



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Sara Javoronok, AICP, Senior Planner
(801) 535-7625 or sara.javoronok@slcgov.com

Date: April 12, 2023

Re: Modifications to Planned Development and Design Review Approvals for The Harvey (PLNPCM2021-01092 and PLNPCM2021-01254)

PROPERTY ADDRESS: 501, 511, and 515 East 2700 South
PARCEL IDs: 16-19-476-059-0000, 16-19-476-060-0000, 16-19-476-061-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: CN Neighborhood Commercial

REQUEST: The Harvey previously received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022. The applicant requested modifications to the approved design that were approved by the Planning Commission on May 11, 2022. The applicant is requesting additional modifications. These changes are required by ordinance to be reviewed by the Planning Commission as only minor modifications can be approved administratively.

ACTION REQUIRED: Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with previous modified approval.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the modifications to PLNPCM2021-01092 and PLNPCM2021-01254 Planned Development and Design Review for The Harvey.

ATTACHMENTS:

- A. [Applicant Submittal Information](#)
- B. [Original Planning Commission Staff Report, February 9, 2022](#)
- C. [Minutes from February 9, 2022](#)
- D. [Modifications Memo, May 11, 2022](#)
- E. [Minutes from May 11, 2022](#)
- F. [Department Comments \(2023\)](#)

BACKGROUND: The Harvey at approximately 501, 511, and 515 East 2700 South received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022 and approval for modifications on May 11, 2022. The original approval was for a mixed-use building with one commercial unit and 14 residential units.

The subject parcels are within the CN (Neighborhood Commercial) zoning district and the approvals were required for the following:

- **Planned Development** – Planned Development approval was required for modifications of the zoning ordinance including the driveway, dumpster enclosure, generator and utility transformer in the rear yard and 7' landscape buffer on the north property line, additional building height up to 5' to accommodate the sunken garden level patios and stairs, and an increase in the lot size maximum from 16,500 sq. ft. to approximately 18,000 sq. ft in the CN zoning district.
- **Design Review** – Design Review approval was required for modifications of zoning ordinance required front and corner side yard setbacks from 15' to 10' for the sunken garden level patios and associated stairs and 2' encroachment of the steel canopies in the front and corner side yards.

The applicant previously requested a modification in May 2022 due to increased construction costs and requested changes to address the increased costs, primarily by removing concrete and steel elements. The applicant now proposes to remove the parking garage with automated parking stalls, the two residential units above it, the gym, and the roof deck. A 15-stall surface parking lot is in its place. The applicant is requesting two new modifications related to landscaping for the parking lot.

The proposal includes minor changes to the 500 East and 2700 South facades. The mass of the building to the adjacent residences to the north and west will be reduced with the removal of the garage, residential units, and amenity space. As a result of this reduction, the applicant is also removing a second stairwell since it is no longer required by building code. This reduction allows for an additional bedroom in one unit and a larger first floor commercial/retail space. See the applicant's submittal for additional information. These revisions are beyond what is permitted for an administrative minor modification review from what was previously approved by the Planning Commission. The approval process for modifications to approved plans is described in the Zoning Ordinance:

Planned Development

21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:

Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

A. New Application Required For Modifications And Amendments: No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.

B. Minor Modifications: The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in [chapter 21A.58](#) of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:

1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
2. Adjusting the location of any open space;
3. Adjusting any final grade;

4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
5. Signs;
6. Relocation or construction of accessory structures; or
7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

C. Major Modifications: Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission shall give notice to all property owners consistent with notification requirements located in [chapter 21A.10](#) of this title. The Planning Commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

Design Review

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

A. Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.

1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Code, Fire Codes, or engineering standard.
2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.

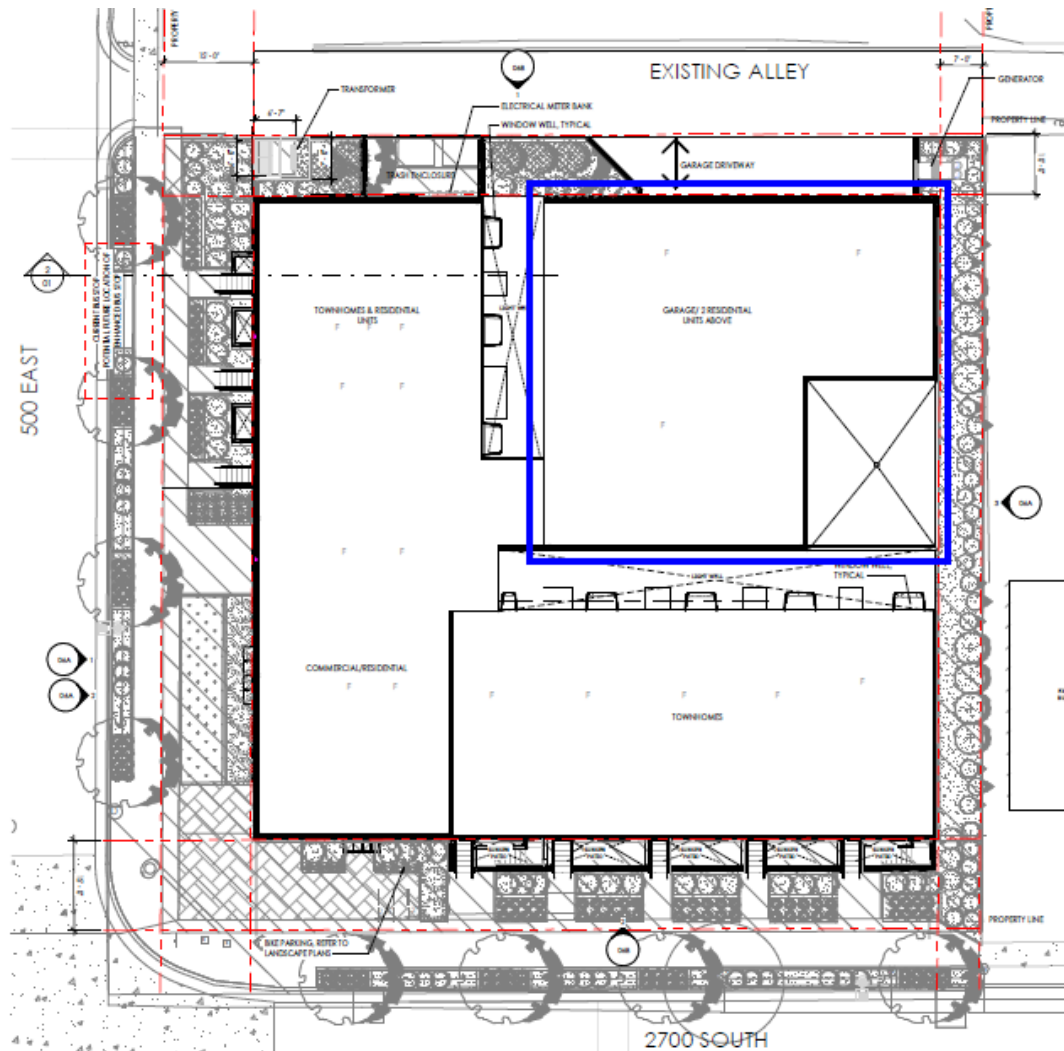
B. Other Modifications: Any other modifications not listed in subsection A of this section shall require a new application.

Some minor changes can be approved administratively by the Planning Director but those changes are limited. Staff believes that the requested modifications are not minor in nature and that the commission is required review the updated plans.

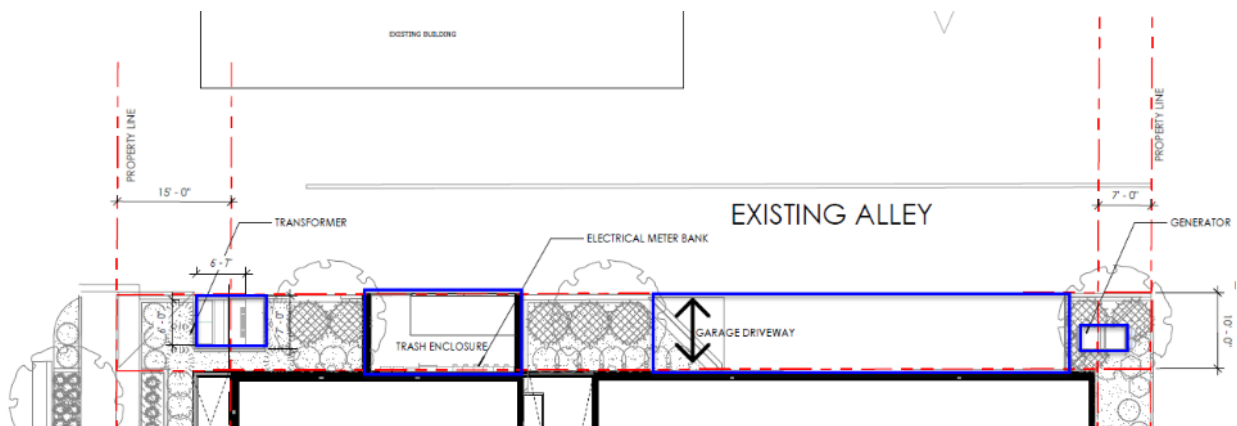
APPLICANT'S REQUESTED MODIFICATIONS:

The applicant has requested modifications to the approved design that are required by ordinance to be reviewed by the Planning Commission. The proposed modifications to the approved design are detailed in the project description and plans in in [Attachment A](#). The overall design of the building as seen from the right-of-way on 500 East and 2700 South is not significantly different than what was approved by the Planning Commission. The changes are to the configuration of the site and the secondary facades to the north and east.

Proposed Modifications

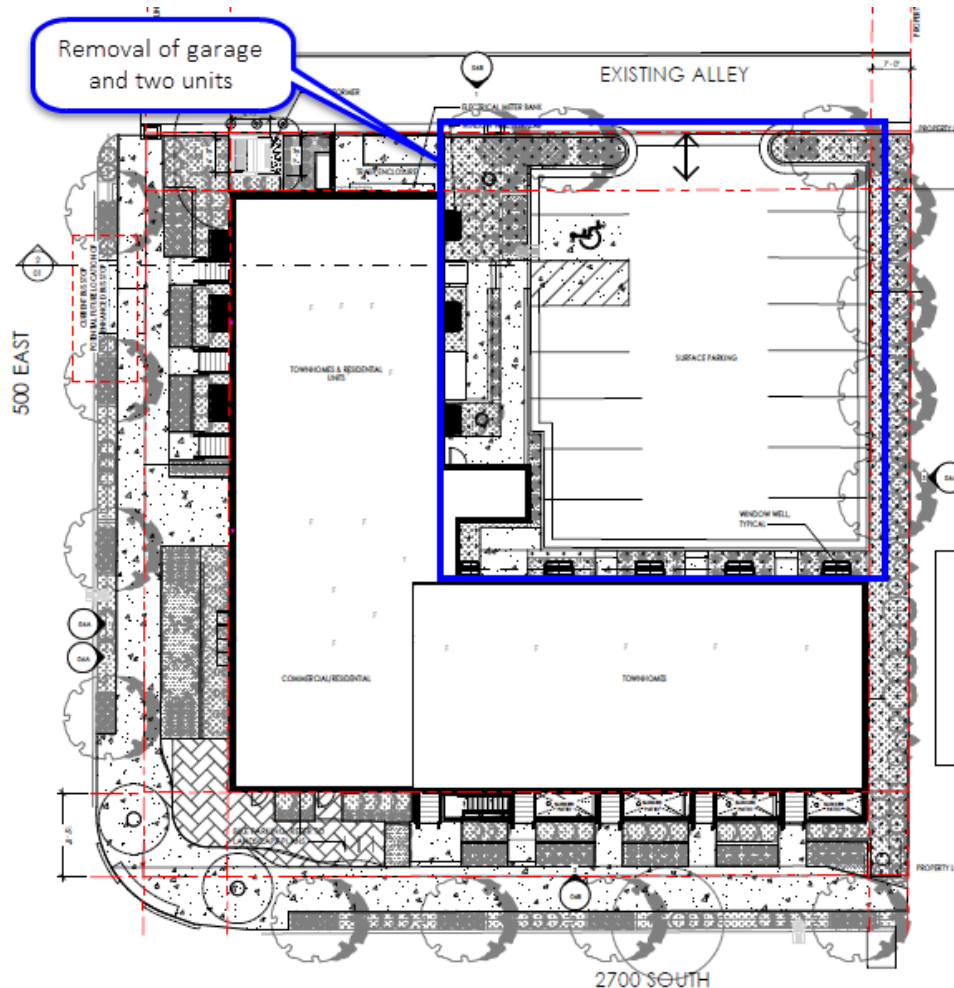


Approved Site Plan – This shows the garage and residential areas to be removed.

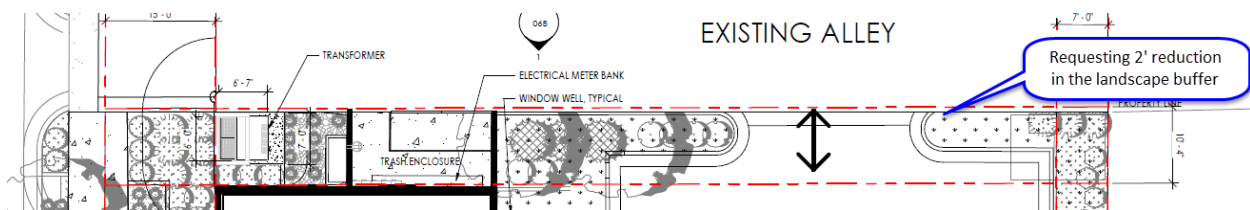


Approved Site Plan (partial) – The original Planned Development request included locating the utility transformer, trash enclosure, driveway, and generator (highlighted in blue) in the rear yard.

Approved Plans: Site Plan – Relevant to this request, the applicant initially requested Planned Development modifications for obstructions in the buffer yard and rear yard. The driveway was located to the north of the proposed building. The CN zoning district requires a 7' buffer yard when abutting a residential district. It also requires a 10' rear yard setback. The applicant requested a modification to allow the driveway in the buffer yard.



Proposed Site Plan – The site plan shows the removal of the parking garage, two residential units, and amenity area. The modification includes an additional request for waiver of the interior parking lot landscaping.



Proposed Site Plan (partial) – The modification includes an additional request for reduction from 7' to 5' for the landscape buffer yard on the north property line.

Proposed Plans: Site Plan – The proposed modification removes the parking garage with 29 automated stalls, the two residential units above it, and amenity areas. The 15-stall surface parking lot meets the parking requirements for the CN zoning district. The modification includes two additional requests:

- 1) Reduction of the landscape buffer on the north property line from 7' to 5'.
- 2) Waiver of the interior parking lot landscaping requirement.

The interior parking lot landscaping requirement applies for parking lots with 15 or more stalls. The applicant is choosing to provide 15 stalls rather than fewer, which is permitted in the zoning district. For the reduction and the waiver, the applicant is providing additional landscaping on the south and western perimeter of the property.

There are no changes to the 2700 South/South elevation other than modification of several second-floor windows from double hung to casement window openings to meet egress requirements.



Approved Plans: 500 East/West Elevation – The applicant requested additional building height with the Planned Development for the sunken garden level patios, these were removed and replaced with window wells with the previous modification. This reduced the average building height from grade on this elevation to 26'.



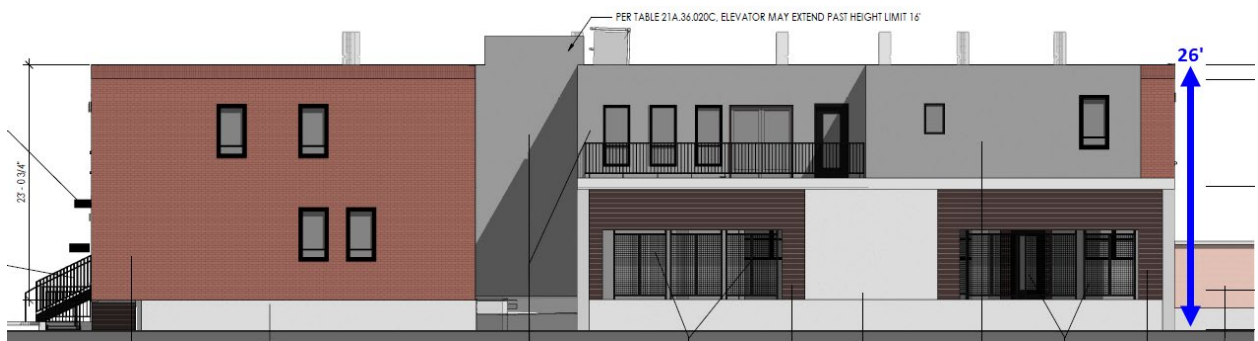
Proposed Plans: 500 East/West Elevation – The northernmost window well decreased in size and is an egress window. Several of the second-floor windows changed from double hung to casement window openings to meet egress requirements.



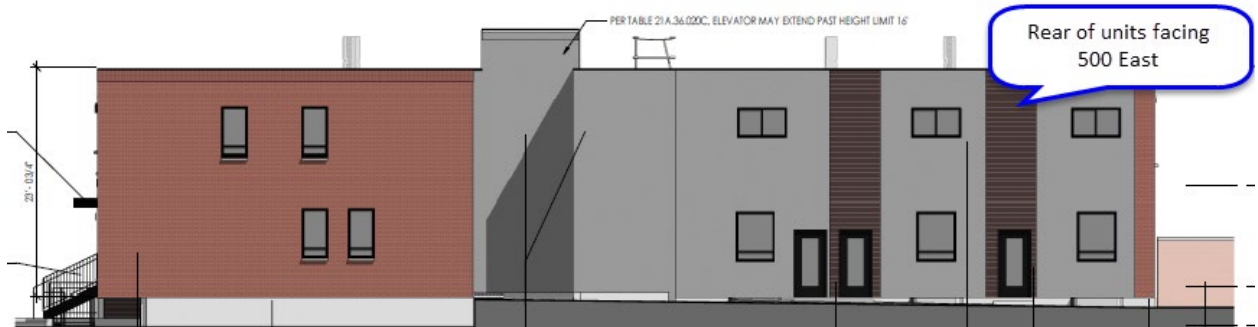
Approved Plans: North Elevation – The applicant requested additional building height from grade to the top of the parapet is 26'. The materials included brick, smooth concrete, fiber cement siding and brick cladding on the trash enclosure.



Proposed Plans: North Elevation – The proposal removes the parking garage and second floor residential units. The parking lot will be directly to the rear of the units that face 2700 South. The changes to location of the windows facing the alley are due to Rocky Mountain Power requirements and were approved with a minor modification during the building permit review process.



Approved Plans: East Elevation – The average building height from grade to the top of the parapet is 26'. The materials included brick, fiber cement siding, stucco, and smooth concrete.



Proposed Plans: East Elevation – The proposal removes the parking garage and second floor residential units. The parking lot will be directly to the rear of the units that face 500 East.

DISCUSSION:

The proposed modifications to the Planned Development and Design Review are primarily on secondary facades and are not highly visible from the right-of-way. Except as identified above for landscaping, the proposed changes do not affect the CN or other base zoning requirements. Despite the extensive nature of the proposed changes, the proposal is consistent with the Planned Development and Design Review standards.

NEXT STEPS:**Modification of Planned Development and Design Review Approvals**

If the modifications are approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Modification of Planned Development and Design Review Denials

If the modifications are denied, the applicant will be required to develop the property as was originally approved by the Planning Commission or submit a new design that meets zoning standards.

Attachment A: Applicant Submittal Information



Narrative of Proposed Changes (Jan 2023)

The Harvey – 501 E 2700 S

Overview

The past 6 months has been a challenging time for new real estate development, especially for small projects without the backing of a large pool of capital. Rising interest rates and increasing lender scrutiny has caused The Harvey to face challenges moving forward with the plans as originally prepared, and we're proposing some changes that will require a re-review by the Salt Lake City Planning Commission.

We have chosen strategic changes that are aimed to keep the project feasible (financially performant enough for existing investors and prospective lenders), while maintaining as much of the urban infill "project thesis" as possible. Most of the building form and street-facing façade are being preserved, and the public will hardly notice the changes from previous plans.

We believe that the following proposed changes do an excellent job of finding the right building form to move forward. We appreciate the time and effort that all involved parties have put into the project.

Elimination of Parking Garage and Above Units

A large amount of the project cost/complexity was being driven by the parking garage structure and automated parking stalls. The original thesis was to achieve space-efficiency to focus on providing more housing units and a compact urban infill form, without seeking parking reductions and pushing parking nuisance onto the neighborhood. This plan resulted in some trade-offs, notably the expensive parking solution for a relatively small building.

Given current market realities, we're moving forward with a plan that removes these high-cost items for parking.

We are proposing new plans for the Harvey:

- Remove the entire NE quadrant of the project (none of it is street-facing), including:
 - Parking garage (concrete enclosure, post-tension slab, automated mechanical stalls)
 - 2 Residential units above
 - Gym
 - Roof deck

- Total unit count is decreased from 15 to 13 (12 residential and 1 commercial/retail)
- All the street-facing portions of the project (along 500 E and 2700 S) are being preserved as previously designed
- Large reduction in building massing and scale as viewed from the adjacent neighbors (adjacent to the east and across the alley to the north), including less blockage of sunlight and more privacy (especially the sightlines from the eliminated roof deck)
- Very large reduction in build costs (no post-tension slab above garage, no automated parking stall system) which will help steer the project towards lower costs and lower sales prices
- With the elimination of mechanical parking stalls and fewer occupants of the building, we expect a reduction in traffic on the public alley (fewer vehicles accessing the site, less potential delays from waiting on the mechanical parking system)

Reduction of One Stairwell

After removing two upstairs condo units, the total upstairs unit count is now four. Fire and building codes allow for a plan with just one stairwell and one elevator.

We are planning to remove one of the two stairwells, which will free up a little more square footage:

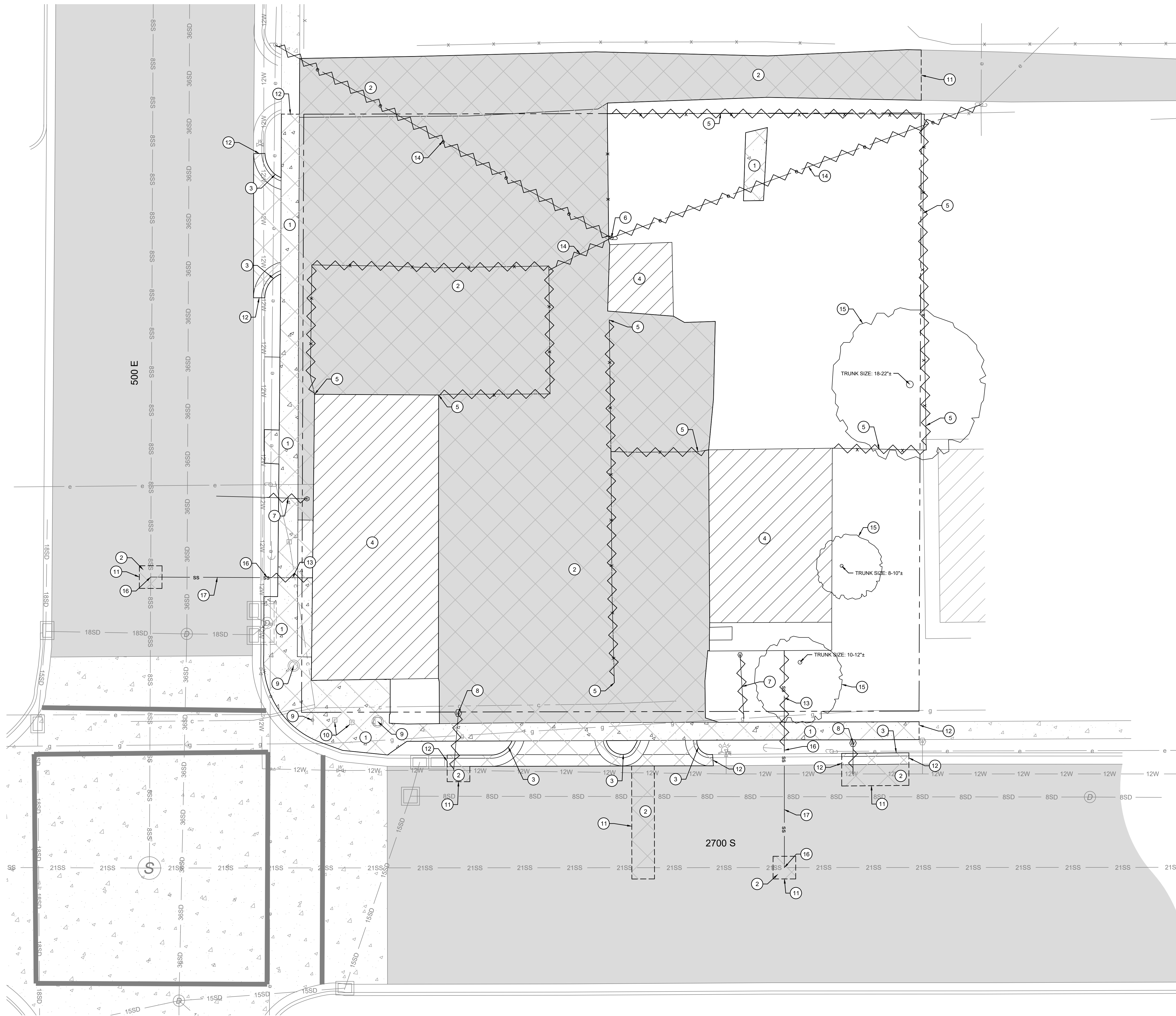
- One additional bedroom in the upstairs corner unit (now 2 beds instead of 1)
- Additional square footage for the ground level corner commercial/retail unit

Parking Lot Added in NE Quadrant

In the space formerly occupied by the parking garage, we are proposing a 15-stall parking lot accessed from the public alley.

- Stall count meets CN zoning requirements (1 stall per residential unit, and 3 stalls for the commercial/retail unit), no reductions from zoning code are needed
- 1 stall is ADA-accessible (per regulations)
- Landscaping will be provided on all 4 sides of the parking lot
 - We are requesting a modification for the required 7' of perimeter landscaping on the north side of the lot (adjacent to the alley)
 - We are tentatively planning for 5' of landscaping, to be provided in accordance with 21A.48.070 (C)
 - With the nearest property line to the north across a 16.5' alley, the ~2' reduction in landscaping buffer does not perceptibly bring the parked cars in the lot too close to the neighboring home
 - We are providing additional perimeter landscaping on the south and west edges of the lot that make up for the lost square footage on the north side
 - We are meeting the required 7' of landscaping on the east side of the parking lot (also serving as a required landscaping buffer per code, independent of the parking lot)
- We are requesting a modification to the requirements for "interior" landscaping in parking lots:
 - The parking lot has 15 stalls, which is right at the cutoff for needing interior landscaping (15 or more stalls per 21A.48.070 A)

- We originally planned for 2 stalls coming off the alley and then a 13-stall lot (separated by some landscaping and counting as two lots). City code allows for 4 or fewer stalls to use the alley as a drive aisle (back directly onto it). And the 13-stall lot would be exempt from interior landscaping requirements. But we decided against this because it complicates the alley situation (with stalls backing into it) and the single lot is simpler.
- An alternative would be to drop a stall and only hit 14 stalls, thus avoiding the interior landscaping requirement. But this would make street parking just a little tougher, which was a big push back from the community. We could achieve this by classifying the ground floor commercial space as "Retail" instead of "General Office" (2 required instead of 3), but that doesn't materially help the parking situation and the building use case is basically the same. We think that getting 15 stalls in the parking lot is a better outcome for future residents and the surrounding community.



- DEMOLITION PLAN SHEET KEY NOTES:**
ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:
1. REMOVE CONCRETE PAVEMENT
 2. REMOVE ASPHALT PAVEMENT
 3. REMOVE CURB RETURNS, DRIVEWAY, AND GUTTER
 4. REMOVE BUILDING AND FOUNDATIONS
 5. REMOVE FENCING
 6. REMOVE POWER POLE, CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER.
 7. REMOVE GAS SERVICE, CONTRACTOR TO COORDINATE WITH DOMINION ENERGY PRIOR TO REMOVAL.
 8. REMOVE WATER SERVICE, CAP SERVICE LINE AT THE MAIN.
 9. PROTECT EXISTING TRAFFIC UTILITIES IN PLACE.
 10. PROTECT EXISTING ELECTRIC BOXES IN PLACE.
 11. SAWCUT ASPHALT PAVEMENT
 12. SAWCUT CONCRETE
 13. REMOVE SEWER SERVICE, CONTRACTOR TO VERIFY LOCATION OF SERVICE.
 14. REMOVE OVERHEAD ELECTRICAL POWER LINE, CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER.
 15. REMOVE EXISTING TREE.
 16. PLUG SEWER SERVICE LATERAL PER SEWER DEPARTMENT REQUIREMENTS
 17. ABANDON SEWER SERVICE IN PLACE.

- GENERAL NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS.
 2. ALL ITEMS NOT CALLED OUT FOR REMOVAL ARE TO REMAIN AND BE PROTECTED IN PLACE.
 3. SEE SHEET C103 FOR EXTENT OF DEMOLITION AT NEW HARDSCAPE IMPROVEMENTS.
 4. CONTRACTOR SHALL COORDINATE SCHEDULE AND EXTENTS OF DEMOLITION AND ADJACENT PROPERTY OWNERS. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PREVENT DISRUPTION OF ADJACENT RESIDENCES.
 5. CONTRACTOR SHALL INSPECT THE EXISTING STRUCTURES PRIOR TO THE START OF ANY DEMOLITION FOR ANY CONDITIONS WHICH MAY AFFECT THE DEMOLITION PROCEDURES.
 6. ALL TRASH PITS, LOOSE DEBRIS, JUNK, RUBBLE, & GARBAGE TO BE REMOVED AND PROPERLY DISPOSED FROM ENTIRE SITE. CONTRACTOR TO PLACE PROPERLY COMPACTED FILL IN ALL REMOVED TRASH PITS. FILL UNDER PROPOSED HARDSCAPE SHALL MEET THE REQUIREMENTS SHOWN IN DETAILS REFERENCED FROM SHEET C102 AND SHALL BE GRADED TO DESIGN ELEVATION AND SLOPE. FILL IN ALL OTHER AREAS TO BE OF SIMILAR TYPE AND QUALITY OF EXISTING MATERIAL.
 7. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE DISPOSAL FEES.
 8. ALL EXPOSED JUNCTION BOXES, VAULTS, LIDS, ETC. TO REMAIN THAT RE LOCATED WITHIN A PROPOSED PEDESTRIAN PATH OR DRIVE AS SHOWN ON SHEET C102 SHALL BE RE-LEVELLED AND RE-SET AS REQUIRED TO MATCH PROPOSED GRADES SHOWN ON SHEET C201.
 9. ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW CURRENT APWA STANDARDS (APWA STANDARDS AND SPECIFICATIONS AVAILABLE AT [HTTPS://APWASTORE.NET/](https://apwastore.net/)). ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/PLUG ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY. APPLY FOR THE ENGINEERING PERMIT AT [HTTPS://CITIZENPORTAL.BLC.GOV/COM/CITIZEN/CAP/CAPHOME.ASPX?MODULE=ENGINEERING&TABNAME=ENGINEERING](https://citizenportal.blc.gov/COM/CITIZEN/CAP/CAPHOME.ASPX?MODULE=ENGINEERING&TABNAME=ENGINEERING)

BabcockDesign
Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

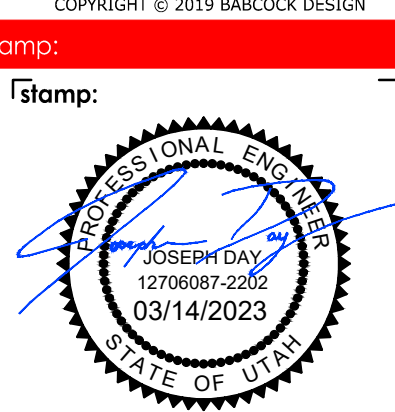
Boise
800 W MAIN STREET
SUITE 940
BOISE, ID 83702
208.424.7675

babcockdesign.com

sheet information:		
num.	description	date
11	CITY REVIEW COMMENTS	10/10/2022
2	CITY REVIEW COMMENTS	2/03/14/2023

date:	Tuesday, March 14, 2023
project number:	272268
project status:	
original drawing is 30" x 42"	
current drawing is:	

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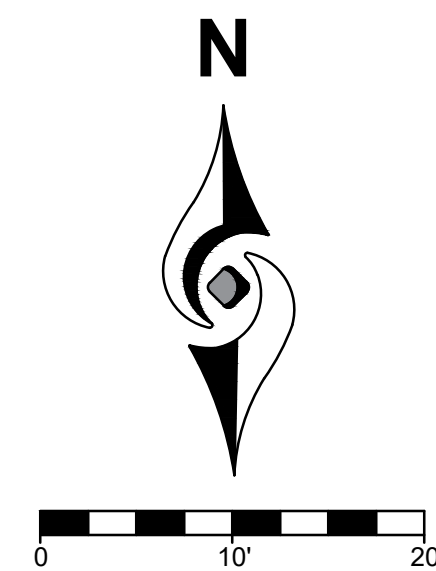


stamp:

for:

THE HARVEY
MANIFEST DEVELOPMENT

2700 SOUTH 501 EAST
SALT LAKE CITY, UTAH
BLD2022-04001



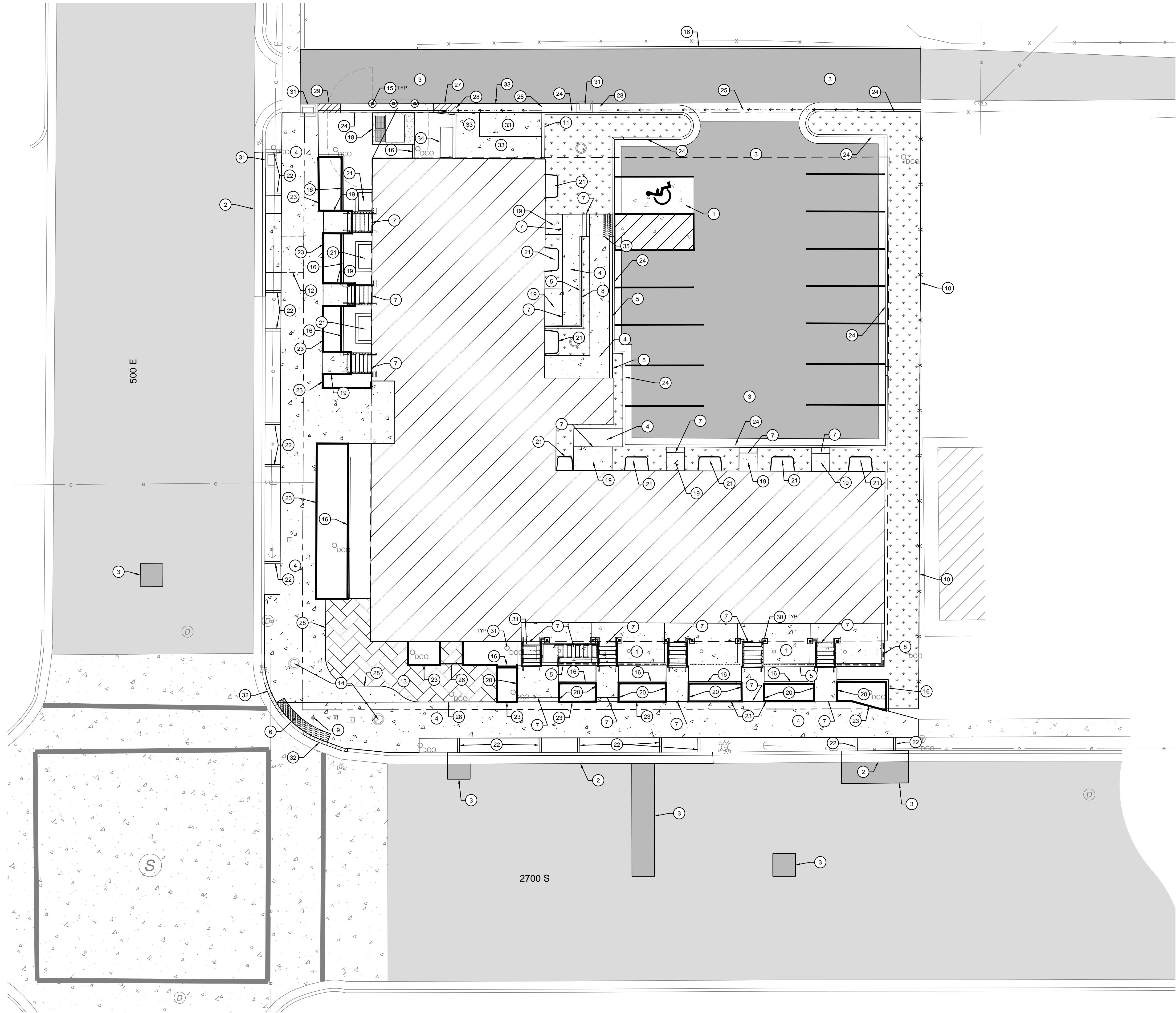
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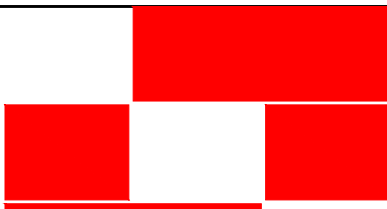
sheet number:
C101

DEMOLITION PLAN



- ① SITE SHEET KEY NOTES:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. STANDARD DUTY CONCRETE (6/C501)
 2. APWA PLAN 205.1 TYPE A CURB & GUTTER (1/C501, SIMILAR). ADJUST SECTION AS REQUIRED TO MATCH EXISTING TIE-INS AND MAINTAIN SMOOTH GUTTER FLOW LINE.
 3. STANDARD DUTY ASPHALT PAVEMENT (6/C501)
 4. APWA PLAN 231 CONCRETE SIDEWALK (4/C501)
 5. CONCRETE RETAINING WALL. SEE SHEET C201 FOR ELEVATIONS AND SEE STRUCTURAL PLANS FOR DETAILS.
 6. APWA PLAN 235.4 CORNER ADA RAMP WITH DETECTABLE WARNING SURFACE (4/C501). CONTRACTOR TO CUT EXISTING CURB AS REQUIRED TO PROVIDE SMOOTH TRANSITION WALKING SURFACE AT CROSS-WALK WHILE MAINTAINING CURRENT GUTTER FLOWLINE.
 7. STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
 8. 42" TALL RAILING. TYP. SEE ARCHITECTURAL PLANS FOR DETAILS.
 9. EXISTING PEDESTRIAN CROSSING SIGNAL.
 10. 6" TALL FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
 11. CONCRETE MASONRY UNIT SCREEN WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 12. FUTURE BUS SHELTER AND PASSENGER LANDING LOCATION (NOT IN CONTRACT). SEE SALT LAKE CITY TRANSIT MASTER PLAN FOR MORE INFORMATION.
 13. 5'12" STANDARD DUTY CONCRETE (6/C501, SIMILAR). STAMP AND COLOR WITH HERRINGBONE BRICK PAVER PATTERN. CONTRACTOR SHALL SUBMIT PATTERN AND COLOR SAMPLES TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 14. EXISTING TRAFFIC SIGNAL POST.
 15. REMOVABLE SECURITY BOLLARD (10/C501). HAND-FORM COLLAR TO MATCH GUTTER AND PAVEMENT SLOPES. COORDINATE WITH ROCKY MOUNTAIN POWER TO FURNISH PADLOCKS AND KEYS AS REQUIRED.
 16. APWA PLAN 208 RIBBON CURB (6/C501)
 17. HEAVY DUTY CONCRETE PAD FOR GENERATOR (7/C501). SEE ELECTRICAL PLANS FOR DETAILS AND SIZING.
 18. CONCRETE PAD AND VAULT FOR ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
 19. STOOP (1/C503)
 20. STOOP WITH WALL (1/C503 & 3/C503)
 21. WINDOW WELL. SEE ARCHITECTURAL PLANS FOR DETAILS.
 22. MOW STRIP. SEE LANDSCAPE PLANS FOR DETAILS.
 23. THICKENED EDGE CONCRETE (11/C501)
 24. APWA PLAN 205.2 TYPE E CURB & GUTTER (12/C501)
 25. 3" CONCRETE WATERWAY (13/C501)
 26. DRAINAGE TROUGH AND COVER PLATE (4/C503)
 27. TRANSITION FROM MONOLITHIC CONCRETE POUR TO TYPE E CURB & GUTTER.
 28. CONCRETE EXPANSION JOINT
 29. SLOPED CURB WALL TRANSITION. SEE GRADING PLAN.
 30. BUILDING COLUMN. SEE STRUCTURAL DRAWINGS FOR LOCATION AND DETAILS.
 31. STORM DRAIN INLET, OUTLET, CLEANOUT, OR SLUMP. SEE SHEET C202.
 32. CUT EXISTING CURB AS NEEDED FOR CORNER ADA RAMP. CONTRACTOR TO ENSURE RAMP MEETS ADA SLOPE REQUIREMENTS.
 33. MONOLITHIC CONCRETE WALK, RAMP, & PAD (3/C503)
 34. CONCRETE PAD (6/C501) FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAILS.
 35. ADA RAMP WITH DETECTABLE WARNING SURFACE AND SIGNAGE (14/C501)

- GENERAL NOTES:**
1. CURRENT APWA STANDARDS AND SPECIFICATIONS AVAILABLE AT [HTTPS://APWASTORE.NET/](https://apwastore.net/)
 2. ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW CURRENT APWA STANDARDS (APWA STANDARDS AND SPECIFICATIONS AVAILABLE AT [HTTPS://APWASTORE.NET/](https://apwastore.net/)). ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY. APPLY FOR THE ENGINEERING PERMIT AT [HTTPS://CITIZENPORTAL.SLGOV.COM/CITIZEN/CAP/CAP-HOME.ASPX?MODULE=ENGINEERING&TABNAME=ENGINEERING](https://citizenportal.sl.gov.com/citizen/cap/cap-home.aspx?module=engineering&tabname=engineering)



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Salt Lake City
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sheet information:

num.	description	date
1.	CITY REVIEW COMMENTS	10/10/2022
2.	CITY REVIEW COMMENTS	2/03/14/2023

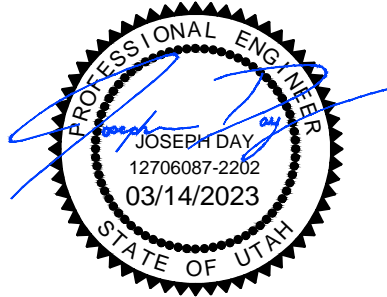
date: Tuesday, March 14, 2023
project number: 217-268
project status:

original drawing is 30" x 42"
scaled as shown

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stamp:



project information:

THE HARVEY for
MANIFEST DEVELOPMENT

2700 SOUTH 501 EAST
SALT LAKE CITY, UTAH
BLD2022-04001


civilsolutionsgroup inc.

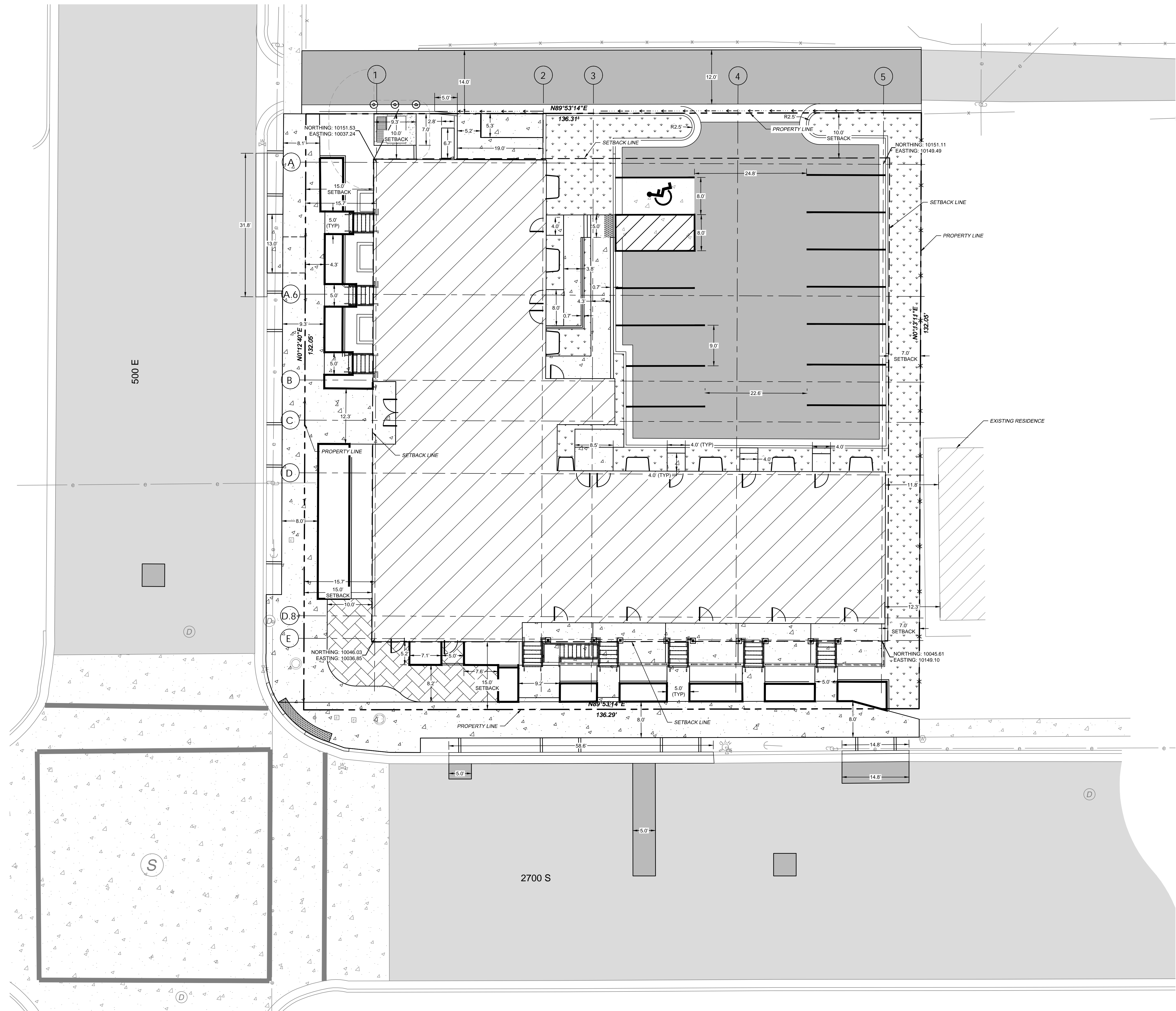
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sheet number:

C102

sheet title:
SITE PLAN



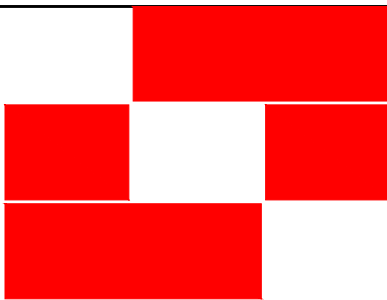
- GENERAL NOTES:
- COORDINATE RETAINING WALL LOCATION WITH GARAGE DOOR ROUGH OPENING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFO.
 - SEE ARCHITECTURAL PLANS FOR BUILDING GRID DIMENSIONS.




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Salt Lake City, UT 84111
801.531.1144

Boise
800 W MAIN STREET
SUITE 940
BOISE, ID 83702
208.424.7675

babcockdesign.com

sheet information:

revisions:	num.	description	date
	1	CITY REVIEW COMMENTS	10/10/2022
	2	CITY REVIEW COMMENTS	2/03/14/2023

date: Tuesday, March 14, 2023

project number: 21-268

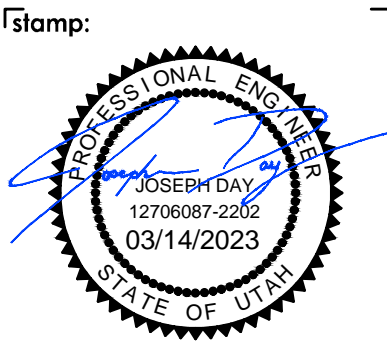
project status:

original drawing is 30" x 42"

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THE HARVEY
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MANIFEST DEVELOPMENT

2700 SOUTH 501 EAST
SALT LAKE CITY, UTAH
BLD2022-04001

sheet number:

C103

HORIZONTAL CONTROL

SITE SUMMARY

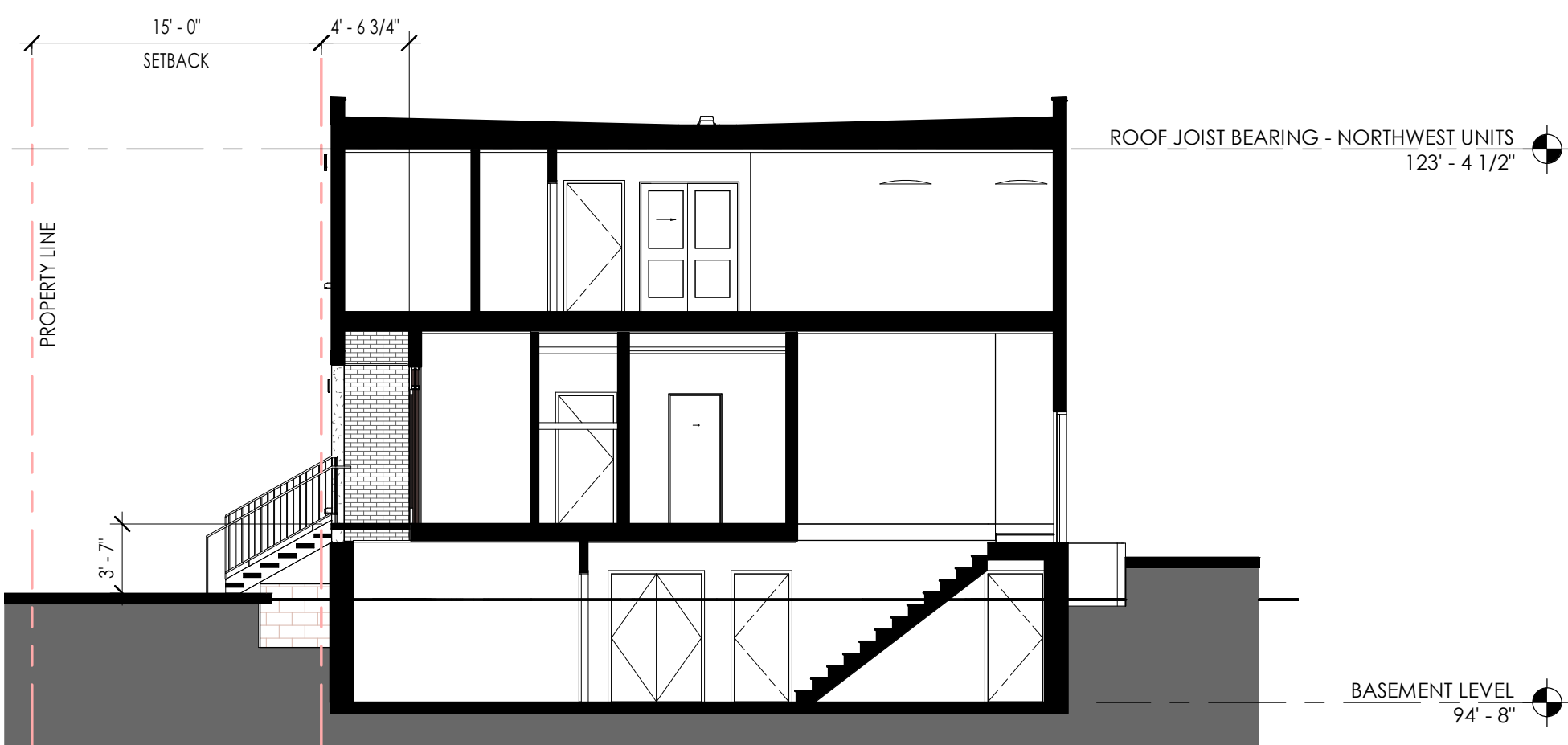
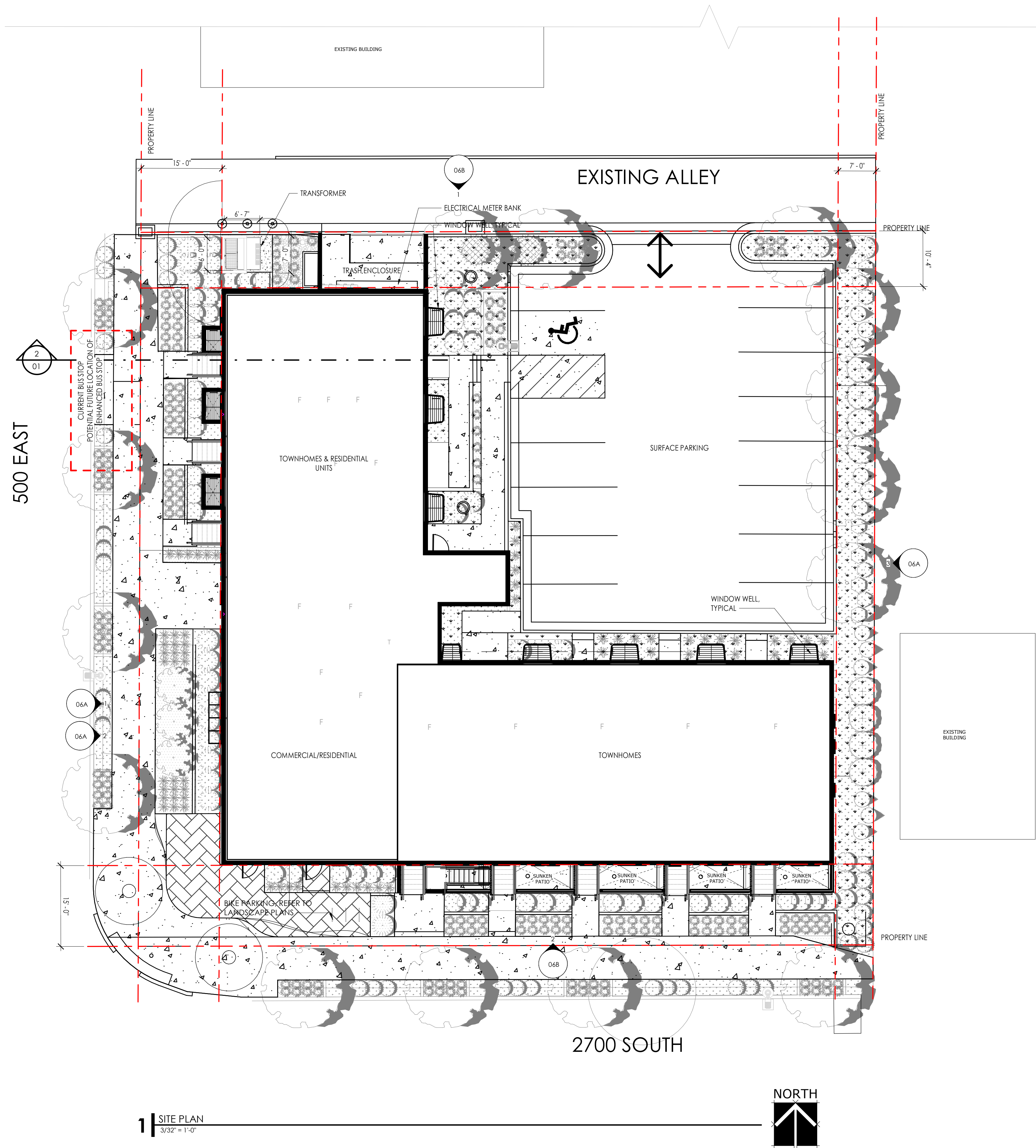
TOTAL UNITS ON SITE = 12
TOTAL ACREAGE = 0.41
DENSITY = 30 DU/AC

15 PARKING STALLS
WITH 1 ACCESSIBLE STALL

PARKING REQUIREMENTS

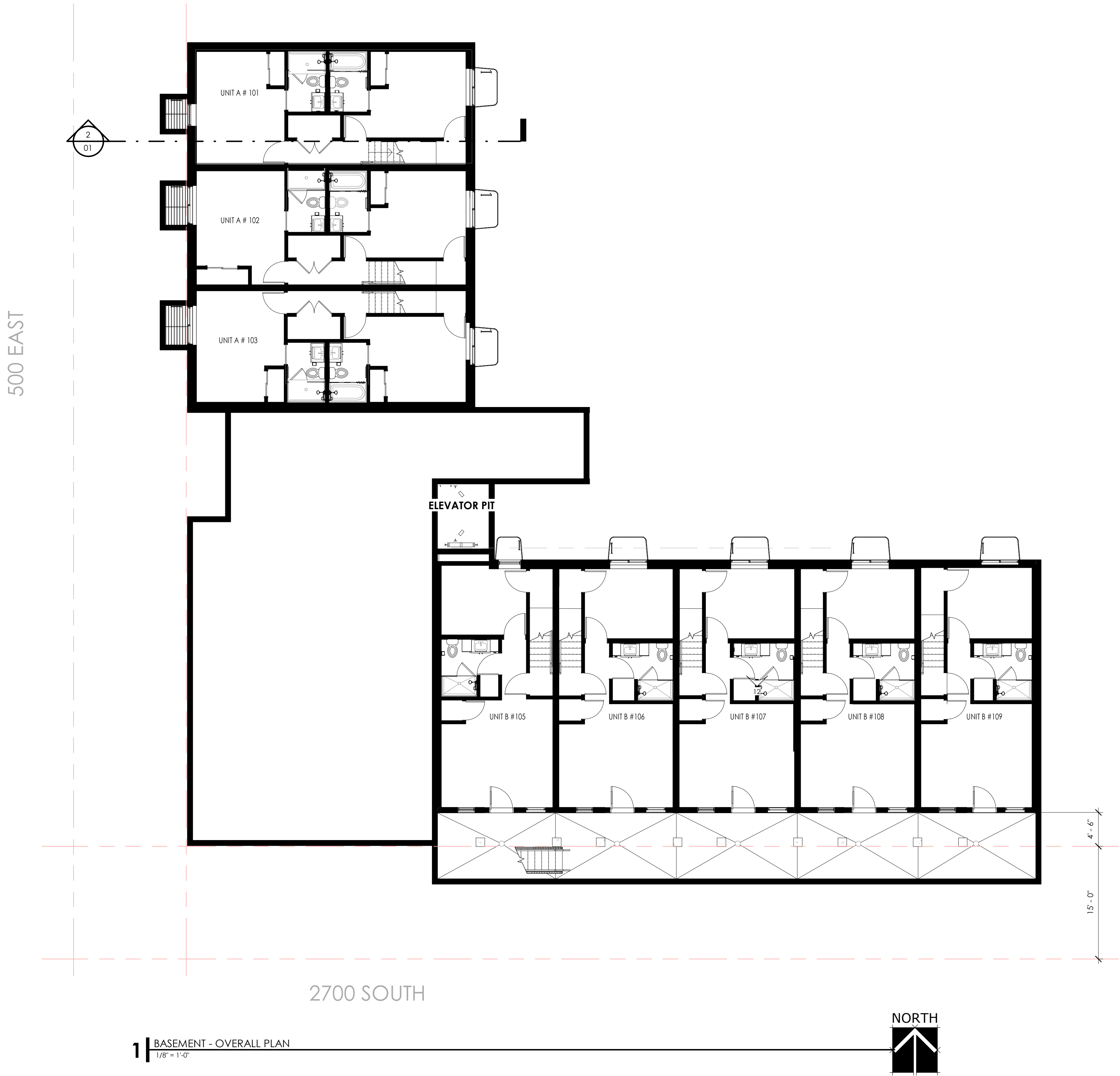
1 STALL REQUIRED PER DWELLING UNIT
3 STALLS REQUIRED PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)

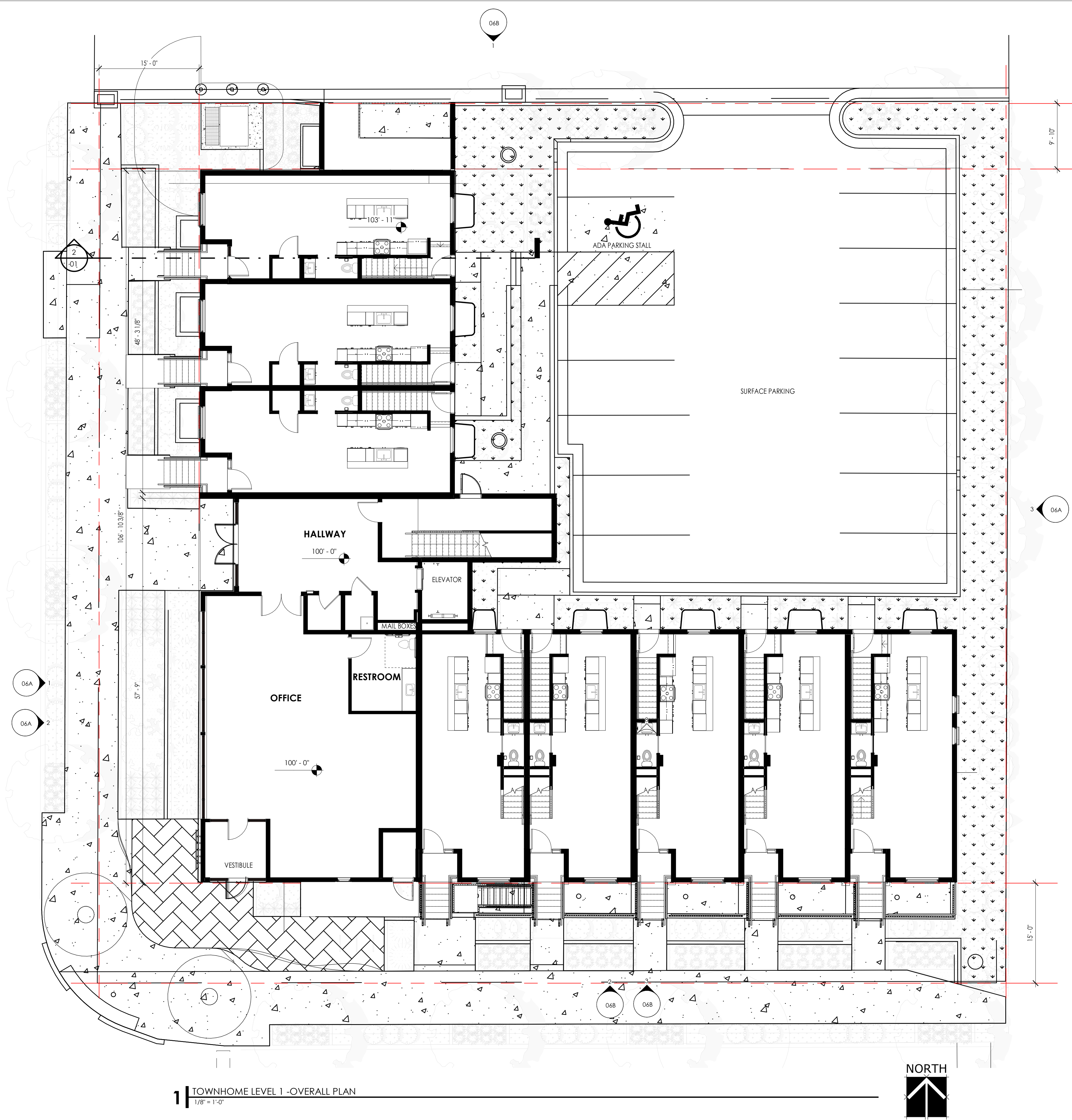
(8) TOWNHOME UNITS =	8 STALLS
(4) APARTMENT FLATS =	4 STALLS
989 SF OFFICE =	3 STALLS
15 STALLS REQUIRED	
15 STALLS PROVIDED	



UNIT SUMMARY

UNIT SCHEDULE - BASEMENT			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
UNIT A	3	544 AV S.F.	1,087 SF
UNIT B	5	512 AV. S.F.	1,537 SF





UNIT SUMMARY

UNIT SCHEDULE - LEVEL 1			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
UNIT A	3	544 AV S.F.	1,087 SF
UNIT B	5	512 AV. S.F.	1,537 SF
OFFICE	1	-	989 SF

TOTAL UNITS ON SITE = 12
TOTAL ACREAGE = 0.41
DENSITY = 30 DU/AC

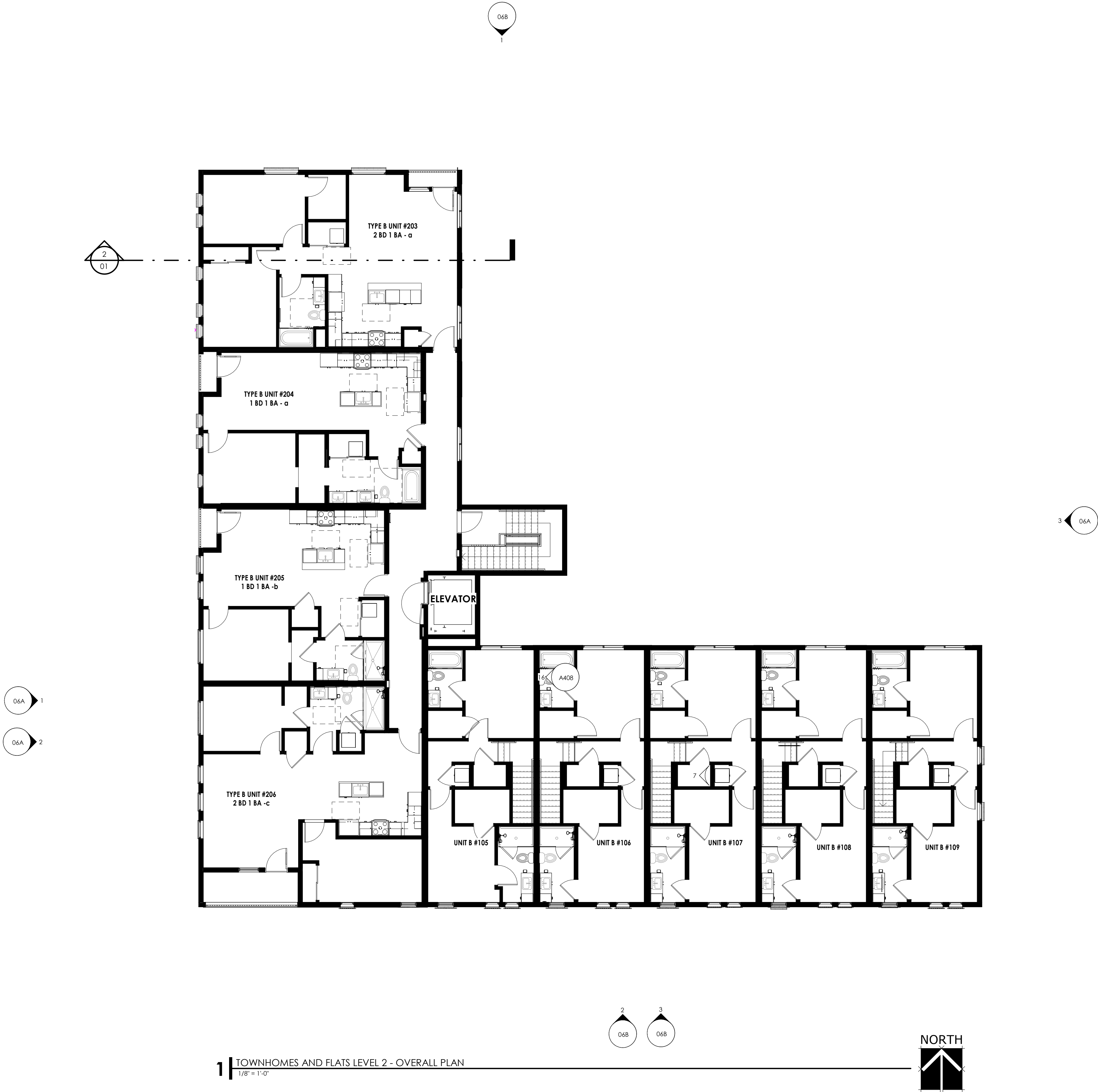
PARKING REQUIREMENTS

1 STALL REQUIRED PER DWELLING UNIT
3 STALLS REQUIRED PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)

(8) TOWNHOME UNITS =	8 STALLS
(4) APARTMENT FLATS =	4 STALLS
989 SF OFFICE =	3 STALLS
15 STALLS REQUIRED	
15 STALLS PROVIDED	

UNIT SUMMARY

UNIT SCHEDULE - LEVEL 2			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
UNIT A	3	544 AV. S.F.	1,087 SF
UNIT B	5	512 AV. S.F.	1,537 SF
OFFICE	1	-	989 SF
SINGLE LEVEL FLAT UNITS - PER PLAN			SEE PLAN



KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT SIDING
- 3 STEEL CANOPY
- 4 STEEL STAIR
- 5 CONCRETE
- 6 MESH SCREENING PANELS/ MESH DOOR (ELIMINATED)
- 7 STUCCO
- 8 PAINTED STEEL PANEL
- 9 CMU

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	26.0'
WEST ELEVATION	26.0' *
NORTH ELEVATION	26.0'
SOUTH ELEVATION	29.8' *
* TOTAL AREA + TOTAL WIDTH	

DESIGN STANDARDS

CHAPTER 21A.37

21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25' + INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES

21A.37.050 B
ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS

21A.37.050 C
GROUND FLOOR GLASS: 40% REQUIRED

21A.37.050 D
BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET FACING FACADES

21A.37.050 E
BLANK WALL LENGTHS LESS THAN 15'

21A.37.050 M
PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER AND SCREEN FROM NEIGHBORS

21A.37.050 C
GROUND FLOOR GLASS AT STREET FACING FACADES:

SOUTH FACADE - TOTAL GROUND FLOOR SF = 568 SF
TOTAL GLAZING SF = 196 SF = 35%
(PER 21A.37.050 C.1.C GLAZING MAY BE REDUCED BY 15% AT RESIDENTIAL USES)

WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF
TOTAL GLAZING SF = 291 SF = 53%



1 WEST ELEV.
1/8" = 1'-0"



2 WEST ELEVATION (WITH ESCAPE WINDOWS WELLS)
1/8" = 1'-0"



3 EAST ELEV.
1/8" = 1'-0"

EXTERIOR ELEVATIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT
MANIFEST DEVELOPMENT

KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT SIDING
- 3 STEEL CANOPY
- 4 STEEL STAIR
- 5 CONCRETE
- 6 MESH SCREENING PANELS/ MESH DOOR (ELIMINATED)
- 7 STUCCO
- 8 PAINTED STEEL PANEL
- 9 CMU

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	26.0'
WEST ELEVATION	26.0' *
NORTH ELEVATION	26.0'
SOUTH ELEVATION	29.8' *

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

CHAPTER 21A.37

21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25'+ INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES

21A.37.050 B
ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS

21A.37.050 C
GROUND FLOOR GLASS: 40% REQUIRED

21A.37.050 D
BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET
FACING FACADES

21A.37.050 E
BLANK WALL LENGTHS LESS THAN 15'

21A.37.050 M
PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER
SOUTH FAÇADE - TOTAL GROUND FLOOR SF = 568 SF
TOTAL GLAZING SF = 196 SF = 35%
(PER 21A.37.050 C.1.C GLAZING MAY BE REDUCED BY 15% AT
RESIDENTIAL USES)

WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF
TOTAL GLAZING SF = 291 SF = 53%



1 | NORTH ELEV.
1/8" = 1'-0"



2 | SOUTH ELEV.
1/8" = 1'-0"



3 | SOUTH- ELEVATION (WITH SUNKEN PATIO ELEVATION)
1/8" = 1'-0"

EXTERIOR ELEVATIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT
MANIFEST DEVELOPMENT

Attachment B: Original Planning Commission Staff Report,
February 9, 2022



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Sara Javoronok, AICP, Senior Planner
(801) 535-7625 or sara.javoronok@slcgov.com

Date: February 9, 2022

Re: PLNPCM2021-01092 and PLNPCM2021-001254 – The Harvey

Planned Development & Design Review

PROPERTY ADDRESS: 501, 511, and 515 East 2700 South
PARCEL IDs: 16-19-476-059-0000, 16-19-476-060-0000, 16-19-476-061-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: CN Neighborhood Commercial

REQUEST: A request by Alina Kowalczyk of Babcock Design, on behalf of the property owner, for approval of a mixed-use building with one commercial unit and 14 residential units. The subject properties are located in the CN (Neighborhood Commercial) zoning district. The proposed project is subject to the following petitions:

- a. **Planned Development** – Planned Development approval is required for the driveway, dumpster enclosure, generator and utility transformer in the rear yard and 7' landscape buffer on the north property line, additional building height up to 5' to accommodate the sunken garden level patios and stairs, and an increase in the lot size maximum from 16,500 sq. ft. to approximately 18,000 sq. ft in the CN zoning district.
- b. **Design Review** – Design Review approval is required for modification to the required front and corner side yard setbacks from 15' to 10' for the sunken garden level patios and associated stairs and 2' encroachment of the steel canopies in the front and corner side yards.

RECOMMENDATION: Based on the information in this staff report, Planning staff recommends that the Planning Commission approve the proposal subject to complying with all applicable regulations and the conditions below:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including signage, lighting, and landscaping.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

3. The developer will need to record against the property an estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development for a period of 60 years in compliance with 21A.55.110 Disclosure of Private Infrastructure Costs for Planned Developments.
4. The developer shall submit preliminary and final plats for review.
5. The developer shall improve the alley to the north along their property line as indicated on Sheet C501 or as required by Engineering.
6. The utility transformer shall be fully located in the rear yard.

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Site & Vicinity Photographs](#)
- C. [Applicant Initial Submittal](#)
- D. [Applicant Revised Submittal](#)
- E. [Existing Conditions](#)
- F. [CN Zone Standards Summary](#)
- G. [Analysis of Planned Development Standards](#)
- H. [Analysis of Design Review Standards](#)
- I. [Public Process & Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

The subject property is approximately 0.41 acres (18,000 square feet) in size. It includes three existing lots to the northeast of the intersection of 500 East and 2700 South. The properties are currently occupied by a vacant commercial building, vacant lot, and single-family home. The proposal is for a mixed-use building with a commercial unit on the corner and 14 residential units.

To the north and east are residential properties zoned R-1/5,000. To the south is the Nibley Park Golf Course, which is zoned OS (Open Space). To the west and southwest are properties located in South Salt Lake that are occupied by commercial uses. The *Sugar House Master Plan* identifies two of the subject parcels as Neighborhood Business and the third, innermost parcel, as Low Density Residential (5-10 du/ac), which is inconsistent with the existing CN (Neighborhood Commercial) zoning.



Aerial photograph with the subject property outlined in yellow.

Quick Facts

Parcel Size: 18,000 sq. ft./0.41 acres

Height: Max. 29.8'

Front/Corner Side Setback: 10' for sunken patios

Interior Side Setback: 7'

Rear Setback: 10' on the north

Number of Units: 14 residential units, 1 commercial unit

Exterior Materials: Brick veneer, fiber cement board siding, stucco, glass

Parking: 29 stalls

Review Process & Standards: Planned Development, Design Review, CN zoning standards, and general zoning standards.



Rendering of the proposal as seen from the intersection of 500 East and 2700 South.

The applicant anticipates submitting a condominium plat for the units. The proposal provides 29 parking stalls with all but the ADA parking space in a car stacking system. The parking is accessed from an alley off 500 East. Pedestrian entries for eight of the units, townhouses, are accessed from individual entries providing direct access to the street. Three of these units face 500 East and five units face 2700 South. The pedestrian access to the six apartment style units is from 500 East and access to the commercial unit is from 2700 South. A bicycle rack is located along the 2700 South frontage. The trash enclosure and utility transformer are in the rear yard, adjacent to the alley.

The applicant modified the plans from the initial submittal, including adding additional landscaping in the front and corner side yards, adding internal bicycle parking, screening for the trash enclosure, altering the vehicular parking to comply with the requirements of a new car stacking system, placing the mechanical equipment on the roof rather than interior to the site, adding parapet height to screen the mechanical equipment, and modifying the openings for structural requirements.

Applicable Review Processes and Standards

Review Processes: Planned Development, Design Review, Preliminary Subdivision

Applicable Standards: CN and general zoning standards (landscaping, parking, etc.)

Planned Development: The applicant is requesting Planned Development approval for several items:

- 1) The utility transformer, dumpster enclosure, driveway, and generator in the 7' landscape buffer along the north property line.
- 2) The utility transformer in the required rear yard along the north property line.
- 3) Additional building height up to 5' to accommodate the sunken garden level patios and associated stairs.
- 4) Steel canopies encroaching 2' in the front and corner side yards.

- 5) An increase in the lot size maximum of 16,500 sq. ft. to approximately 18,000 sq. ft. in the CN zoning district.

The Planned Development process includes standards related to whether any modifications will result in a better final product, whether the proposal aligns with City policies and goals, and whether the development is compatible with the area or the City's master plan development goals for the area. The full list of standards is in [Attachment G](#).

Design Review: The applicant is requesting Design Review approval for modification to the required front and corner side yard setbacks from 15' to 10' for the sunken garden level patios and associated stairs, and for the steel canopies on the commercial frontage to encroach 2' into the front and corner side yard setbacks.

The Design Review process includes several review standards related to ensuring a building is pedestrian oriented, including adequate architectural detailing for pedestrian interest, and that entrances are focused on the pedestrian experience. The full list of standards is reviewed in [Attachment H](#).

KEY CONSIDERATIONS:

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

1. [Compliance with Adopted Master Plans and Zoning](#)
2. [Requested Planned Development Modifications](#)
3. [Requested Design Review Modification](#)

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 Neighborhoods chapter, "Encourage and support local businesses and neighborhood business districts."

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.

Initiatives from the growth and housing chapters are also applicable. The following Growth initiatives apply:

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

The proposed project is located at the northeast corner of 500 East and 2700 South, which is a developed area with transit service and easy access to transportation corridors. The redevelopment of the site with commercial space and housing will provide additional infill development and residents in the neighborhood.

Three Housing initiatives apply:

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

As described above, the proposal provides a commercial space, townhouse, and apartment style units at an intersection with a mix of uses and close to a mix of single-family and multifamily uses. The planned development and design review processes enable modifications to the requirements that would allow for accessory uses and access in the rear yard and buffer yard as well as allowing the sunken garden level patios and associated stairs to be closer to the street.

The *Sugar House Master Plan*, most recently updated in 2005, shows the two western parcels as Neighborhood Business, and the eastern parcel as low density residential (5-10 du/ac). This is consistent with the existing use of this property, which has a single-family home, but is not consistent with existing CN (Neighborhood Commercial) zoning that was adopted in 1995.

The master plan identifies that there is value in small commercial centers that residents can walk to rather than others that would require driving. This includes areas on 2700 South, including this intersection. Recommendations for these areas include several that are included with this proposal:

- Eliminating incompatible automobile-oriented uses where allowed;
- Requiring windows on the first floor of new buildings with entrances facing the street and parking located in the rear;
- Providing a pedestrian circulation component in every development approved;
- Requiring multiple public entrances in new larger buildings;
- Requiring design review or site design standards; and
- Requiring signage to be at the pedestrian level.

The plan also identifies concerns with nonconforming uses, specifically commercial uses on residential properties. Many of these are commercial uses that have existed for a long period of time. As stated above, the subject property been zoned commercial since 1995, and the corner building has historically had a commercial use. The CN zoning district is primarily for commercial uses and allows mixed-use development. This is consistent with the proposal.

Consideration 2: Requested Planned Development Modifications

The applicant is requesting several modifications from the standards. See below for discussions and illustrations on each of these individually.

- 1) **Buffer yard and rear yard obstructions** – The utility transformer, trash enclosure, generator and driveway are located to the north of the proposed building. The CN zoning district requires a 7' buffer yard when abutting a residential district. It also requires a 10' rear yard setback. The applicant is requesting a modification to allow for the utility transformer, trash enclosure, generator, and driveway in the buffer yard. Additionally, the applicant is requesting that the utility transformer is in the required rear yard. Recent revisions to the plans placed the transformer partially in the corner side yard. Staff recommends a condition of approval to place this transformer fully in the rear yard.

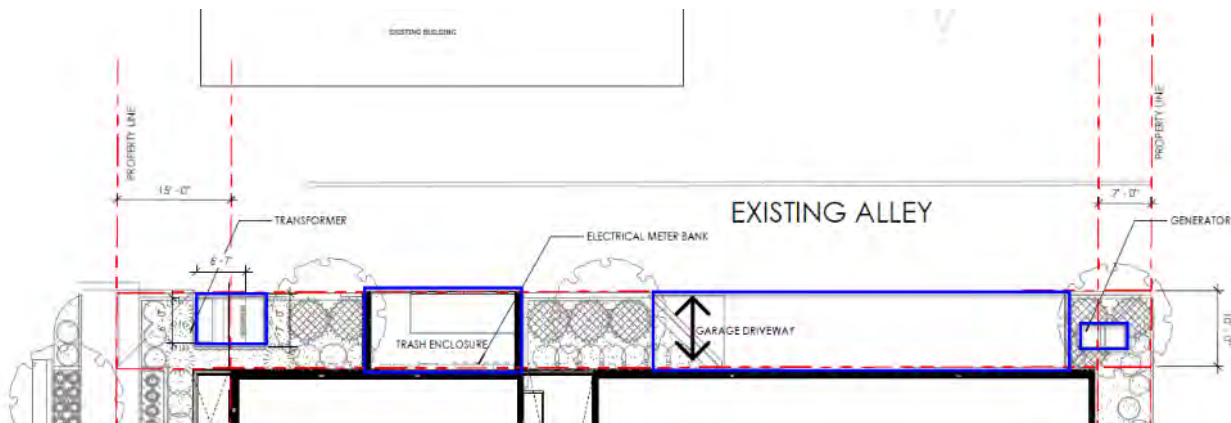
As conditioned, staff supports these requests. The intent of the buffer yard is to provide separation between commercial and residential uses. The 7' buffer yard is required for the CN,

CB, CC, and CSHBD zoning districts. While located in a commercial district, the proposed building is mixed-use with a substantial portion of the building is to accommodate residential rather than commercial uses. Additionally, the property is separated from the residential use (R-1/7,000) by a 16' alley.

Driveways in landscape buffers can be approved as requested with the Planned Development. The subject property is on the northeast corner of the intersection of 500 East and 2700 South. 500 East is classified as a collector and 2700 South as an arterial. The proposed driveway creates a safer pedestrian environment and reduces the number of driveways on the site. The access from the alley is appropriate for the development. The width of the driveway has increased from the original submittal to accommodate a change to a different parking system. Staff supports the driveway and its increased width since access from the alley is preferable to access from 500 East or 2700 South. Additionally, the applicant plans to repave the alley along their property line and this is included in Condition of Approval #4.

For the trash enclosure, the 21A.37 Design Standards specifically require that dumpsters are located a minimum of 25' from any building on an adjacent lot that contains a dwelling or be located inside an enclosed building or structure. In this case, the dumpsters are in a trash enclosure and are approximately 27' from the adjacent dwelling, exceeding the requirement in terms of distance and screening is proposed. Through revisions to the plans, the trash enclosure is set back further from 500 East from the initial submittal, which is likely to simplify its collection by allowing additional room for the truck.

The utility transformer is 6' x 6'7" and is approximately 4'6" tall. It will be screened by tall grasses. The original requested modification is for it to be in the buffer yard and the rear yard. The preference is for it to be located within the buildable area. Staff supports this request as it remains on the subject property and is screened. However, the most recent plans show it extending into the corner side yard. Staff does not support this modification, but supports a location in the rear yard, which is identified in Condition of Approval #6.



Partial Site Plan – The Planned Development requests for the utility transformer, trash enclosure, driveway, and generator are highlighted in blue. As a condition of approval, the transformer shall be fully located in the rear yard.

- 2) **Additional Building Height** – The proposed building has residential and commercial uses. The commercial space is to be accessed at grade. The townhouse residential units have stairs

up to the primary access and sunken garden level patios that are 5'4" below grade. Building height is measured as follows:

HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see illustration in section [21A.62.050](#) of this chapter).

The CN zoning district has a maximum height of 25', and this is measured from the grade of the sunken garden level patio to the coping of the roof. The applicant has identified that this height is greater than the 25' permitted and is requesting up to an additional 5' in building height as permitted by 21A.55.020.C. This results in building height of 26' on the east and north elevations. The west, 500 East elevation, has a building height of 28.5' and the south, 2700 South elevation, has a building height of 29.8'. The building height for each elevation is identified in the graphics below.

The heights identified by the applicant include 1'6" for the parapet, which is generally not included in the maximum height since the height is measured to the coping on a flat roof. Additionally, 21A.36.020.C allows for a 5' mechanical equipment parapet wall. Excluding the parapet, for the majority of the building, the building height from street level to the top of the coping meets the CN height requirement of 25'. The primary need for the additional height is due to the sunken garden level patios and the definition that requires height to be measured from average elevation at finished grade to the highest point of the coping.



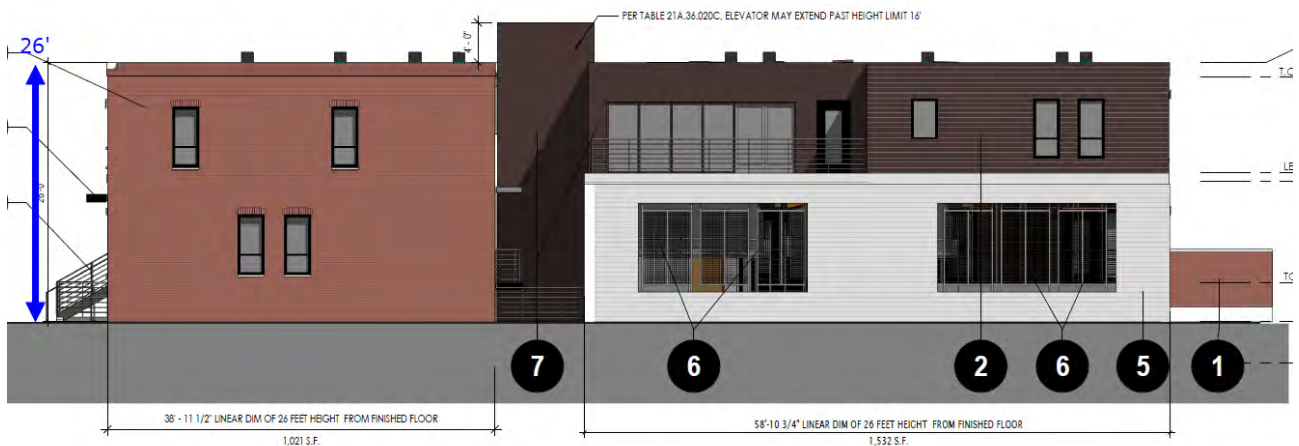
West Elevation – Additional building height requested with the Planned Development for the sunken garden level patios. The average building height from grade on this elevation is 28.5'.



South Elevation – Additional building height requested with the Planned Development for the sunken garden level patios. The average building height from grade on this elevation is 29.8'



East Elevation – Building height from grade to the top of the parapet is 26'.



North Elevation – Building height from grade to the top of the parapet is 26'

- 3) Maximum lot size** – The CN district has a maximum lot size of 16,500 square feet and the proposal is for a lot size of approximately 18,000 square feet. The purpose of the CN district is as follows:

Purpose Statement: The CN Neighborhood Commercial District is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple

transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

This corner, and three of the four corners of this intersection, have commercial uses, and appear to historically have been occupied by commercial uses. The remaining corner is the Nibley Park Golf Course. Two of the four corners, those on the west side, are in South Salt Lake. The property across the street and to the west is approximately 21,000 square feet and the property to the southeast is approximately 14,000 square feet. The proposed lot size of approximately 18,000 square feet for this property is generally consistent with the size of these properties.

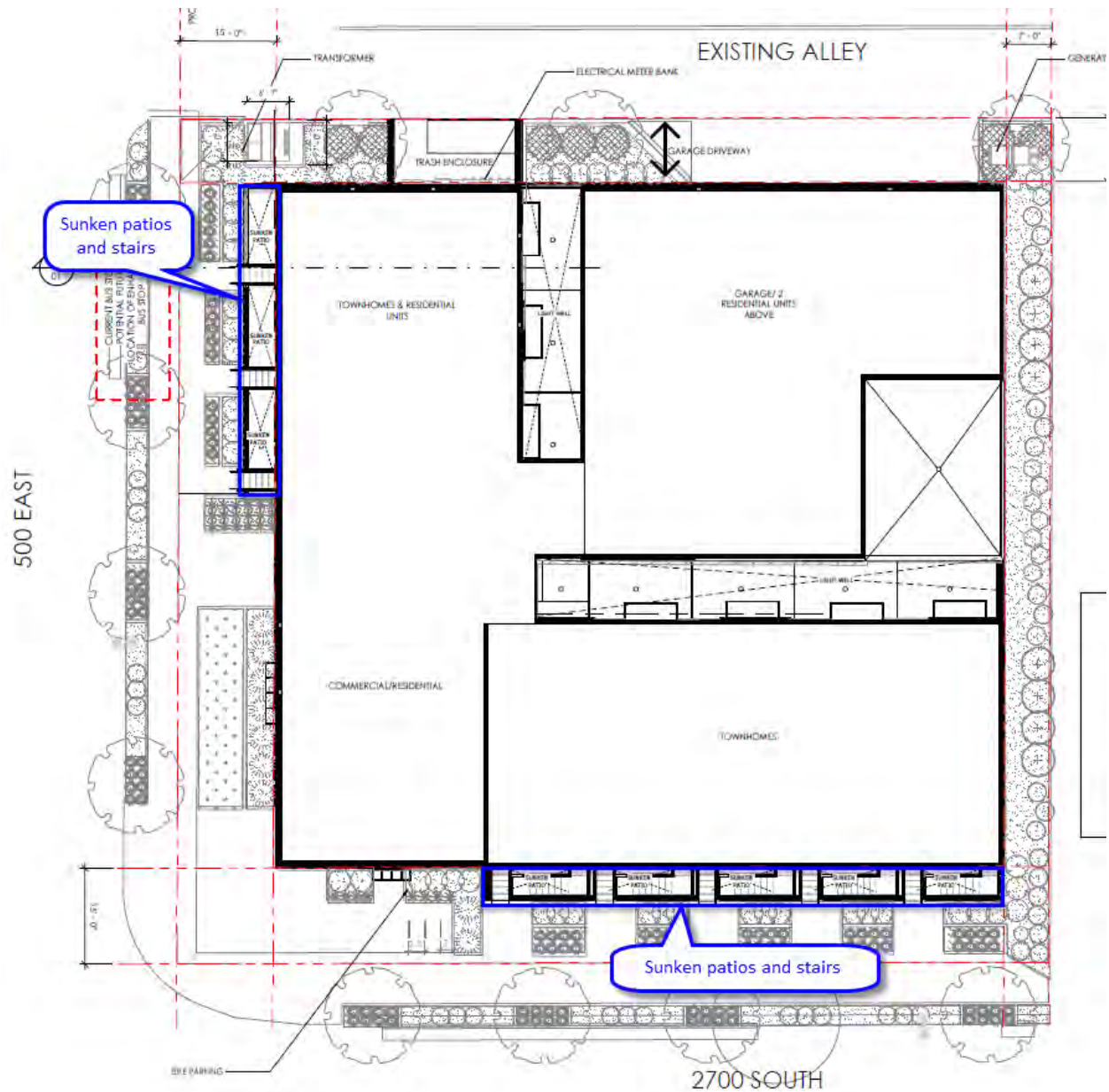
The proposed mixed-use building as well as the subsequent subdivision that would create the parcel and condominium units is consistent with the purpose statement of the zoning district. While having a larger footprint than the existing commercial building, the proposed building is compatible with the neighboring properties while adding some increased height and density in the neighborhood. The building setbacks, while subject to a request for modification, remain greater than the existing approximately 2' setback from 500 East and 7' setback from 2700 South of the existing building. Additionally, the proposed building is pedestrian oriented with entries on 500 East and 2700 South, increased landscaping, and enclosed parking. The proposed residential units are compatible with existing apartment and multifamily uses in the surrounding neighborhood.

Consideration 3: Requested Design Review Modifications

The applicant is requesting two Design Review modifications for the front and corner side yards. The CN zoning district requires a 15' front and corner side yard setbacks and modifications to this must be requested through Design Review.

- 1) The applicant is requesting a modification to reduce the front and corner side yard setbacks from 15' to 10'. Staff supports this request since it is for below grade patios rather than above grade features or an extension of the building into the yard. The proposed building has a level that is partially below grade creating sunken garden level patios. The patios are approximately 5'4" below grade. They are located adjacent to the stairs for entry to the units. The 2700 South facing units have a secondary set of stairs allowing direct access to the unit at the lower level. This is designed to facilitate a live/work style space. See the site plan and elevations below for the locations of these items.

Additionally, the setbacks of the existing commercial building are approximately 2' on 500 East and 7' on 2700 South. However, the existing residential dwelling on 2700 South has a front yard setback approximately 20'. The proposed buildings will have an increased setback from that of the existing corner building, but the building itself, to the rear of the patios, will have a setback that is 5' less than the existing dwelling on 2700 South, which is approximately 20'. Staff supports the request for the reduction in the setback since the above grade portions of the building meet the required front and corner side yard setback requirements.



Sunken garden level patios are outlined in blue.

- 2) **Steel canopies in required yards** – There are steel canopies that have a depth of 2' proposed above the windows on the west elevation. The footprint of the building is at the required 15' front and corner side yard setbacks, such that the canopies extend 2' into this setback. On the south elevation, 2' steel canopies are proposed above the windows, entry, and as a feature that extends across the depth of the commercial space. Staff supports this architectural feature that extends into the setbacks. It provides depth to the façade and delineates the corner commercial space from the adjacent residential units.



West Elevation – The canopies that extend into the setback are outlined in blue.



South Elevation – The canopies that extend into the setback are outlined in blue.

DISCUSSION:

The applicant is seeking Planned Development and Design Review approval for the proposed building, which has a commercial unit on the corner and 14 residential units. The development has been reviewed against the Design Review standards in [Attachment H](#) and the proposal generally meets those standards. The proposal addresses the pedestrian oriented and visual interest design standards of the Design Review process. The corner commercial unit is located at the setback line and has a high degree of transparency. The townhouse style residential units, with the Design Review requests, propose sunken garden level patios and stairs, along with the stoops proposed for the main entrances, add to the pedestrian character and visual interest of the property. The development also generally meets the Planned Development standards ([Attachment G](#)) and generally complies with adopted plans. The additional height request is substantially to allow for the sunken garden level patios for the townhouse units. The additional requests are to locate the driveway, utility transformer, generator and trash enclosure in the rear and buffer yards, which are located adjacent to the alley.

The Sugar House Land Use Committee held a virtual meeting on December 13th. Staff and the applicant attended. Residents had general questions about the project. Several residents were not supportive and had concerns about the parking, access to parking, building height, and the number of units. There was support for the stoops and brick facades. The Community Council submitted a letter included in [Attachment I](#). Staff has received several emails with comments that are also included in [Attachment I](#).

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

NEXT STEPS:

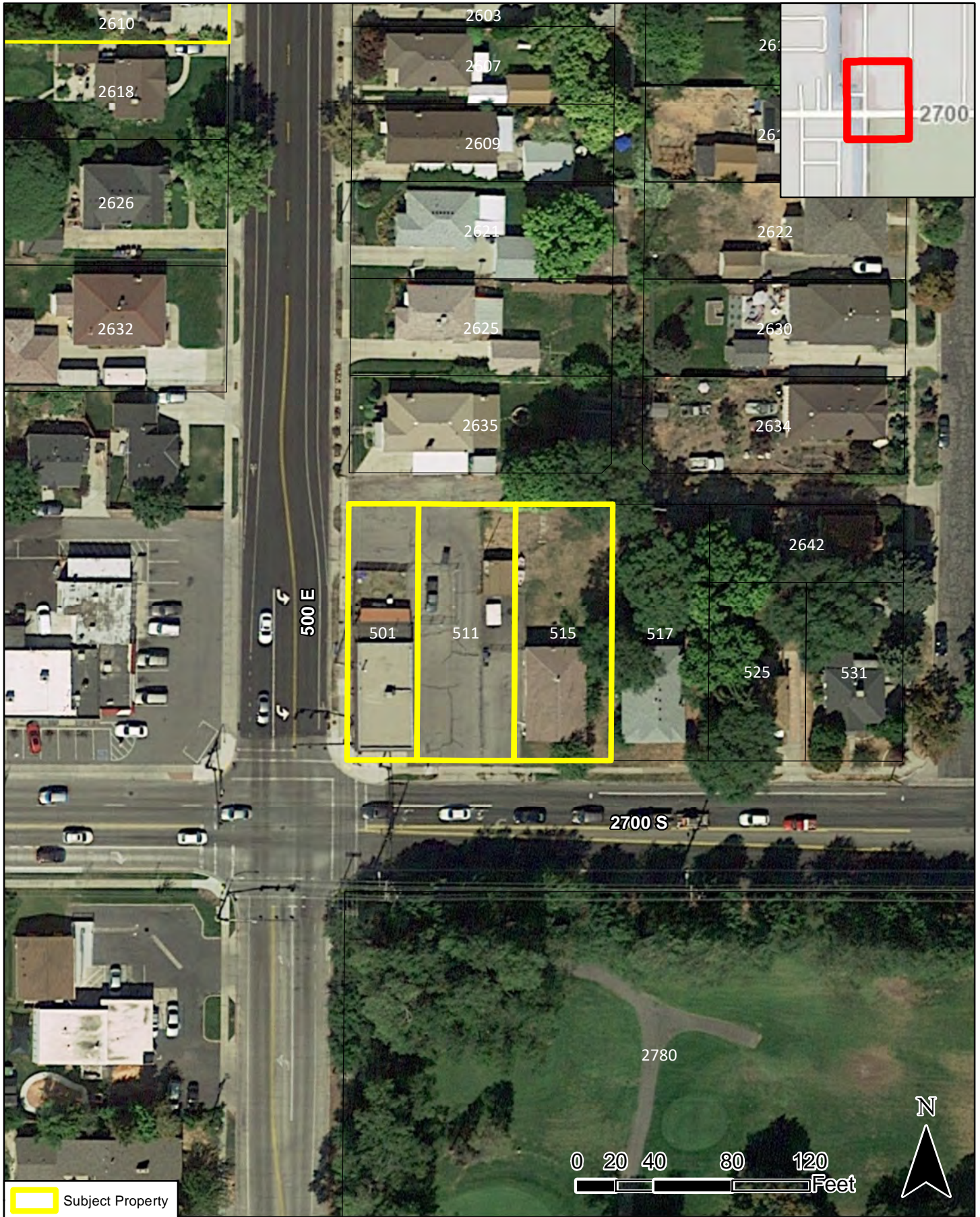
Planned Development and Design Review

If the proposal is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will need to submit a preliminary plat to complete a subdivision amendment to consolidate the parcels and, as indicated, create the condominium units. Following submittal of the final plat, the applicant will be able to submit plans for building permits for the development. The applicant will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

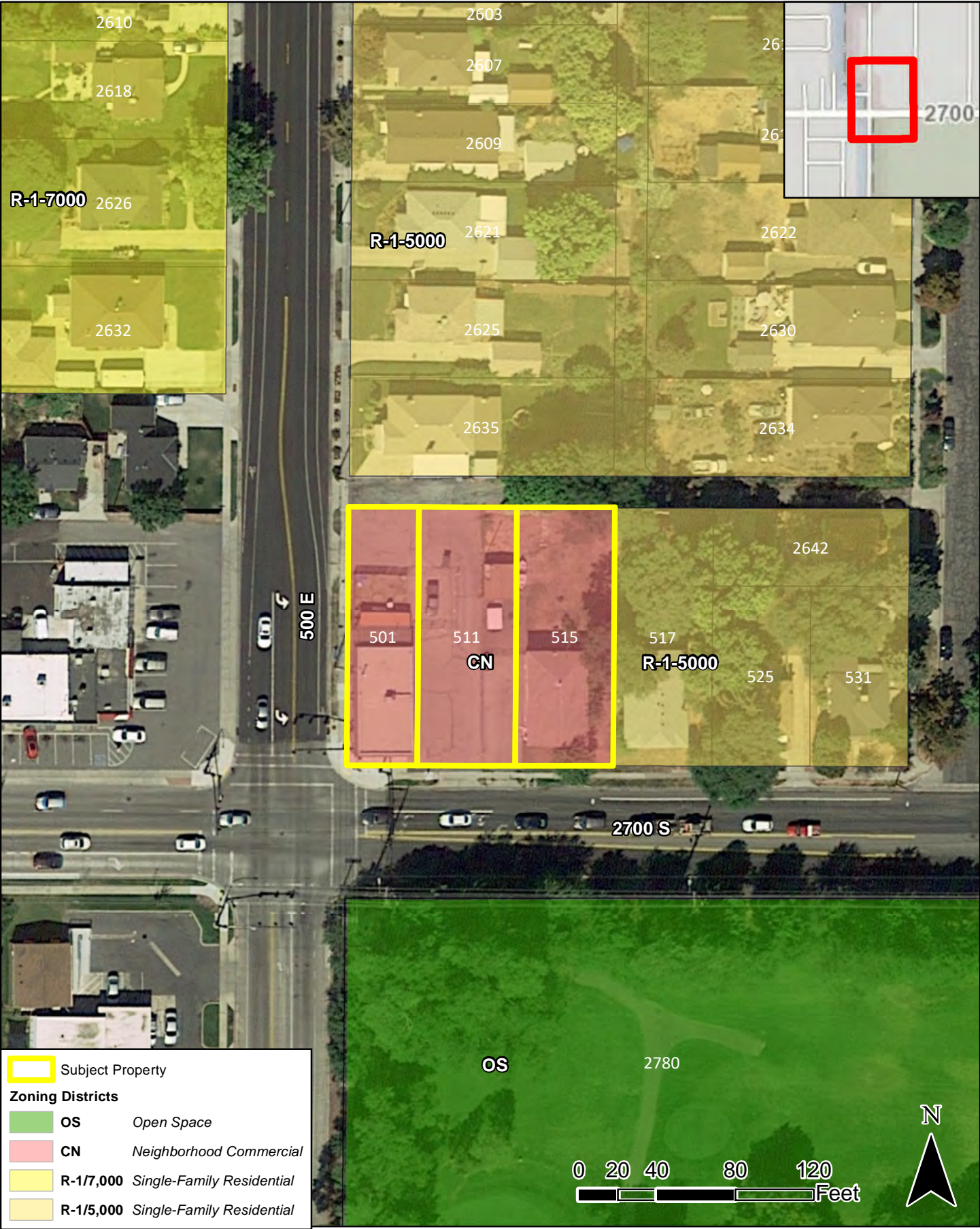
If the Planned Development or Design Review is denied, the applicant can submit a building permit application that complies with the requirements of the CN zoning district and proceed with a permitted development.

ATTACHMENT A: VICINITY AND ZONING MAPS

Vicinity Map



Zoning Map



ATTACHMENT B: SITE & VICINITY PHOTOS



Subject property from 2700 South



Subject property from 500 East



Residential dwelling to the north of the subject property



Residential dwelling included with the development (left) and residential dwelling to the east of the subject property (right)



Nibley Park Golf Course to the south of the subject property



Commercial building to the west of the subject property



Commercial building to the southwest of the subject property



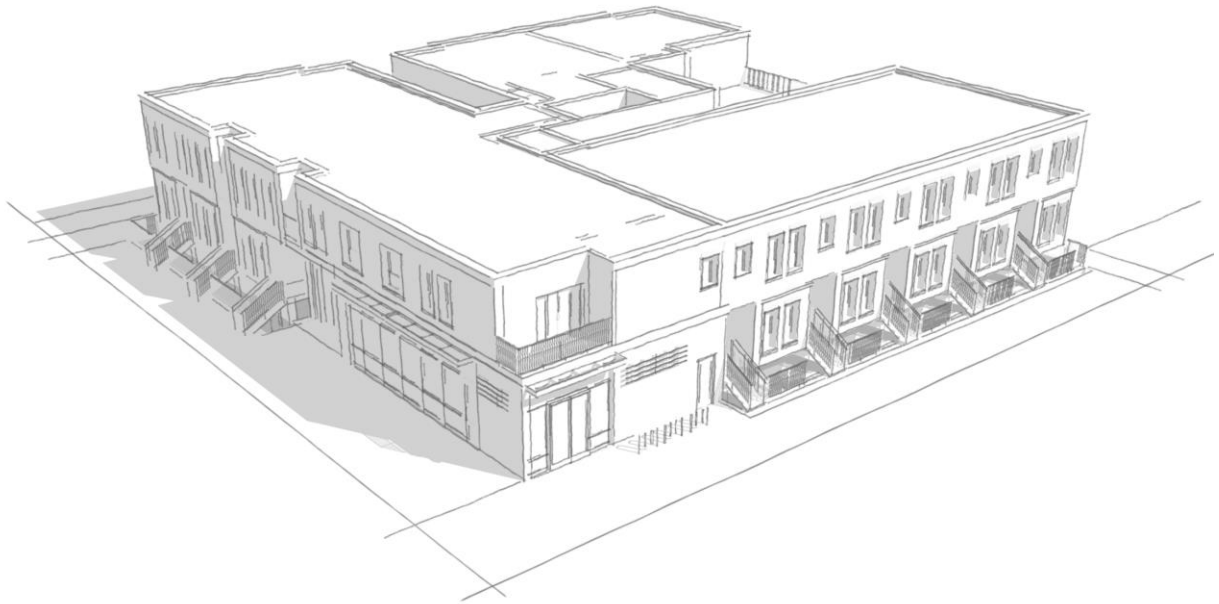
Alley to the north of the subject property

ATTACHMENT C: APPLICANT INITIAL SUBMITTAL

manifest

DEVELOPMENT

The Harvey: Planned Development Application Narrative



Prepared by:



Project Description:

The existing 0.41 AC site at 500 E, 2700 S in Salt Lake City is a prime corner lot within the Neighborhood Commercial Zone (CN) which is intended to provide small scale, low intensity commercial and mixed uses. The site sits across from Nibley Golf Course, is on the Route 205 UTA Bus line, is less than a mile from the S-Line in Sugarhouse and is bound on north and east sides by primarily single-family residential zones.



We are planning a mixed-use redevelopment project on the NE corner of 500 E 2700 S that will consist of a ground-level corner commercial space, 8 townhouse units, 6 apartment units, an automated parking garage (accessed from the alley), and common amenity spaces for the residents. All 15 units (14 residential and 1 commercial) are planned as for-sale condominiums. In keeping with the spirit of the Neighborhood Commercial District, the project will use the entirety of the site's buildable footprint: we will be reinforcing the historic scale and ambiance of traditional neighborhood commercial uses which are oriented toward the pedestrian scale. The architecture is intended to be compatible with the era and scale of the surrounding single-family homes.

Three of the townhouses are planned with a unique "English basement" layout, including a living room, kitchenette, bedroom, and full bathroom. These are partially submerged basements with an entrance from the front courtyards, allowing the space to be used as part of the home above or closed off to serve a variety of separate functions (home office suitable for receiving clients, in-law or guest unit, or fully separate apartment).

The space efficient layout of the project's parking frees up space to allow for creative unit layouts. These town house units are projected to be very popular with owner-occupant buyers due to their uniqueness in the local market and flexible nature, allowing additional privacy for out-of-town guests or even supplemental income for families navigating the financial pressures of housing costs and affordability. The 6 apartment-style condo units will be 1-2 bedrooms, filling an unmet need in the local housing market and providing opportunities for home ownership at price points lower than median townhouses and single-family detached homes.

We believe that this proposed project builds upon the existing character and intended function of the neighborhood street corner and adds a critical mix of "missing middle" housing to Salt Lake City. With a location less than a mile from the S-Line and the Sugarhouse core, we will be providing secured bike parking and storage to meet the "car light" transportation lifestyles of residents and encourage alternative modes of transportation.

After communications with the city during our preapplication meeting, we are pursuing a Planned Development Application in order to achieve greater alignment between project goals and the city's master plan. The CN – Neighborhood Commercial Zone allows for 25' feet in height which is measured from the average elevation of finished grade. Since our townhomes have sunken patios, we are asking for an additional 5'. This additional 5' will only be below grade – not measured from the sidewalk. We are enhancing the walkability, safety and pedestrian experience in this neighborhood by locating off street parking access through the alleyway. We are asking a modification to the landscape buffer requirement (21A.48.080): the driveway into the parking structure will divide our landscape buffer along the north side of the building. This modification request would be preferred as to not interfere with the pedestrian/walkability experience along 500 E and 2700 S. It would also allow the bus stop located on the 500 E edge of our site to be unimpeded by the driveway.

>Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance.

>Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance.

This project meets four of the purpose and objectives of a planned development: housing, mobility, sustainability, and master plan implementation.

The Harvey will provide housing types that are not commonly found in the existing neighborhood, and the building as a whole is a scale that is typical to the neighborhood at only 25' max. This project will be market-rate for-sale condos that incorporate two rare condo products in the Salt Lake market: condo flats and attached townhomes. Sitting within the southern portion of the Sugarhouse neighborhood, the fabric of housing surrounding the site is primarily single-family residences or larger for-rent apartment buildings. The Harvey fills a very specific niche of Missing Middle housing in this neighborhood. With smaller footprints, these for-sale homes provide a pathway for homeownership to first-time buyers and a greater range of household income in a highly sought-after neighborhood in the valley.

As the height limit is 25' in the CN Zone, our building is well within the existing scale and fabric

of buildings adjacent to our site. (Additional height modification – 30' - is requested for this project – in order to create habitable stoops and sunken patios for the townhome units facing 500 E and 2700 S)

The existing pedestrian experience at the corner of 500 E and 2700 S is difficult to navigate with numerous obstructions to the ADA path of travel. While the intersection meets code minimums, the existing commercial building at the corner encroaches on setbacks and making it difficult to traverse around existing light poles and traffic light bases. The proposed project will vastly improve on this experience providing a greater separation between moving traffic and pedestrians and providing a direct path of travel for ADA. In addition to pedestrian improvement, the project provides ample space for the planned enhanced bus stop for the Route 205 UTA Bus line. Residents will have access to a locked bike storage room, as well as bike parking at the corner of 500 E and 2700 S. Locating the parking access off the alley reducing conflicts between transportation (car, pedestrian, bike). Orienting the driveway and garage off of the alley, it relieves the street from being dominated by a garage, driveway, and cramped by curb cuts.

The Harvey will be an all-electric building: with all-electric heating and hot water rather than using natural gas. Eliminating natural gas from the building's systems reduces greenhouse gas emissions, reducing future residents' negative impact on carbon emissions and air quality. The project will further reduce green-house gas impacts by incorporating solar panels to power all house lighting, HVAC and automated parking systems.

As new construction, this project will specify high efficiency equipment, appliances, and incorporate highly insulated walls/roofs/foundations in order to achieve energy savings.

The Harvey contains numerous features that will assist the city in achieving the stated objectives of the Sugar House Masterplan. Specifically, the Harvey will be a sustainable, attractive, harmonious, and pedestrian oriented project. Low-intensity mixed use is frequently mentioned in the Masterplan and The Harvey fits in perfectly with that vision.

As a two-story project with a small commercial space and street-oriented residential units, The Harvey's quality materials of brick and fiber cement will integrate seamlessly with the adjacent uses and buildings. The small commercial space anchoring the corner of 500 E and 2700 S will be an added amenity for the existing residents as well as residents of The Harvey. Whether a café, yoga study, or boutique, small scale commercial will activate the corner and reinforce the walkability of this neighborhood.

The architectural design intent is to pay homage to the small-scale mixed-use buildings of Salt Lake's past often found in residential neighborhood's main intersections: through thoughtful materiality of historic-referencing brick, historical sized and shaped windows, and stoops of the 19th century. By avoiding stucco and lesser quality materials, this small-scale mixed-use building will integrate seamlessly into the single-family residential zone which surrounds it.

Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.

We will have an HOA Management Company create a budget which will include maintenance expenses for landscaping, interior corridors, automated parking, exterior, building insurance, snow removal, water laterals, sewer laterals, sidewalks, etc.

We anticipate hiring a certified company to perform a Reserve Study to create a budget to plan for 60-year liabilities.

ZONING MODIFICATION REQUESTS:

1. Modification: Driveway in Landscape Buffer

A landscape buffer of 10' is required along the northern property line, as our lot is abutting a single-family zone. As stated above, we believe locating the driveway in the north landscape buffer is the ideal solution for pedestrians, bikes, and even cars. This achieves the goal of reducing conflict between different modes of transportation.

2. Modification: Additional Height within Setbacks/Sunken patios

The sunken patios within the setback along 500 E and 2700 S are more than 4' below or above grade. We are asking for additional height at these sunken patios. We believe these sunken patios/stoops enhance the character of the neighborhood and streetscapes on 500 E and 2700 S, as the patios are still setback 10' from the property line and will have a decorative guardrail and landscaping to buffer from pedestrians.

3. Modification: Building Height

The CN zone has a height limit of 25' and this is measured from the average elevation of finished grade at each face of the building to the highest point of the coping of a flat roof. We are requesting an additional 5' to allow for sunken patios. The average height of the south and west facades is 29.2' and 27.3' respectively.

4. Request: Exception and/or increase of the Lot size maximum in the CN Zone

The CN zone has a maximum lot size of 16,500 SF. The proposed project is approximately 17,998 SF. We believe that although this project is slightly over the maximum lot size, we are still meeting the intent of the zone, and the project is still of the proper scale and size for the fabric of the neighborhood.

UTILITY NARRATIVE

SEWER:

To estimate the sewer volume demand, average annual daily rates in gallons per day (gpd) were taken from Utah Admin. Code 317-4-13, TABLE 3 with 150 gpd per bedroom for the residential units and 25 gpd per occupant for a non-shower gym facility. The daily volume averages were then converted to maximum design flows using peak flow factors, calculated as the ratio of average flow to design flows given in Utah Admin. Code 317-3-2.

Daily Volume

Residential: 14 units, 28 bedrooms, Rate: 150 gpd/bedroom = 4200 gpd
Gym/Retail: Sq ft: 992, Occupancy: 20, Rate: 25 gpd/occupant = 500 gpd

Total Average Annual Daily Usage = 4700 gpd = 3.26 gpm

Peak Flow

Lateral Design = $4 * 3.26 = 13.1$ gpm (.035 cfs)

Sewer Main = $2.5 * 3.26 = 8.2$ gpm (.022 cfs)

Notes:

1. GPD Rates were taken from Utah Admin. Code 317-4-13, TABLE 3
2. Peak flow factors were calculated as the ratio of average flow to design flows given in Utah Admin. Code 317-3-2.

WATER:

Water demand calculations were based on an estimated fixture count and fixture values were taken from AWWA M22 Manual, Second Edition. A residual supply-side pressure of 80 psi was assumed. Based on the calculation, a 2-inch meter will be required for the project.

Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Project Number 21-268

Building address or number 501 E 2700 S

Residential or Non-Residential Residential ▼

Pressure Zone at Project 80 ▼

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	29	116
Toilet (flush valve)	35	1	35
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	1	35
Bidet	2	0	0
Shower (single head)	2.5	17	42.5
Sink (lavatory)	1.5	40	60
Kitchen Sink	2.2	17	37.4
Utility Sink	4	2	8
Dishwasher	2	17	34
Bathtub	8	12	96
Clothes Washer	6	17	102
Hose connections (with 50 ft of hose)			
1/2 in.	5	8	40
5/8 in.	9		0
3/4 in.	12		0
Miscellaneous			
Bedpan washers	10		0
Drinking fountains	2	1	2
Dental units	2		0
Combined Fixture Value			607.9
Demand (gpm)			51
Pressure Adjustment Factor			1.17
Total Adjusted demand (gpm)			59.7
Preliminary Demand Size			1 1/2"
Velocity (fps)			10.8
Required Meter Size			2"



THE HARVEY

PLANNED DEVELOPMENT APPLICATION
501 E 2700 S, SALT LAKE CITY, UTAH

SHEET INDEX

00	COVER SHEET
01	ARCHITECTURAL SITE PLAN
02	BASEMENT LEVEL
03	LEVEL 1
04	LEVEL 2
06A	EXTERIOR ELEVATIONS
06B	EXTERIOR ELEVATIONS
07	3D VIEWS
08	BUILDING SECTIONS
09	RENDERINGS

CIVIL SHEETS

C001	COVER
C101	DEMOLITION PLAN
C102	SITE PLAN
C201	GRADING PLAN
C202	STORM DRAIN PLAN
C301	UTILITY PLAN
C501	DETAILS
C502	DETAILS
L101	LANDSCAPE PLAN
L301	DETAILS
L302	DETAILS
L303	DETAILS

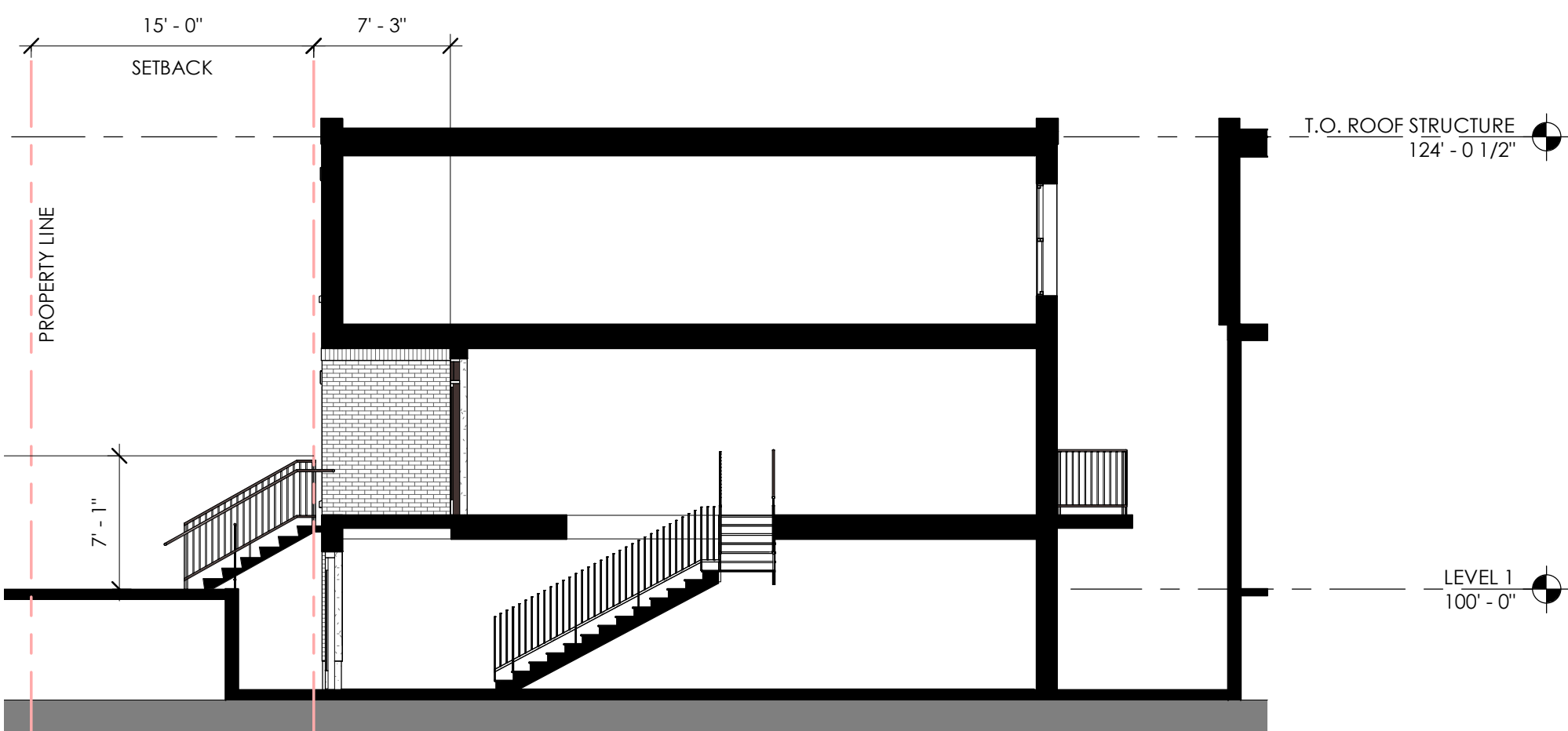
SITE SUMMARY

TOTAL UNITS ON SITE = 14
TOTAL ACREAGE = 0.41
DENSITY = 34 DU/AC

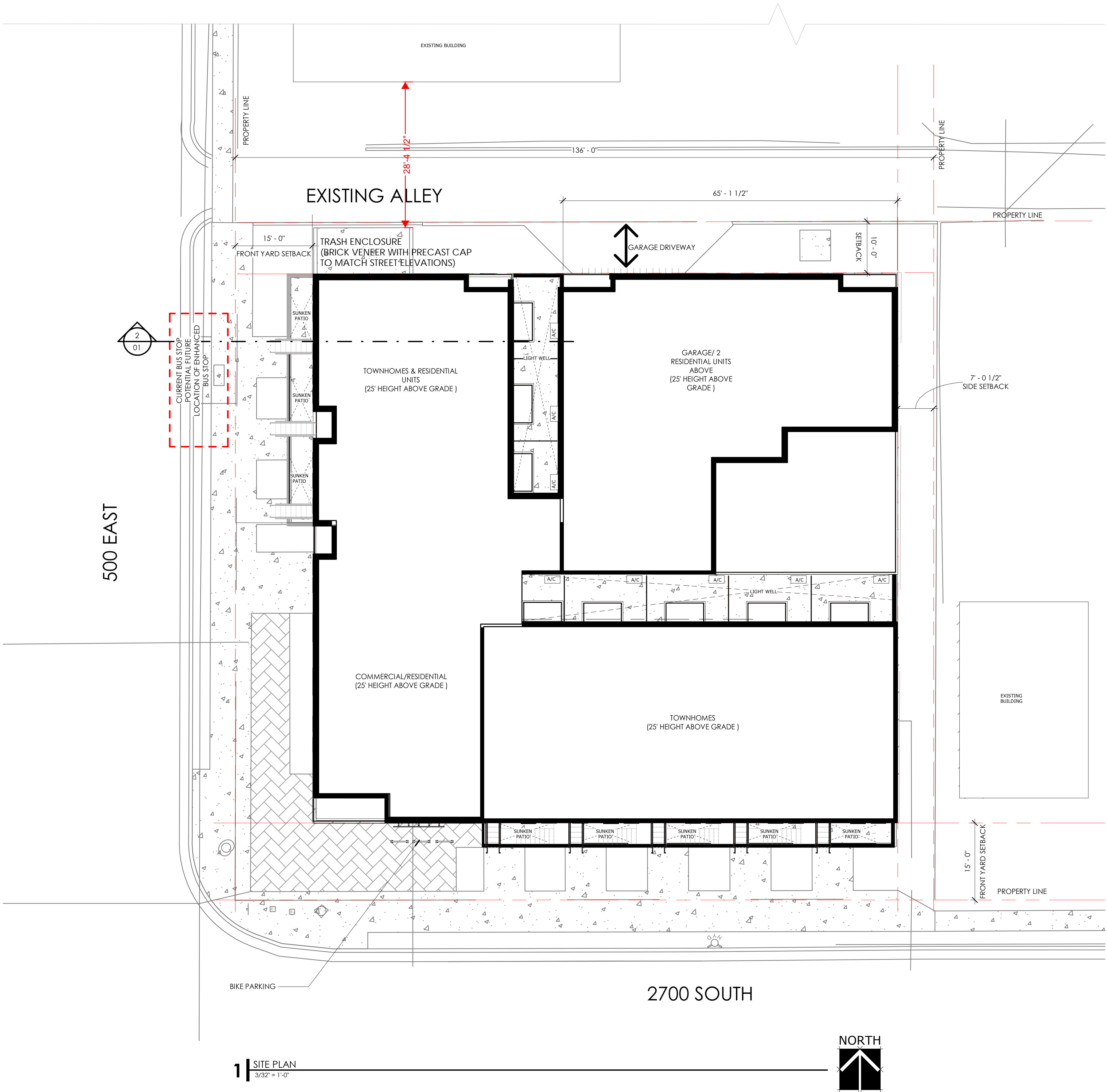
28 PARKING STALLS
1 ACCESSIBLE STALL

PARKING REQUIREMENTS

2 SPACES REQUIRED PER 2 BEDROOM UNITS		
1 SPACE REQUIRED PER 1 BEDROOM UNITS		
3 STALLS PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)		
(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 =	22 STALLS	
(3) 1 BEDROOM FLATS =	3 STALLS	
992 SF OFFICE =	3 STALLS	
		28 STALLS REQUIRED
28 STALLS PROVIDED		

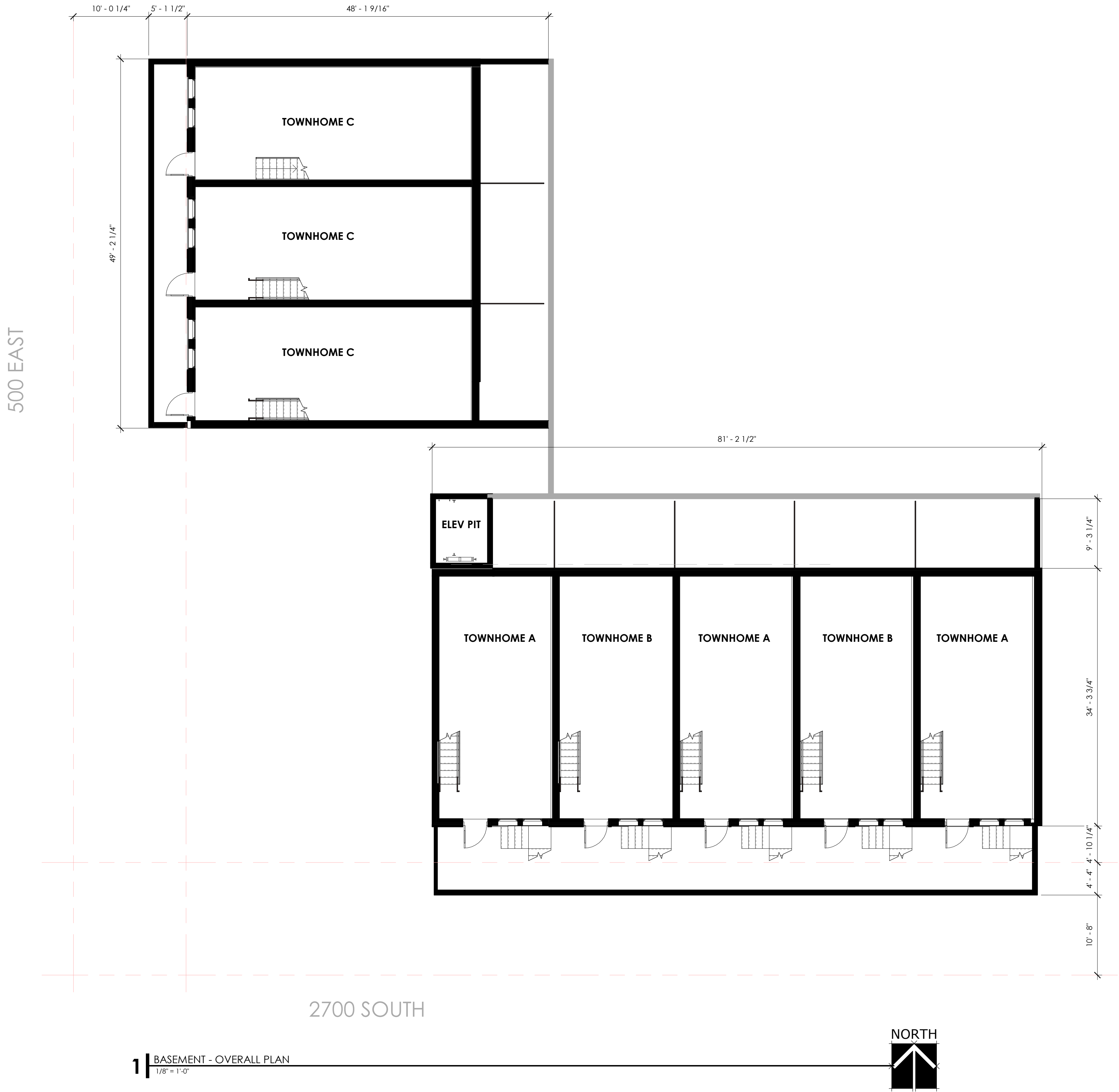


2 | SD BUILDING SECTION
1/8" = 1'-0"



UNIT SUMMARY

UNIT SCHEDULE - BASEMENT			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	552 SF	1,766 SF
TOWNHOME B	2	552 SF	1,766 SF
TOWNHOME C	3	648 SF	1,250 SF



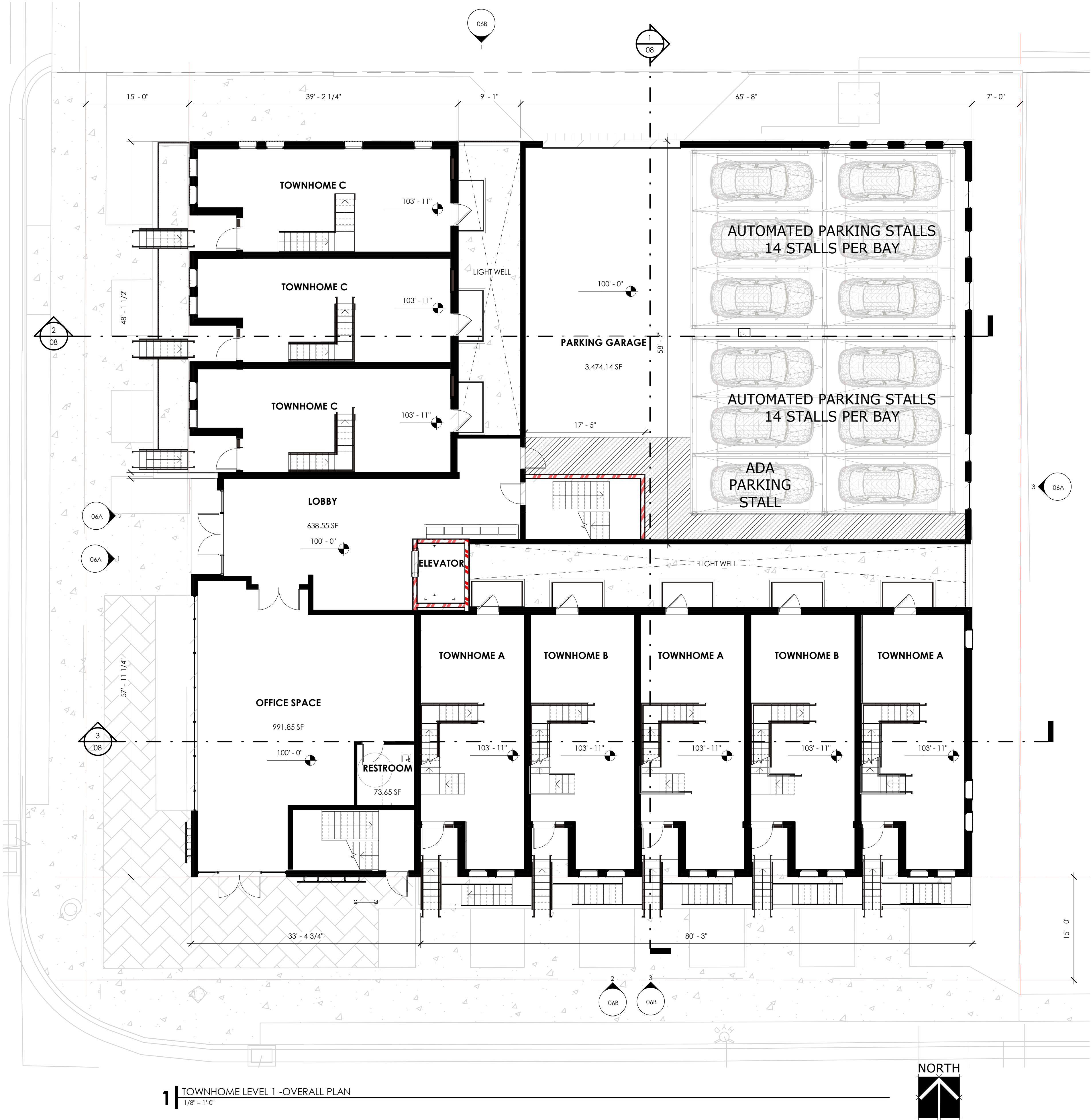
UNIT SUMMARY

UNIT SCHEDULE - LEVEL 1			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	586 SF	1,766 SF
TOWNHOME B	2	586 SF	1,766 SF
TOWNHOME C	3	602 SF	1,250 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF

TOTAL UNITS ON SITE = 14
TOTAL ACREAGE = 0.41
DENSITY = 34 DU/AC

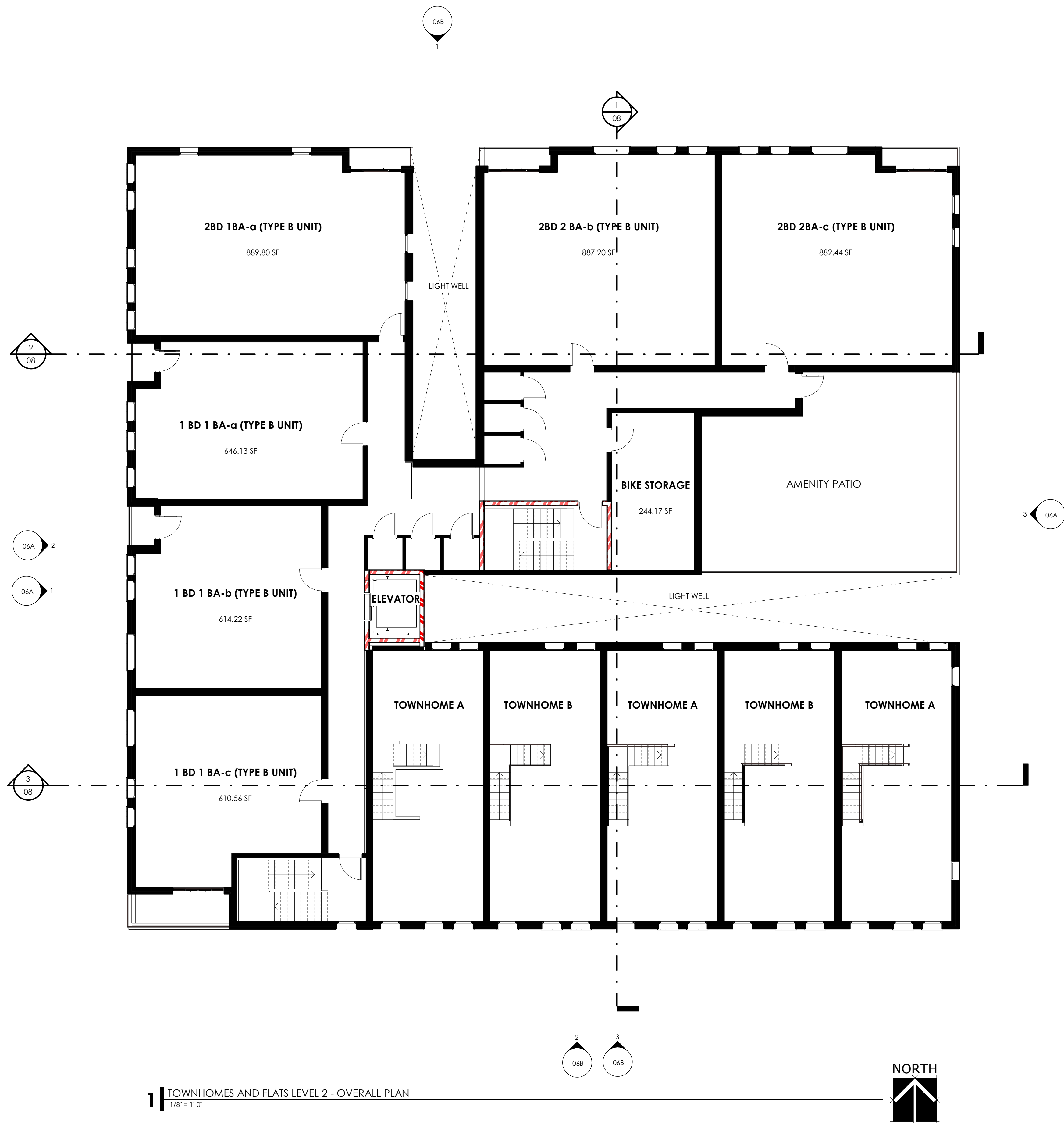
PARKING REQUIREMENTS

2 SPACES REQUIRED PER 2 BEDROOM UNITS	
1 SPACE REQUIRED PER 1 BEDROOM UNITS	
3 STALLS PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)	
(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 = 22 STALLS	
(3) 1 BEDROOM FLATS =	3 STALLS
992 SF OFFICE =	3 STALLS
28 STALLS REQUIRED	
28 STALLS PROVIDED	



UNIT SUMMARY

UNIT SCHEDULE - LEVEL 2			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	628 SF	1,766 SF
TOWNHOME B	2	628 SF	1,766 SF
BIKE STORAGE	1	-	244 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF
SINGLE LEVEL FLAT UNITS - PER PLAN			SEE PLAN



KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT SIDING
- 3 STEEL CANOPY
- 4 STEEL STAIR & RAILING
- 5 BOARD FORMED CONCRETE
- 6 MESH SCREENING

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	25.0'
WEST ELEVATION	27.4' *
NORTH ELEVATION	25.0'
SOUTH ELEVATION	28.7' *

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

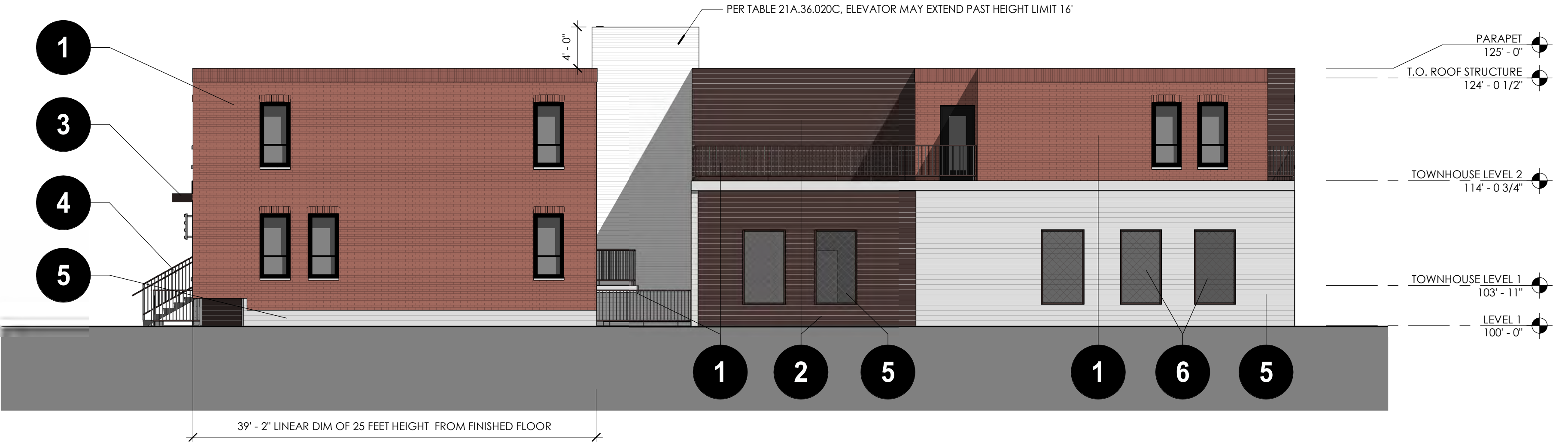
- CHAPTER 21A.37
- 21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25'+ INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES
- 21A.37.050 B
ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS
- 21A.37.050 C
GROUND FLOOR GLASS: 40% REQUIRED
- 21A.37.050 D
BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET FACING FACADES
- 21A.37.050 E
BLANK WALL LENGTHS LESS THAN 15'
- 21A.37.050 M
PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER AND SCREEN FROM NEIGHBORS
- 21A.37.050 C
GROUND FLOOR GLASS AT STREET FACING FACADES:
- SOUTH FACADE - TOTAL GROUND FLOOR SF = 568 SF
TOTAL GLAZING SF = 196 SF = 35%
(PER 21A.37.050 C.1.C GLAZING MAY BE REDUCED BY 15% AT RESIDENTIAL USES)
- *c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).*
- WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF
TOTAL GLAZING SF = 291 SF = 53%



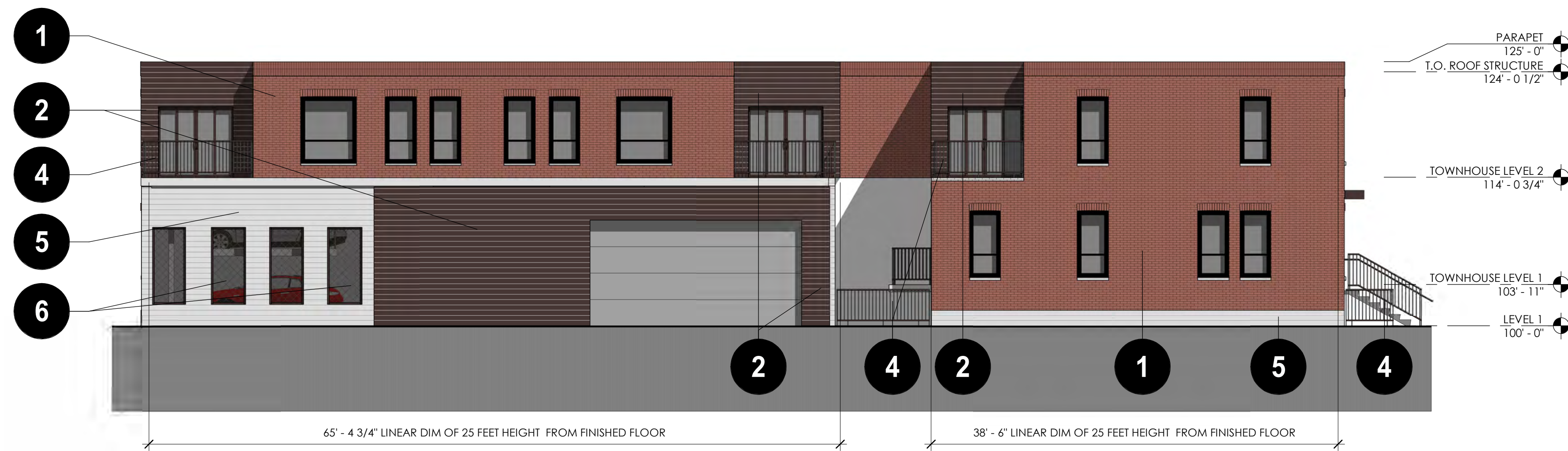
1 WEST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION (WITH SUNKEN PATIO ELEVATION)
1/8" = 1'-0"



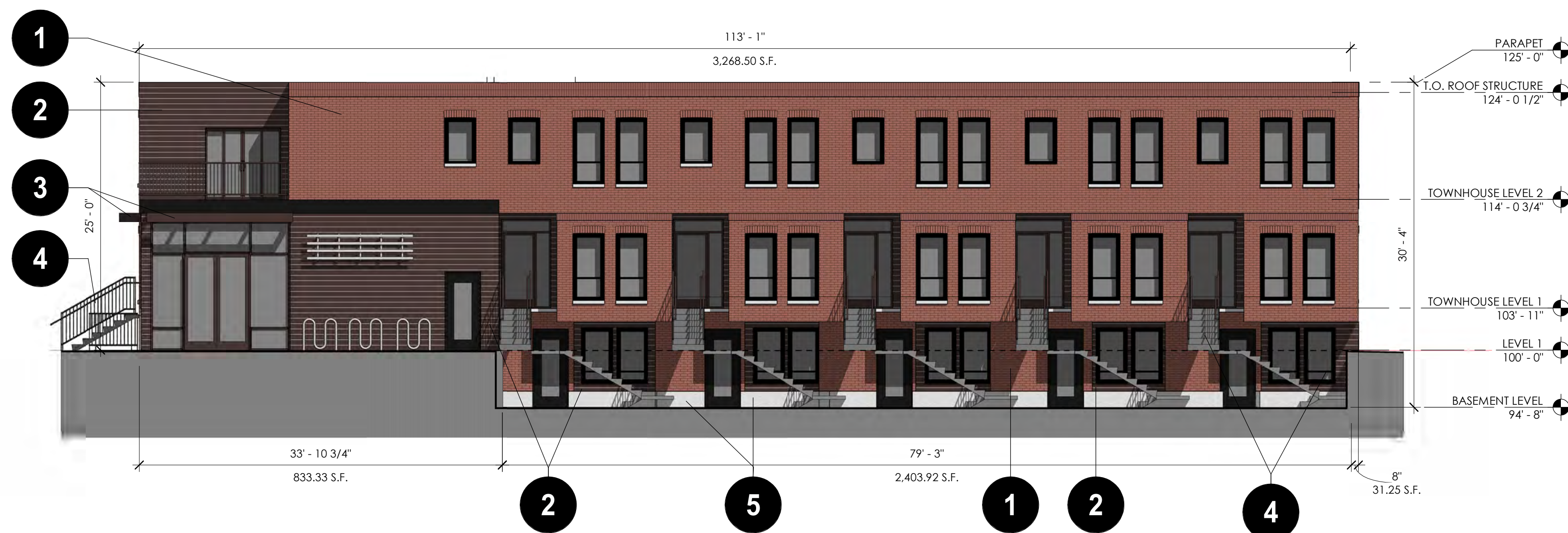
3 EAST ELEVATION
1/8" = 1'-0"



1 | NORTH ELEVATION
1/8" = 1'-0"



2 | SOUTH ELEVATION
1/8" = 1'-0"



3 | SOUTH- ELEVATION (WITH SUNKEN PATIO ELEVATION)
1/8" = 1'-0"

KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT BD.
- 3 STEEL CANOPY
- 4 STEEL STAIR
- 5 BOARD FORMED CONCRETE
- 6 MESH SCREENING

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	25.0'
WEST ELEVATION	27.4' *
NORTH ELEVATION	25.0'
SOUTH ELEVATION	28.7' *

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

CHAPTER 21A.37

21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25' + INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES

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TOTAL GLAZING SF = 291 SF = 53%

EXTERIOR ELEVATIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT
OCT 19, 2021



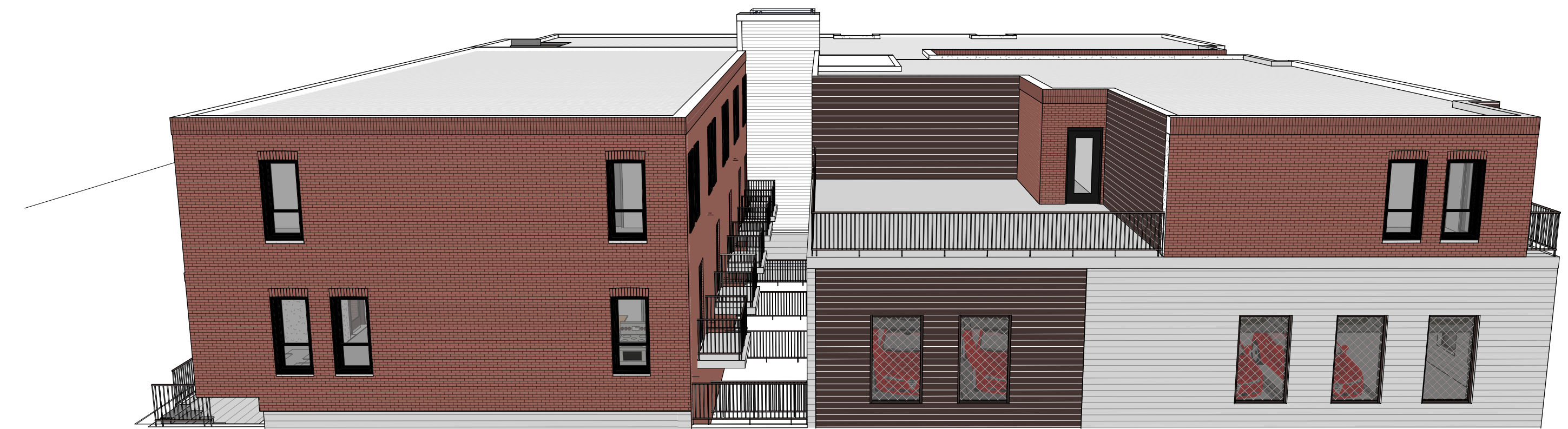
2 | North Perspective



1 | East Perspective



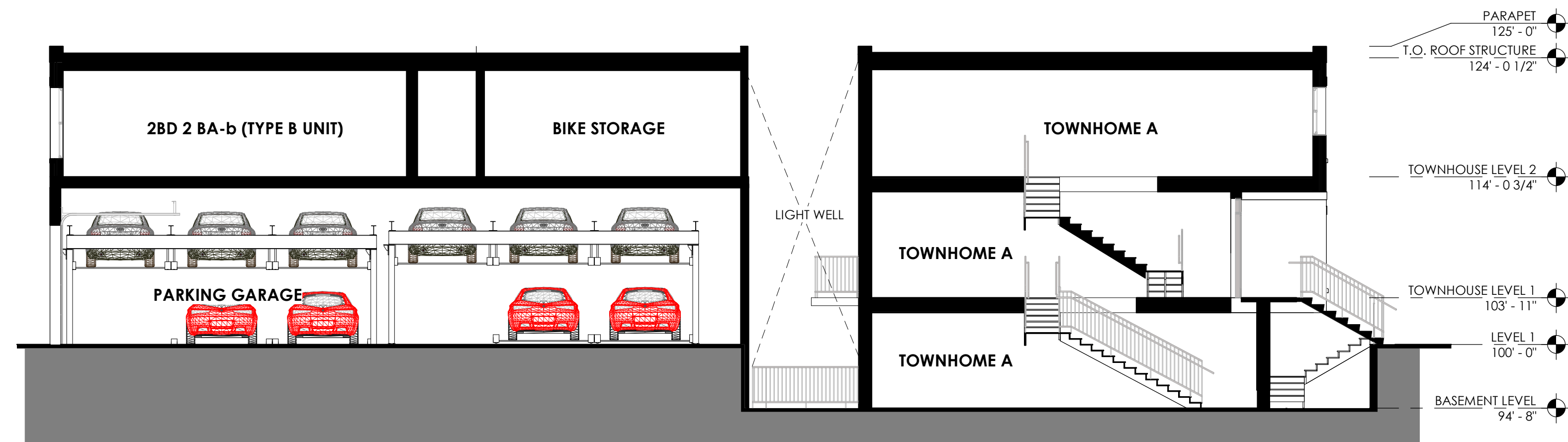
3 | West Perspective



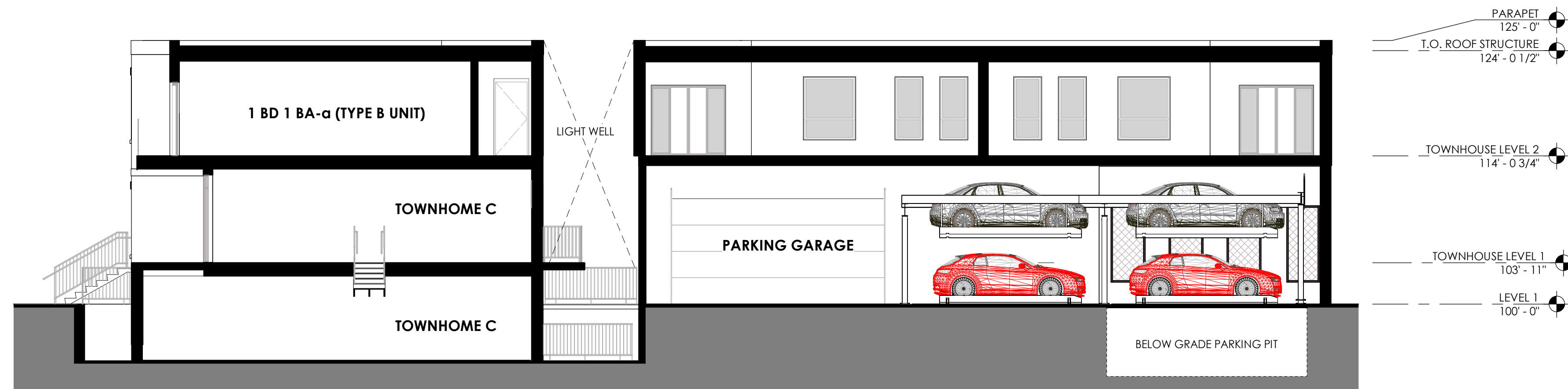
4 | South Perspective

PERSPECTIVE VIEWS

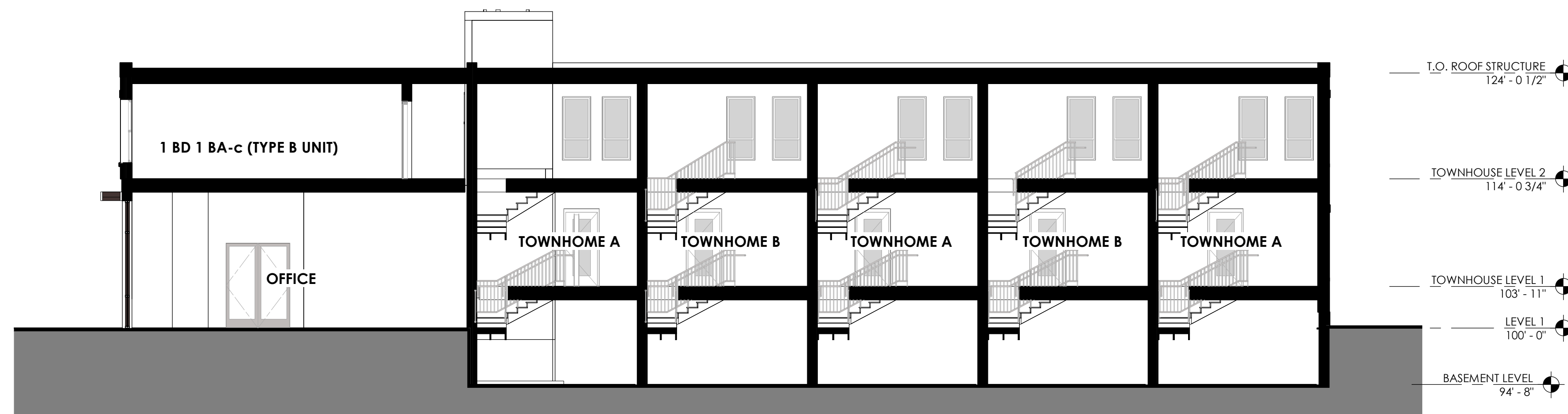
THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT
OCT 19, 2021



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



3 BUILDING SECTION 3
1/8" = 1'-0"

BUILDING SECTIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT
OCT 19, 2021



MANIFEST DEV-HARVEY CONSTRUCTION DOCUMENTS

10/19/2021



LEGEND EXISTING

---	ADJACENT PROPERTY BOUNDARY
-w-	CULINARY WATER LINE
-ss-	SANITARY SEWER LINE
-sd-	STORM DRAIN LINE
-ir-	IRRIGATION LINE
-g-	GAS LINE
-e-	UNDERGROUND POWER LINE
-e-	AERIAL POWER LINE
-c-	UNDERGROUND COMMUNICATION LINE
####	CONTOUR MINOR
####	CONTOUR MAJOR
x x	FENCE
▬	ASPHALT PAVEMENT
▬▬▬	CLOSED FACE CURB AND GUTTER
▬▬▬▬	OPEN FACE CURB AND GUTTER
▬▬▬▬▬	CONCRETE PAVEMENT
▬▬▬▬▬▬▬	EXISTING TO BE REMOVED
W	WATER VALVE
○	FIRE HYDRANT
W	WATER METER
S	SEWER MANHOLE
□	STORM DRAIN BOX
▬▬▬	STORM WATER CATCH BASIN
▬	ROAD SIGN
○	POWER POLE
☀	DECIDUOUS TREE
●	CONIFEROUS TREE

LEGEND PROPOSED

---	PROPERTY BOUNDARY
-W-	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
-SS-	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
-SD-	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
-IR-	IRRIGATION LINE (SIZE SHOWN ON PLAN)
-G-	GAS LINE
-E-	UNDERGROUND POWER LINE
-E-	AERIAL POWER LINE
-C-	UNDERGROUND COMMUNICATION LINE
####	CONTOUR MAJOR
####	CONTOUR MINOR
x x	FENCE
---	BUILDING SETBACK
▬	ASPHALT PAVEMENT
▬▬▬	CLOSED FACE CURB & GUTTER
▬▬▬▬	OPEN FACE CURB & GUTTER
▬▬▬▬▬	CURB & GUTTER TRANSITION
▬▬▬▬▬▬▬	CONCRETE PAVEMENT
W	WATER VALVE
○	FIRE HYDRANT
W	WATER METER
S	SEWER MANHOLE
□	STORM DRAIN BOX
▬▬▬	STORM WATER CATCH BASIN
▬	ROAD SIGN

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C101	DEMOLITION PLAN
C102	SITE PLAN
C201	GRADING PLAN
C202	STORM DRAIN PLAN
C301	UTILITY PLAN
C501	DETAILS
C502	DETAILS

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE UTAH CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS AND SPECIFICATIONS, 2017 EDITION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE SITE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER PRIOR TO BEING IMPLEMENTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UNREGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES, SHORING AROUND EXISTING UTILITIES, PHASING OF WORK AND TRAFFIC CONTROL.
 - IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY WATER INTERRUPTION.
 - THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. COORDINATE WITH THE UTILITY SUPPLIER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
 - IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, UDOT OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.

- THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
- ALL BMPs SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPs SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING.
- MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES.
- WORK ACTIVITY AND SCHEDULES SHALL BE COORDINATED WITH THE OWNER AND THEIR ACTIVITIES ON-SITE.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.
- IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- THE APPROVED, DESIGNATED PROJECT SUPERVISOR SHALL BE ON-SITE WHILE WORK IS BEING CONDUCTED.
- SOIL COMPACTION EFFORT SHALL BE PER THE GEOTECHNICAL REPORT FROM GSH GEOTECHNICAL, INC.

Know what's below. **811**

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MARK	DATE	DESCRIPTION

PROJECT #: 21-268
DRAWN BY: L.CHUGG
PROJECT MANAGER: J. BLACK
ISSUED: 10/19/2021

NOT FOR
CONSTRUCTION

COVER

C001





MANIFEST DEV-HARVEY
PLAN DEVELOPMENT APPLICATION
2700 SOUTH 500 EAST
SALT LAKE CITY, UT 84106

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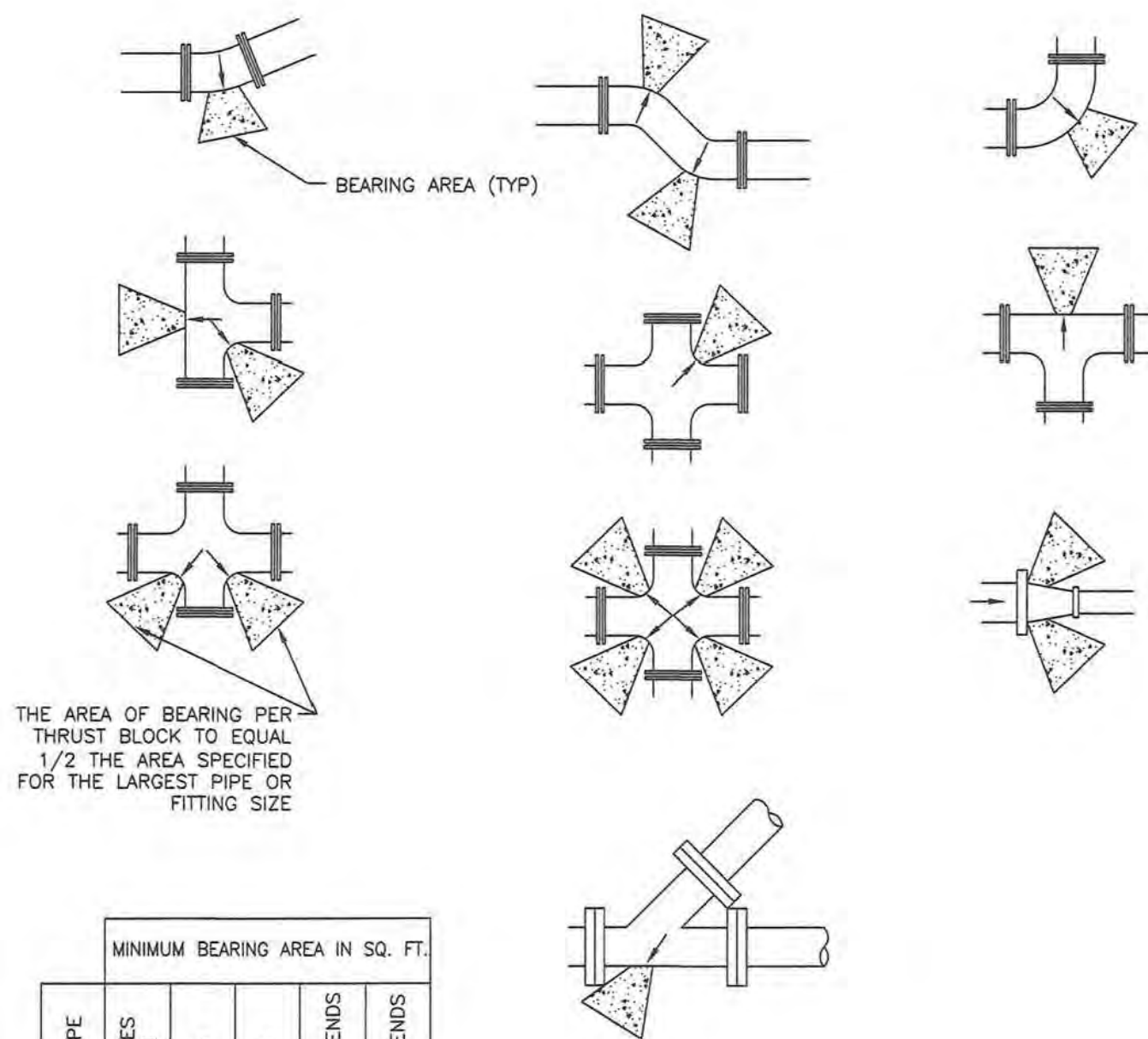
PROJECT #: 21-268
DRAWN BY: L.CHUGG
PROJECT MANAGER: J. BLACK
ISSUED: 11/9/2021

NOT FOR
CONSTRUCTION

SITE PLAN

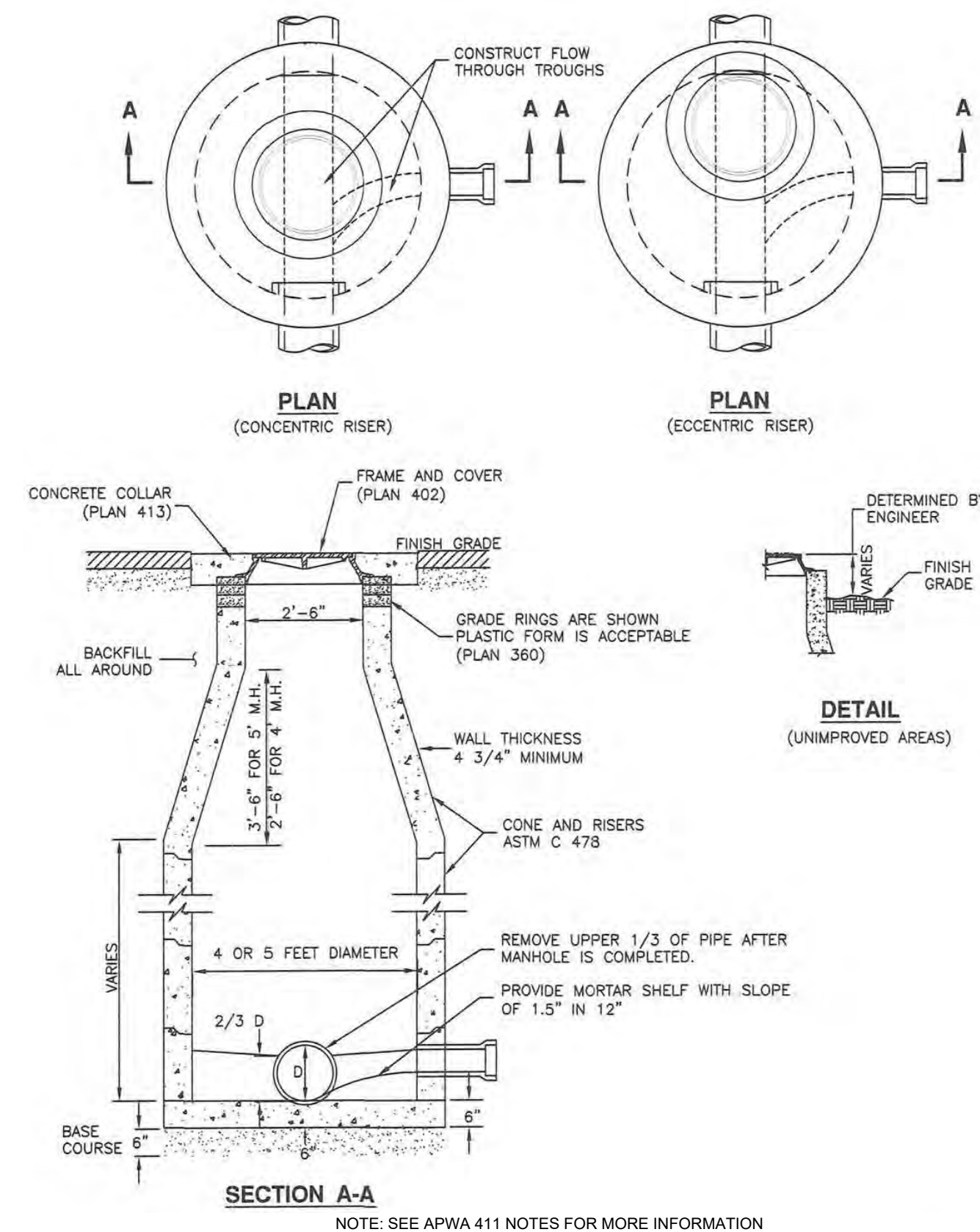
C102



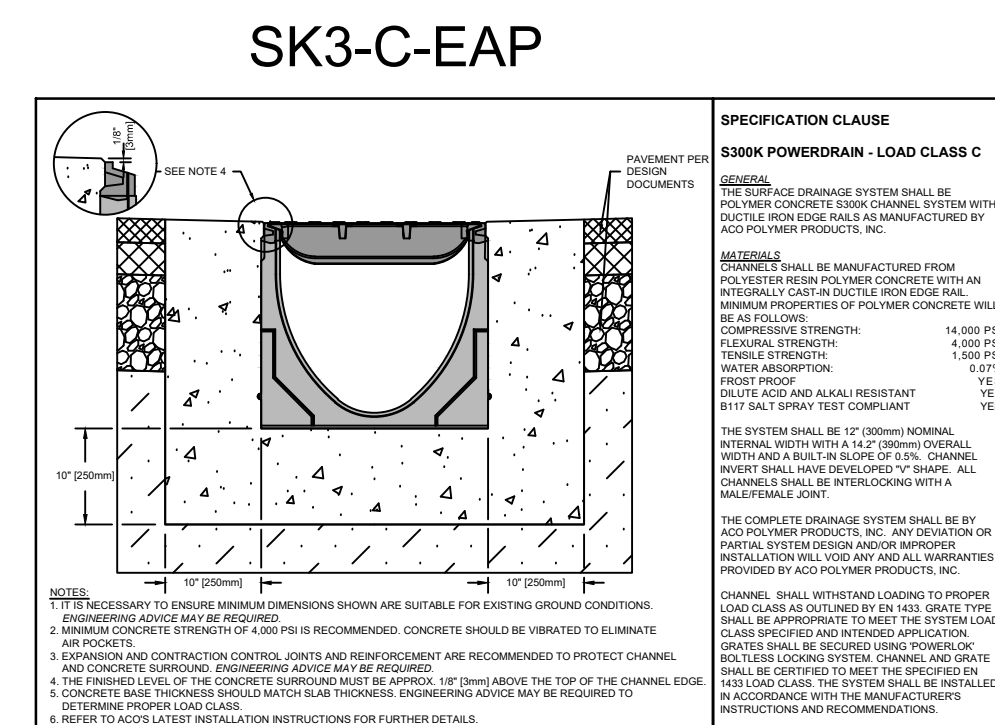
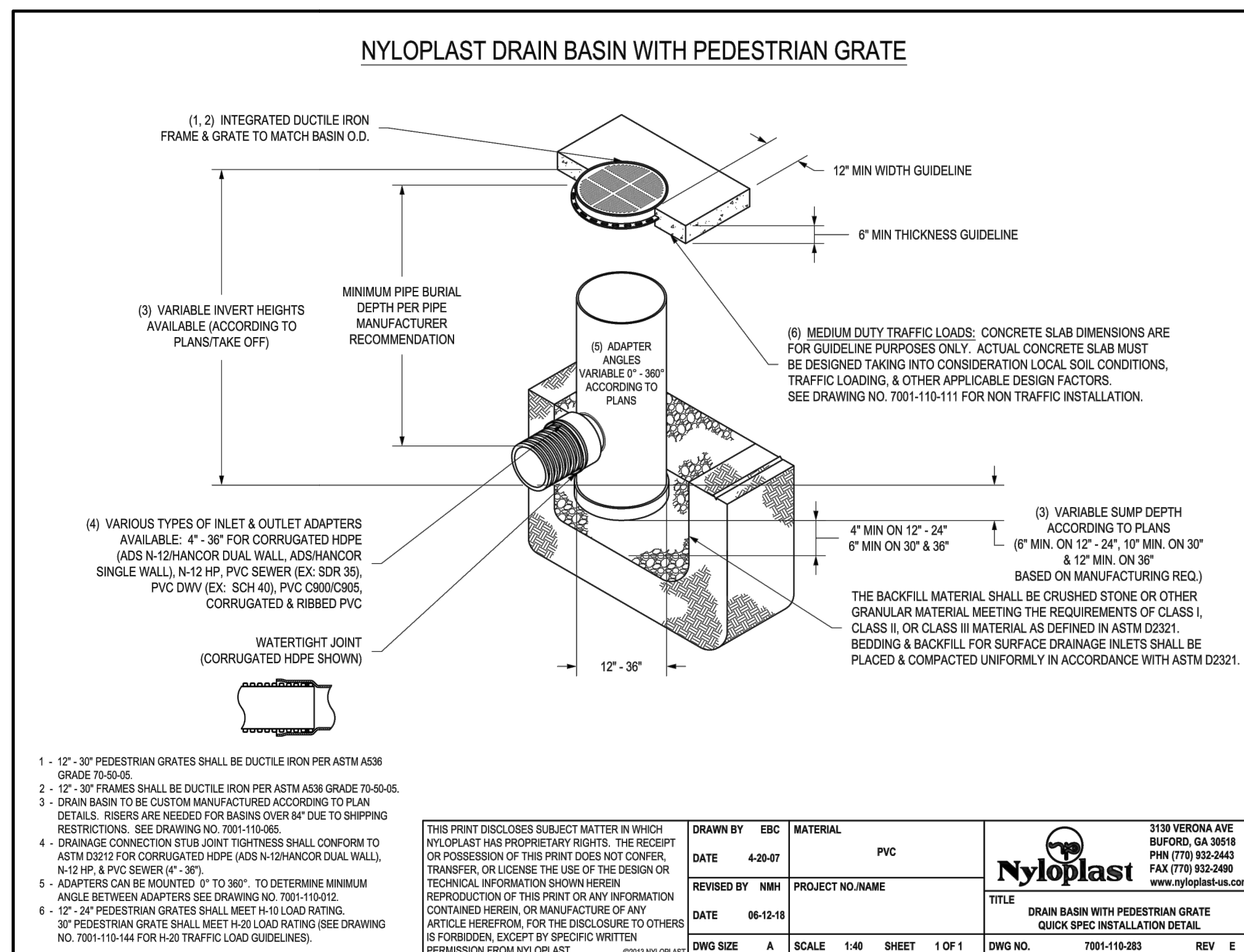


	MINIMUM BEARING AREA IN SQ. FT.				
SIZE OF PIPE TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS	
4"	2	3	2	2	
6"	4	5.5	3	2.5	
8"	6.5	9.5	5	2.75	
12"	14	20	11	5.5	
14"	19	28.5	14.5	7.5	
16"	24	34	18.5	9.5	
20"	27	52	28.5	14.5	
24"	53	74	41	21	
30"	81	114	62	32	

NOTE: SEE APWA 561 NOTES FOR MORE INFORMATION



SEWER MANHOLE
(APWA 411)
NOT TO SCALE



TRENCH DRAIN
NOT TO SCALE

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INSTALLATION
NOT TO SCALE



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

MANIFEST DEV-HARVEY
PLAN DEVELOPMENT APPLICATION
2700 SOUTH 500 EAST
SALT LAKE CITY, UT 84106

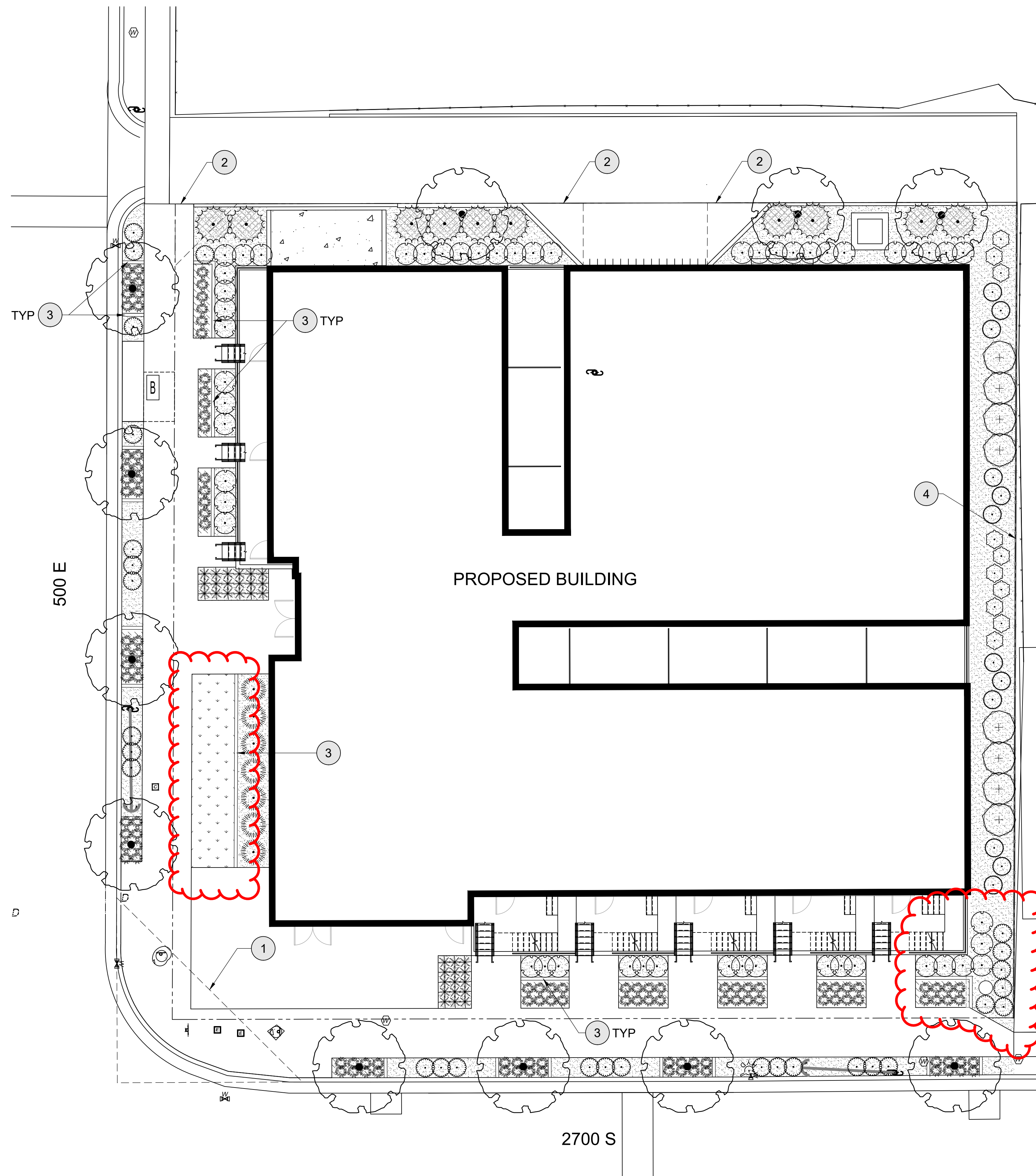
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PROJECT #: 21-268
DRAWN BY: L.CHUGG
PROJECT MANAGER: J. BLACK
ISSUED: 10/19/2021

NOT FOR
CONSTRUCTION

DETAILS






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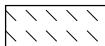


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	JW	12	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	6' HT	
	SI	11	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
	BC	29	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL.	
	CI	8	CORNUS ALBA 'IVORY HALO' TM / TATARIAN DOGWOOD	5 GAL.	
	CA	52	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL.	
	JB	10	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL.	
	RR	10	RHAMNUS FRANGULA 'FINE LINE' / FINE LINE BUCKTHORN	5 GAL.	
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
	IE	33	IRIS PALLIDA 'AUREO VARIEGATA' / GOLDEN VARIEGATED SWEET IRIS	1 GAL.	
	MM	7	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	1 GAL.	
	PH	120	PENNISETUM ALOPECUROIDES 'HADELN' / HADELN FOUNTAIN GRASS	1 GAL.	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	30' X 30' SIGHT TRIANGLE	
	10' X 10' SIGHT TRIANGLE	
	CONCRETE MOWSTRIP: 6" WIDE	
	FENCE- SEE ARCHITECTURE PLAN	
SYMBOL	DESCRIPTION	QTY
	TURF GRASS: SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.	217 SF

	ROCK MULCH, 1" (WASATCH TAN CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	2,583 SF
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS.	477 SF

PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL QUANTITIES.
- SEE L301 FOR DETAILS.

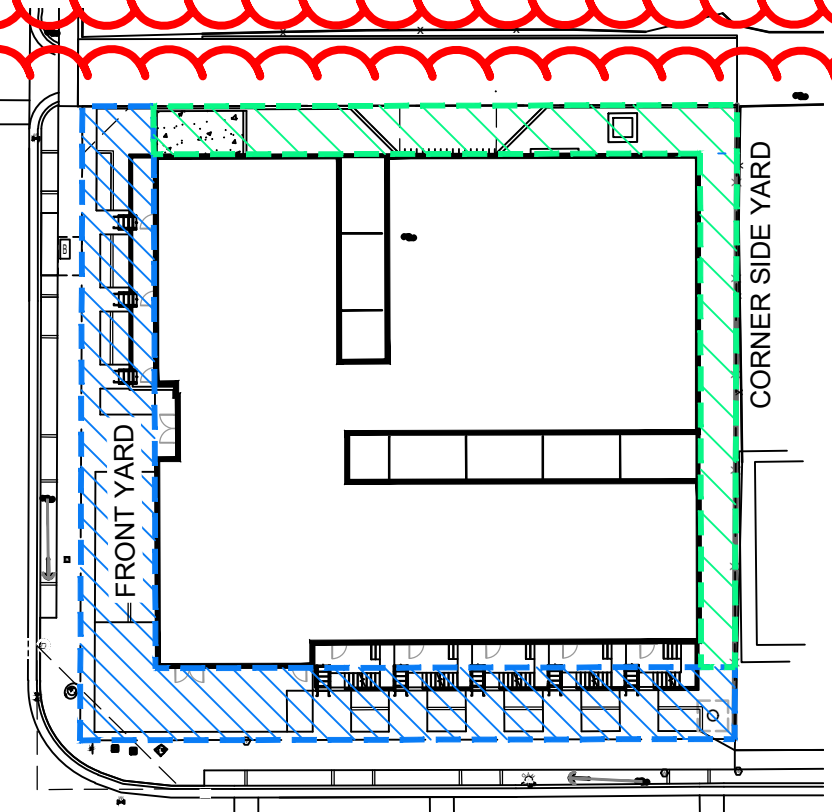
IRRIGATION NOTES:

- LANDSCAPE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.
- SEE L302 AND L303 FOR DETAILS.

SALT LAKE CITY - NEIGHBORHOOD COMMERCIAL ZONE

LANDSCAPE REQUIREMENTS

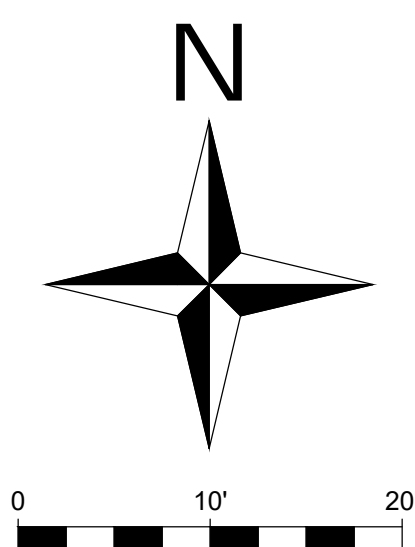
PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
STREET TREES - 500 EAST	1 tree per 30'	4	4
STREET TREES - 2700 SOUTH	1 tree per 30'	4	4
NORTH ALLEY	1 tree per 30'	3	3
EAST ALLEY	1 tree per 30'	4	12
FRONT YARD	1/3 of yard area covered by vegetation	1276	1276
CORNER SIDE YARD	1/3 of yard area covered by vegetation	669	727



YARD EXHIBIT (1"=40')

SUMMARY OF CHANGES

- ADDED TURF GRASS AREA ON WEST SIDE.
- INCREASED DENSITY OF PLANTINGS AT SOUTHEAST CORNER.
- ADDED FRONT YARD AND CORNER/SIDE YARD TO LANDSCAPE REQUIREMENTS TABLE.
- ADDED YARD EXHIBIT.



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MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-268
DRAWN BY: J. HENDRICKSON
REVIEWED BY: J. HENDRICKSON
ISSUED: 11.09.21

NOT FOR
CONSTRUCTION

LANDSCAPE
PLAN

L101

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/ SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S REP.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.

PLANTING NOTES:

- THE PLANTING PLAN IS DIAGRAMMATIC, AND PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
 - 10.1. pH 5.5 - 8.0
 - 10.2. BUILDUP 10% PERCENT ORGANIC MATTER
 - 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
 - 10.4. SILT = BALANCE
 - 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN FINISHING ALL TOPSOIL:
 - 12.1. SUB-GRADE SHALL BE FLOUSH GRADE PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
 - 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
 - 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
 - 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
 - 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNER'S REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNERS REP.
15. ALL TREES SHALL BE 2" CALIPER SIZE MEASURED 12" ABOVE THE GROUND.
16. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
 - 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
 - 17.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT SURFACE ABOVE FINISH GRADE.
 - 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL. THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
 - 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS UNDERNEATH THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
 - 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
 - 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
 - 17.8. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
20. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
21. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - 22.1. DAILY WATERING OF ALL PLANT MATERIAL.
 - 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
 - 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUND COVER.
 - 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
 - 22.6. FILLING AND PROTECTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR REPLANTING.
23. GRASS SHALL BE MOVED WHEN BLADES REACH THREE (3) INCHES TALL, NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
- 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.

- CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 24.1. PLANT QUALITY AT OR BELOW THE SOIL LINE:
- 24.1.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
- 24.2. THE ROOT GROWTH OF THE PLANT SHALL BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
- 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS AND/OR KINKED ROOTS. THE LANDSCAPE ARCHITECT'S PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL
- 24.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
- 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN PRODUCE IN EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANTS' ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
- 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE VISUAL INSPECTIONS OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
- 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
- 24.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
- 24.5.2. CONTAINER-GROWN PLANTS SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED
- 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
- 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
- 24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT AT A QUOTE BROWN, TO UNQUOTE, RADIAL TO THE TRUNK.
- 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE. INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS.
- (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES.
34. THE OWNER/OWNERS REP MAY CHOOSE TO TEMPORARILY SUPPORT THE TREE.
35. STAKES SHALL BE LODGE POLE STAKES FROM 4 KNOTS AND 4 DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
36. PLANTS SHALL STAND PLUMB AFTER STAKING
37. REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

36. ALL PLANTER BEDS ARE TO RECEIVE ROCK MULCH AS SPECIFIED ON PLANS OR APPROVED
EQUAL BY OWNER'S REP.
37. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT
38. HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

WEED FABRIC:

39. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS WITH ROCK MULCH. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

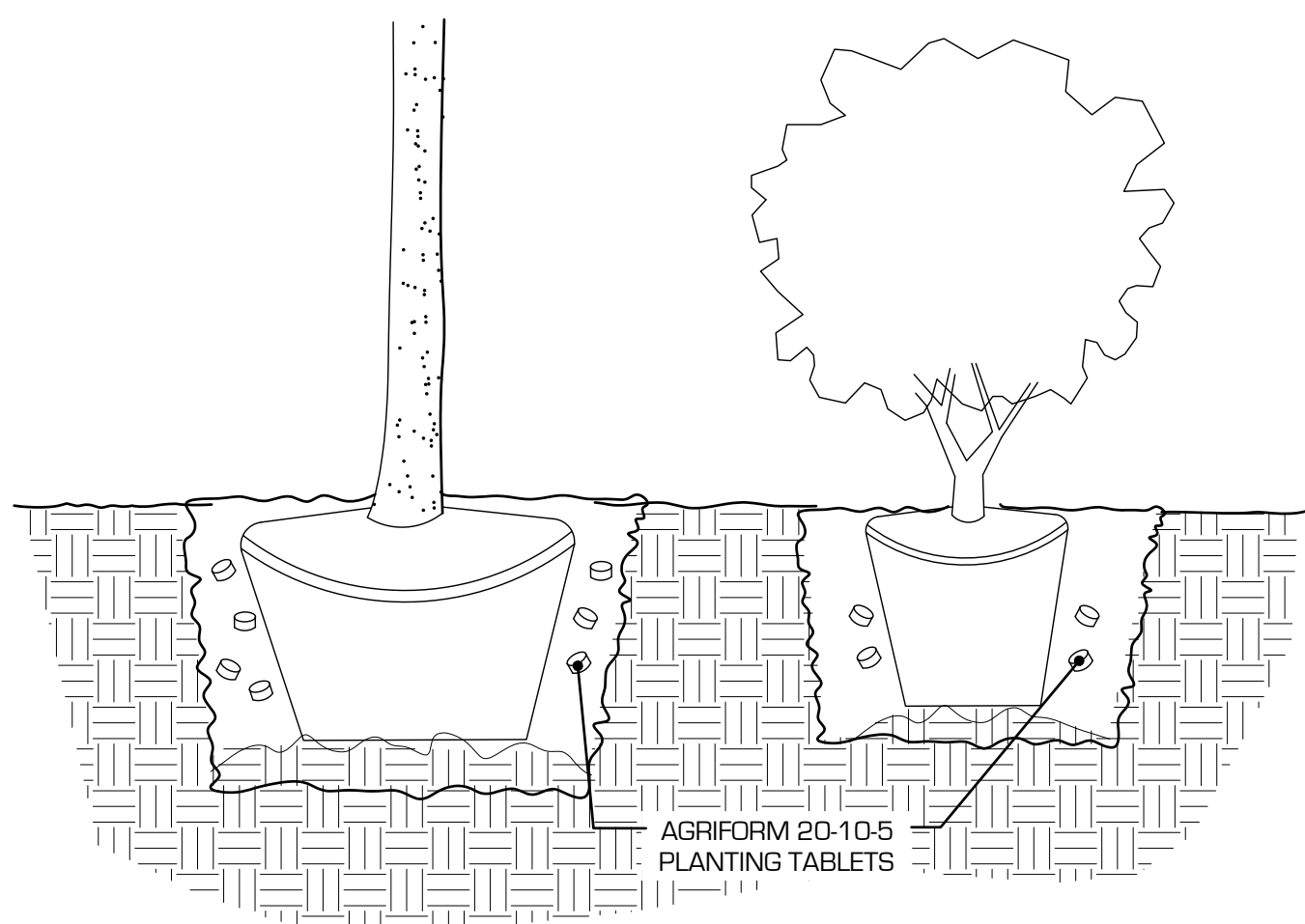
MAINTENANCE & WARRANTIES:

40. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
41. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS AFTER THE COMPLETION OF THE PROJECT. THE MAINTENANCE IS TO INCLUDE WEEDING PLANTER BEDS, AREAS, SPRAYING THE SOIL AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
42. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
43. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
44. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.

SUGGESTED APPLICATION RATES							
Agriform® 21-gm Tablets (SKU# E9002S, G9002S) (*available in Canada SKU# E9835S)							
	Tree / Shrub Container Size						
	1 gal	2 gal	3 gal	5 gal	7 gal	15 gal	24" box
Installation	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24
Maintenance Rates for Established Plantings (Plant Height or Spread)							
	18" or less	18-36"	36-54"	4.5-6 ft.	6-7.5 ft.	7.5-9 ft.	Each additional 18"
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	add 1
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 1
Agriform® 10-gm Tablets (SKU# E9080S, G9080S) Application Rate for Well-Rooted Liners (Quant to gallon size)							
1 to 2 tablets for each plant							
Agriform® 5-gm Tablets (SKU# E9091S, G9091S) Application Rate for Small Ground Cover/Perennials (Quant size or smaller)							
1 tablet for each plant							

BID SPECIFICATIONS:

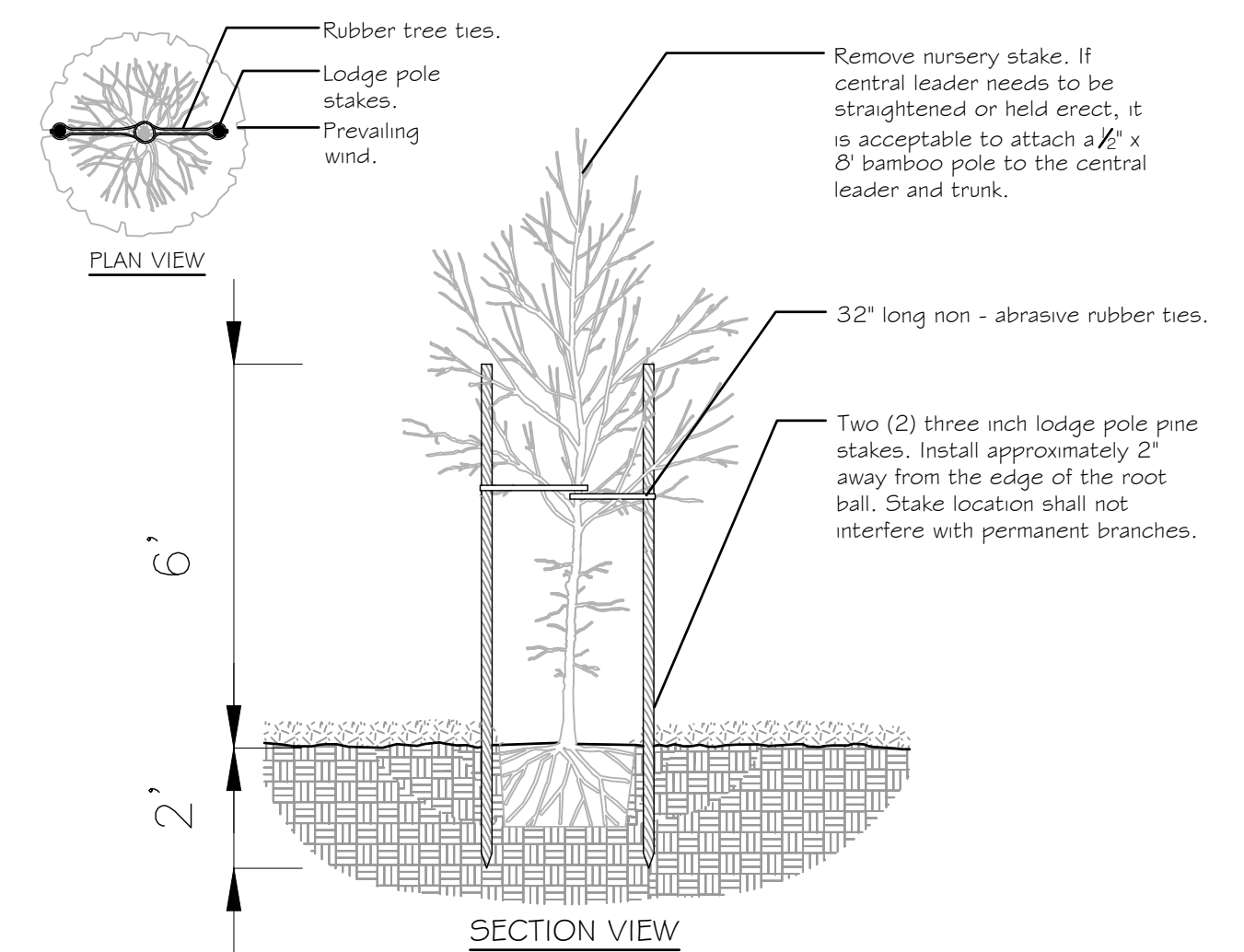
PLANTING TABLET SHALL BE TIGHTLY COMPRESSED, LONG LASTING AND SLOW RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS WITH A NITROGEN (N), PHOSPHORUS (P), AND POTASSIUM (K) ANALYSIS OF 20-10-5 AND TRACE ELEMENTS DERIVED FROM THE SOURCES LISTED IN THE GUARANTEED ANALYSIS.



1 AGRIFORM 20-10-5 PLANTING TABLETS

NOT TO SCALE

3293-0



2 TREE DOUBLE STAKING

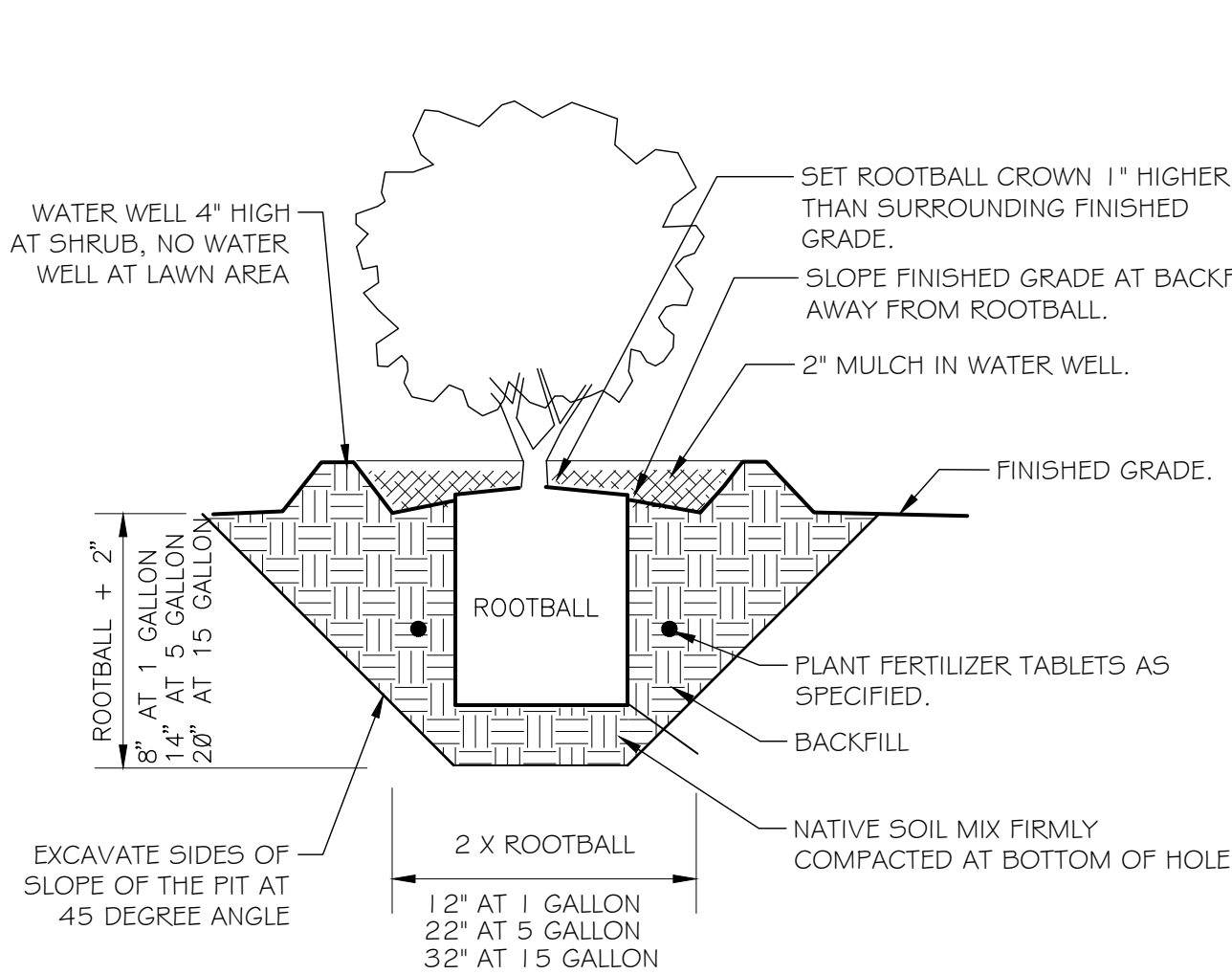
NOT TO SCALE

329343-06

TREE ROOTBALL CORRECTION

NOT TO SCALE

329343-07




SHRUB PLANTING

NOT TO SCALE

329333,13-0

civilsolutionsgroup inc.



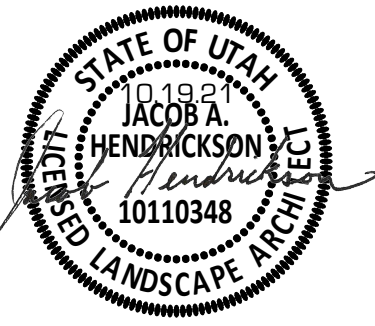
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

MANIFEST DEV-HARVEY

2700 SOUTH 500 EAST
SALT LAKE CITY, UT 84106

[illegible]

PROJECT #: 21-268
DRAWN BY: J. HENDRICKSON
REVIEWED BY: J. HENDRICKSON
ISSUED: 10.19.21

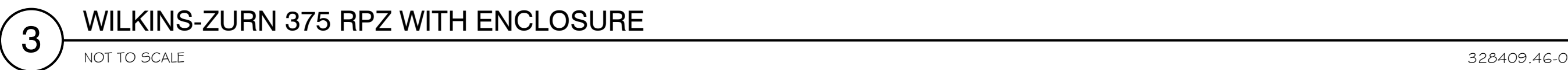


DETAILS

L301

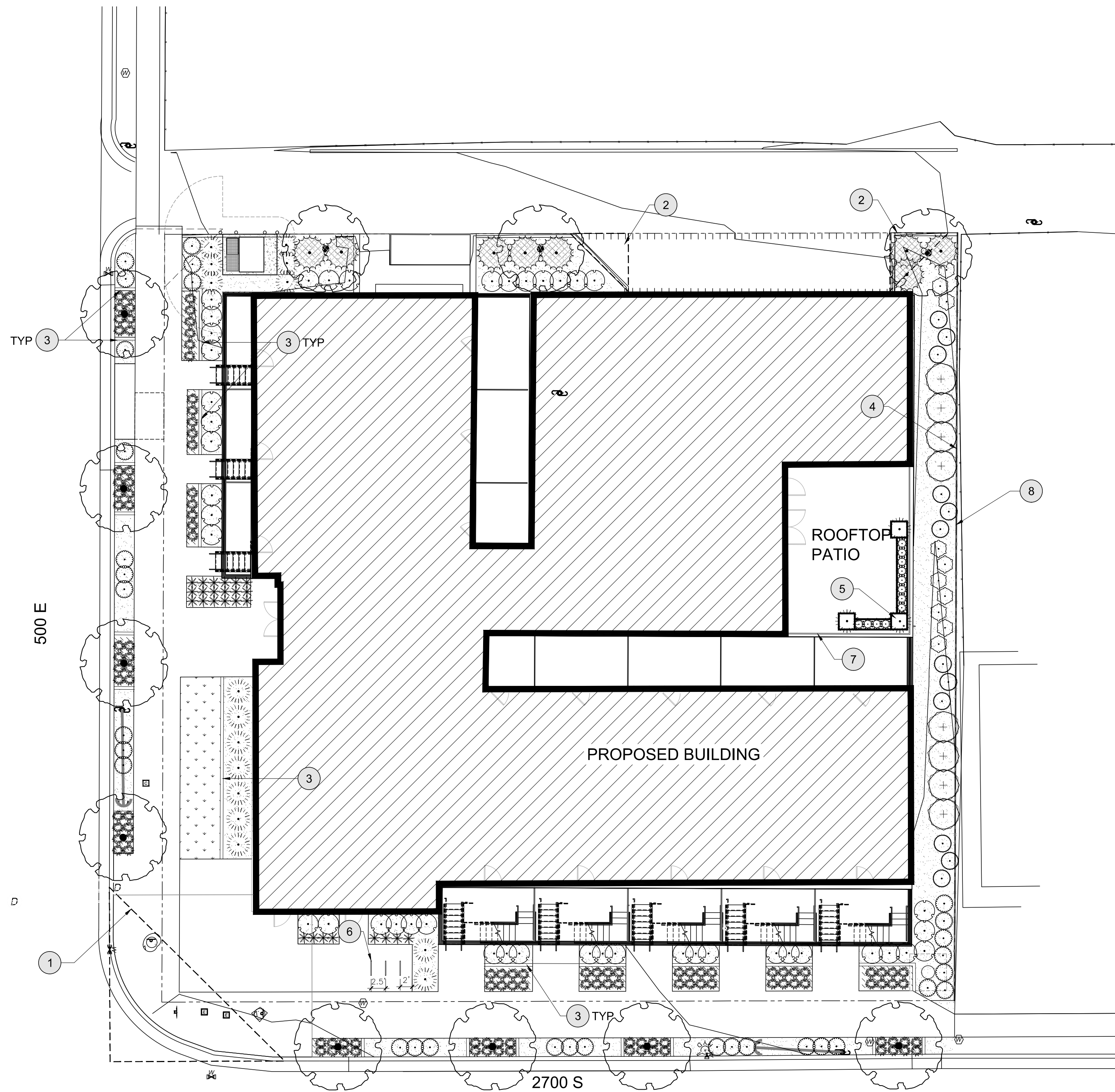
1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. THE DESIGN PRESSURE IS 70 PSI. CONTRACTOR TO VERIFY PRESSURE.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
4. PIPE FITTINGS SHALL BE AS FOLLOWS:
 - 4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
 - 4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
5. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING:
 - 5.1. ALL WIRE SHALL INSTALLED IN 1-1/4" CONDUIT. WIRE SHALL MEET CONTROLLER'S MANUFACTURER'S RECOMMENDATIONS.
6. BACK FLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE. WILKINS 375 RPZ BLACK AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND LOCAL CODES.
7. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
8. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
 - 8.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
9. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
10. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. THERE SHALL BE ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES. VALVE BOXES IN PLANTING BED SHALL BE TAN COLOR AND VALVE BOXES WITHIN LAWN AREAS SHALL BE GREEN.
11. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
12. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
13. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
14. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 - 14.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
 - 14.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. SEE IRRIGATION LEGEND FOR PRESSURE.
 - 14.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE.
 - 14.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
15. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OUP BUILDINGS SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS
16. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
17. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
18. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
19. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
20. CONTRACTOR TO COORDINATE WITH OWNERS REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
21. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS AT PLANTING, GROUNDING, AND MAINTENANCE.
22. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
23. FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIP LINE RINGS 1" AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS 1 (1) GALLON EMITTER PER 1 GALLON PLANT, 1 (1) GALLON EMITTER PER 5 GALLON SHRUB 2 (2) GALLON EMITTER FOR ALL WICHTA BLUE JUNIPERS AND 10 GAL SHRUBS. ALL 10 GALLON PLANTS RECEIVE 3 (3) GALLON EMITTER. CISTENA PLUM TO BE TREATED AS LARGE SHRUB. ALL OTHER TREES TO BE WATERED WITH DRIP RING.
24. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

25. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
26. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
27. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
 - 27.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
 - 27.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
 - 27.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
28. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

ATTACHMENT D: APPLICANT REVISED SUBMITTAL



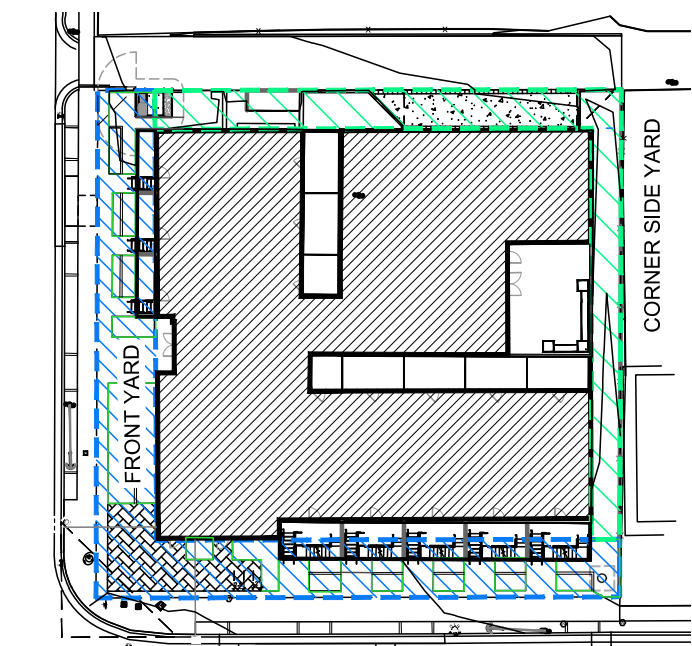
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
JW	12	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	6' HT		
SI	11	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	2" CAL	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
BC	32	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL.		
CI	8	CORNUS ALBA 'IVORY HALO' TM / TATARIAN DOGWOOD	5 GAL.		
CA	44	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL.		
JB	8	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL.		
RR	10	RHAMNUS FRANGULA 'FINE LINE' / FINE LINE BUCKTHORN	5 GAL.		
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
CE	12	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' / EL DORADO FEATHER REED GRASS	1 GAL.		
IE	26	IRIS PALLIDA 'AURORE VARIEGATA' / GOLDEN VARIEGATED SWEET IRIS	1 GAL.		
MM	18	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	1 GAL.		
PH	120	PENNISETUM ALOPECUROIDES 'HAEMELN' / HAEMELN FOUNTAIN GRASS	1 GAL.		

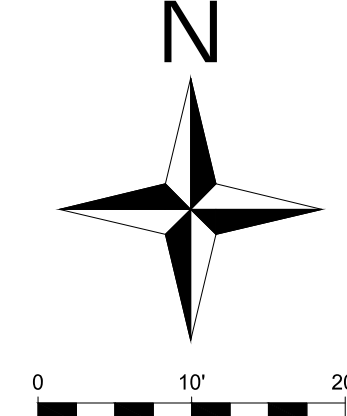
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	30' X 30' SIGHT TRIANGLE	
2	10' X 10' SIGHT TRIANGLE	
3	CONCRETE MOWSTRIP- 6" WIDE	
4	FENCE- SEE ARCHITECTURE PLAN	
5	TOURNESOL PLANTERS - SQUARE PLANTERS ARE 30" HEIGHT AND LINEAR PLANTERS ARE 24". SEE MECHANICAL PLANS FOR IRRIGATION STUBS.	
6	BIKE RACK TO BE INSTALLED PER CITY DETAIL. (INVERTED U, 2 CAPACITY RACK) HTTP://WWW.SLCOCS.COM/TRANSPORTATION/DESIGN/PDF/F1.F2.PDF	
7	SEE ARCHITECTURE PLANS FOR RAILING	
8	6" GRAY VINYL FENCE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH 12" CONCRETE MOWSTRIP	
SYMBOL	DESCRIPTION	QTY
TURF GRASS: SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.		217 SF
ROCK MULCH, 1-3" (COPPER CANYON CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 4" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.		2,461 SF
BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS.		485 SF

- PLANTING NOTES:
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - SEE L301 FOR DETAILS.



YARD EXHIBIT (1"=40')



SALT LAKE CITY - NEIGHBORHOOD COMMERCIAL ZONE			
LANDSCAPE REQUIREMENTS			
PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
STREET TREES - 500 EAST	1 tree per 30'	4	4
STREET TREES - 2700 SOUTH	1 tree per 30'	4	4
NORTH ALLEY	1 tree per 30'	3	3
EAST BUFFER	1 tree per 30'	4	12
FRONT YARD	1/3 of yard area covered by vegetation	1278	1375
CORNER SIDE YARD	1/3 of yard area covered by vegetation	669	727

NOT FOR CONSTRUCTION

THE HARVEY
for
MANIFEST DEVELOPMENT

Babcock Design
Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W MAIN STREET
SUITE 940
BOISE, ID 83702
208.424.7675

babcockdesign.com

sheet information:
revisions: num. description date

date: JAN 20, 2022
project number: 21-268
project status: 100% DD
original drawing is 30" x 42"
current as of:

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stamp:

project information:

THE HARVEY
for
MANIFEST DEVELOPMENT

2700 SOUTH 500 EAST
SALT LAKE CITY, UT 84106

sheet number:

L101

LANDSCAPE PLAN

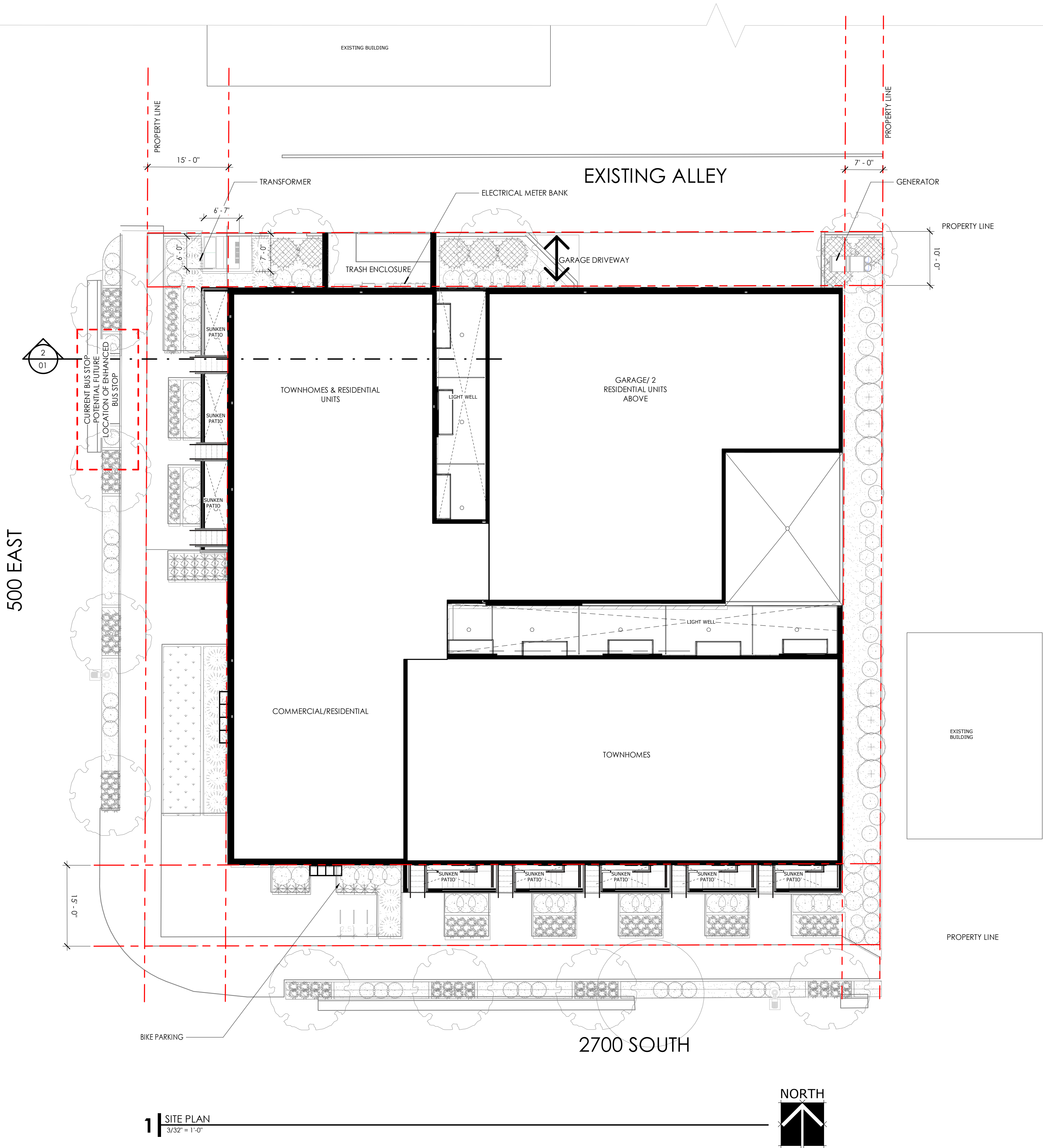
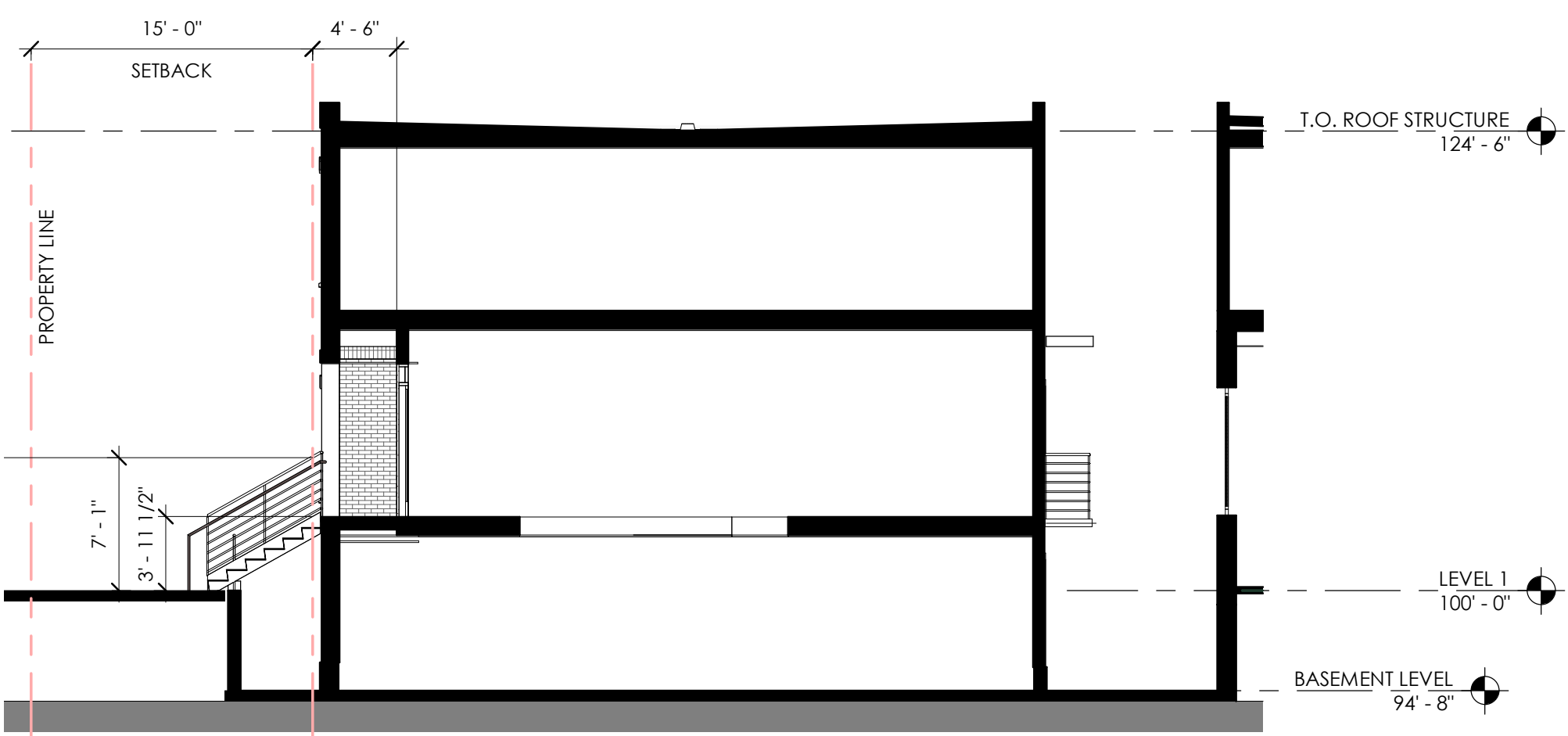
SITE SUMMARY

TOTAL UNITS ON SITE = 14
TOTAL ACREAGE = 0.41
DENSITY = 34 DU/AC

28 PARKING STALLS
1 ACCESSIBLE STALL

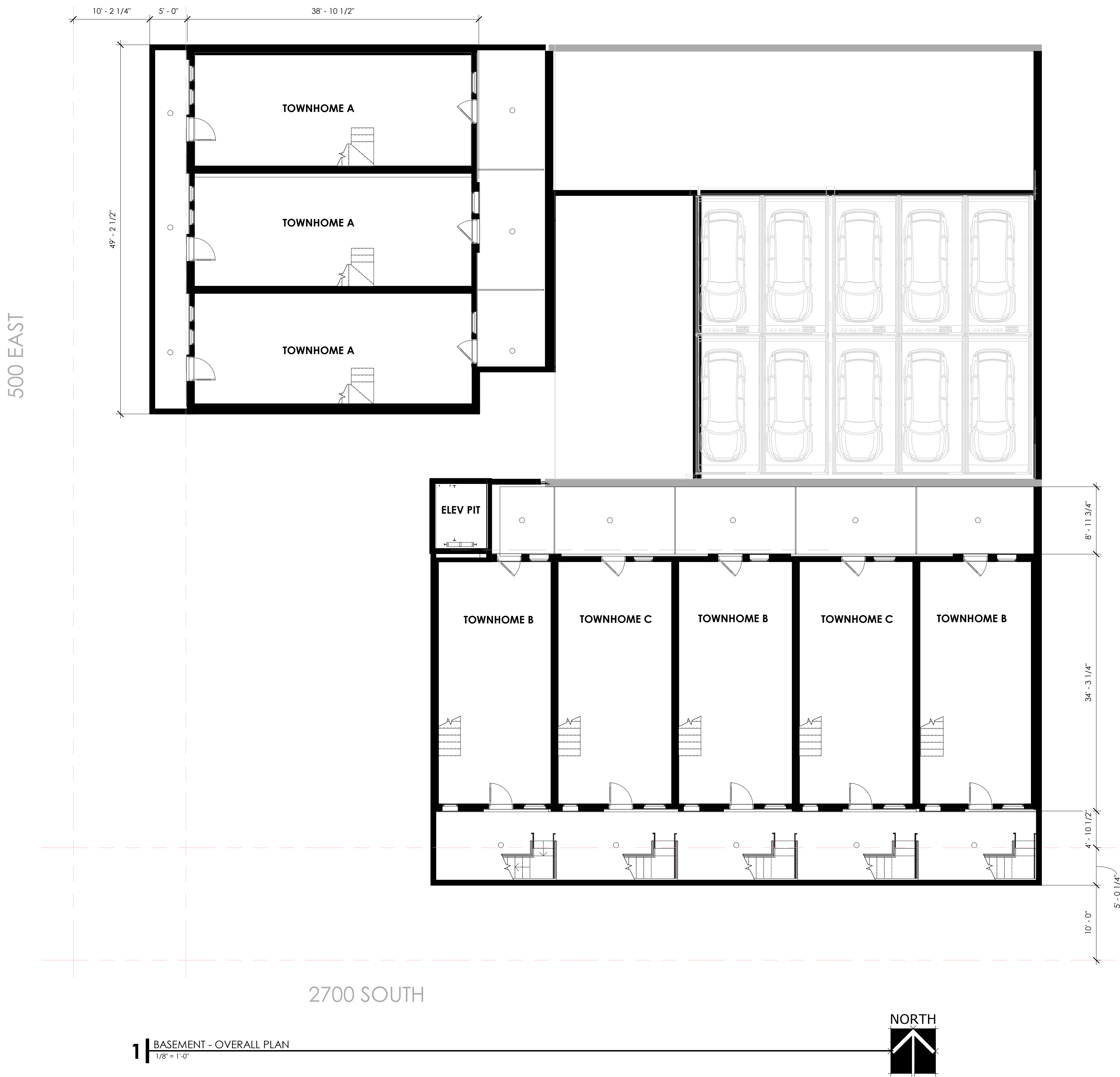
PARKING REQUIREMENTS

2 SPACES REQUIRED PER 2 BEDROOM UNITS		
1 SPACE REQUIRED PER 1 BEDROOM UNITS		
3 STALLS PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)		
(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 =	22 STALLS	
(3) 1 BEDROOM FLATS =	3 STALLS	
992 SF OFFICE =	3 STALLS	
		28 STALLS REQUIRED
29 STALLS PROVIDED		



UNIT SUMMARY

UNIT SCHEDULE - BASEMENT			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	552 SF	1,766 SF
TOWNHOME B	2	552 SF	1,766 SF
TOWNHOME C	3	648 SF	1,250 SF



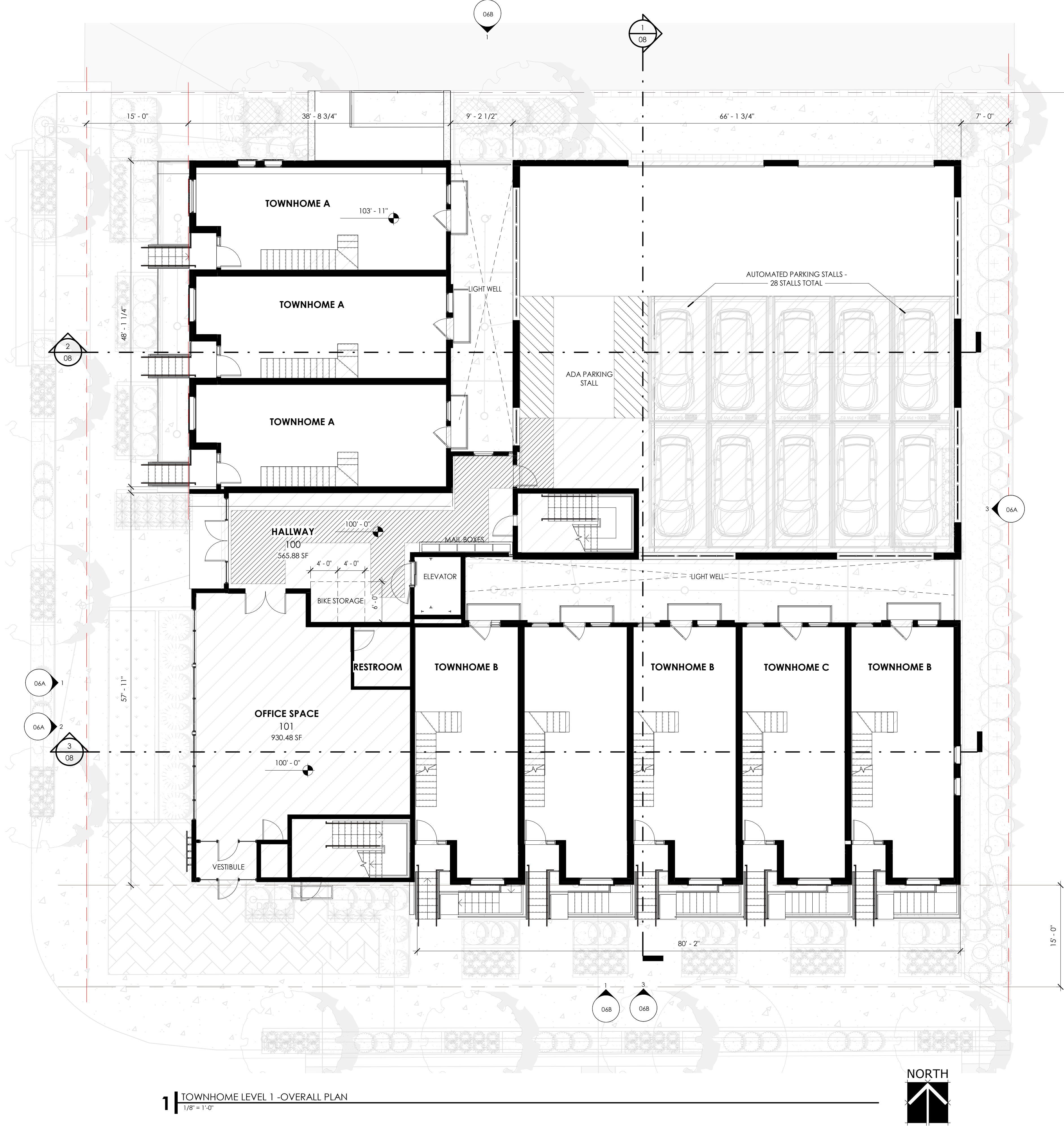
UNIT SUMMARY

UNIT SCHEDULE - LEVEL 1			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	586 SF	1,766 SF
TOWNHOME B	2	586 SF	1,766 SF
TOWNHOME C	3	602 SF	1,250 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF

TOTAL UNITS ON SITE = 14
TOTAL ACREAGE = 0.41
DENSITY = 34 DU/AC

PARKING REQUIREMENTS

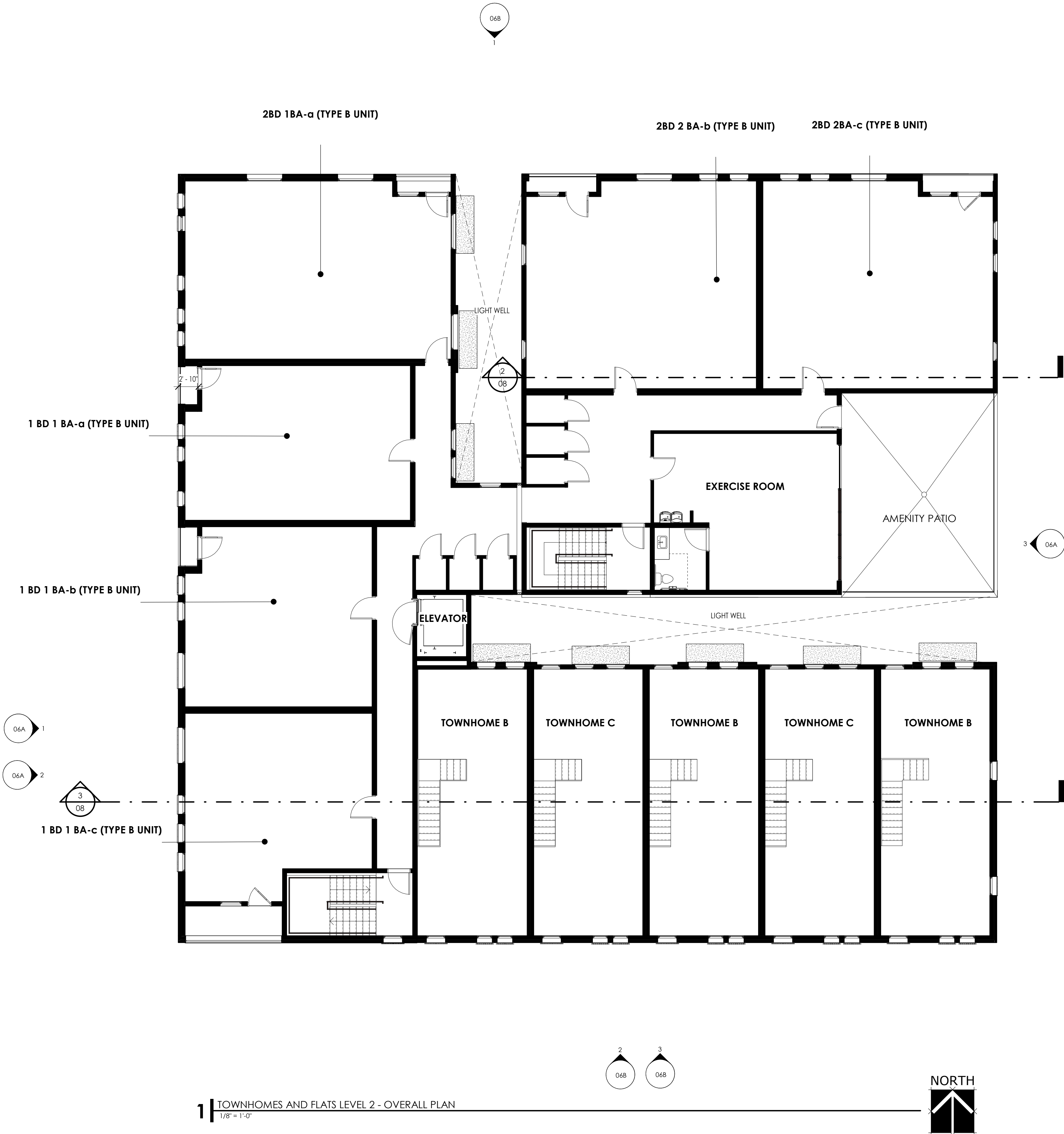
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1 SPACE REQUIRED PER 1 BEDROOM UNITS	
3 STALLS PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)	
(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 = 22 STALLS	
(3) 1 BEDROOM FLATS =	3 STALLS
992 SF OFFICE =	3 STALLS
28 STALLS REQUIRED	
29 STALLS PROVIDED	



1 TOWNHOME LEVEL 1 -OVERALL PLAN
1/8" = 1'-0"

UNIT SUMMARY

UNIT SCHEDULE - LEVEL 2			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT
TOWNHOME A	3	628 SF	1,766 SF
TOWNHOME B	2	628 SF	1,766 SF
BIKE STORAGE	1	-	244 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF
SINGLE LEVEL PLAT UNITS - PER PLAN			SEE PLAN



LEVEL 2

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KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT BD.
- 3 STEEL CANOPY
- 4 STEEL STAIR
- 5 BOARD FORMED CONCRETE
- 6 MESH SCREENING
- 7 STUCCO
- 8 PAINTED STEEL PANEL

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	26.0'
WEST ELEVATION	28.5' *
NORTH ELEVATION	26.0'
SOUTH ELEVATION	29.8' *

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

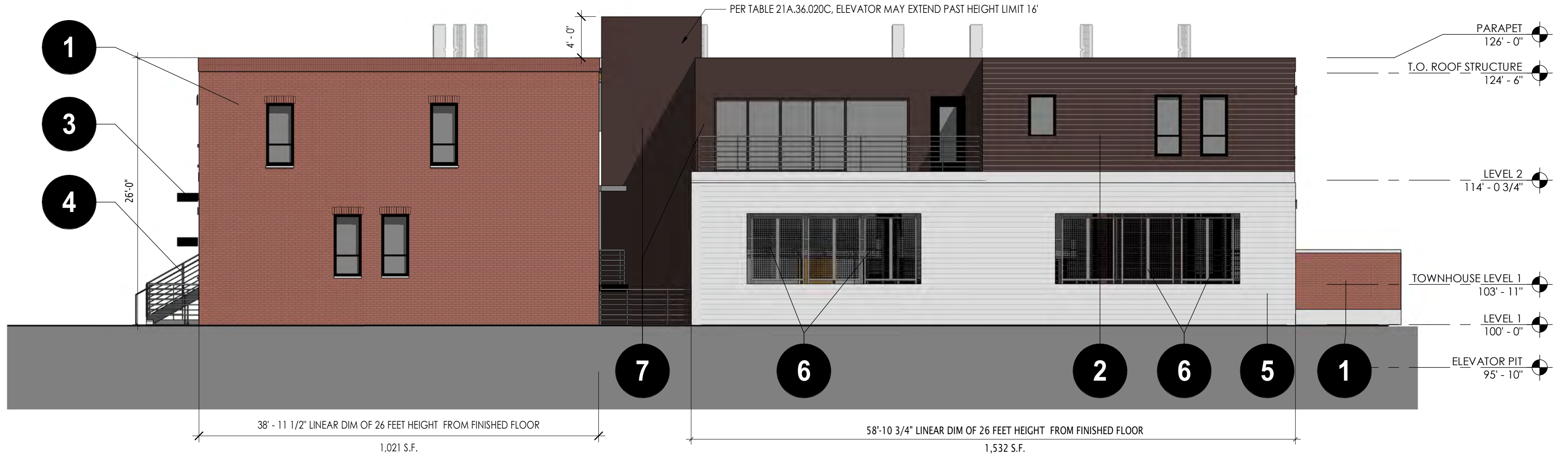
- CHAPTER 21A.37
- 21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25'+ INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES
- 21A.37.050 B
ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS
- 21A.37.050 C
GROUND FLOOR GLASS: 40% REQUIRED
- 21A.37.050 D
BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET FACING FACADES
- 21A.37.050 E
BLANK WALL LENGTHS LESS THAN 15'
- 21A.37.050 M
PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER AND SCREEN FROM NEIGHBORS
- 21A.37.050 C
GROUND FLOOR GLASS AT STREET FACING FACADES:
- SOUTH FACADE - TOTAL GROUND FLOOR SF = 568 SF
TOTAL GLAZING SF = 196 SF = 35%
(PER 21A.37.050 C.1.C GLAZING MAY BE REDUCED BY 15% AT RESIDENTIAL USES)
- WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF
TOTAL GLAZING SF = 291 SF = 53%



1 WEST ELEV.
1/8" = 1'-0"



2 WEST ELEVATION (WITH SUNKEN PATIO ELEVATION)
1/8" = 1'-0"



3 EAST ELEV.
1/8" = 1'-0"



1 | NORTH ELEV.
1/8" = 1'-0"



2 | SOUTH ELEV.
1/8" = 1'-0"



3 | SOUTH- ELEVATION (WITH SUNKEN PATIO ELEVATION)
1/8" = 1'-0"

KEY NOTES

- 1 BRICK
- 2 FIBER CEMENT BD.
- 3 STEEL CANOPY
- 4 STEEL STAIR
- 5 BOARD FORMED CONCRETE
- 6 MESH SCREENING
- 7 STUCCO
- 8 PAINTED STEEL PANEL

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE	
EAST ELEVATION	26.0'
WEST ELEVATION	28.5' *
NORTH ELEVATION	26.0'
SOUTH ELEVATION	29.8' *

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

CHAPTER 21A.37

21A.37.050 A.1
GROUND FLOOR USE: SPACES EXTEND 25'+ INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES

21A.37.050 B
ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS

21A.37.050 C
GROUND FLOOR GLASS: 40% REQUIRED

21A.37.050 D
BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET FACING FACADES

21A.37.050 E
BLANK WALL LENGTHS LESS THAN 15'

21A.37.050 M
PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER
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WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF
TOTAL GLAZING SF = 291 SF = 53%

EXTERIOR ELEVATIONS

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MANIFEST DEVELOPMENT



2 | North Perspective



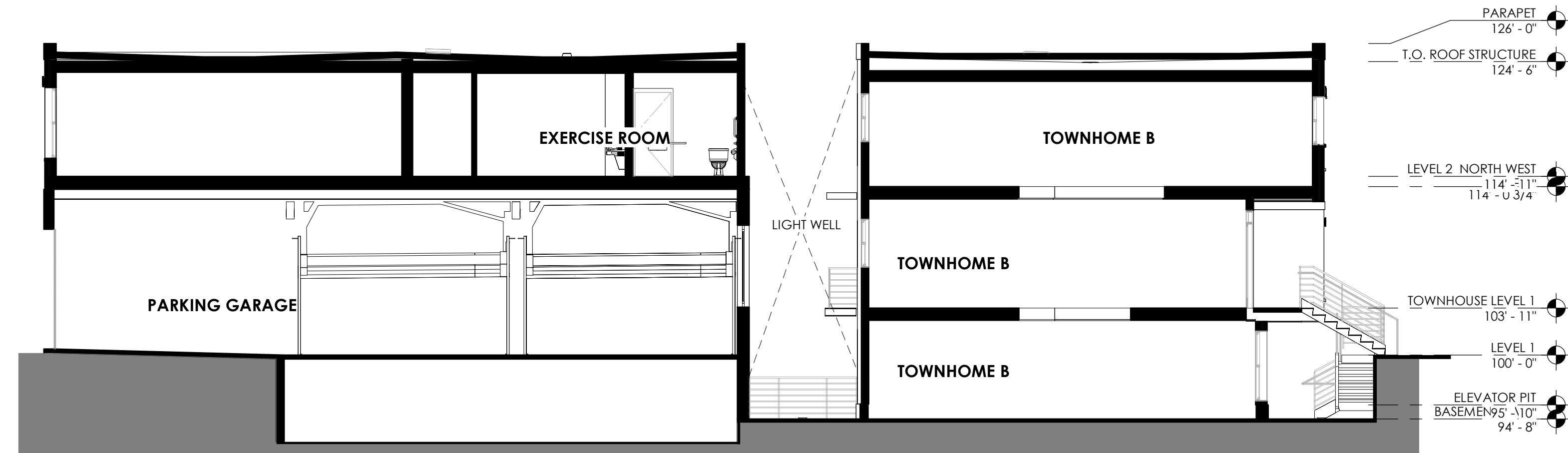
1 | East Perspective



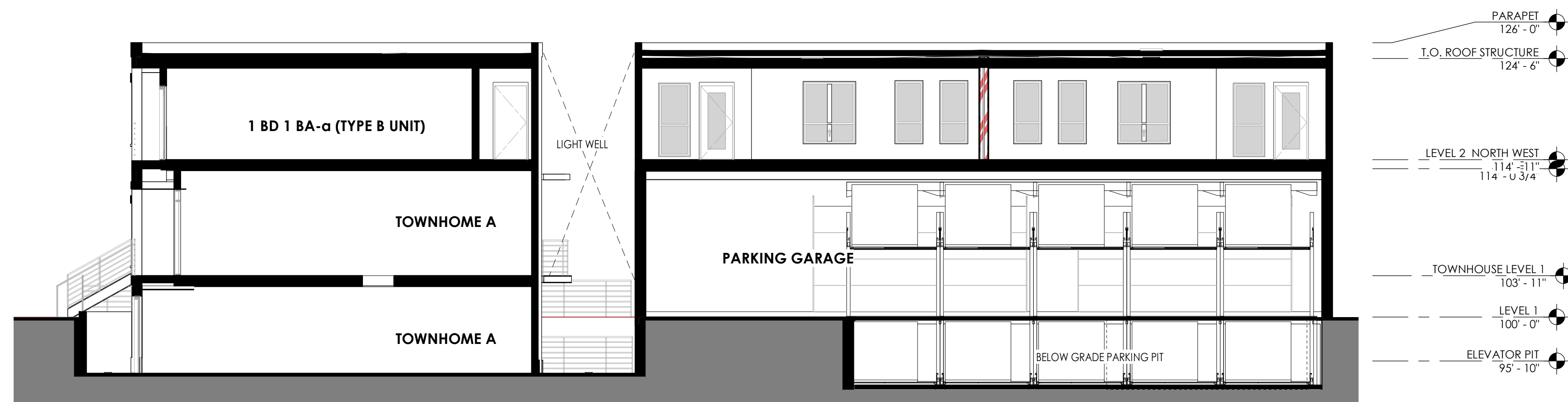
4 | South Perspective

PERSPECTIVE VIEWS

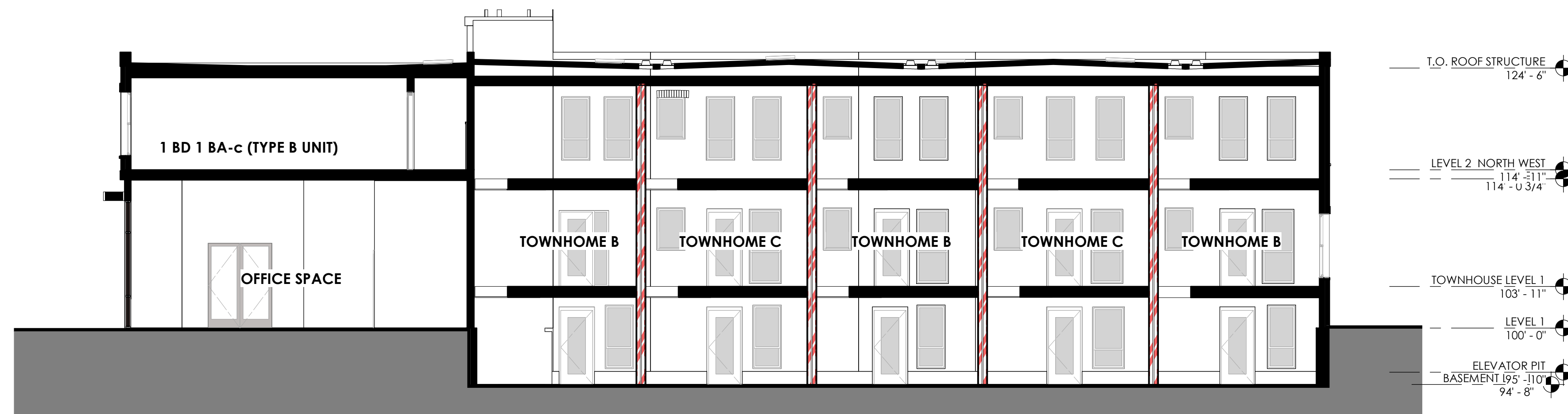
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MANIFEST DEVELOPMENT



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



3 BUILDING SECTION 3
1/8" = 1'-0"

BUILDING SECTIONS

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MANIFEST DEVELOPMENT



ATTACHMENT E: EXISTING CONDITIONS

Zoning and Uses in the Immediate Vicinity of the Property

East: (R-1/5,000), Residential dwelling

West: (Commercial Neighborhood, South Salt Lake), Commercial building

North: (R-1/5,000), Residential dwelling

South: (OS), Nibley Park Golf Course

ATTACHMENT F: CN ZONE STANDARDS SUMMARY

21A.26.050: CN CORRIDOR COMMERCIAL DISTRICT:

A. Purpose Statement: The CN Neighborhood Commercial District is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

B. Uses: Uses in the CN Neighborhood Commercial District as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.

Standard	Proposed	Finding
Lot size requirement: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.	Lot area is approximately 18,000 square feet.	Does not comply, part of Planned Development request, see Key Consideration #2
Maximum District Size: The total area of a contiguously mapped CN District shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights-of-way.	The three parcels in the subject proposal are all the contiguously mapped parcels in the CN district.	Complies, individual parcels will be consolidated as part of a plat process.
Front And Corner Side Yards: Fifteen feet (15').	Sunken garden patios and steps to lower level are setback 10'; steel canopies encroach 2'	Does not comply, part of Design Review request, see Key Consideration #3
Interior Side Yard: None required.	7' on east	Complies
Rear Yard: Ten feet (10').	10'	Does not comply, part of Planned Development request, see Key Consideration #2
Buffer Yards: All lots abutting property in a Residential District shall conform to the buffer yard requirement of chapter 21A.48 of this title.	7' buffer required for CN lots adjacent to residential districts.	Does not comply, part of Planned Development request, see Key Consideration #2

Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.	No accessory structures are proposed.	Complies
Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission.	Proposed setback is less than maximum.	Complies
Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.	Proposal meets landscape yard requirements.	Complies
Maximum Height: Twenty-five feet (25').	The average building height from grade is as follows: East and North: 26' West: 28.5' South: 29.8'	Does not comply, part of Planned Development request, see Key Consideration #2.

21A.37 Design Standards

Standard	Proposed	Compliance
Ground Floor Glass: 40% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade. The Planning Director may approve a modification to ground floor glass requirements if the Planning Director finds that the ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).	South Façade: 35% West Façade: 53%	Complies
Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade	South Façade: Two entrances at grade West Façade: One entrance at grade	Complies
Maximum Length of Blank Wall: 15' on street facing façade	The maximum length of a blank wall area is less than 15'.	Complies
Parking Lot Lighting: 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 sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.	Parking lot not proposed.	NA
Screening of mechanical equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020 , table 21A.36.020B, "Obstructions In Required Yards", of this title.	Ground mounted utility box/utility transformer is to be in the rear yard and screened with tall grasses. The AC units are to be on the roof.	Complies with Condition of Approval
Screening of service areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a	Dumpster located to the north of building, is screened, and is more than 25' from the residential dwelling across the alley and to the north.	Complies

minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty-five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.		
--	--	--

Additional Standards

Requirement	Standard	Development Proposal	Compliance/Impact on Development
Parking	<p>General office: 3 spaces/1,000 sq. ft. (3 spaces provided)</p> <p>Residential: 2 spaces per dwelling unit for each unit with 2 bedrooms; 1 space per dwelling unit with one bedroom (22 spaces provided for the 11 two-bedroom units and 3 spaces provided for the 3 one-bedroom units)</p> <p>*Alternatives can exempt the first 2,500 sq. ft. of commercial space and reduce parking to 1 space per dwelling unit in the CN district; the total required parking with these alternatives would be 14 spaces</p>	29 parking spaces, including one ADA space provided	Complies

ATTACHMENT G: ANALYSIS OF 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:

Standard	Findings	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development 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.</p> <p>...</p> <p>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</p> <p>...</p> <p>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.</p> <p>D. Mobility: Enhances accessibility and mobility:</p> <p>...</p> <p>2. Improvements that encourage transportation options other than just the automobile.</p> <p>E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:</p> <p>1. Energy Use And Generation: Design of the building, its systems, and/or site that</p>	<p>Complies</p>	<p>The purpose statement for a Planned Development states:</p> <p>“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 enhance 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. The City seeks to achieve at least one or any combination of the following objectives through the planned development process.”</p> <p>The Planned Development request is for several modifications to the required zoning standards. The applicant suggests that the development complies with four objectives: C.2, D.2, E.1, and F.1. Staff finds that it meets the four objectives identified by the applicant. Supporting details are below.</p>

<p>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.</p> <p>...</p> <p>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:</p> <p>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.</p>		<p>The applicant states that the proposed project meets Objective C.2 and includes housing types that are not commonly found in the neighborhood and are of a scale that is typical to the neighborhood. The immediate vicinity includes predominantly early-mid 20th century residences and mid-20th century or converted apartments. The proposed development, which includes condo flats and townhouses, is a unique proposal for the neighborhood, and the combination of the two in a single building is not common in Salt Lake City.</p> <p>The applicant identifies that the proposal meets D.2. based on the pedestrian friendly character of the development, including secure bicycle storage, exterior bicycle parking, and proximity to the UTA bus stop, which is proposed for improvements as part of the development. These options encourage the use of transportation options besides a car.</p> <p>The applicant also identifies that it would meet E.1. since it is proposed as an entirely electric building and will have solar panels (not included as part of submittal information). It also includes an automated parking system, which stacks cars and reduces the total area needed for parking.</p> <p>As detailed in Key Consideration #1, the proposal is consistent with the <i>Sugar House Master Plan</i> and its recommendation for Neighborhood Business by maintaining a commercial use on the corner. However, the master plan identifies the 515 East 2700 South parcel as low density residential, consistent with the current use on the site, but not with its zoning. The proposed development is consistent with the Neighborhood Business designation and the existing CN zoning district, which has been in place since 1995.</p>
<p>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</p>	<p>Complies</p>	<p>As discussed above and in Key Consideration #1, staff finds that the proposal is consistent with adopted policies in <i>Plan Salt Lake</i> and the <i>Sugar House Master Plan</i>. The plan</p>

Plan that is applicable to the site where the planned development will be located.		supports the commercial use and the addition of dwelling units on the site is consistent with the mix of single-family and small multifamily dwellings that are nearby. The proposed development is consistent with the use of the Planned Development process for design flexibility when developments maintain compatibility with the neighborhood.
<p>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:</p> <ol style="list-style-type: none"> 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design; 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; 3. Whether building setbacks along the perimeter of the development: <ol style="list-style-type: none"> 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. 	Complies	<ol style="list-style-type: none"> 1. The scale, mass and intensity of the planned development, including the building height and setbacks are compatible with other commercial and mixed-use development in the area, and as detailed in Key Consideration #1, is generally compatible with Master Plan policies and future land use map. 2. The orientation of the development is compatible with the neighborhood. Three of the four corners of the intersection have commercial uses (two are in South Salt Lake), and the front and corner street facing elevations are compatible with the mix of existing commercial and residential dwellings. The proposed brick exterior, multiple building entrances, amount of glazing, structured parking, and improved pedestrian circulation are consistent with applicable desired standards for the Neighborhood Commercial land use. 3. <ol style="list-style-type: none"> a. The proposed building setbacks are compatible with the character of the neighborhood. As detailed in Key Consideration #3, the applicant is seeking a reduction from the required front and corner side yard setbacks. The reductions requested are 5' for the sunken garden level patios, which are below grade and 2' for the steel canopies above the commercial use on the corner encroaching in the setback. b. The primary amenity space for the building is on the second floor and includes an exercise room and a patio. There is also secure bike

<ul style="list-style-type: none"> d. Provide adequate sight lines to street, driveways and sidewalks. e. Provide sufficient space for maintenance. 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and 7. Whether parking areas are appropriately buffered from adjacent uses. 		<p>parking and the units have private outdoor patios or balconies.</p> <p>c. A utility transformer, the trash enclosure, and driveway are proposed for the required rear yard and buffer yard. Condition of Approval #6 requires the transformer to be located in the rear yard. The overall impact of these is minimized with the 16' alley that separates this property from the property to the north. Landscaping is proposed to screen the utility transformer and in the areas between the above identified elements. The east buffer yard is maintained as required with landscaping is proposed for screening this side of the building from the adjacent single-family dwelling.</p> <p>d. The proposal provides adequate sight lines from the entry to the parking and the alley and to the street.</p> <p>e. The site plan and conditions of approval ensure adequate space for maintenance requirements.</p> <ul style="list-style-type: none"> 4. The 500 East and 2700 South façades meet the transparency requirements and have architectural detailing and materials beyond what is required in the CN zoning district. These elements, the corner commercial space, and the proposed landscaping will facilitate pedestrian interest and interaction at this corner intersection. 5. Lighting is not shown at this stage and will be subsequently reviewed by staff to ensure compliance with requirements. 6. Appropriate screening is shown for the trash enclosure/dumpsters. 7. The proposed parking is structured and uses an automated parking system. It is accessed from the alley, similar to the access for the adjacent dwellings, and its location at the rear and interior to the property buffers it from the adjacent dwellings.
<p>D. Landscaping: The proposed planned development preserves, maintains or</p>	<p>Complies</p>	<ul style="list-style-type: none"> 1. There are currently no mature trees in the park strips on 500 East

<p>provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p> <ol style="list-style-type: none"> 1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained; 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and 4. Whether proposed landscaping is appropriate for the scale of the development. 		<p>or 2700 South. The applicant has proposed four Japanese lilacs for the park strips on each frontage. The existing trees located on the interior of the lot will not be preserved or maintained.</p> <ol style="list-style-type: none"> 2. The existing landscaping, predominantly trees located in the center of the property, will not be preserved. 3. The applicant proposes trees in the park strips. Various shrubs and plantings, including barberries and dogwood, are proposed for the buffer yard adjacent to the eastern property line. Shrubs, grasses, and low plantings are proposed for both street facing frontages. 4. The proposed landscaping is appropriate for the scale of the development.
<p>E. Mobility: The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> 1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street; 2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> 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; 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; 4. Whether the proposed design provides adequate emergency vehicle access; and 	<p>Complies</p>	<ol style="list-style-type: none"> 1. Access to the enclosed parking within an automated parking system is from the alley located to the north. Staff supports this access as it will be the least impactful given the proximity of the site to the intersection of 500 East and 2700 South. The existing curb cuts will be removed. This will have a positive impact on the safety, purpose, and character of the street. 2. <ol style="list-style-type: none"> a. The proposed project is oriented to 500 East and 2700 South. There is pedestrian access to the units that are near the street level. b. Bicycle facilities are included with exterior bicycle parking provided and secure bicycle parking located inside the building. The site is adjacent to a UTA bus stop. c. There are no anticipated conflicts between different transportation modes. The vehicular access is located on the north side of the property. Pedestrian access is the sidewalks in front of the building and access is provided to the near grade level units.

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.		<p>3. There are limited on-site amenities due to the small size of the proposed project. The primary amenities are an exercise room, second-floor patio, and the bicycle parking previously identified.</p> <p>4. The proposal is required to provide fire suppression to meet all fire code requirements.</p> <p>5. Loading access and service areas are not required due to the small size of the proposed project.</p>
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.	Complies	The existing built features will not be preserved. The site is not located within a National or Local historic district. There are no natural or built features that significantly contribute to the character of the neighborhood and environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	The proposal will need to comply with all requirements from other divisions and departments.

ATTACHMENT H – DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
<p>A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.</p>	<p>Complies</p>	<p>As reviewed previously in Key Consideration #1, the proposal, including the Planned Development Design Review modifications requested, meets the intent and purposes of the CN zoning district, the <i>Sugar House Master Plan</i> and <i>Plan Salt Lake</i>.</p> <p>The purpose statement for the CN zone focuses on strengthening the historic scale and ambiance of traditional neighborhood retail, orienting development to pedestrians, while accommodating transit and automobile access. The proposed mixed-use building accomplishes this with the corner commercial space and by providing additional residential units in the predominantly residential neighborhood.</p> <p>The existing zoning for the proposed project was changed in 1995, which was after the completion of the City's "urban design element" in 1990.</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>Complies</p>	<ol style="list-style-type: none"> 1. The proposed building has frontages on 500 East and 2700 South. There are multiple building entrances on each frontage and adjacent to the public sidewalk. 2. The setbacks are generally close to the public sidewalk. The applicant is requesting a modification of 5'4" for the sunken garden level patios and stairs to be within the required 15' front and corner side yard setbacks. This is greater than the setbacks for the existing corner commercial building and the dwelling to the north. However, the face of the building will be approximately 5' closer than the existing residential dwelling on the property.

		3. The parking is located within the building and is accessed from the alley to the north of the property.
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	<ol style="list-style-type: none"> 1. The mixed-use proposal includes a commercial space at the corner and residential units to the north and east. The west façade glazing, which has storefront windows for the commercial space, meets the 50% required in the zoning district. The south façade, which is predominantly residential and provides access to the upper residential units, meets the 35% required for residential uses. 2. The proposed building includes large storefront windows for the commercial space and has large, paired windows for the residential space that balance the transparency requirements and desire for residential privacy. 3. The storefront windows and primary entry for the residential units includes panels that resemble transoms or clerestory glazing. The projecting steel canopies are an additional modern interpretation of traditional elements. 4. The front and corner side yards include landscaping, although publicly accessible patios are not provided.
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established 	Complies	<p>The proposed building will not exceed 30' in building height as defined and, while different in form from many of the nearby single-family dwellings, is not a particularly large building mass.</p> <ol style="list-style-type: none"> 1. The proposed building is located on a corner, neighborhood commercial property that is designed to provide locally oriented retail or other uses. It has a different form compared to the adjacent residential buildings. The size and scale of the building, while larger than the existing buildings on the property, are compatible with small, neighborhood commercial buildings. 2. The building has several modulating elements and material variations. The corner commercial space has greater fenestration and different window patterns from the residential

character of the neighborhood or that which is desired in the master plan.		<p>portion of the building. On the 500 East and 2700 South facades, there are patios and stoops to the townhouse style units. These features reduce the visual width of the building.</p> <ol style="list-style-type: none"> 3. The building includes sunken garden level patios, stoops, and variations in the brick pattern, including arched lintels on most of the second-floor windows, and lintels with a soldier course of brick on the other windows. 4. The scale and solid-to-void ratio of the windows and doors is of a traditional scale and pattern for a historic mixed-use building. This meets the purpose of the neighborhood commercial zoning district and master plan land use.
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes. 	N/A	
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	N/A	

<p>G. Building height shall be modified to relate to human scale and minimize negative impacts.</p> <p>In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: <ol style="list-style-type: none"> a. Shape and define rooflines to be cohesive with the building's overall form and composition. b. Include roof forms that complement the rooflines of surrounding buildings. c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. 	<p>N/A</p>	
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections</p>	<p>Complies</p>	<p>The parking is located on the north side of the building and vehicular access is from the alley. Pedestrian access is internal to</p>

to the sidewalk, transit facilities, or midblock walkway.		the site. On-site circulation is limited to the sidewalks adjacent to the street frontages. There is a UTA bus stop on the 500 East frontage that is expected to be improved as part of the project.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (Subsection 21A.37.050.K.)	Complies	Waste and recycling containers are proposed to the north of the building and will be enclosed and screened. The utility transformer is also proposed to the north and screened by landscaping. Mechanical equipment is proposed for the roof. Storage areas, including bicycle storage, are located internal to the building. Loading docks are not required due to the small size of the building.
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	N/A	Signage is not proposed as part of the Design Review application and will be reviewed separately.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Complies	1. Street lights will be provided as required. There is an existing street light on 2700 South. 2. Outdoor lighting details shall be reviewed with the building permit application as identified in Condition of Approval #2. 3. Low-level lighting will be provided in areas of pedestrian circulation. Lighting details shall be reviewed with the building permit application as identified in Condition of Approval #2.
L. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the	Complies	1. New street trees will be planted as required on 500 East and 2700 South. The proposal is for Japanese tree lilacs and the trees shall be consistent with the street tree list

<p>approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.</p> <p>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards.</p>		<p>and urban forestry guidelines. There are not existing street trees on either frontage.</p> <p>2. Hardscaping shall follow the applicable standards. Generally, the private areas are delineated from the public sidewalk areas with landscaping. The sidewalk extends onto the subject property.</p>
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ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

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

- Early notification regarding the project mailed out November 29, 2021
 - Notices were mailed to property owners/residents within ~300 feet of the proposal
- Planning Division Online Open House – Posted online through the 45-day period
 - Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.
- The Planning Division provided a 45-day comment period notice to the associated community council for the property, Sugar House. The Sugar House Land Use Committee held a virtual meeting on December 13, 2021. Several residents expressed opposition to the project, particularly with concerns regarding parking, access to parking, the number of units, and building height. A few residents expressed support, including in the meeting chat, specifically for the stoops and brick facades.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on January 27, 2022
- Public hearing notice posted on January 27, 2022
- Public notice posted on City and State websites and Planning Division list serve on January 27, 2022

Public Input:

Staff received several phone calls and emails related to the project. The emails are attached to this attachment. The callers had general concerns and questions about the proposal and followed up with email messages.



January 16, 2022

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2021-01092 The Harvey 501 E 2700 S

The Sugar House Community Council reviewed this project during the December 13, 2021 Land Use and Zoning Committee. We put flyers out in the neighborhood and collected comments. Some of the neighbors attended the meeting.

This is a request from the property owner, designed by Babcock Design, for a redevelopment of this parcel to 14 residential units, (eight townhomes and six apartments) and one commercial space. This is a planned development, asking for:

- A driveway in the landscape buffer on the north property line to allow for access from the parking garage from the alley
- Additional building height up to 5' to accommodate the garden level patios
- Modification to the required setbacks from 15' to 10' for the garden level patios
- Increase in the lot size maximum (16,500 sq. ft.) in the CN zoning district to approximately 18,000 sq. ft)

This is actually a project that looks like my interpretation of the CN (Neighborhood Commercial) Zone. This will have an automated parking garage accessed from the alley, and common amenity spaces for the residents. All 15 units (14 residential and 1 commercial) are planned as for-sale condominiums. The project uses the entire buildable footprint, and reinforcing the historic scale and ambiance of traditional neighborhood uses which are oriented toward the pedestrian scale. The three condos with the English garden facing 2700 South are partially submerged, and triggers the request for the extra height and a reduced front yard setback.

We are pleased that the project is all electric, with all-electric heating and hot water than using natural gas. Eliminating natural gas will reduce greenhouse gas. The building will have extra insulation, high-efficiency equipment and appliances.

The reduced front yard setback is difficult, because it does not match the setbacks on the rest of the block face, and the height causes a privacy issue with the back yards of several homes to the east. We think you should deny that request. If it is that important to the design of those units, they could reduce the south side by five feet, so it matches the entire block face. We don't like the idea of a separate unit in the bottom floor because that would require three more parking stalls, and there is no room for those. Those renters would have to park on the street a block away.

The biggest problem with the whole project is the lack of parking. There are two spaces per unit and three for the commercial space. Maybe one unit can be removed to allow for extra parking in the automated parking system. A commercial space can't exist without parking. The neighbors tell us there is no parking for anyone nearby. These residents will have no parking nearby for visitors, and the commercial business will barely have room for two employees and a customer, much less three customers at a time.

We think the city should deed the alley, perhaps currently owned by no one, from 500 East to Park Street, to this project, and in the CCRs clarify how the alley is maintained. The owners of these condominiums should be responsible for the Letter to PC from SHCC 2900 S 900 E ADU

maintenance. This would be to help alleviate the concerns of the neighbors to the east that have to use this alley to access their garages since they don't have a driveway on the street and there is no parking on the street. It is difficult to tell exactly how many driveways access the alley. A solution might be to make the alley one way only up to Park Street, and allow those homeowners without driveway access on the street to use the alley. If that were done, then it might be possible to add a landscape buffer on the north side of the alley.

This project is terrific, and with a bit of tweaking, it could easily solve the problems described above.

Enclosure:

Comments from the public
Flyer

Comments 501, 551,515 E 2700 S

From: [REDACTED]

Date: December 6, 2021 at 9:33:08 PM MST

To: sara.iavoronok@slcgov.com, minnesotaute76@gmail.com, amy.fowler@slcgov.com, 900east@slcgov.com, mayor@slcgov.com, nick.norris@slcgov.com

Subject: **900 East Reconstruction and The Harvey Planned Development Approval**

Good evening,

I'm a SLC resident, and I live at 916 E Queensmill Lane, which is 3075 S.

I thought I would send you one email on two topics:

1) the 900 E reconstruction project is almost done - and I love it! The street is lovely, and the cycle path is a great idea. I hope you will extend it south of 2700 S in a future phase. I love seeing how we are reclaiming our streets, and I know it takes time. But nice job...and thank you.

2) I'm also happy about 'The Harvey', the planned development proposed for the corner of 500 E 2700 S. The scale is right for the neighborhood, the design and massing of the buildings is elegant, and I like the commercial corner. To the extent you can, hold them to the all-brick facades. That makes a big difference in the quality of the design. Count me as one who is very happy to see this type of development in my neighborhood.

Thank you for all you do.

Francis Lilly

Sent from my iPhone

From: **Stephanie Holmgren** <[REDACTED]>

Date: Thu, Dec 2, 2021 at 7:18 AM

Subject: The Harvey

To: minnesotaute76@gmail.com <minnesotaute76@gmail.com>

Hello Landon Clark,

I am writing to you because I was mailed notice of a proposed plan to add a 14 unit housing complex on the corner of 2700 south and 500 east. This development is called *The Harvey*. When I visited the City website your name and email was provided in order to request that the Sugarhouse Community Council review the petition of *The Harvey* development.

If I may provide some background; I purchased my home at 517 East 2700 South (5 feet way from the proposed build) September of 2019. My husband and I had lived in apartments downtown for 10 years while we saved and searched for open space in Salt Lake City. We purchased an historic home with a property full of mature trees and plenty of space to garden, and breathe away from the big buildings.

Below are a list of my initial concerns:

1. After a review of *The Harvey's* plans it became clear that I would lose my west light significantly if not completely in certain areas. They are proposing to decrease the zoned setback from 15 feet to 10 feet, this setback re-zoning would remove all of the sunlight from front porch and a great deal from my future garden for the front of my home and it has potential to completely remove my ability to enjoy evening light in my backyard.

2. Our home does not have a front driveway and so we are therefore dependent on the alleyway that they are requesting access for their parking garage. How will 14 units' tenants, occupants and relations effect this already dilapidated alley? Is there a plan to repave this alley before they direct all this new traffic onto it? Will they be in charge of the care of this alley? In addition to the condition of the

alley I am concerned about the air quality in my backyard as it will sit parallel to the parking garage. A minimum of 14 cars' fumes added to this small corner of land is incredibly upsetting to me.

3. On the upper west level of the garage is a tenant patio with an overlook onto my backyard. This proposed placement of a social patio will take away any semblance of privacy that I might have with apartments next door. There is no fence height that can then replace my privacy. If they need to have a patio why not put it on the east portion of their parking garage? Why is the ideal 'viewpoint' my backyard?

4. Our home was built in 1910 and has its original foundation. While the foundation is as adequately strong as one would expect for a 111 year old home, I am concerned about the impact of heavy machinery, drilling and vibrations on my home's structural integrity. I think the preservation of these old homes is incredibly important to our community, this is why we purchased and are working so hard to restore it.

It needs to be said that I am not opposed to development on this corner. I simply need to raise these red flags and bring this development to your attention. We bought this home as our final home. If *the Harvey* comes in then we will be this building's nearest neighbor for the rest of our lives and will be tremendously affected by its installation and existence.

I appreciate you taking the time to read this and for helping us, my husband and I, to have a voice with this redevelopment's petition.

All our very best, Stephanie Holmgren and Brandon Darr

From: **Stephanie Macgill** <[REDACTED]>

Date: Mon, Dec 13, 2021 at 11:16 AM

Subject: Case No. PLNPCM2021-0192

To: <sara.javoronok@slcgov.com>

Hi Sarah,

I am the owner of the home at 525 E 2700 S, Salt Lake City, UT 84106 and I would like more information about the proposed development going in at 501-515E 2700S.

I have some concerns about the requested zoning changes that would be needed, as well as the general size of the building.

I have heard that there is a community meeting tonight about this. Could you please provide the zoom information so I can attend and learn more?

Could you also advise how and where is the best place for me to log my public comment?

Thank you, Stephanie Macgill

From: Stephanie Holmgren <[REDACTED]> <517 E 2700 S slc, UT 84106>

Subject: The Harvey

The Harvey proposes to use the 7' landscape buffer on the north property line to allow for access to their parking garage from the alley. By using the alley as access for their 28 car garage they will be increasing the use of this already unmaintained and dilapidated alleyway 100 fold. This alley which has no name and which no one claims ownership to is the only way for myself and three other neighbors to access properties with a vehicle. In the design plans they are going to take 'ownership' over a portion of the alley in front of their garage entrance and pave it,

This will leave half of the alley still unpaved. If the city approves this access then the city should either make the developers pave the entire thing or pave it themselves to protect it from rapid deterioration..

The 500 east and 2700 south intersection is already a busy one and therefore it is unrealistic to think that new residents will not take advantage of this back alley access to make a quick loop through the

neighborhood to avoid the busy this corner.

I am pleading with this council, city zoning, city planning and the Harvey developers to please give this alleyway access more consideration and careful review.

The Harvey Development is also requesting to modify the existing setback at 2700 south from 15' to 10'. If they are granted this request It would put their building out in front of everyone and would certainly remove the possibility of watching a sunset my porch. I cannot put a price on a sunset. But I would be remiss if I didn't express my strong objection to this modification.

The last issue that I will mention in tonight's meeting is the Harvey's placement of their occupants Amenity's Patio. This patio is on the second floor and on the East side of the structure. The placement of this public patio will overlook my entire backyard as well as 3 of my neighbors yards. I am requesting that this design flaw be altered or completely changed in order to provide privacy for myself and my neighbors.

From: Thea Brannon <[REDACTED]><1768 E Wilson>

Subject: The Harvey

It seems to me this proposed development is much more in keeping with the Sugarhouse area look. The design is simple, not overly busy like most of the cookie cutter projects being put forth. The brick is appealing, the stoops with English basement are great--a classic urban design to maximize space. The efforts to reduce pollution and be energy efficient are to be commended. The automated parking is brilliant--assuming it works and the tenants use it. It is exaggerated to call the entry to the basements a "patio", entered by a "courtyard," but this is small potatoes. I'd say this design is multiple orbits above the pitiful design presented for the project next to Allen Park.

From: RON LINDQUIST <[REDACTED]><2357 South 500 East>

Subject: 2435 S Park St

1. Are there any plans for improvements to the existing alley surface? Currently there is a mix of gravel, recycled asphalt, dirt, grass, and weeds.

2. Will any signage be included in the project? Currently no signs are in place.

3. Is the city planning to do service or maintenance in the alley such as snow removal, tree pruning, and cleaning of the area? Currently snow removal is non-existent and tree, brush, & weed control is taken on by those who own property along the alley.

4. Will the City begin parking enforcement in the alley? Currently parking enforcement is only done if an issue is reported.

Judi, just a few comments...First, I applaud the fact that this is a condo development rather than more apartments. Yea! The Harvey will meet the needs of those who would prefer the permanence of being a homeowner rather than a renter. As is always the case in the approval/disapproval process, the homeowner's concerns surface regarding on-street parking when a multiunit is proposed. This concern seems to be ignored by the planning commission repeatedly. As an aside, it is likewise for the street planners who want to eliminate street parking on 1100 east and Highland to create more bike lanes, to the detriment of homeowners who are ultimately denied guest parking.

Now, I was unclear if the Harvey was not including parking as part of the condo price or if it was optional. One gentleman, Darrell, I think, alluded to that, but I didn't hear it from the developers. It would be strange not to require it as part of the total sales price.

Here is a wild suggestion that would perhaps eliminate a few cars that would have to utilize 500 East for parking. Rather than selling that commercial space, would the developers consider using it for a gym or a gathering space for the owners, a fairly common amenity. To offset the loss of revenue from selling that, they could increase the sales price of the condos accordingly. A gym space might be a selling point for the condos; buyers could sell their gym memberships.... Thea Brannon

Verbal comments from Steph Homgren at LUZ meeting "The Harvey development proposes to use the 7' landscape buffer on the north property line to allow for access to their parking garage from the alley. By using the alley as access for their 28-car garage they will be increasing the use of this already unmaintained and dilapidated alleyway 100-fold.

This alley which has no street name or number, is the only way for me and three of my neighbors to access our properties with a vehicle. In the design plans they are going to pave the portion of alley that leads to their garage.

This will leave half of the alley still unpaved. If the city approves this access, then the city should either make the developers pave the entire thing or pave it themselves as part of the *City's Alleyway Pilot Program* to protect it from rapid deterioration.

The intersection at 500 east and 2700 south is already a busy one and therefore it is unrealistic to think that new residents will not take advantage of this alley access to make a quick loop through the neighborhood to avoid the busy corner.

I am pleading with this council, city zoning, city planning and the Harvey developers to please give this alleyway more consideration and careful review.

The Harvey Development is requesting to modify the intent of the existing setback at 2700 south from 15' to 10'. Most homes porches are set at 15' and if granted this request, it would set their building in front of everyone else along the street and would remove any possibility of watching a sunset from my porch. While I know it may seem like small potatoes to some, my porch and its views is one of the reasons I purchased my home, and I would be remiss if I didn't express my strong objection to this modification.

The last issue that I will mention for tonight's record is the Harvey's placement of their occupants *Amenity's Patio*. This patio on the East side of the second floor plan will overlook my entire backyard as well as 3 of my neighbors' yards. I am requesting that this design flaw be altered in such a way as to provide privacy for myself and my neighbors.

Thank you very much for the time."

Hello Sara and Landon,

We received a postcard in regards to the Harvey project. Our property is located 1/2 a block east of the proposed development. With all high density developments, the real problem is always about parking and the amount of cars being parked in front of other nearby properties. The proposed picture shows parking for only 1 car for each apartment/townhome. In reality, some residents have more than 1 cars, ie for their spouses, visitors, etc and will definitely overflow to nearby neighbor's properties. What is the developer's proposed solution to address this?

Salt Lake City only allows legally a max of 3 occupants for a single family residential. That means 3 cars for a property as big as a .15-.17 acre per each lot. There are 3 lots that are being used for this development, that means there should only be a maximum of 9 cars in normal circumstances. This high density development grossly surpasses the amount of cars for the given ratio. As a property owner, it's frustrating to see people keep parking in front of our property.

<https://www.slc.gov/planning/2021/11/29/the-harvey/>

Thanks

Ingrid

Ingrid Blankevoort <[REDACTED]>

Hello Sara,

Happy New Year! I hope this message finds you and your family well.

This email is a repeat and more in depth version of information from the voicemail I left you earlier. I would like to express my concern again regarding the Harvey's petition, specifically their plans to use the Alleyway access for their 28 car garage.

If approved to use this alley, the amount of traffic will be increased to such a degree that I believe the access to my property could become a hazard due to the deterioration of the alley.

In The Harvey's plans they propose to pave a portion of the alley which could then result in drainage and infrastructure issues to adjacent properties where the alley is not repaved. This potential damage is further complicated due to the location of a power pole. I am concerned that if enough drainage and overuse damage occurs to the unpaved area, that it could put this pole's structural integrity at risk.

I have reached out to the Engineering department and have spoken to David Jones, Public Way Coordination Program Manager, about the alley and he shares my concern about the potential damage that the Harvey's current plan presents to this alley and adjacent properties.

He asked me to include his information here for you so that you can speak to him directly:

DAVID A. JONES
Public Way Coordination Program Manager
Engineering Division
801-535-6425

As always, I appreciate you taking the time to read my comments and to consider my concerns as related to The Harvey development.

Warmest regards,

Stephanie Holmgren
[REDACTED]

The Harvey is very similar to a couple of developments near me in that it has the 1st floor partially below grade. The only misgiving I have with that is to make sure there is good drainage in front of each unit. Of course some of the "work/live" spaces will be AirBnBs. I know they are trying to "sweat the land" and use the driveway on the north as a buffer, but it isn't, it is a driveway and I know why they want it that way, but I think it still needs the buffer. Also, no parking provision for the small retail spot, which may not need it, but, still, no acknowledgement that it will be needed. And, while they say it will be "more affordable" than SFRs, they don't say how much, so I doubt it meets what we think affordable is. Lynn Schwarz

From: [Austin Whitehead](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) The Harvey Development
Date: Friday, January 28, 2022 1:34:00 PM

Hey Sara,

I just wanted to leave a comment in support of the proposed Harvey Development on 2700 S. This would be a great addition to the neighborhood and a good way to add much-needed dense, owner-occupied housing to this area.

Thanks!

--

Austin Whitehead
183 E Coatsville Ave, Salt Lake City, UT 84115



The Harvey – property proposal on 2700 South and 500 East, Salt Lake City

Case No. PLNPCM2021-01092

After participating in the Zoom meeting in December we still have unanswered questions. Most of those we have spoken to in the neighborhood also have concerns about the proposal. Many are long-time residents with 25-50 years invested in their lives here.

Zoning has been a concern dating back some 30 years.

The residents , paid the law firm to represent us to down zone our neighborhood . We joined together and were successful in our desire to down-zone the neighborhood from I-80 to 2700 South and 500 East to 700 East to prevent large-scale commercial and multi-unit housing development. Our concerns then were for traffic and parking as well as to preserve the cohesive community feeling that we enjoyed. At that time the then “Freeway Market” (now SL Running) at I-80/700 East would remain commercial as well as the little corner store at 500 East/2700 South and the gas station at 2700 South/700 East and the restaurant adjacent. The existing apartment buildings would stay, but all other properties would be zoned R-1 5,000 and R-1 7,000. It was surprising to learn that 511 E 2700 S and 515 E 2700 South could now be used for a multiple housing development. They both have been here over 97 years. When did the zoning change?

Our concerns continue to be over traffic and parking. In recent years we have experienced more parking issues on 500 East as single family homes have been purchased for rental purposes. Because of the high price for rent many of the homes are now occupied by multiple unrelated individuals coming together to share rental costs. That means as many as five and six cars per dwelling. This causes a number of issues:

- Many homes along 500 East have space for only one car to park in front of the dwelling. For my lot front is 33 feet with 9 foot drive, any only 24 feet to park. When vans and trucks park in front it is to close to see out of the drive way. As more cars/trucks/vans are parked on the street it makes it more dangerous to back out of driveways because it blocks the driver's view of oncoming traffic along 500 East. At Division Lane there are many “close calls” as drivers trying to turn onto 500 East cannot see around the steady row of parked cars towards 2700 South.
- We have a number of friends who are neighbors to the 27-One complex on 900 East. Parking is provided under that building. However, it is not for guests. 900 East has now been redesigned and has no parking at all on the East side of the street. Residents who live on the Mark/Lincoln/Malvern “circle are complaining that they now have all overflow parking for that building. Day and over night parking. That is definitely a negative impact for their neighborhood. It is hard to imagine that the impact of having 14 units packed into a space that was 2 homes with yards and a small footprint store with ample off-street parking will impact our neighborhood in a less negative way. There is no visitor parking nor parking for the retail space tenants or customers.

- The corner of 500 East begins a bicycle lane and has a bus stop in a very tight space. Trying to picture what that corner will be like with construction going on is very difficult. There is only one lane in both directions of 500 East, and 2700 South is the same. (A change in the traffic pattern on 2700 South a couple of years ago was difficult for drivers, and we still consistently see drivers trying to use the left-turn lane as a through lane thinking they can get through the intersection more quickly.) It is hard to imagine how construction trucks and equipment can possibly be contained on the property. Or even if the workers trucks would or could stay on the lot. Construction workers will undoubtedly be filling parking spots all along 500 East and Park Street. The alleyway between Park Street and 500 East, which is currently only for access to properties bordering it, will become an active “street” although it has no name and receives no services nor maintenance, winter or summer. I have photos No snow removal and no street repair. The 14 foot alleyway will not even let a trash truck turn around to dump the can.
- Looking into the Merry-Go-Round parking system in the plans has been interesting. The unit is called the “puzzle” and the cars rotate after they are put into it. Checking into the other complexes in town that use a similar system we learned that two have gone out of business. The one that is still in operation said that a Jeep Cherokee is the largest vehicle that can fit on it. Vehicles must be under 6 feet tall. Owners with vans or trucks will have to find other places on the street to park. Another question is to whether this Merry-Go-Round is compliant with ADA requirements. Zoning says that two handicapped accessible parking spaces are required with 28 stalls. This unit is all electric, no manual accessible to cars when power is out or down.
- Already, on street parking is near it's max on some days. The bicycle lane is heavily impacted on trash collection days where cars are parked. That is made even worse with snowy weather because snow restricts the bicycle lane because snow plows can't move it when cars are parked there.

The proposed building will effectively wipe out the westward view for the remaining homes on 2700 South from their front porches. The height of the building and open patio top will also wipe out backyard privacy for those homes as well as the ones bordering the alleyway. We have seen drawings showing that the 25 ft height limit would be maxed to the top, when the signal semi-for they're on the corner are at 17 ft that means that they would be shining into the upper units all day long.

New building and commercial space do not have to cause concern to neighborhoods if they are done with the neighbors in mind. Builders and city planners might do well to consider whether they would welcome these developments on their own street and in their own neighborhood. People should matter more than money.

Long time residents

Darrell and Jean Newbold

2599 S 500 E.

The Harvey – property proposal on 2700 South and 500 East, Salt Lake City

sara.javoronok@slcgov.com Case No. PLNPCM2021-01092

From: [Darrell Newbold](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092
Date: Tuesday, February 1, 2022 8:01:25 AM

yes i would like to be in on the meeting and speak on zoom i received a card today , please in form time and date

On Thu, Jan 13, 2022 at 10:00 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

I am not sure how many units would have been permitted with R-2 in the 1990s. The current zoning is CN, which allows for mixed use development. Here's a link to the CN standards: https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64814.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

WWW.SLC.GOV/CAN

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From: Darrell Newbold [REDACTED] >

Sent: Thursday, January 13, 2022 9:42 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092

Thank you for looking that up so r2 does that mean that they can put in 14 units?

On Thu, Jan 13, 2022, 9:00 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Darrell,

I hadn't looked at the zoning prior to 1995. We don't have zoning maps from every year that are easily accessible, but I checked a few and it looks like the property was zoned B-3 (a limited neighborhood business district) in 1977, 1986, and in 1987. In 1994 and prior to the 1995 rezone it was R-2 (residential).

Sara

SARA JAVORONOK, AICP

Senior Planner

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EMAIL sara.javoronok@slcgov.com

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From: Darrell Newbold <[REDACTED]>
Sent: Wednesday, January 12, 2022 4:38 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092

Thank you for the update. that was strange that 1995 it was changes we down zoned in 1986 with a law firm

On Wed, Jan 12, 2022 at 3:37 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Mr. Newbold,

The Zoom meeting was organized by the Sugar House Community Council, not Planning staff. The project will be scheduled for a public hearing at the Planning Commission after the end of the 45-day period, which is tomorrow. I don't have a confirmed date at this point. If you received a postcard notice of the project, you will receive another postcard with the public hearing date and time. Currently, these meetings are held on WebEx and you can also watch them on YouTube. Planning Commission agendas are posted online here: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

In your comments, you asked about the zoning of the properties. I reviewed previous zoning maps and the zoning of the properties changed to neighborhood commercial in 1995. There was a large rezoning in 1995, but it was before my time with the city and I don't have additional information on the change for these properties.

Let me know if you have additional questions or comments.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

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EMAIL sara.javoronok@slcgov.com

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From: Darrell Newbold <[REDACTED]>
Sent: Wednesday, January 12, 2022 11:28 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092

have not heard when the next zoom mgt is. nor the answers to question yet

On Thu, Jan 6, 2022 at 11:48 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Mr. Newbold,

Thank you for your voicemail and comments. I will add the comments to the file.

Please let me know if you have additional questions or concerns.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

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From: Darrell Newbold <[REDACTED]>
Sent: Wednesday, January 5, 2022 3:20 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Case No. PLNPCM2021-01092

From: [REDACTED]
To: [Javoronok, Sara](#); [Sugar House](#); [Fowler, Amy](#); [900 East](#); [Mayor](#); [Norris, Nick](#)
Subject: (EXTERNAL) 900 East Reconstruction and The Harvey Planned Development Approval
Date: Monday, December 6, 2021 9:33:14 PM

Good evening,

I'm a SLC resident, and I live at 916 E Queensmill Lane, which is 3075 S.

I thought I would send you one email on two topics:

1) the 900 E reconstruction project is almost done - and I love it! The street is lovely, and the cycle path is a great idea. I hope you will extend it south of 2700 S in a future phase. I love seeing how we are reclaiming our streets, and I know it takes time. But nice job...and thank you.

2) I'm also happy about 'The Harvey', the planned development proposed for the corner of 500 E 2700 S. The scale is right for the neighborhood, the design and massing of the buildings is elegant, and I like the commercial corner. To the extent you can, hold them to the all-brick facades. That makes a big difference in the quality of the design. Count me as one who is very happy to see this type of development in my neighborhood.

Thank you for all you do.

Francis Lilly

Sent from my iPhone

From: [george.chapman](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) No to the Harvey townhomes apartments
Date: Monday, November 29, 2021 8:52:09 PM

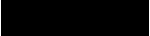
This is a nice walkable 500East street that does not deserve such a large increase in density. The homes east and north of this property, which was small business low traffic commercial, will experience significantly more traffic and density than they assumed when they bought the property.

George Chapman SLC

From: [Hazel Roehrig](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) The Harvey projected housing unit
Date: Thursday, December 2, 2021 5:05:12 PM

Hello,

I have lived at 2607 South 500 East for over thirty years. This new apartment project will decrease the quality of life I have enjoyed by creating more traffic and parking in front of our home on 500 East. This will also remove the alley access behind the proposed building. I am very much against this project and want to maintain the single home atmosphere of this neighborhood.

Hazel Roehrig
2607 South 500 East
SLC, UT 84106


From: [Ingrid Blankevoort](#)
To: [Javoronok, Sara](#)
Cc: [Sugar House](#); [John Blankevoort](#)
Subject: (EXTERNAL) The Harvey project
Date: Thursday, December 2, 2021 4:05:23 PM

Hello Sara and Landon,

We received a postcard in regards to the Harvey project. Our property is located 1/2 a block east of the proposed development. With all high density developments, the real problem is always about parking and the amount of cars being parked in front of other nearby properties. The proposed picture shows parking for only 1 car for each apartment/townhome. In reality, some residents have more than 1 cars, ie for their spouses, visitors, etc and will definitely overflow to nearby neighbor's properties. What is the developer's proposed solution to address this?

Salt Lake City only allows legally a max of 3 occupants for a single family residential. That means 3 cars for a property as big as a .15-.17 acre per each lot. There are 3 lots that are being used for this development, that means there should only be a maximum of 9 cars in normal circumstances. This high density development grossly surpasses the amount of cars for the given ratio. As a property owner, it's frustrating to see people keep parking in front of our property.

<https://www.slc.gov/planning/2021/11/29/the-harvey/>

Thanks
Ingrid

From: [JANET PRICE](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) The Harvey
Date: Wednesday, December 8, 2021 5:20:55 AM

I live on 500 East and am against the development of this property. Since 500 East and 2700 South are only two lane roads this would be a very large increase in traffic to the area. Traffic on 500 East is already very busy and this would be a detriment to the neighborhood. I realize the need for more housing but putting Apartments and Townhomes on very small pieces of land is making neighborhoods look like strip malls. Please consider my comments and make your decisions accordingly.

Thank you.

Sent via the Samsung Galaxy Tab A, an AT&T 4G LTE tablet

From: [Robert Wetzel](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) The Harvey
Date: Tuesday, December 7, 2021 8:35:27 AM

Hello Sara,

Will "The Harvey" development on 2700 S 500 E be condominiums for sale or rental units? I don't seem to find that information on the site.

Thank you,
Robert Wetzel

From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Case No. PLNPCM2021-01092
Date: Wednesday, December 1, 2021 4:45:46 PM

Hello Sara,


I am writing to you because I just received a mailer with notice about a redevelopment happening next door to me. I live at 517 east 2700 south and therefore will be very much affected by this plan. I am planning to attend the public hearing when it comes up, but I would appreciate to have as much information as I can beforehand.

May I simply request the maximum amount of information you can share?

My home does not have a driveway and we are therefore dependent on the alley access that this notice specifically mentions. This alley is already a poorly 'maintained' alley and what will the impact of more vehicles play on it and is there a plan to repair it before, tree removal (if any) plans as well as proposed fencing, how close everything will be to my home, how much sunlight I am losing with the positioning of these buildings, my privacy and how that will change once I have an apartment building looking over my yard, to name a few concerns.

I have been so curious and am really looking forward to hearing back from you.

Thank you for your time!

Stephanie Holmgren


From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Cc: ["Alina Kowalczyk"](#)
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092
Date: Friday, December 3, 2021 12:59:26 PM

Hi Sara,

Thank you so much for your speedy reply. I was able to find more information online as you suggested and was also able to reach out to Landon Clark and will be attendance at their next meeting.

I hope you enjoy a restful weekend!

Best,

Stephanie Holmgren

On Thursday, December 2, 2021, 08:50:39 AM MST, Javoronok, Sara <sara.javoronok@slcgov.com> wrote:

Hi Stephanie,

Thanks for your message. A few things:

1. Have you looked at the information on this page:
<https://www.slc.gov/planning/2021/11/29/the-harvey/>? If you scroll down to "Additional Information" and then click the tab, there's a link for "Site Plans" and that will have the drawings for what is proposed. There's additional information in the links for the "Information Sheet" and "Planned Development Application Narrative".
2. The Sugar House Land Use Committee plans to discuss the proposal at their meeting on 12/13 at 6 p.m. – it's a Zoom meeting and you can contact Landon Clark (Minnesotaute76@gmail.com) for information about that meeting.
3. The plans at the link above provide more information about the trees, planned landscaping with the development, and the setbacks and height. The proposed setback for the building is approximately 7' from the property line and, based on the plans, approximately 12' from your house. On the east side of the proposed building, the height is 25'. I'm also copying Alina Kowalczyk at Babcock Design, who is the project manager for the project. She may be able to provide more detailed information and answer any additional questions.

Let me know if you have additional questions or concerns.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

WWW.SLC.GOV/CAN

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From: Stephanie Holmgren [REDACTED]
Sent: Wednesday, December 1, 2021 4:45 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Case No. PLNPCM2021-01092

Hello Sara,

I am writing to you because I just received a mailer with notice about a redevelopment happening next door to me. I live at 517 east 2700 south and therefore will be very much affected by this plan. I am planning to attend the public hearing when it comes up, but I would appreciate to have as much information as I can beforehand.

May I simply request the maximum amount of information you can share?

My home does not have a driveway and we are therefore dependent on the alley access that this notice specifically mentions. This alley is already a poorly 'maintained' alley and what will the impact of more vehicles play on it and is there a plan to repair it before, tree removal (if any) plans as well as proposed fencing, how close everything will be to my home, how much sunlight I am losing with the positioning of these buildings, my privacy and how that will change once I have an apartment building looking over my yard, to name a few concerns.

I have been so curious and am really looking forward to hearing back from you.

Thank you for your time!

Stephanie Holmgren



From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Cc: ["Alina Kowalczyk"](#)
Subject: Re: (EXTERNAL) Case No. PLNPCM2021-01092
Date: Wednesday, December 8, 2021 4:46:14 PM

Hi Sara,

I have been able to spend some time reviewing the plans, and I have specific concerns.

If the City approves this petition, what techniques are being applied in order to ensure that the ground around my foundation will not be disturbed? My foundations are 111 years old and while they are in adequate condition for their age, I am concerned that this excavation so close to my home could result in shifting. What guarantees will be made to me and who will be liable if there is damage?

One of the line items lists 'remove power pole'. This power pole is shared by me and is closer to my property than their's. Why must the pole be removed? What I am supposed to do if the pole is taken out? What guarantees will be given that I will not have loss of work due to loss of power? I work remotely from home.

The 'Amenity's Porch' overlooks my backyard. If this Amenity's porch is not moved to another location on the design then I must insist that a taller East privacy fence or wall be installed.

Will the city monitor use of the alley during construction to make sure that it is not destroyed by heavy machinery? Will The Harvey be responsible to enforce a right of way with tenants and guarantee that visitors of the structure will not park in the alleyway?

I have spoken to my neighbors and their concerns are as great if not more so than mine. This project is not being met with much understanding and we feel very much like we are being swallowed up.

Thank you again for taking the time to read this, I appreciate your due diligence as the acceptor of public comments.

Best,

Stephanie Holmgren

On Thursday, December 2, 2021, 08:50:39 AM MST, Javoronok, Sara <sara.javoronok@slcgov.com> wrote:

Hi Stephanie,

Thanks for your message. A few things:

1. Have you looked at the information on this page: <https://www.slc.gov/planning/2021/11/29/the-harvey/>? If you scroll down to "Additional Information" and then click the tab, there's a link for "Site Plans" and that will have the drawings for what is proposed. There's additional information in the links for the "Information Sheet" and "Planned Development Application Narrative".
2. The Sugar House Land Use Committee plans to discuss the proposal at their meeting on 12/13 at 6 p.m. – it's a Zoom meeting and you can contact Landon Clark (Minnesotaute76@gmail.com) for

information about that meeting.

3. The plans at the link above provide more information about the trees, planned landscaping with the development, and the setbacks and height. The proposed setback for the building is approximately 7' from the property line and, based on the plans, approximately 12' from your house. On the east side of the proposed building, the height is 25'. I'm also copying Alina Kowalczyk at Babcock Design, who is the project manager for the project. She may be able to provide more detailed information and answer any additional questions.

Let me know if you have additional questions or concerns.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

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From: Stephanie Holmgren <sbholmgren@yahoo.com>

Sent: Wednesday, December 1, 2021 4:45 PM

To: Javoronok, Sara <Sara.Javoronok@slcgov.com>

Subject: (EXTERNAL) Case No. PLNPCM2021-01092

Hello Sara,

I am writing to you because I just received a mailer with notice about a redevelopment happening next

door to me. I live at 517 east 2700 south and therefore will be very much affected by this plan. I am planning to attend the public hearing when it comes up, but I would appreciate to have as much information as I can beforehand.

May I simply request the maximum amount of information you can share?

My home does not have a driveway and we are therefore dependent on the alley access that this notice specifically mentions. This alley is already a poorly 'maintained' alley and what will the impact of more vehicles play on it and is there a plan to repair it before, tree removal (if any) plans as well as proposed fencing, how close everything will be to my home, how much sunlight I am losing with the positioning of these buildings, my privacy and how that will change once I have an apartment building looking over my yard, to name a few concerns.

I have been so curious and am really looking forward to hearing back from you.

Thank you for your time!

Stephanie Holmgren

[REDACTED]

From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Cc: [Judi Short](#)
Subject: (EXTERNAL) The Harvey
Date: Monday, January 10, 2022 12:19:09 PM

Hello Sara,

Happy New Year! I hope this message finds you and your family well.

This email is a repeat and more in depth version of information from the voicemail I left you earlier. I would like to express my concern again regarding the Harvey's petition, specifically their plans to use the Alleyway access for their 28 car garage.

If approved to use this alley, the amount of traffic will be increased to such a degree that I believe the access to my property could become a hazard due to the deterioration of the alley.

In The Harvey's plans they propose to pave a portion of the alley which could then result in drainage and infrastructure issues to adjacent properties where the alley is not repaved. This potential damage is further complicated due to the location of a power pole. I am concerned that if enough drainage and overuse damage occurs to the unpaved area, that it could put this pole's structural integrity at risk.


I have reached out to the Engineering department and have spoken to David Jones, Public Way Coordination Program Manager, about the alley and he shares my concern about the potential damage that the Harvey's current plan presents to this alley and adjacent properties.

He asked me to include his information here for you so that you can speak to him directly:

DAVID A. JONES
Public Way Coordination Program Manager
Engineering Division
801-535-6425

As always, I appreciate you taking the time to read my comments and to consider my concerns as related to The Harvey development.

Warmest regards,

Stephanie Holmgren


From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Cc: [Judi Short](#); [Anderson, John](#); [Jones, David](#)
Subject: Re: (EXTERNAL) The Harvey
Date: Monday, January 24, 2022 12:33:23 PM

Hi Sara,

Thank you for your message and information. Your comments do not address the long term effect that the increased traffic caused by *The Harvey* residents will have on the rest of the alley that is left unpaved.

I will continue with my application to vacate the alley.

Thanks again,

Stephanie Holmgren

On Monday, January 24, 2022, 09:18:49 AM MST, Javoronok, Sara <sara.javoronok@slcgov.com> wrote:

Hi Stephanie,

I wanted to follow up on your message. I understand your concerns about the alley and improvements to it. As part of the review for projects, Planning staff routes them to staff in Engineering and Public Utilities for their review and to provide comments on the proposed development. We also send them to Rocky Mountain Power for their review. Review by these departments did not identify concerns with the issues that you identified in your message. Based on the concerns identified in your message, I reached out to David Jones and have met with him and other city staff to discuss the concerns you identified. The proposed development, including the alley improvements, should be completed in a way that does not create or exacerbate drainage or other issues on surrounding properties. However, the city cannot require improvements to the alley that extend beyond the frontage of the properties that are part of the development.

Additionally, vacating the alley has been raised as a possibility. It is a public alley and would be required to go through an alley vacation/closure process. If this is under consideration, I encourage you to discuss this with Planning staff at a [pre-submittal meeting](#). Alley vacations are a legislative process and require review by the city's Planning Commission and the decision on them is made by the City Council. Generally, they are less likely to be recommended for vacation by staff if they are used by the adjacent properties and if there are easements on the property that would be affected. Some basic information on the requirements is included on the [application form](#).

Thanks.

Sara

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Senior Planner

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From: Stephanie Holmgren [REDACTED] >
Sent: Monday, January 10, 2022 11:52 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Judi Short <judi.short@gmail.com>
Subject: (EXTERNAL) The Harvey

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Engineering Division

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Thanks.

Sara

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Public Way Coordination Program Manager

Engineering Division

801-535-6425

As always, I appreciate you taking the time to read my comments and to consider my concerns as related to The Harvey development.

Warmest regards,

Stephanie Holmgren

[REDACTED]

From: [Stephanie Holmgren](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) The Harvey
Date: Tuesday, January 25, 2022 3:42:01 PM

I really appreciate that, Sara. Thank you.

Stephanie Holmgren
[REDACTED]

On Tuesday, January 25, 2022, 02:54:33 PM MST, Javoronok, Sara <sara.javoronok@slcgov.com> wrote:

Thanks, Stephanie. I'll include your comments in the public comment for the project.

Sara

SARA JAVORONOK, AICP

Senior Planner

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Sent: Monday, January 24, 2022 12:33 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Judi Short [REDACTED] >; Anderson, John <John.Anderson@slcgov.com>; Jones, David <David.Jones@slcgov.com>
Subject: Re: (EXTERNAL) The Harvey

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Thanks again,

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Thanks.
Sara

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Cc: Judi Short <[REDACTED]>
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DAVID A. JONES
Public Way Coordination Program Manager
Engineering Division
801-535-6425

As always, I appreciate you taking the time to read my comments and to consider my concerns as related to The Harvey development.

Warmest regards,

Stephanie Holmgren



From: [Wade Gale](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Harvey Project
Date: Saturday, December 11, 2021 5:16:50 PM

As a home owner on 2591 S 500 E I am vehemently opposed to this development. The parking and traffic situation will only worsen with speeding cars down our street increasing to unacceptable levels. The only exception for this would be for the developer to reduce apartment size to 7 and build additional parking to accommodate for one parking stall for every potential resident who could reside in apartments. Example if the apartment is 2 bedroom, the developer would have to provide 4 parking stalls. This assumes that the residents are couples and each owns their own automobile. Therefore 28 parking stalls for 7 apartments should be mandatory for construction. Also since there would be a commercial property attached there should be an additional 12 spots to accommodate for the commercial traffic and employee parking. This would mean in order to accommodate this development a minimum of 36 parking slots should be built in order to accommodate this development. If we look at the developments just at the corner of 2700 S and 1100 E. You can see how terrible the light and traffic problem is at that intersection with traffic typically being backed up 4-7 blocks during high traffic times. The light situation at our intersection is only moderate, at best with our light structure. This is a horrible and completely unacceptable use of that land.

Sincerely,
Wade Gale
Charles Phillips
Patrick St. John

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Planning, Sara Javoronok, sara.javoronok@slcgov.com

- A Design Review application is necessary for the reduction of the front/corner yard from 15' to 10' since this is specifically called out in 21A.26.020.F.1.
- Identify the location and depth of the steel canopy on the site plan. If projecting into the required yard, this can be added to the Planned Development request.
- The proposed dumpster is located in the landscape buffer. Consider Transportation comment #7 below regarding the location and consider moving the dumpster to a location outside of the buffer area, possibly in the garage. If maintained in the buffer, it can be added to the Planned Development request. Please provide information as to why another location is not feasible. If maintaining the location, please provide elevations for the dumpster.
- The proposed ground mounted utility box is located in the rear yard and landscape buffer. Consider accommodating it with an alternative method/location. If maintained in the buffer and rear yard, it can be added to the Planned Development request. Please provide information as to why another location is not feasible. Based on the comment from Rocky Mountain Power below, please determine the specific location.
- Identify the type, height, and material of the proposed fence.
- Regarding the Transportation comment #7 below, the [SLC Atlas Plats](#) identify the alley as 16' wide.
- Provide information on alley improvements. If not planned, Planning staff anticipates adding a condition of approval for them.

Transportation, Michael Barry, michael.barry@slcgov.com

1. The lobby floor area should be accounted for in the parking calculations. The parking calculations must also include ADA (21A.44.020.D), bicycle (21A.44.050.B.3), electric vehicle (21A.44.050.B.2) requirements.
2. There are no parking spaces shown for electric vehicles or ADA vehicles; the plans must show the required parking spaces.
3. The bike racks shown are not acceptable; a detail of the SLC Transportation Division Standard bike rack, which includes styles of bike racks which are NOT acceptable, is attached to this email and also available online at <http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf>. The bike rack design must meet the standards per 21A.44.050.B.5. The location of the bike racks should meet the requirements of 21A.44.050.B.4. A detail of the bike rack should be provided on appropriate detail sheets; the detail of the SLC Transportation Division Standard bike rack (attached) may be used.
4. The power pole on 500 E appears to have a large guy wire that goes from the top part of the pole to the ground and is not called out on the plans; provide a call-out for the guy wire for informational purposes.
5. The applicant must contact UTA regarding the relocation of the bus stop and bench. The applicant must not move this bench without written permission from UTA.
6. The plans show that the alley will be re-surfaced with asphalt. A public right-of-way permit from SLC Engineering and a Traffic Control Permit from Transportation are required for this work.
7. The plans indicate that the alley is 14 feet wide. My unofficial GIS map shows that width of the alley as 16 feet. The applicant should check the width of the alley.
8. The applicant should consider moving the location of the dumpster. In the current location, it appears that the garbage truck may block the sidewalk as well as the alley while the dumpster is wheeled out, picked, and then dumped.

Attachment C: Minutes from February 9, 2022

SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically

Wednesday, February 9, 2022

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson Amy Barry, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Adrienne Bell, and Aimee Burrows.

Planning Staff members present at the meeting were: Planning Manager Wayne Mills, Planning Manager John Anderson, Senior City Attorney Paul Nielson, Principal Planner Caitlyn Tubbs, Senior Planner Sara Javoronok, Principal Planner Amanda Roman, and Administrative Secretary David Schupick.

REPORT OF THE CHAIR & VICE-CHAIR

Chairperson Amy Barry reported that she wanted to bring forward a discussion regarding initiating a petition to the planning division to remove ADUs from the conditional use process. Commissioner Andra Ghent stated she was thrilled about this petition and gives her approval. Commissioner Mike Christensen stated he is in favor of the petition. Commissioner Adrienne Bell stated she is in favor of the petition. Jon Lee stated he is in favor of the petition. Commissioner Aimee Burrows asked if this petition would remove the public comment from the process. Amy Barry clarified that it would remove the public comment and be done all administratively. Planning Manager Wayne Mills clarified that this only applies to ADUs in accessory buildings, which are detached buildings from the house, in single-family residential districts. This petition would make all ADUs permitted uses so they would not have to go through the conditional use process. There would not be public notification since it would be allowed. The ADU's would have to comply with all the codes and receive a building permit.

Commissioner Andra Ghent stated, I move that the Planning Commission initiate a petition to update the ADU regulations of the city in order to make all ADUs permitted uses and make other necessary changes to do so, including changes to comply with Utah Code changes adopted in 2021 and clarifying applicable standards so they can be administered as permitted uses.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted "yes". The motion passes unanimously.

REPORT OF THE DIRECTOR

Planning Manager Wayne Mills stated he had nothing to report. Nick Norris stated the planning department is about two weeks away from becoming fully staffed. He also stated Mayara Lima has accepted the role of Zoning Administrator.

CONSENT AGENDA

Time Extension Request - Planned Development at 1159 E 1300 S - Anthony Reilly, property owner, has submitted a letter requesting a one-year extension for a Planned Development approval that was granted by the Planning Commission on February 24, 2021. The approval was for a two-lot subdivision at 1159 E 1300 S. Development plans were not submitted with the proposal, but a conditional of approval stated that, "The structure on Lot 2 shall have quality primary exterior building materials such as brick and stone and accent materials such as hardie board siding and stucco." Staff will review building plans for compliance. The subject property is zoned R-1/5,000 and is located in Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **PLNPCM2020-00681**

APPROVAL OF THE MINUTES FOR JANUARY 26, 2022

Commissioner Mike Christensen motioned to approve the consent agenda. Commissioner Adrienne Bell seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted "yes". The motion passes unanimously.

PUBLIC HEARINGS

Special Exception Request for Additional Building & Wall Height at 321 E Stanton Avenue

- The applicants, Michael and Kevin Fairbanks, have requested Special Exception approval for additional building and wall height at 321 E Stanton Avenue. The proposal is to build four single family attached units measuring approximately 33 feet, with a wall height of approximately 28 feet. The property is in the SR-3 Special Development Pattern Residential zoning district, which permits buildings with a pitched roof to have an overall height of 28 feet or the average height of other principal buildings on the block face. The maximum wall height in the zone is 20 feet. Additional building and wall height may be granted through the special exception process if the proposal meets the general special exception standards and if the proposed building height is in keeping with the development pattern of the block face. The property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) Case number: **PLNPCM2021-00976**

Principal Planner, Amanda Roman, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the application request.

Mike Fairbanks shared a formal presentation. He shared visuals to give a better idea of the scale of the building in comparison to the other buildings on Stanton Avenue and the abutting streets. Mike also stated that they are focused on keeping off street parking. They worked on having the design of the building match the neighborhood.

PUBLIC HEARING

Chairperson Amy Barry opened the public hearing.

Jennifer Nielsen stated she approves of the design, however, has concern for the on-street parking for guests to the building.

Chairperson Amy Barry closed the public hearing.

Mike Fairbanks stated he understands the concerns for the on-street parking and is willing to help resolve any of the issues.

MOTION

Commissioner Adrienne Bell stated, Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Special Exception request (PLNPCM2021-00976) as proposed.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passes unanimously.

The Harvey at approximately 501, 511, and 515 East 2700 South – Alina Kowalczyk of Babcock Design, representing the property owners, is requesting Planned Development and Design Review approval for a mixed-use building with one commercial unit and 14 residential units. Currently the land has a commercial building and one single-family residence. The property is zoned CN (Neighborhood Commercial). The proposed project is subject to the following petitions:

- a. Planned Development – Planned Development approval is required for the driveway, dumpster enclosure, and utility transformer in the rear yard and 7' landscape buffer on the north property line, additional building height up to 5' to accommodate the sunken garden level patios and stairs, and an increase in the lot size maximum from 16,500 sq. ft. to approximately 18,000 sq. ft in the CN zoning district. Case Number: PLNPCM2021-01092.
- b. Design Review – Design Review approval is required for modification to the required front and corner side yard setbacks from 15' to 10' for the sunken garden level patios and associated stairs and 2' encroachment of the steel canopies in the front and corner side yards. Case Number: PLNPCM2021-01254.

The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) Case numbers: **PLNPCM2021-01092 and PLNPCM2021-01254**

Senior Planner, Sara Javoronok, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval with the conditions listed in the staff report.

Chairperson Amy Barry asked for clarification that if it is not approved, the height of the building would not change, but the sunken patio would be eliminated. Sara Javoronok clarified that that is correct, the height is measured from the bottom of the sunken patio.

Commissioner Andra Ghent asked for clarification on the parking and if permit parking could be possible. Sara Javoronok clarified that she can't speak on allowing permit parking but that there is a bus stop in front of the building which provides other ways of transit. Andra Ghent stated that she is in favor for seeing more permit parking to push transit transportation.

David Anderson of Babcock Design stated he had a formal presentation. He stated he is in favor of permit parking. He also stated they tried to keep construction cost low.

Tyler McArthur of Manifest Development stated that the property is going to be an all-electric building and will not use any fossil fuels. He also stated that they are trying to match the materials of the neighborhood.

Alec Myres of Manifest Development stated that they want to try to make the units face the street to add to the neighborhood. He also stated that all the minor adjustments were to help implement good urban design.

Commissioner Adrienne Bell asked what type of commercial use the commercial space will be used for. Alec Myres stated that the commercial condominium unit will be owned not rented. He said it could fit the needs of many different businesses. Tyler McArthur said that they would not be installing the fixtures for a commercial restaurant though.

PUBLIC HEARING

Chairperson Amy Barry opened the public hearing.

Judi Short with the Sugar House Community Council stated she really likes the project. However, she did state concerns for the reduced setbacks on the front and that the neighbors to the East have stated concerned for losing their view of the sunset. She also stated concerns for parking. She stated that the whole alley needs improvements and should all be paved.

Brandon Darr stated disapproval for the project.

Steph Holmgren stated disapproval for the project.

Darrell Newbold stated disapproval for the project.

Chairperson Amy Barry closed the public hearing.

Chairperson Amy Barry asked for clarification on if the bottom units would become ADUs. Alec Myres stated that owners are subject to the same rules as anyone else in the city for ADUs. It is considered a single residential unit that has a separate entrance at the bottom for convince.

Chairperson Amy Barry asked for clarification on the process for which a homeowner can apply to vacate an alley. Sara Javoronok detailed that there is an application on the city's website that they can fill out to apply, would recommend talking to staff first, and that the process required review by the Planning Commission and a decision by City Council. Amy Barry asked what the city's process is for making an alley one way. Sara Javoronok stated she was not sure on that process.

Commissioner Andres Paredes asked if the applicant would be willing to fully pave the alley. Tyler McArthur stated that the extra cost associated with paving the whole alley would not be in the budget. Chairperson Amy Barry stated that behind her house is an alley that is half paved and has high traffic but that it has never seemed to be an issue for the residents.

MOTION

Commissioner Mike Christensen stated, Based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development and Design Review (Petitions PLNPCM2021-01092 and PLNPCM2021-001254) for The Harvey subject to the following conditions:

- 1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including signage, lighting, and landscaping.**
- 2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.**
- 3. The developer will need to record against the property an estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development for a period of 60 years in compliance with 21A.55.110 Disclosure of Private Infrastructure Costs for Planned Developments.**
- 4. The developer shall submit preliminary and final plats for review.**
- 5. The developer shall improve the alley to the north along their property line as indicated on Sheet C501 or as required by Engineering.**
- 6. The utility transformer shall be fully located in the rear yard.**

Commissioner Adrienne Bell seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted "yes". The motion passes unanimously.

Dowland Townhomes General Plan and Zoning Map Amendments at 1902 S 400 East - Paul Dowland, on behalf of the property owner, is requesting an amendment of the General Plan and Zoning Map for a property located at approximately 1902 South 400 East. The Applicant is requesting to change the General Plan Land Use Map from Low Density Residential to Medium Density Residential and to change the Zoning Map from R-1-5,000 (Single Family Residential

District) to RMF-35 (Moderate Density Multi-Family Residential District). The purpose of the request is to facilitate future development of 4 townhome units. The subject property is located within Council District 5 represented by Darin Mano. (Staff contact: Caitlyn Tubbs at (801)-535-7706 or caitlyn.tubbs@slcgov.com) Case numbers: **PLNPCM2021-00717 and PLNPCM2021-00718** (This item was tabled at the November 10, 2021 Planning Commission meeting).

Principal Planner, Caitlyn Tubbs, reviewed the petition as outlined in the staff report. She stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Paul Dowland stated he has no formal presentation.

PUBLIC HEARING

Chairperson Amy Barry opened the public hearing.

Sharlene Kiuvara stated approval for the project.

Doyle Buchanan stated approval for the project.

Vincent Gryboski stated disapproval for the project.

Darlene Kaufusi stated disapproval for the project.

Seeing that no one wished to speak she closed the public hearing.

Commissioner Aimee Burrows asked for clarification on the first time this was presented to them, the request was to change it to RMF 45 and now the request is to change it to RMF 35. Caitlyn Tubbs stated that because of the feedback they got from the first request, staff reviewed the existing master plan of the neighborhood and forwarded a negative recommendation. Planning commission tabled the request at that time. Staff has worked with the applicant and decided that RMF 35 is much more compatible with the surrounding neighborhood.

MOTION

Commissioner Adrienne Bell stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a Positive Recommendation to the City Council for the requested General Plan Map Amendment from Low Density Residential (1-5 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre) for 0.33 acres at approximately 1902 South 400 East.

Commissioner Andra Ghent seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passes unanimously.

Commissioner Mike Christensen stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a Positive Recommendation to the City Council for the requested Zoning Plan Map Amendment from R-1- 5,000 to RMF-35 for 0.33 acres at approximately 1902 South 400 East.

Commissioner Andra Ghent seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passes unanimously.

Chairperson Amy Barry closed the meeting at 7:31 pm.

The Planning Commission took a break with the meeting to reconvene at 7:38 pm.

OTHER BUSINESS

Appeals and Variances – Planning Commission training

Paul Nielson discussed the topic of appeals and variances for the Planning Commission Training.

Urban Forestry, Rick Nelson, rick.nelson@slcgov.com

There are no trees currently planted in the public ROW. The parkstrips are narrow and under wires so the proposed Lilac trees are an excellent choice. There are no specimen trees on any of the included lots. Urban Forestry has no concerns with these plans.

Engineering, Scott Weiler, scott.weiler@slcgov.com

No objections to the Planned Development. My biggest concerns regarding what is on the plans are:

- The proposed excavations into 500 East and 2700 South must be restored per the 2012 edition of APWA Std. Plan 255.
- The pedestrian access corridors on the public sidewalks on 500 East and 2700 South must have a cross slope no steeper than 2% to meet ADA.
- If the alley is public, Jason (Public Utilities) might want it redesigned so it doesn't have public storm water draining into the site.

These concerns can be addressed later.

Public Utilities, Jason Draper, jason.draper@slcgov.com

A Few public utility comments for the proposed planned development:

- All improvements must meet SLCPU standards, policies and ordinances
- The storm drain vault cannot be in the public right of way. A vault may not be required for this project.
- Unused existing water and sewer services will need to be capped at the main.
- The water system and sewer system will need to be evaluated to determine if any improvements will be required. Applicant should provide water and sewer demand with the building permit application. The water main on 500 East is a 6" Main. If system flows are inadequate or a new hydrant is required on 500 East, this line may need to be upgraded.
- Contact public utilities at PUDevServ@slcgov.com with any questions.

Housing Stability, Tony Milner, tony.milner@slcgov.com

Housing Stability Division's comments on the proposed Harvey development, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*:

Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

- No concerns:
 - In relation to the applicant's proposal. Although, the development includes the removal of one single family home, the development proposes replacing the existing structures on the parcels with 14 new residential units; 6 rental apartments and 8 homeownership condos.
- In Support of:
 - This proposed development address Missing Middle housing and creative housing types for the City. *Growing SLC, Housing Plan*: "1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts. In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city. Such options would also help restore the "missing middle" housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades."
- The Housing Stability Division would like to make the developer aware of resources to support the creation of affordable housing: For example:
 - The developer may be eligible for impact fee waivers under city code for the creation of affordable rental and homeowner opportunities. Code 18.98.060: EXEMPTIONS:

“E. The following housing may be exempt from the payment of impact fees, to the following extent:

1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;
2. A one hundred percent (100%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals eighty percent (80%) of the median income for Salt Lake City, as determined by HUD;
3. A seventy five percent (75%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals ninety percent (90%) of the median income for Salt Lake City, as determined by HUD; and
4. A fifty percent (50%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals one hundred percent (100%) of the median income for Salt Lake City, as determined by HUD.”

- More information about resources to support the creation of affordable housing can be found at, <https://www.slc.gov/hand/affordable-residential-development-resources/>

Fire, Ted Itchon, edward.itchon@slcgov.com

No comments.

Police, Lamar Ewell, lamar.ewell@slcgov.com

No law enforcement issues.

Rocky Mountain Power, Michael Lange, michael.lange@rockymountainpower.net

We will have a pad mount transformer that feeds this building; we have been working with the developers on this and they haven't decided on whether it will be located on the east or west side of the garage door, but both have the required clearances we will need for the transformer.

Similar story with the gang meter base, all possibilities they are considering meet our ESR specs so nothing to worry about there.

If the city needs a will serve letter let me know and we can get it over to you, but this project looks good from our end of things.

Attachment D: Modifications Memo, May 11, 2022



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Sara Javoronok, AICP, Senior Planner
(801) 535-7625 or sara.javoronok@slcgov.com

Date: May 11, 2022

Re: Modifications to Planned Development and Design Review Approvals for The Harvey (PLNPCM2021-01092 and PLNPCM2021-01254)

PROPERTY ADDRESS: 501, 511, and 515 East 2700 South
PARCEL IDS: 16-19-476-059-0000, 16-19-476-060-0000, 16-19-476-061-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: CN Neighborhood Commercial

REQUEST: The Harvey previously received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022. The applicant has requested modifications to the approved design. These changes are required by ordinance to be reviewed by the Planning Commission as only minor modifications can be approved administratively.

ACTION REQUIRED: Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with the original approval.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the modifications to PLNPCM2021-01092 and PLNPCM2021-01254 Planned Development and Design Review for The Harvey.

ATTACHMENTS:

- A. [Applicant Submittal Information](#)
- B. [Original Planning Commission Staff Report, February 9, 2022](#)
- C. [Minutes from February 9, 2022](#)

BACKGROUND: The Harvey at approximately 501, 511, and 515 East 2700 South received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022. The proposed building is mixed-use with one commercial unit and 14 residential units.

The subject parcels are within the CN (Neighborhood Commercial) zoning district and the approvals were required for the following:

- **Planned Development** – Planned Development approval was required for the driveway, dumpster enclosure, generator and utility transformer in the rear yard and 7' landscape buffer on the north property line, additional building height up to 5' to accommodate the sunken

garden level patios and stairs, and an increase in the lot size maximum from 16,500 sq. ft. to approximately 18,000 sq. ft in the CN zoning district.

- **Design Review** – Design Review approval was required for modification to the required front and corner side yard setbacks from 15' to 10' for the sunken garden level patios and associated stairs and 2' encroachment of the steel canopies in the front and corner side yards.

Construction costs increased following the submittal of the plans for review. The applicant is requesting changes to address these increased costs, primarily by removing concrete and steel elements. See the applicant's submittal for additional information. These revisions are beyond what is permitted for an administrative minor modification review from what was previously approved by the Planning Commission. The approval process for modifications to approved plans is described in the Zoning Ordinance:

Planned Development

21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:

Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

A. New Application Required For Modifications And Amendments: No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.

B. Minor Modifications: The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in [chapter 21A.58](#) of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:

1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
2. Adjusting the location of any open space;
3. Adjusting any final grade;
4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
5. Signs;
6. Relocation or construction of accessory structures; or
7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

C. Major Modifications: Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission shall give notice to all property owners consistent with notification

requirements located in [chapter 21A.10](#) of this title. The Planning Commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

Design Review

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

A. Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.

1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Code, Fire Codes, or engineering standard.

2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.

B. Other Modifications: Any other modifications not listed in subsection A of this section shall require a new application.

Some minor changes can be approved administratively by the Planning Director but those changes are limited. Staff believes that the requested modifications are not minor in nature and that the commission is required review the updated plans.

APPLICANT'S REQUESTED MODIFICATIONS:

The applicant has requested modifications to the approved design that are required by ordinance to be reviewed by the Planning Commission. The proposed modifications to the approved design are detailed in the project description and plans in in [Attachment B](#). The overall design of the building is not significantly different than what was approved by the Planning Commission. The changes include removal of some sunken garden patios, which decreases the building height, which was part of the Planned Development request. There are no changes to the massing. Additional changes include modifications to the exterior building materials, removal of some of the sunken patios, and removal of exterior staircases to the lower-level patios. For Design Review projects, changes to materials require Planning Commission approval.

Proposed Modifications



Approved Plans: 500 East/West Elevation – The applicant requested additional building height with the Planned Development for the sunken garden level patios. The average building height from grade on this elevation is 28.5'.



Proposed Plans: 500 East/West Elevation – The proposed modification removes the sunken garden level patios and replaces them with window wells. This decreases the request for additional building height and removes the need for a reduction in the front/corner side yard for the window wells, which are a permitted obstruction. The average building height from grade on this elevation is now 26'.



Approved Plans: 2700 South/South elevation – The applicant requested additional building height with the Planned Development for the sunken garden level patios. The average building height from grade on this elevation is 29.8’.



Proposed Plans: 2700 South/South elevation – The proposed change on this façade is the removal three of the staircases from street level to the sunken garden level patios. Access will be solely from the interiors of the units. The additional height (29.8’) requested with the Planned Development is not changing.



Approved Plans: North Elevation – The applicant requested additional building height from grade to the top of the parapet is 26’. The materials included brick, board form concrete, and brick cladding on the trash enclosure.

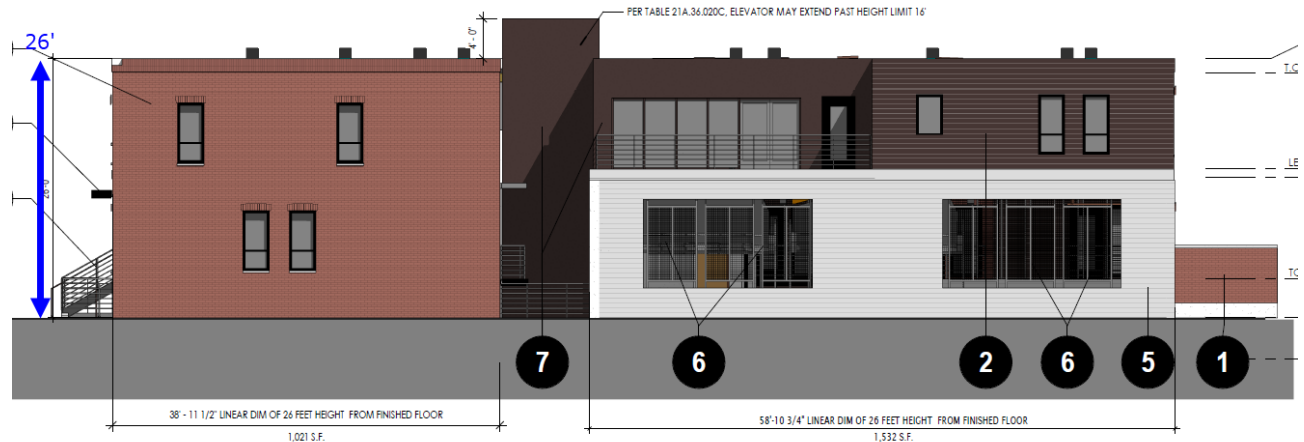


Proposed Plans: North Elevation – Several material changes are proposed on this elevation:

- Change some of the garage from formed concrete to frame construction and clad with fiber cement siding. The formed concrete was not necessary. The remaining concrete is smooth rather than board formed.
- Change the garage doors from a solid door to steel mesh retracting doors. These will allow for improved air flow and help meet building code requirements, while still providing security to the parking.

- Change the materials in the lightwell area that is visible from the alley right-of-way from fiber cement siding to stucco.
- Change the material of the trash enclosure from brick to color matching CMU brick.

The additional building height (26') requested with the Planned Development is not changing.



Approved Plans: East Elevation – The average building height from grade to the top of the parapet is 26'. The materials included brick, fiber cement siding, and board formed concrete.



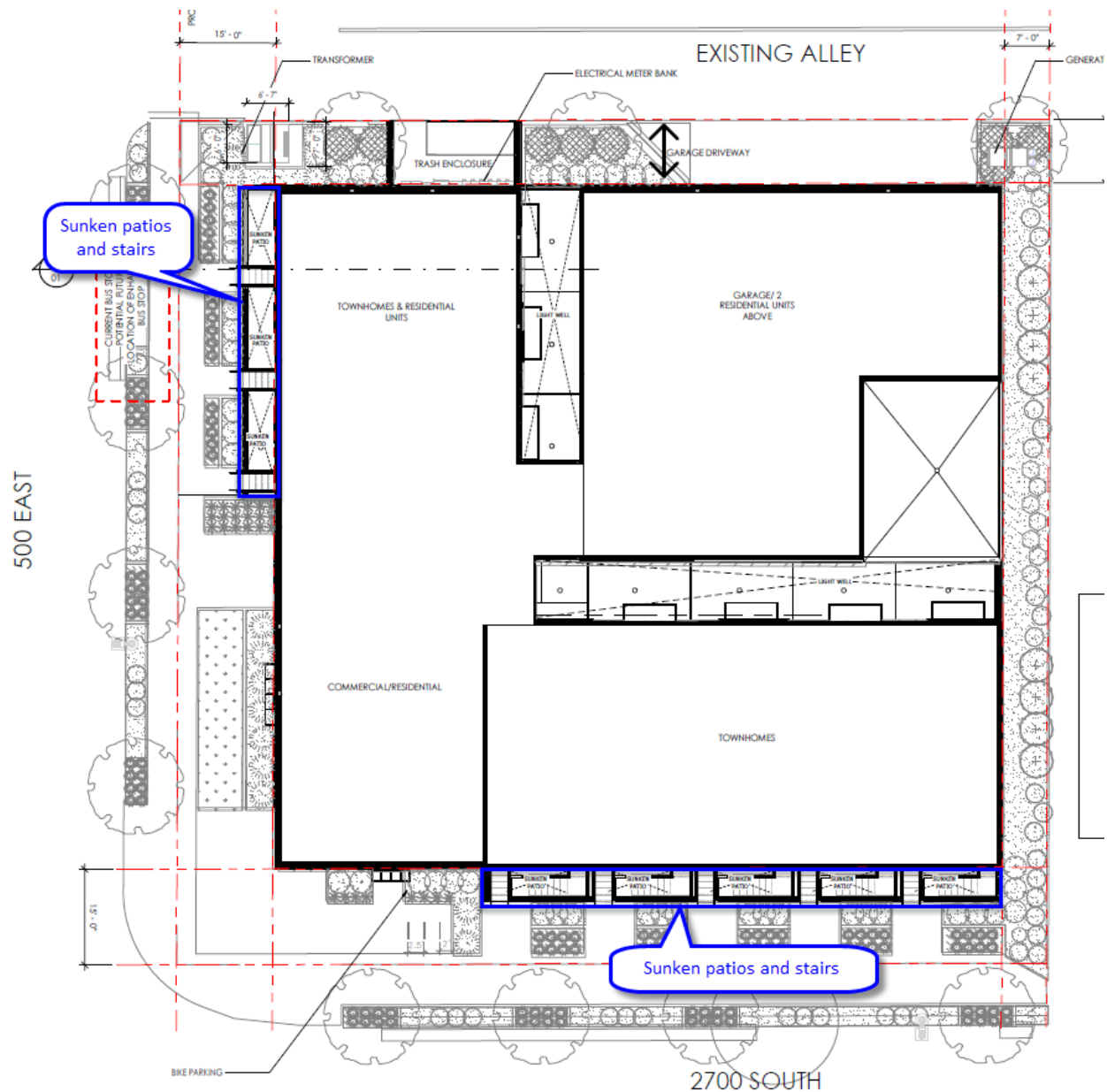
Proposed Plans: East Elevation – The applicant proposes material changes on this elevation as follows:

- Change the lightwell and the northern portion of the second floor from brick to stucco. Brick on the north wraps around on the east.
- Change some of the exterior of the garage from board formed concrete to fiber cement siding. The remaining concrete is smooth rather than board formed.

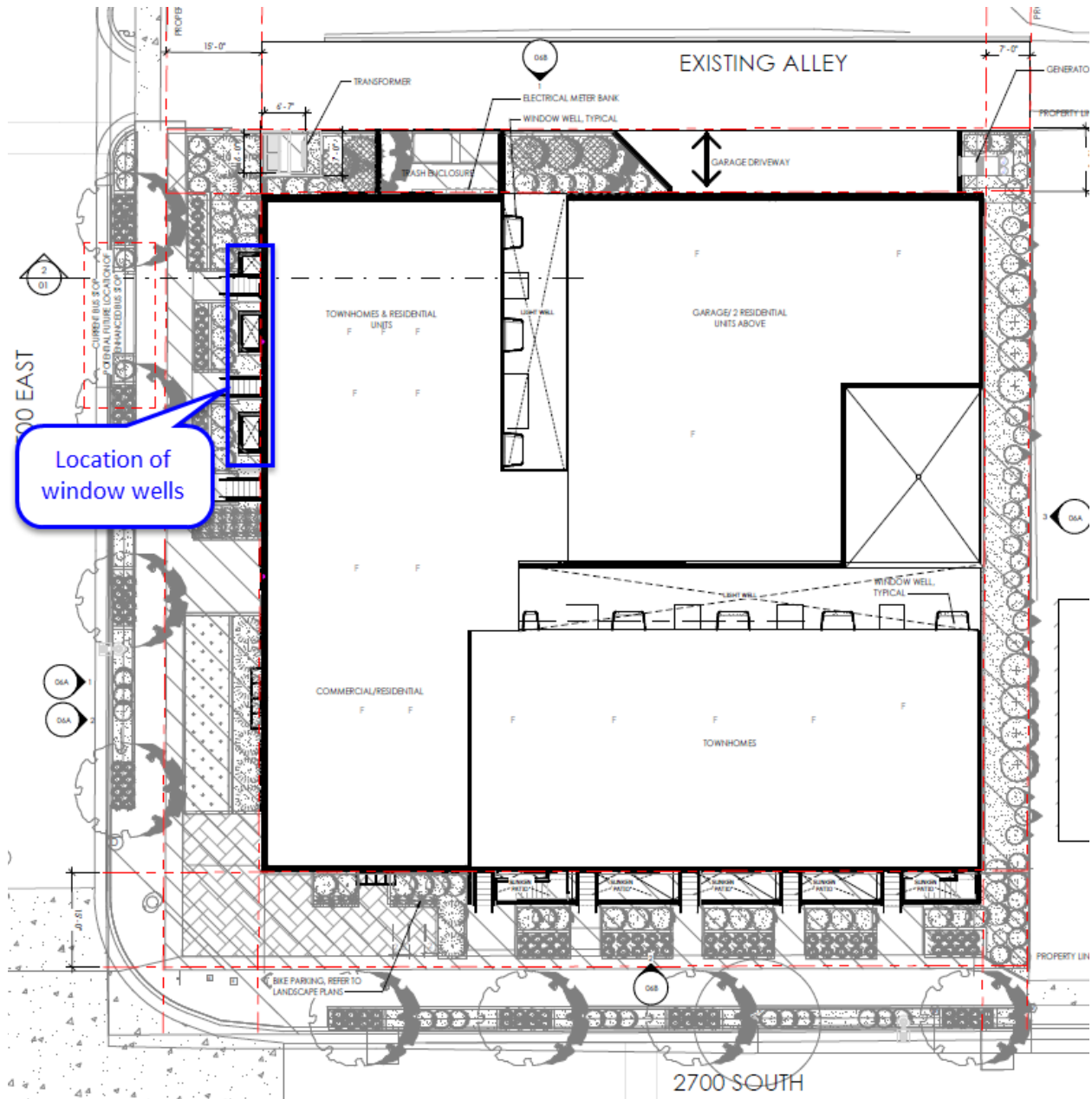
The average building height from grade to the top of the parapet is unchanged at 26'.

Setback Modifications

The applicant requested Design Review approval for the sunken garden level patios to extend into the front/corner side yard setbacks on 500 East and 2700 South. The modification of the patios to window wells on the 500 East/west façade removes the need for the reduction in the required setback on this façade. With the proposed modification, the proposal meets the requirements of the base zoning district on 500 East/west façade. The request is still required for the 2700 South/south façade.



Approved Site Plan – Sunken patios and stairs on 500 East and 2700 South frontages. The patios encroach into the required front and corner side yard setbacks and were part of the Design Review request.



Proposed Plans – Sunken patios removed on the 500 East frontage and replaced with window wells. The relief from the required front/corner side yard setback was part of the Design Review request. The proposal is more conforming with the CN zoning district.

DISCUSSION:

The proposed modifications to the Planned Development and Design Review must be in substantial conformity to the original request or should be reviewed as a separate application. The requested modifications discussed above are minor in nature. Most of the changes are to materials and there are not requirements for specific materials in the CN zoning district. The modifications to the front/corner side yard setbacks make the proposal more conforming with the requirements of the CN zoning district. Because of the minor impact of the modifications staff asserts that the revised overall design is in substantial conformity with the original approval and would recommend that the Planning Commission grant their approval.

NEXT STEPS:**Modification of Planned Development and Design Review Approvals**

If the modifications are approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Modification of Planned Development and Design Review Denials

If the major modifications are denied, the applicant will be required to develop the property as was originally approved by the Planning Commission or submit a new design that meets zoning standards.

Attachment E: Minutes from May 11, 2022

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 11, 2022

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were Chairperson Amy Barry, Vice-Chairperson Maurine Bachman, Commissioners, Levi de Oliveira, Brenda Scheer, Aimee Burrows, Andra Ghent, Rich Tuttle, Adrienne Bell, Andres Paredes, and Mike Christensen. Commissioner Jon Lee was excused.

Planning Staff members present at the meeting were Planning Manager Kelsey Lindquist, Planning Manager John Anderson, Deputy Director Michaela Oktay, Senior City Attorney Paul Nielson, Principal Planner Aaron Barlow, Senior Planner David Gellner, Associate Planner Michael McNamee, Senior Planner Sara Javoronok, Planning Manager Wayne Mills, and Administrative Assistant David Schupick.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Amy Barry stated that the minutes for the previous Planning Commission meeting will be voted on in the next Planning Commission.

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay stated that attendees who parked under the library would be able to call the help desk through the ticket scanner to exit free of charge. She also stated that an agenda item will be added to a Planning Commission meeting in June to discuss the Commissioners' roles in citywide priorities and petition initiation.

Chairperson Amy Barry asked if the Commissioners would be able to have time after that meeting to ask a few questions. Michaela Oktay stated that the purpose of the planned presentation, was to give information and answer any questions.

PUBLIC HEARINGS

Affordable Housing Incentives - The Mayor, at the request of the Planning Division, initiated amendments to the zoning ordinance regulations regarding affordable housing. The proposal would permit various incentives when affordable housing is provided. The incentives include administrative Design Review and additional building height in various zoning districts, Planned Development requirement modifications, removal of the density requirements in the RMF zoning districts, and additional dwelling types in various zoning districts. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A Zoning amended as part of this petition. The changes would apply Citywide. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00658**

which requires input from successful developers. Sara Javoronok said that “some math” has been done, but clearly, more review is needed before lowering AMI percentages.

Commissioner Amy Barry stated that she has noticed an increase in parking rates for rental units.

Commissioner Burrows reiterated the concern that there be a clear distinction between income restrictions and low-priced units. Sara Javoronok stated that the proposal is for income restrictions.

Commissioner Barry asked for clarification on whether she is allowed to close the public comment. The City Attorney present stated that by closing the public comment on the old proposal, a new public comment period at a subsequent meeting would address the new proposal.

MOTION

Commissioner Mike Christensen moved that the petition be tabled.

Commissioner Brenda Scheer seconded the motion.

Commissioners Maurine Bachman, Levi de Oliveira, Brenda Scheer, Aimee Burrows, Andra Ghent, Rich Tuttle, Adrienne Bell, Andres Paredes, and Mike Christensen voted “yes”.

The motion passed unanimously.

The commission took a 5-minute break to reconvene at 8:24 PM

Modifications to The Harvey Planned Development and Design Review at approximately 501, 511, and 515 East 2700 South – A request by Alina Kowalczyk of Babcock Design, representing the property owners, for approval of modifications to earlier Planned Development and Design Review approvals to develop a mixed-use building with one commercial unit and 14 residential units. The applicant received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022. Since that time, the applicant has modified their design including changes to approved exterior building materials, building height, building setbacks, and removal of sunken patios and external staircases. In accordance with sections 21A.55.100 and 21A.59.080, these types of modifications to the approved Planned Development and Design Review plans require approval from the Planning Commission. The project is located within Council District 7, represented by Amy Fowler. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2021-01092 and PLNPCM2021-01254**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. Revisions of this previously approved plan are based on rising expenses. Changes in height and materials mandate review by the Planning Commission.

Dave Anderson and Tyler MacArthur of Babcock Design Group and Alec Meyers Alina Kowalchek representing the owner gave a formal presentation on additional changes they are requesting because of the cost of building supplies. The project is for 14 units. The walk-out patios on one side of the building will no longer be part of the design.

PUBLIC HEARING

Chairperson Amy Barry opened the public hearing.

- Judy Short from Sugar House Community Council stated opposition to the petition primarily because of a lack of parking, but also because the alleyway would receive more traffic trying to avoid the 2700 South intersection. She recommends improvement—either paving, or some sort of leveling. She repeated her prior objection to the project, that parking is insufficient. She stated that the redesign makes the building look more like a multiplex, rather than individual condos. She suggested reducing costs by building fewer units. She commented that the sunken patios were the best features of the project.
- Lynn Schwartz stated opposition to the petition.

Chairperson Amy Barry read stated opposition on the comment cards of Martin Newbold and Darrell Nash both in opposition of the petition and then closed the public hearing.

The applicants stated that they didn't want to change the look of the building and explained that they had only eliminated three of the stairways to the sunken patio area on the west side. Since there was never street access, the developer does not feel that the appearance has been significantly changed. Also, a door has been added to the design.

Commissioner Amy Barry stated that she feels the alley is very drivable. She does not consider the development to be high-density problem and doesn't think alley traffic will be an issue. The applicants stated that they are paving about half of the alley.

MOTION

Commissioner Brenda Scheer stated, "Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the requested modifications to the previously approved Planned Development and Design Review (Petitions PLNPCM2021-01092 and PLNPCM2021- 001254) for The Harvey."

Commissioner Mike Christensen seconded the motion.

Commissioners Andra Ghent, Adrienne Bell, Rich Tuttle, Maurine Bachman, Levi de Oliveira, Andres Paredes, Mike Christensen, Brenda Scheer, Aimee Burrows, and Brenda Scheer voted "yes".

The motion passed unanimously.

Modification to the Sugar House Heights Planned Development at 2660 S Highland Drive – Clint Larson, representing the property owner (Ivory Homes, LTD) is requesting approval of a modification to the previously approved planned development. The Planning Commission approved a four-lot single-

Attachment F: Department Comments (2023)

Department Comments

The Harvey – Modifications #2 – 2/22/2023

William Warlick, Building Services – william.warlick@slcgov.com, 385-261-4153

Complete. For the future building permit application, however, there would be potential concerns about compliance with IBC Chapter 10. The revised plan now shows a single stairway from the 2nd floor for units 203 through 206, so the egress would need to comply with IBC Section 1006.3.3. If using Table 1006.3.3(1), *emergency escape and rescue openings* per IBC Section 1030 would need to be provided. In addition, the single exit configuration probably increases the requirements for the stairway enclosure and for the Hallway/Lobby. The stairway may need to be designed as an *interior exit stairway*. See Table 1006.3.3(1) for maximum common path of egress travel distance. The Hallway may need to be designed as an *exit passageway*. Storage (including mailboxes) is not permitted in an *interior exit stairway* or in an *exit passageway*. For questions about the Building Code for this project, please contact the outside plan reviewer for BLD2022-04001, WC3 at 801.547.8133.

Douglas Bateman, Fire – douglas.bateman@slcgov.com, 801-535-6619

*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. The alley cannot be used unless it meets the criteria below.

*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 of road travel.

*Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (See Figure D103.6 for example).

*Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide (See Figure D103.6 for example).

*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Kristeen Beitel & Nathan Page, Public Utilities - kristeen.beitel@slcgov.com, 801-483-6733

The proposed changes do not affect Public Utilities original comments. All PU requirements will be communicated via the active building permit. I have copied Nathan Page, the PU reviewer for this permit.

Jena Carver, Transportation – jena.carver@slcgov.com, 801-573-5058

The only issue I have is the ADA stall width. When there is only one ADA stall it must be van accessible. A van accessible stall must be 11' wide with a 5' aisle or 8' wide with and 8' aisle, for a total width of 16'.