



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Trevor Ovenden, Principal Planner, trevor.ovenden@slcgov.com, 801-535-7168
Date: September 27, 2023
Re: PLNPCM2023-00227 & PLNSUB2023-00541– 532 S. Townhomes – 532 S 1200 E

Planned Development & Preliminary Subdivision

PROPERTY ADDRESS: 532 South 1200 East
PARCEL ID: 16-05-476-020
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: [RMF-30, Low Density Multi-Family Residential](#)

REQUEST:

Warren Crummett, property owner, is requesting Planned Development approval to build three townhomes behind the existing triplex at 532 S 1200 E. Planned Development approval is required for this project because the applicant is seeking modifications to several zoning and subdivision requirements, listed below. The proposal is subject to the following petitions:

Planned Development (PLNPCM2023-00227): Planned Development approval is required to modify zoning requirements to allow for more efficient use of space at this site. The requested modifications are discussed in [Key Consideration 1](#).

- **Creation of new lots that would not meet dimensional zoning regulations ([21A.24.120.G](#))**
 - Lot lines will be drawn around exterior building walls which will result in lots that do not meet frontage, setback, building coverage, and other dimensional regulations required for individual lots.
- **Building height ([21A.24.120.G\(H\)](#))**
 - The elevation facing the alley will be 3' overheight, approximately 33'.
- **Obstructions in Required Yards ([21A.36.020B](#))**
 - Retaining wall & grade change over four feet – Six-foot retaining walls are proposed to support the grade change required for alley access to the rear of the new townhomes.
- **Rear yard landscape buffer ([21A.48.080.C.1](#))**
 - The rear yard will be used for alley access.
- **Rear yard setback ([21A.24.120.G](#))**
 - A reduction of 4'.

Preliminary Subdivision (PLNSUB2023-00541): The applicant is requesting preliminary subdivision approval to subdivide the property putting each townhouse unit and the existing triplex on their own lots. The remainder of the property will be designated as Common and Limited Common areas. The subdivision can only be approved if the Planned Development is also approved. The proposed subdivision plat can be found in [Attachment B](#).

RECOMMENDATION:

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

1. The applicant shall provide documentation that verifies that the property has legal access to the abutting alley to the west of the subject site prior to building permit review.
2. A delineated pedestrian path with legal access shall be provided from the new townhomes to 1200 East.
3. The applicant shall submit a cost estimate and associated documentation assuring shared infrastructure maintenance in compliance with [21A.55.110](#) of the Zoning Ordinance with the final plat application.
4. Documentation that establishes an entity to manage the private infrastructure for the subdivision shall be recorded with the final plat.
5. Final approval of the details for lighting, landscaping, and street trees shall be delegated to staff for verification during the building permit review.

ATTACHMENTS:

- | | |
|---|--|
| A. Vicinity Map | E. Development Standards |
| B. Submitted Materials | F. Subdivision Standards |
| C. Property and Vicinity Photos | G. Public Process & Comments |
| D. Planned Development Objectives & Standards | H. Department Review Comments |

PROJECT DESCRIPTION



Rendering provided by applicant

This proposal would add three townhomes to the rear of the existing triplex at 532 S 1200 E. Parking will be provided in basement level garages that will be accessed through the alley to the rear of the site. Each townhome will be subdivided onto its own lot and sold separately. The new townhomes will be set back approximately 90' from 1200 East and 25' from the alley. The façades of the new townhomes facing 1200 East will be 25' tall, while the façades facing the alley will be 33' tall, three feet overheight. The additional height requires approval by the Planning Commission. The applicant is requesting modifications to several other zoning standards, discussed in [Key Consideration 1](#).

Vehicular access will be provided to the new townhomes through an alley to the west of the site, while pedestrian access will be provided by a pedestrian path that connects the new townhomes to 1200 East. Providing a pedestrian path is a condition of approval for this request because it directly relates to [Planned Development standard E](#), regarding pedestrian mobility. The alley opens up to 1200 East and Elizabeth Street at approximately 560 South. The north end of the alley is a dead end. The portion of the alley up to the subject site is public, but the portion directly behind the site is private. The applicant will need to provide documentation that confirms that this site can use the section of private alley for access. Approval of this request is conditioned upon the applicant providing this documentation. Photos of the alley can be found in [Attachment C](#).

Density & Parking

Table [21A.24.120.G](#) of the Zoning Ordinance states that 2,000 square feet of lot area is required per dwelling unit for most building types in the RMF-30 zoning district. This property has approximately 9,583.2 square feet of lot area, which would allow for 4 units total if this were an empty lot. The applicant is proposing to preserve, rather than demolish the existing triplex at this site, which qualifies this project for a density bonus of two units for retaining an existing multi-family structure as allowed by [21A.24.120.E.2](#), totaling six units.

Five off-street parking spaces are currently provided on the site, south of the existing triplex. The new townhomes will include basement-level garages in each unit that will provide another 5 off-street parking spaces. There is enough space in the rear yard area behind the townhomes for 3 additional parking spaces.

Building Materials

RMF-30 [Design Standards](#) require that at least 50% of street-facing facades are clad in durable materials, which can include brick and fiber cement board. Besides doors and windows, brick veneer and fiber cement LAP siding will be used entirely on the street-facing facades, which meets this standard. The side facades will be entirely stucco. Design Standards do not regulate exterior materials used for side elevations. The rear façade will use brick veneer on the ground (basement) floor and stucco for the upper floors.

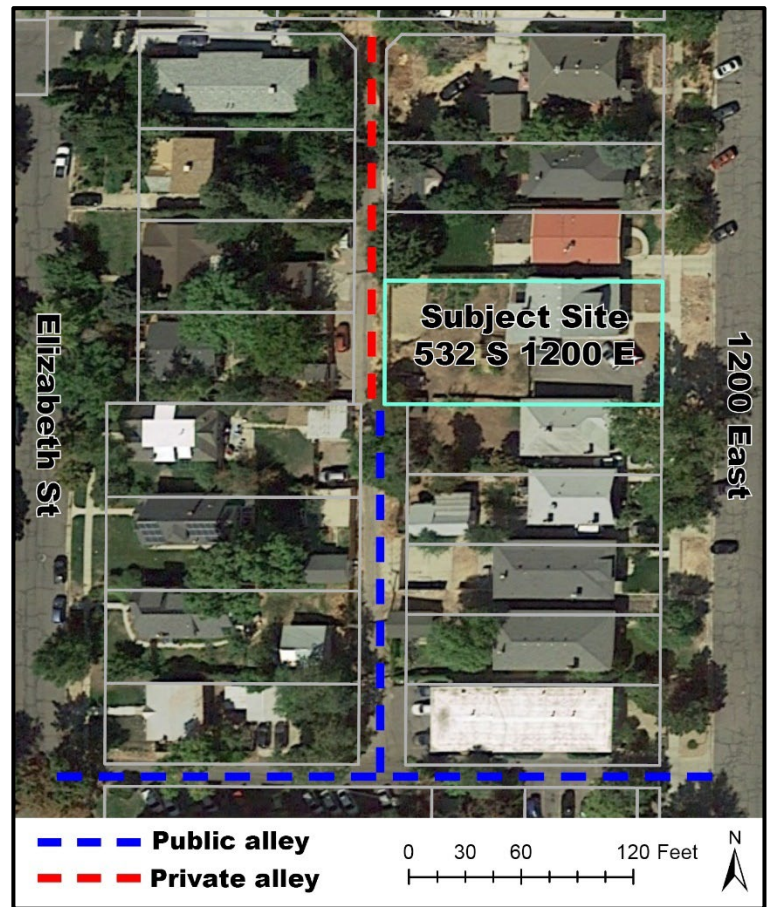
Neighborhood Character

This property is within the Douglas Neighborhood as described in the [Central Community Master Plan](#). This neighborhood consists mostly of older, single and two-story brick buildings. Angled parking is available on both sides of the street which requires a residential parking permit. Land use is generally consistent with the RMF-30 and R-2 zoning found in this area, with a mix of single-family homes, duplexes, and small-scale multifamily buildings. The site is approximately .4 miles from the Rice Eccles Stadium TRAX station at the University of Utah. Student housing is common in this area. Site and vicinity photos can be found in [Attachment C](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: *Planned Development & Preliminary Subdivision*

The applicant is requesting Planned Development approval for modifications of several zoning requirements, including the creation of lots without frontage on a public street. The proposed lot configuration can be found in Key [Consideration 1](#) and [Attachment B](#). The proposal must meet the Planned Development standards found in section [21A.55.050](#) of the Zoning Ordinance (An analysis of these standards can be found in [Attachment D](#)).



The proposal has been reviewed against the standards for Preliminary Subdivisions found in section [20.16.100](#) well as the design standards found in [20.12](#) (see [Attachment D](#)).

KEY CONSIDERATIONS

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

1. Requested Zoning Modifications
2. Neighborhood Feedback
3. Development Potential without Planned Development Approval
4. Master Plan Compatibility

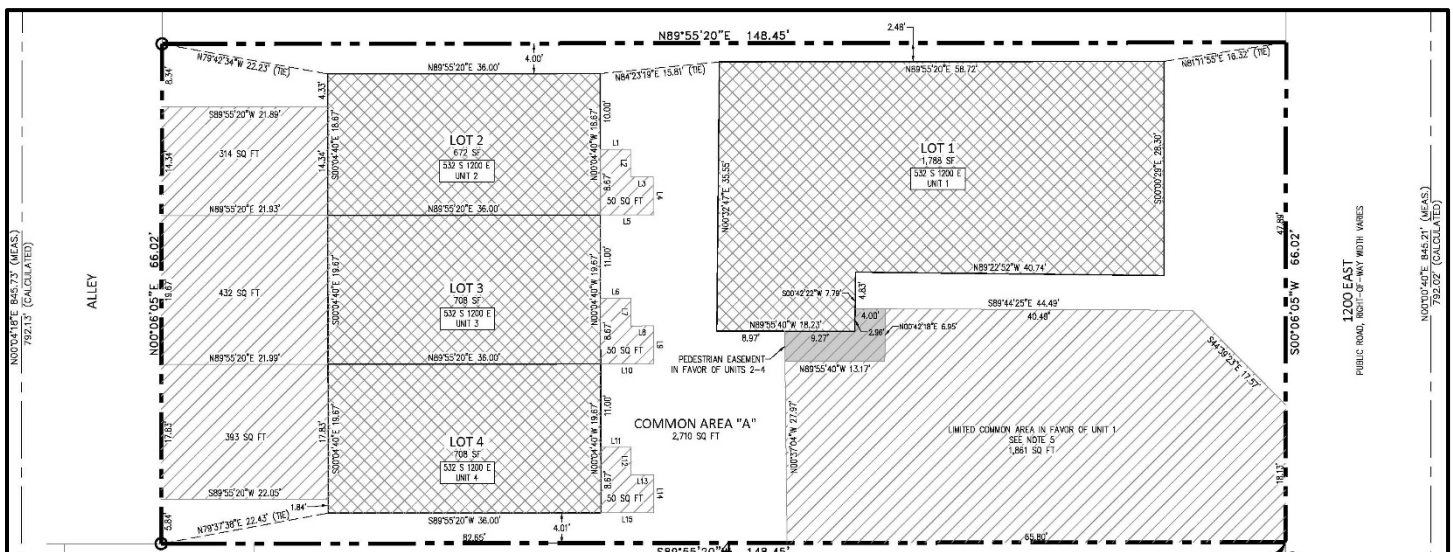
Consideration 1 – Requested Zoning Modifications

The proposal would require modifications to multiple zoning requirements. These requested modifications are primarily due to the applicant's desire to retain the existing triplex on the property, provide vehicular access from the alley to the rear of the site, and maximize buildable space. The requested modifications are listed and discussed below.

- **Creation of new lots that would not meet dimensional zoning regulations ([21A.24.120.G](#))**
 - Lot lines will be drawn around exterior building walls which will result in lots that do not meet frontage, setback, building coverage, and other dimensional regulations required for individual lots.
- **Building height ([21A.24.120.G\(H\)](#))**
 - The elevation facing the alley will be 3' overheight, approximately 33'.
- **Obstructions in Required Yards ([21A.36.020B](#))**
 - Retaining wall & grade change over four feet – Six-foot retaining walls are proposed to support the grade change required for alley access to the rear of the new townhomes.
- **Rear yard landscape buffer ([21A.48.080.C.1](#))**
 - The rear yard will be used for alley access.
- **Rear yard setback ([21A.24.120.G](#))**
 - A reduction of 4'.

Creation of new lots that would not meet dimensional zoning regulations

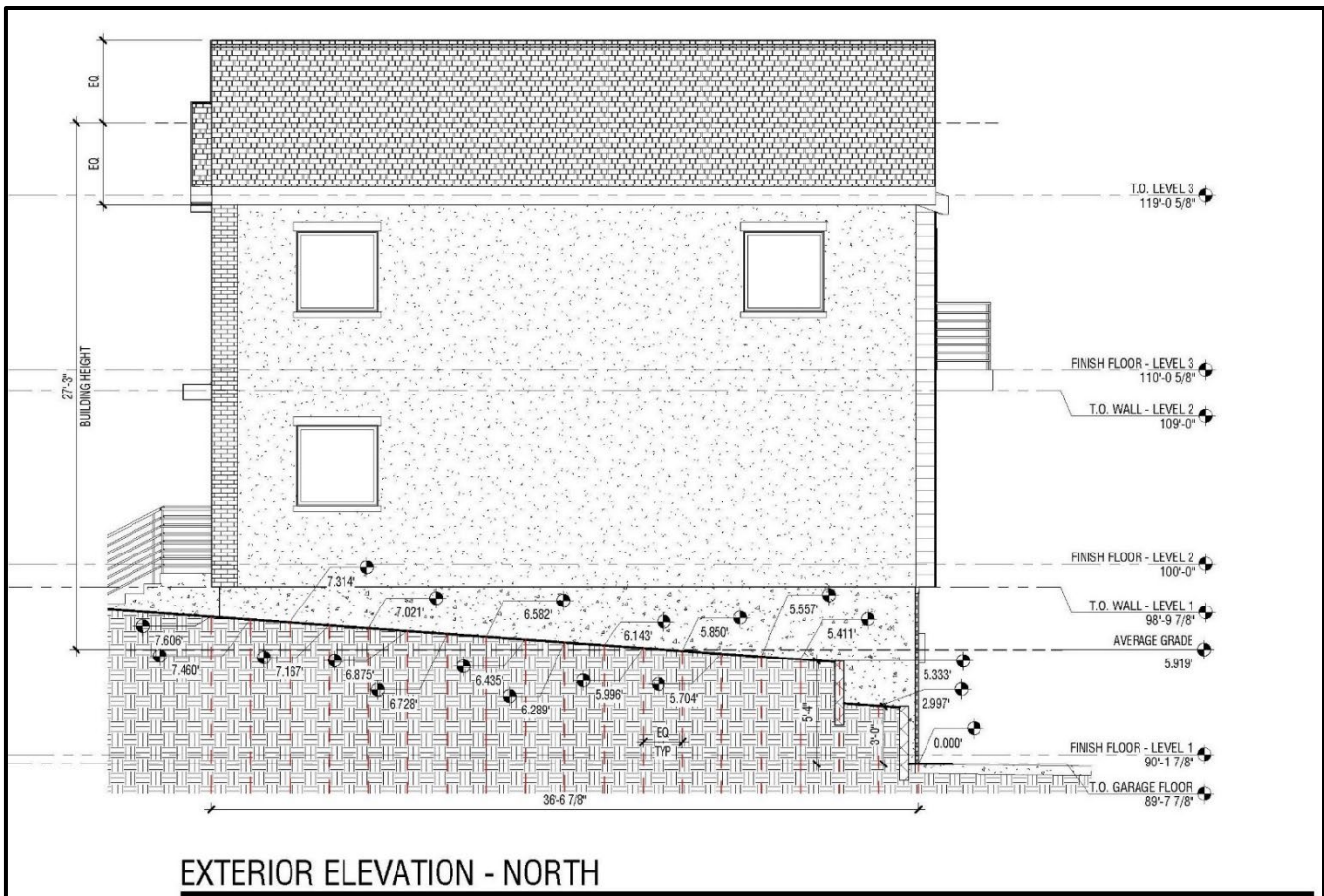
The [RMF-30](#) code section states that row houses may be on their own lot, but each lot must have frontage on a public street unless approved as a Planned Development. Each new proposed townhome will be on its own lot and will not have frontage on a public street. Pedestrian access will be made available to 1200 East through a paved path and easement, while vehicular access will be made available through the alley to the rear of the site. Property boundaries will be drawn around the individual townhome units and the existing triplex building. The new lots would not meet dimensional requirements such as setbacks and building coverage. Rather than listing every zoning and subdivision standard that would need to be modified for each individual lot, staff has analyzed zoning conformance for the project as a single site. Staff finds that requested modifications align with the RMF-30 purpose statement which *encourages the integration small-scale multi-family housing types that maintain the existing physical character of established residential neighborhoods*. Additionally, staff finds that the proposed modifications meet the purpose statement for Planned Developments by creating an *efficient use of land and utilizing an alternative approach to the design of the property and related physical facilities*.



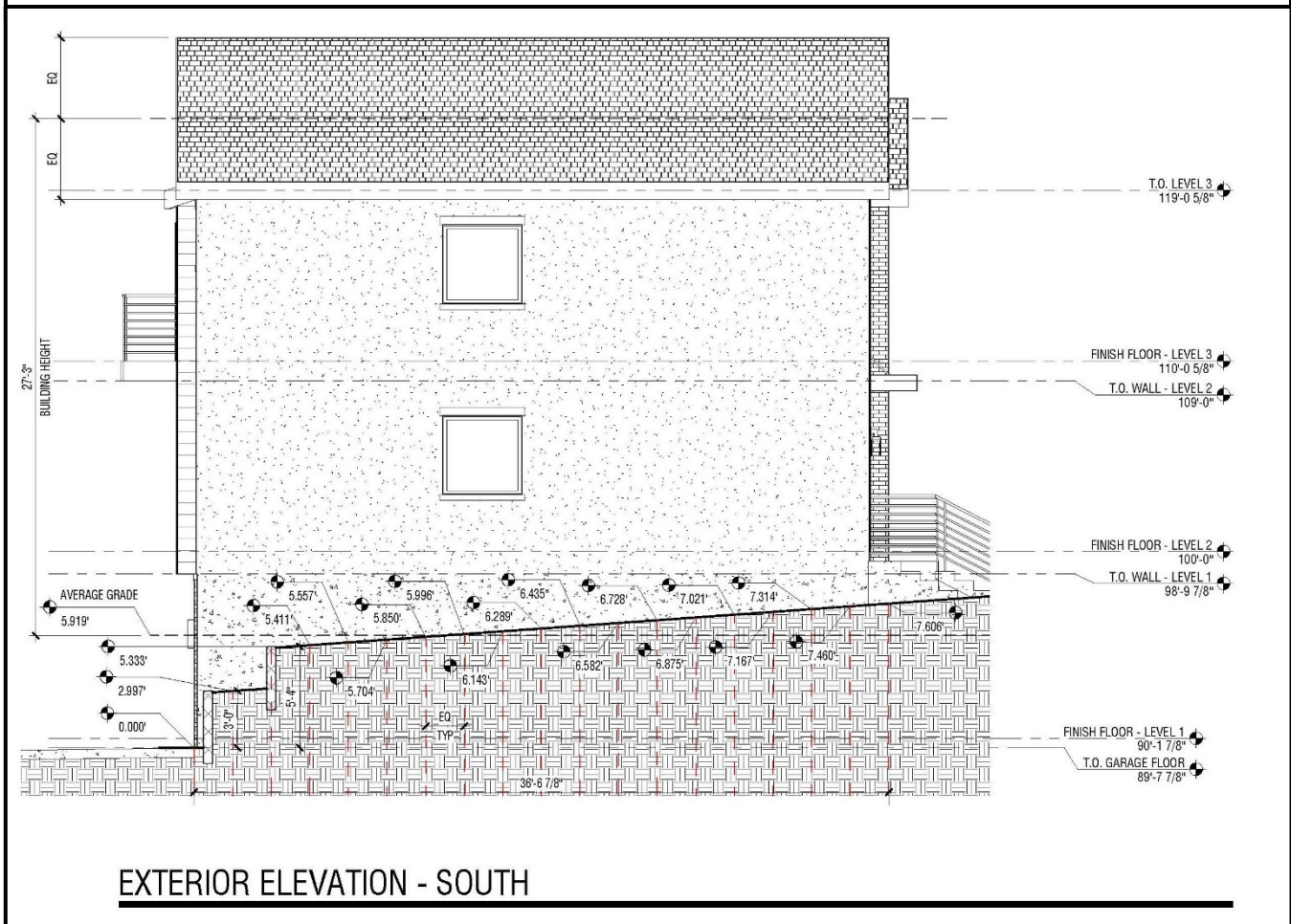
Building height

In this zoning district building height is limited to 30 feet and is measured from the average elevation of the finished grade at each face of the building to the average height of a pitched roof. Measured this way, the elevation facing 1200 East will be 25 feet tall, although it will appear slightly shorter from 1200 East as the property slopes to the west. The elevation facing the alley will be 33 feet, 3 feet overheight. The difference of 8 feet is due to the sloping grade of the site and the excavation necessary to create alley access. This west-facing building façade will be set back 22' from the rear property line which abuts a 16'5' wide alley. The new townhomes will be slightly farther than 100' away from the single-family home directly to the west. The proposal includes a 4' wide landscape buffer on the north and south sides of the new building which should help to minimize impacts on the neighboring properties. No landscape buffer is proposed to the rear of the building. Elevation drawings can be found on the following pages and in [Attachment B](#).





EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

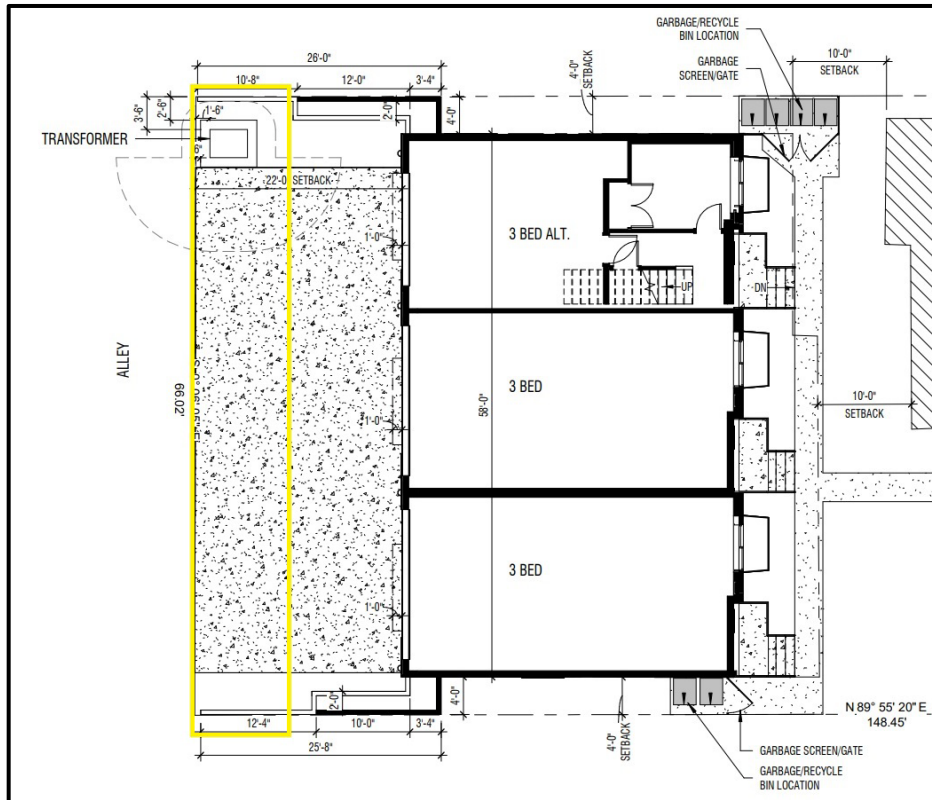
Rear yard landscape buffer

Provision [21A.48.080.C.1](#) of the Zoning Ordinance requires a 10' wide landscape buffer for new developments in the RMF-30 zoning district when abutting single and two-family zoning districts. Although separated by an alley, the property to the west of this site meets the definition of "abutting" as defined in [21A.62.040](#).

ABUTTING: Adjacent or contiguous including property **separated by an alley**, a private right of way or a utility strip.

Additionally, the City's definition of "alley" clarifies that alleys are intended to provide access to abutting properties.

ALLEY: A public or private right-of-way that affords a service access to abutting property.



The area highlighted in yellow shows where the landscape buffer is required by code.

The abutting property to west is zoned R-2 (Single- and Two-Family Residential), so a 10' wide landscape buffer is required by code. This area would need to include a shade tree every 30' and a continuous shrub hedge at least 4' tall. The applicant is requesting to not provide this landscape buffer to so vehicular access can be provided from the alley to the new basement-level garages. Requiring the buffer would make vehicular access from the alley impossible. The applicant is also requesting a 4' reduction to the required rear yard area, providing a 21' setback from the rear property line rather than 25' as required by the [RMF-30 zoning standards](#).

Consideration 2 – Neighborhood Feedback

Staff has received 6 emailed comments in opposition to the project (three emails are from the same person) citing concerns of loss of privacy, additional noise, traffic, street parking, alley condition, utility access, emergency vehicle access, and legal access for residents. An email was received on September 20th, 2023 which mentioned that a stop work order had recently been posted on the property. Staff has verified that a building code enforcement case regarding unpermitted work on the existing triplex was opened on August 24th, 2023. Per the notes in the enforcement record, *A Stop Work Order has been placed on the property due to 2 new rental units are being built in the basement and renovations are being done in the other units.*

The applicant has since submitted for a building permit to come into compliance and has verbally stated that no new units will be created within the triplex building. The applicant intends to renovate the triplex and change the floor plan to add several new bedrooms and increase the amount of living space. The renovation will be subject to building code and zoning compliance.

Consideration 3 – Development Potential without Planned Development Approval

If the proposed modifications are not granted, the townhomes would need to be redesigned to be 3' shorter. A 10' wide landscape buffer would be required to the rear of the site, which would not allow for vehicular access from the alley. A 25' rear yard setback would be required. Retaining walls would be limited to 4' in height with a 3' space between walls. The townhome units could not be subdivided on individual lots; however, the interior space of the townhomes could be subdivided as condominium units.

Consideration 4 – Master Plan Compatibility

The proposed development is generally consistent with the adopted policies within the following plans:

- [Housing SLC - Citywide Housing Plan \(2023-2027\)](#)
- [Plan Salt Lake \(2015\)](#)
- [Central Community Master Plan \(2005\)](#)

Housing SLC - Citywide Housing Plan (2023-2027)

This proposal is consistent with goals from the Citywide housing plan [Housing SLC](#) (2023-2027) that encourage the development of housing at all levels of affordability and increasing opportunities for homeownership.

Plan Salt Lake (2015) Applicable initiatives from the plan's Guiding Principles are below:

Housing (Page 21):

- *Increase the number of medium density housing types and options*
- *Enable moderate density increases within existing neighborhoods where appropriate*

Growth (Page 19):

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

The proposal would add three new housing units to a parcel that is currently underutilized based on the RMF-30 density limitations. The modifications requested by the applicant would allow for more efficient use of land and would provide infill housing in an established neighborhood, helping to accommodate and promote an increase in the City's population.

Central Community Master Plan

This property is within the East Central Neighborhood planning area within the [Central Community Master Plan](#) area. While this plan does not generally encourage additional density outside of downtown, it does include several residential land use policies that support the request. These policies are listed below and can be found on page 9 and 10 of the plan.

RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

RLU-3.2 Encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

STAFF RECOMMENDATION

Overall, the proposal meets the intent of the underlying RMF-30 zoning district and generally meets the standards required for Planned Development approval (as discussed in [Attachment E](#)). The project will add three for-sale townhome units to an established neighborhood on an underutilized parcel.

While the project will require modifications to several zoning requirements, the applicant has made efforts to change some components of the original design to come closer into compliance. The requested modifications will allow for these townhome units to be subdivided onto their own lots with alley access and will create a more efficient use of space at this site. The proposal is consistent with several goals identified in applicable master plans and will create a more enhanced product that could not be developed in the same way without Planned Development approval.

NEXT STEPS

Planned Development Approval

If the Planned Development application is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permits for the development, and the plans 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.

Planned Development Tabled/Continued

If the Planning Commission tables the Planned Development application, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the application.

Planned Development Denial

If the Planning Commission denies the Planned Development application, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning processes.

ATTACHMENT B: Submitted Materials

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GO WEST - 532 S. TOWNHOMES



Project Description

This Project is planned to have a 3-unit residential row house on the back half of the lot. The project is located at 532 S 1200 E and has an existing Tri-plex on the lot, which is to remain as is. The row house has an approximate footprint of 2,086 sf. Two of the units are 1,525 sf with a 386 sf 2 car garage on the basement level. The third unit is a bonus unit that is slightly smaller at 1,445 sf with a 366 sf 1 car garage on the basement level. Due to the existing grade of the site the main entry is planned at the main level off the front of the building (East) which is 1200 East. The garage at the basement level is planned to be just above the existing grade of the access alley West of the property.

The existing lot is planned to be split into separate lots and the infrastructure established in the development would be included in the property boundaries of the new lots. The long term and annual maintenance of this infrastructure would be the responsibility of the property owners whose lot it is within. Shared infrastructure items such as utilities, drainage, etc would have shared responsibility among all property owners.

Planned Development Information

We believe that we meet the requirement of 21A.55.010.C.2 for planned development.

Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

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.

In addition to this, we have found that the RMF-30 zoning amendment, about to go into effect, states:

"Each unit may be on its own lot; however, each lot must have frontage on a public street unless approved as a planned development."

This project proposes row houses which would add a good variety of housing types in the surrounding neighborhood. The current neighborhood has a mix of single-family homes, apartment buildings, and duplex units.

In section 21A.55.050.B of the zoning code for a planned development, it requires master plan compatibility. The master plan for this area stated that the main priority is to keep primarily residential and add to diversity in housing types. This project will use a portion of the lot that is underutilized and unmaintained. This development has been designed to mesh with the residential neighborhood, maintain medium density of 10-20 units per acre, building is medium scale with 3 stories with the 3rd story below grade except at the garage entrance. Parking is planned in the garage to use off-street parking to help avoid congestion of street parking from the University. It is in close proximity to the University and will help with the need for housing in the area.

The scale, mass, and intensity of the design is planned to be compatible with the neighborhood. The orientation of the building will be facing the street. The materials we have chosen we believe are fitting with other neighborhood buildings as we are using brick and siding as the main materials for the street facing façade. The units will also meet setback requirements.

STANDARDS BEING MODIFIED

BUILDING HEIGHT (WEST ELEVATION) - MEASURED FROM AVERAGE GRADE TO MIDPOINT BETWEEN EAVE AND PEAK.

ZONE MAX: 30'-0"

PROPOSED HEIGHT: 33'-0"

REAR SETBACK

2ND LEVEL HAS BUILDING BUMPOUT THAT CROSSES 1'-2" BEYOND THE REAR SETBACK.

GO WEST - 532 S. TOWNHOMES

ZONING ANALYSIS

JURISDICTION
SALT LAKE CITY, UTAH

ZONE
RMF-30
The general goal of this project is to remove zoning barriers to housing development. Within the RMF-30 zoning district, to facilitate the development of small-scale, multi-family housing types that are compatible in terms of mass and scale with existing structures in established residential neighborhoods of Salt Lake City.

BUILDING TYPE: Row House (21A.24.120.F)

BUILDING ENVELOPE

SETBACKS (21A.24.120B, 21A.24.120.G)
FRONT YARD 20'
SIDE YARD 4'
REAR YARD 25' (20% THE LOT DEPTH = 29.7' OR 25')

BUILDING HEIGHT 30' (21A.24.120.G)

DENSITY
LOT SIZE PER UNIT 2000 SF x (6) = 12,000, PROPOSED LOT 9,801
MAX. DWELLING UNITS PER FORM 8 PROPOSED 6

BUILDING COVERAGE 50% ALLOWABLE, 30% PROPOSED
3790 BUILDINGS / LOT 9801

ZONING DESIGN STANDARDS
(21A.37.060)

PROPERTY INFORMATION

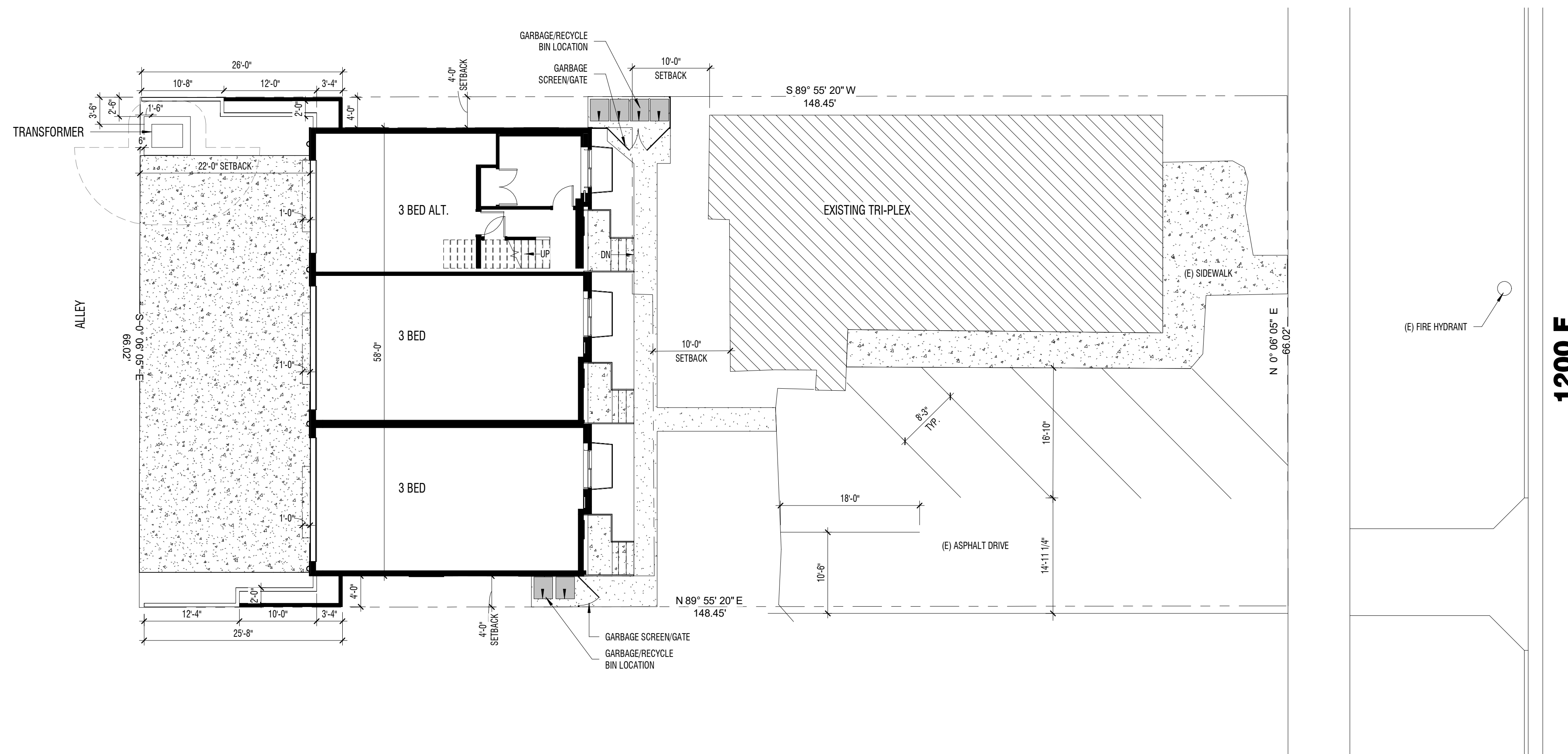
PARCEL NUMBER	AREA SF	AREA ACRES
16-05-476-020-0000	9,801 SF	.22 ACRES

BUILDING AREA (PROPOSED)

LEVEL 1	1,972 SF
LEVEL 2	1,972 SF
LEVEL 3	1,972 SF

PARKING (21A.44.030)
2 PER DWELLING UNIT

NOTES:
Planned Development will be required to suffice the zone code (21A.24.120.F.4)
The planned rear yard will need some further review, 25' to the structure seems excessive to the design team.
Lot density will require additional review, we are under the requirement of 12,000.



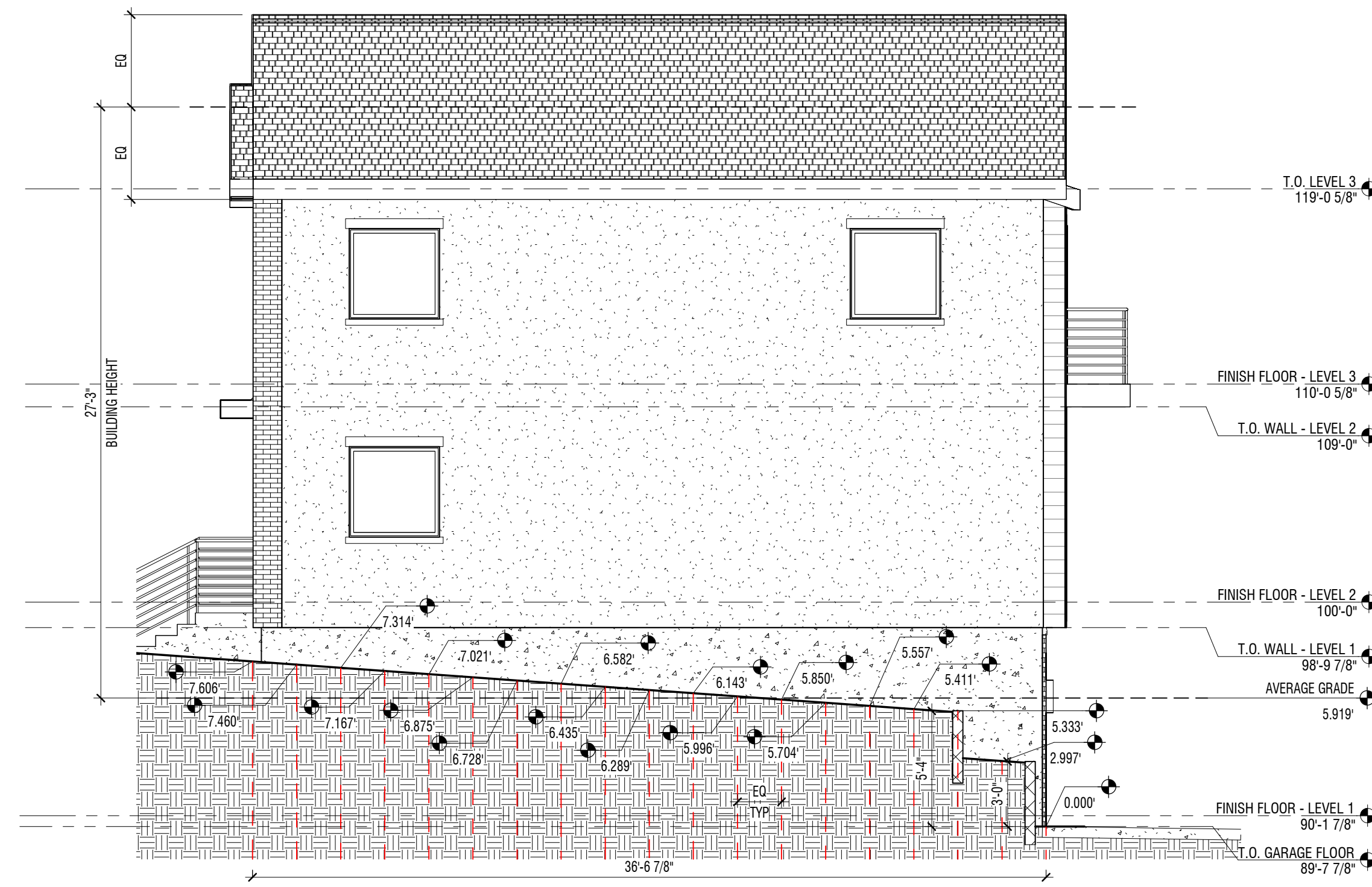
CONCEPT SITE PLAN



GO WEST - 532 S. TOWNHOMES

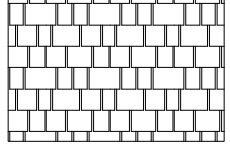
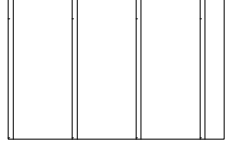
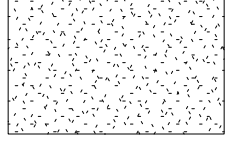
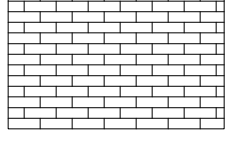
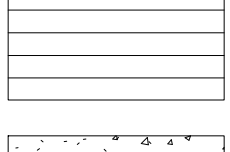
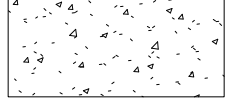


EXTERIOR ELEVATION - WEST



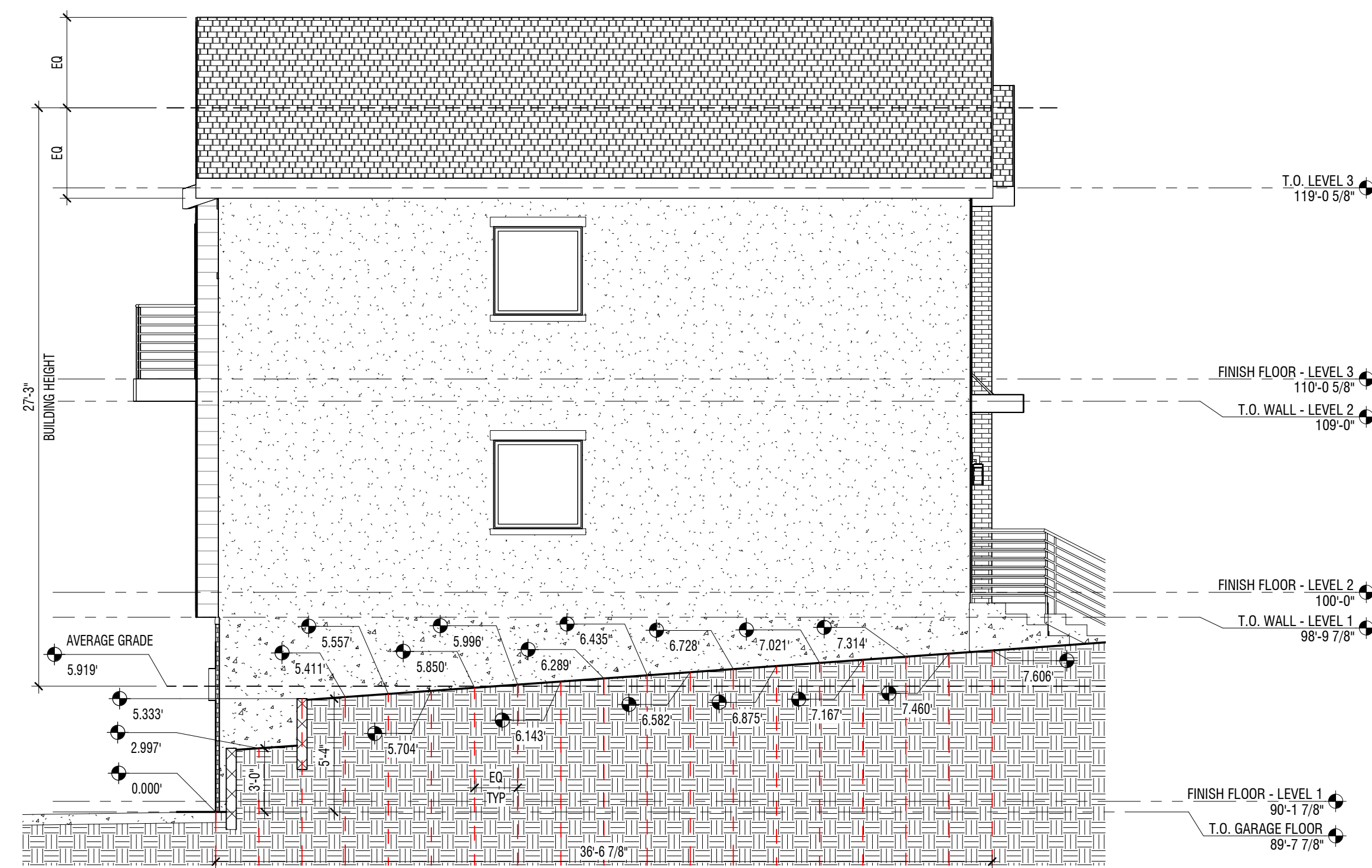
EXTERIOR ELEVATION - NORTH

MATERIALS LEGEND

-  ARCHITECTURAL SHINGLES
-  STANDING SEAM METAL ROOFING
COLOR: SW TRICORN BLACK
-  STUCCO FINISH, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
COLOR: SW PURE WHITE
-  BRICK VENEER - INTERSTATE BRICK
COLOR: MOUNTAIN RED
-  FIBER CEMENT LAP SIDING
COLOR 1: JAMES HARDIE - EVENING BLUE
COLOR 2: JAMES HARDIE PAINTED - SW PURE WHITE
COLOR 3: JAMES HARDIE PAINTED - SW NIGHT OUT
-  CONCRETE CAST IN PLACE

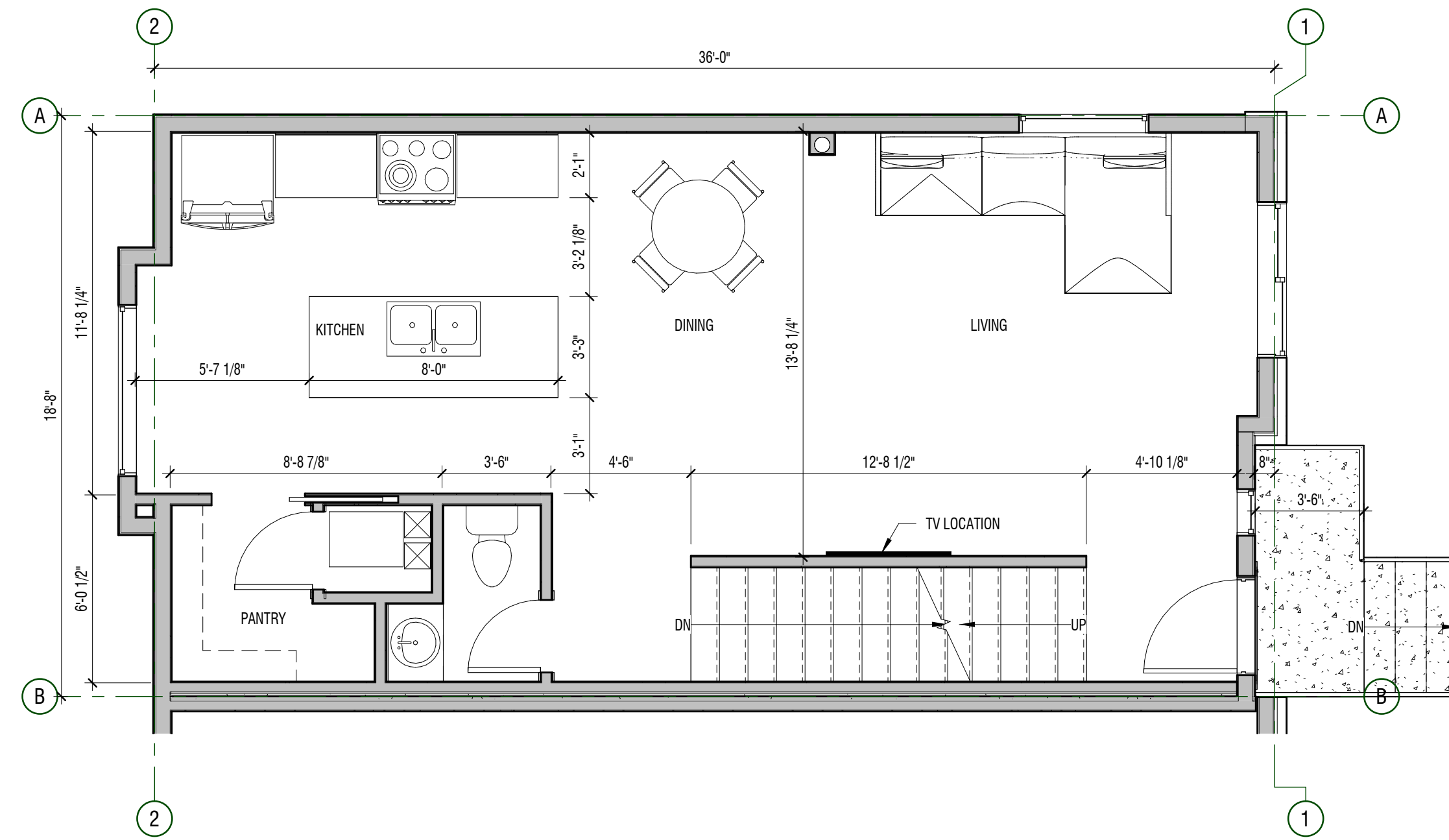


EXTERIOR ELEVATION - EAST

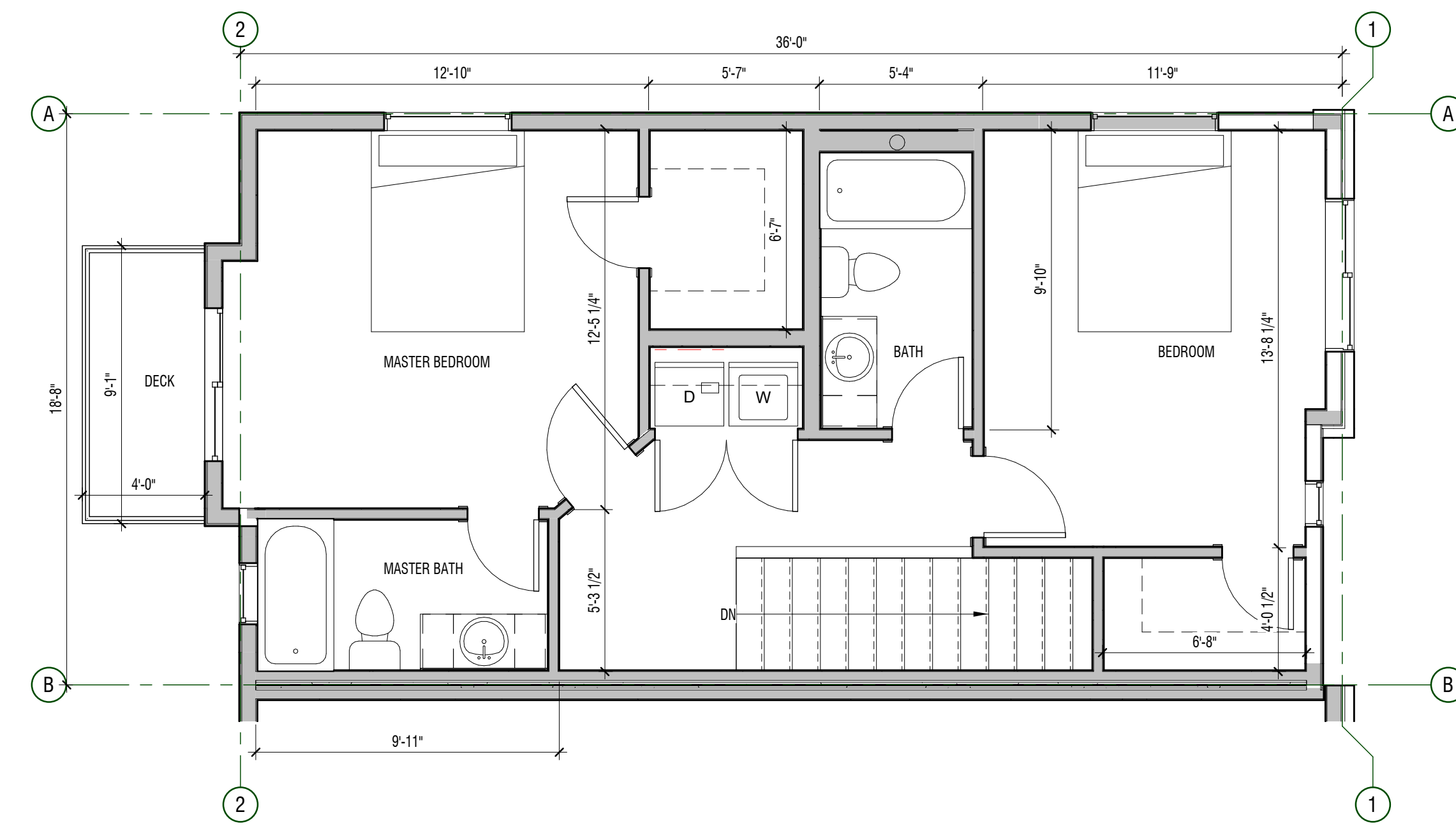


EXTERIOR ELEVATION - SOUTH

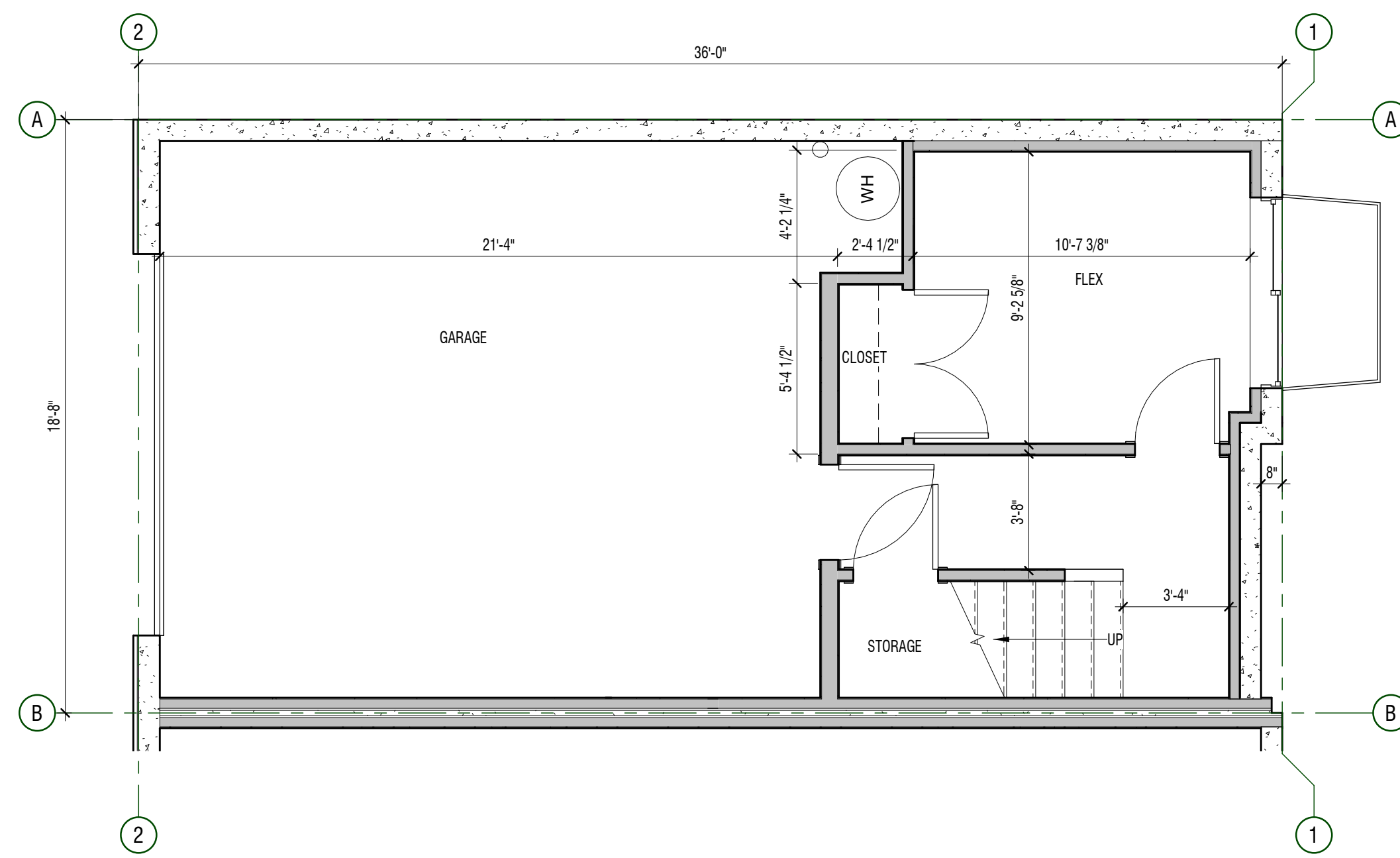
GO WEST - 532 S. TOWNHOMES



LEVEL 02 FLOOR PLAN



LEVEL 03 FLOOR PLAN



LEVEL 01 FLOOR PLAN



The general contractor is to assume full responsibility to verify the conditions, dimensions, and architectural details of the building. This is a design plan that needs to be verified on site. The design plan is the property of Apex Architectural Design, LLC and shall not be duplicated in any form or used on any other project without the written consent of Apex Architectural Design, LLC. Copyright 2022 by Apex Architectural Design, LLC.

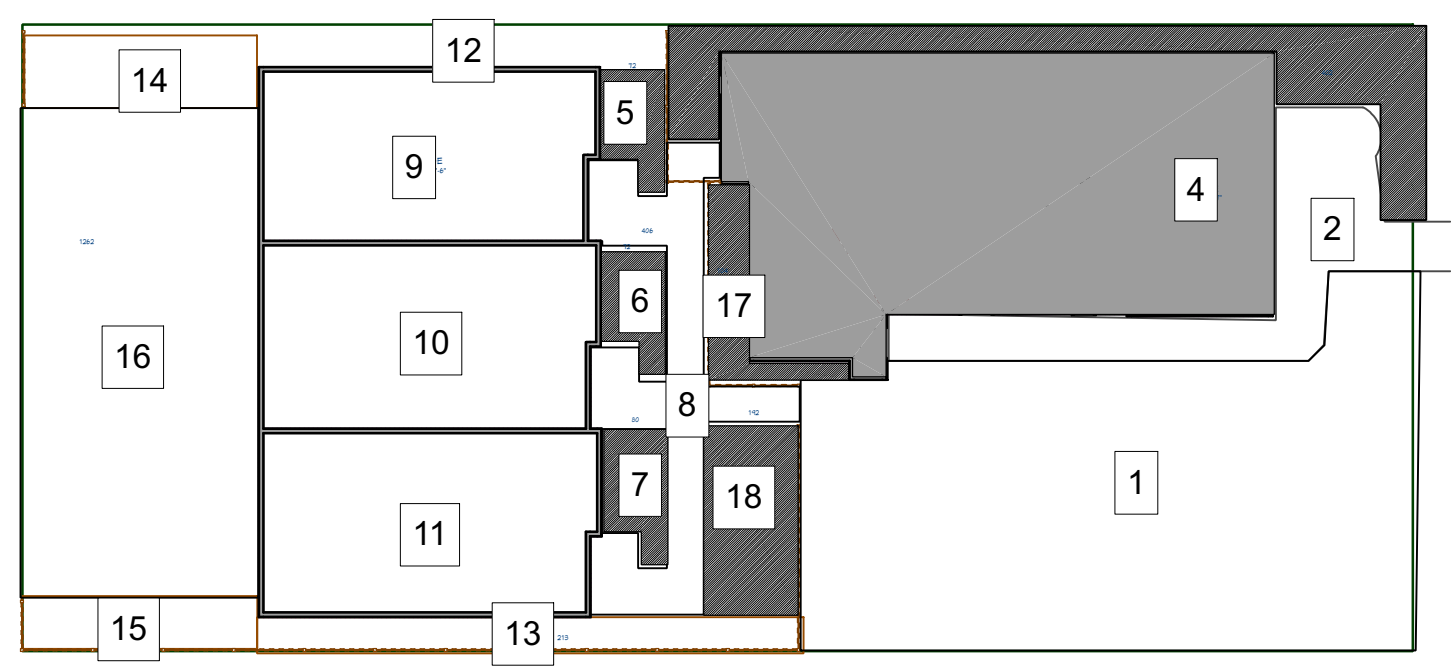
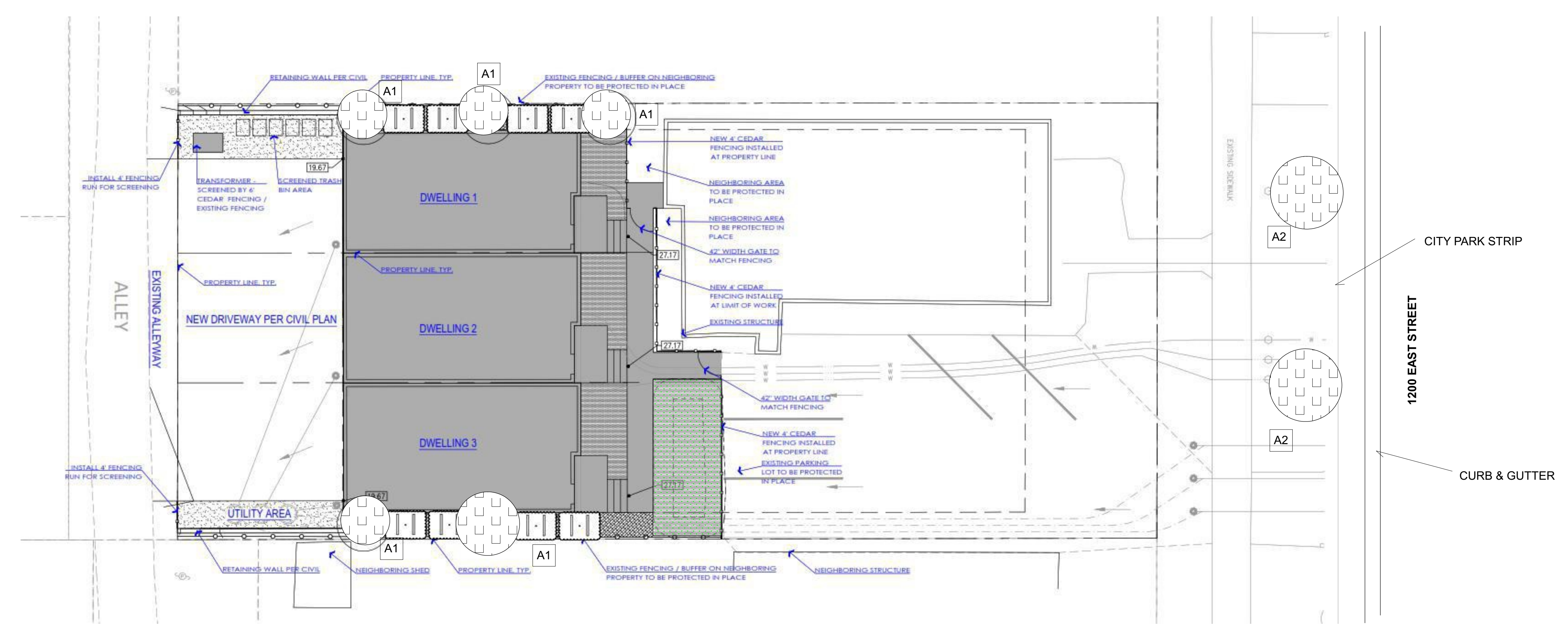
SHEET TITLE:
LANDSCAPE PLAN

PROJECT DESCRIPTION:
WARREN CRUMMET
532 S 1200 E
SALT LAKE CITY, UT 84102



DRAWINGS PROVIDED BY:
APEX BUILDING DESIGN
JAKE THOMAS
JAKE.THOMAS.RE@GMAIL.COM - 801.725.6600

DATE:
JULY 2023
SCALE:
1" = 10'-0"
SHEET:
V5



AREA #	LOT		9542.81	% LNDSCP
1	ASPHALT	2060	2810	48%
2	CONCRETE	585	2039	35%
8		192		
16		1262		
5		72		
6		72		
7		72		
17		104		
4	BLDG	1680	3720	
9		680		
10		680		
11		680		
12	2" ROCK	210	473	8%
13		263		
14	GRANITE	124	309	5%
15		185		
18	KBG	192	192	3%
TOTAL		9113	9543	
(LNDSCP)		5822.81		100%

AREA#	MATERIAL	SF
1	ASPHALT PARKING LOT	2810
2	CONCRETE FRONT WALK	485
4	EXISTING BUILDING	1602
5	SODDED TURN GRASS	72
6	SODDED TURN GRASS	72
7	SODDED TURN GRASS	72
8	CONCRETE PRIVATE WALK	192
9	NEW BUILDING	612
10	NEW BUILDING	612
11	NEW BUILDING	612
12	2" GRUSHED ROCK	160
13	2" GRUSHED ROCK	213
14	DECOMPOSED GRANITE	124
15	DECOMPOSED GRANITE	135
16	CONCRETE DRIVEWAY	1262
17	SODDED TURN GRASS	104
18	KENTUCKY BLUE GRASS	192

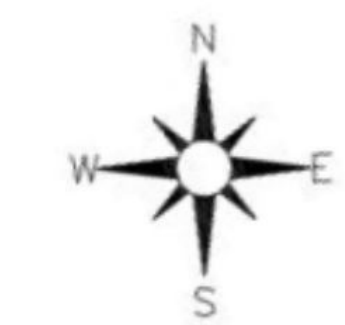
AREA #	LOT		9542.81	% LNDSCP
1	ASPHALT	2060	2810	46%
2	CONCRETE	585	2039	33%
8		192		
16		1262		
4	BLDG	1680	3720	
9		680		
10		680		
11		680		
12	2" ROCK	210	473	8%
13		263		
14	GRANITE	124	309	5%
15		185		
18	KBG	192		
5	Artificial Trf	72		
6		72		
7		72		
17		104	512	8%
(LNDSCP)		6143		100%

HATCH	DESCRIPTION
[Hatch]	CONCRETE WALKWAY PER CIVIL PLANS *NO PUBLIC SIDEWALKS
[Hatch]	1"-2" MINUS CRUSHED ROCK MULCH; GRAYS AND BLACKS GUNSMOKE INSTALLED OVER 5OZ DEWITT WEED BARRIER - 3" DEPTH
[Hatch]	SODDED TURF GRASS
[Hatch]	COMPACTED DECOMPOSED GRANITE "SALT AND PEPPER" OVER 5 OZ DEWITT WEED BARRIER - 4" DEPTH
[Hatch]	KENTUCKY BLUE GRASS

TREES					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	SLC ZONE
5	2" CAL / 10 GAL	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	10'x30'	TD4
2	10 GAL	TILIA CORDATA	LITTLE LEAF LINDEN	50' TO 70'	

SHRUBS					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	SLC ZONE
8	5 GAL	TAXUS X MEDIA 'DARK GREEN SPREADER'	YEW	48'x96"	SE3

- LANDSCAPE GENERAL NOTES**
- REGULATIONS:**
- ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) SPECIFICATIONS
 - CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE RESPONSIBILITY FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS
- EXISTING CONDITIONS:**
- CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
 - ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.
 - ENGINEERING PLANS SHALL TAKE PRECEDENCE
- SITE PREPARATION:**
- ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
 - APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
 - POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
- SOIL:**
- MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
 - MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
 - PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
 - BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
 - SOILS REPORT SHALL TAKE PRECEDENCE
 - TOPSOIL STANDARDS
 - SAND - 20%-70%
 - CLAY - 20%-70%
 - #10 SIEVE @ 15% MAXIMUM
 - PH 6 TO 8.5





PLANNING PROCESS // PLANNED DEVELOPMENT

ABOUT THE APPLICATION

Thank you for your interest in submitting a Planned Development application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

IMPORTANT PROCESS INFORMATION

ORDINANCE

[21A.55](#)



WHAT IS A PLANNED DEVELOPMENT?

A planned development (PD) is a development approved by the Planning Commission through a special review process. The process is regulated by section [21A.55](#) of the zoning ordinance and is intended to allow for the flexible application of zoning standards provided certain objectives are met.



PURPOSE AND OBJECTIVES

The PD process is not intended to be a means to simply obtain variances from zoning regulations. A PD should result in a more enhanced product than would be achievable through the strict application of land use regulations by:

- Implement the City's vision for future growth;
- Encouraging efficient use of land and resources;
- Promoting greater efficiency in public utility services;
- Encouraging innovative planning and development; and
- Reinforcing the character of the surrounding neighborhood.

There are a number of objectives that the City seeks to achieve through PD process. These objectives are listed in [Section 21A.55.010](#) of the PD zoning regulations. **Your application submittal must include evidence showing that your project meets at least one of these objectives.**



REVIEW STANDARDS

The Planned Development ordinance states specific standards that the Planning Commission must use when approving a PD. In summary, the Planning Commission must find that the PD:

- Meets the PD purpose statement and at least one of the listed City objectives;
- Is generally consistent with City master plans;
- Is compatible with the surrounding neighborhood;
- Preserves and provides appropriate landscaping;
- Promotes City mobility goals;
- Preserves natural & built features that significantly contribute to the surrounding character; and
- Does not have a detrimental effect on utilities.

[Section 21A.55.050](#) of the PD regulations list the specific standards of review. Your application submittal must include evidence (written and graphical) showing that your project meets the Planned Development standards of review.



CONSULTATION

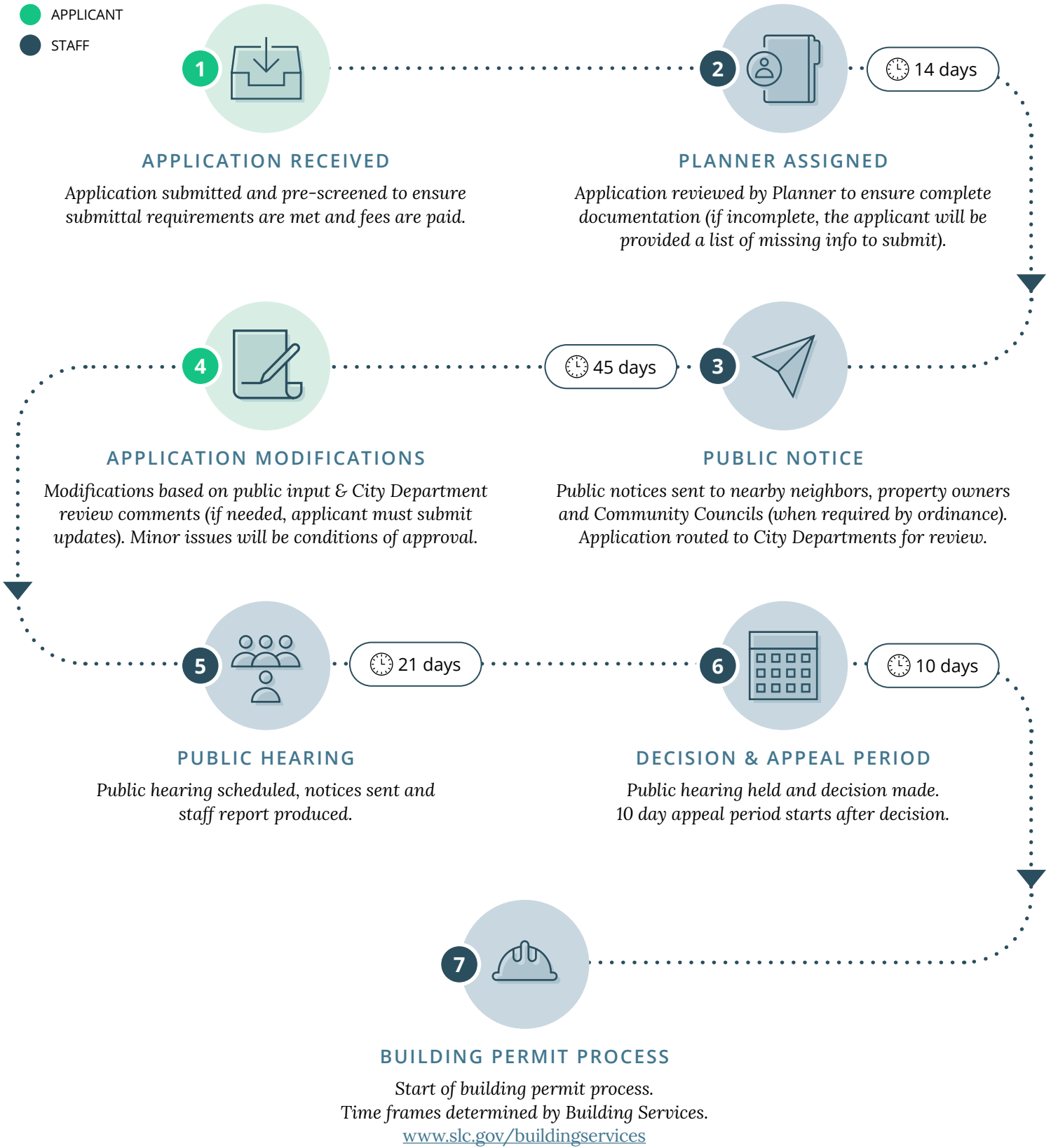
If you have questions regarding the Planned Development regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME
🕒 2 - 3 MONTHS

- APPLICANT
- STAFF



DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

PLANNED DEVELOPMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$856** filing fee, plus **\$121** per acre (in excess of 1 acre).
- Additional required notice fees will be assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

1200E

ADDRESS OF SUBJECT PROPERTY

532 S 1200 E, Salt Lake City, UT 84102

REQUEST

Planned development review

NAME OF APPLICANT

Warren Crummett

PHONE

801-604-8844

MAILING ADDRESS

1860 E Aspen Leaf PI, Draper, UT 84020

EMAIL

warren@gowestinvestments.com

APPLICANT'S INTEREST IN PROPERTY (**owner's consent required*)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from applicant*)

BRUCE LARRABEE

PHONE

801-599-2359

MAILING ADDRESS

110 ASPEN DR, Park City, UT 84098

EMAIL

larrabeebruce@comcast.net

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Warren Crummett

EMAIL

warren@gowestinvestments.com

MAILING ADDRESS

1860 E Aspen Leaf Pl, Draper, UT 84020

PHONE

801-604-8844

APPLICATION TYPE

Planned Development

SIGNATURE

DocuSigned by:

 0C86E53809BE41D...

DATE

3/27/2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

COM AT SE COR LOT 7, BLK 14, PLAT F, SLC SUR; N 4 RDS; W 9 RDS; S 4 RDS; E 9 RDS TO BEG. 4217-499,500 4218-0001 758

NAME OF OWNER

BRUCE LARRABEE

EMAIL

larrabeebruce@comcast.net

MAILING ADDRESS

110 ASPEN DR, Park City, UT 84098

SIGNATURE

DATE

3-27-23

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS ([21A.55.040.A](#))



Project Description:

- Description of your proposed use. If involving a residential development Include number, size, and type of dwelling units in each building, and the overall dwelling unit density.
- A complete description of the proposed planned development including the zoning regulations being modified.
- When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.
- Describe the plan for long term maintenance of all private infrastructure as stated in [21A.55.110](#) of the planned development ordinance.



Planned Development (Written and Graphic) Information:

- Demonstrate how your project meets the purpose and at least one objective 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; and
- Demonstrate how the proposed planned development is compatible with other property in the neighborhood.



Site Plan.

- Site plan (see the [Site Plan Requirements flyer](#) for further details).



Detailed elevation drawings, identifying building materials:

- Detailed elevation, sections and profile drawings with dimensions drawn to scale.
- Type of construction and list the primary exterior construction materials.



Other Drawings:

- Floor plans drawn to scale.
- Sections and details drawn to scale, if applicable.



When Applicable:

- A preliminary subdivision plat, if required.
- Traffic impact analysis, where required by the City Transportation Division

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

DS
WC

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

ATTACHMENT C: Property and Vicinity Photos



Existing triplex and parking area



Adjacent property to the south



Street view from subject site, facing east



View of alley from subject site, facing west



View of subject site from the alley, facing east. This area will be excavated to allow for vehicular access.



View of the alley, facing north



View of the alley, facing south



View of alley entrance to Elizabeth St, facing west



View of alley entrance to 1200 E, facing east



Alley entrance from Eliabeth St



Alley entrance from 1200 E

ATTACHMENT D: Planned Development Objectives & Standards

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

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

Planned Development Purpose and Objectives

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement:

*A planned development is intended to encourage the **efficient use of land** and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the **purpose statement of the zoning district** in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.*

Discussion:

This proposal meets the Planned Development purpose statement through the efficient use of land at this site. The requested zoning modifications will allow for infill development and will add three new townhomes units to an underutilized parcel. The new townhomes will utilize the adjacent alley to allow for vehicular access to the rear of the site.

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

RMF-30 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.

This proposal meets this purpose statement by adding three additional dwelling units to this property without altering the streetscape. The front façade of the new townhomes will be approximately 25' tall and will be compatible with the scale of existing buildings in the area. The mass of these townhomes will be larger than what is typically found in this area, however, they will be set back from the street approximately 90' and will create minimal visual impact from 1200 East. Additionally, the property slopes slightly to the west which should further reduce the visual impact from the street.

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

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

- 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.*

The area consists mostly of single-family homes, duplexes, and some small-scale multifamily buildings. Single family attached row houses are not commonly found in this neighborhood.

Finding: **Objective Satisfied** **Objective Not Satisfied**

Planned Development Standards

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

Finding: Complies

Discussion:

The proposed development is generally consistent with the adopted policies within Housing SLC, Plan Salt Lake, and the Central Community Master Plan. Specific details regarding master plan compatibility can be found in [Key Consideration 4](#).

Condition(s): Staff does not recommend any conditions related to this standard.

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The mass of these townhomes will be larger than what is typically seen in this neighborhood but should not create a significant visual impact from the public right of way. The townhomes will be set back approximately 90' from the street and will be built on the rear portion of the property which has a slightly lower elevation than the front.

Condition(s): Staff does not recommend any conditions related to this standard.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The new townhomes will be oriented towards the street. The exterior front façade material will be brick veneer and fiber cement LAP siding. The side façades will be entirely stucco. The rear façade will use brick veneer on the ground (basement) floor and stucco for the upper floors. Almost every building on this section of 1200 East is made of brick. There are only a few buildings that use exterior paneling or stucco on the front façade. The proposed building materials are compatible with what is commonly found in the neighborhood.

Condition(s): Staff does not recommend any conditions related to this standard.

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

- a. The townhomes will be set back approximately 90' from the street and should not impact the visual character of the neighborhood.
- b. The proposal includes a small, landscaped area in front of the townhomes and parking to the rear. The proposed setbacks provide sufficient space for these amenities.
- c. The proposal includes a 4' landscape buffer on both sides of the townhomes which is not required by code. This landscaping should help to minimize impacts related to privacy and noise.
- d. Sight lines will not be obstructed from the townhomes to the public right of way.
- e. Sufficient space will be provided for maintenance.

Condition(s):

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

Finding: Complies

Discussion:

Although the proposed townhomes will be set back quite far from the street, the front façade includes large windows, awnings, and access to the units.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies With Conditions

Discussion:

The only lighting shown on the plans are one single light fixture on each porch. This is not expected to impact surrounding property. A lighting plan may be required for building permit review.

Condition(s): Defer review of this standard to Planning staff during Building Permit review.

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

Finding: Complies

Discussion: The transformer and trash area will be screened.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion: Parking will be provided in basement-level garages. The rear yard area could also be used for parking, which will not be visible from the street and will be mostly obscured from the neighboring properties.

Condition(s): Staff does not recommend any conditions related to this standard.

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

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

Finding: Complies

Discussion: There are no existing trees at this property.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:
There is no existing landscape buffering. The proposal would add a 4' wide landscape buffer to the north and south sides of the site.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:
The proposal includes landscape buffering on both sides of the townhomes which is not required by code.

Condition(s):

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

Finding: Complies

Discussion:
The proposal includes trees, shrubs, and turf grasses that are appropriate for the scale of the development. While the proposal does not include the required rear yard landscape buffer, it does include side yard landscape buffering which is not required by code.

Condition(s): Staff does not recommend any conditions related to this standard.

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

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

Finding: Complies

Discussion:

The additional three dwelling units are expected to have minimal impact on nearby local streets. Parking for the new townhomes will be through the alley to the rear, which is currently used to access several garages and a nearby apartment building at 587 S Elizabeth St. No new curb cuts are proposed.

Condition(s): Staff does not recommend any conditions related to this standard.

2. Whether the site design considers safe circulation for a range of transportation options including:
- a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion:

- a. As new lots will be created behind the existing triplex, a pedestrian easement is proposed to allow future inhabitants of the townhomes to legally access 1200 East by foot or by bike. The easement will cover a small portion of the triplex parking area, identified as “limited area in favor of unit 1” on the proposed preliminary subdivision plat. This easement will connect a new pedestrian path from the entrances of the townhomes to the existing pedestrian path in front of the triplex to the public sidewalk. The proposed subdivision plat can be found in [Attachment B](#).
- b. No specific area for bicycle parking is proposed, although the proposed garages should provide sufficient space for bike storage. The Rice Eccles Stadium TRAX station is approximately .4 miles away from the site, and the closest bus stop is approximately .2 miles away at 1090 E 500 S.
- c. The proposed design should not create significant conflicts between transportation modes. No new curb cuts are proposed, and a delineated pedestrian path will be provided.

Condition(s): Staff is recommending a condition of approval that would require a continuous pedestrian path with legal access from the new townhomes to 1200 East.

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

Finding: Complies

Discussion:

The proposal will enable vehicular access from the adjacent alley which does not currently exist at this site. The proposal includes access to the public sidewalk, which would permit residents to access nearby adjacent uses and amenities. The University of Utah is within walking distance of this site.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:

The proposal was reviewed by the City's Building Services division for fire code compliance. No issues were identified that would impact the design of the project.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion: No loading or service areas are proposed with this development.

Condition(s): Staff does not recommend any conditions related to this standard.

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion: There are no natural or built features at this site that contribute to the neighborhood or environment.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion: The proposal was reviewed by the City's Department of Public Utilities. No issues were identified that would have a detrimental effect on the surrounding area. Utility connections will be fully evaluated during the building permits review phase of the development and upgrades may be required to serve the property.

Condition(s): Staff does not recommend any conditions related to this standard.

Additional Applicable Planned Development Standard

Section [21A.55.110](#) of the Zoning Ordinance (Disclosure of Private Infrastructure for Planned Developments) requires Planned Developments with private infrastructure (in this case, paving, fencing, walls, and shared private utility lines) to disclose the expected cost for maintenance of that infrastructure to owners of property in the development. It also requires owners to be collectively and individually responsible for maintenance of those facilities. As such, the developer will need to record a cost estimate for the private infrastructure with the subdivision plat and will need to record documentation to establish a home owner’s association or similar entity to manage the shared private infrastructure. These requirements have been noted as conditions of approval on the first page of this report and the information will need to be submitted with the applicant’s final subdivision plat.

ATTACHMENT E: Development Standards

The tables below illustrate how the proposed lots will comply with relevant zoning and subdivision standards. Because the development plan submitted with this request is missing some details, some standards will not be reviewed until the Building Permit review stage of the development process.

Zoning Standards

21A.24.120: RMF-30 Low Density Multi-Family Residential District:

A. 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.

As new property boundaries will be drawn around the individual townhome units and the existing triplex building, the new lots will not meet zoning requirements such as setbacks and building coverage. Rather than listing every zoning and subdivision standard that would need to be modified for each individual lot, staff has analyzed zoning conformance for the project as a single site. The table below shows that while each of the individual lots do not meet zoning and subdivision standards, many zoning standards comply when viewing the project as a whole. Approval of this request by the Planning Commission would be for the submitted project configuration.

Requirement	Standard	Proposed	Compliance
Min Lot Area	2,000 sq ft per dwelling unit.	Two of the new townhome lots will have 708 sq ft of lot area, one will have 672 sq ft, and the triplex lot will have 1,788 sq ft. 21A.24.120.G.2 clarifies that minimum lot size may be calculated for a development as whole as opposed to each individual lot within a development. Subject site has 9,583.2 ft of lot area, allowing for 4 units . 21A.24.120.E.2 allows for 2 bonus units for retaining an existing multi-family structure, allowing for 6 units at this site.	Complies
Min Lot Width	No minimum.	The existing parcel is approximately 66' wide.	Complies
Max Building Height	30'	Front elevation: 25' Side elevations: 27'3" Rear elevation: 33'	PD approval required
Front Setback	20' or the average of the block face.	There are no proposed setbacks within the proposed lots. The new townhomes will be set back approximately 85' from the front property line, 4'	PD approval required
Side Setback	4'		

Rear Setback	20% lot depth, need not exceed 25'	from the side property lines, and 21' from the rear property line.	
Building Coverage	50%	The proposed lots are 100% covered by structures. The entire site will be 39% covered by structures.	PD approval required
Parking & Access	<ul style="list-style-type: none"> 3 parking spaces required for existing triplex per existing zoning certificate. 2 parking spaces per dwelling unit required for single-family attached per table 21A.44.040.A Bonus units are exempt from off-street parking requirements per 21A.24.120.E.5 <ul style="list-style-type: none"> Project includes 2 bonus units. <ul style="list-style-type: none"> 5 parking spaces required. 	5 off street parking spaces will be provided in the basement level garages.	Complies
Landscaping	A 10' wide landscape buffer is required on the west side of the site where abutting the R-2 zoning district.	No landscape buffer is proposed.	PD approval required
RMF-30 Building Types	Row Houses may be on their own lot provided each lot has frontage on a public street.	New row house lots will not have frontage on a public street.	PD approval required

Other Relevant Standards

Requirement	Standard	Proposed	Compliance
21A.36.020.B: Obstructions in Required Yards	Balconies may project 5' into rear yard area.	Proposed balconies comply with this standard.	Complies
	Grade changes greater than 4 feet in height require stepped retaining	Approximately 6' tall retaining walls shown on plans.	PD approval required

	walls at least 3 feet in depth for every 4 vertical feet of retaining wall.		
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Subdivision Design Standards

20.12.010 General Regulations and Standards: Except where modified by the planning commission or its designee, all subdivision of land within Salt Lake City shall comply and conform with the design standards and requirements as set forth and as referred to in this section, as follows:

Standard	Staff Review	Compliance
<p>A. Supervision: All subdivision development work performed under this section will be allowed only when said work is performed under the supervision of the city engineer, transportation director and/or public utilities director in accordance with the approved subdivision plan, and said work is secured by a performance guarantee bond or other security device acceptable to the city attorney and mayor.</p>	<p>The proposed preliminary plat has been submitted and stamped by a professional land surveyor.</p>	<p>Complies</p>
<p>B. Preservation Of Natural Features: Trees, native ground cover, natural watercourses, and topography shall be preserved when possible, and the subdivision shall be so designed as to prevent excessive grading and scarring of the landscape in conformance with this title.</p>	<p>Grading is proposed to create access from the alley to the rear. No other listed natural features will be impacted.</p>	<p>Finding: Complies</p>
<p>C. Hazardous Areas To Be Fenced: All areas of the subdivision or features adjacent to the subdivision, which present a potential threat to the public safety shall be fenced with a six foot (6') nonclimbable fence or acceptable alternative, as required by the planning commission or its designee. Such hazardous areas may include, but are not limited to, rivers and streams, canals, cliffs, ravines, railroad rights of way, and steep slopes. Required fencing shall be constructed and included as part of the subdivision improvements and shall be bonded.</p>	<p>No hazardous areas have been identified on the site.</p>	<p>Finding: Not Applicable</p>
<p>D. Buildable Lots: All subdivisions shall result in the creation of lots which are developable and capable of being built upon, unless a different purpose for the lot is clearly intended and approved by the planning commission or its designee. No subdivision shall create lots, and no building permit shall be issued for any lots which would make improvements and services impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.</p>	<p>The proposal would create three buildable townhome lots.</p>	<p>Finding: Complies</p>
<p>E. Access To Public Streets:</p>		
<p>1. All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or modified standards are approved by the planning commission as part of a planned development. Private streets shall not be permitted unless the planning commission finds that the most logical development of land requires that lots be</p>	<p>The new townhome lots would have access to 1200 East through the shared "common area" and "limited common area".</p>	<p>PD approval required</p>

created which are served by a private street or other means of access.		
2. As part of the application for any subdivision proposing private streets, the subdivider shall provide for review by the city engineer the following:	No private streets proposed.	Finding: Not Applicable
a. A street development plan showing the alignment, width, grades, design, and material specifications; the topography and means of access to each lot; drainage; and, utility easements for servicing the lots served by such private street.	No new streets are proposed.	Finding: Not Applicable
b. A plan providing for future ownership and maintenance of said street together with payment of taxes and other liability thereon.	No new streets are proposed	Finding: Not Applicable
3. After review and favorable recommendation by the city engineer, the planning commission may include such approved street plans as part of its recommendations to the mayor. Construction of the private street or access shall be completed prior to occupancy of any building on lots served by a private street. However, if finished grading has been completed and stabilized to the city engineer's satisfaction, the subdivider may post a cash bond equal to the cost of completing the street, as determined by the city engineer, in a form approved by the city attorney to assure the earliest possible completion of said street. The bond may be posted if, and only if, the street is stabilized and made passable until such time as the completion of the street can be accomplished.	No private or public streets are proposed.	Finding: Not Applicable
F. Landscaping		
1. A landscaped area shall be required in all residential subdivisions and may be required in nonresidential subdivisions. Said landscaping shall be located either within the nonpaved portion of the street right of way, or within a dedicated landscaping easement, not less than five feet (5') wide, adjacent to the street. The location of the landscaping shall be specified by the planning commission or its designee. The type of landscaping and street trees shall be selected, installed, and maintained in accordance with standard specifications prepared by Salt Lake City.	There is an existing park strip with landscaping between the street and the subject site.	Finding: Complies
2. Whenever, in the opinion of the planning commission or its designee, the cuts and fills created by the subdivision are of sufficient size or visibility to demand special treatment, the subdivider shall be required to landscape such areas with suitable permanent plant materials and to provide for their maintenance.	The proposal would change the topography of the site to allow for access from the alley. The area of grade change will be paved for vehicular access.	Finding: Complies
G. Utilities and Easements:		

1. All utilities shall be provided through underground services.	All new utilities are proposed to be underground.	Finding: Complies
2. Easements for utility and drainage purposes shall be provided within the subdivision as required by the planning commission or its designee. However, in no event shall such easement be less than five feet (5') in width when proposed along the front lot line.	Utilities will cross "limited common area in favor of unit 1". An easement is not shown on the plat. A utility easement will need to be shown on the final plat.	Finding: Does not comply.
H. Watercourses: The subdivider shall dedicate a right of way for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, or floodplain that enters or traverses the subdivision.	No natural watercourse enters or traverses the subdivision.	Finding: Complies
I. Block Design:		
1. Blocks shall normally have sufficient width for an ultimate layout of two (2) tiers of lots of the size required by the provisions of the zoning and subdivision ordinances of Salt Lake City.	No new blocks are proposed as part of this request.	Finding: Complies
2. Blocks shall not exceed the following perimeter measurements: Two thousand four hundred (2,400) linear feet for zoning districts with minimum lot sizes that range from no minimum up to and including ten thousand (10,000) square feet, and; three thousand (3,000) linear feet for zoning districts with a minimum lot size greater than ten thousand (10,000) square feet.	No new blocks are proposed as part of this request.	Finding: Complies
J. Reservation Of Land For Park And Recreation Purposes: Pursuant to the recreation or parks elements, plans or standards set forth in the master plan, as a condition of final subdivision approval the subdivider shall be required to reserve land for park and recreation purposes according to the following standards:		
1. For subdivisions of twenty five (25) lots or more, including contiguous land owned or controlled by subdivider or landowner, the subdivider shall reserve land for two (2) years for public purchase at a minimum ratio of one-fourth ($\frac{1}{4}$) acre of land per twenty five (25) lots in the subdivision or five percent (5%) of the total area in the subdivision, whichever is greater.	This proposal includes fewer than 25 lots.	Finding: Not Applicable
2. All land to be reserved for park or recreational purposes shall be found to be suitable by the planning commission or its designee and the public services department as to location, parcel size, and topography for the park and recreation purpose for which it is indicated in the master plan, or as determined by the planning commission or its designee. Such purpose may include active recreation facilities such as playgrounds, play fields, pedestrian or bicycle paths, or open space areas of particular natural beauty, including canyons, hilltops, and wooded areas to be developed or left in their natural state.	No land is required to be reserved as park space.	Finding: Not Applicable

3. At the time of approval of the final subdivision plat, the city may specify when development of a park or recreation facility is scheduled to begin.	Not applicable	Finding: Not Applicable
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K. Connectivity:

1. Public Accessways:

a. The city shall require within the development site the improvement of accessways for pedestrian and bicyclist use to connect the development site to adjacent cul-de-sacs or to an adjacent site that is undeveloped, publicly owned, or developed with an accessway that connects to the subject site.	No public accessway will be required as part of this proposal.	Finding: Not Applicable
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2. Street Connectivity Standards:

a. The proposed subdivision shall include street connections to any streets that abut, are adjacent to, or terminate at the subdivision site. The proposed development shall also include street connections in the direction of all existing or planned streets adjacent to the development site as determined by the planning director.	No new streets are proposed as part of this request.	Finding: Not Applicable
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b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site or that is separated from the development site by a drainage channel, transmission easement, survey gap, or similar property condition. The streets shall be in locations that will enable adjoining properties to connect to the proposed development's street system.	No new streets are proposed as part of this request.	Finding: Not Applicable
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3. Cul-De-Sacs:

a. Except for streets that are less than one hundred fifty feet (150') long all streets that terminate shall be designed as a cul-de-sac bulb or other design acceptable to the transportation director in order to provide an emergency vehicle turnaround.	This proposal is not creating any new cul-de-sacs.	Finding: Not Applicable
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<p>b. Public accessways to provide safe circulation for pedestrians, bicyclists and emergency vehicles shall be required from a cul- de-sac or emergency vehicle turnaround, unless the subdivider adequately demonstrates that a connection cannot be made because of the existence of one or more of the following conditions:</p> <p>(1) Physical conditions preclude development of the connecting street. Such conditions may include, but are not limited to, topography or likely impact to natural resource areas such as wetlands, ponds, streams, channels, rivers, lakes or upland wildlife habitat area, or</p>	This proposal is not creating any new cul-de-sacs	Finding: Not Applicable
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<p>a resource on the national wetland inventory or under protection by state or federal law.</p> <p>(2) Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment.</p>		
<p>20.12.020 Lot Design Standards: The size, shape and orientation of lots in a subdivision shall be appropriate to the location of the proposed subdivision and to the type of development contemplated. The following principles and standards shall be observed</p>		
<p>A. Minimum Area; Size: The minimum area and dimensions of all lots shall conform to the requirements of the zoning ordinances of Salt Lake City for the zoning district in which the subdivision is located.</p>	<p>The proposed lot sizes are allowed by 21A.24.120.G, footnote 2:</p> <p><i>Minimum lot size may be calculated for a development as whole as opposed to each individual lot within a development.</i></p>	<p>Finding: Complies</p>
<p>B. Side Lot Lines: The side lines of all lots, so far as possible, shall be designed to be at right angles to the street which the lot faces, or approximately radial to the center of curvatures, if such street is curved. Side lines of lots shall be designed to be approximately radial to the center of curvature of a cul-de-sac on which the lot faces.</p>	<p>All proposed lot lines are designed at right angles.</p>	<p>Finding: Complies</p>
<p>C. Width: The minimum lot width shall conform to the requirements of the zoning district in which the proposed subdivision is located.</p>	<p>There is no minimum lot width requirement in RMF-30.</p>	<p>Finding: Complies</p>
<p>D. Corner Lots: Corner lots have more than one side which must maintain required front yard setbacks, and therefore shall be platted wider than interior lots in order to permit conformance with the required street setback requirements of the zoning ordinance.</p>	<p>No corner lots are proposed.</p>	<p>Finding: Not Applicable</p>
<p>E. Remnants: No remnants of property shall be left in the subdivision which do not conform to the lot requirements or are not required or more suitable for designation as common open space, private utility, or other purpose.</p>	<p>All areas of the project site are accounted for as part of this proposal. No remnants of property would be left as part of this proposal.</p>	<p>Finding: Complies</p>
<p>F. Double Frontage Lots: Lots other than corner lots, having double frontage shall not be approved except where necessitated by topographic or other unusual conditions.</p>	<p>No double-frontage lots are proposed.</p>	<p>Finding: Not Applicable</p>

ATTACHMENT F: Subdivision Standards

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standards of Review – Subdivision
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;
Discussion: The proposal generally meets relevant design standards found in chapter 20.12 of the subdivision regulations, with the exception of E.1, Access To Public Streets.
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modifications Requested) <input type="checkbox"/> Not Applicable
B. All buildable lots comply with all applicable zoning standards;
Discussion: Because the proposal does not meet all relevant zoning standards for the RMF-30 district, Planned Development approval is required for approval of the proposed lot configuration.
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modification Requested) <input type="checkbox"/> Not Applicable
C. All necessary and required dedications are made;
Discussion: No dedications of property are required for this development.
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Discussion: Public Utilities has given preliminary approval. Additional review and requirements will be needed during the building permit process.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;

Discussion: No public improvements are required as part of this proposal.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

F. The subdivision otherwise complies with all applicable laws and regulations;

Discussion: with the exception of modifications that require Planning Commissions approval, staff has not identified any issues with other applicable laws or regulations.

Condition(s): None

Finding: Complies Complies with conditions Does not comply (requesting modifications) Not Applicable

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

ATTACHMENT G: Public Process & 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 since the applications were submitted:

- July 17, 2023 – The East Central Community Council was sent the 45-day required notice for recognized community organizations. The applicant attended their meeting on August 10, 2023.
- July 17, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- September 1, 2023 – Public hearing notice sign posted on the property.
- September 14th, 2023 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.

Public Input:

Six emailed comments were received and can be found below.

Ovenden, Trevor

From: Annette Ephroni [REDACTED]
Sent: Saturday, July 22, 2023 10:59 AM
To: East Central; Ovenden, Trevor
Subject: (EXTERNAL) Neighbor saying NO to petition number PLNPCM2023-00227

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms. Hunter and Mr. Ovenden,

I received a letter regarding Petition Number PLNPCM2023-00337, regarding 532 S. 1200 E. The proposed project is within 300 feet of my home.

I want to voice my **STRONG OPPOSITION** to this project. The proposed townhouses, higher than current allowed structures, would have a **view directly into my backyard**. Additionally, the alley that would be used to access the townhouses would create a **marked incursion of noise into my backyard**. The traffic in that alley is right now already moderate and **DOES** create noise disturbance for those of us on the street. Adding three more homes that require cars to drive through the alley behind my house, which is already in terrible repair, is not okay.

Thank you for getting back to me about this.
Respectfully,

Annette Ephroni
[REDACTED]
SLC, UT 84102

Ovenden, Trevor

From: George and Melisse Michael [REDACTED]
Sent: Saturday, July 29, 2023 12:46 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) 532 south townhomes

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Petition number: PLNPCM2023-00227

Mr Ovenden,

We received the proposal for the townhomes at 532 S 1200 E. We are concerned as the traffic in the alley is already congested and the alley is in terrible shape due to potholes and crocodile cracks. The city should pave these two alleys prior to approving this project or require the developers to do it as part of the project.

Sincerely

George Michael
[REDACTED]

Sent from my iPhone

Ovenden, Trevor

From: Joe Pearson [REDACTED]
Sent: Wednesday, August 9, 2023 3:00 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) PLNPCM2023-00227

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Trevor,

Regarding PLNPCM2023-00227, I own 533 Elizabeth Street, which will be sharing alley access with this development. I don't have any problems with the development itself, but I do have concerns with the alley being able to accommodate additional traffic without improvements. Currently, many in the neighborhood park in the alley due to lack of street parking or rear garages. Residents need to be able to constantly get in about out. Due to the narrowness of the alley & it being basically a dead end, cars are often forced to back all the way down the alley if someone is coming the other way.

Without the alley being improved, I also don't see how garbage trucks can easily access this alley either. They will basically have to backup up and delay ingress/egress of the residents. However, I would welcome Elizabeth Street garbage being picked up in the alley.

The alley appears to continue and "T" to either Elizabeth Street or 1200 E, but it's overgrown and not used. Perhaps that could be improved so the alley can go all the way through.

Thanks,

Joe Pearson
Brye Patch Properties, LLC

Ovenden, Trevor

From: Richard Villata [REDACTED]
Sent: Sunday, August 27, 2023 4:13 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) 532 S 1200 E Proposed Townhomes

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Trevor Ovenden,

The proposal to build three townhomes at 532 S 1200 E has been reviewed. Our residences are located at [REDACTED], which are just north and west of the proposed construction. The concerns about the project are as follows:

1. The proposed buildings lack public street frontage and would have to be accessed from an alley easement. This easement was vacated by Salt Lake City and is not presently listed on anyone's deeds. Maintenance is not provided by the city or the residents and is only accessible from the south entrances located on Elizabeth Street and 1200 East. The easement portion extending south from the vacated easement is owned by SLC, though they do not maintain it.
2. Parking availability on 1200 East and Elizabeth Street is limited due to the high demand from rental units. The amount of parking that is occurring on the city street is more than should be occurring given city code. All dwellings must be able to supply adequate parking such that they do not require parking on city streets. This is clearly not occurring as rental property owners have been increasing the renter density without regard to the city parking code. The number of cars on the street makes trash collection more difficult as the cars take up space that is required for the barrels. This problem has been increasing every year due to increased rental costs and unit sharing by renters. Each individual generally has a vehicle that then needs to be parked on the street. Depending on the number of bedrooms and renter density the proposed townhomes could result in an additional 6-12 cars that require parking spaces for tenants and visitors.









The proposed townhouses add to the parking burden and would not be an esthetic addition on the property. The property presently has a large-paved area for tenant parking that apparently is used by non-residents. A more reasonable project would entail the demolition of the existing triplex home such that new construction fits into the property in a more esthetically pleasing manner, while providing adequate off-street parking.

Respectfully,

Richard Villata
Tina Trahan



Ovenden, Trevor

From: Annette Ephroni <[REDACTED]>
Sent: Saturday, July 22, 2023 10:59 AM
To: East Central; Ovenden, Trevor
Subject: (EXTERNAL) Neighbor saying NO to petition number PLNPCM2023-00227

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Hunter and Mr. Ovenden,

I received a letter regarding Petition Number PLNPCM2023-00337, regarding 532 S. 1200 E. The proposed project is within 300 feet of my home.

I want to voice my **STRONG OPPOSITION** to this project. The proposed townhouses, higher than current allowed structures, would have a **view directly into my backyard**. Additionally, the alley that would be used to access the townhouses would create a **marked incursion of noise into my backyard**. The traffic in that alley is right now already moderate and **DOES** create noise disturbance for those of us on the street. Adding three more homes that require cars to drive through the alley behind my house, which is already in terrible repair, is not okay.

Thank you for getting back to me about this.
Respectfully,

Annette Ephroni
[REDACTED]
SLC, UT 84102

Ovenden, Trevor

From: Richard Villata [REDACTED]
Sent: Monday, September 18, 2023 2:09 PM
To: Ovenden, Trevor
Cc: Tina T.; Richard Villata; Beverly Villata
Subject: (EXTERNAL) Planned Development for 532 S 1200 E

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Trevor,

Thank you for speaking with me this morning. I ultimately needed to speak with someone in the permitting department face-to-face to get the required planning documents. This has been most helpful with regards to specific details. Specific issues and concerns are detailed as follows:

1. Right-of-way easements for utilities, pedestrian, and emergency service access. The vacated easement that is used by Rocky Mountain Power is not regularly maintained by them and it can be difficult to get them to do any maintenance work. Access for pedestrian and EMS would not be practical from the easement side of the proposed dwellings.

Accordingly, access needs to come from 1200 East and traverse across the property held by the triplex home. This raises a potential future problem with subdivision of the property. Residents, guests, and postal and delivery personnel will need to traverse across the triplex property to gain access to the townhomes. The easement shown on the site plan does not run from the sidewalk to the proposed townhouse property. This raises liability issues for future owners and tenants of the properties i.e., who shovels the snow and what happens when there is a slip and fall. Though I have previous formal education in environmental/ civil engineering, I am now a practicing occupational medicine physician. Situations can turn contentious in hurry when accidents occur. If Salt Lake City approves a subdivision without an adequate carve-out for easement property access they could potentially be liable should an accident occur in the future. I am not an attorney, but I practice as if there were an invisible attorney looking over my shoulder when I see patients.

2. Parking Space and Setbacks. The provided architectural plans do not show actual garage door widths, though it can be assumed that they will be 16 feet wide. The individual townhomes are fairly narrow, as are the garages. Each townhome is listed as having three bedrooms. Though the city code only requires two off-street parking spaces per residence, the reality is that there could be separate residents for each bedroom if the properties become rental units. The plans show 9 bedrooms in total, which could be 9 vehicles. Where would they park. The garages may not be wide enough to accommodate large personal vehicles. As a result, they would have to park outside in the driveway behind the respective townhomes. A setback of 22 feet may not be deep enough to permit easy access from the easement (16.5 feet) for a large SUV/pickup truck, especially if the middle unit had a vehicle parked in the driveway (or if any of them had a boat). It does happen. A resident of the apartments at the end of the block tried to store a boat leaking gasoline in the easement a couple of years ago. As such a setback of 25 feet makes sense given how the parking situation can get out of control with tenants. Please note that the corner of parcel 476-010 offsets to the east, thereby making the turn into the first townhome driveway tighter. They will require the middle townhome driveway to make the turn.

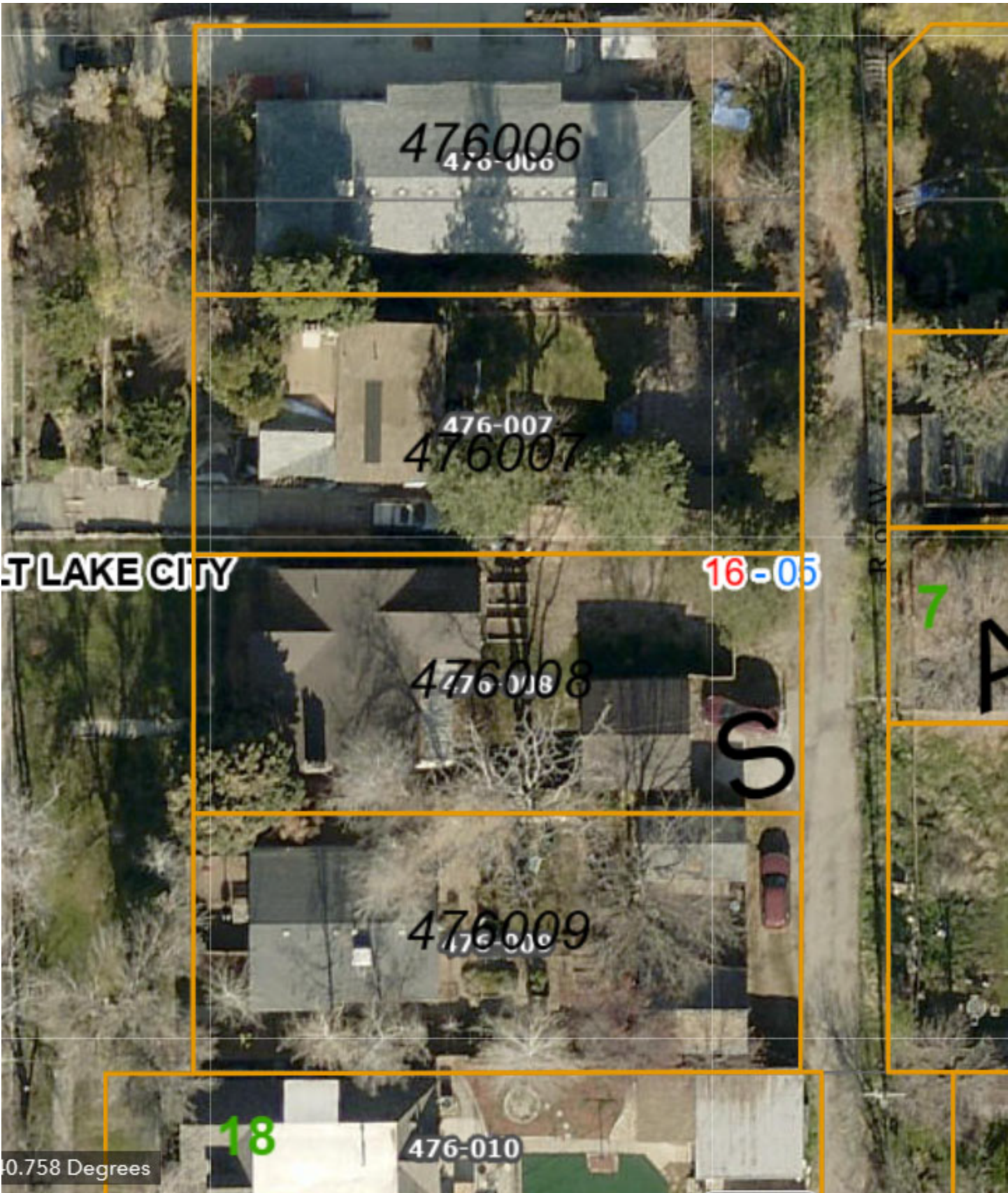
With regards to the overall height being three feet greater than code with a decreased setback from the easement, this does visually and esthetically impact residents who do not live in that zone. The height of the roof can be made lower by using a flatter roof design that slopes towards 1200 East. This would lower the profile that is visible to the residences along Elizabeth Street.

As property owners and actual residents at [REDACTED] it can feel like we are constantly under siege from transient tenants and distant landlords. Enough of the "greenwashing" that is constantly being pushed. If the city does not want people commuting into SLC, then stop pushing the residents out with increased density planning in residential housing areas. We like where we live and want to remain here.

v/r,

Richard Villata
Tina Trahan

[REDACTED]



SALT LAKE CITY

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Ovenden, Trevor

From: Ton van Uden [REDACTED]
Sent: Sunday, August 27, 2023 6:28 PM
To: Ovenden, Trevor
Cc: Ton van Uden; Darlene Levy van Uden
Subject: (EXTERNAL) Proposed 532 South Townhomes (PLNSUB2023-00541 and PLNPCM2023-00227)

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Trevor -

We have received notice from the city of the proposed subdividing of the property parcel at 532 S 1200 E to allow for the addition of (3) 3-storey townhomes to be accessed via the alley that runs parallel to S Elizabeth Street and 1200 East. Our property, positioned at [REDACTED], sits directly west of the majority of this parcel and will be directly impacted by this action if allowed to proceed. While we understand the City's general desire to increase density in our area, we have concerns about the direct impact of this action on our property, our property value, and the quality of our day to day lives. We have ordered these concerns into the perceived phases of impact below:

CONSTRUCTION

We would like to understand the proposed access, timing, and duration of the construction project.

- The excavation is likely to be very disruptive in several ways: dirt and debris blowing onto our car, which we park in the alley, into our garages that face the alley, and into our yard and back of our house, which face the alley.
- Regular heavy truck and equipment traffic up and down the alley will be very disruptive to not only us, but everyone who uses the alley as a parking / driveway area.
- The constant flow of pickups, materials, and construction crew will be very disruptive and likely will bring additional trash to the alley, our collective backyard.
- The constant noise of construction that may spill into the weekend to meet a tight schedule will further this disruption.

ALLEY USAGE AND TRAFFIC

Having reviewed the proposed site plan and floor plans, we understand that these properties will include a common space for all three units to be accessed from our current alley. This area is noted as a 25'-0" setback and will provide access to the single car garage for each property as well as containing common services, such as the transformer and the trash and recycling bins. This raises a few questions for us:

- Will the Public Utilities services, specifically trash, yard waste, and recycling, be picked up during our area's regular Monday service?
- Is there any concern about these large trucks having space to efficiently service these bins?
- Will they be asked to push their bins into the alley?
- Additionally, will the meters for these units be located in the alley?
- While the 25'-0" setback and single-car garage provide space for two vehicles, each of these units are noted as three bedrooms, which could result in three cars.

- The alley is small and adding 3-6 vehicles to our current traffic flow is a considerable increase in traffic as we currently have approximately 7 cars using the roadway that leads to the road that connects 1100 and 1200 East.

- We and several of our neighbors have pets. This increased traffic raises concerns for their safety and well-being.

LOSS OF PRIVACY (VISUAL & SPATIAL)

Though this is not a functional concern, the addition of a 33'-0" facade facing our property, with two elevated living area levels looking into our backyard and in to our previously private spaces.

- Obviously, we have neighbors on our street who can look into our yard, but it feels less invasive and more just part of living in a city.
 - The proposed development, which will confront us each day, and will create a visual wall as a backdrop to our backyard.
 - Naturally, we are concerned about the potential impact on our sense of privacy and our overall property value.
 - Additionally, every time we walk to our vehicle, we have the potential of peering into their common space and / or garages.
 - We occasionally see the residents of 533 S Elizabeth as they get into their car, but it is rare. The alley is calm and quiet and our view is a dirt bank and a fence with sky above.

The property as purchased is a triplex. It is on the high end of density in terms of residential structures in our neighborhood. We do not have townhomes in our direct neighborhood, so the allowance of this development represents a change in character.

We understand things change, but we do not agree that developers are to be allowed to be the only voice to be heard when considering the future of our neighborhood, particularly when it represents an anomaly for the alleyway. We are familiar with the houses that are built along the alleyway on the west side of Elizabeth Street, but would note that those properties are situated on land that is more or less at the same grade. The relationship between properties is that of neighbors. This relationship, where living spaces begin at nearly 9'-0" above the highest point of our property and may result in increased drainage of heavy rain into the back edge of our property, feels out of balance and a potential source of damage and dismay.

We thank you for the opportunity to voice our concerns.

Please contact us with any additional questions.

Best,
Ton van Uden
Darlene van Uden



ATTACHMENT H: Department Review Comments

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

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

No objections.

Fire (Douglas Bateman):

*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. It does not appear that this meets that requirement and would need an alternate means and methods to build as proposed or provide a minimum 20-foot wide access road.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

*Where the vertical distance between grade and the highest roof surface exceeds 30-feet, approved aerial access roads shall be provided. The fire code further defines the highest roof surface as the measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The height of the structure will be less than 30-feet at the eaves which is where the Fire Code measurement is taken from. They will be fine with their proposed heights.

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

Parking for existing triplex does not meet parking standards. The additional 3 units will use separate off the alley so I do not recommend requiring improvement to the triplex parking.

Public Utilities (Kristeen Beitel/kristeen.beitel@slcgov.com):

Public Utilities has no issues with the proposed special exceptions for building height, building projection into rear yard, or minimum lot size for new lots. Specific comments for the additional special exceptions are provided:

- Building/lots without public street frontage – This configuration has significant issues with providing sewer service to the townhomes. Ejector pumps are not allowed for entire units without approval of a variance by the SLCDPU Director and proving it is absolutely necessary. Applicant is strongly encouraged to reconsider sewer design to eliminate need for sewer ejector pumps. Any portion of building that can gravity drain will be required to gravity drain.

NOTE: The applicant has changed the sewer design to eliminate the need for sewer ejector pumps.

- Retaining wall & grade change over four feet – Grading/drainage plans must address how stormwater is managed around these walls and grade changes.
- Rear yard landscape buffer – Applicant should be aware that reducing setbacks may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum

horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.

- Contact SLCPU Street Light Program Manager, 801-483-6738, for information regarding street lights.
- Plat must indicate that common areas will serve as easements for private shared utilities, including water, sewer, storm drain, and surface drainage.
- CC&R’s must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- Only one culinary water meter will be allowed for this entire development. Provided plans show a total of four meters to this project. A master meter will be required.
- Fire services will be allowed, as necessary.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater BMP’s to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for MS4.
- This project is located in SLC’s High Profile Construction Area and will require a SWPPP.

Urban Forestry (Rick Nelson/rick.nelson@slcgov.com):

City code requires that one tree be proposed to be planted in the public ROW parkstrip for every 30’ of street frontage. Please propose two large species of trees and depict and note their specific species on your Planting Plan in your submitted plan set. I have attached a list of recommended species for your consideration.

A Planting Permit is required for the two large species trees proposed to be planted in the public ROW parkstrip along 1200 E. This permit is required prior to approval of the building permit. To obtain this permit, go to the city’s Urban Forestry web page at <https://www.slc.gov/parks/urban-forestry/> and scroll down to find Tree Work Permit Application, click, and fill out the application. Once the application has been reviewed and approved, an e-mail will be sent to you with the required permit. Otherwise I have no concerns with this proposal.

Sustainability (Chris Bell/Christopher.Bell@slcgov.com):

If these three new units are built as described with each one being on its own new lot, then each would be eligible for residential collection service through us. However, our only possible point of service for these units would be on 1200 E where we currently pick up from the existing triplex. We cannot service from either of the alleys that will provide access to these new units’ garages. Therefore, they would have to design a path for these residents to roll their carts to 1200 E.

If this lot isn’t subdivided, the three additional units would then make the property a Multi-Family Property according to our definition: [9.08.200: MULTI-FAMILY AND NONRESIDENTIAL SOLID WASTE AND RECYCLING SERVICES: \(amlegal.com\)](#). If that ends up being the case, then the property owner would need to arrange for collection through one of our Authorized Haulers and be compliant with the recycling aspects of that ordinance as well. We would also have to discontinue service at the existing triplex so its service could be combined with the new units through an Authorized Hauler.

As long as the new townhomes are on new, separate lots from the existing triplex, the ordinance would not prevent them from being served by an Authorized Hauler through the alley while we maintain service at the existing triplex. If that's the route they go, I would just advise the developer to engage a few Authorized Haulers very early in the process to be sure that is feasible as that alley will likely prove very challenging for them.