



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission

**From:** Aaron Barlow, Principal Planner, [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com), 801-535-6182

**Date:** August 23, 2023

**Re:** PLNPCM2023-00172 – Zoning Amendment from R-1/7,000 to RMF-30 at 1380 South 900 West, and 1361 & 1376 South 1000 West

## Zoning Map Amendment

### PROPERTY ADDRESSES & PARCEL IDS:

1380 South 900 West	15-14-202-014-0000
1361 South 1000 West	15-14-202-026-0000
1367 South 1000 West	15-14-202-028-0000

**MASTER PLAN:** [Westside](#)

**CURRENT ZONING DISTRICT:** [R-1/7,000 Single-Family Residential District](#)

**PROPOSED ZONING DISTRICT:** [RMF-30 Low Density Multi-Family Residential District](#)

**COUNCIL DISTRICT:** District 2, [Alejandro Puy](#)

### REQUEST:

Salt Lake City has received a request from Drake Powell of TAG SLC, LLC, representing the property owners, for a zoning map amendment for the property located at the above-stated address. Specifically, the applicant has requested a rezone from R-1/7,000 (Single-Family Residential) to RMF-30 (Low-Density Multi-Family Residential). The requested rezone is in anticipation of a town-home style development at the site. Although the applicant has requested that the property be rezoned to the RMF-30 zoning district, consideration may be given to a district with similar characteristics.

### RECOMMENDATION:

Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

### ATTACHMENTS:

- A. [Location Map](#)
- B. [Applicant Submittal](#)
- C. [Photos](#)
- D. [Zoning District Comparison](#)
- E. [City Master Plan Policies](#)
- F. [Analysis of Relevant Standards](#)
- G. [Housing Loss Mitigation Report](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)







The plan has placed a portion of the subject site within the “Community Node” at 900 West and California Avenue (see map). However, the subject site is also adjacent to areas intended to remain single-family neighborhoods. The subject site's proximity to both a busy community node and single-family neighborhoods presents some challenges to developing the site according to the plan. Fortunately, the RMF-30 district is specifically designed to be located within those transitional areas. Its intended purpose is to “provide a transition between single-family housing and larger multi-family development,” which makes it the ideal candidate for this location.

The proposal also fulfills several goals and initiatives established by the plan. The proposal compliance with relevant initiatives can be found in [Attachment E](#).

### **Housing SLC (2023)**

The City Council adopted the new housing plan on June 13, 2023. This plan builds on the vision and goals established by the previous plan, Growing SLC (2017). The plan sets three primary goals for Salt Lake City’s housing future. These goals were developed to address contemporary housing-related issues that the community is facing.

1. *Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.*
2. *Increase housing stability throughout the city.*
3. *Increase opportunities for homeownership and other wealth and equity building opportunities.*

While only a few initiatives in the plan specifically apply to the proposed rezone, the request still supports the spirit and intent of the above-stated goals. Additional discussion regarding the proposal compatibility with Housing SLC can be found in [Attachment E](#).

### **Consideration 2 – Housing Loss Mitigation**

The applicant proposes demolishing the existing house at 1380 South 900 West. Per Chapter 18.97 of the Zoning Ordinance, any petition for a zoning change that would permit a nonresidential use of land, including residential dwelling units within its boundaries, may only be approved once the city approves a housing mitigation plan. The housing mitigation plan shall be proposed and submitted to the city’s Planning Director and the Director of Community and Neighborhoods and shall be accompanied by a housing impact statement.

Options for mitigating residential housing loss include providing replacement housing, paying a fee to the City’s housing trust fund based on the difference between the housing value and replacement cost of building new units, and where deteriorated housing exists and is not caused by deliberate indifference of the landowner, the petitioner may pay a flat fee to the City’s housing trust fund.

The applicant submitted a housing loss mitigation plan, which can be found in [Attachment F](#). Because the estimated cost to replace the house is greater than the structure’s market value, the mitigation fee would be a negative number. Therefore, the fee is not required for demolition approval. The Community and Neighborhoods Director, Blake Thomas, evaluated and approved the final plan prior to the Planning Commission’s review of this petition.

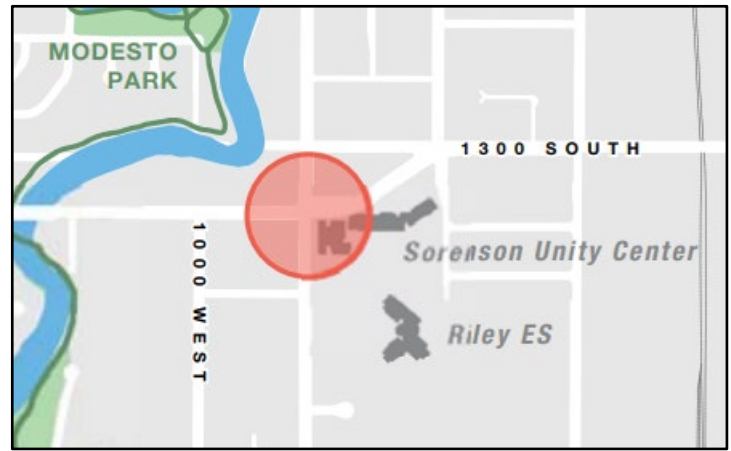
### **Consideration 3 – Neighborhood Concerns**

Planning staff received several comments from surrounding property owners (which are included in Attachment H) expressing concern over the proposed rezone. Planning staff reviewed these comments and found that most concerns from community members were related to privacy, parking, and neighborhood character. Staff made sure to consider these concerns while reviewing the proposal’s compliance with the required standards (which are listed and reviewed in Attachment F). a summary of the proposal’s impact on the above-listed issues can be found below.

#### ***Privacy***

Several adjacent property owners, and some nearby neighbors, expressed to staff their concern about how a potential development on the site would affect their private enjoyment of their yards. Specific issues that staff heard included concern about future lots have views into adjacent yards, excessive noise, and trash from future tenants.

As discussed elsewhere in this report, the RMF-30 district was specifically designed to accommodate additional density in the vicinity of and adjacent to single-family zoning districts. The permitted height is comparable to the R-1/7,000 district (30 ft in RMF-30, 28 ft in R-1/7,000). New development must provide a buffer along any property line shared



*Excerpt from the Westside Master Plan’s map designating node locations. A community node is located at the intersection of California Avenue and 900 West.*













## Uses

The following uses are not allowed in the R-1/7,000 zoning district and listed as permitted or conditional uses under the proposed RMF-30 zoning district designation:

New Permitted	New Conditional
Dwelling, multi-family	Dwelling, group home (large)
Dwelling, single-family (attached)	
Dwelling, twin home and two-family	

The following are conditional uses within the R-1/7,000 district that would be permitted within the RMF-30 zoning district:

- Community garden
- Dwelling, accessory unit

## PURPOSE STATEMENTS

### ***R-1/7,000 Single-Family Residential***

*Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

### ***RMF-30 Low Density Multi-Family Residential***

*Purpose Statement: The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.*

# ATTACHMENT E – City Master Plan Policies

The tables below contain language from the adopted plans relevant to this proposal. They also briefly discuss how a policy or goal may apply to the proposal and whether the proposed zoning amendment is consistent with that language.

## Westside Master Plan (2014)

Goal or Policy	Status	Discussion
<b>Neighborhoods Goal B.1:</b> Determine unique and compatible ways to add incremental density through infill development.		
<b>B.1.an Infill Development</b> All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.	<b>Consistent</b>	The RMF-30 zoning district includes several measures intended to keep new development consistent with the character of nearby single-family properties. The district’s regulations also include provisions to buffer new development from single-family districts. A rezone to the RMF-30 district at this location would encourage infill development that won’t overwhelm the existing character of the context.
<b>B.1.c Multi-Family Infill Allowances</b> Explore regulatory options for allowing two or multi-family development on lots that are zoned for only single-family where appropriate.	<b>Consistent</b>	The requirements for new development within the RMF-30 zoning district are designed to accomplish this goal by allowing moderate amounts of compatibly designed density within single-family neighborhoods. The implementation of this zoning district at the subject site fulfills this goal.
<b>Neighborhoods Goal B.2:</b> Find sustainable options for underutilized lands within these stable, single-family neighborhoods.		
<b>B.2.a Big Blocks</b> Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.	<b>Consistent</b>	The subject site is located mid-block between California Avenue and 1400 South, and the properties in question (especially 1380 South 900 West) have historically been underutilized and neglected. Rezoning the property will encourage development at a site that has historically been a nuisance to its surroundings.
<b>Nodes Goal C.1:</b> Create a more conducive environment for redevelopment at neighborhood nodes.		
<b>C.2.a Maximize Use of Property</b> <ul style="list-style-type: none"> <li>• Allow property owners at the identified community nodes to take full advantage of their properties to add density and commercial intensity to the area.</li> <li>• A certain percentage of residential development should be required for developments over a certain size, and the density benchmarks should be between 25 to 50 dwelling units per acre.</li> <li>• Developers should be encouraged to aim for three to four stories in height, provided appropriate buffering and landscaping can make the new development compatible with any surrounding single-family development.</li> <li>• Parking should be required for all uses, but it should be located behind or to the side of buildings, and shared parking should be strongly encouraged to maximize developable space</li> </ul>	<b>Consistent</b>	The subject property sits within the community node at 900 West and California Avenue, identified by the Westside Master Plan. At these nodes, density, and development are encouraged. The existing Single-family character of the block where the subject site is located is out of compliance with this policy. In fact, the proposed RMF-30 district does not allow the range of density suggested. Cottage developments and tiny houses, the densest type of development permitted by the district, allows a maximum density of rough 29 units per acre—nowhere near the suggested maximum of 50 units per acre. Keeping the subject site at a single-family scale (in other words, denying this proposal) would not align with this policy.

**Plan Salt Lake (2015)**

Goals/Initiatives	Status	Discussion
<p><b>1. Neighborhoods</b> Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.</p>		
<p><b>Initiative 1.5</b> Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change.</p>	<p><b>Consistent</b></p>	<p>While it is possible that duplexes and accessory dwelling units may also be present, the neighborhood where the subject site is located mostly consists of single-family houses. The homogenous character of the site’s context limits options for current and potential residents. As an occupant of a nearby single-family house ages, their home may become increasingly inaccessible and unaffordable. If they were forced to move to a smaller house, they would likely need to leave the neighborhood, losing the social connections and support that they previously relied on.</p>
<p><b>Initiative 1.12</b> Support west side business nodes.</p>	<p><b>Consistent</b></p>	<p>The intersection of 900 West and California Avenue has been identified as a community node. While commercial activity is limited at this location, additional density at this location will provide a customer base for future businesses that may move in as the node develops.</p>
<p><b>2. Growth</b> Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.</p>		
<p><b>Initiative 2.1</b> Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</p>	<p><b>Consistent</b></p>	<p>Permitting the proposed rezone would encourage the development of new housing that may otherwise be developed in parts of the city without existing infrastructure. Development of the subject site will not only be able to take advantage of existing utilities, but existing transit and transportation corridors.</p>
<p><b>Initiative 2.3</b> Promote infill and redevelopment of underutilized land.</p>	<p><b>Consistent</b></p>	<p>Rezoning the subject property would enable the proposed use on an underutilized lot at a location intended for additional growth by the Westside Master Plan</p>
<p><b>Initiative 2.6</b> Accommodate and promote an increase in the City’s population</p>	<p><b>Consistent</b></p>	<p>Additional density at this site is consistent with this initiative. The site is located within an area identified by the Westside Master Plan to be appropriate for additional growth.</p>
<p><b>Initiative 2.8</b> Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).</p>	<p><b>Consistent</b></p>	<p>The subject site is directly across the street from the Sorenson Multi-Cultural Center (which includes several recreation opportunities), providing access to future residents.</p>
<p><b>3. Housing</b> 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.</p>		
<p><b>Initiative 3.2</b> Increase the number of medium density housing types and options.</p>	<p><b>Consistent</b></p>	<p>As discussed earlier (initiative 1.5), rezoning the subject property encourages a variety of housing types and increases the number of medium density housing in the neighborhood.</p>
<p><b>Initiative 3.3</b> Encourage housing options that accommodate aging in place.</p>	<p><b>Consistent</b></p>	<p>Initiative 1.5 also encourages development that supports aging in place. As discussed with that initiative, additional density at this site would provide aging occupants of existing nearby single-family houses to “step down” to (or move into) smaller accommodations. They would be able to maintain existing social connections and support.</p>

Goals/Initiatives	Status	Discussion
<b>Initiative 3.4</b> Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.	<b>Consistent</b>	As discussed in other areas of this report, the subject site is located in an area with ample infrastructure and services. While connections to existing water and sewer facilities may need to be upgraded, the cost to the city would be minimal compared to development in a location without existing infrastructure. Additionally, the subject site is very close to three bus routes—one of which is a Frequent Transit Network route.
<b>Initiative 3.5</b> Enable moderate density increases within existing neighborhoods where appropriate.	<b>Consistent</b>	Located within one of the Westside Master Plan's Community Nodes, the proposed rezone encourages moderate density at an appropriate location.
<b>8. Beautiful City</b> 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.		
<b>Initiative 8.5</b> Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards	<b>Consistent</b>	The recently adopted updates to the RMF-30 zoning district included a significant number of design requirements intended to promote people-focused design and engage with the public realm. Exterior façades must be clad with high-quality materials and sufficient windows facing the street. The design standards also require porches to be designed to engage with the street. Because of these requirements, new development at this site (if located within the RMF-30 district) would align with this initiative.

### Housing SLC (2023)

Goals/Initiatives	Status	Discussion
<b>Strategy F:</b> Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers		
<b>Initiative F.1</b> Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high-density development is compatible with adjacent land uses.	<b>Consistent</b>	The housing plan encourages additional density where plans have identified areas for growth (commercial or employment centers). The subject property is located within a Community Node identified by the Westside Master Plan. Increased density at this site is encouraged by Housing SLC.

While there are not any other strategies or initiatives that specifically apply to this proposal, it is consistent with the stated goals of the plan, listed below:

4. *Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.*
  - Rezoning this property would encourage medium-density housing in a neighborhood that primarily consists of single-family development. It would provide an opportunity to increase the neighborhood's supply of relatively more affordable housing than what is currently available.
5. *Increase housing stability throughout the city.*
  - Providing a variety of housing types and options within a single neighborhood helps to stabilize a community by allowing individuals and families to “step up” (move into larger housing, such as single-family) or “step down” (move into smaller units as the family or budget gets smaller). This encourages social connections in a community to remain without burdening occupants with inaccessible or unaffordable homes.
6. *Increase opportunities for homeownership and other wealth and equity building opportunities.*
  - The RMF-30 district permits a variety of housing options that can be subdivided and sold as individual units. The availability of owner-occupied homes at a denser scale than detached single-family houses will expand relatively more affordable opportunities for homeownership

# ATTACHMENT F – Analysis of Relevant Standards

## Zoning Map Amendment

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

### 1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

**Finding:** The proposed rezone is consistent with the relevant purposes, goals, objectives, and policies found in adopted planning documents.

**Discussion:** The proposed rezone's consistency with adopted City goals, objectives, and policies have been discussed [in Key Consideration 1](#) at the beginning of this report. An analysis of specific policies can be found in [Attachment E](#).

### 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

**Finding:** The proposal generally furthers the purpose statements of the zoning ordinance.

#### **Discussion:**

##### *General Purpose*

#### **21A.02.030 General Purpose and Intent of the Salt Lake City Zoning Ordinance**

*The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:*

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business, and residential development; and*
- H. Protect the environment.*

The proposal generally supports and should not significantly impact the purposes listed in this provision. The change from R-1/7,000 to RMF-30

##### *Proposed Zoning District Purpose*

#### **21A.24.120.A Purpose Statement for the RMF-30 Low Density Multi-Family Residential District:**

*The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small-scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.*

The purpose statement for the RMF-30 district explicitly states that it is intended to enable incremental growth in areas that have an established single-family character. The subject site is adjacent to both detached single-family houses and an intersection identified by the Westside Master Plan as a site for increased development. Rezoning the site to RMF-30 will help soften the transition between the two (in many ways) incompatible land uses. It will also provide additional customers for the nearby bus routes and the Sorenson Multi-Cultural Center, fulfilling the purpose statement.

##### *Zoning Amendments Process Purpose*

#### **21A.50.010 Purpose Statement of Zoning Amendments:**

*The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer*

*special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.*

While the applicant is requesting a rezone to develop the site, Planning Staff believes that the proposed rezone does not conflict with this purpose statement. The current zoning district, R-1/7,000, conflicts with the Westside Master Plan's future land use designation of the intersection as a community node. It is also incompatible with the density recommended by the plan for this block. Rezoning this site would not constitute "spot" zoning, nor would it conflict with existing policies. The proposed rezone will facilitate the necessary adjustments to public policy that were adopted in the Westside Master Plan.

**3. The extent to which a proposed map amendment will affect adjacent properties;**

**Finding:** Staff anticipates that the proposed RMF-30 zoning district will sufficiently mitigate any potential negative impacts to adjacent single-family development

**Discussion:** The stated intent of the RMF-30 zoning district is to enable moderate density that is compatible with detached single-family development. New development must comply with regulations that are intended to soften potential impacts on adjacent single-family properties, the block's prevailing development type. The height and building mass permitted by the RMF-30 district are intended to enable additional density without overwhelming adjacent single-family residential development. The 10-foot landscape buffer requirement further supports the district's compatibility with low-density residential districts.

**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

**Finding:** Not applicable.

There are no overlay districts at this particular location.

**5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

**Finding:** The City's public facilities and services have adequate capacity for a change from R-1/7,000 to RMF-30.

**Discussion:**

**Roadways**

The City's Transportation division reviewed the applicant's zoning amendment proposal and did not note any issues or concerns. Both 900 West and California Avenue are major arterial roads that serve traffic from throughout the region. They are designed to accommodate the traffic impacts from residential developments at the scale allowed by the RMF-30 district. Both arterials also contain three bus routes easily accessed by the subject site, that will assist in accommodating the additional density.

**Parks and Recreation Facilities**

The proposed amendment would provide potential customers to the nearby Sorenson Multi-Cultural Center, where significant investments have been made to expand recreation opportunities. The site is also within walking distance (~0.25 miles) to the recently completed Three Creeks Confluence and the Jordan River Parkway Trail. The Cannon Greens Community Garden is also within walking distance of the site.

**Police and Fire Protection**

The Police Department did not note any issues or concerns directly related to this proposal. Fire code reviewers indicated that additional review would be required when a development design has been submitted.

**Schools**

Allowing development at the scale permitted by the RMF-30 district at the site may encourage younger families to move into the neighborhood, providing additional students to Riley Elementary School, which has been [shortlisted for closure](#) by the Salt Lake City School District because of declining enrollment.

**Stormwater, Water Supply, Wastewater & other public facilities, and services**

The City's Department of Public Utilities did not note any issues or concerns with the proposed amendment. While additional density at the site may marginally impact the property's public utility needs, the impact but not at a scale greater than anticipated. Any new development would need to comply with all requirements from the Public Utilities Department.

**Refuse Collection**

The applicant will need to provide adequate waste-removal facilities with any development application. As long the development proposal complies with the requirements set Salt Lake City Waste and Recycling. The impact will be negligible.



# **ATTACHMENT G – Housing Loss Mitigation Report**

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# ATTACHMENT I – Department Review Comments

Planning Staff received the following comments from other City Divisions and Departments:

## **Engineering (Scott Weiler/scott.weiler@slcgov.com):**

No comments

## **Fire (Douglas Bateman/douglas.bateman@slcgov.com):**

Comments will be provided when plans are submitted.

## **Building (Steven Collett/steven.collett@slcgov.com):**

- Minimum road widths are 20-feet (exclusive of shoulders) for buildings less than 30-feet. 26-feet for greater than 30- feet in building heights and where hydrants are located along fire access roads.
- Approved routes around buildings need to be provided. Calculation is height of building X .3 + 4 feet is the distance from the face of building to property lines that need to be provided or AMM proposals.
- Hydrants located within 600-feet of all ground level exterior walls with measurements following drive route and in straight lines and right angles. Hydrant shall be located on same side of the street as your property.

## **Transportation (Jena Carver/jena.carver@slcgov.com):**

No objections.

## **Economic Development (James McCormack/james.mccormack@slcgov.com):**

Urban Forestry will need sufficient plans if street trees are included with any future development proposal.

## **Sustainability (Debbie Lyons/Debbie.lyons@slcgov.com):**

No Comments received.

## **Public Lands (Kristin Riker/kristin.riker@slcgov.com):**

No comments.

## **Public Utilities (Nathan Page/nathan.page@slcgov.com):**

Project Review is for information only & does not provide official project review or approval. Comments are provided to assist in design & development & are to provide guidance for project requirements & design.

### **General**

- Public Utility permit, connection, survey, & inspection fees will apply. All utility design & construction must comply with APWA Standards & SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3' horizontally & 12" vertically. Water & sewer lines require 10' horizontally & 18" vertically.
- Please submit site utility & grading plans for review. Other plans such as erosion control plans & plumbing plans may also be required depending on the scope of work. Submit supporting documents & calculations along with the plans.

### **Public Utilities**

- Demolition Permit through the Public Utilities Contracts office at 1530 South West Temple, will be required for this project. This is a separate permit from the Building Demolition Permit.

### **System**

- Applicant must provide fire flow per IBC Table B105.1(1&2) in Appendix B, culinary water, & sewer demand calculations to SLCPU for review. The public sewer & water system will be modeled with these demands. The expected maximum daily flow (gpd) will be modeled to determine the impacts on the public sewer system.
- If one or more sewer lines in the system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense.
- If the water demand is not adequately delivered by the main, then a water main upsizing will be required at the property owner's expense.
- A plan & profile of the new main(s) & Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

### **Water**

- There is an existing 12" PVC water main in 900 West.
- There is an existing 3/4" water services to 1380 that will need to be reused per current code or killed at the main.

- One culinary water meter & one fire line are permitted per parcel. A separate irrigation meter is also permitted. Each service must have a separate tap to the main.

### **Sewer**

- There is an existing 8" VCP sewer main in 900 West. The lateral on site is old. Any unused sewer laterals will need to be capped at the main. Stormwater
- Site stormwater must be collected on site & routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids & oils.
- Green infrastructure should be used whenever possible.
- Per code 17.81.400 stormwater impact fee is \$374 per 1/4 acre.
- A SWPPP & Technical Drainage Study will be required. This site must retain an 80th percentile storm event & detaining no more than 0.2 cfs/acre for the 100-yr 3-hr storm event using the farmer Fletcher rainfall distribution. The Drainage Study needs to include all calculations, figures, model output, certification, summary, & discussion. Streetlighting
- The existing streetlight on 900 W will be required to remain lit during construction. If damaged the contractor will be required to fix the streetlight at developer's expense.
- Email [PublicUtilitiesGIS@slcgov.com](mailto:PublicUtilitiesGIS@slcgov.com) to request utility maps.