 1'-0"



① WEST ELEVATION  
3/16" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES

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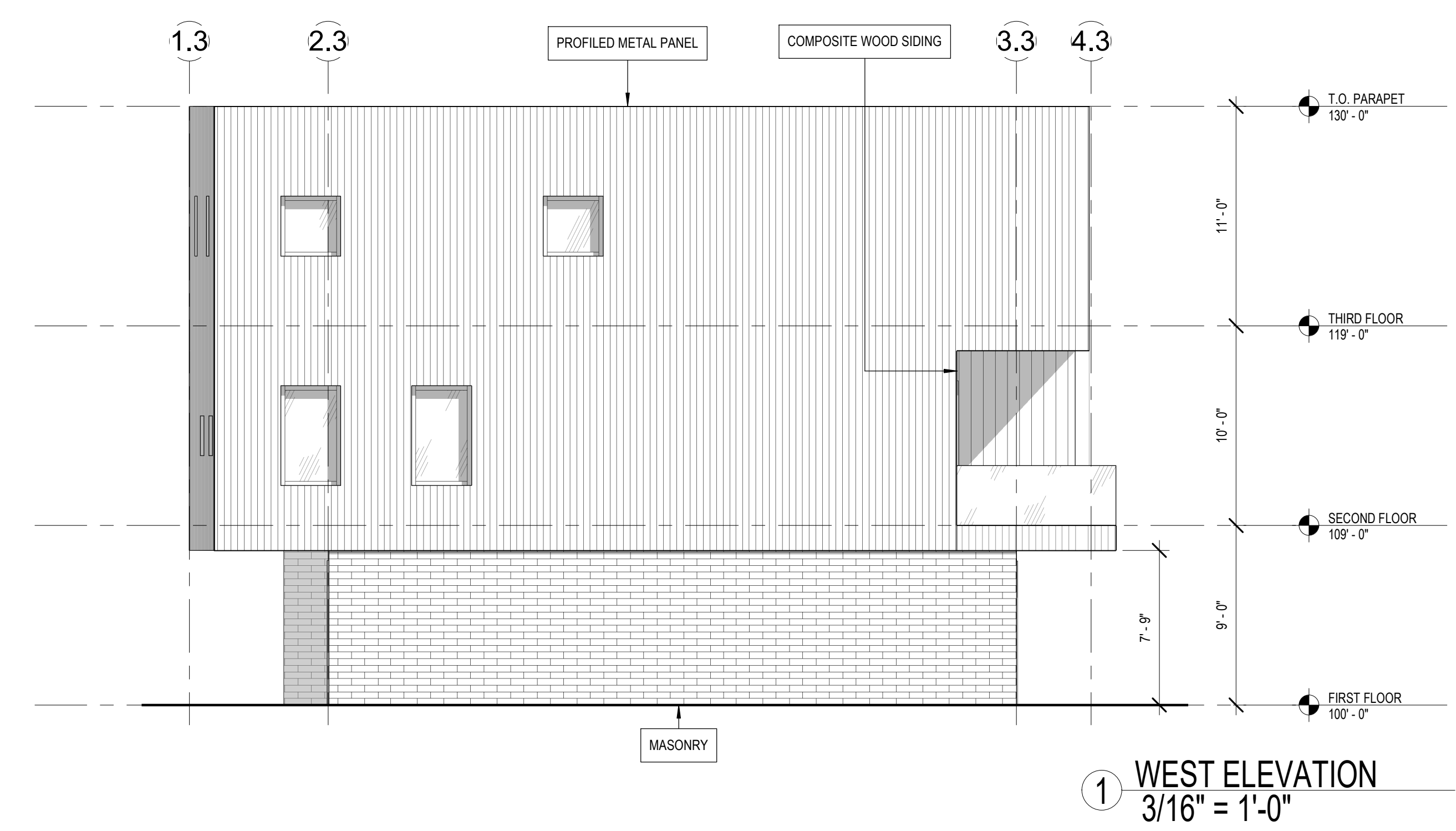
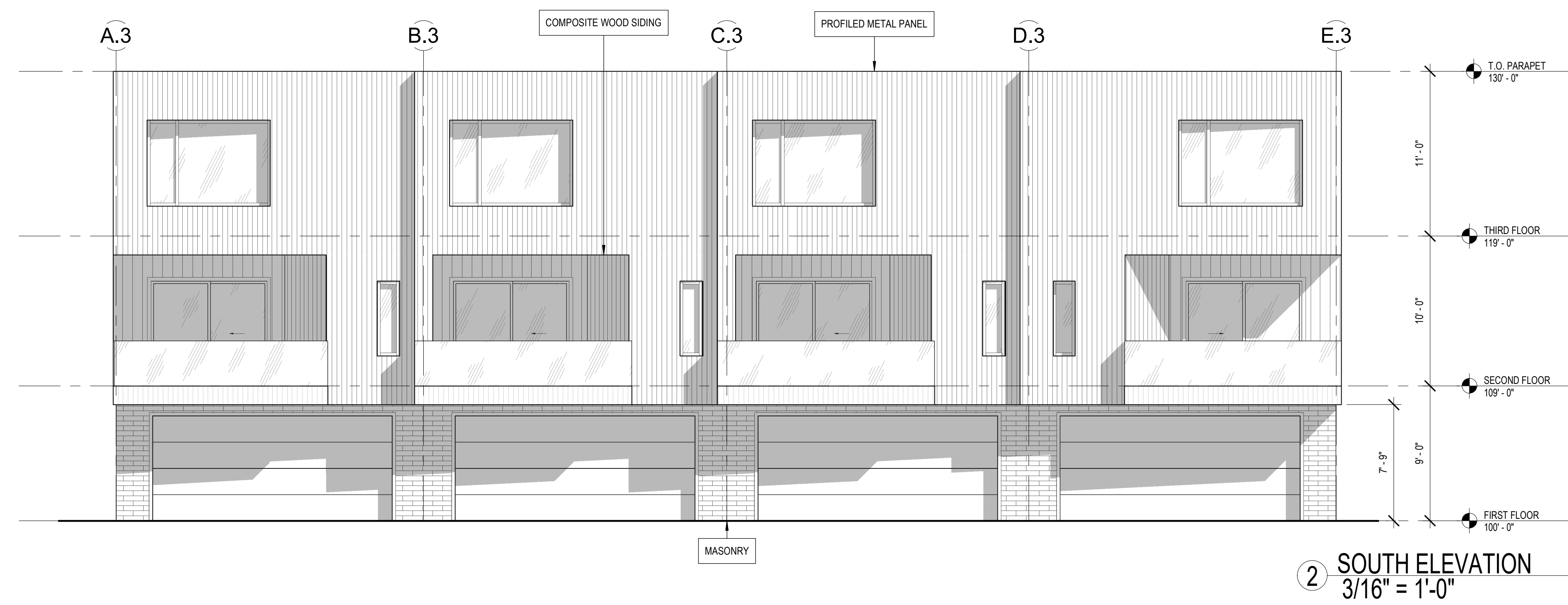
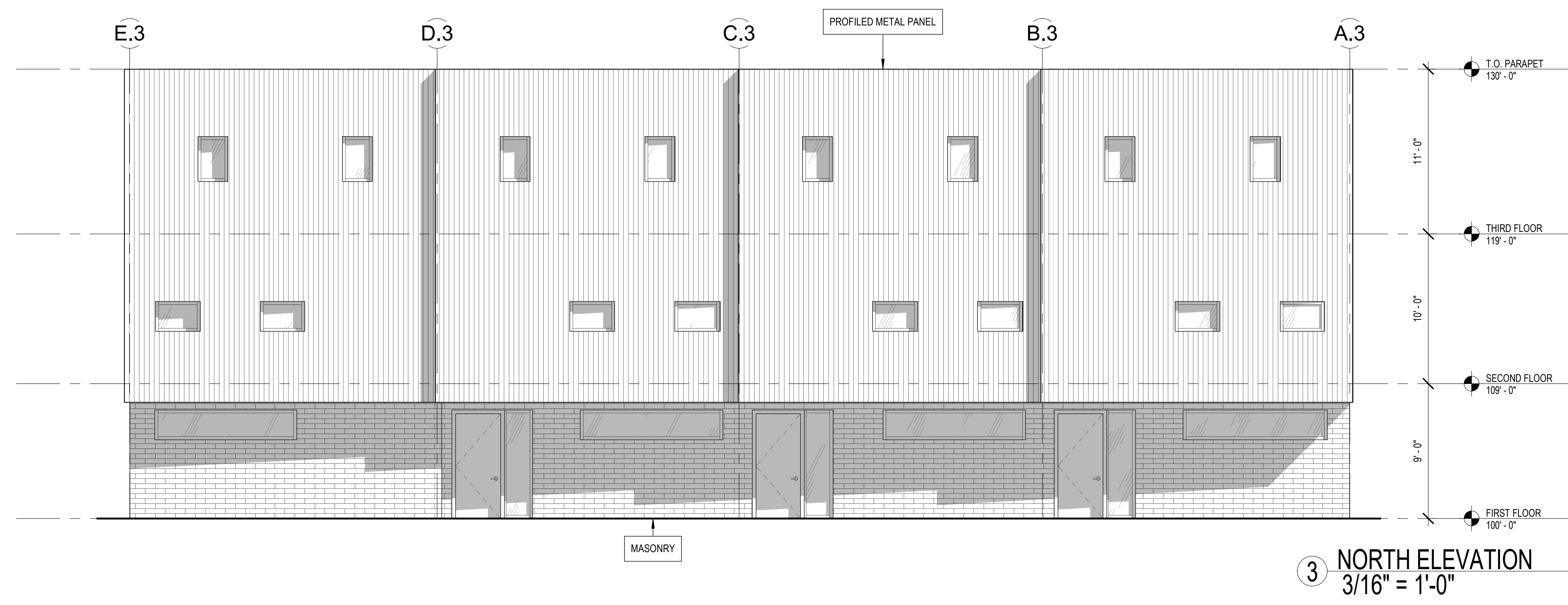
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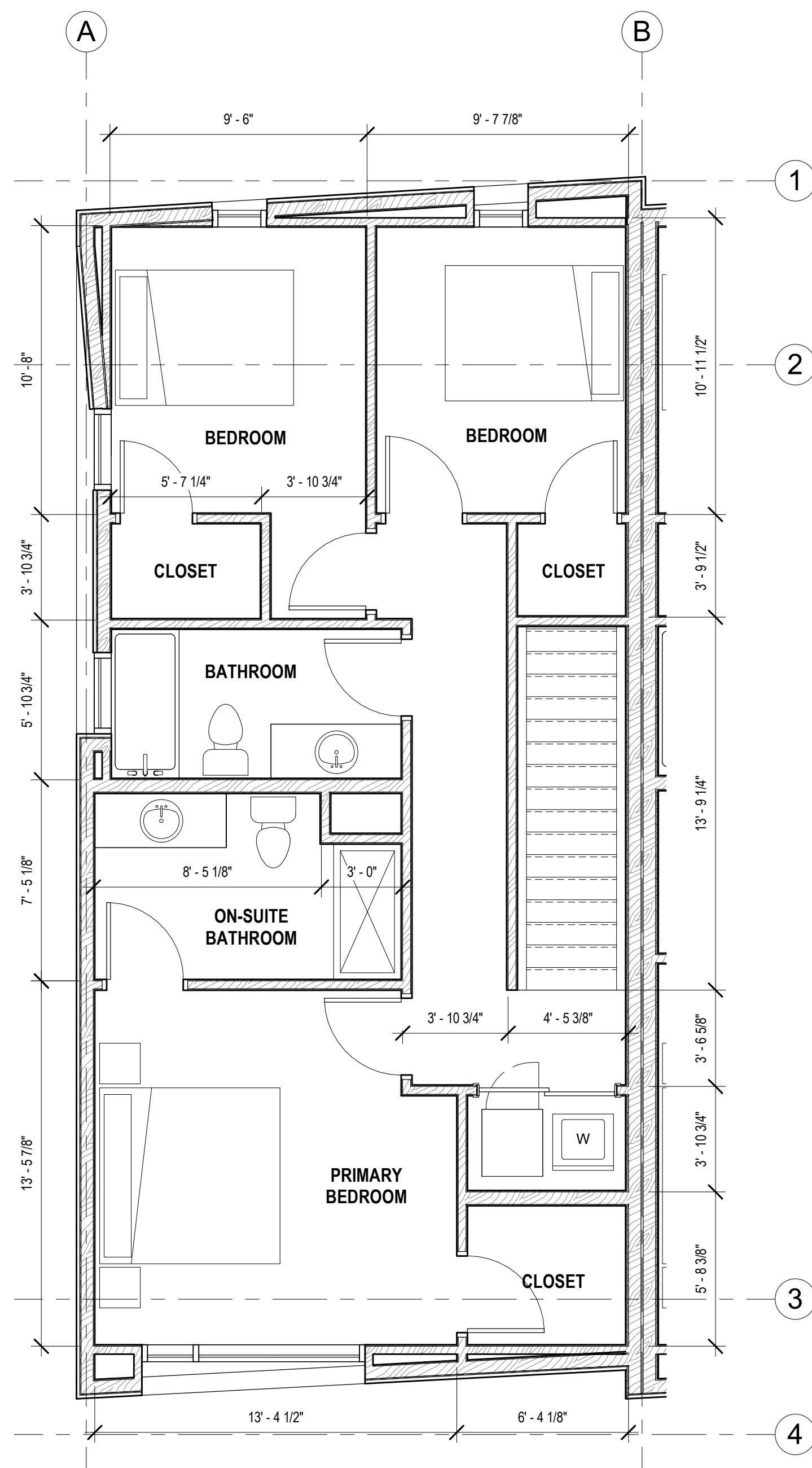
7. RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION

ADDRESS NOTE

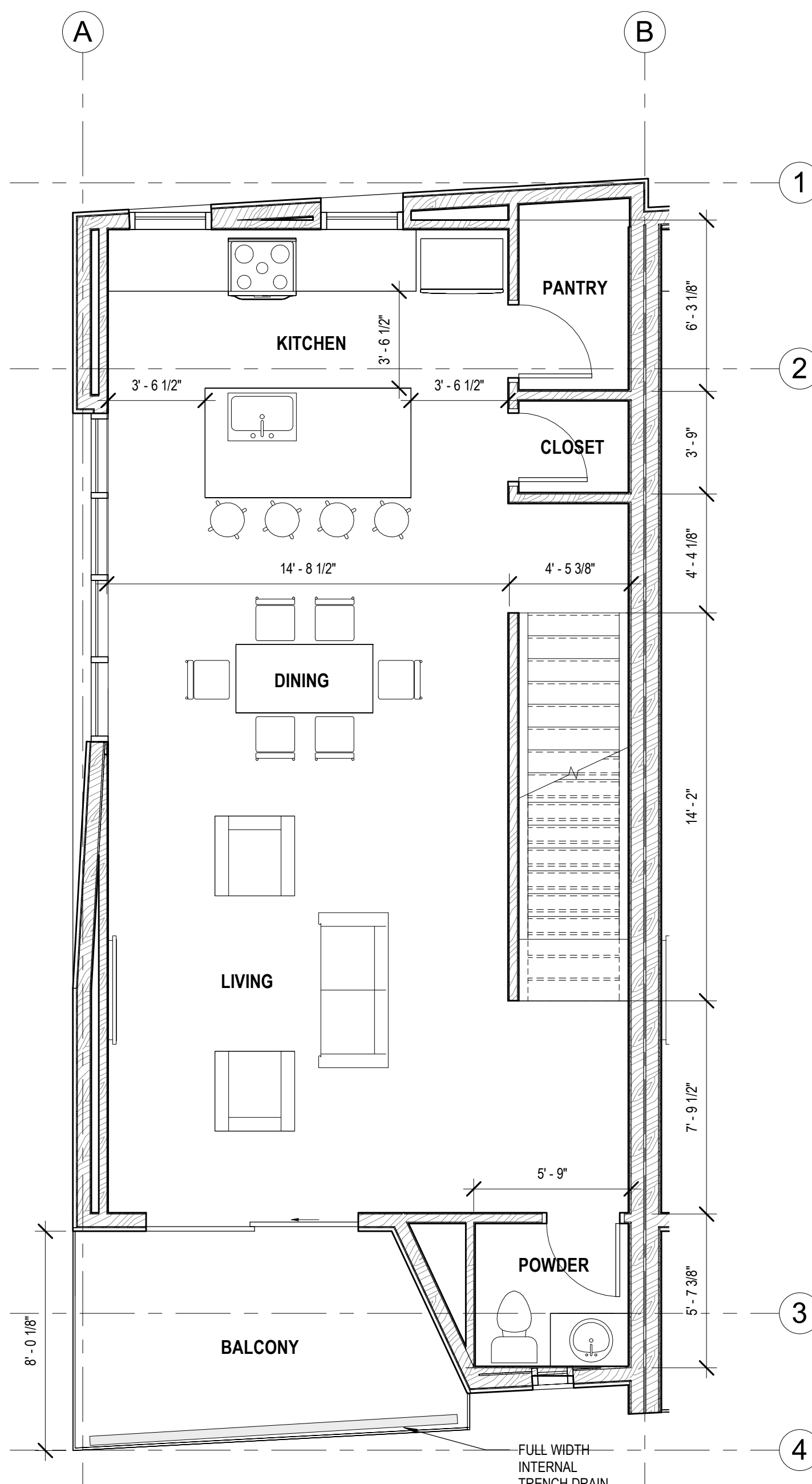
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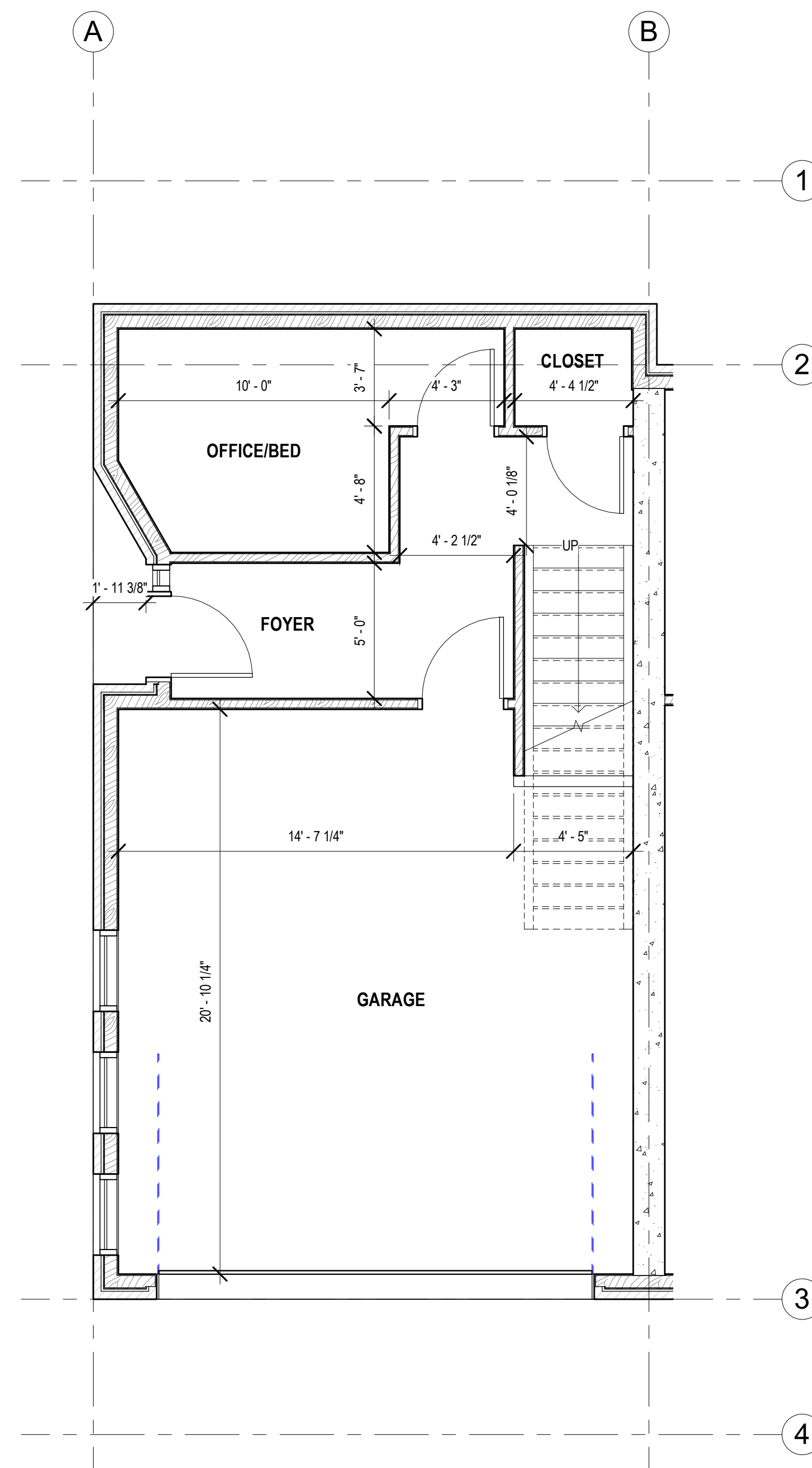
<p><b>EXTERIOR ELEVATION KEYED NOTES</b></p>		<p><b>ATLAS</b> ARCHITECTS, INC. 175 WEST 900 SOUTH SLC, UT 84101 801.322.2724 WWW.ATLASARCHITECTS.COM</p>	<p>NOT FOR CONSTRUCTION</p>
<p><b>EXTERIOR ELEVATION GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL EXPOSED MASONRY AND CONCRETE TO BE SEALED WITH GRAFFITI-REPELLENT - REF: SPEC SECTION</li> <li>CONTRACTOR TO COORDINATE LOCATION(S) OF KNOX BOX WITH FIRE MARSHALL</li> <li>COORDINATE HORIZONTAL METAL PANEL JOINT LOCATIONS WITH ARCHITECT</li> <li>ALL UTILITY METERS OR EQUIPMENT ON EXT. SHALL BE PAINTED TO MATCH COLOR AS SELECTED BY ARCHITECT</li> <li>CONTRACTOR SHALL PROVIDE MOCK UP OF BLOCK VENEER AND ALL ACM ASSEMBLIES</li> <li>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.</li> <li>RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION</li> </ol>			
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<p><b>01.26.2023</b></p>			
<p><b>SD</b></p>		<p>BUILDING 5 - EXTERIOR ELEVATIONS</p>	
<p><b>A203</b></p>			



③ THIRD FLOOR  
1/4" = 1'-0"



② SECOND FLOOR  
1/4" = 1'-0"



① FIRST FLOOR  
1/4" = 1'-0"

KEYNOTES	GENERAL NOTES
	<ol style="list-style-type: none"> <li>REFER TO FOUNDATION PLAN AND ENLARGED PLANS FOR COLUMN LOCATIONS.</li> <li>CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES PRIOR TO BID.</li> <li>SUBSTRATE FOR TILED WET AREAS SHALL CONFORM TO IRC R702.4.2</li> <li>NONABSORBENT SURFACE SHALL EXTEND TO A MINIMUM 6' ABOVE THE FLOOR AT SHOWER LOCATIONS PER IRC R307.2</li> <li>THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS, OR VENTS IN THE CAVITY OF THE COMMON WALL PER R302.2</li> <li>IF APPLICABLE PROVIDE MAKE-UP AIR FOR RANGE HOODS EXHAUSTING IN EXCESS OF 400CFM PER IRC M1503.4</li> <li>FIRE RISER LOCATION MUST MAINTAIN A TEMPERATURE OF 40 DEGREES AND 12" FROM EXTERIOR FOUNDATIONS WALLS.</li> </ol>

WALLS
<p>W1 BRICK VENEER WITH 1" AIR GAP OVER 1/2" EXTERIOR GRADE PLYWOOD WITH AIR AND MOISTURE BARRIER OVER 2X6 WOOD STUD FRAMING WITH 1" SPRAY-IN INSULATION AND R-23 BIBS INSULATION, AND (1) LAYERS OF PAINTED 5/8" GYP. BD. ON THE INTERIOR, RE: WALL SECTIONS AND DETAILS</p> <p>W2 HARD COAT PLASTER OVER 1/2" EXTERIOR GRADE PLYWOOD WITH AIR AND MOISTURE BARRIER OVER 2X6 WOOD STUD FRAMING WITH 1" SPRAY-IN INSULATION AND R-23 BIBS INSULATION, AND (1) LAYERS OF PAINTED 5/8" GYP. BD. ON THE INTERIOR, RE: WALL SECTIONS AND DETAILS</p> <p>W3 (2) 2X6 WOOD STUD FRAMING WITH 1" AIR GAP BETWEEN STUDS AND (2) LAYERS PAINTED GYPSUM BOARD ON EXTERIOR SIDES, FIRE RATED WALL, RE: WALL SECTIONS AND DETAILS</p> <p>W4 14" CAST-IN-PLACE CONCRETE</p> <p>W5 2X4 WOOD STUD FRAMING WITH PAINTED GYPSUM BOARD ON BOTH SIDES.</p> <p>W6 2X6 WOOD STUD FRAMING WITH PAINTED GYPSUM BOARD ON BOTH SIDES.</p> <p>W7 2X4 WOOD STUD FRAMING WITH PAINTED GYPSUM BOARD ON 1 SIDE.</p> <p>W8 2X6 WOOD STUD FRAMING WITH PAINTED GYPSUM BOARD ON 1 SIDE.</p>

PLUMBING
<ol style="list-style-type: none"> <li>WATER HEATER TO BE SEISMICALLY BRACED PER IRC P2801.8</li> <li>PROVIDE EXPANSION TANK PER IRC P2903.4</li> <li>FLOOR DRAIN TO HAVE A MINIMUM THICKNESS 24 GAGE PER IRC P2801.6</li> <li>WATER HEATER SOURCE OF IGNITION MUST BE AT A MINIMUM 18" ABOVE THE FLOOR PER IRC M1307.3 &amp; PROTECTED FROM IMPACT PER IRC M1307.3.1</li> <li>BACKWATER VALVES SHALL BE INSTALLED SO THAT THE WORKING PARTS ARE ACCESSIBLE FOR SERVICE AND REPAIR PER IRC P3008.5</li> <li>FROSTPROOF HOSE BIB TO COMPLY PER IRC P2903.10</li> <li>PLUMBING FIXTURES &amp; CLEARANCES TO COMPLY PER IRC R307 &amp; P2705.1</li> <li>ALL TUBS &amp; SHOWERS ARE REQUIRED TO BE EQUIPPED WITH WATER TEMPERATURE LIMITING DEVICE THAT IS SET TO 120° F MAXIMUM PER IRC P2708.4 &amp; P2713.3 MA SHOWER PAN IS TO BE PROVIDED PER IRC P2709</li> <li>WATER HAMMER ARRESTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.5</li> <li>SHOWER ACCESS OPENINGS SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES PER IRC P2708.1.1</li> <li>WATER HEATER IN EACH UNIT WILL BE ELEVATED PER IRC M1307.3</li> <li>MAXIMUM FLOW RATES AND CONSUMPTION OF FIXTURES PER IRC TABLE P2903.2</li> </ol> <p>PSI</p> <p>A. LAVATORY FAUCET - 2.2 GPM AT 60            B. SHOWER HEAD - 2.5 GPM AT 80 PSI            C. SINK - 2.2 GPM AT 60 PSI            D. TOILET - 1.6 GALLONS PER FLUSH</p>

UNIT SIZE
INTERIOR NET = 2,187 SF BALCONY NET = 90 SF GROSS SF = 2,277 SF 3-BEDROOM
UNIT TYPE ACCESSIBILITY
TYPE B - COMPLY WITH ANSI SECTION 1004

175 WEST 900 SOUTH  
SLC, UT 84101  
801.322.2724  
WWW.ATLASARCHITECTS.COM

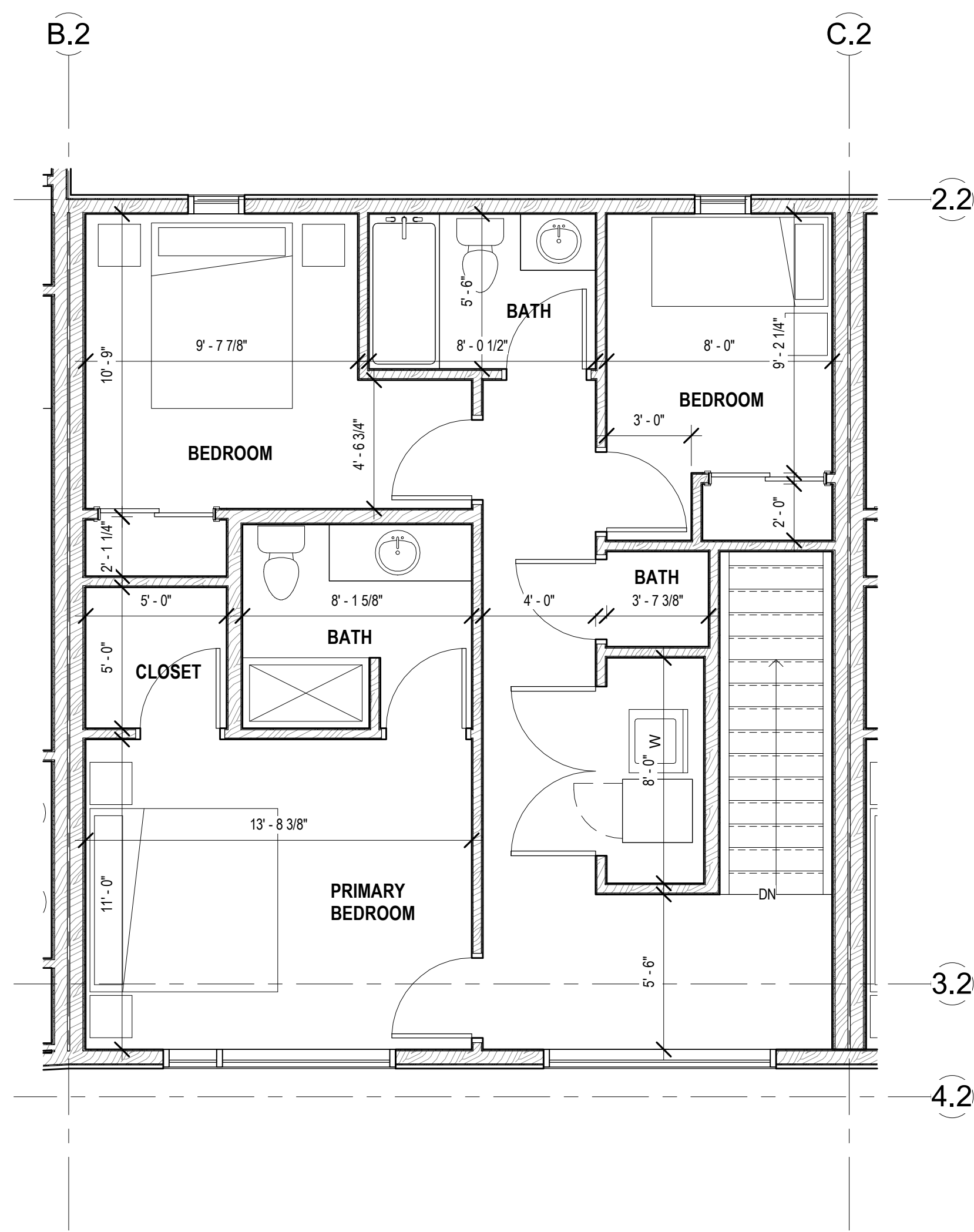
WOODLAND COMMONS  
 2435 SOUTH 500 EAST  
 SALT LAKE CITY UTAH

01.23.2023

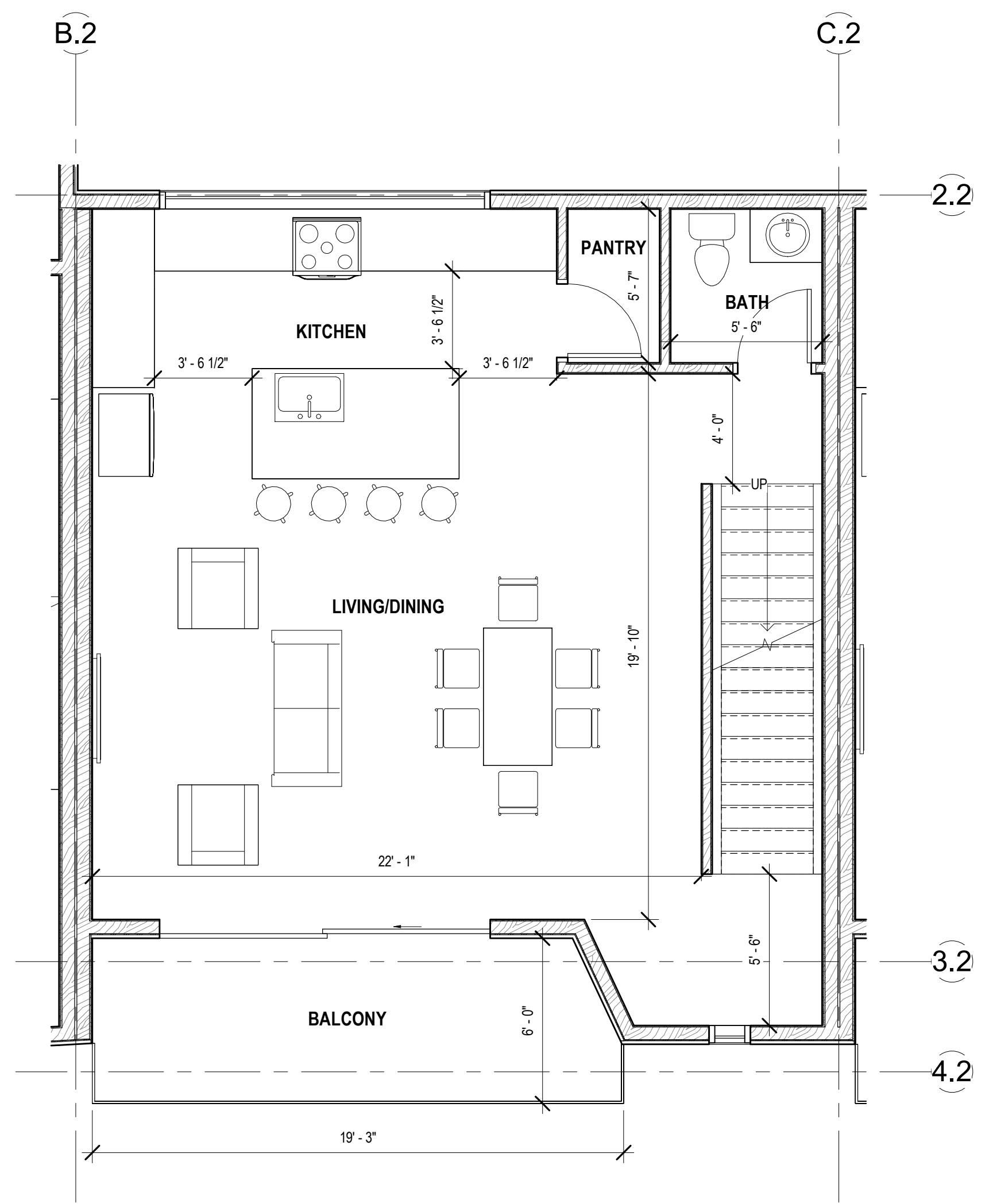
SD

UNIT A - ENLARGED PLANS

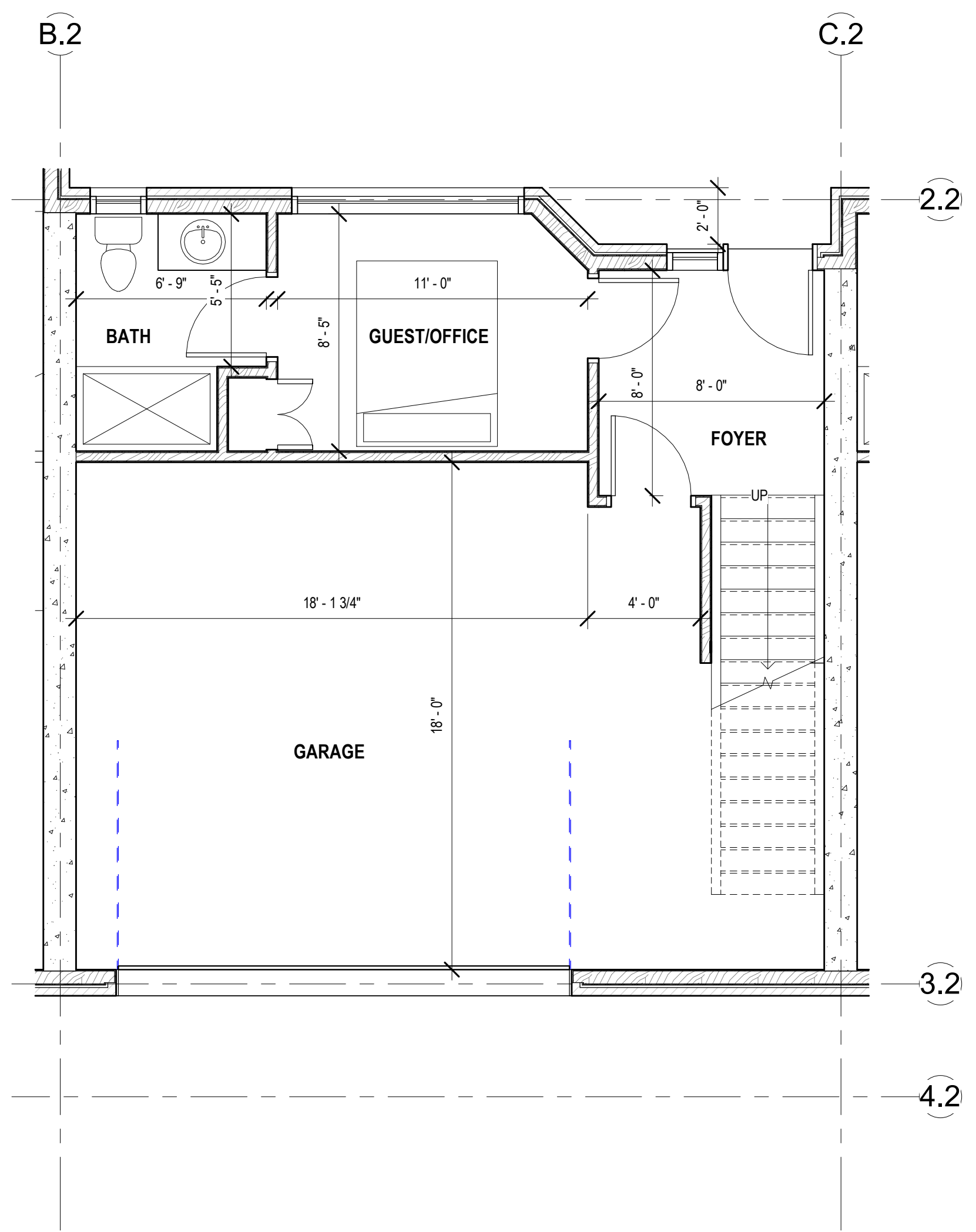
A400



③ THIRD FLOOR  
1/4" = 1'-0"



② SECOND FLOOR  
1/4" = 1'-0"




① FIRST FLOOR  
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KEYNOTES	GENERAL NOTES
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UNIT SIZE
INTERIOR NET = 2,191 SF BALCONY NET = 111 SF GROSS SF = 2,302 SF 4-BEDROOM
UNIT TYPE ACCESSIBILITY
TYPE B - COMPLY WITH ANSI SECTION 1004



175 WEST 900 SOUTH  
SLC, UT 84101  
801.322.2724  
WWW.ATLASARCHITECTS.COM

NOT FOR CONSTRUCTION

**WOODLAND COMMONS**  
**2435 SOUTH 500 EAST**  
**SALT LAKE CITY UTAH**

01.23.2023

SD

UNIT F - ENLARGED PLANS

**A405**



# **ATTACHMENT C: Property and Vicinity Photos**

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***Subject Property – Looking east from 500 East***



***Rear of existing home on subject property***



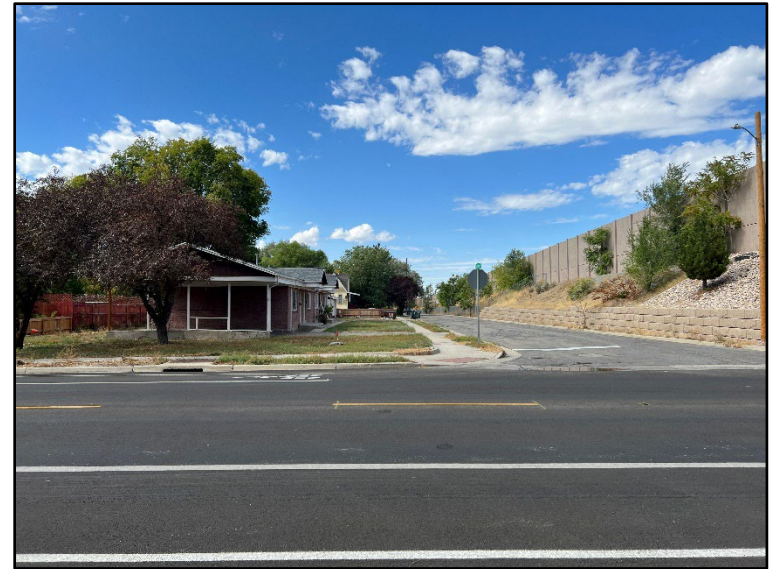
***Subject Property – Looking northeast at I-80 sound wall***



***Subject Property – Looking west from east end of property***



***Looking north from subject property at I-80 overpass of 500 East***



***Looking west from subject property***



***Looking south from subject property***



***Warnock Avenue as viewed from east side of subject property***

# ATTACHMENT D: RMF-35 Zoning Standards

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

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

Standard	Requirement	Proposed	Finding
<b>Maximum Building Height</b>	35 feet	31' to the top of parapet	Complies
<b>Front/Corner/ Side/Rear Yard Setbacks</b>	Front Yard: Twenty feet (20'). Corner Side Yard: Ten feet (10'). Interior Side Yard: Ten feet (10'). Rear Yard: 25 percent of the lot depth, or 25 feet (25'), whichever is less.	Front Yard: 15'. Corner Side Yard: N/A. Interior Side Yards: 2'7" on north side, 20' on south side. Rear Yard: 23'.	<b>Complies with PD Approval</b>
<b>Buffer Yard</b>	Lots in the RMF-35 District which abut a lot in a single-family residential district shall provide a ten foot (10') landscape buffer.	Property abuts R-1/7000 zoning district to the south and east. 10' landscape buffer provided on both sides.	Complies
<b>Lot Size</b>	Minimum Lot Area for Multi-Family Dwellings: Twenty-six thousand (26,000) square feet for twelve units. One thousand (1,000) square feet for each additional unit. Minimum Lot Width: Eighty feet (80'). Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.	Minimum Lot Area: 34,000 square feet required for 20 units. Lot is approximately 42,505 square feet. Minimum Lot Width: 77'11".	<b>Complies with PD Approval</b>

<b>Maximum Building Coverage</b>	Multi-family Dwellings: 60 percent (60%) of the lot area.	34% of the lot area.	Complies
<b>Refuse Control</b>	Recycling collection station required. Construction waste management plan required.	To be verified at building permits.	<b>To Be Checked</b>
<b>Lighting</b>	All developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded, and shall not shine onto adjacent properties.	Lighting plan will be evaluated when project is reviewed for permits. Small scale of project reduces likelihood of creating light pollution.	<b>To Be Checked</b>
<b>Minimum Off Street Parking Requirements (21A.44.030.G)</b>	2 parking spaces for each dwelling unit containing 2 or more bedrooms 1 parking space for 1 bedroom and efficiency dwelling 1/2 parking space for single room occupancy dwellings (600 square foot maximum)	2 parking spaces for each dwelling unit; 40 parking stalls total	Complies
<b>Landscaping &amp; Buffering (21A.48)</b>	Landscaping must comply with park strip and landscape yard requirements.	Freeway landscape scenic buffer of 10' in depth required. Buffer provided is 2'7" at its narrowest point.	<b>Complies with PD Approval</b>
<b>Signage (21A.46.090)</b>	Signage must comply with sign regulations for commercial districts.	No signs proposed.	<b>N/A</b>
<b>Ground Floor Use</b>	No specific ground floor use required.	N/A	Complies
<b>Building Materials</b>	No specific materials required.	N/A	Complies
<b>Ground Floor Glass</b>	No specific amount required.	N/A	Complies
<b>Upper Floor Glass</b>	No specific amount required.	N/A	Complies
<b>Building Entrances</b>	No specific requirement.	N/A	Complies

<b>Maximum Length of Blank Wall</b>	No specific maximum.	N/A	Complies
<b>Mid-Block Walkway</b>	None required	N/A	N/A

## ATTACHMENT E: Planned Development Standards

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

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

**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:** Staff finds that the project meets two of the Planned Development objectives: Housing and Master Plan Implementation. Staff is of the opinion that the planned development generally creates a better product than what would be possible if the City

enforced a literal interpretation of the zoning ordinance. The requested relief allows the applicant to develop the site, despite its unique shape, providing a type of housing that is uncommon in the neighborhood and helping to implement the *Sugar House Master Plan*.

**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:**

Project does not specifically include proposal to preserve, protect, or create open space or natural lands.

**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:** Project is not located in a historic district or listed as a landmark site. There is a historic structure located on the property that will be razed.

**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:** As proposed, the project would provide a type of housing that is not typical for the neighborhood. The neighborhood immediately surrounding this site consists primarily of single-family detached dwellings. While some single-family attached and multi-family developments also

exist in the neighborhood, they are not characteristic of the area. Providing single-family attached style multi-family housing contributes to a greater variety of housing types for this neighborhood, while still building at a scale that is typical to the neighborhood.

**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:** Project does not include an interior block walkway connection or improvements to transit or bicycle network. There are no specific improvements proposed that would encourage transportation options other than just the automobile.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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:** Project has not been identified as being located on a brownfield site. The design of the building, its systems, or site have not been specifically identified as allowing for a significant reduction in energy usage as compared with other buildings of a similar type. There is no proposed on-site generation of renewable energy.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

The *Sugar House Master Plan* was amended in August 2022 to designate this property as Medium Density Residential on the future land use map. The plan includes design policies for medium density residential projects, including: usable landscaped open space, screened off-street parking areas, and units oriented in a way to be compatible to existing surrounding residential structures. The proposal includes a landscaped area that, especially on the eastern end of the property where the landscaped area is larger, will be useable for residents. Parking will be screened in individual garages, and the buildings are oriented in a way that is compatible



with the surrounding development, by providing a setback of at least 30’ on the side of the property that abuts other residential properties.

**Finding:**  Objective Satisfied       Objective Not Satisfied

**B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.**

**Finding: Complies**

**Discussion:** The *Sugar House Master Plan* was amended in August 2022 to show the property as being designated as Medium Density Residential on the future land use map (Ordinance No. 48 of 2022). Medium Density Residential areas are “designed to accommodate a mix of low-rise housing types” including single-family through four-plex units, garden apartments, townhouses, and mixed use or live/work units. (p. 2) Density should be between 10-20 units per acre. A variety of densities is also encouraged. The proposed development is in alignment with the Medium Density Residential designation, providing townhome-style residential units at a density of about 20 units per acre, and contributing to a greater variety of residential densities in the immediate neighborhood, which has a mix of single-family and small multi-family properties.

The project is consistent with Guiding Principle #3 in *Plan Salt Lake*, “Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.” The proposed project’s residential units provide additional housing units in the neighborhood to accommodate more residents. All of the units are proposed to be sold at market rate.

Initiatives from the Growth chapter are also applicable. The following Growth initiatives apply:

- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.

The proposed project would redevelop a parcel that is currently underutilized based on the RMF-35 zoning. Currently, there is an empty single-family home on the parcel, but based on the size of the lot, the current zoning designation would permit up to 28 dwelling units. Redevelopment of the property would make greater use of the land, and would provide infill housing in an established neighborhood, helping to accommodate and promote an increase in the City’s population.

**Condition(s):**

**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;

**Finding: Complies**

**Discussion:**

Bulk and height of the proposed development are slightly greater than surrounding development. While most neighboring structures are one or two stories tall, and used as single-family homes or small multi-family dwellings, these buildings will be 31 feet tall and larger in size than most of the surrounding development. However, the *Sugar House Master Plan* supports this increase in density through the property's designation as Medium Density Residential. The proposed residential unit density is in alignment with what is identified as appropriate for this land use designation. The proposed site plan also provides a setback of at least 30' from neighboring residential properties, providing a buffer between this development and less intense development abutting this property.

**Condition(s):**

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;

**Finding: Complies**

**Discussion:**

Building orientation and materials are generally compatible with the surrounding neighborhood. On the 500 East side, the proposed front yard setback of 15 feet is smaller than the average setback along the block face, which is likely closer to 40 feet. However, the development is buffered from the surrounding development by providing a large setback on the south side of the buildings, and by the landscape buffer on the south side, which will consist partially of preserved, mature trees. Masonry construction is common in the area, and the proposal will include a brick façade on the ground level. There are few related policies in the applicable Master Plans.

**Condition(s):**

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.

**Finding: Complies**

**Discussion:**

- a. Setbacks do not impact the visual character of the neighborhood, despite the fact that the applicant is seeking relief from underlying zoning standards.
- b. Adequate space is maintained for private amenities.
- c. Underlying zoning requires a landscape buffer of 10 feet on south and east sides of the property. Applicant is providing a 10' landscape buffer, along with a total setback of at least 30 feet along the south side of the property which abuts a single-family residential use. On the east side, the setback is proposed to be 23 feet, which is smaller than the required 25 feet. However, the property directly to the east is owned by the Utah Department of Transportation, who is unlikely to redevelop the property for a residential use or dispose of it to an entity that would.
- d. Sight lines to streets, driveways, and sidewalks must be maintained per applicable City code requirements. Requested setback modifications should not impact sight lines.
- e. Applicant is requesting modifications to setback standards, but department review did not identify concerns with not providing sufficient space for maintenance.

**Condition(s):**

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

**Finding: Complies**

**Discussion:**

Building façade will include ground floor glass, as well as glass on each of the upper two levels. The proposal also includes a building entrance facing 500 East. On the second level, a balcony opening is included on the street-facing side of the building. Durable materials are proposed for the ground level.

**Condition(s):**

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

**Finding: Complies**

**Discussion:**

Project is small scale in nature. Lighting will likely not impact surrounding property. To be fully evaluated at permits.

**Condition(s):**

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
<b>Finding: Complies</b>
<b>Discussion:</b> No dumpsters, loading docks, or service areas are proposed.
<b>Condition(s):</b>
7. Whether parking areas are appropriately buffered from adjacent uses.
<b>Finding: Complies</b>
<b>Discussion:</b> Parking areas will be contained in garages, accessed using a private drive along the south.
<b>Condition(s):</b>

<b>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:</b>
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
<b>Finding: Complies</b>
<b>Discussion:</b> The applicant is proposing to preserve eight trees on the property, seven of which are included in the required landscape buffer areas. The eighth is located in the freeway scenic landscape buffer area.
<b>Condition(s):</b>
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
<b>Finding: Complies</b>
<b>Discussion:</b> Much of the vegetation that will be preserved is in the required landscape buffer area, which is required for properties in the RMF-35 district where they abut single-family residential zoning. Seven existing trees will be preserved within the required landscape buffer area on the south side of the property.

<b>Condition(s):</b>
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
<b>Finding: Complies</b>
<b>Discussion:</b> Required landscape buffer will be provided between this property and R-1/7000 properties. Freeway scenic landscape buffer is proposed to be reduced, but the buffer would not be visible from the freeway. The provided trees are proposed to be evergreens, which should absorb some pollution from the freeway and lessen pollution impact from the freeway on residents of the development.
<b>Condition(s):</b>
4. Whether proposed landscaping is appropriate for the scale of the development.
<b>Finding: Complies</b>
<b>Discussion:</b> Applicant is proposing trees, shrubs, and foliage that are appropriate for the scale of the development. The applicant is seeking to reduce several yard requirements, which does reduce the amount of open space and vegetated area. In order to address this shortage, the applicant is preserving eight existing trees, and including a landscaped setback area between each of the five buildings.
<b>Condition(s):</b>

<b>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:</b>
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed development would include a new private drive aisle, which would connect to 500 East on the west end and Warnock Avenue on the east end. There is currently a curb cut and ramp on the 500 East frontage of the property, so the number of drive entrances on 500 E will remain the same. On the Warnock Avenue end, the drive will connect to the dead end of Warnock and will not impact any public sidewalks.
<b>Condition(s):</b>

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;

**Finding: Complies**

**Discussion:**

- a. Proposed drive access will not have a substantial negative impact on the pedestrian way. 500 East already has a curb ramp, and the Warnock Avenue end will connect to the dead end of Warnock and not impact any public sidewalks. The design includes a pedestrian path that connects the 500 East end of the property with the Warnock Avenue end.
- b. No specific area for bicycle parking is proposed. There are bike lanes along 500 East, which connect to the Parleys Trail to the north. The 500 East S-Line station is about one-third of a mile away, also to the north, which could be accessed by sidewalk along 500 East.
- c. The proposed design will not create significant conflicts between transportation modes. The number of drive access points will be increased by one, but the new access point will not cross a public sidewalk. Residents of the development will be able to access 500 East through a walking path that would be built through the property. Warnock Avenue would be accessible by walking to the end of the path and then using the private drive aisle for a short distance to access the street/public sidewalk.

**Condition(s):**

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

**Finding: Complies**

The layout of the proposal includes direct access to the public sidewalk, which would permit residents to access nearby adjacent uses and amenities.

The surrounding neighborhood is primarily residential in character. Access to the S-Line street car system is available within one-third of a mile on 500 East.

**Condition(s):**

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

**Finding: Complies**

**Discussion:**

Emergency vehicles will use 500 East and Warnock Avenue for access. Private drive will need to meet fire access requirements.

**Condition(s):**

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

**Finding: Complies**

**Discussion:**

Loading access to the property is adequate, with most units being accessed via a private drive and not the public right-of-way.

**Condition(s):**

**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.**

**Finding: Complies**

**Discussion:**

There are no natural or built site features that significantly contribute to the character of the neighborhood.

**Condition(s):**

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

**Finding: Complies**

**Discussion:**

Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades may be required by that department to serve the property.

**Condition(s):**

# ATTACHMENT F: Public Process & Comments

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## Public Notice, Meetings, Comments

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

- November 1, 2022 – The Sugar House Community Council was sent the 45 day required notice for recognized community organizations. The council subsequently requested a presentation from the applicant and provided a letter of support for the project.
- November 2, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 2022 – March 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 23, 2023
  - Public hearing notice sign posted on the property
- February 24, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

A letter of support was received from the Sugar House Community Council and is included below. A message expressing concern for the preservation of the existing structure on the property was also received and is included below.





December 6, 2022

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2022-00864 Warnock Commons Planned Development  
2435 S 500 East

I am pleased to recommend the Warnock Commons (or maybe it will be Woodland Commons) Planned Development to you. We reviewed this project at our Land Use and Zoning (LUZ) subcommittee on November 19. We distributed flyers around the nearby neighborhood, but received no comments. We did receive two written comments that are attached. Mr. Winston has done a good job of speaking with the neighbors and answering their questions.

One big concern we heard was how many trees would be removed. This is a very woody area, with a terrific ambiance. Mr. Winston explained that there were a number of dead trees, but every tree that was in good condition would be saved around the perimeter of the project. We had previous concerns about the carbon monoxide from the freeway, and a good thing is the freeway is up above the homes and has a good freeway sound wall. Mr. Winston explained that evergreens do a better job of removing CO<sub>2</sub>, and he would plant a number of those on the north, along with shrubs.

There will be four buildings, each building will have two two-bedroom units and two three-bedroom units. We are pleased to see this, because most everything we see is for studio and one-bedroom, and some two-bedroom units. And, these will be a for sale product, which will be welcome. His last project sold out in 40 days. The price point is \$600-700k, which is more than we like to see. Each unit will have two parking spaces in an enclosed garage.

The wide driveway (27') on the south, and 10 feet between buildings, provides an easy environment for maintenance. We approve the reduction to 5' for the landscape buffer on the south, which makes for an easier driveway to maneuver. The 5' landscape buffer will have trees and shrubs. We asked about guest parking, and he was vague, but with the wide driveway guests could use that. There is also an LDS Church parking lot on the east, which could serve as guest parking if they can arrange a gate or something. And on the south, except for the residential parcel with one home, there is a quite large grove of trees, which adds ambiance.

This fits the goals of our master plan calling for medium density housing, and he will exceed code requirement for thermal and HVAC efficiency. The drawing provided showed a very modern structure, not the favorite of most on our committee. We would like a more traditional look, to blend in with the neighborhood.

Mr. Winston has done a thorough job with his Q and A as part of his application to answer any other questions you may have. We ask that you approve this project.

Enclosures –  
Comments  
Flyer

COMMENTS 2435 S 500 EAST WARNOCK COMMONS.

I was disappointed that there was not a drawing accompanying the verbiage for the proposed townhomes on 500 East. Actually, it will be an improvement for the area aesthetically, however neighbors may not be happy about the increase in traffic and residents. I did not see any indication of guest parking and you know sensitive I am to the prospect, that without that provision, street parking becomes an issue for the current residents. I approve that it is designed to be affordable housing. If this project moves forward, it could be a blueprint for the development of the Liquor Store property when the store moves to its new location. PATSY MACFARLANE

From: Dayna McKee <[dmckee3313@gmail.com](mailto:dmckee3313@gmail.com)>  
Subject: 2435 S 500 E Warnock Commons Website Feedback

Message Body:

The design does not fit the character of the neighborhood well. It would be great if the look and feel of the project could reflect the nature of the bungalows in the surrounding neighborhoods. The development is fine otherwise. I would like to know more about how this project will be contributing to affordable housing needs. Will there be opportunities for low income neighbors? Will there be concessions on the HOA fees to allow a broad variety of residents to achieve home ownership? Will there be provisions in the HOA CC&Rs that these units cannot be used as short term rentals? Thank you.

**WARNOCK COMMONS TOWNHOMES  
2435 S 500 E**



This parcel was recently rezoned to RMF-35, and now we have a petition to approve a planned development of 20 townhomes. All existing structures will be demolished.

If you go to this website link, you can read all about this proposal, <https://www.sugarhousecouncil.org/tag-nibley-park-2435-s-500-e/>

The project will be on the SHCC Land Use and Zoning Committee Monday, November 14, at 6:20 pm. via Zoom. If you would like to attend that meeting, please send me a comment using the form at the bottom of this page. The developer will be there to answer your questions.

**If you provide a comment using the form on our website, we will give you the link to join the meeting using Zoom.**



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

**WARNOCK COMMONS TOWNHOMES  
2435 S 500 E**



This parcel was recently rezoned to RMF-35, and now we have a petition to approve a planned development of 20 townhomes. All existing structures will be demolished.

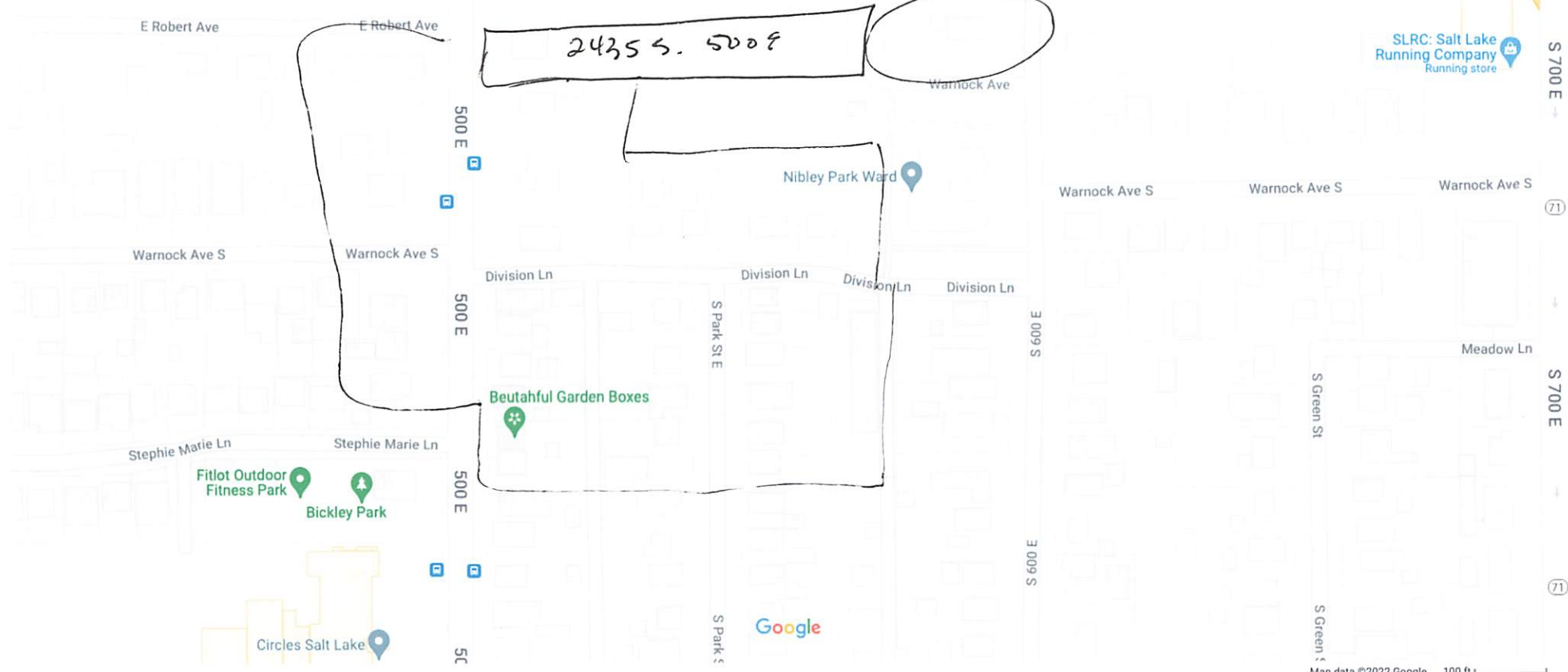
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[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)



2435 S. 500 E

~~30~~ 20

**From:** [REDACTED]  
**To:** [McNamee, Michael](#)  
**Subject:** (EXTERNAL) Re: Petition Number: PLNPCM2022-00864 - Warnock Commons Planned Development  
**Date:** Wednesday, December 21, 2022 3:34:12 PM

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To whom it may concern,

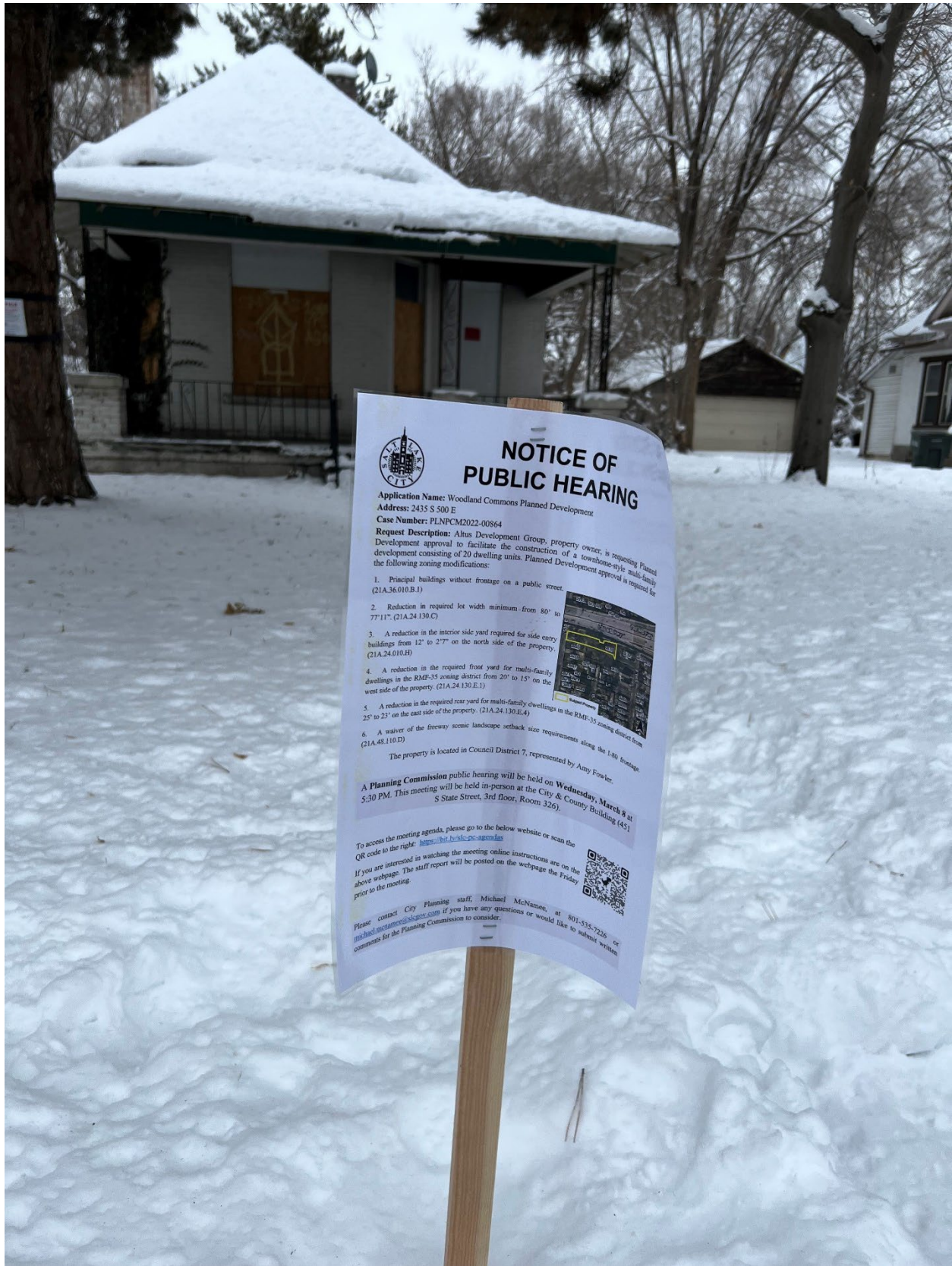
I am sad to see that the opportunity to save, remodel, and restore the existing historic home on this property isn't being taken advantage of. Making this home a City Landmark or listing it on the National Register of Historic Places, and making it into a residential rental property would garner a 20% Federal and State tax credit on the money spent to save the Historic home. I continue to be discouraged by our cities lack of promoting and encouraging historic preservation. But maybe it's not too late, maybe the city can still encourage the developers of this property to save the historic home and give them more density or some other trade on the remainder of the property in return. I will stay hopeful that the promises made in the city's preservation ordinance will come true, on this project and across the city.

I would also note that by saving the historic home, the project would have a much smaller impact on the adjacent historic single-family home. Right now, it feels like what is proposed will have a negative impact on the quiet enjoyment of that adjacent property. Restoring the historic home will make the impact much more reasonable.

Thank you.

Casey O'Brien McDonough

[REDACTED]  
[REDACTED]



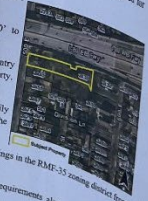
# NOTICE OF PUBLIC HEARING

Application Name: Woodland Commons Planned Development  
Address: 2435 S 500 E

Case Number: PLNPCM2022-00864

**Request Description:** Altus Development Group, property owner, is requesting Planned Development approval to facilitate the construction of a townhome-style multi-family development consisting of 20 dwelling units. Planned Development approval is required for the following zoning modifications:

1. Principal buildings without frontage on a public street. (21A.36.010.B.1)
2. Reduction in required lot width minimum from 80' to 77'11". (21A.24.130.C)
3. A reduction in the interior side yard required for side entry buildings from 12' to 2'7" on the north side of the property. (21A.24.010.H)
4. A reduction in the required front yard for multi-family dwellings in the RMF-15 zoning district from 20' to 15' on the west side of the property. (21A.24.130.E.1)
5. A reduction in the required rear yard for multi-family dwellings in the RMF-35 zoning district from 25' to 23' on the east side of the property. (21A.24.130.E.4)
6. A waiver of the fireway scenic landscape setback size requirements along the I-80 frontage. (21A.48.110.D)



The property is located in Council District 7, represented by Amy Fowler.

A Planning Commission public hearing will be held on **Wednesday, March 8** at 5:30 PM. This meeting will be held in-person at the City & County Building (45) S State Street, 3rd floor, Room 326.

To access the meeting agenda, please go to the below website or scan the QR code to the right: <https://bit.ly/sic-pc-agendas>

If you are interested in watching the meeting online instructions are on the above webpage. The staff report will be posted on the webpage the Friday prior to the meeting.



Please contact City Planning staff, Michael McNanee, at 801-535-7226 or [michael.mcnaanee@berkeley.com](mailto:michael.mcnaanee@berkeley.com) if you have any questions or would like to submit comments for the Planning Commission to consider.



## NOTICE OF PUBLIC HEARING

Application Name: Woodland Commons Planned Development  
Address: 2435 S 500 E

Case Number: PLNPCM2022-00864

**Request Description:** Altus Development Group, property owner, is requesting Planned Development approval to facilitate the construction of a townhome-style multi-family development consisting of 20 dwelling units. Planned Development approval is required for the following zoning modifications:

1. Principal buildings without frontage on a public street. (21A.24.010.B.1)
2. Reduction in required lot width minimum from 80' to 77'11". (21A.24.130.C)
3. A reduction in the interior side yard required for side entry buildings from 12' to 27" on the north side of the property. (21A.24.010.H)
4. A reduction in the required front yard for multi-family dwellings in the RMF-35 zoning district from 20' to 15' on the west side of the property. (21A.24.130.E.1)
5. A reduction in the required rear yard for multi-family dwellings in the RMF-35 zoning district from 25' to 23' on the east side of the property. (21A.24.130.E.4)
6. A waiver of the freeway scenic landscape setback size requirements along the I-80 frontage. (21A.48.110.D)



The property is located in Council District 7, represented by Amy Fowler.

A Planning Commission public hearing will be held on Wednesday, March 8 at 5:30 PM. This meeting will be held in-person at the City & County Building (451 S State Street, 3rd floor, Room 326).

To access the meeting agenda, please go to the below website or scan the QR code to the right: <https://bit.ly/slc-pc-agendas>

If you are interested in watching the meeting online instructions are on the above webpage. The staff report will be posted on the webpage the Friday prior to the meeting.



Please contact City Planning staff, Michael McNamee, at 801-535-7226 or [michael.mcnamee@slc.gov](mailto:michael.mcnamee@slc.gov) if you have any questions or would like to submit written comments for the Planning Commission to consider.

# ATTACHMENT G: 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 to the planned development.

## **Building:**

1. Complete designs for all five of the dwelling units as well as for the group will need to be submitted for formal review. We are accepting applications only via our online portal at: <https://citizenportal.slcgov.com/Citizen/Default.aspx>
2. Per Utah Code 59-3a-602, any building plan and specification prepared by or under the supervision of a Utah-licensed design professional must bear their seal, signed and dated, when submitted for the purpose of obtaining a Building Permit.
3. The submitted designs are labeled “Not For Construction”. This will need to be removed prior to submitting for formal review.
4. Submitted designs must be complete to be considered for formal review. This includes, but is not limited to, site development, civil designs, interior and exterior architectural, structural drawings and calculations, mechanical, electrical and plumbing designs. Our office review the entire project at one time. We do not accept portions of the design to be deferred nor “grandfathered nor “design-build”.
5. A proper Cover or Title Sheet with a complete Code Analysis is always required. Ensure that fire sprinkler requirements are adequately addressed.

## **Fire:**

\*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. Due t lack of access to property lines in rear, alternate means and methods to provide NFPA 13D sprinklers is required. All spaces, including garages, baths, and closets to be protected.

\*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and 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

mmodate 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

\*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 the aerial fire apparatus road and the building.

\*Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

### **Urban Forestry:**

Urban Forestry is okay with the requested adjustments as long as they maintain their plan to plant appropriate trees in the reduced buffered areas. One street tree is required to be proposed to be planted in the public ROW parkstrip for every 30' of street frontage. It also appears that their plan will require the removal of one city owned tree where their driveway enters onto Warnock Ave. Our records indicate that the tree has a 5" DBH, which would require a \$1000 mitigation fee and the issuance of a Removal Permit. Please feel free to contact me with any further questions that may come up during this project.

### **Transportation:**

-Transportation has no issues with the proposed modifications to the zoning requirements.  
-At the driveway/Warnock Avenue connection, turning templates should be used to indicate that vehicle paths do not overlap and that vehicles can pass each other without crossing paths. The west end of Warnock Avenue may need to be modified so that adequate turning movements can be accomplished.

### **Public Utilities:**

*Public Utilities has no issues with the proposed variations to ordinance requirements; however, applicant should be aware that reducing setbacks and landscape areas may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities and required clearances.*

*Additional 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.
- Public street light requirements are determined during building permit review.
- There is an existing 18” RCP public storm drain and public owned drainage ditches that run along the north side of the property. These facilities will either need protected in place with an easement in place for Public Utilities access, relocated, or abandoned, if possible. Design engineer should present a drainage solution in the required Technical Drainage Study to address the public infrastructure.
- 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 for the overall property. Fire services, as required, will be permitted for this property. Because the overall property is larger than 0.5 acres, a separate irrigation meter may also be 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. Laterals must be 4” or 6”.
- 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> and <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.
- A Stormwater Pollution Prevention Plan (SWPPP) will be required for this project.