



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Cassie Younger, Senior Planner, [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)  
Meagan Booth, Principal Planner, [Meagan.booth@slcgov.com](mailto:Meagan.booth@slcgov.com)  
**Date:** March 29, 2023  
**Re:** PLNPCM20222- 01154

## Planned Development Request

**PROPERTY ADDRESS:** 1512 S 300 W & 309 W 1500 S  
**PARCEL ID:** 15-13-206-008-0000 & 15-13-206-005-0000  
**MASTER PLAN:** Ballpark Area Master Plan  
**ZONING DISTRICT:** CG – General Commercial

### REQUEST:

A request by Arlie Green with Western Nonprofit Regional Housing Corporation, representing the property owner, is proposing a multifamily apartment project consisting of 60 affordable housing units in the Ballpark neighborhood. "Platform 1500" incorporates two parcels for a total of .51 acres, which are both zoned General Commercial.

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

The applicant is requesting relief from these zoning standards, as outlined in [21A.26.070](#) :

1. Front, corner side, and rear yard setbacks. These setbacks are required to be 10' each in the CG Zone. Platform would like to reduce these down to:
  - 2.5' on the front yard (300 West)
  - Zero on corner side yard (1500 S)
  - Zero on corner side yard (Andrew Ave)
  - 2.8' on rear yard (neighboring property)
2. Landscape yards. This zone requires landscape yards to be 10' on the front and corner side yards. Applicant is asking for a reduction down to:
  - 2.5' for 50% of the front yard (300 West)
  - Zero on corner side yards (1500 S and Andrew Ave)

### RECOMMENDATION: Approval with Conditions

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

1. The two subject lots will need to be consolidated prior to the issue of building permit.

## ATTACHMENTS:

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

## PROJECT DESCRIPTION

The proposed development is a multi-family residential building consisting of 60 units. Every unit will be under the 43% average median income (AMI), including six units allotted for those under the 25% AMI. The mix of units will be 6 studios, 29 one-bedroom, 19 two-bedroom, and 6 three-bedroom units.

The current use of the property is an automotive retailer, which consists of two one-story buildings. This area of 300 West is generally all zoned CG, which allows for a variety of uses, including commercial, industrial, and residential. Many nearby residential projects are in the development process, with one under construction just a block away. Significant upgrades have been done to 300 West over the past year, including the addition of a 10-foot-wide multi-use path that runs in front of the project.



This project lies approximately half a mile from the Ballpark Trax stop. The new multiuse path and nearby public transit make this project a perfect location for sustainable growth in the city.

The building is designed as a “Platform” above the ground floor parking lot, with the residential units configured in a “U” formation around a common outdoor area. The outdoor common area is located on the second floor and faces south. This common patio space will include greenery, pergolas, and a BBQ for residents to use. The building will also provide common space amenities such as a gym, game room, laundry, and bike storage. Parking is provided on the ground level, along with a leasing area lobby and maintenance room.

The building materials for this project incorporate stucco, vinyl windows, and wood tone fiber cement panels. A mix of metal and aluminum fencing will surround the ground level parking. The Zoning Ordinance allows the parking count to be reduced for affordable housing projects, therefore this project is only required to provide 30 stalls. The project has provided 42 stalls, including three EV stalls and adequate ADA parking.

## ***Street facing façades***

### ***1500 South***

The north façade along 1500 S is against an existing 4' sidewalk and 2.5' landscape area between the building and sidewalk that acts as a landscape yard, though it is technically within the right of way. The applicant will replant this existing landscape yard and park strip with their own plantings to create consistency throughout the development. The landscape plan includes boulders, ornamental grasses, and small trees. The ground floor materials along this side include aluminum fencing with full length “wood look” accent members to break up the harshness of the metal fence. They have also decorated the concrete walls on both Andrew and 1500 S with murals to add visual interest along these corridors.



### ***Andrew Ave***

The facade along Andrew Ave to the south is of similar design. As requested by the Planning Commission, the applicant has agreed to install a sidewalk on this side, which due to the narrow street, will be 5' with no park strip. Also, per their request, the applicant has provided regressed areas along the fencing into the parking lot that allows for small triangle areas for landscaping. They have filled these areas along Andrew Ave with boulders and grasses as well.



### ***Right-of-way***

The applicant has also proposed additional landscaping within the park strips along 1500 S and 300 W to help offset the landscape yard elimination. 300 W was currently reconstructed and a xeriscape park strip was installed during this time. The current installation of landscaping incorporates strategies to capture storm water and reduce irrigation usage. The applicant has proposed additional trees and shrubs to these park strips to add greenery to the area.

## ***Zoning Standards***

The applicant is requesting relief from General Commercial development standards for setbacks and landscape yards. While the design standards outlined in [21A37.050](#) still apply, this zone has fewer design standards than most districts. The only two design standards required in the CG district are:

- At least one operable building entrance on the ground floor per street facing façade.
- If a parking lot/ structure is adjacent to a residential zoning district or land use, any poles for the parking lot/ structure security lighting are limited to 16’ in height.

This project has a pedestrian entrance on each street facing façade and is not adjacent to any current residential uses. Therefore, this project meets both design standards.

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

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

## **KEY CONSIDERATIONS**

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Planned Development Standards
3. Work Session feedback and subsequent changes

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

#### ***Plan Salt Lake***

Plan Salt Lake is the guiding document for the city that lays out principles that all development should follow for the next 25 years. Under its third guiding principle “Housing”, Plan Salt Lake states its desire for residents to “access a wide variety of housing types for all income levels throughout the city”. This includes ensuring access to affordable housing citywide, including rental and very low income. This project provides low and moderate income from 25 to 43% AMI that is critically needed in the city. The plan also states to direct new growth toward areas with existing infrastructure and services that have potential to be people oriented. This project is surrounded by existing infrastructure and services, and also located nearby Trax and the 300 West multi-use path with provides access to plenty of commercial amenities.

#### ***Ballpark Master Plan***

This project lies within the scope of the Ballpark Area Master Plan, which was recently adopted in 2022 and provides a clear vision for this rapidly re-developing neighborhood. This project lies within the “300 West Transitional Area” neighborhood. Some goals outlined in this plan are:

- Housing
  - Increase affordability and attainable of housing for current and future residents.
- Design
  - Aside from adding visual interest to a street, transparent building fronts increase the number of “eyes on the street” by allowing people inside buildings to have direct view of what is happening outside. This increased interaction between the inside and outside.
- Safety & Security
  - Appropriate pedestrian level lighting should directly light the pedestrian-way at a height that maintains a pedestrian-scaled walkway. It is recommended that future development include pedestrian-scale lighting with a priority on underserved areas, street crossings, and transit stops.
- Landscaping
  - New development should incorporate “green” features including additional street trees, planted medians and park strips, and strategic landscaping to provide pinpricks for greenery throughout the neighborhood.
  - Visually permeable landscaping provides another opportunity to improve the perceived safety of an area. Tall, view-obstructing fences and landscaping inhibit visibility of what is happening in an area. Areas with little visibility often experience criminal activity which can be hidden behind visual barriers. Prioritizing good visibility, especially in and around public spaces, inhibits the ability to conduct crime out of sight.
- Public Improvements
  - Implement new paving, materials, and colors to indicate well cared for places.
  - Widen and enhance sidewalks to improve pedestrian comfort through the addition of street furnishings, pedestrian lighting, and a buffer from moving traffic.
- Connectivity
  - The 300 West Transition area recommends mixed use development that is pedestrian oriented.
  - Utilize existing alleyways, midblock, and truncated connections to create a system of bike and pedestrian pathways through the neighborhood.

Staff believes this project has strived to meet the goals of this plan. This project provides much needed affordable housing to this community and has improved the landscaping, connectivity, and safety in the area with this development.

The affordable housing component is a key aspect of this project, as it is a key aspect of the Ballpark Master Plan. This neighborhood is expected to continue to play a role in meeting Salt Lake City’s demand for new housing. The developer’s requirements to provide low and moderate income housing for this area, especially with the development of multi-bedroom units that are suitable for families, helps to fill this critical need.

While this project has reduced landscaping compared to a project with standard zoning, staff and the commission have assessed that the applicant has done everything within their ability to provide landscape appropriate for the area in the very little square footage they have to do so. The applicant has also made changes to their design to increase the level of safety for

pedestrians and residents in the area, and even their landscaping and design meet CPTED principles, as was requested by the Ballpark Community Council. These changes have resulted in the project adequately meeting the standards for the Ballpark Master Plan.

### **Consideration 2: Compliance with Planned Development Standards**

Staff has reviewed the Planned Development Standards in **Attachment D**. Staff has found that this development has adequately met these standards.

### **Consideration 3: Requests from Planning Commission**

The applicant presented their proposed development plan to the Planning Commission in a work session on March 8, 2023. The Planning Commission had the opportunity to provide input to the applicant on their project and offered the following recommendations:

- Andrew Ave should be treated as a street and not an alley. A sidewalk on the north side of Andrew Ave should be installed if possible. (Coordination with Transportation and Engineering is required.)
- Ground floor materials should be improved, and design should be softened by adding various material types and breaking up the mural with elements of wood or structural elements.
- Preference was given to the staggered fence option with landscaping in the "triangle zones" between stalls on both street facades (1500 S and Andrew Ave) to give more room for landscaping and the appearance of larger setbacks. They also preferred a xeriscape landscape design, compared to the plant density of the proposed plan. Boulders, art installations, and sculptural elements were also encouraged to provide year-round interest.
- Landscaping should also consider CPTED principles and consult with police if necessary
- A rendering of the second level outdoor patio was desired
- Outdoor lighting plan to enhance safety in this neighborhood should be provided

Staff has found that the applicant has provided everything that the Planning Commission requested at the work session. A 5' sidewalk was added along Andrew Ave. Staggered fencing was provided on both north and south sides to create pockets of landscaping along the street facades. Landscaping throughout the entire project was changed to a xeriscape, with boulders, gravel, ornamental grasses, and art instead of small trees or vines that would not survive under the second-floor building roof. Murals were also added to the concrete walls along 1500 S and Andrew Ave instead of blank concrete. A rendering of the outdoor patio area that shows the greenery and details of the amenities was provided. The outdoor lighting plan shows sconce lighting along both street facades, helping to improve pedestrian safety in this area. These changes to the design adequately address the Planning Commissioners concerns and desires that were articulated that evening. Staff believes this project's improvements have met the standards for Planned Developments and the Ballpark Area Plan.



*Figure 1 Rendering of second story courtyard*

## **STAFF RECOMMENDATION**

Staff is recommending approval of the Planned Development application and the requested modifications to zoning. The proposal also reflects the housing and development goals in both the Ballpark Area Master Plan and Plan Salt Lake. The master plans support infill development that is in scale with the existing and desired development pattern and provides different housing types that support the desire for a walkable, more transit oriented neighborhood.

## **NEXT STEPS**

### **Approval of the Requests**

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

### **Denial of the Requests**

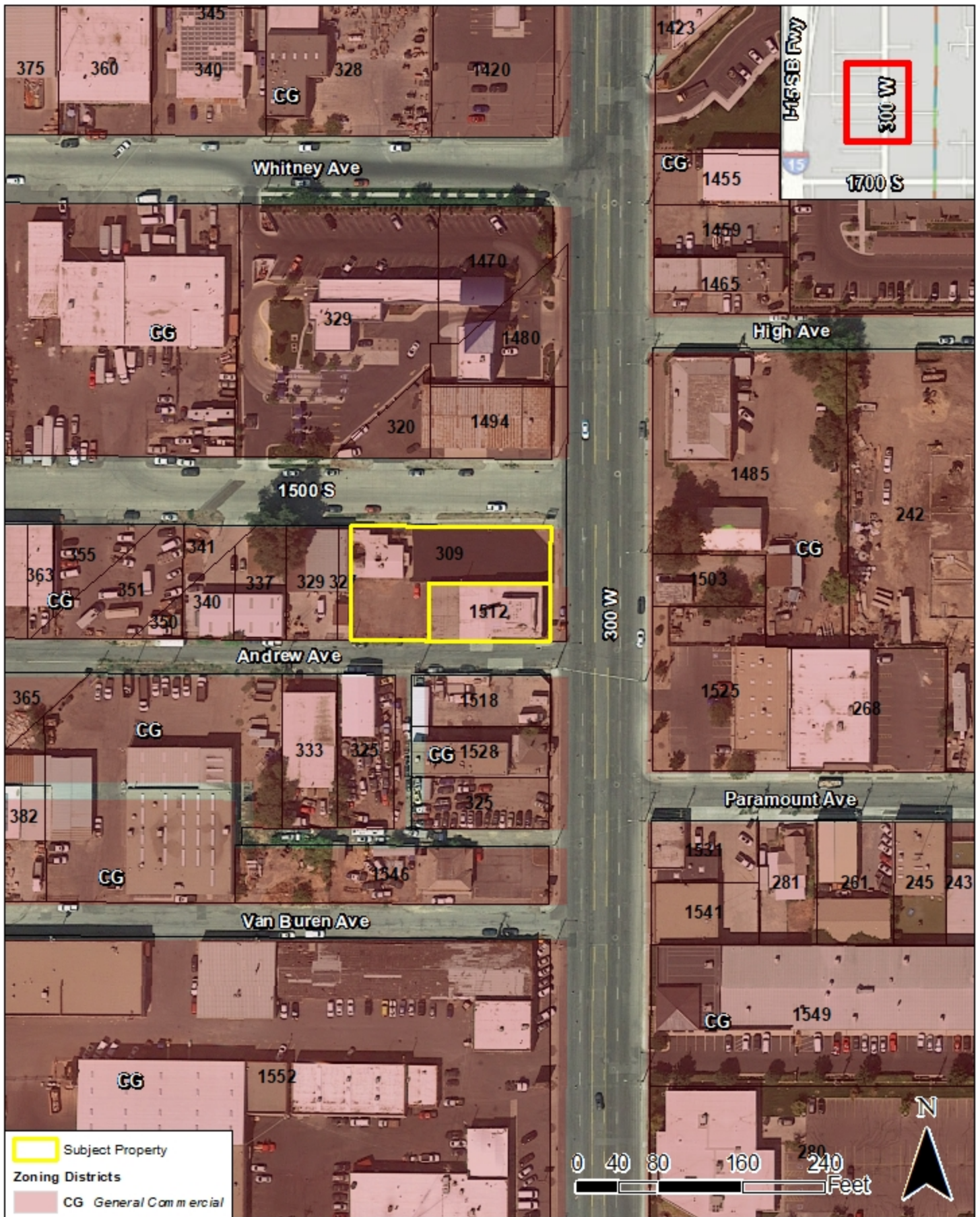
If the petitions are denied, the applicant would need to comply with the front, corner side, and rear yard setback standards, as well as the landscape yard requirement for this zone. If denied, the applicant can submit a new application that meets the zone requirement for CG, then proceed to building permits with an administrative approval.

# **ATTACHMENT A: Vicinity Map**

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# Vicinity Map



# ATTACHMENT B: Plan Set

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# PLATFORM 1500

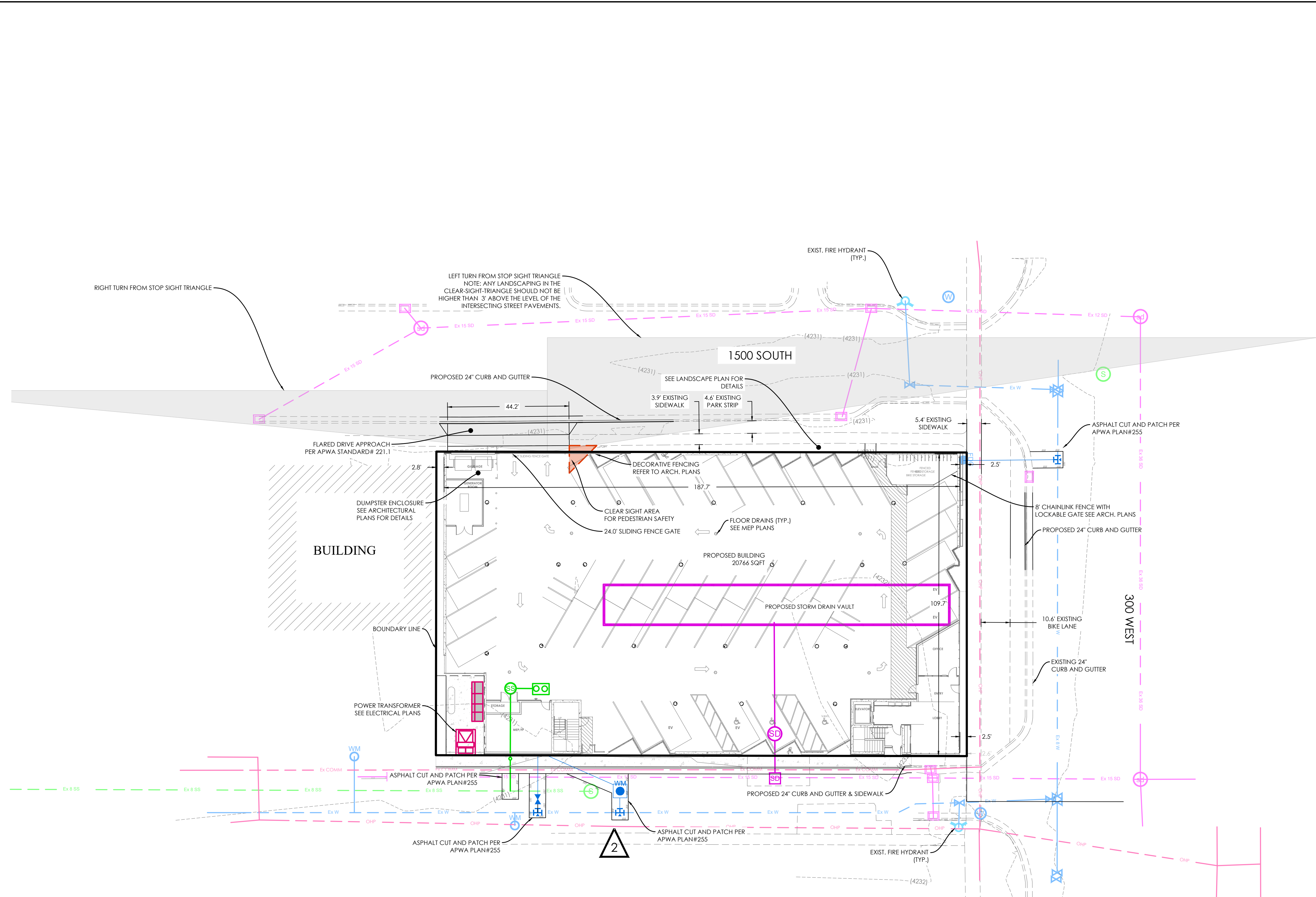
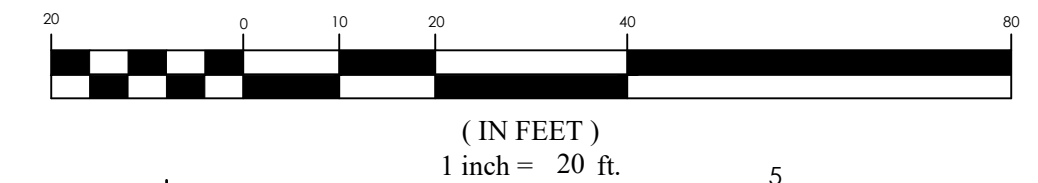
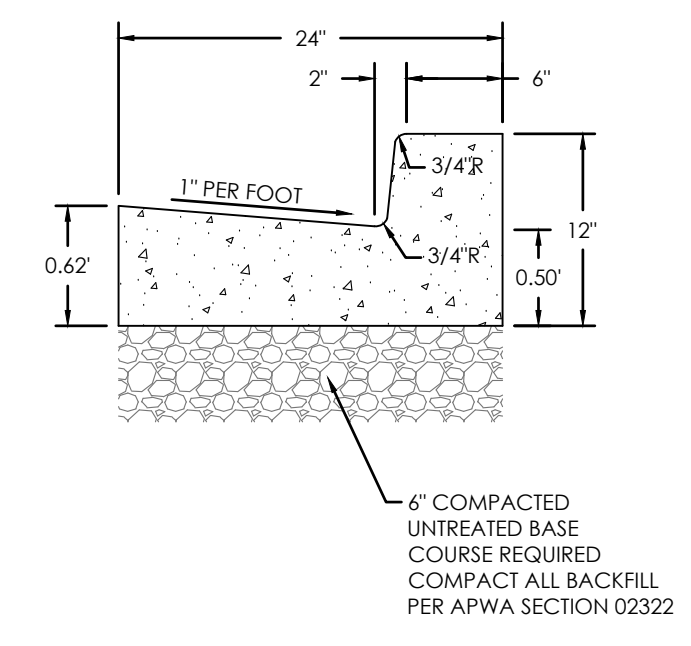
1512 SOUTH 300 WEST SALT LAKE CITY, UT

## SITE PLAN

**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
—	15" STORM DRAIN
—	8" SANITARY SEWER
—	8" CULINARY WATER
—	8" SECONDARY WATER
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

- NOTES:**
- CLEAR SIGHT TRIANGLES FOLLOWING AASHTO STANDARDS. IF PROVIDING PLANTINGS, ALL PLANTINGS (TREES, SHRUBS AND GROUND COVER, INCLUDING GRASSES) SHOULD BE NATIVE OR CLIMATE-APPROPRIATE (ADAPTED) TO THE REGION. ALL NEW PLANTING MUST BE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE. DO NOT INTRODUCE ANY INVASIVE PLANT SPECIES. ALL DISTURBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.
  - ALL PROPOSED IMPROVEMENTS SHALL FOLLOW APWA STREET TYPE "OTHER" FOR ALL MATERIAL THICKNESS AND BREAKOVER ANGLES.
  - CONTRACTOR SHALL SWEEP TRACKED MUD AND DIRT FROM STREETS DAILY AND AS NEEDED. IN ADDITION TO DAILY CONTRACTORS INSPECTION STREETS SHALL BE SWEEPED UPON CITY OR OWNER REQUEST.



Z:\\_2022\22-0380\1512 South 300 West\design\22-0380\dwg\sheet\C3 SITE PLAN.dwg  
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PLANNING REVIEW

Date 03/13/2023

Revisions

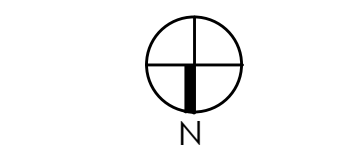
No.	Description	Date
1	LANDSCAPE CONTOURS OHP	01/06/2023
2	ADDENDUM #2	02/24/2023
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SITE PLAN

Project No: 22-0380  
 Client No:  
 Drawn by: KJ  
 Sheet No:

C4.0

**PLATFORM 1500**  
1512 SOUTH 300 WEST SALT LAKE CITY, UT  
**UTILITY PLAN**



PERMIT SET

Date 02/24/2023

No.	Description	Date
1	LANDSCAPE CONTOURS-ORIP	01/06/2023
2	ADDENDUM #2	02/24/2023

**UTILITY PLAN**

Project No: 22-0380  
Client No:  
Drawn by: KJ  
Sheet No:

C5.0

**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE, & BEND
	SECONDARY VALVE, TEE, & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

**NOTE:**  
ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18" MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.

THE UNDERGROUND FIRE SERVICES SHALL COMPLY WITH NFPA24, STANDARD FOR THE INSTALLATION OF FIRE SERVICE MAINS AND THEIR APPURTENANCES. INSTALLATION SHALL BE PERFORMED BY FULLY EXPERIENCED AND RESPONSIBLE CONTRACTORS LICENSED BY THE STATE OF UTAH TO INSTALL PRIVATE FIRE SERVICE. [IFC §507.2.1]

**FIRE FLOW**

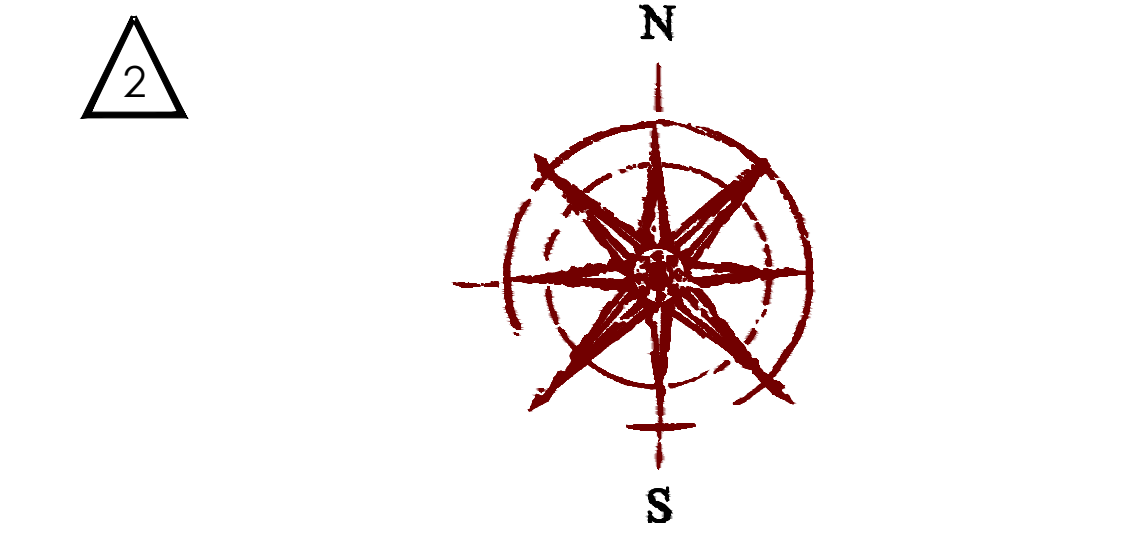
BUILDING AREA:	81,000 SQ FT
TYPE OF CONSTRUCTION:	TYPE VA
TABULAR FIRE FLOW:	5,000 GPM
FIRE SPRINKLER REDUCTION:	75%
RESULTANT FIRE FLOW:	<b>1,250 GPM AT 20 PSI</b>

**SEWER DEMANDS**

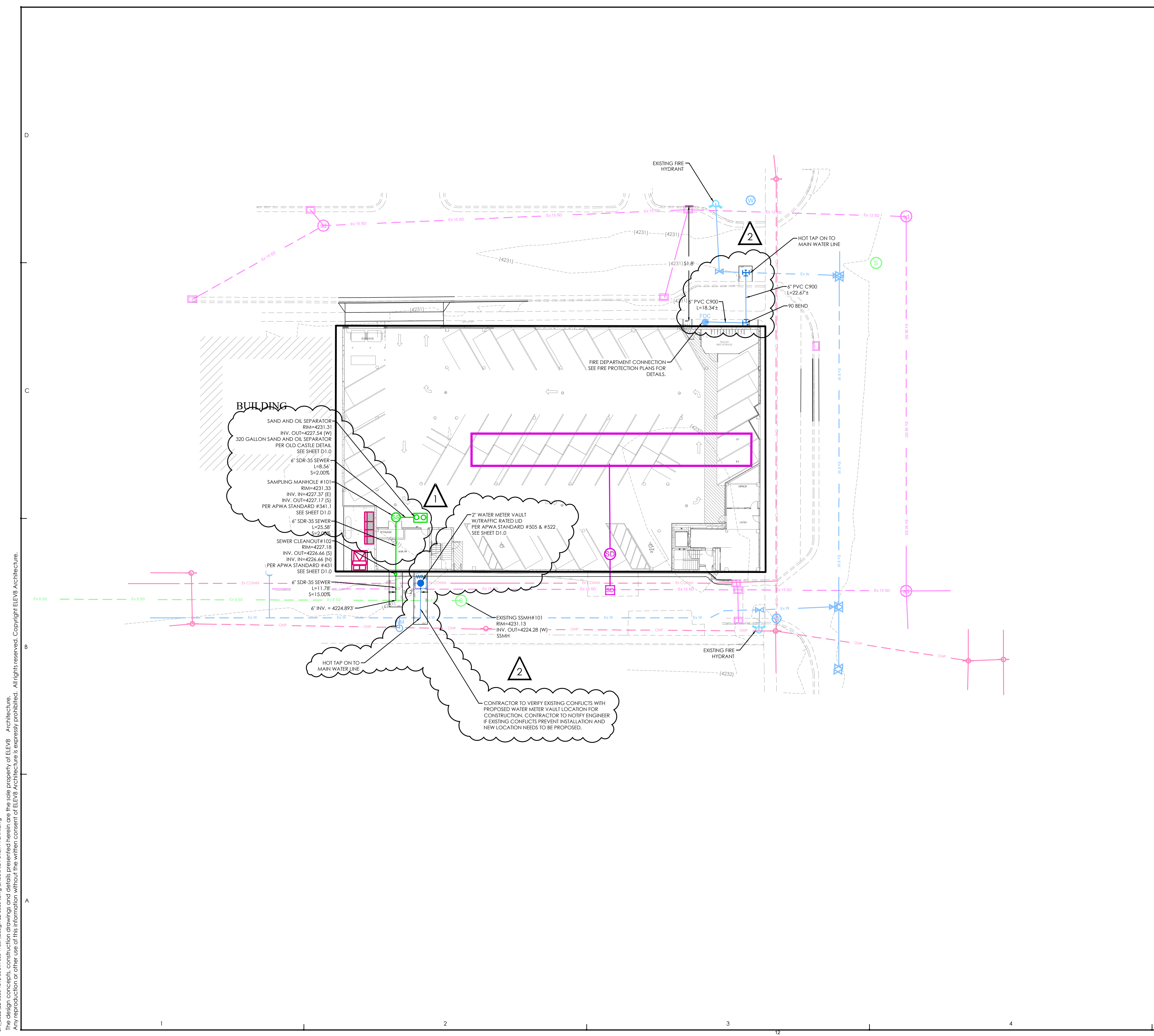
1 BATH:	35 X 150 GPD = 5,250 GPD
2 BATH:	25 X 200 GPD = 5,000 GPD
COMMON AREA:	1,000 GPD
TOTAL BUILDING:	<b>11,250 GPD</b>

**CULINARY WATER DEMAND**

2" WATER METER	
4" DISTRIBUTION LINE SIZE	
615 FU = APPROXIMATELY 146 GPM	

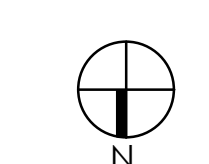


GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.



Z:\\_2022\22-0380\1512 South 300 West\design\22-0380\dwg\sheet\C5.UTILITY PLAN.dwg Architecture. The design concepts, construction drawings and details presented herein are the sole property of ELEV8 Architecture. Any reproduction or other use of this information without the written consent of ELEV8 Architecture is expressly prohibited. All rights reserved. Copyright ELEV8 Architecture.

PLATFORM 1500  
1512 SOUTH 300 WEST SALT LAKE CITY, UT  
LANDSCAPE PLAN



PLANNING REVIEW

Date 03/13/2023

Revisions		
No.	Description	Date
1		
2	SITE TRIANGLE/FDC	02/24/2023

LANDSCAPE PLAN

Project No: 22-0380

Client No:

Drawn by: BW

Sheet No:

L1.0

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ZC	Zelkova serrata 'JFS-KW1'	City Spruce® Japanese Zelkova	2" Cal.	8

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	39
FB	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal.	15
PAH	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	140
PR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	3 gal.	16

REFERENCE NOTES SCHEDULE

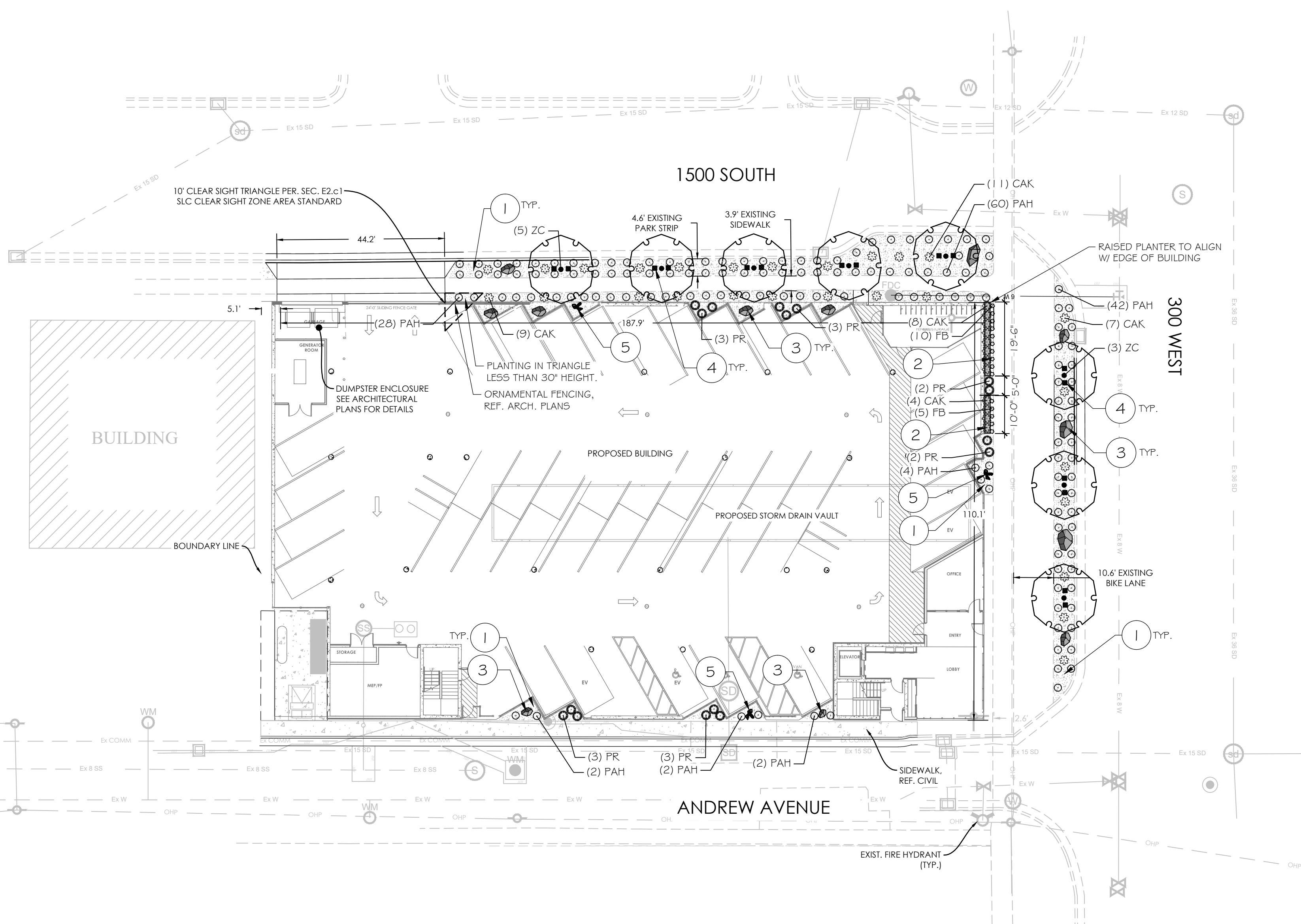
SYMBOL	DESCRIPTION	QTY
①	CRUSHED ROCK, TYPE: WASATCH GREY, SIZE: 1", FROM STAKER. PARSON MATERIALS OR APPROVED EQUAL.	2,323 sf
②	RAISED PLANTER, MATERIAL T.B.D, SIZE: 18" WIDTH, HEIGHT VARIES.	2 SECTIONS
③	BOULDER, SIZE: 3'-5', TYPE: ROYAL BOULDER FROM ROCK UTAH PROGRESSIVE PLANTS OR APPROVED EQUAL.	12
④	LANDSCAPE LIGHTING, LED LANDSCAPE ACCENT LIGHT, MODEL #1377 BY W.A.C. LIGHTING FROM 5011 COLLECTION. 2 ACCENT LIGHTS TO BE PLACED AT EACH TREE WITHIN PARK STRIPS.	16
⑤	SCULPTURE ELEMENT, TO BE DETERMINED	3

LANDSCAPE NOTES

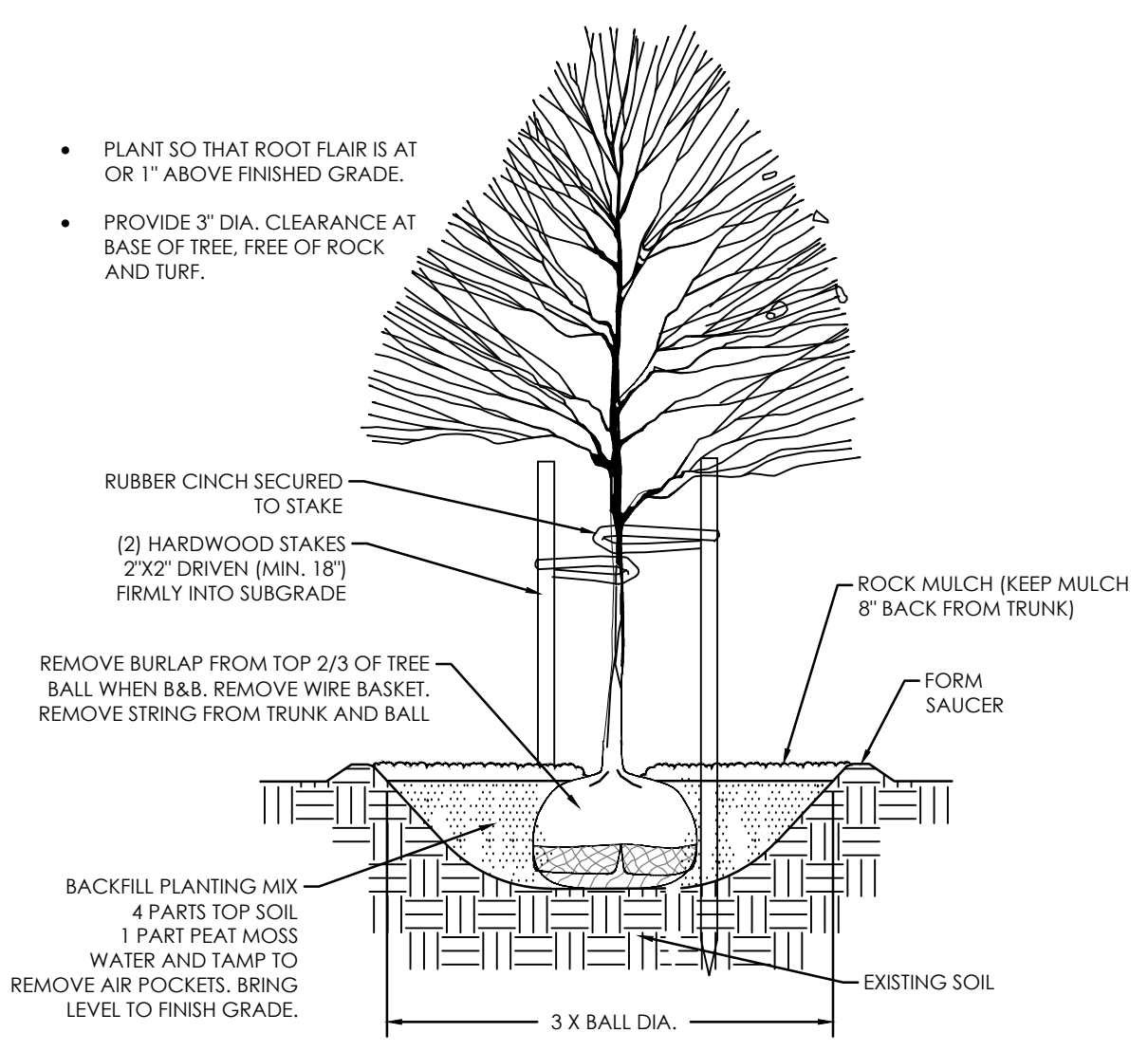
- TOP DRESS ALL PLANT BED AREAS WITH A 4" DEPTH OF ROCK MULCH, ROCK TYPE SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- AS PER SECTION 21 A.48.060.D.1, NO TREE SHALL BE PLANTED IN A PARK STRIP WITHOUT FIRST OBTAINING A PERMIT FROM THE URBAN FORESTRY DIVISION OF THE SALT LAKE CITY PUBLIC SERVICES DEPARTMENT. TREE SPECIES AND LOCATION SHALL BE APPROVED BY THE CITY FORESTER. PLEASE CONTACT URBAN FORESTRY BY CALLING (801)535-7818.

Landscape Tabulations- Salt Lake City- General Commercial District

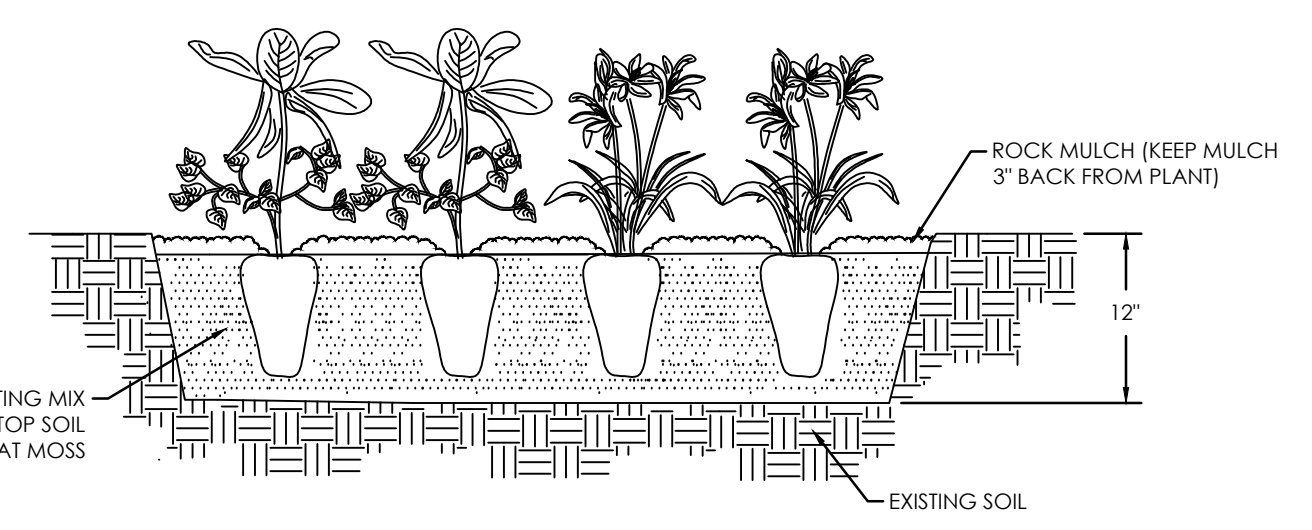
Mandatory Provisions			
Landscape Buffer	Where residential adjacency occurs, a 7' wide buffer required. One shade tree for every 30 feet of landscape buffer & shrubs 4' height min. placed along full length of buffer.		
Street Trees	1 street tree required at the rate of 1 for every 30 feet of street frontage.		
Internal Parking Lot Landscape	Total square feet area of interior parking lot landscaping required. To be based on 5% of the parking lot.		
Park Strip Planting	2" cal. trees required. At least (1/3) or more of the park strip must be covered by vegetation (80% water-wise planting required). Mulch shall be 3"-4" depth min.		
Landscape Yard	At least (1/3) or more of the yard area must be covered with turf, perennial or low growing shrub vegetation. (80% water-wise planting required).		
<b>Landscape Buffer</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Buffer for residential adjacency	N/A	N/A	No residential adjacency
<b>Street Trees</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
300 West (110 LF)	3	3	
1500 South (145 LF)	6	5	5 trees provided at 25' on center. Tree not added in park-strip at garage entry for visibility purposes.
<b>Internal Parking Landscape</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
5% landscape area from overall parking area	N/A	N/A	No above ground parking proposed
<b>Park Strip Planting</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	
<b>Landscape Yard</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Min. 33% live plant material & 3"-4" depth mulch	Yes	Yes	



- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



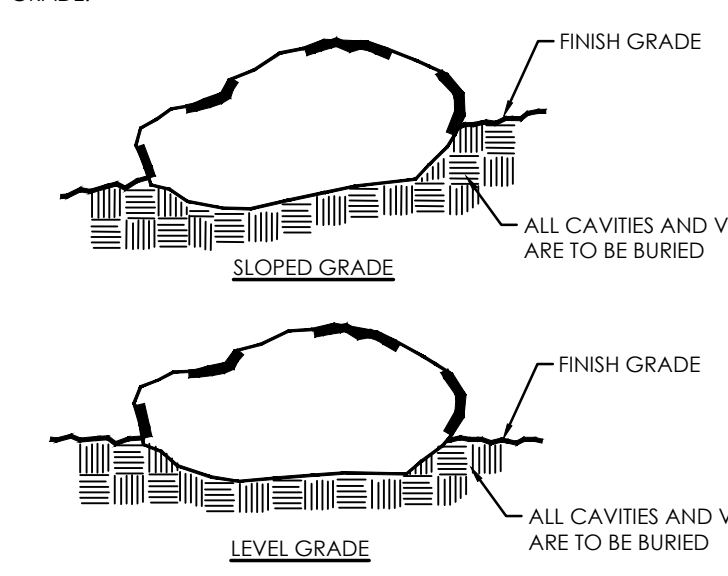
**A** TREE PLANTING & STAKING  
NOT TO SCALE



**B** ORNAMENTAL GRASS & PERENNIAL PLANTING  
NOT TO SCALE

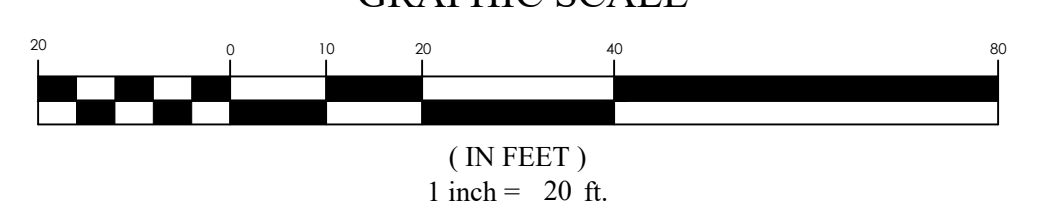
BOULDER NOTES:

- INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
- BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
- BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
- ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

**C** BOULDER DETAIL  
NOT TO SCALE



Z:\\_2022\22-0380 1512 South 300 West\design\22-0380.dwg\sheet\1.0 LANDSCAPE PLAN.dwg  
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- E. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS.
- F. REFER TO A-001 FOR WALL TYPE INFORMATION.
- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

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**Realize Structural Engineering, Inc.**

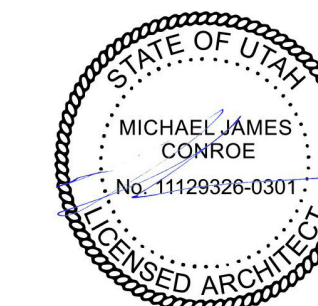
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801-930-9265

**Bonneville Builders**

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Suite 210  
Sandy, Utah 84070  
801-263-1406

**Platform 1500**

Platform 1500 LLC  
1512 S 300 W  
Salt Lake City, UT 84115



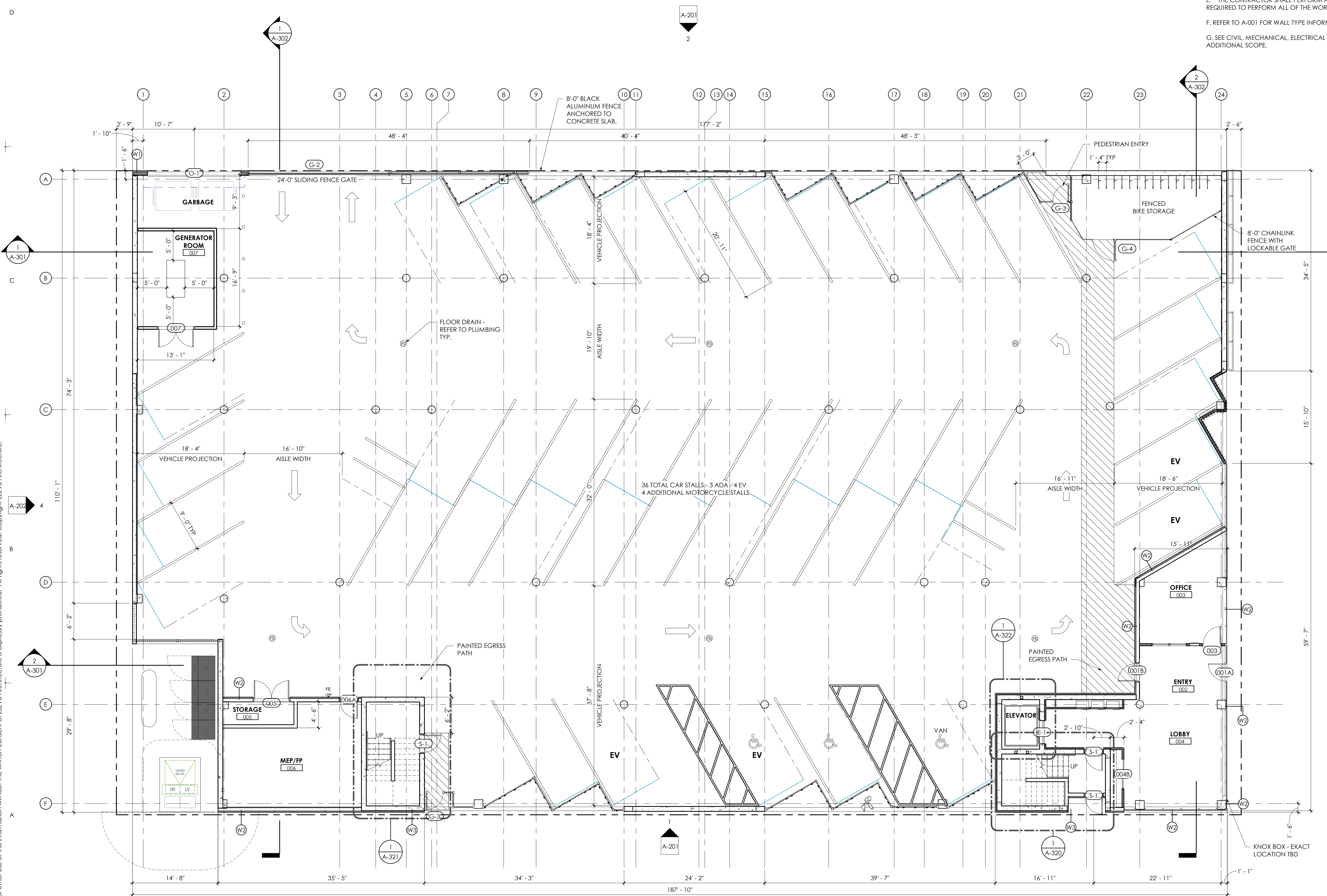
Planned Development  
03.13.2023

Revisions		
No.	Description	Date

**FIRST FLOOR PLAN**

Project No: 101.19  
Client No: 101  
Drawn by: NES  
Sheet No:

**A-101**



**1 First Floor Plan**  
1/8" = 1'-0"

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**Drawing Notes**

330 ALUMINUM DIVIDER SCREEN

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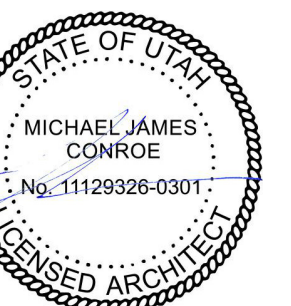
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**Platform 1500**

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Salt Lake City, UT 84115



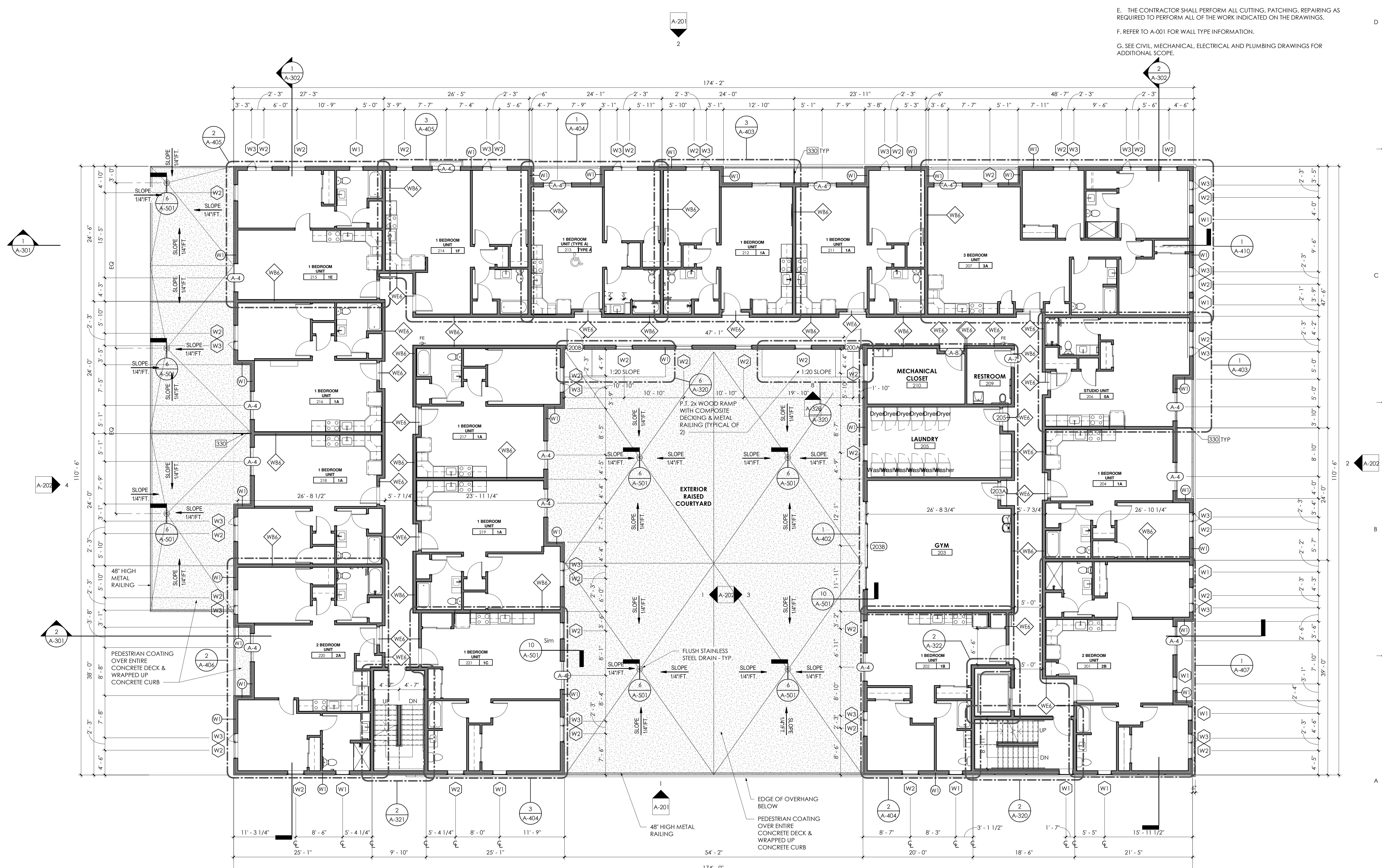
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Revisions		
No.	Description	Date

**SECOND FLOOR PLAN**

Project No: 101.19  
Client No: 101  
Drawn by: NES  
Sheet No:

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**1 Second Floor Plan**  
1/8" = 1'-0"

**Drawing Notes**

330 ALUMINUM DIVIDER SCREEN

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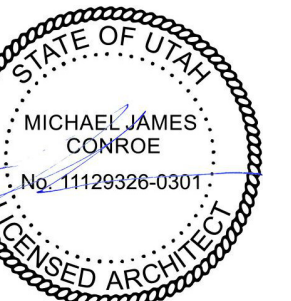
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Planned Development  
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No.	Description	Date

THIRD FLOOR PLAN

Project No: 101.19  
Client No: 101  
Drawn by: NES  
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**1 Third Floor Plan**  
1/8" = 1'-0"

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**Drawing Notes**

330 ALUMINUM DIVIDER SCREEN

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- G. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.

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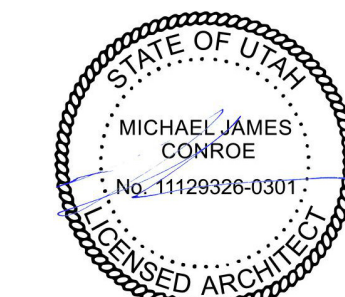
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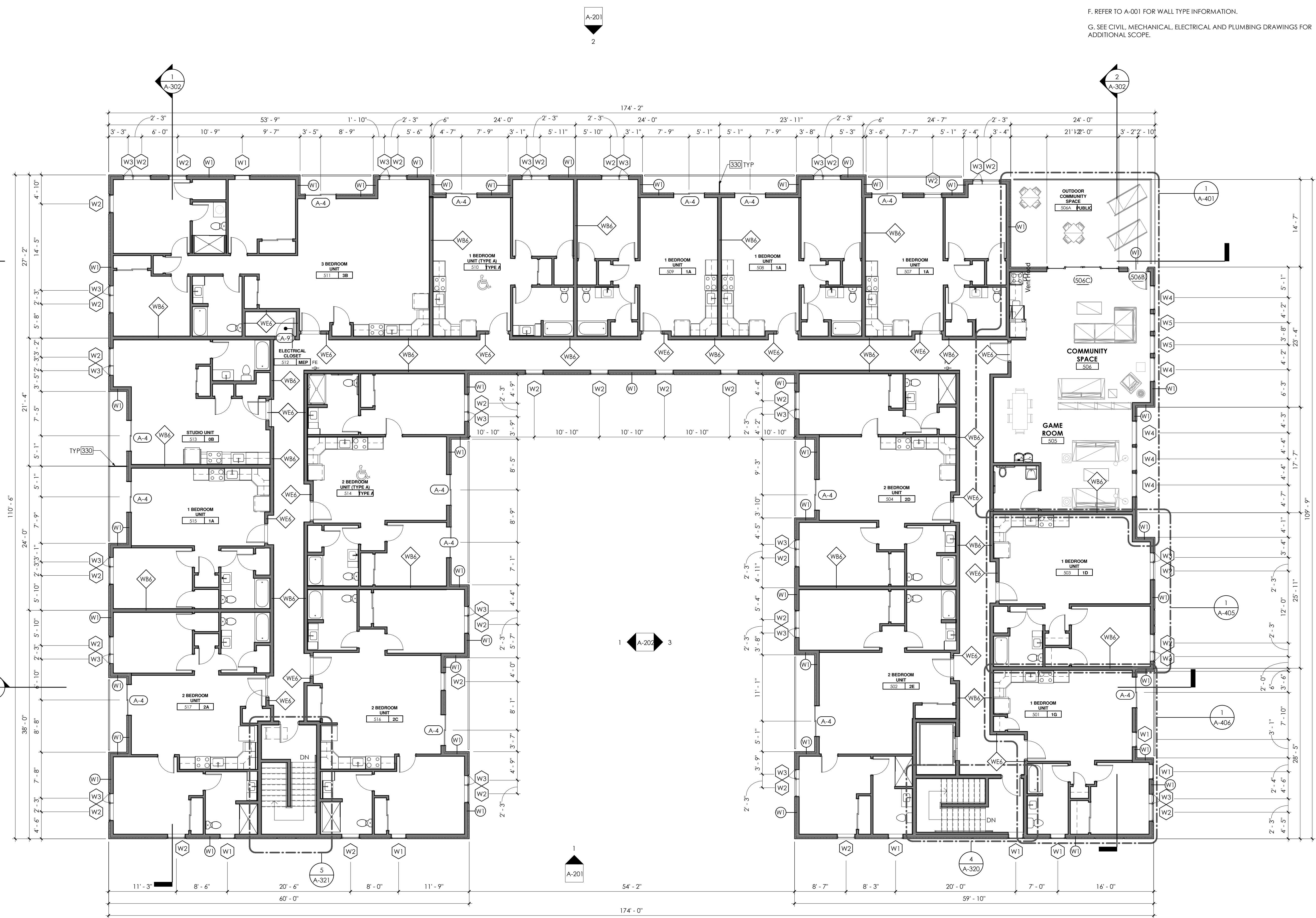


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**FIFTH FLOOR PLAN**

Project No: 101.19  
Client No: 101  
Drawn by: NES  
Sheet No:



**1 Fifth Floor Plan**






1/8" = 1'-0"

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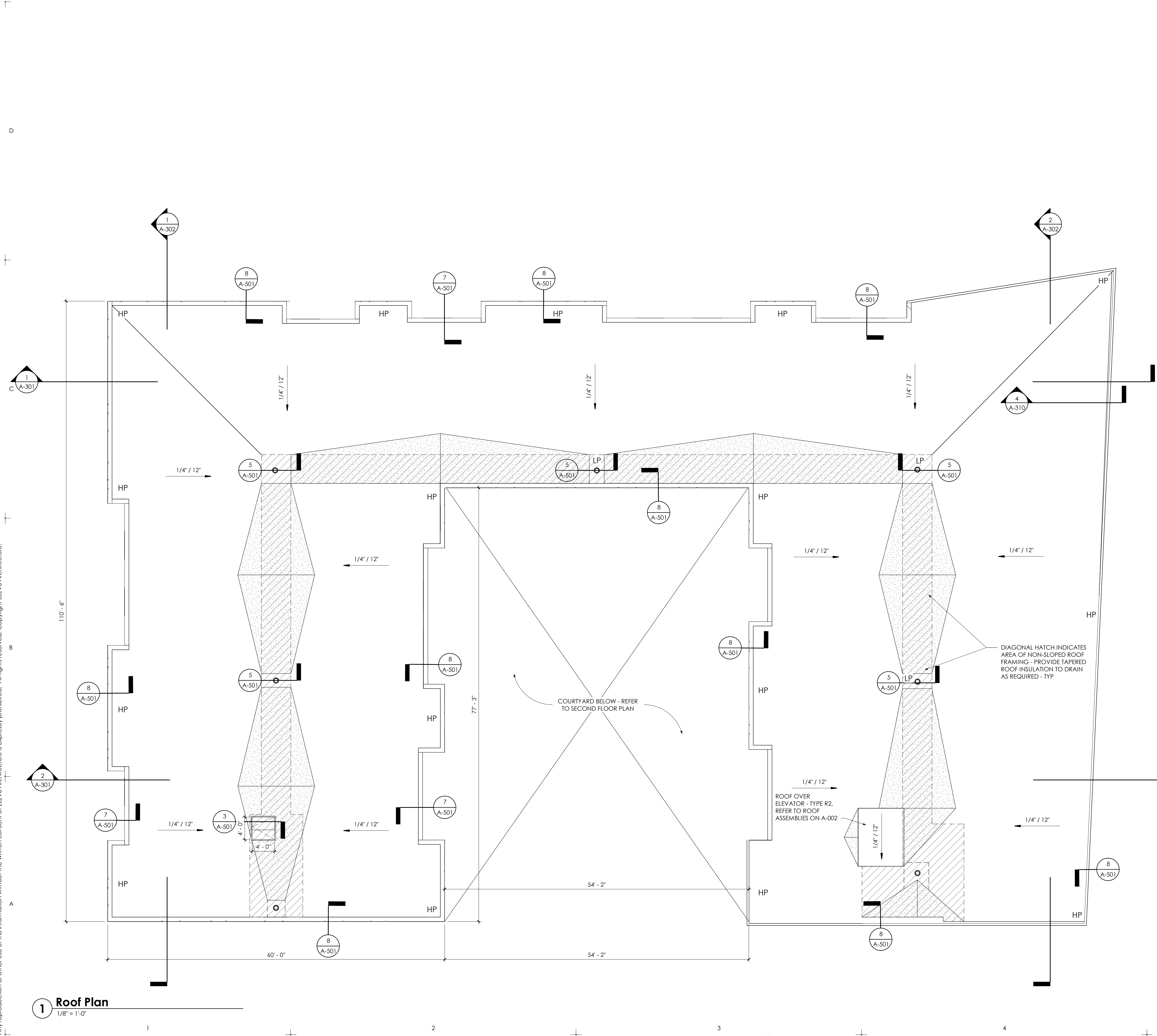
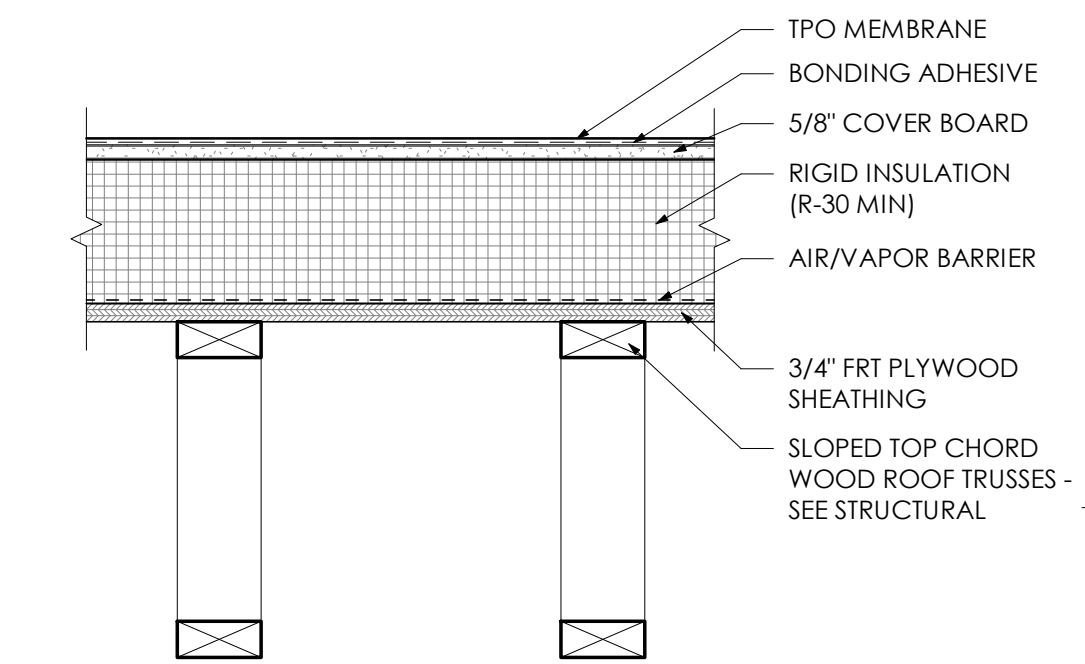
**General Notes**

- A. REFER TO SHEET A-001 FOR GENERAL NOTES.
- B. ALL ROOF MOUNTED ITEMS (I.E. EXPANSION JOINTS, PIPES, DUCTS, CURBS, LIGHTING, RODS, EQUIPMENT SUPPORTS, ETC.) TO BE FLASHED WATER TIGHT PER SMACNA, NRCA & WRITTEN ROOFING MANUFACTURER'S RECOMMENDATION TO SUIT JOB CONDITION.
- C. COORDINATE SIZE, QUANTITY AND LOCATIONS OF PENETRATIONS WITH ALL TRADES.
- D. FLASH ALL EDGE CONDITIONS WATER TIGHT PER MANUFACTURER'S SPECIFICATIONS. ROOFING WORK SHALL INCLUDE ALL FLASHING, COUNTER FLASHING, COPING/CAP FLASHING & DRAINS.
- E. THE ROOF SHALL BE SLOPED, AS MEASURED FROM ANY POINT ON THE ROOF, TOWARD THE ROOF DRAINS AT A MINIMUM 1/4" PER FT.
- F. PROVIDE ANGLE FRAMING @ ROOF OPENINGS.

**Roof Legend**

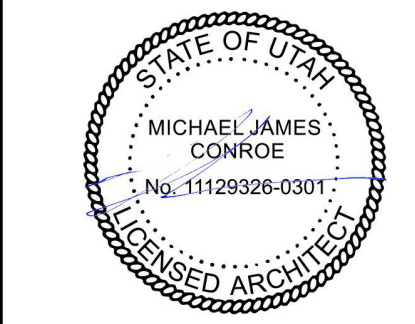
-  TPO MEMBRANE ROOF - REFER TO ROOF ASSEMBLY
-  TPO MEMBRANE ROOF CRICKET - SLOPED TO DRAIN - REFER TO ROOF ASSEMBLY
- $1/4" / 12"$  ROOF SLOPE
-  BI-FUNCTIONAL ROOF DRAIN - DUAL OUTLET - REFER TO DETAIL
-  VENT PIPE
-  EXHAUST FAN
- LP LOW POINT
- HP HIGH POINT

**Roof Assembly - TPO on Wood Truss**



**1 Roof Plan**  
1/8" = 1'-0"

**Platform 1500**  
Platform 1500 LLC  
1512 S 300 W  
Salt Lake City, UT 84115



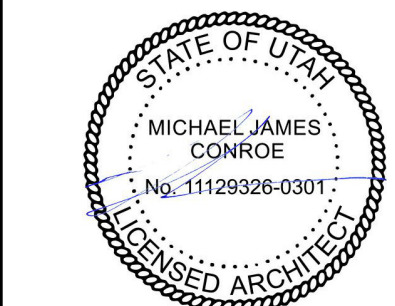
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No.	Description	Date

ROOF PLAN

Project No: 101.19  
Client No: 101  
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No.	Description	Date

ELEVATIONS

Project No: 101.19  
 Client No: 101  
 Drawn by: NES  
 Sheet No:

**A-201**

MATERIAL SCHEDULE - W 1500 S		
MATERIAL	AREA	PERCENT
METAL PANEL	2,190 SF	26%
EXTERIOR GLASS	1,573 SF	19%
WOOD EXTERIOR CAMCLAD PANEL	802 SF	10%
CONCRETE MURAL WALLS	481 SF	6%
SMOOTH FINISH STUCCO	3,266 SF	39%
<b>TOTAL</b>	<b>8,312 SF</b>	<b>100%</b>

**Finishes and Fixtures Legend**

FX-3 EXTERIOR SCONCE LIGHT - KICHLER CYLINDER 2 LIGHT 12" OUTDOOR WALL SCONCE - 9244BK BLACK

LOCATION OF EXTERIOR LIGHTING

**Drawing Notes**

- 321 ALUMINUM FENCING
- 322 EXHAUST VENT - RE: MECH DWGS
- 323 METAL RAILING
- 324 WHITE STUCCO FINISH
- 325 DARK GREY STUCCO FINISH
- 326 WOOD TONE FIBER CEMENT PANEL
- 327 VINYL WINDOW
- 328 EXTERIOR DOOR - RE:DOOR SCHEDULE - PAGE A-600
- 329 ALUMINUM TRIM
- 330 ALUMINUM DIVIDER SCREEN
- 331 EXPOSED CONCRETE WALL
- 335 PREFINISHED ALUMINUM FASCIA
- 338 METAL PANEL ROUTE AND RETURN SIDING SYSTEM

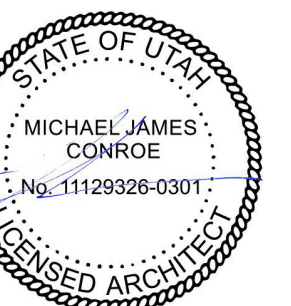


**2 North Elevation** 1500 SOUTH  
 1/8" = 1'-0"



**1 South Elevation** Andrews Ave.  
 1/8" = 1'-0"

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No.	Description	Date
2	Addendum 2	03.06.2023

MATERIAL SCHEDULE - S 300 W		
MATERIAL	AREA	PERCENT
METAL PANEL	1,411 SF	24%
EXTERIOR GLAZING	1,706 SF	29%
WOOD EXTERIOR CAMCLAD PANEL	314 SF	5%
CONCRETE MURAL WALLS	492 SF	8%
SMOOTH FINISH STUCCO	2,060 SF	34%
<b>TOTAL</b>	<b>5,983 SF</b>	<b>100%</b>

**Lighting Narrative**

LOCATION OF EXTERIOR LIGHTING

- DECORATIVE WALL SCONCES @ EACH EXTERIOR BALCONY.
- RECESSED LINEAR LED LIGHTING @ OVERHANG AT MAIN ENTRANCE ON 300 WEST & ANDREW.
- SAFETY/SECURITY WALL SCONCE DOWNLIGHTS ALONG ANDREW & 1500 SOUTH.
- RECESSED CAN LIGHTS AT FIRST FLOOR LANDSCAPE NOOKS (SAWTOOTH AREAS).
- RECESS LINEAR LED & CAN LIGHTING AT 5TH FLOOR AMENITY PATIO & OVERHANG.
- WALL SCONCES AT 2ND FLOOR COURTYARD FOR SAFETY/SECURITY.
- RECESSED LINEAR LED ALONG 1500 SOUTH AT SOLID WALLS

**Finishes and Fixtures Legend**

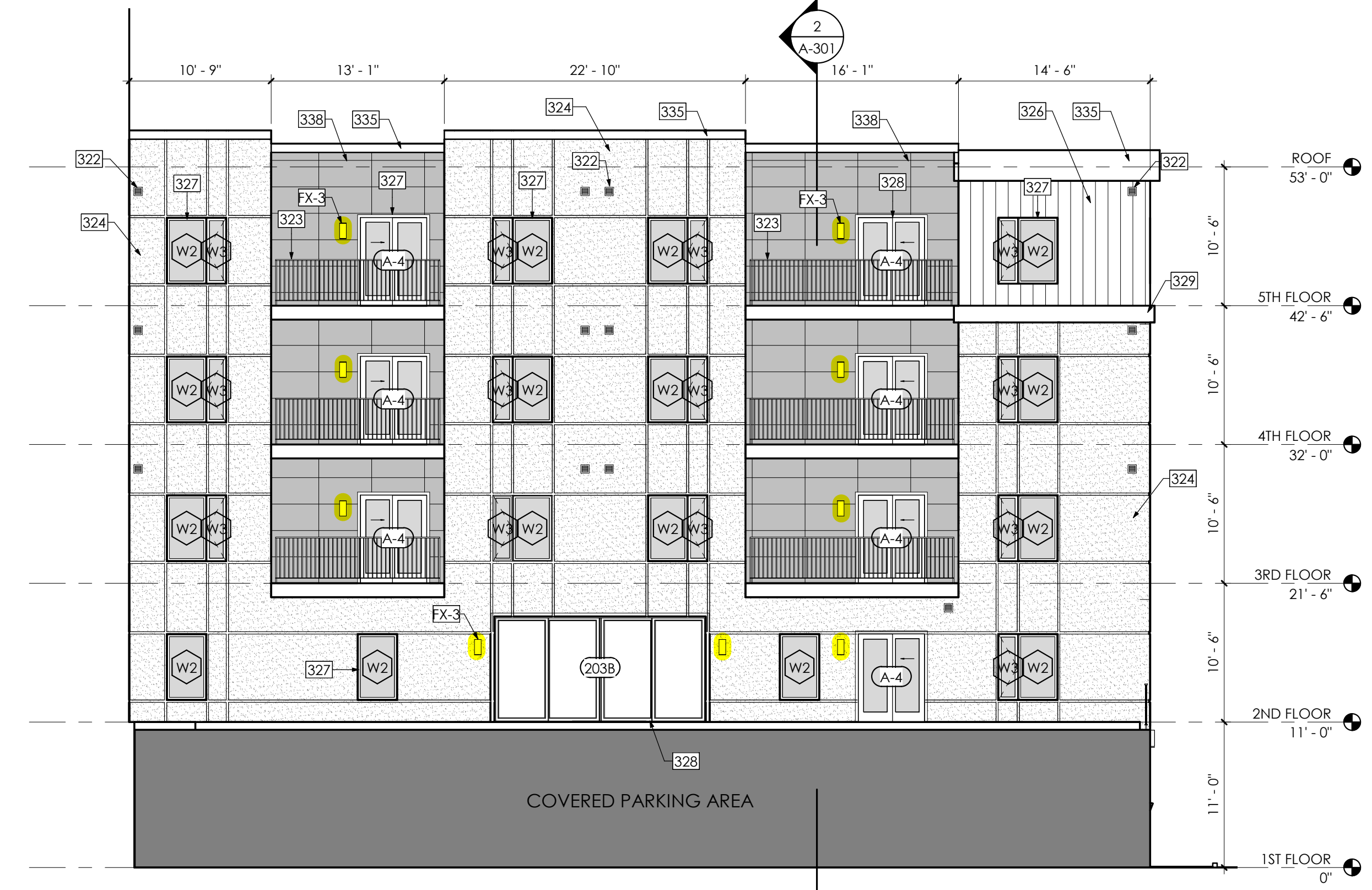
FX-3 EXTERIOR SCONCE LIGHT - KICHLER CYLINDER 2 LIGHT 12" OUTDOOR WALL SCONCE - 9244BK BLACK

**Drawing Notes**

- 322 EXHAUST VENT - RE: MECH DWGS
- 323 METAL RAILING
- 324 WHITE STUCCO FINISH
- 325 DARK GREY STUCCO FINISH
- 326 WOOD TONE FIBER CEMENT PANEL
- 327 VINYL WINDOW
- 328 EXTERIOR DOOR - RE: DOOR SCHEDULE - PAGE A-600
- 329 ALUMINUM TRIM
- 330 ALUMINUM DIVIDER SCREEN
- 331 EXPOSED CONCRETE WALL
- 332 PREFINISHED ALUMINUM FASCIA
- 333 METAL PANEL ROUTE AND RETURN SIDING SYSTEM
- 334 CONCRETE PLANTER BOXES
- 340 METAL SLATS W/ WOOD TONE FIBER CEMENT PANEL BEYOND MURAL WALL



**4 West Elevation**  
1/8" = 1'-0"



**3 East Elevation Inner RAISED COURTYARD**  
1/8" = 1'-0"



**2 East Elevation 300 WEST**  
1/8" = 1'-0"



**1 West Elevation Inner RAISED COURTYARD**  
1/8" = 1'-0"

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

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*Front of existing building on 300 W*



*Property from 1500 S facing north*



*Google image of Andrew Ave facing west*



*West end of property from 1500 S*



*Existing space between adjacent property building to the west*



*300 West and multiuse path in front of property*

# ATTACHMENT D: Planned Development Standards

## 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:** As part of their narrative, the applicant described how this proposal meets the established planned development objectives, which included housing, transportation, sustainability, and master plan implementation. Staff worked with the applicant to promote compatibility with existing and new proposed developments along 300 west and in the Ballpark Neighborhood.

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

**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:** This project is providing 100% of their units at the low to moderate income level, with an average AMI of 43%. While most of the rental units will be aimed at 40% AMI, six units will be reserved for below 25% AMI. This level exceeds the minimum requirement for affordable housing in this objective, and therefore meets the required objective for Planned Developments.

**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:**

This project is consistent with the goals of Plan Salt Lake and the Ballpark Area Master Plan.

Plan Salt Lake encourages sustainable growth and affordable housing, which this project accomplishes by developing in a location with existing infrastructure and near public transit while providing low- and moderate-income housing units for residents.

The Ballpark Master Plan also encourages affordable housing, while also desiring greenspace, improvements in connectivity and safety for the neighborhood. This project adds to the landscaping of the existing neighborhood, improves pedestrian connectivity by adding a sidewalk along Andrew Ave, and improves safety by providing adequate street lighting and keeping “ eyes on the street” from the residential balconies.

**Condition(s): None**

**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:**



While the proposed development is a larger, more intense use than what is currently existing, there are many properties under development of similar mass, scale, and intensity in the area at this time. The Ballpark Master Plan identifies this area as the “ Transition area” and calls for dense, affordable housing throughout this neighborhood.

**Condition(s):None**

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:**

The building is oriented toward 300 west, and the materials will include metal paneling, glass, wood exterior panels, concrete panels, muraled walls, dark gray stucco, wood, and metal Z-patterned fencing. The plan meets the Ball Park Station Area Plan objective to identify and implement best practices in urban design to improve neighborhood safety, including identifying opportunities for interaction, eliminating "blind corners" or areas, and installing appropriate lighting for safety.

**Condition(s):None**

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. This neighborhood is rapidly re-developing, and the new building will enhance the visual character of the area.
- b. The applicant has enough room on the building's second level to create a private amenity area for residents and provided a rendering in the plans.
- c. The applicant is seeking approval for a modification to reduce the landscape and setbacks on the site, but still provides open space on the second story.
- d. This applicant has worked with Transportation to make sure the site triangles on this site are adequate.
- e. The applicant’s narrative addresses maintenance as a requirement to meet state funding.

**Condition(s):None**

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

**Finding: Complies**

**Discussion:**

The applicant met with the Planning Commission on March 8<sup>th</sup> to talk about the street-level design of the building. The applicant improved the design by adding the requested landscaping elements to create year-round visual interest. The ground floor facing 300 W offers approximately 50% of the façade as glass, with the rest being a mural, landscaping, architectural interest, a sculpture, and seating areas for pedestrians.

**Condition(s):None**

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

**Finding: Complies**

**Discussion:**

The applicant provided a lighting plan that includes decorative sconce and exterior lighting on each balcony, recessed and exterior lighting near the entrance, safety downlights on 1500 south and Andrew Avenue and on the walls. The amenity space will also be lit with sconce and courtyard lighting. The lighting plan is included on the elevation sheets.

**Condition(s):None**

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

**Finding: Complies**

**Discussion:**

The dumpster location is located entirely within the parking garage area and can be accessed from a door located just west of the parking garage entrance.

**Condition(s):None**

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

**Finding: Complies**

**Discussion:**

The parking is located entirely within the parking garage.

**Condition(s):None**

**D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping**

**for the proposed planned development, the Planning Commission should consider:**

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

**Finding: Complies**

**Discussion:** There are presently no trees on the property. The applicant has also added trees along the park strip in 1500 S and 300 W.

**Condition(s): None**

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

**Finding: Complies**

**Discussion:**

The property currently has little, if any, landscaping. The new building will have the greatest impact on the neighbors to the rear. However, there is currently no landscaping between the existing buildings and their neighbors. As part of the Planned Development approval the applicant is specifically requesting a reduction of the landscape yard requirements.

**Condition(s): None**

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

**Finding: Complies**

**Discussion:** Staff worked with the applicant to create landscaping areas on all street level facades. A landscape plan has also been provided by the applicant. The development will be installing a total of 8 new trees. 5 on 1500 south and 3 along 300 west. The landscape plan also includes various types of plants and rock types.

**Condition(s): None**

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

**Finding: Complies**

**Discussion:**

Given the small area for opportunity for landscaping due to the decreased setbacks, the applicant has provided landscaping in every corner of this development wherever possible

**Condition(s): None**

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

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

**Finding: Complies**

**Discussion:**

The ingress/egress into the parking lot is located on 1500 S. There is existing driveway in this location currently and the proposed access poses no issues to the safety or character of the street.

**Condition(s): None**

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. Transparency on the ground floor and well-lit side streets provide a safe and accommodating pedestrian experience. Balconies on upper levels provide “eyes on the street” that also improves safety.
- b. Bike storage is available for residents. The development is located along a newly installed bike route.
- c. Pedestrians and bicyclists will be able to access the building via 1500 south. The main entrance for pedestrians will be along 300 west. Andrew Avenue will be improved for pedestrians but due to the narrow width will not accommodate on street parking. There is a pedestrian door to the parking garages as well where people can enter with their bikes and avoid the garage door vehicle entrance/exit.

**Condition(s): None**

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

**Finding: Complies**

**Discussion:**

The project does not obstruct access to adjacent properties. The residents will have access to the amenity space through the building.

**Condition(s): None**

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

**Finding: Complies**

**Discussion:**

Police and fire departments have reviewed the construction designs. There were no mentions of access issues.

**Condition(s): None**

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:**

The loading and service area will be along 1500 south. Deliveries and other services will have access through the lobby on the main floor.

**Condition(s): None**

**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 is not a significant landscape feature on the site. The site does not include any contributing structures or site features. The sites current use is a used car lot.

**Condition(s): None**

**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:** The plans were reviewed by Public Utilities, and the final approval will be granted at the time of the Building Permit. The building can be served.

**Condition(s): None**

# ATTACHMENT E: 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:

- January 3, 2023 The Ballpark Community Council was sent the 45 day required notice for recognized community organizations.
- January 3, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- January-March – The project was posted to the Online Open House webpage.
- February 9, 2023 – The applicant presented the project at the Ballpark Community Council
- March 8, 2023 – The applicant met with the Planning Commission for a Work Session to receive preliminary feedback on their proposal

Notice of the public hearing for the proposal included:

- March 17, 2023
  - Public hearing notice sign posted on the property
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

**From:** [LYNN Pershing](#)  
**To:** [Booth, Meagan](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCN2022-01154  
**Date:** Tuesday, January 24, 2023 8:53:11 AM

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I would like more information about buildings around this proposed development. Zero setbacks are unacceptable. How will maintenance of the building be accomplished? Miracles? Zero setbacks limit sunlight, air circulation and view corridors for all abutting property ownersa

Lynn K Pershing

Sent from my iPhone

**From:** [Jim Jenkin](#)  
**To:** [Booth, Meagan](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCN2022-01154  
**Date:** Wednesday, February 8, 2023 4:20:13 PM

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Dear Ms Booth,

I respectfully submit that the granting of zero setback results in damage to the public interest as follows:

- 1) Loss of use of adjacent street lanes during construction.
- 2) loss of use of pedestrian passage during construction.
- 3) Sidewalk constriction, both as an actual loss of alternative movement when the sidewalk is crowded, and perceived.
- 4) Permanent loss of light and air at street level and on the sidewalk.

For these reasons I oppose granting a significant reduction of set back to the petitioners.

Sincerely yours,

Jim Jenkin  
224 N A Street  
Salt Lake City, Utah 84103



**From:** [Sach Combs](#)  
**To:** [Younger, Cassie](#); [Booth, Meagan](#); [Sach Combs](#)  
**Subject:** (EXTERNAL) Case Number: PLNPCM2022-01154 - planned development for Platform 1500  
**Date:** Tuesday, March 21, 2023 4:14:41 PM

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Cassie and Meagan,

I'm writing in opposition to the developers ask to reduce / eliminate the set back requirements. I have 2 points:

- 1) their ask provides no value or benefit to the surrounding community.
- 2) the zoning is in place for a reason, and calls for setbacks. We as a community should follow what was studied and put in place.

If the zoning is inaccurate or outdated change the zoning. Do not piecemeal zoning parcel by parcel.

Thank you.

Sach Combs  
1531 S. West Temple

# ATTACHMENT F: Department Comments

# Review

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

## **Engineering: Scott Weiler**

Please coordinate the design of any public way improvements in Andrew Avenue with the other development that is proposed on the south side of Andrew Ave.

Prior to performing work in the public way, a permit to Work in the Public Way must be obtained from SLC Engineering

## **Fire: Seth Hutchinson**

*A meeting was held March 21, 2023 with the applicant, Planning Staff, and the Fire department. The applicant must receive an AM&M approval from the fire department because there is not 6' of separation between the proposed and existing building to the rear.*

There only needs to be aerial access to one side of the building, which is being proposed on 1500 S. This does meet the intent of the fire code, Appendix D Section D105.3, as long as the fire marshal's office approves this as being the side for aerial access. Because as Appendix D states, "The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official." SLC's fire code officials are the fire marshal and his designees. At this time, we will not worry about, or require, an AM&M for FD aerial access. However, if the fire marshal decides differently, than this AM&M form may become necessary at a future time.

## **Urban Forestry: Rick Nelson**

I was on site yesterday. There are no trees installed on 300 W adjacent to this site, though there is a parkstrip available to plant trees in. The species used along 300 W are Honeylocust. The 300 W rebuild project has planted the trees on the west side of the street for the whole length of the project except a short section in this area. I don't know why not in this area. Urban Forestry is less concerned with the specific species chosen, but more concerned about the mature size of the tree being appropriate for the space provided and that the one tree every 30' of street frontage code be fulfilled.

## **Sustainability:**

No comments

## **Police: Lt. Andrew Cluff**

I have looked at the provided plans. I have no problems with the exterior lighting plan. The exterior seems pretty secure and the landscape plan wont interfere with security as those areas have provided extra lighting. I did not see an interior lighting plan for the garage, but I don't have many concerns as it is a secured parking area. Just want to make sure they have sufficient lighting for the security of the residents. There is no main level window access so I wouldn't recommend

hostile vegetation for the landscaping plan. I assume the limited exterior entrances will be secured to residents only. Outside of these things noted I have no issues with the plans as drafted.

### **Public Utilities: Dave Pearson (Street lighting)**

Have them install the attached light. One near the intersection and spaced 100' or so from there.

### **Transportation: Jena Carver**

If there were trees put in with the project they should be protected in place. The 300 W construction plans are not clear on what trees should have been planted there because there was initially a crosswalk planned in front of this property and it was moved further south. If trees have been planted with the project they are either the responsibility of Urban Forestry now, or will be as soon as the 300 W project in this area wraps up. I recommend asking the applicant to confirm what trees are existing on site and providing a protection plan if there are trees now there (I didn't notice if there was one on file with their demo permit). If there are no trees I recommend that the trees planted match the trees planted along 300 W with the project. I think they were Zelcova's, but not sure what type. I'm waiting for a response from the project manager on the type and can let you know when I hear back. As for the rest of the landscaping, this area does not have a drainage swale as some other sections of the project do so the proposed landscaping should be ok. But if the landscaping for the project hasn't been installed yet maybe you could just allow them to let the project do their landscaping so the whole street matches.