



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Katilynn Harris, Principal Planner, katilynn.harris@slcgov.com, 801-535-6179
Date: October 25, 2023
Re: PLNPCM2023-00093 – The Maven

Planned Development

PROPERTY ADDRESS: 777 S 200 E

PARCEL ID: 16-07-129-014

MASTER PLAN: [Downtown Master Plan](#) & [Central Community Master Plan](#)

ZONING DISTRICT: [RB – Residential Business District](#)

REQUEST:

The property owner, Tim Watcke, is requesting a Planned Development for the property located at 777 S 200 E. This property is zoned RB, Residential Business and the applicant is requesting the following modifications to the zoning standards:

- Reduce the required minimum lot width,
- Reduce the required minimum front yard setback,
- Reduce the required minimum side yard setback for one side yard,
- Increase the maximum building height by 2.5'.

The proposed development is a mixed-use project with 10 residential units and 1,160 SF of commercial space on the ground floor. Two of the residential units will be reserved as affordable units.

RECOMMENDATION:

Planning Staff finds that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request.

ATTACHMENTS:

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

G. ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION



Project Rendering

Quick Facts

Zone: Residential/Business (RB)

Size: 5,445 SF (0.125 acres)

Height: 32.5' (3 stories)

Number of Residential Units: 10 studio units. 2 units are affordable.

Ground Floor Uses:

Two commercial spaces; 558 SF and 602 SF respectively.

Tenant amenities such as bicycle storage, package room, and lobby.

Upper Floor Uses: Residential units

Exterior Materials: Glass, breeze block, and EIFS

Parking:

11 vehicle stalls in a rear yard surface lot.

4 bicycle spaces in front of building.

Enclosed bicycle room within building.

Building and Site Design

Building Design

The building is designed to reflect the function of the space as a traditional small-scale mixed-use building, commercial on bottom and residential on top. The form of the building was designed to reflect the form of the neighboring commercial building to the south, known as the Maven District building (see image).

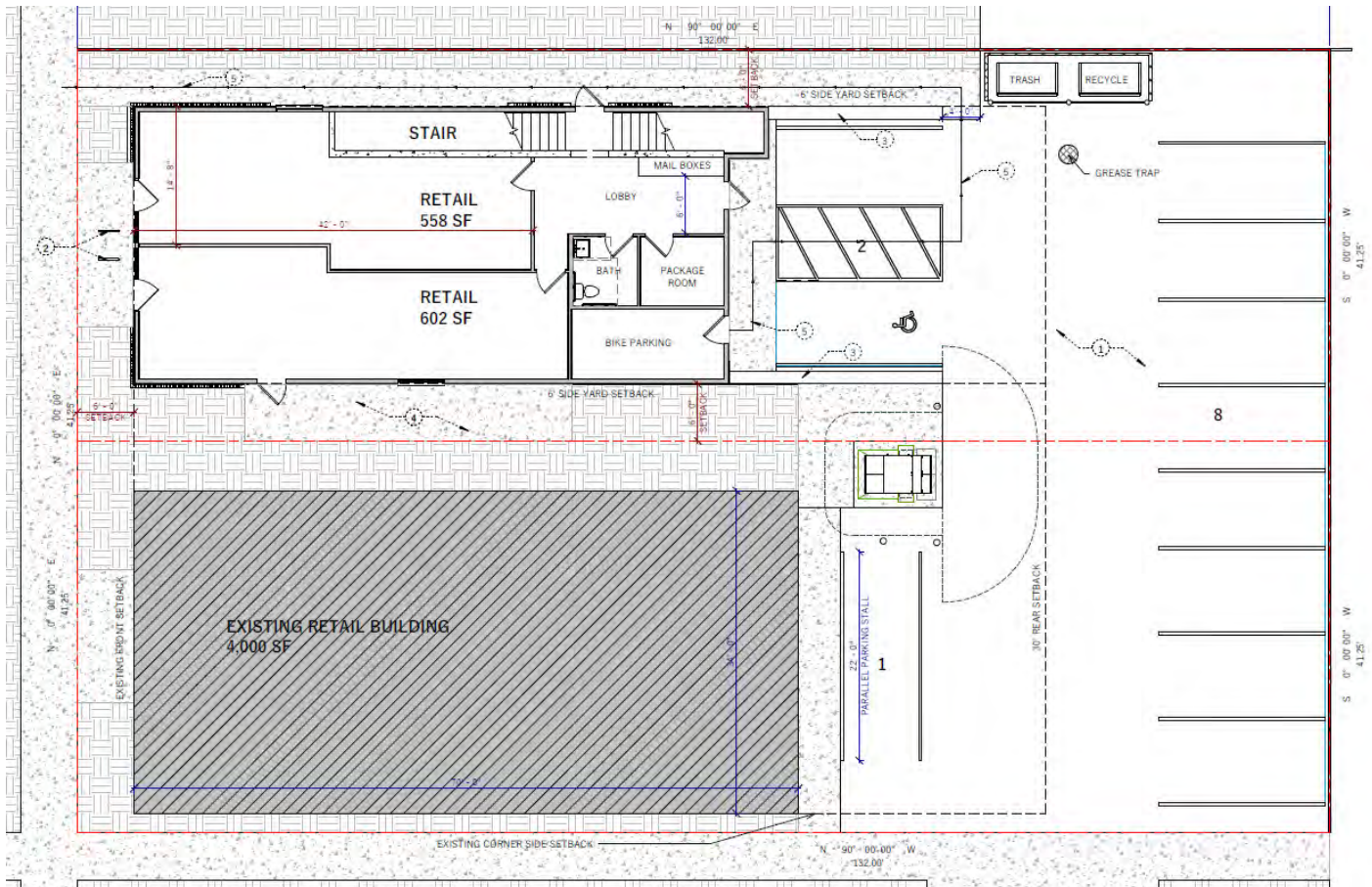
The ground floor features traditional storefront entrances that provide visibility into the space from the sidewalk through windows and glass doors. The upper-floor units along the front of the building each have a balcony which creates some depth and variation to the building façade.

Site Design

The proposed project is designed in conjunction with the Maven District building to the south at the corner of 800 S and 200 E. The two will share a parking lot in their respective



Maven District building



Site Plan

rear yards which will provide the required off-street parking for both buildings. The parking lot will be accessed through an existing curb cut off 800 S. As part of this project, an existing curb cut and driveway that currently accesses the subject property off 200 E will be removed.

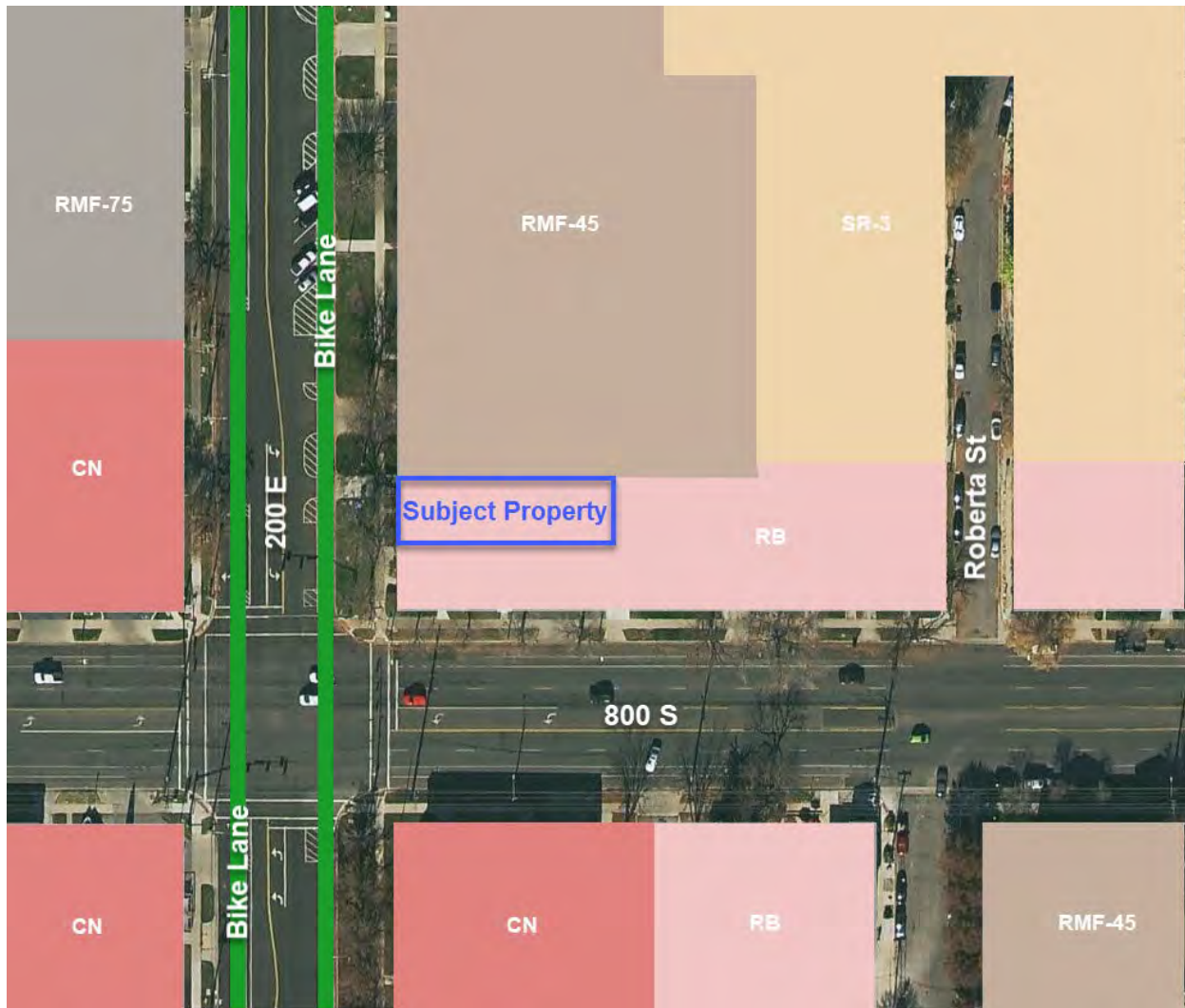
The proposed building is set close to the sidewalk to match the 6' setback of the Maven District building. This will bring the commercial spaces closer to pedestrians and further define the street edge established by the neighboring building. Access to the residential spaces is provided in two places; one on the north side of the building which is connected to the public sidewalk via a paved walkway, and one on the east side of the building which connects to the proposed parking lot.

The site plan above can be found in [Attachment B](#) for closer viewing.

Immediate Neighborhood Context

As described above, the property to the south of the subject property is the Maven district building, a 2-story commercial space. The property directly east is a converted residential building that currently is being used as a barber shop. To the north is a multi-family development that includes multiple buildings and parking areas. Across 200 E is a gas station and another multi-family development.

The subject property has access to the existing bike lanes on 200 E which connect to the city's greater bicycle network. It is also a block away from bus stops on State Street and 900 S. Both 200 E and 800 S have on-street parking; the parking along 800 S is time limited to 2 hours.



Surrounding Zoning Districts

Planned Development Request.

The applicant is requesting several modifications to the RB zoning standards found in [21A.24.160](#) through the Planned Development process:

- **Lot width:** The RB zone requires new commercial and residential development to have a lot width of at least 50'. The subject property is an existing lot with a width of 41.25'.
- **Front yard setback:** The RB zone requires the minimum front yard setback be 20% of the lot depth or 25', whichever is less. The lot depth of the subject property is 132' so the minimum front yard setback is 25'. The proposed setback is 6' to match the setback of the Maven District building to the south.
- **Side yard setback:** In the RB zone, interior lots have two side yard setbacks. One is required to be 10' and the other is required to be 6'. Due to the narrowness of the existing lot, the proposed side yard setbacks are both 6'.
- **Maximum building height:** The maximum building height in the RB zone is 30'. The proposed building height is 32.5'. Section [21A.55.020.C](#) of the zoning code allows the Planning

Commission to approve up to 5' of additional building height through the Planned Development process.

The Planned Development objectives the applicant indicates this project meets are housing, mobility, and master plan implementation. Further discussion of the Planned Development objectives and standards can be found in [Attachment E](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Planned Development approval per Salt Lake City Code Chapter [21A.55](#). The Planned Development process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

KEY CONSIDERATIONS

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

1. Implementation of City Goals and Policies
2. Development Potential without Planned Development Approval

Consideration 1: Implementation of City Goals and Policies

The proposed project implements several of the city goals and policies identified in [Plan Salt Lake](#), the [Downtown Master Plan](#), and the [Central Community Master Plan](#).

PLAN SALT LAKE

The project implements the following initiatives in the Housing chapter:

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

The proposed development provides medium density housing that is unique to this area. Most units in this area are multi-bedroom or single-family houses. 200 E and 800 S has the infrastructure and capacity to accommodate new residential and commercial development which are required to create areas that are people oriented.

The following initiatives from the Growth chapter are also applicable:

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

The proposed development is within the 200 E bicycle corridor and a block away from two transit corridors on State Street and 900 S. It redevelops an underutilized lot into a mixed-use building that is

not commonly found in this neighborhood. The units add an alternative type of housing not commonly seen in this specific neighborhood and provide affordable housing in the downtown area.

Downtown Master Plan

South State

The *Downtown Master Plan* divides up the downtown area into a series of districts. The subject property is within the district known as South State. South State is undergoing a re-urbanization process and the vision for this area is one defined by “well-designed mid-rise buildings that reflect the older buildings along Main and State Streets.” (pg. 128)

Future development in this district is summed up in the following statement from page 128 of the master plan:

The historic scale and orientation of the buildings between 600 South and 900 South provide a template for future development, with buildings close to the street, storefronts providing interest for passersby, parking to the side or rear of buildings, and easy, convenient on street parking supporting small businesses.

This project was designed as a reflection of the historic scale and orientation of the Maven District building which was built in 1913. As discussed above, the proposed building is close to the street, has a storefront, parking is to the rear of the building, and convenient on street parking is located on 200 E and 800 S. This development pattern improves the pedestrian environment and contributes to the creation of a livable urban community.

Additionally, this project contributes to the implementation of several South State District Initiatives found on page 129 of the *Downtown Master Plan*.

One initiative is to make South State walkable by encouraging “the development of small neighborhood service nodes.” The subject property is located adjacent to an intersection that is zoned RB and CN. Both these zones are designed to create a mixed of uses that are oriented toward the residents living in the surrounding neighborhood. By providing additional pedestrian-oriented commercial space, this project contributes to the creation of a small, neighborhood node at the intersection of 200 E and 800 S.

The other initiative is to make South State welcoming and safe by “maximiz[ing] visual transparency from sidewalk into stores and vice versa, including lighting for optimal nighttime light spill... to enhance the safety and quality of the pedestrian experience.” This project features two storefronts that include glazing that encourages the interaction between the public and private spaces. This is further enhanced by the residential balconies and windows on the upper floors.

Green Loop

The Green Loop is a proposed series of linear parks that weave throughout downtown to provide green space and recreation opportunities throughout the urban environment. 200 E is one of the primary corridors for the Green Loop identified in the master plan. Outside of the central business district, the development pattern along the Green Loop “will follow a mid-rise development pattern with stepbacks between three-to-six stories.” (pg. 86) The additional building height requested as part of the planned development will provide the vertical building envelop for a three-story building.

Central Community Master Plan

The area within the Central Community Master Plan is divided up into eight different neighborhoods. This property is within the Central City neighborhood. There are several statements and policies within this neighborhood planning area that support the proposed project.

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. (pg. 9)

As shown on the future land use map, the subject property is between the Central Business District (CBD) and the established low-density neighborhoods to the east. The proposed development is a small-scale project that can contribute to the transition between the high intensity uses within the CBD and the low intensity uses of the established central city neighborhoods.

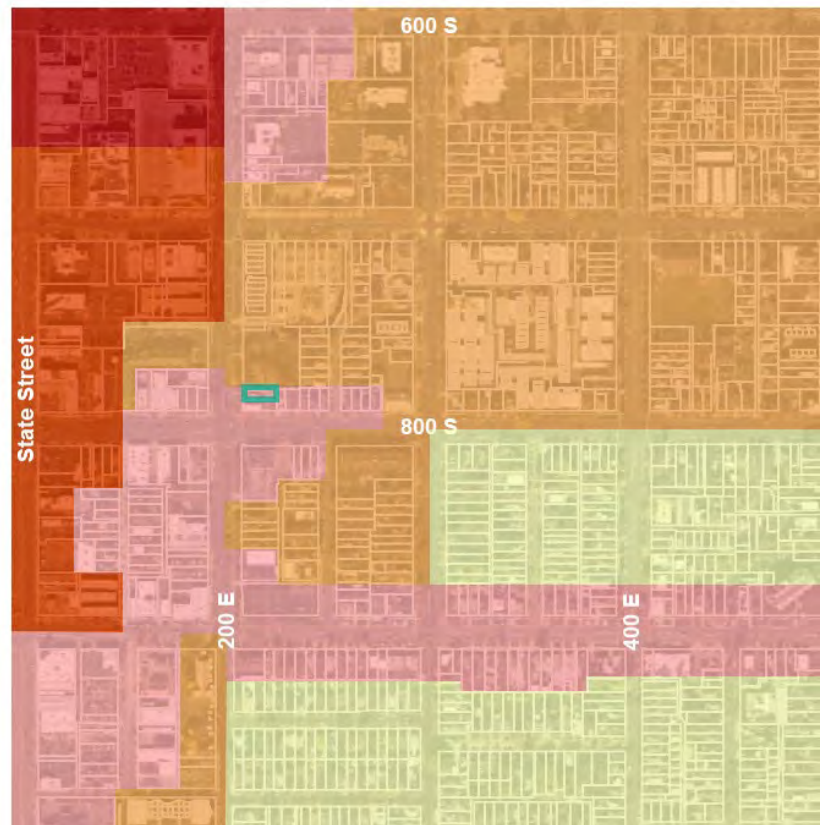
Future development within the Central Community Master Plan is guided by specific policies that are organized by general land use types; residential, commercial, industrial, institutional, open space, and transit-oriented development. The two land use types related to the proposed project are residential and commercial. There are three policies directing residential and commercial development that support small-scale mixed-use projects akin to the one described in this report.

One of the policies directing residential land use throughout the entire Central Community Master Plan is to:

Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices (pg. 9).

The RB zone is a residential focused mixed-use zone designed to provide commercial development at a scale that is compatible with low-medium density neighborhoods. This project is proposing two small retail spaces that should provide increased commercial services to the surrounding area. The size of the ground floor commercial units will attract small businesses that can support the neighborhood while promoting a walkable development pattern.

Another residential land use policy concerns mixed-use development. It reads as follows:



- Central Business District
- Central Business District Support
- Subject Property
- Mixed Use Areas
- Medium – High Density Residential Areas
- Low Density Residential Areas

Central Community Future Land Use Map – Simplified

Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods. (pg. 10)

800 S is identified by the Transportation division as an arterial road. Arterial roads are designed to move large volumes of vehicles and are therefore considered major streets. 200 E is identified as a collector road which means it is designed to connect local neighborhood streets to the larger arterial streets throughout the city. The corner of 200 E and 800 S is an area that can support small mixed-use development without impacting the character of the nearby neighborhoods.

The commercial land use policies also address neighborhood commercial as follows:

Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.

As discussed previously, through small-scale ground floor commercial spaces that are set close to the sidewalk, the proposed project is compatible with the historic development pattern of this area. The height and mass of the structure is not significantly larger than the surrounding development and is compatible with the vision of this area as a walkable urban neighborhood.

Consideration 2: Development Potential without Planned Development Approval

The applicant has requested modifications to standards that establish the building envelope in [21A.24.160](#) to more adequately maximize the redevelopment of a narrow but deep lot. A strict application of these standards would require the building to be setback further into the lot than proposed. This would disconnect the building from the public right of way and require the redesign of the parking lot which would result in the loss of needed off-street parking.

If this request is denied, the proposed mix of uses would still be permitted, and the applicant could modify the proposal to meet the setback and height standards. Additionally, the RB zoning district does not have many design standards. The applicant could, in theory, propose a project that would not have to meet the higher standard required for Planned Development approval. A project that strictly adhered to the zoning requirements would likely be inferior to this proposal.

STAFF RECOMMENDATION

Staff finds that the proposed project better implements the goals and policies of the *Downtown* and *Central Community* master plans than if it were to adhere to a strict application of the zoning standards and therefore recommends the Planning Commission approve the request.

NEXT STEPS

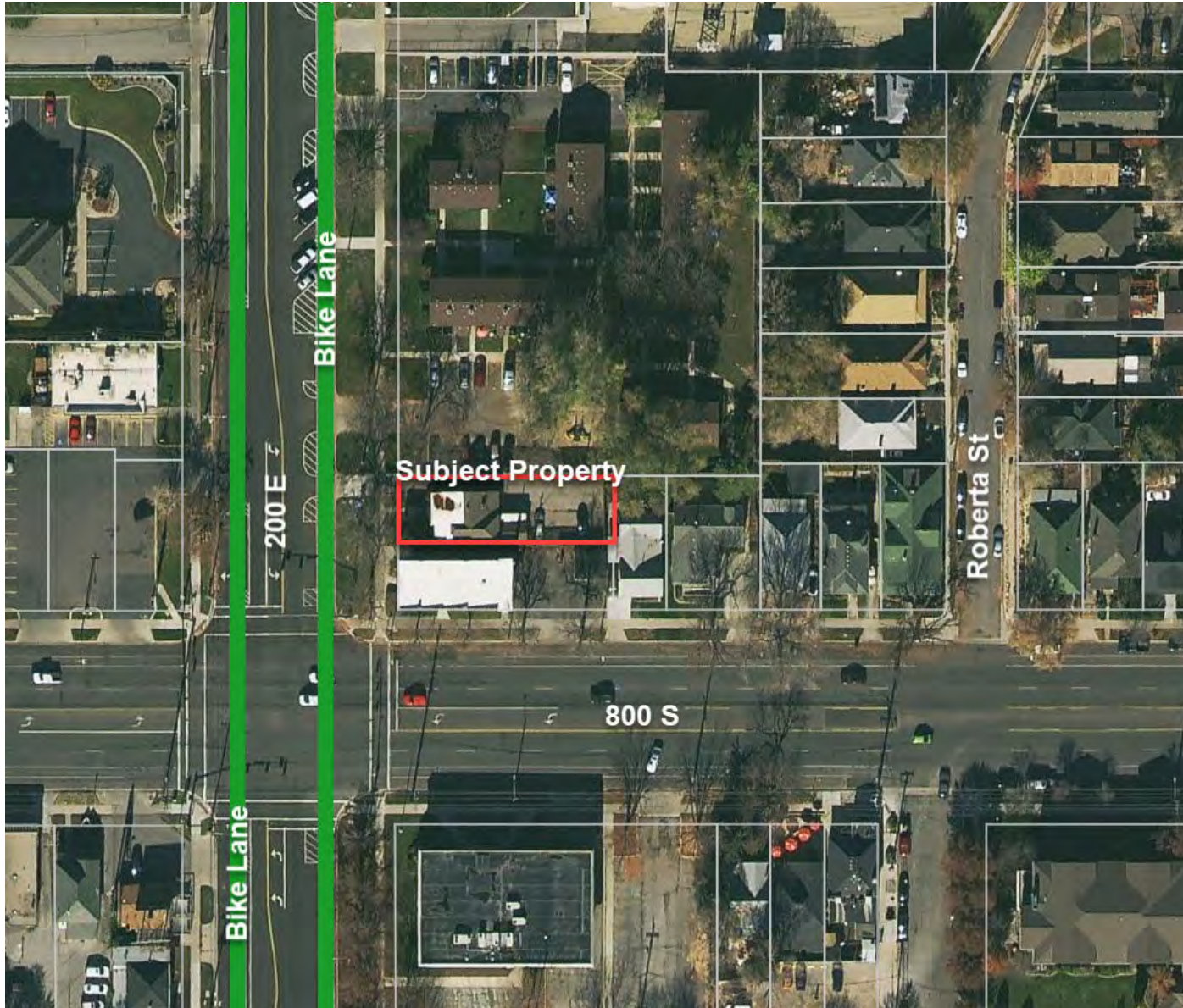
Approval of the Request

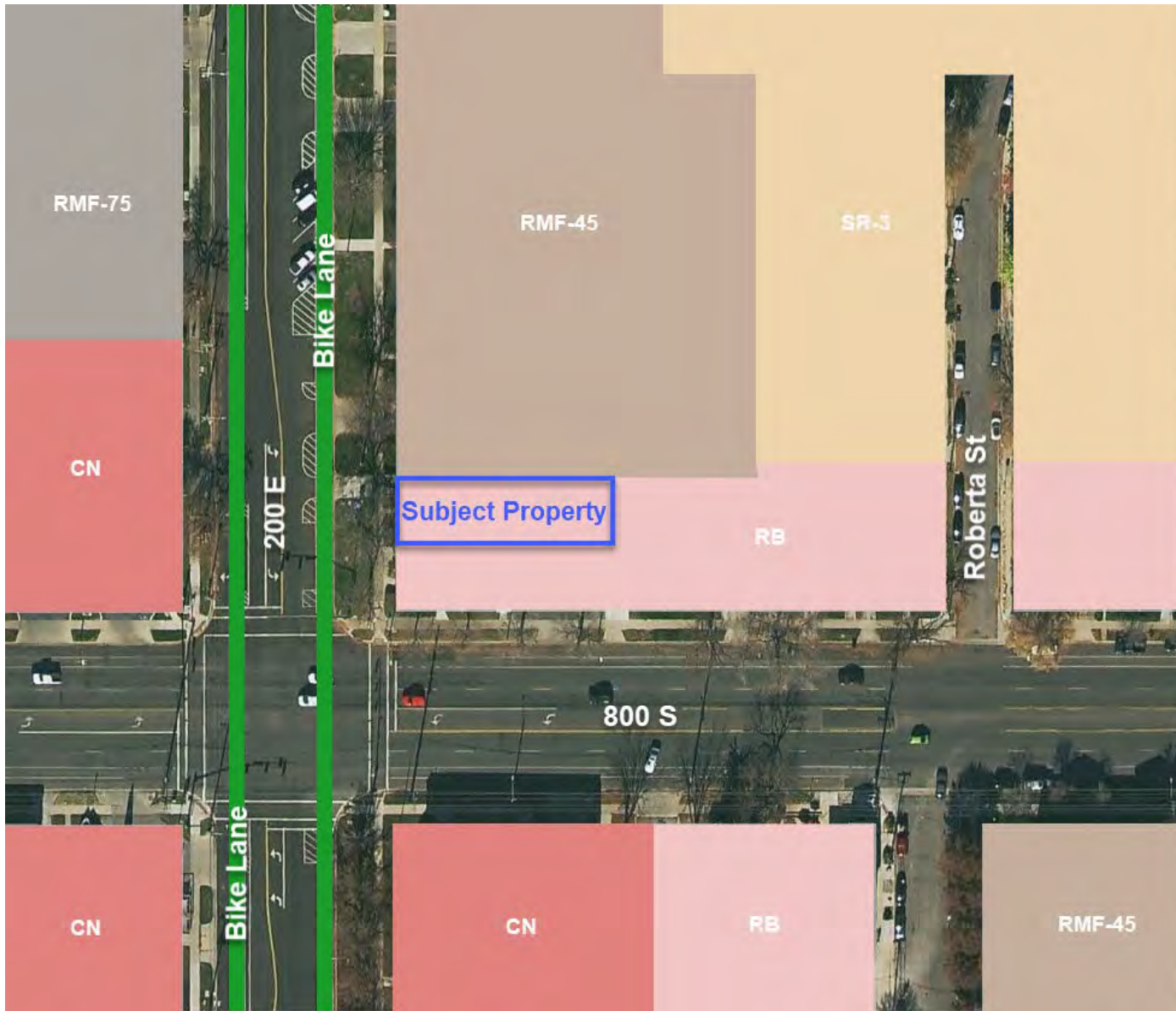
If the Planned Development is approved, the applicant will need to construct the project as shown and comply with all applicable standards required by City departments.

Denial of the Request

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

ATTACHMENT A: Vicinity Maps





ATTACHMENT B: Plan Set

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RE ZONE:

YARD REQUIREMENTS:

- FRONT = 20% (NOT TO EXCEED 25')
- CORNER SIDE YARD = 10'
- INTERIOR SIDE YARD = 6'
- REAR = 25% (NOT TO EXCEED 30')

BUILDING HEIGHT: 30'

MAXIMUM COVERAGE: 50% MAX

EXEMPTIONS:

21A.44.040 B.8.b
 b. BIKE RACKS PROVIDED WITHIN 100 FT. OF ENTRY:
 2,500 SF REDUCTION FROM PARKING CALCS OF BUILDING AREA

c. TIME LIMITED PARKING WITHIN 100 FT. OF ENTRY:
 1,000 SF REDUCTION FROM PARKING CALCS OF BUILDING AREA

PARKING TABLE

REQUIRED PARKING (AS PER 21A.44.040 OLD CODE)

RESIDENTIAL:
 1/2 STALL FOR EVERY DWELLING UNIT
 10 TOTAL UNITS X 1/2 = **5 STALLS**

RETAIL / BUSINESS:
 2 SPACES PER 1000 SF OF USABLE FLOOR AREA
 21A.44.040 B.8.b 2,500 SF REDUCTION (OLD CODE)
 21A.44.040 B.8.c 1,000 SF REDUCTION (OLD CODE)
 NEW RETAIL / BUSINESS SPACE: 1,855
 EXISTING RETAIL / BUSINESS SPACE: 4000
 TOTAL RETAIL SPACE: 5,855 - REDUCTION = 2,355
 2,355/1,000 = **5 STALLS**

TOTAL PARKING REQUIRED: **10 STALLS**

MINIMUM STALLS REQUIRED: 10 STALLS
MAXIMUM STALLS ALLOWED (MIN X 0.25) + MIN: 13 STALLS

PARKING PROVIDED

STANDARD STALLS	10 STALLS
ADA STALLS PROVIDED	1 STALLS
TOTAL PARKING STALLS	11 STALLS

UNIT MIX - OVERALL

UNIT TYPE	SQ. FT.	QUANTITY
STUDIO DWELLING UNITS		
STUDIO A:	392	4
STUDIO B:	489	4
STUDIO C:	430	2
TOTAL	4,384	10 (100%)
TOTAL		10 UNITS

TYPE OF CONSTRUCTION: VB
PRIMARY EXTERIOR MATERIALS: RED BREEZE BLOCK, GRAY STUCCO (SEE ELEVATIONS)

KEYED NOTES

- ASPHALT PARKING LOT AS PER CIVIL ENGINEER
- INVERTED "U" BIKE RACK, SEE DETAIL 5/A0.1
- 16" CONCRETE WALL
- CONCRETE
- DASHED LINE TO REPRESENT PATH TO PUBLIC WAY

PROJECT NUMBER
22118

ISSUE DATE:
MAY 8, 2023

REVISIONS:

No.	Date	Description

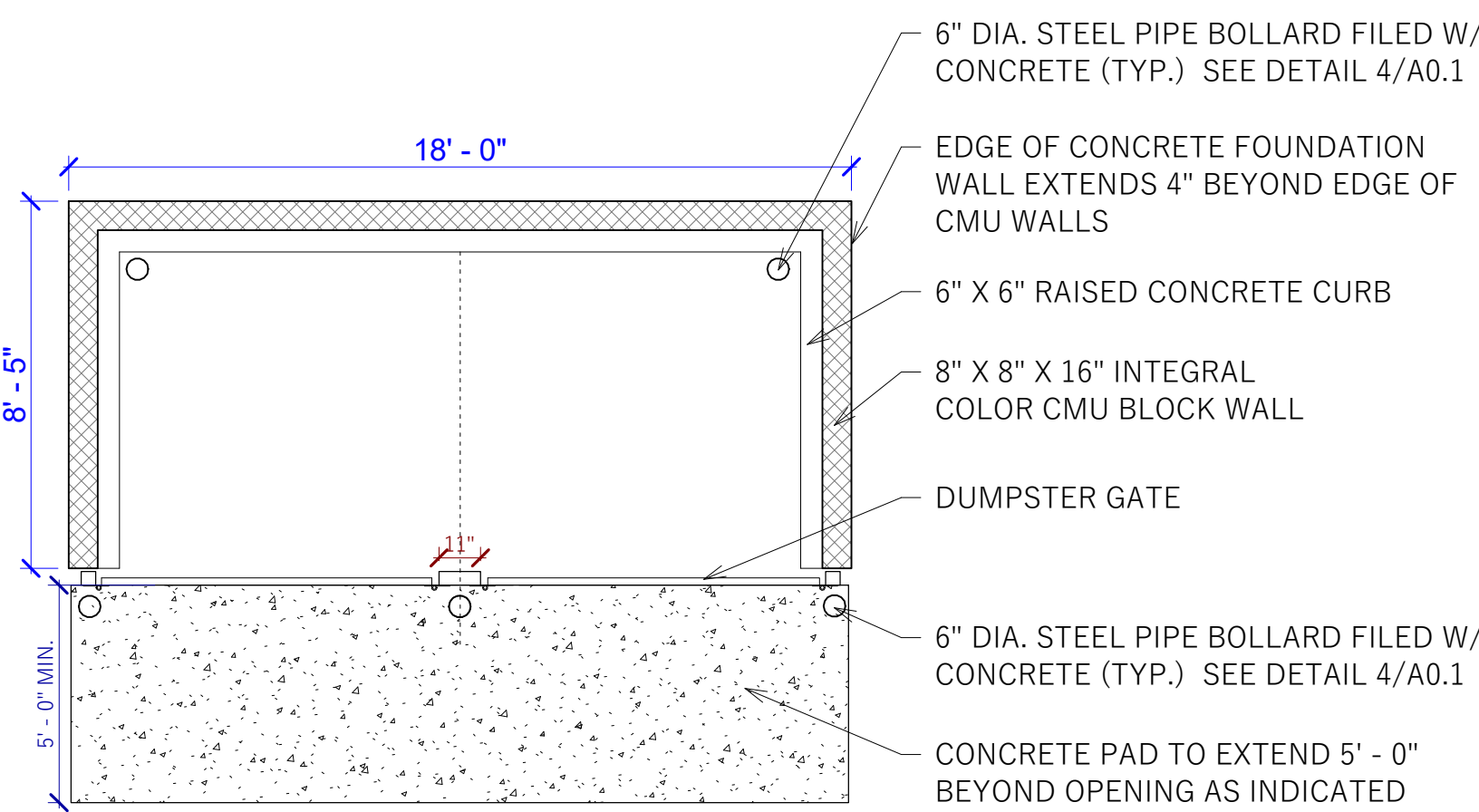
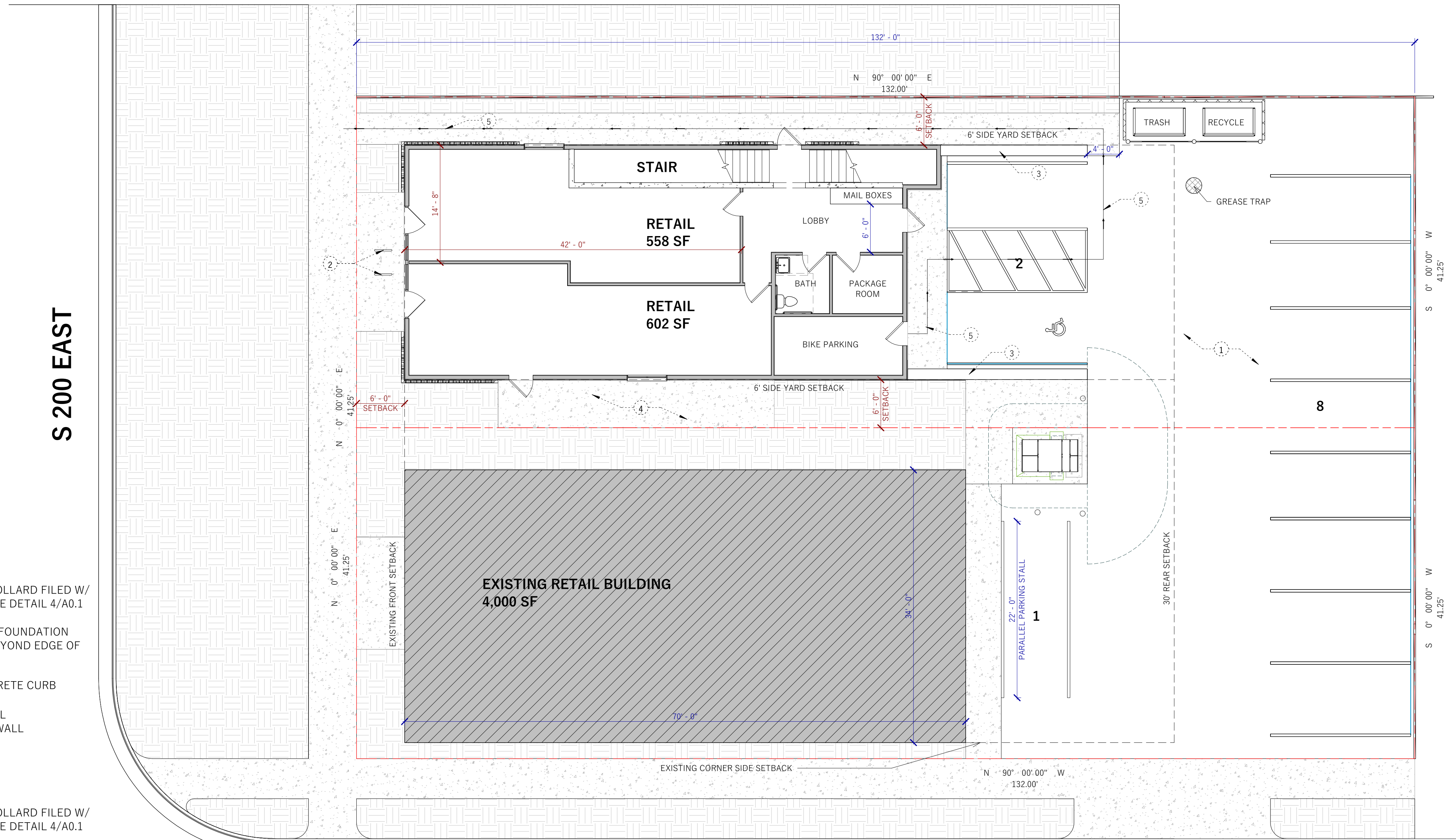
CONSULTANT

MAVEN MIXED-USE
 777 S 200 E
 SALT LAKE CITY, UTAH

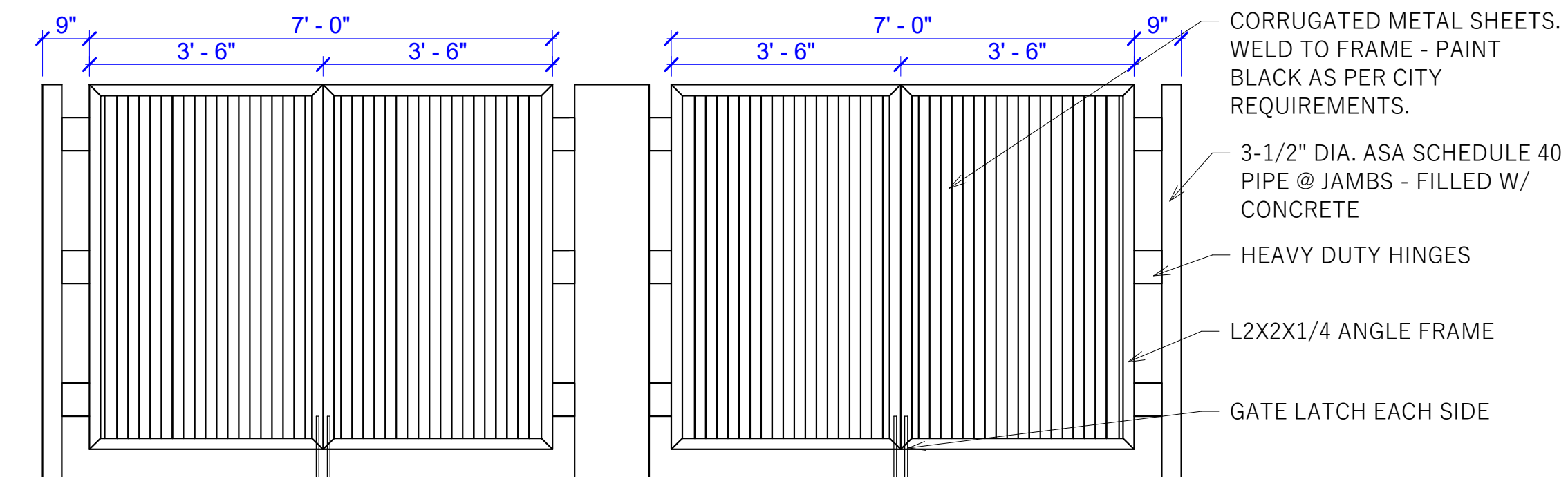


SITE PLAN

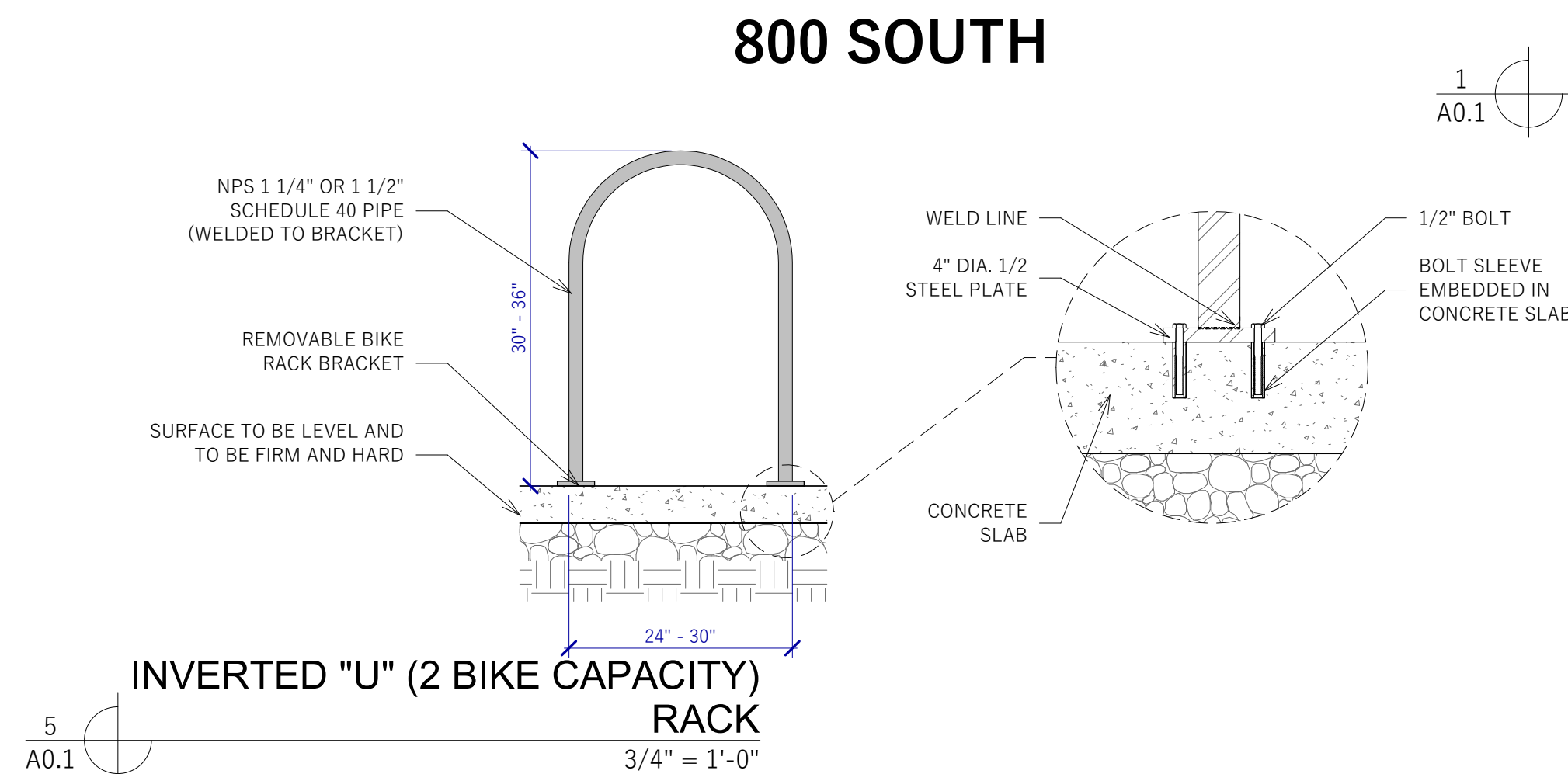
A0.1



2
A0.1
DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



4
A0.1
DUMPSTER GATE
1/2" = 1'-0"

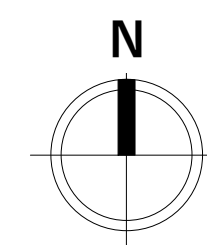


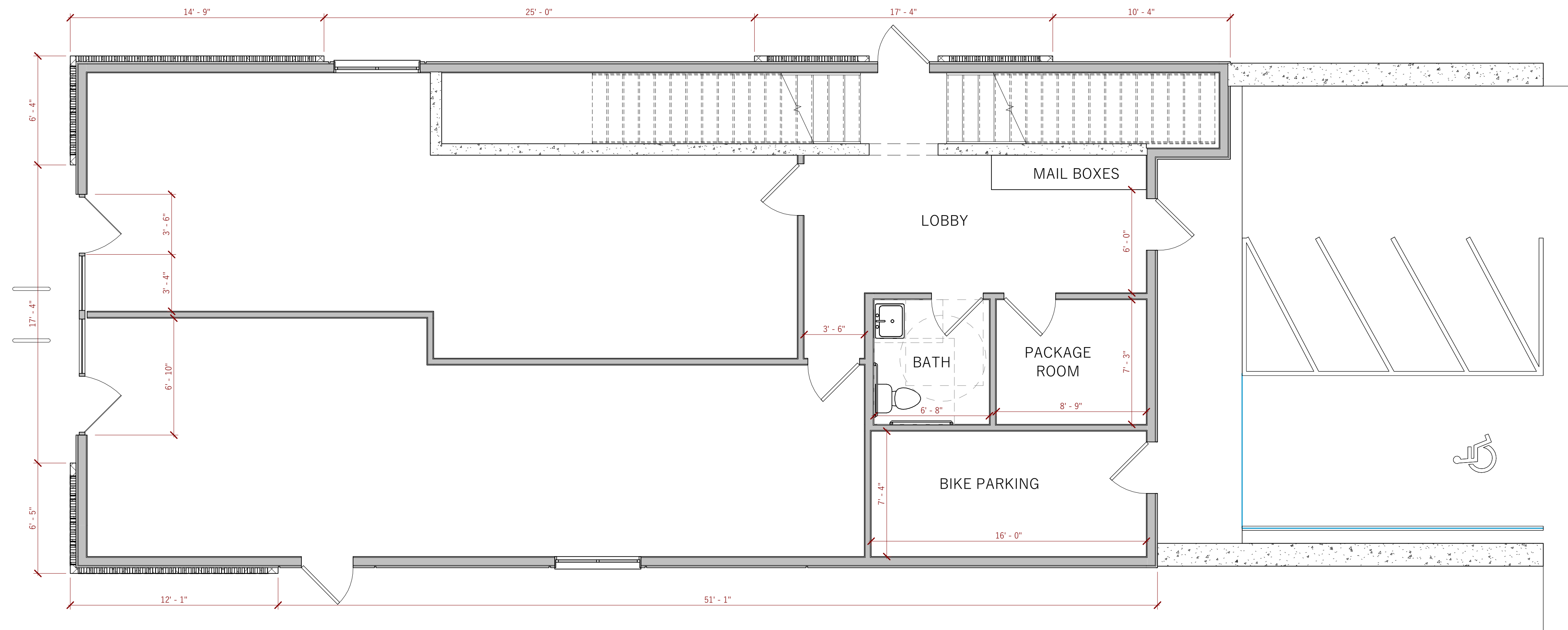
5
A0.1
INVERTED "U" (2 BIKE CAPACITY) RACK
3/4" = 1'-0"

1
A0.1
SITE PLAN
1/8" = 1'-0"

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES
- PATH OF EGRESS

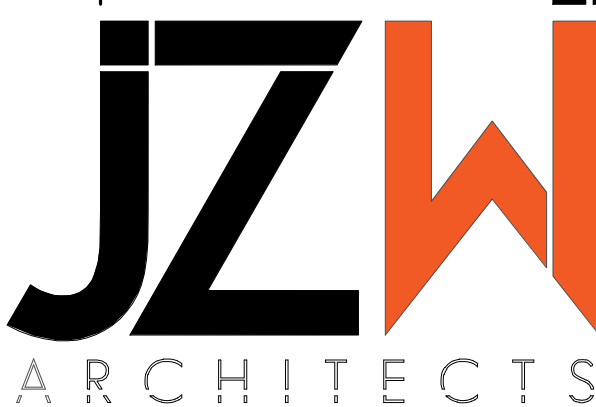




1 MAIN FLOOR OVERALL PLAN
 A1.1 1/4" = 1'-0"

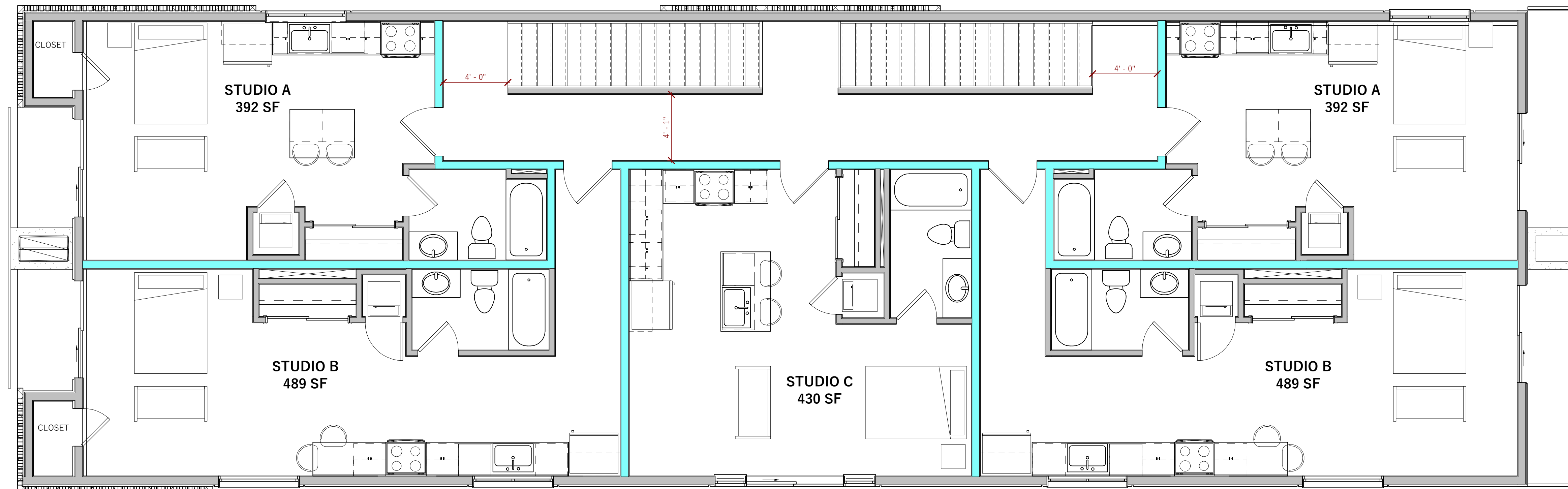
MAIN FLOOR OVERALL PLAN

A1.1





1 SECOND LEVEL OVERALL PLAN
 A1.2 1/4" = 1'-0"



1
A1.3

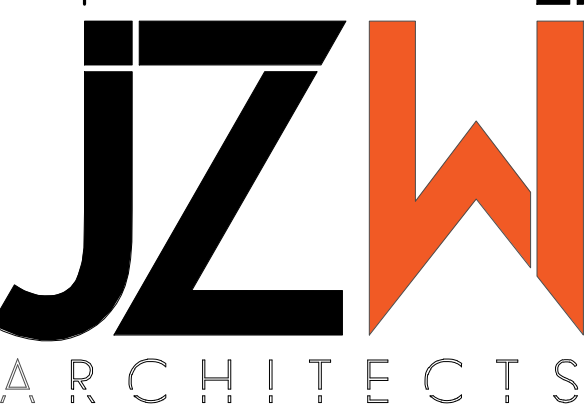
THIRD FLOOR FINISH ELEVATION
1/4" = 1'-0"

MAVEN MIXED-USE

777 S 200 E
SALT LAKE CITY, UTAH

THIRD FLOOR OVERALL PLAN

A1.3

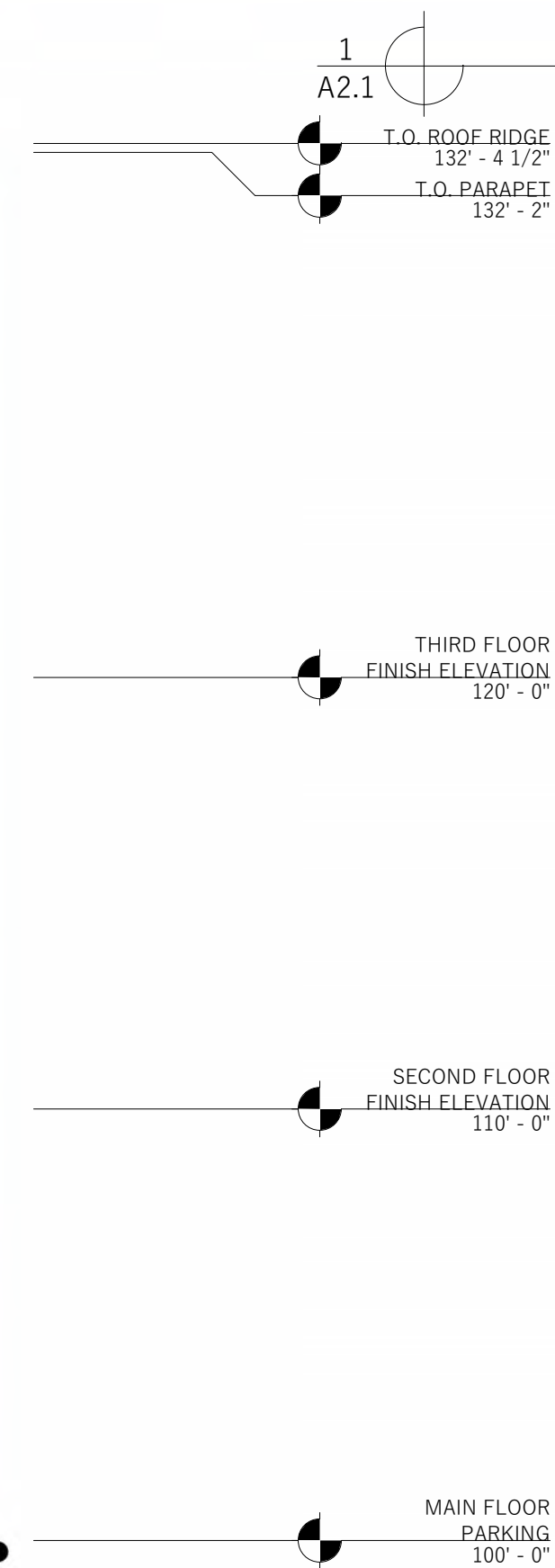




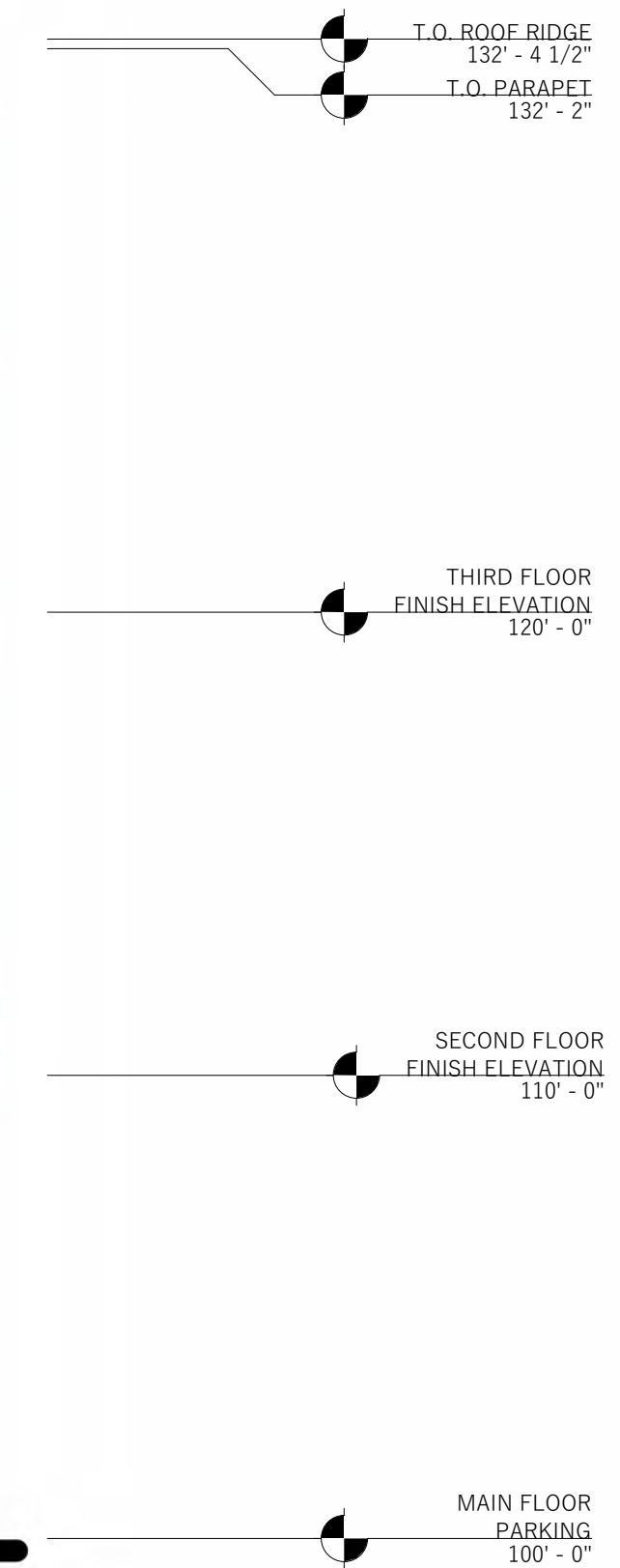
FRONT PERSPECTIVE

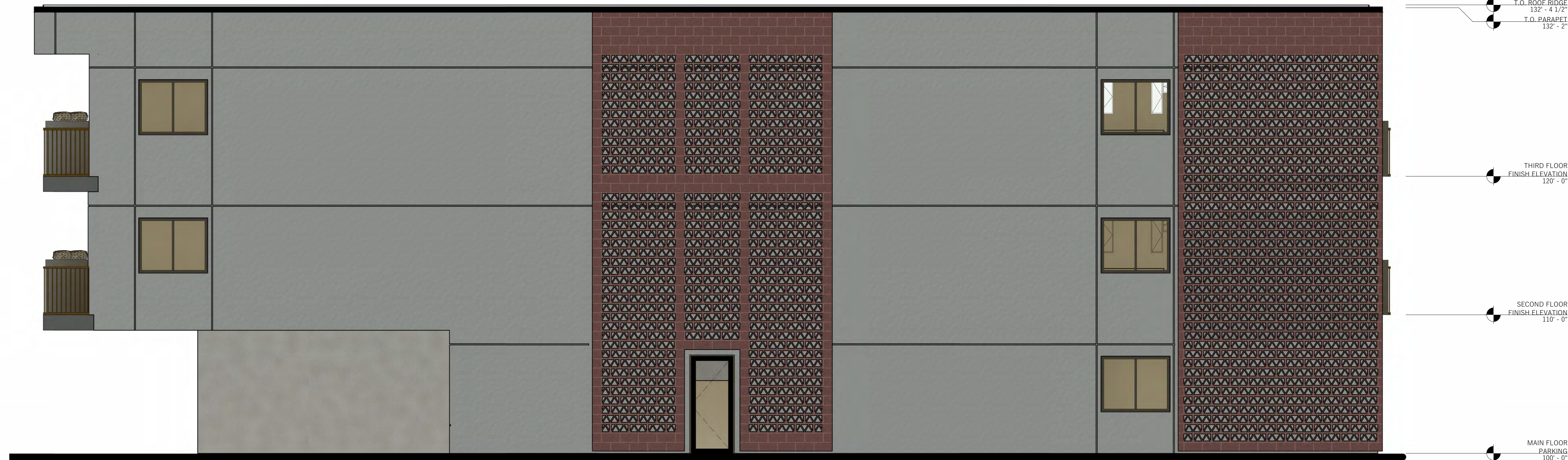


2
A2.1
WEST ELEVATION
1/4" = 1'-0"



3
A2.1
EAST ELEVATION
1/4" = 1'-0"





1
A2.2 NORTH ELEVATION
1/4" = 1'-0"



2
A2.2 SOUTH ELEVATION
1/4" = 1'-0"



LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH: (801) 554-6146
SCOTT@STBDESIGNLLC.COM

MAVEN MIXED-USE WAREHOUSE
 777 SOUTH 200 EAST
 SALT LAKE CITY, UTAH

LANDSCAPE PLAN

L1.1



LANDSCAPE SCHEDULE

Sym	Qty	Scientific Name	Common Name	Size	Drought Tolerant*	Hydro Zone**
		DECIDUOUS TREES			100%	
	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal.	Yes	Td3
		DECIDUOUS SHRUBS / ORNAMENTAL GRASSES			91%	
	3	Hydrangea paniculata 'Sweet Summer'	Sweet Summer Hydrangea	5 Gal.	No	Sd3
	19	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	2 Gal.	Yes	Sd3
	13	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	Yes	Tw2
		GROUND COVER			100%	
	200 S.F.	Euonymus fortunei colorata	Winter Creeper	1 Gal.	Yes	Gv4
		MULCH				
	273 S.F.	Decorative Stone Mulch - 1"				3" Min.
	200 S.F.	Bark Mulch, Shredded, Black				3" Min.

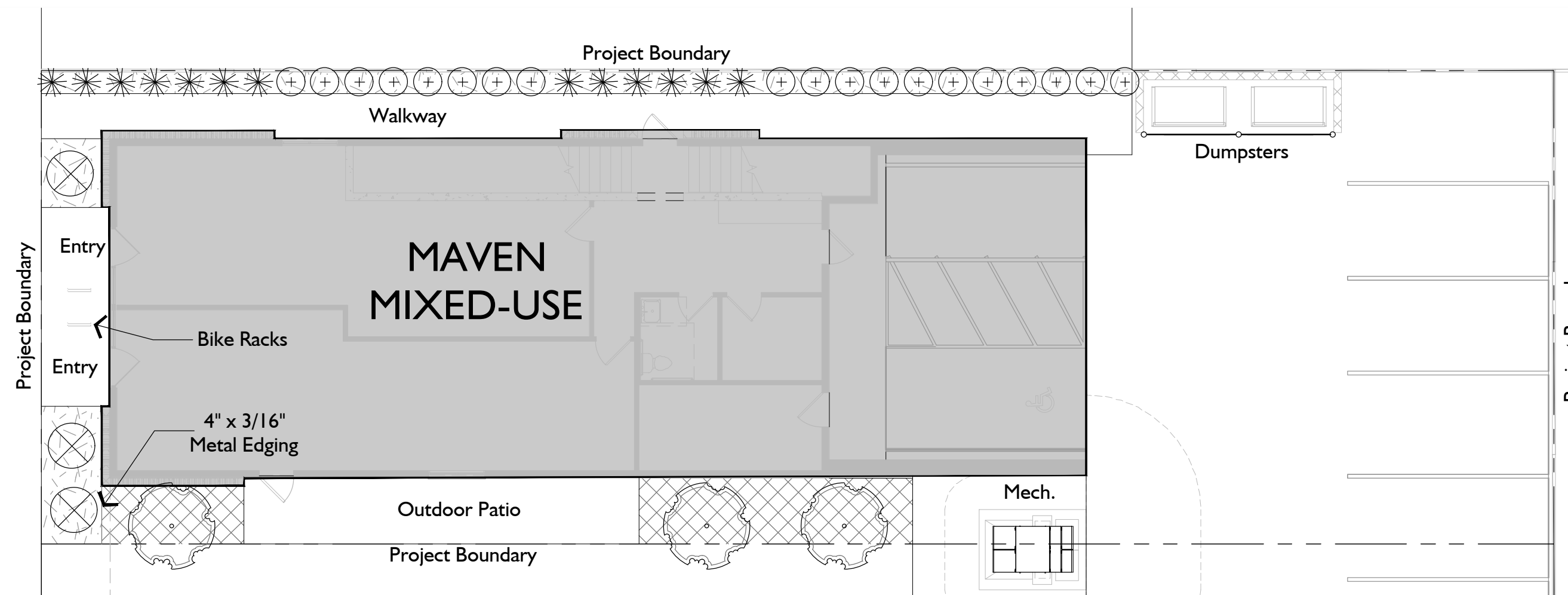
* - Drought Tolerant Plants as Selected from Water Conserving Plants for Salt Lake City
 ** - Hydrozone as Determined from Salt Lake City Plant List and Hydrozone Schedule or Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant List

LANDSCAPE GENERAL NOTES

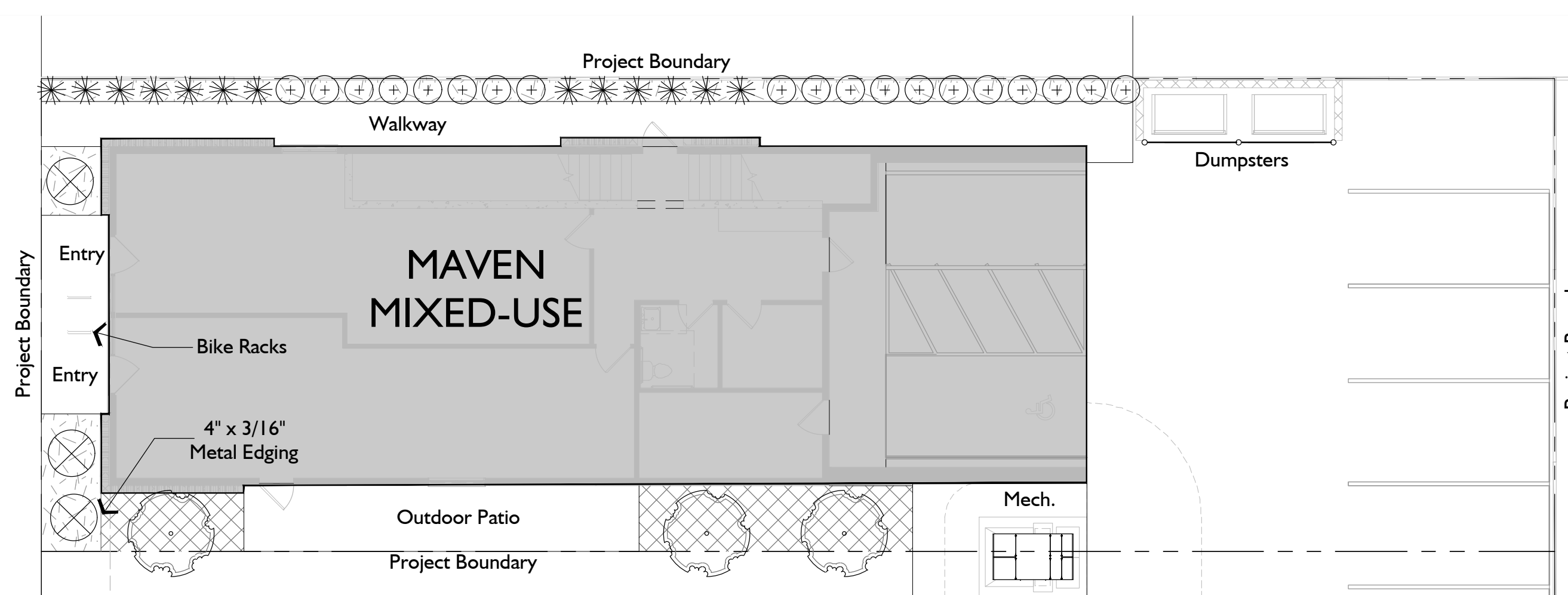
- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.

IRRIGATION SCHEDULE

SYM.	MODEL
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Backflow Preventer - 3/4"
	Controller - Rainbird ESPLXME2 - 12 Stations
----	Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule
—	3/4" Sch 40 PVC Mainline
—	Irrigation Sleeving - See Plan for Locations and Details for Sizing
	A-01 Controller - Valve #
	26.7 GPM
	1 1/2" Valve Size



LANDSCAPE PLAN
 24' X 36' - SCALE: 1" = 10'-0" NORTH
 A



IRRIGATION PLAN
 24' X 36' - SCALE: 1" = 10'-0" NORTH
 B

PLANNED DEVELOPMENT APPLICATION

MAVEN MIXED USE
777 & 779 S. 200 E.
SALT LAKE CITY, UT 84111



DEVELOPER REQUESTS

The developer, Tim Watcke, is requesting through the Planned Development process the following modification:

- 1) The property located at 777 S. 200 E. is in the RB zone which has a front yard setback requirement of 20% (not to exceed 25ft). The proposed building has a front setback of 6ft to match the existing building to the south.

1. PROJECT DESCRIPTION

Existing Use

The site is shared by two properties. The north property currently has a one-story beauty salon with a paved driveway along the north side leading to a small, paved parking lot in the back (east side). The south property has a two-story interior design showroom with a small parking lot and shed in the back (east) There is one tree in the front yard and some landscaping around the front of the building.

Proposed Use

The developer proposes to build a mixed-use building on a 0.13-acre parcel located at 777 S. 200 E. in Salt Lake City. The proposed building has three stories with two commercial units on the ground level and ten dwelling units on the second and third levels, combined (five on each upper floor). Each dwelling unit has 392 SF of interior living space and an additional 33 SF of exterior balcony space.

The site will include 200 SF of covered bike parking and a paved parking lot towards the rear of the building on the east side of the site.

Location

The project is located between 200 - 300 East and 700 - 800 South. See map below.



Site Access

The property has one access point on the south side which crosses through the 779 S. 200 E. property from 800 S.

Building Materials

The building facades will contain a mix of red breeze blocks, gray stucco, and tall glass windows/sliding doors. The exterior walls are entirely the gray stucco material. The breeze blocks have a triangular-cut pattern and will sit in front of the exterior stucco walls on the West (front) side and wrap around the sides to the North and South at varying depths. The masonry units will maintain a consistent material within the project and match materials of other nearby buildings in the neighborhood.

2. PLANNED DEVELOPMENT INFORMATION

a. Planned Development Purpose and Objectives [21A.55.010]

The Maven Mixed-Use project meets the Planned Development purpose and objectives as follows:

- ***Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies.***
Standard 1: At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
This project aligns with the guiding principle for the SLC housing targets outlined in the SLC Master Plan in its efforts to provide more affordable housing units to the Salt Lake area. This project offers ten affordable housing units of modest sizes to decrease the percent of income spent on housing while encouraging residents to participate in outdoor activities.
- ***Mobility: Enhances accessibility and mobility***
The covered bike parking area on site encourages employee's and residents to participate in green modes of transportation rather than the standard automobile. The local bus stops 1 block away which allows employee's and residents to get on-site and off-site easily through different modes of public transportation. There is also a large community park located 4 blocks away for residents to enjoy time outside, close to home.

b. Design Standards [21A.55.050]

- ***Master Plan Compatibility***
This project maintains the visual character of the neighborhood by using similar materials to the residential and commercial structures surrounding the property. This mixed-use building is aligned to the goals of the neighborhood which include providing a safe and comfortable place to live and play.
- ***Design And Compatibility***
The building is oriented facing west with a front sidewalk and front parking strip before the property line of approximately 20 ft, which allows a healthy distance between the building and public street. The front façade of the building will be the main focus with the large storefront windows and unique use of breeze blocks. The proposed orientation of the building allows the front façade to be at the same level as the neighboring apartment building so as to welcome the public to the ground floor commercial spaces. This also provides adequate

sight lines to the streets, walkways, and driveways of the proposed building making this a safe place to live and work.

- *Architectural Detailing*

The use of the breeze blocks provides an architectural style that emphasizes function and form. The storefront windows and unique breeze block decorative detailing provide architectural features that bring interest to the simple and clean architectural form.

- **Landscaping**

The existing landscape on the site features some mild shrubbery in front of the current west façade which will be demolished with the existing building. The proposed landscape includes ornamental grasses, evergreen shrubs and medium size trees appropriate to the scale of the development. The developer also intends to maintain the two trees located along the parking strip.

- **Mobility**

The site promotes safe and efficient circulation within the site and surrounding neighborhood. The public bus has a bus stop one block away which allows employee's, residents, and visitors to get on-site and off-site easily through different modes of public transportation. The site also features a covered bike parking area which will encourage the residents to utilize green modes of transportation which aligns with the SLC Air Quality initiative for the 2040 targets.

- **Existing Site Features**

The existing site currently does not contribute to the character of the neighborhood in a positive way. The site currently features an outdated one-story structure that is overshadowed by a 2-story apartment building on the neighboring property to the south. The proposed project will beautify the site with a beautiful building and landscaping that will utilize the full site.

- **Utilities**

The planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. The water will be provided from S 200 E and the sewer will tie into the existing line on S 200 E.

WHEN RECORDED RETURN TO:

Salt Lake City Corporation

c/o Housing Stability

451 South State Street, Room 445

PO Box 145487

Salt Lake City, Utah 84114-5487

Tax Parcel No(s). 16-07-129-015-0000

RESTRICTIVE USE AGREEMENT

This Restrictive Use Agreement (this "Agreement") is made and entered into this 1/1 day of XXXXXX, 202, by and between Salt Lake City Corporation, a Utah municipal corporation ("City") and 777 South Investors LLC, a Utah limited liability company ("Owner").

RECITALS:

A. Owner is the owner of certain real property situated in Salt Lake County, State of Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Restricted Property").

B. Owner desires to develop the Property for use as affordable rental housing (the "Project"). City agreed to provide an exemption of impact fees per City Code 18.98.060.

As a condition of the exemption, Owner agrees to certain restrictive covenants governing the use of the Property as described herein. City would not have agreed to provide an exemption to Owner if Owner had not agreed to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby declares and agrees as follows:

AGREEMENT:

1. Incorporation of Recitals. The Recitals set forth above are deemed incorporated herein in their entirety.

2. Stipulations and Restriction on Use. So long as this Agreement shall remain in effect, the following restrictions shall encumber the Restricted Property:

(a) The number of affordable units to be constructed on the Restricted Property shall be no less than two (2)

(b) Owner will maintain 2 studio units on the Property as income restricted for households whose income at or below 80% of the area median income ("AMI") adjusted for family size in accordance with the same methodology that U.S. Department of Housing and Urban Development (HUD) uses for calculating the income limits for the Section 8 program, in accordance with Section 3(b)(2) of the U.S. Housing Act of 1937, as amended. As per City Code 18.98060 the annualized rent per dwelling unit will not exceed thirty percent (30%) of the annual income of a family whose annual income equals eighty percent (80%) of the median income for Salt Lake City, as determined by HUD. This agreement will continue for 10 years from the date such units are first placed into service.

(c) Type of unit to be constructed on the Restricted Property: all units shall be studio/efficiency units.

(d) Owner will permit annual inspections at reasonable times by City to determine compliance with these conditions and covenants.

(e) Owner will provide an initial report demonstrating compliance with affordability requirements at full occupancy and provide annual affordability documentation each year, no later than thirty (30) days subsequent to December 31, being the end of the reporting year, during the Term.

(f) Income calculated must include all real and anticipated income with two months of source documents. Income will be recertified annually by the property management company with source documents or written statements from the household indicating household size and annual income.

3. Term; Termination of Restrictive Uses. The term of this Agreement shall be for the period of time from the date of recordation hereof in the official real property records of Salt Lake County, Utah Agreement until 10 years after the units are placed into service (the "Term"). At the expiration of the Term this Agreement shall automatically terminate without the need for any further action on the part of the Parties, City will issue to Owner a "Completion Certificate,"

in recordable form evidencing such automatic termination within 30 days of Owner's request.

4. Default and Remedies. In the event of a default of any of Owner's obligations under this Agreement, Owner shall have thirty (30) days to cure such default following written notice of the default by City to Owner. Following an uncured default, City shall be entitled to exercise any and all rights available at law or in equity, including, Without limitation, the remedy of specific performance to require the Property to be used and operated as required hereunder. Additionally, City shall be entitled to recover from Owner any and all costs and expenses incurred by City in enforcing the terms and conditions of this Agreement, including City's reasonable attorney fees.

5. Covenants Running with the Land. The terms and provisions of this Agreement shall constitute covenants running with the land, as a burden upon the Restricted Property, and shall be binding upon all owners, lessees and occupants thereof, and any subsequent owners of title or other third parties holding an interest in and to all or some portion of the Property shall be deemed to have acquired such interest with notice and knowledge of this Agreement such that the Property shall remain subject to the terms, conditions, restrictions and provisions set forth herein. In keeping with the foregoing, the term "Owner", as used herein, shall be construed to mean and include any successors in interest to fee ownership of all or any portion of the Property and any other holders of interests in and to any portion of the Property. City shall be deemed a beneficiary of such Agreement, covenants, and restrictions, and in the event of any uncured default, shall have the right to exercise all the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such default to which beneficiaries of such covenants may be entitled.

6. Effect of Waiver or Breach or Failure to Enforce. No waiver of a breach of any of the covenants, conditions, or restrictions herein shall be construed to be a waiver of any other breach of the same or other covenants, conditions or restrictions; nor shall failure to enforce any one of such restrictions, either by forfeiture or otherwise, be construed as a waiver of any other restriction or condition.

7. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion hereof

shall not affect the validity or enforceability of any other provision hereof.

8. Governing Law. This Agreement shall be construed, interpreted and applied in accordance with the laws of the State of Utah.

9. REPRESENTATION REGARDING ETHICAL STANDARDS FOR CITY AND CITY OFFICERS AND EMPLOYEES AND FORMER CITY AND CITY OFFICERS AND

EMPLOYEES: Owner represents that it has not: (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide residential selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

10. Entirety and Amendments. This Agreement embodies the entire agreement between the Parties and supersedes any prior agreements and understandings, if any, relating to the Property or any portion thereof and may be amended or supplemented only by an instrument in writing executed by both City and Owner.

II. Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement.

12. Further Acts. In addition to the acts and deeds recited herein and contemplated to be performed, executed and delivered by City and Owner, City and Owner agree to perform, execute and deliver or cause to be performed, executed, and delivered any and all such further acts, deeds and assurances as may be necessary to consummate the transactions contemplated

hereby.

13. No Presumption. This Agreement shall be interpreted and construed only by the contents hereof and there shall be no presumption or standard of construction in favor of or against either Party.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all such counterparts shall constitute one and the same Instrument

[Signature on Following Pages]

PARKING FACILITIES SHARING AGREEMENT

This Shared Use Agreement for Parking Facilities (the “Agreement”), is entered into this ____ day of _____, _____,

WHEREAS, 777 South Investors, LLC (the “Company”), owns two parcels of land located at 777 S 200 E, Parcel No. 16071290140000 (“Parcel 1”) and 779 S 200 E, Parcel No. 16071290150000 (“Parcel 2”), respectively, in Salt Lake City, UT 84152 (the “City”);

WHEREAS, the Company desires to document its parking sharing arrangement between Parcel 1 and Parcel 2 pursuant to Salt Lake City Code § 21A.44.050.B2 (the “Code”); and

WHEREAS, the Company has eleven (11) parking spaces (the “Facilities”) designated for use between the two parcels as set forth on Exhibit 1 attached hereto; and

WHEREAS, Pursuant to the Code, ____ spaces are required to be shared between Parcel 1 and 2.

NOW THEREFORE, the Company agrees as follows:

1. USE OF FACILITIES. Parcel 1 and Parcel 2 shall share the Facilities for employees, residents, customers, visitors or other designated users.
 - a. DESIGNATED AREA: The Company agrees to restrict use of the Facilities to the area shown on Exhibit 1 (attached).
 - b. APPROVED USE: The Company agrees that the defined area will be used for the storage of functioning, privately-owned motor vehicles.
2. MAINTENANCE. The Company agrees to maintain and care for the property in a manner consistent with parking industry best practices.
 - a. IMPROVEMENTS: The Company agrees to make the capital improvements to the subject property as outlined in the plans that have been submitted to the City.
 - b. MAINTENANCE: The Company agrees to maintain the facilities, including snow removal, throughout the calendar year.
3. SIGNAGE. To the extent signage is required, the Company agrees to install signage in and around the Facilities.
4. COVENANT RUNNING WITH THE LAND. This Agreement provides for the nonexclusive, reciprocal use by Parcel Nos. 1 and 2 of the Facilities, and the Connecting Road for pedestrian and vehicular traffic to, from and between Parcel Nos. 1 and 2. This Agreement

shall inure solely to the benefit of the Company, its successors and successors-in-title. This Agreement confers reciprocal burdens and benefits upon each Parcel and shall constitute a covenant running with the land affected by this Agreement. Except as set forth below, this Agreement shall remain unaffected by any change in ownership of said property. All successors shall be bound by the provisions of this Agreement. Nothing expressed or referred to in this Agreement is intended or shall be construed to give any person other than the Company any legal or equitable right, remedy or claim under or in respect of this Agreement or any provision contained herein.

5. TERMINATION. The intent of this Agreement is to run in perpetuity. If the Company, however, transfers ownership or sells Parcel 1 or 2, or if part or all of the Facilities are condemned, or access to the Facilities is changed or limited, The Company reserves the right to terminate this Agreement.

6. FINAL AGREEMENT. This Agreement constitutes the entire agreement with respect to the Facilities and shall not be amended or modified without specific written provision to that effect, signed by the Company.

7. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Utah and the City, without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah.

IN WITNESS WHEREOF, the Company has caused this Agreement to be executed as of the day and year first above written.

777 South Investors, LLC, a Utah
limited liability company

By: _____
Its: _____

EXHIBIT 1

WHEN RECORDED, MAIL TO:

777 South Investors LLC
Attn: Tim Watcke
PO Box 522057
Salt Lake City, UT 84152

UTILITY BOX EASEMENT AND AGREEMENT

THIS UTILITY BOX EASEMENT AND AGREEMENT (The “Agreement”) is made and entered into as of the date(s) set forth below by and between 777 South Investors LLC, a Utah limited liability company, the owners of record, (Grantor), and 777 South Investors LLC, a Utah limited liability company (Grantee). In consideration of the mutual promises and obligations contained herein, the receipt of which is hereby acknowledged, Grantors and Grantee agree as follows:

1. Grant of Easement. Grantors hereby grant to Grantee, its successors and assigns, an easement (the “**Easement**”) over and across those lands described on Exhibit A and depicted on the Maven Mixed-Use Site Plan on Exhibit B (the “**Easement Lands**”).
2. Purpose of Easement. The Easement is granted for the purpose of allowing Grantee to make any and all improvements necessary to provide a utility box that will reside on Grantor’s property to serve Grantee’s property. These improvements shall include, but not be limited to, the installation of a utility box as depicted on the plans attached as Exhibit B, and any other necessary improvements needed for the utility box.
3. Non-exclusive Use; Removal of Encroachments. Grantors expressly reserve and have the right to use the Easement Lands in a manner that does not impair or harm the grant or use by Grantee.
4. Restoration. Upon completion of any construction, repair or maintenance work contemplated by this Agreement, Grantee shall clean and restore area to its pre-easement state except for the utility box.
5. Abandonment. This Agreement shall only be deemed abandoned upon lawful execution and recording of a written grant by Grantee conveying and abandoning this Agreement.
6. Warranty of Title and Authority. The Grantors warrant that they have full right and lawful authority to make the grant contained herein, and promise and agree to defend the Grantee in the exercise of its rights hereunder against any defect in Grantors’ title to the lands subject to this Agreement.
7. Binding in Perpetuity. This Agreement is irrevocable and shall bind the subject property in perpetuity, and all of the benefits and burdens of this Agreement shall inure to and be binding

upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties.

8. Notices. The parties shall send all communications and notices to the other in writing and addressed as follows:

Grantee: 777 South Investors LLC
PO Box 522057
Salt Lake City, UT 84152

Grantors: 777 South Investors LLC
PO Box 522057
Salt Lake City, UT 84152

or at such other address as a party may designate by written notice to the other party. The parties may deliver communications by hand deliver, United States mail, postage prepaid and certified or registered, or by commercial carrier.

9. General Provisions.

a. Waiver of Breach. A party's waiver of breach of any provision of this Agreement does not constitute a waiver of any preceding or succeeding breach of the same or any other provision of this Agreement.

b. Severability. If a court of competent jurisdiction finds any provision of this Agreement invalid, such determination will not affect the validity of any other provision of this Agreement.

c. Governing Law; Venue. This Agreement is governed by the laws of the State of Utah, without regard to its choice or conflicts of law principles. The parties consent to the exclusive jurisdiction of the courts in the Third Judicial District Court for Salt Lake County, Utah.

d. Entire Agreement. This Agreement sets forth all the promises, inducements, agreements, conditions, and understandings between the parties relative to the Easement, and there are no promises, agreements, conditions, or understandings, either oral or written, express or implied, between them other than as set forth in this Agreement. The parties may only amend this Agreement in a writing signed by both parties.

e. Remedies. In the event of any breach of the provisions of this Agreement, the non-breaching party may enforce same in an action for damages, specific performance, or both. In any such proceeding arising under this Agreement the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs, in addition to any other remedies or relief.

f. Binding Effect. The Easement and the terms of this Agreement constitute a covenant running with the land and are binding on and inure to the benefit of the parties and their respective successors and permitted assigns.

g. Counterparts. The parties may execute this Agreement in counterparts, each of which when taken together will be deemed one and the same document.

THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY.

The parties have executed this Agreement as of the dates indicated below.

Grantors:

777 SOUTH INVESTORS LLC,
A Utah limited liability company

By: _____
Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ____ day of June, 2023, personally appeared before me Tim Watcke, the signer of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC
Residing in the State of Utah

My Commission Expires: _____

Grantee:

777 SOUTH INVESTORS LLC,
A Utah limited liability company

By: _____
Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ____ day of June, 2023, personally appeared before me _____, the signer of the within instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing in the State of Utah

My Commission Expires: _____

EXHIBIT A

BEGINNING AT A POINT BEING NORTH 89°57'23" EAST 178.41 FEET ALONG THE MONUMENT LINE AND NORTH 00°02'37" WEST 99.23 FEET FROM THE MONUMENT IN THE INTERSECTION OF 800 SOUTH AND 200 EAST STREETS, AND RUNNING THENCE NORTH 7.00 FEET; THENCE WEST 9.33 FEET; THENCE SOUTH 7.00 FEET; THENCE WEST 9.33 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

ATTACHMENT C: Property and Vicinity Photos

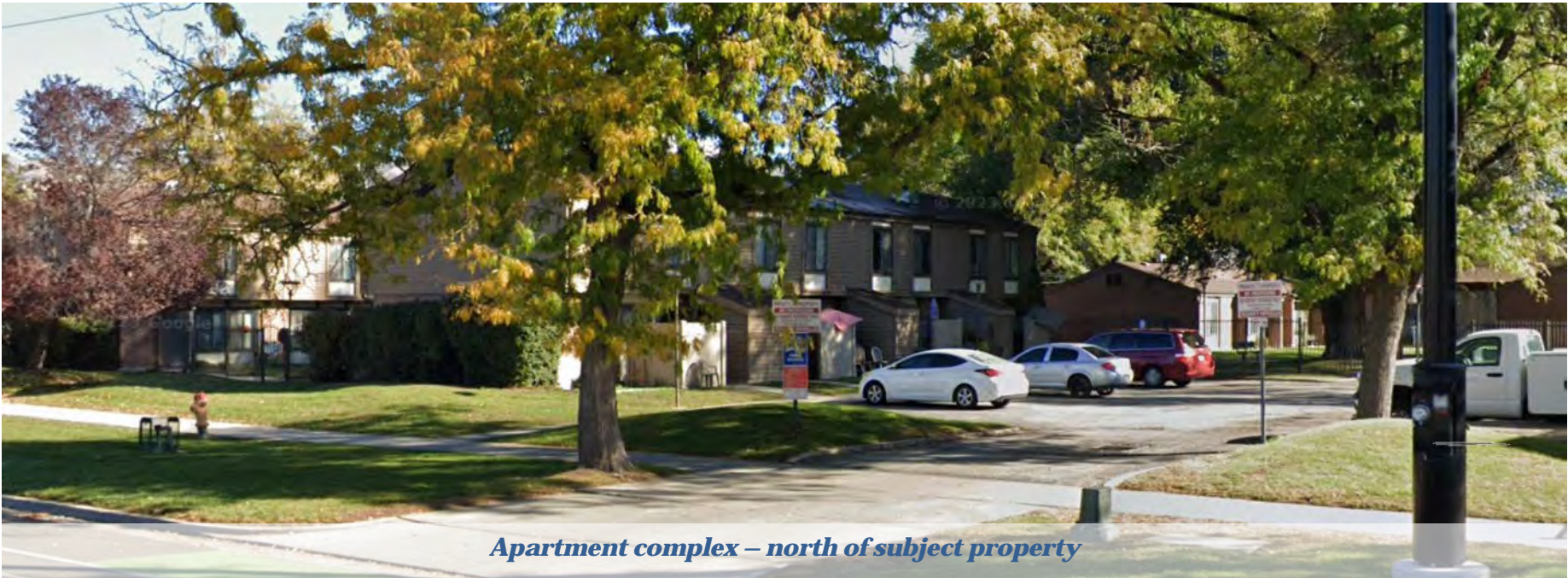




Gas station – west of subject property



Barber shop – east of subject property



Apartment complex – north of subject property

ATTACHMENT D: RB Zoning Standards

RB (Residential/Business District)

Purpose Statement: The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

Standard	Proposed	Finding
Minimum Lot Width: 50'	41.25'	Planned Development modification requested.
Minimum Lot Size: 5,000 SF	5,445 SF	Complies
Maximum Building Height: 30'	32.5'	Planned Development modification requested.
Front Side Yard: 20% of lot depth not to exceed 25'.	6' which is 5% of the 132' lot depth.	Planned Development modification requested.
Interior Side Yards: 6' & 10'	6' & 6'	Planned Development modification requested.
Rear Yard: 25% of lot depth, not to exceed 30'.	60'	Complies
Buffer Yards: All lots abutting property in a single- or two-family residential district shall provide a 10' landscape buffer.	The property does not abut a single- or two-family residential district therefore a landscape buffer is not required.	Complies
Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.	The refuse and recycling dumpster is located in the rear yard.	Complies
Landscape Yard Requirements: Front yards shall be maintained as landscape yards.	Of the area provided for the front yard, a minimum of 33% must be covered in living plant material.	Complies

Other Applicable Standards

Standard	Proposed	Finding
<p>Table 21A.36.020C – Height Exceptions</p> <p>Mechanical equipment parapet wall may exceed the maximum building height up to 5’.</p>	<p>The proposed parapet wall exceeds the maximum building height by 2’.</p>	<p>Complies</p>
<p>21A.37.050.N.1 – Roof Design:</p> <p>All roofs shall be pitched and of a hip or gable design</p>	<p>The proposed roof includes a minimum 2/12 pitch.</p>	<p>Complies</p>
<p>21A.37.050.N.3 – Front Façade Glass:</p> <p>The front elevation shall not contain more than 50% glass</p>	<p>Approximately 300 SF of glass on the front façade equals 30% of the front elevation.</p>	<p>Complies</p>
<p>21A.37.050.N.5 – Building Orientation:</p> <p>All buildings shall be oriented toward the front or corner side yards</p>	<p>The ground floor entrance and façade is oriented toward the front yard.</p>	<p>Complies</p>
<p>21A.40.160 – Ground Mounted Utility Boxes:</p> <p>Ground mounted utility boxes located in a side yard shall be setback a minimum of 1’ from the property line.</p>	<p>The ground floor utility box is on the neighboring property and setback 1’ from the property line. An easement is provided.</p>	<p>Complies</p>
<p>Table 21A.44.030* – Minimum Off Street Parking Requirements</p> <p>Studio: 1/2 space per DU</p> <p>Retail: 2 spaces per 1000 SF of usable floor area</p> <p>21A.44.040.B.5* - Off-site & Shared Parking</p> <p>Required parking may be provided through a shared and/or off-site parking lot provided it is within 500’ of the primary building entrances.</p> <p>21A.44.040.B.8* – Exemptions for Pedestrian Friendly Development</p> <p>2,500 SF of retail floor area exempt from parking calculations if the</p>	<p>The proposed mixed-use building and existing commercial building have a proposed shared parking lot in the rear yards of both lots. The shared parking lot will be formalized through a recorded agreement as required by zoning.</p> <p>11 stalls have been provided.</p>	<p>Residential</p> <p>10 studio units: 5 spaces</p> <p>Retail</p> <p>Existing: 4,000 SF New: 1,855 SF</p> <p>Exemptions: bicycle parking is considered a pedestrian friendly amenity. 4 bicycle parking spaces are proposed directly in front of the new building and is also within 100’ of the entrance of the existing building. Additionally, 800 S has existing time-limited on-street parking within 100’ of the entrances of both buildings. Therefore, the project can exempt 3,500 SF of the retail floor area from the parking calculations.</p> <p>4,000 + 1,855 - 3,500 = 2,355 SF</p>

<p>business provides pedestrian oriented amenities within 100' of the entrance.</p> <p>An additional 1,000 SF of floor area can be exempt if the business with pedestrian oriented amenities also has time-limited on-street parking within 100' of the entrance.</p>		<p>$(2,355/1,000) \times 2 = 5$ spaces.</p> <p>Complies</p>
<p>21A.44.050.B.2* – Electric Vehicle Parking</p> <p>1 space for every 25 multi-family parking spaces</p>	<p>No electric vehicle parking is provided.</p>	<p>$5/25 = .2$ stalls. Fractions less than .5 shall be discarded.</p> <p>Complies</p>
<p>21A.44.050.B.3* – Bicycle Parking</p> <p>5% of provided vehicular parking. At least 2 spaces are required.</p>	<p>The project includes a bike room for the residents of the building.</p>	<p>Complies</p>

*Application was submitted prior to the adoption of the new parking ordinance; therefore it is vested under the old ordinance.

ATTACHMENT E: Planned Development Standards

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

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

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

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

Discussion: This project implements the purpose statement of the Residential/Business zoning district by creating small scale retail along 200 E which is a higher volume street. Additionally, the development is oriented to the street and pedestrians while acknowledging the need for automobile access. It meets several of the Planned Development objectives, namely Housing, Mobility, and Master Plan Implementation. These objectives will be discussed below.

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The project is not proposing open space that meets this objective. This project is only required to meet one of these objectives.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The applicant is not proposing to meet this objective and staff finds the site does not meet the standards necessary to meet this objective. This project is only required to meet one of these objectives.

Finding: Objective Satisfied Objective Not Satisfied

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

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Discussion: The applicant is proposing to maintain 2 of the 10 units as income restricted for households whose income is at or below 80% the area median income. This will be provided through a [recorded housing covenant](#) that will last at least 10 years. This is an aspect of the

proposal that could change; however, the project meets several other objectives, therefore it would still meet the Planned Development standards if this does change.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

Discussion: This project includes bicycle amenities like covered bicycle parking and public bicycle parking to take advantage of the existing bike lanes along 200 E. These improvements should encourage active transportation modes. Additionally, there are two bus stops a block to the west and south of the property.

Finding: Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. Reuse of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: The applicant is not proposing to meet this objective. This project is only required to meet one of these objectives.

Finding: Objective Satisfied Objective Not Satisfied

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

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: As discussed in [Consideration 1](#), the proposal is consistent goals and policies outlined in the *Downtown Master Plan* and *Central Community Master Plan*.

Finding: Objective Satisfied Objective Not Satisfied

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

Finding: Complies

Discussion: As discussed in [Consideration 1](#), staff finds that the proposal is consistent with adopted policies in the *Downtown Master Plan* and *Central Community Master Plan*.

Condition(s): none

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

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

Finding: Complies

Discussion: The proposed development will contribute to an urban neighborhood as identified in the master plan by providing housing and commercial options that complement the surrounding area. The proposed building is three stories which is consistent with the existing multi-family and commercial development along 200 E.

Condition(s): none

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

Finding: Complies

Discussion: The street facing façade of the building is oriented to the street and continues the street edge established by the existing commercial building to the south. The *Downtown Master*

Plan encourages development “with buildings close to the street, storefronts providing interest for passersby, ... [and] parking to the rear of the building (pg. 128). The style and building materials of the front façade emphasis the form and function of the building as a traditional urban neighborhood structure with commercial on bottom and residential above. The store front windows and breeze block façade create visual interest while also complementing the existing building materials found in the neighborhood.

Condition(s): none

3. Whether building setbacks along the perimeter of the development:

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

Finding: Complies

Discussion:

- a. The proposed building setbacks are compatible with the character of the neighborhood as described in the *Downtown Master Plan*. The setback of the proposed building also matches the setback of the existing commercial building to the south.
- b. The project includes both private and public bicycle parking and has sufficient space around the building to provide open space and access to those amenities.
- c. Underlying zoning does not require an open space buffer because this property is not adjacent to a lot in a residential district.
- d. Sight lines to streets, driveways, and sidewalks must be maintained per applicable City code requirements. The parking lot will be accessed via 800 S through an existing curb cut. This project will also eliminate an existing curb cut from 200 E which will reduce the conflict points between pedestrians and drivers.
- e. Project must meet all requirements related to access for maintenance. The ground mounted utility box is in the rear yard and meets the clear area standards required.

Condition(s): none

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

Finding: Complies

Discussion: The ground floor includes two store front entrances with glazing on either side to maximize ground floor transparency. The two upper levels feature residential balconies and windows to add to the eyes on the street and create visual interest and pedestrian interaction. The front façade also includes brick breeze block to provide visual interest.

Condition(s): none

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

Finding: Complies

Discussion: Minimal lighting is proposed throughout the site and any lighting provided will be required to meet the applicable zoning standards.

Condition(s): none

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

Finding: Complies

Discussion: Refuse and recycling containers are in the rear yard and screened by a 6' solid wall and gate as required by the general zoning standards.

Condition(s): none

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

Finding: Complies

Discussion: The parking area is shared with the property to the south. Due to its small size, a perimeter landscape buffer is not required. It is directly adjacent to an existing commercial building's driveway.

Condition(s): none

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

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

Finding: Complies

Discussion: There are mature trees located in the park strip adjacent to the subject property. Urban Forestry requires those trees be protected during construction.

Condition(s): none

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

Finding: Complies

Discussion: The existing site does not provide landscape buffers. The proposed development will provide some landscaping along the north and south property lines.

Condition(s): none

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

Finding: Complies

Discussion: The project is proposing to replace a driveway that is directly adjacent to a property line with a landscape buffer and pedestrian walkway. The impact of pedestrian traffic on the neighboring property is less than the existing impact of vehicular traffic.

Condition(s): none

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

Finding: Complies

Discussion: Applicant is proposing trees, shrubs, and foliage that are appropriate for the scale of the development.

Condition(s): none

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

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

Finding: Complies

Discussion: The proposed development would consolidate drive access into an existing curb cut along 800 S. The curb cut and driveway accessed from 200 E would be eliminated as part of this project. This would positively impact the safety and character of the street by further orienting it toward pedestrians.

Condition(s): none

2. Whether the site design considers safe circulation for a range of transportation options including:

- a. Safe and accommodating pedestrian environment and pedestrian oriented design;
- b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
- c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion:

- a. The proposed site design is pedestrian oriented, with direct pathway access to sidewalks from the various building entrances and onto 200 E where immediate access to bicycle facilities exist.
- b. The proposed site design provides direct pathway access to 200 E where there is an existing bike lane.
- c. The proposed development eliminates an existing driveway and provides one vehicular access point for two buildings thus reducing conflict points between drivers and other modes of transportation.

Condition(s): none

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

Finding: Complies

Discussion: The project is oriented toward the street near neighboring commercial and residential uses. This promotes pedestrian access to adjacent uses. Additionally, the parking lot is shared with the neighboring commercial building which promotes access between the two buildings.

Condition(s): none

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

Finding: Complies

Discussion: The proposal is required to provide fire suppression to meet all fire code requirements.

Condition(s): none

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

Finding: Complies

Discussion: As a small mixed-use development there are no dedicated loading or major service areas. Any service or loading needs for the commercial spaces will be provided through the parking lot.

Condition(s): none

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

Finding: Complies

Discussion: Other than the existing street trees that will be protected, the remaining existing natural and built features will not be preserved. The site is not located within a National or Local historic district. There are no natural or built features that significantly contribute to the character of the neighborhood and environment.

Condition(s): none

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

Finding: Complies

Discussion: The proposal will need to comply with all requirements from other divisions and departments.

Condition(s): none

ATTACHMENT F: 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 12, 2023 – The Central City Neighborhood Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- July 12, 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:

- October 11, 2023
 - Public hearing notice sign posted on the property
- October 13, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Staff received one comment from a neighboring business owner expressing concern with the height and parking. The email is attached below. The proposed parking complies with standards in the old parking ordinance, under which this project is vested.

From: [REDACTED]
To: [Harris, Katilynn](#)
Cc: [REDACTED]
Subject: RE: (EXTERNAL) PLNPCM2023-00093
Date: Friday, July 28, 2023 9:19:59 AM
Attachments: [image002.png](#)

Katilynn,

Thank you for sending me the documents on PLNPCM2023-00093.

I own the small office building two properties to the east of this project at 220 East 800 South. Just a couple of observations regarding the proposed development:

1. I believe it makes sense to reduce the front yard to match the existing building on the corner, I don't see how it would have an adverse effect on the neighbors.
2. I am a little concerned about allowing the maximum height to exceed the 30'-0". Studying the height of the existing corner building I believe at the west side "at the highest" it is probably more like 25 or 26 feet tall. At 30 feet a new building would still be higher than anything in the immediate area which seems to be out of character with the neighborhood. I am having a difficult time seeing how it is a hardship for the project not to meet the 30 foot height requirement.
3. My biggest concern however is with the parking. I believe the existing and new proposed parking ordinance requires one stall per unit in the RB zone, or 10 spaces. Eleven spaces are indicated on the site plan. The existing office building is approximately 70'-0" x 30'-0" or 2,100 sq.ft. 2 floors equals approximately 4,200 sq.ft. The parking ordinance requires 2 space per 1,000 sq.ft or another 8 parking stalls. Even with this no parking has been provide for the new commercial shown on the first floor of the new building.

In the past when the existing building was fully occupied, they would park 5 or maybe 6 vehicle on site and additional cars on the street. Visitors coming to building would generally park on the street. Usually the problems were minimal. We now have Moohcie's Restaurant across the street just to the east, on busy days they will often utilize most of the on street parking on both side of the street for several hours around lunch time. There is also a small Barber Shop to the east of this project who depends on the street parking to survive.

It would seem like 18 parking stalls on site may be more appropriate for this development.

Of course I am not familiar with all of the ordinances that may apply and I am happy to be updated or corrected.

Sincerely,

Harold P. Woodruff

Cell: [REDACTED]

From: Harris, Katilynn [mailto:katilynn.harris@slcgov.com]
Sent: Tuesday, July 18, 2023 9:46 AM
To: Harold Woodruff Architects
Subject: RE: (EXTERNAL) PLNPCM2023-00093

Good morning Harold,

Attached is a copy of the current plans for the project at 777 S 200 E. Please let me know if you have any questions or comments about the project.



KATILYNN HARRIS | *(She/Her/Hers)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Phone: (801) 535-6179
Email: katilynn.harris@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given prior to petition or permit approval are not intended to approve, and cannot approve, construction in violation of the State Construction and Fire Codes or the Salt Lake City ordinances. Relying on preliminary written or verbal feedback is not binding and does not substitute for an approved Planning Petition or Building Permit.

From: Harold Woodruff Architects [REDACTED]
Sent: Tuesday, July 18, 2023 7:48 AM
To: Harris, Katilynn <katilynn.harris@slcgov.com>
Subject: (EXTERNAL) PLNPCM2023-00093

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

Dear Katilynn,

I seem to be unable to get connected to the web site listed in your mailing. I would like to see the plans submitted for the project at 777 South 200 East. If you could email them to me I would appreciate it.

Sincerely,

Harold P. Woodruff

Cell: [REDACTED]

ATTACHMENT G: Department Review Comments

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

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

No objections.

Zoning: Katilynn Harris (katilynn.harris@slcgov.com)

Planned Development Objectives

The application states the project will meet both the Housing and Mobility objectives for Planned Developments. For the Housing Objective, there are two options and it is unclear which you are proposing to meet. For reference, the 21A.55.010.C states:

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

- 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.*
- 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.*

If you are proposing to meet standard 1, you will need to provide legally binding documentation that identifies the percent below AMI you are targeting and the specific number of units that will be set aside for those income levels.

If you are proposing to meet standard 2, you will need to identify the commonly found housing types in the neighborhood and confirm that the proposed housing type (studio apartments) is not one of them.

To verify you meet the Mobility objective, detail how many bikes can fit in the proposed interior bicycle parking and how it will connect to the public right of way. Depending on which version of the parking ordinance you are applying under, you are required to provide 2-3 bicycle spaces on site. To meet the Mobility objective, the bike facilities provided must be above and beyond the minimum required by code. I recommend proposing 1-2 U-shaped bike racks in front of the building to cover the minimum standards and use the proposed bike room as the improvements that promote alternative means of transportation. You are of course welcome to propose any configuration so long as you identify how it promotes transportation modes other than driving beyond what is required by code.

Parking

The provided parking calculations are incomplete and not clear as to what was included in the calculations. It appears you used the old parking ordinance to determine the minimum parking requirements. However, the parking table on A0.1 identifies 2000 sf of office use on the ground floor and 1600 sf of office use on the 2nd floor while the site plan shows there is 1166 sf of retail use on the main floor with floors 2-3 consisting entirely of residential. Where did the office parking calculations come from and why wasn't retail used? Additionally, please clarify how you arrived at the 75% parking reduction.

To determine the appropriate number of parking stalls required between the two buildings, provide the total number of each residential unit type (studio, 1-br, etc.) and the usable floor area for each commercial use (retail, office, art studio, etc.) in each building then identify the minimum number of parking spaces required for each use. If using the shared parking table found in 21A.44.040B of the old ordinance, you will need to provide the complete table of how the shared parking was calculated as described in 21A.44.B1a of the old ordinance.

In addition to the shared parking table, this project could potentially meet other reduced parking standards; i.e. on-street parking, distance to a fixed transit station, and pedestrian friendly amenities found in 21A.44.040 of the old ordinance. If these standards are used, details showing how the project meets those standards and the applicable calculation within the parking table will need be provided on the plans.

It is not clear which parking standard within the zoning ordinance this project is requesting relief from. Shared and off-site parking are permitted under the old parking ordinance subject to compliance with the applicable standards; which this project appears to meet. Please identify exactly which element of the parking ordinance this project does not comply with and therefore requires PD approval.

The shared parking shall be enforced through a written agreement amongst all property owners of record. A copy of the agreement will need to be included in this application materials; see 21A.44.040.B1c of the old parking ordinance. (The documentation standards are slightly different in the new ordinance but ultimately require a written agreement as well; see 21A.44.050.B2 of the new ordinance.)

Design Standards

The design standards listed in 21A.37.050.M must be complied with. The most significant are the required pitched roof and no more than 50% glass on the front façade. The current proposal does not comply with the required pitched roof and calculations of the percent of glass on the front façade are needed to verify compliance with the front façade standard.

These standards can be modified through the Design Review process. However, if you choose to modify the design standards, this application will be deemed incomplete because the Design Review application must be processed at the same time as the Planned Development. This would mean that your project would be subject to the new parking ordinance rather than the old one.

If you choose not to modify the design standards through Design Review, then the proposed building will need to comply with all applicable design standards as these cannot be modified through the Planned Development. You can request 5' of additional building height through the PD.

Landscaped Yards

The front and corner yards of the existing and proposed buildings must be a landscaped yards as defined by 21A.48.090. Show compliance with this standard by providing a landscape plan. The proposed parking lot cannot encroach into the corner side yard.

Assorted Comments

Trash and Recycling

The trash and recycling facilities are required to be screened per 21A.36.250.J. While this requirement isn't technically required for the PD, it will be required at the permitting stage and the Commission usually likes to see that the project complies with all relevant zoning standards so they can be sure they aren't inadvertently approving additional amendments to zoning standards.

Encroachments into Required Yards

Architectural elements are permitted to encroach into required yards a maximum of 4". Please verify on the plans that red breeze block complies with this standard as it is an important design element that will impact the design review if changed.

Ground Mounted Utility Boxes

The utility boxes must comply with 21A.40.160.C1; notably they must be located entirely on one parcel and be set back a minimum of 1' from the side/rear property line. If it located on an adjacent property than the building it is intended to serve, an easement shall be provided (see 21A.40.160.C1d).

***Planner note:** These comments were all addressed and are reflected in the plans before the commission.

Fire: Doug Bateman (douglas.bateman@slcgov.com)

*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. Approved route for clearance is determined by taking height of building X .3 + 4 feet to get required set backs from property lines.

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

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

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

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

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

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

*Aerial fire apparatus access roads shall be provided to one entire side of the building (longest side) where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Your building will need aerial access due to being more than 30-feet tall.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. This includes trees and any utility lines.

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

Other than assuring that the city owned public ROW parkstrip trees are properly protected with Tree Protection Zone fencing, and irrigation is provided throughout demolition and construction on both 200 E and on the 800 S access side, Urban Forestry has no concerns with this proposal. I have attached our Tree Preservation and Protection Policy for your review.

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

Removal of existing drive approach and restriping of 200 East will be required with building permit.

Building Code: Bryan Romney (bryan.romney@slcgov.com)

No comments received at time of publishing.

Public Utilities: Andrea Osojnak (andrea.osojnak@slcgov.com)

Public Utilities has no issues with the proposed planned development. Additional comments have been provided to assist the applicant in obtaining a building permit. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- A Public Utilities Demolition Permit through the Public Utilities Contracts office at 1530 South West Temple, will be required for this project. This is a separate permit from the Building Demolition Permit.
- Please be aware that the 6-inch cast iron water main was built in 1908 and the 8-inch vitrified clay pipe sewer main was built in 1905. Conditions of these utilities will be analyzed during permit review.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU

Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.

- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the 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.
- Currently no legally permitted water meter has been installed to this property. If a water source is currently being utilized, it will be necessary to disconnect this existing connection. One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
- There is a blind water service to this property. This is a water service that is connected to the public main and has a water meter box, but the meter has been removed from the box and the service is not active. This unused water service must be killed at the water main per SLCDPU standards. Please show this on the plans.
- The lateral on site is over 100 years old, it may only be reused if they can pass a video inspection, but SLCDPU highly recommends capping this lateral and installing a new lateral. The plumber you hire will need to get a permit from public utilities office to do a TV inspection.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>