



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: February 14, 2024
Re: **PLNPCM2023-00251**– Riverside Cottages Planned Development

Planned Development

PROPERTY ADDRESS: 552 North 1500 West
OTHER AFFECTED PROPERTIES: 1500, 1516, 1520 & 1522 West 500 North
PARCEL ID: [08-34-230-026-0000](#)
MASTER PLAN: [Northwest Community](#)
ZONING DISTRICT (if approved): [SR-3 Special Development Pattern Residential](#) & [R-1/5000, Single-family Residential](#)

REQUEST:

Bert Holland, representing Hoyt Place Development, LLC, is requesting Planned Development approval for an 18-lot development consisting of detached single-family houses that would be accessed by a private road at approximately 552 North 1500 West. The proposal also includes changes to the size of the lots located at approximately 1500, 1516, 1520, and 1522 West 500 North. This application is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations.

If the Planning Commission approves this request, they are approving the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process.

RECOMMENDATION:

Based on the information and findings listed in the staff report, Planning Staff finds, with the recommended conditions, that the proposal generally meets the Planned Development Standards. Therefore, staff recommends that the Planning Commission approve the request with the following conditions:

1. A public access easement is recorded on the project site, ensuring a connection between 1500 West and 500 North. The recording instrument shall delineate maintenance responsibilities and liability between the City and any property owners. (see [Key Consideration 3](#))
2. Signage must be placed on the site indicating that the midblock connection is a public right of way. (see [Key Consideration 3](#))
3. An application to demolish the house located at 552 N 1500 West shall be submitted within six months of approval of this request. (see [Key Consideration 4](#))

ATTACHMENTS:

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

PROJECT DESCRIPTION

This is a proposal to develop approximately 1.87 acres (~81,447 square feet) of land located at approximately 552 North 1500 West. The area in question also includes the rear yards of properties at 1500, 1516, 1520 and 1522 West 500 North (see map below). The development would include 18 new lots accessed by a private street from 1500 West. The properties facing 500 North would be reduced down to 5,000 square feet, but otherwise unchanged. Several key features of the proposal require relief from zoning regulations and, therefore, Planned Development approval from the Planning Commission, including lots without frontage on (or direct access to) a public street, rear yard setbacks, and maximum lot size. A complete list of all requested modifications to zoning regulations can be found in this report's Approval Process and Commission Authority section. The proposed dwellings are designed with flexible configurations that can include up to four bedrooms or space for an internal ADU. The proposed development also includes a mid-block walkway connecting 500 North with 1500 West and Backman Elementary School.

Quick Facts

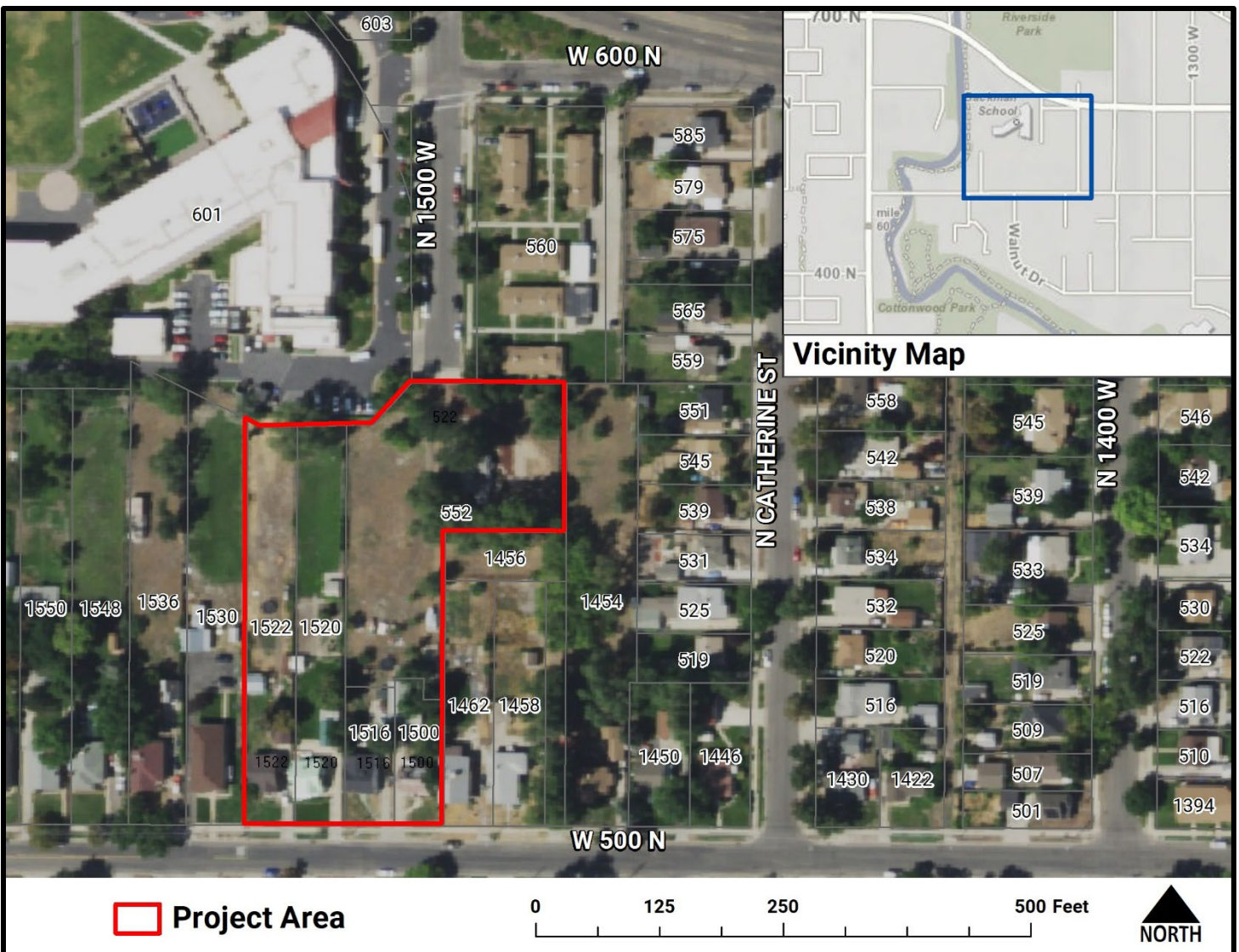
Number of Units: 18 new dwelling units, 4 existing units

Building Type: detached (stand-alone) single-family dwellings

Parking: 36 garage spaces (2 per unit) and some additional parallel parking on the private street

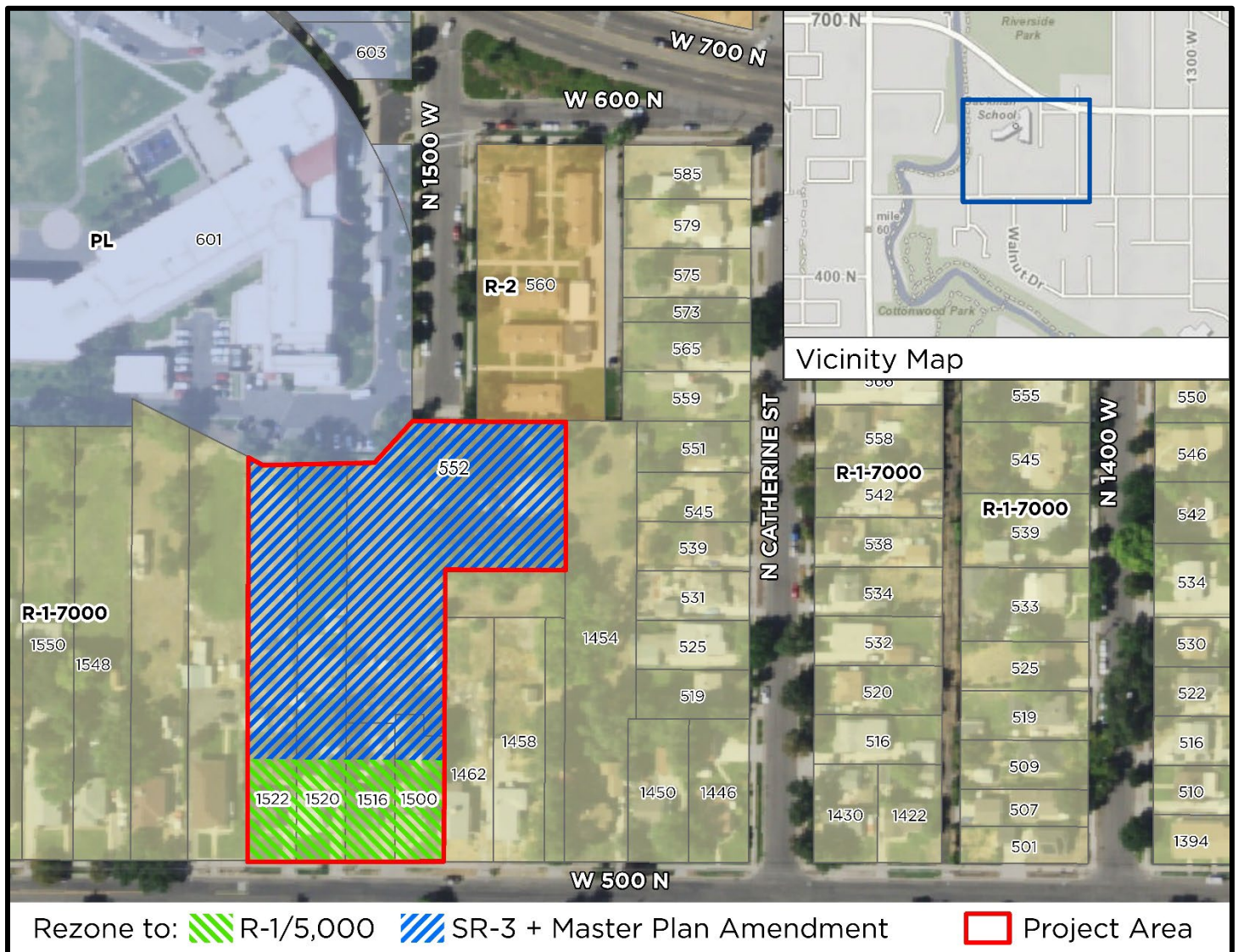
Max Building Height: 28 feet

Review Process & Standards: Planned Development review, SR-3 zoning Standards, general zoning standards



Background and Associated Applications

A request to rezone the properties within the subject site, which also included an amendment to the Northwest Community Master Plan's Future Land Use Map, was approved by the City Council in July of 2023. The request rezoned most of the site from R-1/7,000 Single-Family Residential to SR-3 Special Development Pattern Residential except for the south ~110 feet of the properties facing 500 North, which were rezoned to R-1/5,000 Single-family Residential. The changes are illustrated in the map below:



A condition of approval for the rezone, intended to satisfy the housing loss mitigation requirements (found in [section 18.97 of City Code](#)), was the approval of an application to construct additional housing on the site. The ordinance (or enacting document) establishing the rezone and master plan amendment cannot be published unless the Planning Commission approves this Planned Development petition. Planning staff is reviewing this project as if the new zoning districts were in place since they would apply if this petition were approved.

Current Conditions

The subject site consists of five properties with large rear yards. Four of them front 500 North and are occupied by single-family houses, all currently occupied. The other property is accessed at the point where 1500 West ends next to Backman Elementary School. The house on that property is in a state of disrepair and has been plagued with building code enforcement issues. The applicant intends to demolish that building if this proposal is approved.

The unoccupied areas of the site are in varying states of maintenance. One is neatly mowed, while another contains inoperable cars and debris. Except for the mowed property (1520 W 500 N), the backyards of the subject site are

primarily covered with brush, weeds, and unkept lawns. Poorly managed trees run along (and within) the fences along the property lines within and around the site. There are multiple large trees on the 552 N 1500 W property. None were elevated to specimen status by the City's Urban Forester.



Rear yards of 1520 & 1522 West 500 N

Neighborhood Context

Character

The surrounding neighborhood primarily consists of detached single-family houses on deep and relatively narrow lots with widths between 50 and 60 feet. There are a few notable exceptions to this single-family character near the site. The first, immediately to the north of the subject properties and east of Backman Elementary School, is a small development of four duplexes, zoned R-2 Two Family Residential. To the west of the project area, at about the middle of the block, is a small, planned development consisting of seven single-family houses on small lots accessed by a private street (Mackland Lane).

Streets and Transit

The streets adjacent to the project site (500 North and 1500 West) are local public streets lined with parkstrip and sidewalks. Catherine Street, to the east, is the nearest connection between 500 North and the 600 South/700 South



Backman Elementary School drop-off area at 1500 West (Google Maps)

arterial. The only other connection on the block between those two streets is a path for students just east of the Mackland Planned Development. Comments made by nearby residents regarding the rezone request noted that 500 North is known for motorists speeding between Catherine Street and Redwood Road, ostensibly to avoid the busy intersection at 700 North and Redwood Road.

The 205 bus (running every 30 minutes) runs along the 600 South/700 South arterial with stops at 1400 West—just under a quarter-mile walk from the subject site. Westbound buses connect to the Trax Green Line at Power Station (approximately 1460 West North Temple), and Eastbound buses take riders downtown and then to points south towards Murray.

Planning staff asked the City Transportation Division for insight on the capacity of 1500 West for new development since it also serves as pick-up and drop-off traffic for Backman Elementary. They indicated that the intensity of the proposal would not significantly impact the capacity of 1500 West. They noted that any overload caused by school traffic would need to be mitigated by the school district and not by the applicants of this proposal.

Amenities and Schools

Riverside Park, the nearest park to the site, is located on the north side of 600 S/700 S and less than a quarter mile from the subject site. Amenities at the park include two playgrounds, multiple sports fields, and large pavilions. The Jordan River Parkway Trail connects Riverside Park and the surrounding neighborhoods to points north and south and provides additional recreation opportunities. The Northwest Community, Recreation, and Senior Centers campus (also located along the Jordan River Trail) is just over a half-mile walk from the site. Amenities provided by the Northwest centers include an indoor pool, childcare, reservable space, and programmed activities for seniors and children. The subject site is located within the boundaries of Backman Elementary (located immediately north of the site), Northwest Middle, and West High Schools.

Utilities

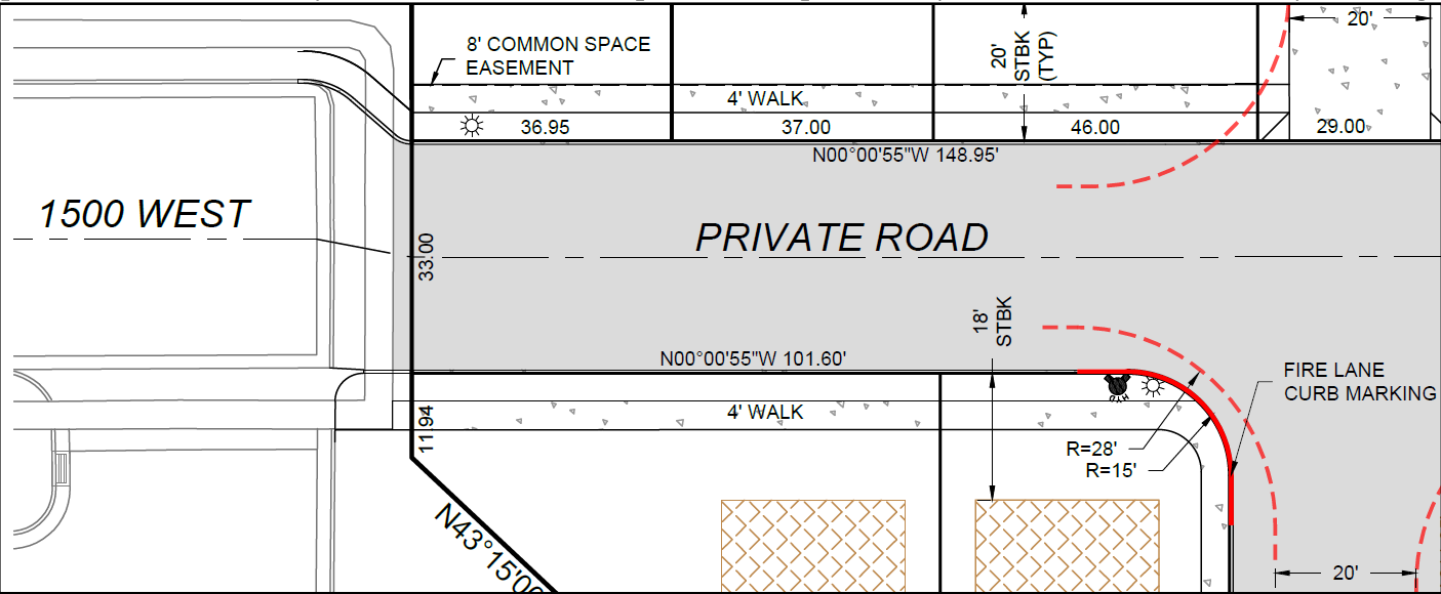
Representatives from the Public Utilities Department did not express any concerns about the proposal’s impact on the capacity of existing water, sewer, and storm sewer systems. They noted that calculations would need to be provided for building permit review and that the cost of any necessary upgrades to public facilities would need to be covered by the applicants.

Project Details

The Riverside Cottages development proposal includes 18 new single-family dwellings and four existing houses. The bulk of the project is located within the interior of the block. A private street, accessed from 1500 West, would provide vehicular access to the new lots. A midblock walkway would connect 500 North and 1500 West.

Lot Layout

Due to the narrow property frontage at 1500 West, none of the proposed 18 new lots in the development would front a public street. Instead, they would be accessed via a private road, private alleys, and the midblock walkway. Buildings



Proposed access point at 1500 West

would be oriented toward sidewalks and walkways, placing garages in their rear yards and setting them back from adjacent properties. Despite lacking public street frontage, 14 of the 18 new lots would meet the SR-3 district's minimum lot size and lot width requirements. Lots 1-4, located near the proposed vehicular entrance, would be slightly larger than the 4,000-square-foot maximum lot size to account for the irregular shape of the subject site.



View of access point location from 1500 West (Google Maps)

House Type

The applicant has provided elevation drawings for the proposed single-family dwellings (which can be found in [Attachment B](#) with the applicant's submitted materials). While simple in exterior design, the modular nature of the structures allows for customizable internal configurations. The applicant has indicated that internal ADUs are an option for those who would purchase a unit. Garages for the units would be located in the rear and include space for up to two vehicles. The proposed structures' footprints sit well within the maximum building coverage (60%) of the proposed lots.

Street Access and Parking

The proposed private street and private alleys within the proposed development would provide access to each unit's driveway and garage. The sole connection to a public street would be located at the north end of the proposed development onto 1500 West. No new vehicular access is proposed along 500 North. Parking for each unit (including any possible ADUs) would be located within each associated garage and driveway. Overall, 36 parking spaces are proposed for the 18 units (and 18 possible ADUs). That is a ratio of one space per principal unit and one space per ADU, meeting the minimum requirements for single-family dwellings in the SR-3 district.



Rendering of a front porch design option for the proposed units.

Open Space and Landscaping

The proposal includes just under 4,000 square feet of common area designed to be used as a community garden. The applicant has not indicated if it is intended to be a public or private amenity. Landscaping included with this proposal is designed to improve the experience along the midblock walkway that cuts through the middle of the development. Landscaping on other lots would be installed according to the requirements for single-family dwellings.



Landscaping plan for proposed midblock walkway

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Planned Development

The applicant has requested Planned Development approval from the Planning Commission for modifications of the following requirements:

1. **Lot Frontage on Public Streets:** [21A.36.010.C](#), which requires all lots to have frontage on (or touch) a public street.
2. **Front Yard Setbacks:** [21A.24.100.E.1.a](#), which requires the front of new buildings to project no farther than either the average depths of the block face or 10 feet from the front lot line (if no other buildings are present).
3. **Rear Yard Setbacks:** [21A.24.100.E.4](#), which requires 20% of a lot's depth (not less than 15 feet and no more than 30 feet).
4. **Driveway Width:** [21A.44.060.A.6.c.\(3\)](#), which limits the width of driveways in the SR-3 district to 22 feet.

The proposed project will need to meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment E](#)) in addition to all other relevant zoning requirements that would not be modified by approval of this request.

KEY CONSIDERATIONS

Planning Staff identified the following Key Considerations through analysis of the proposal and from public comment:

1. Master Plan Compatibility
2. Rezone Approval Conditions
3. Requested Modifications & Planned Development Objectives
4. Enforcement Issues

Consideration 1 – Master Plan Compatibility

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

- Housing SLC (Citywide Housing Plan, 2023)
- Thriving in Place – Salt Lake City’s Anti-Displacement Strategy (2023)
- Plan Salt Lake (2015)
- Northwest Community Master Plan (1992)

A discussion of the relevant plans and policies can be found below:

Housing SLC (2023)

Goal 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and **increase the supply of housing at all levels of affordability.** (*emphasis added*)

- Entitle 10,000 new housing units **throughout the city.** (*emphasis added*)

Discussion:

The Planned Development process is a zoning tool that provides flexibility for projects that would typically not be permitted through strict application of the zoning code. The proposed development is utilizing this process to allow more efficient use of the subject property in a way that would otherwise be prohibited. The requested modifications to the zoning regulations will allow for more dwelling units on otherwise underutilized parcels, assisting with the need for additional housing within the city. Additionally, with the addition of flexible space for accessory dwelling units (ADUs), the proposed development could provide space for a mix of household sizes and incomes.

Thriving in Place – Salt Lake City’s Anti-Displacement Strategy (2023)

Guiding Principle 3 – Increase Housing Everywhere: Create more housing overall, and more affordable housing specifically, while minimizing displacement and countering historic patterns of segregation.

Goal 3: Produce more housing, especially affordable housing.

- **Strategy 3B** – Make ADUs easier and less expensive to build.
- **Strategy 3C** – Facilitate creation of more diverse housing choices.

Discussion:

As already discussed, the applicant has requested flexibility through the Planned Development process to facilitate efficient development of the property. The property adjacent to 1500 West has a relatively narrow frontage abutting the public way. Strict application of zoning requirements would require the applicant to either dedicate a new public street through the site or limit the density of the site. While the proposed development would be market-rate housing, it is still increasing supply, and Planned Development approval would enable the applicant to provide family-sized units (defined as more than three bedrooms in the document) at this location.

The flexibility for ADUs in the units helps to fulfill strategy 3B. While more affordable than some other housing options, the initial cost can be prohibitive for some homeowners. By integrating a flexible space at construction, the applicant can help reduce the overhead that comes with new (internal or external) ADUs. Finally, the ADU element of the proposed development enables a mix of different housing options within a single neighborhood. It places one-bedroom/studio units right next to family-sized units, encouraging a mix of incomes and household sizes and supporting Strategy 3C.

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

2. Growth:

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

- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Discussion:

The proposed development takes advantage of an underutilized property and would rely on existing infrastructure (after some possible minor improvements) without requiring significant investment from the City. The project is located near numerous recreational amenities, including Riverside Park and the Northwest Recreation Center. Stops for the 205 bus (taking riders downtown or towards the airport) are a five-minute walk from the site.

3. Housing:

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

Discussion:

Due to the narrow street frontage on 1500 West, Planned Development approval is necessary to facilitate the development of moderate-density housing on the site. The strict application of the zoning regulations would require a new public street and the removal of one of the single-family houses facing 500 North. The project takes advantage of existing infrastructure to provide a moderate increase in density in the neighborhood.

Northwest Community Master Plan (1992)

The Northwest Community Master Plan was adopted in 1980 and updated in 1992. The update focused mainly on specific areas of concern in the community, such as the airport and the state office complex along North Temple Street. As these documents have not been recently adopted or updated, changes in the community and in city policies since that time should be taken into consideration.

The plan recommends maintaining single-family neighborhoods and raises concerns about new development interfering with neighborhood character. There has been significant growth across the city since 1992 but this portion of the Fairpark Community has generally remained low-density residential. When discussing residential land uses, the master plan states that the city should “encourage families to establish in the Northwest Community to stabilize the community population.” As the community no longer has large tracts of developable property, infill development is generally the only tool available to accomplish that goal. The proposed development, while denser than much of the surrounding neighborhood, follows the direction of the Northwest Community Master Plan and maintains the single-family character of its neighborhood. Impacts to adjacent property are mitigated by increased setbacks and the project’s proposed midblock walkway would benefit all residents within the immediate vicinity.

Consideration 2 – Rezone Approval Conditions

When the rezone request associated with this project was approved in July 2023, the City Council included a requirement for Planned Development approval of a project on the site. According to the Housing Loss Mitigation requirements in [Chapter 18.97](#) of City Code, the project would need to provide dwellings that would replace the house slated for demolition at 552 North 1500 West. Publication of the ordinance (official document) enacting the rezone (and the associated master plan amendment) must wait until a Planned Development is approved for the site (a draft copy of the ordinance is included in [Attachment F](#)).

Because the ordinance has not yet been published, the subject site is not yet officially rezoned. Planning staff has reviewed the proposal as if the new zoning is in place. Approval of this request would enable official amendment of the zoning and future land use maps and allow the applicant to begin the subdivision process according to the plans included with this request. Denial of the request would leave the project site, as well as its zoning and land use designation, as they are currently.

Consideration 3 – Requested Modifications & Planned Development Objectives

The applicant is requesting several modifications to the zoning regulations as part of their development. Those are listed in the [Approval Process and Commission Authority](#) section earlier in this report. Generally, all of the modifications are related to meeting two Planned Development objectives involving open space and accessory dwelling units. Specifically, these include:

- Housing: “Providing types of housing that help achieve the City’s housing goals, including housing types not commonly found in the neighborhood but of a scale that is typical to the neighborhood.”
- Mobility: “Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.”

Housing

The dwelling units proposed with this request are all detached single-family. However, the houses on the site are closer together than other single-family dwellings within the project's vicinity. The project avoids possible negative impacts due to its location within the middle of the block. Including possible ADUs only adds to the variety of housing types within the development. The characteristics of the proposal make it a unique yet compatible moderate-density development, achieving adopted goals that encourage missing middle (medium scale) development.

Mobility

The nature of the site requires Planned Development approval for efficient development of the space. A project of similar scale that strictly adhered to all zoning regulations would require the installation of a public street (to ensure all lots have public street frontage). That new street would likely require the removal of at least one of the single-family houses facing 500 North and cause additional traffic issues by connecting Backman Elementary School traffic to 500 North—a street already dealing with excessive speeds between Catherine Street and Redwood Road (by drivers attempting to avoid the busy intersection between 700 North and Redwood Road). Rather than creating vehicular connections fraught with potential issues, this proposal includes a pedestrian walkway connecting residents and students to Backman Elementary and points beyond, including Riverside Park. This type of connectivity would not be possible without Planned Development approval, or the modifications requested by the applicant.

To ensure that the midblock walkway remains available to the public and to make it clear that it is available for public use, Planning staff recommends that a public easement is recorded along the walkway and that signage is installed at each side of the walkway indicating it is available for public use.

Consideration 4 – Enforcement Issues

The house at approximately 552 North 1500 West has been under enforcement for a connection to City water that is not buried according to adopted specifications. The property owner, who is not the applicant, has yet to comply with requests to correct the issue. The Attorney's Office has asked Planning staff to add a recommended condition to this request requiring the submittal of a demolition permit application for the house within six months of Planned Development approval. That condition is listed with staff's recommendation.



The house at 552 N 1500 W has a history of enforcement-related issues.

STAFF RECOMMENDATION

Overall, the proposed *Riverside Cottages* development meets the intent of the SR-3 zoning district (as discussed in [Attachment D](#)), the general zoning requirements, and generally meets the standards required for Planned Development approval (as discussed in [Attachment E](#)). The applicant has made efforts to provide new housing on an underutilized lot in a way that fulfills city plans and policies and provides a benefit to the community.

NEXT STEPS

Planned Development Approval

If the Planning Commission approves this project, they are approving the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process. Plans for a building permit must be consistent with the approved development plan and will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission.

The applicant would then be able to begin the subdivision process. A Preliminary Plat would need to be approved before the issuance of any building permits. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met and a Final Plat has been recorded.

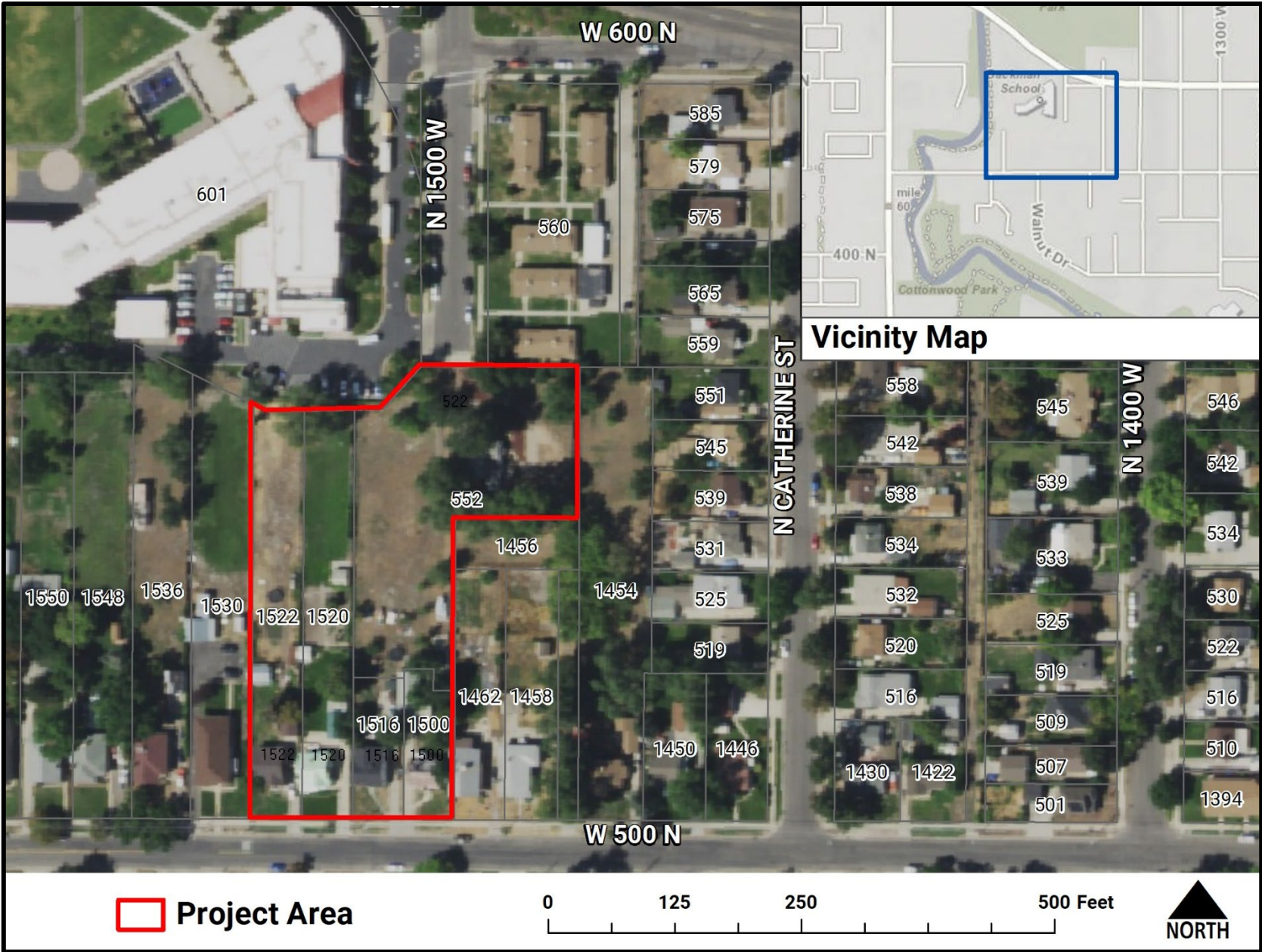
Planned Development Tabled/Continued

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

Planned Development Denial

If the Planning Commission denies the Planned Development application, the ordinance rezoning the project site would not be published, but the applicant could submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning processes.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Submitted Materials

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RIVERSIDE COTTAGES – PLANNED DEVELOPMENT

April 3, 2023

Introduction

Riverside Cottages consists of five parcels, each with an existing home. One of the homes is to be demolished, while the remaining 4 are to be fully renovated.

Riverside Cottages recently obtained SR3 and R1-5000 zoning for the subject properties. This proposed Planned Development is for 17 new single-family homes and 4 existing homes for a total of 21 single-family homes.

Background

Riverside Cottages, an infill development, includes parcels 1522, 1520, 1516, 1500 West 500 North and also 552 North 1500 West.

A proposed private street from 600 North will provide vehicular access to 17 single-family homes. The four existing homes face south and access 500 North.

Improvements for Riverside Cottages will include new sewer, water, curb, and gutter, gas, asphalt, etc. At the request of the neighboring landowner, planning for utility and vehicular access for anticipated additional phases.

Riverside Cottages totals 2.31 acres and a community garden is designed as a common amenity for all homeowners to enjoy. The following is a summary of what is proposed:

1. Lot sizes. The R1-5000 lots range from 5,547 square feet to 5,684 square feet. The SR3 lots range from 2,798 square feet to 5,000 square feet.
2. Homes. The homes are single-family detached with optional ADU or flex space. These single-family homes offer up to four bedrooms, three and a half bathrooms and if one chooses, a studio apartment or up/down flex space.

3. Community garden. The community garden is conveniently nestled along the common paseo and is approximately 4,000 square feet.
4. Parking. The parking requirement for the SR3 zone is one (1) parking stall per dwelling. However, those choosing a garage will have two (2) enclosed parking stalls. Parking for units that are built with an ADU or flex space is located in the side yard of each unit with potential tandem parking. Through the Planned Development, the ADU parking is being requested as a modification in order to allow for on street parking credit. This request is due to the ordinance not providing credit for on street parking in single-family districts. However, the zoning administrator has made the determination that the parking ordinance does not define those districts clearly, and that the SR-3 is actually defined as a medium density residential district. The requested modification of this provision is to ensure this clarity and allow for parking flexibility with this type of housing.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and changing the zoning to a district that was created for development or interior residential blocks.

The decision to grant the rezone was made by the Planning Commission with the acknowledgement and expectation that any proposal for development will meet the requirements and standards for Planned Developments as well as the purposes of SR-3 and R1-5,000 districts.

The proposed development is consistent with the purpose statement of the SR-3 district that calls for a medium-density zoning district that provides *“a variety of housing types, in scale with the character of development located within the interior portions of city blocks”*. This proposal contains single-family homes with multiple floor plan options that can and will meet the needs of the diverse population.

The Planned Development objectives and standards are being met by promoting greater efficiency in use of the land, utility services, and transportation systems. The proposed incremental increase in density utilizes the land to a more efficient degree than would otherwise be

found in the area.

In addition, the location of the proposed development is adjacent to Backman Elementary School, is across the street from a regional City park, is a stones throw from the Jordan River Parkway, and from shopping, banking, and restaurants.

Riverside Cottages housing options are consistent with the goals found in the citywide plan: *Plan Salt Lake*, with the second initiative of the *Plan Salt Lake* housing section being to “Increase the number of medium density housing types and options.”

The proposed configuration is the most logical way to develop the subject properties. These properties are narrow and deep and if they were to be subdivided North and South, the result would be single-family lots roughly 160’ deep. This fact provides adequate justification for the structures to be oriented as proposed.

The proposed modifications allow the development to access the expanse of property at the mid-block of Riverside Cottages and utilize this asset for more housing choices in the community. Development of the interior portions of the block would not be possible without the new street and utility infrastructure. The applicant has created this housing opportunity at significant cost. The ordinance that requires lots to front a public street render most of the subject properties undevelopable without modifications being granted through the Planned Development process.

Planned Development Requirements

21A.55.010: Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands: **The homes are oriented to create, conserve, and protect open space and each home faces common green space and a connecting paseo. A community garden is also included.**

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. A paseo connects Riverside homes, providing a safe environment for walking and biking in the immediate neighborhood. In addition, the paseo connects to the existing sidewalks and streets outside of Riverside Cottages. These sidewalks lead to a grocery store, banking, a school, the Jordan River, the State Fairgrounds, a recreation center, public transportation, and more.

2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest. N/A

3. Development of connected greenways and/or wildlife corridors. The greenways (common space) the homes face are connected via safe and inviting walking and bike trails to neighbors, sidewalks, a community garden, a neighborhood grocer, a school, public transportation, and more.

4. Daylighting of creeks/water bodies. N/A

5. Inclusion of local food production areas, such as community gardens. A Community garden is designed and included. In addition, grow boxes are offered throughout.

6. Clustering of development to preserve open spaces. Clustering allows the preservation of open spaces, green spaces, a walkable development, great connectivity, and more.

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. N/A

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. Native plants and grasses are used; leading to water-wise landscaping, water conservation, low maintenance, and more.

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

1. At least 20% of the housing must be for those with incomes that are at or below 80% of the area median income. While our focus is providing high quality, price sensitive, work-force housing, the additional ADU's and or flex space can and will provide affordable housing options, within a safe neighborhood, with direct linkages to downtown, a grocery store, a school, banking, restaurants, etc.
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. We comply with the 28' height restriction and our homes are consistent with the size and scope of the neighborhood. However, we have included flex spaces and accessory dwelling spaces (ADU's), adding more flexibility and affordability to the neighborhood.

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. Our connected neighborhood sidewalks provide easy, safe, and convenient access to a grocery store, banking, recreation, and more.
2. Improvements that encourage transportation options other than just the automobile. Our connected sidewalks provide great access to public transportation, biking, walking, etc.

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. Our private streets require less asphalt while providing more than the required parking. Most of our homes are oriented east to west, with simple pitched roofs that

easily accommodate solar panels. Each home is wired for solar, and every homeowner can choose to install solar panels at the time of construction or in the future.

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.

N/A

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:

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

Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process. As previously mentioned, the properties at Riverside Cottages underwent rezoning approval and were rezoned to SR3 and R1-5,000.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and by changing the zoning to a district that was created for development or interior residential blocks. Riverside Cottages meets the intended purpose of the re-zone by providing desperately needed housing options in Salt

Lake City.

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:

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.

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. **We obtained a General Plan amendment. The proposed development is consistent with the height, lot size, and scale of the surrounding neighborhood. The proposed plan is also consistent with the wishes of the neighborhood while balancing the city-wide plan. Although the area allows attached housing, our plan ensures single-family homes, with flexible floor plans, that appeal to and accommodate different sectors and meet multiple housing needs.**

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; **The proposed development is compatible to the neighborhood as it relates to scale, mass, and intensity. Our single-family homes are approximately 2,000 SF and will not exceed 28' in height.**

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; **Our homes are built with sustainable and enduring exterior material. From metal roofs to custom windows and no stucco, our homes maintain a fresh and timeless look. Our plan ensures single-family homes,**

with flexible floor plans, that appeal to and accommodate different sectors and meet multiple housing needs.

3. Whether building setbacks along the perimeter of the development: **Natural setbacks of approximately 25' from the property line to the homes are built into our 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. The private amenity is a community garden. There is adequate space and connectivity to the garden.

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. Natural setbacks of approximately 25' from the property line to the homes are built into our development.

d. Provide adequate sight lines to streets, driveways and sidewalks. We adhere to AASHTO standards

e. Provide sufficient space for maintenance. N/A

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; Our homes have large windows, and porches, and are oriented toward the open space. This is designed for safety, a sense of community, and more

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; We will include this in the landscape detail

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and Garbage cans are located at each home. Cans are to be kept in the garage or toward the rear, on the side of the home

7. Whether parking areas are appropriately buffered from adjacent uses. Each home has its own parking and parking is allowed on the private street. We have gone to great care to separate pedestrians from automobiles

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; N/A

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; To be shown in the landscape detail

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and. To be shown in the landscape detail

4. Whether proposed landscaping is appropriate for the scale of the development. To be shown in the landscape detail

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; There is direct access onto 600 North, a State Hwy. The additional daily traffic count will not have an adverse impact.

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; **Yes, walkways connect the proposed development to its surroundings, to each home, and the community garden.**

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and **Biking and walking are encouraged and we provide direct links to 500 South, 600 South, Bachman Elementary School, and more**

c. Minimizing conflicts between different transportation modes;

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; **Yes, we provide direct links to surrounding and adjacent amenities**

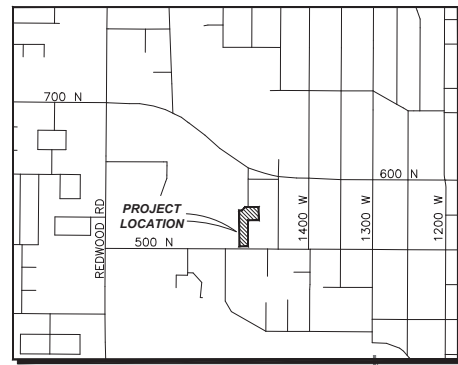
4. Whether the proposed design provides adequate emergency vehicle access; and **We comply with the International Fire Code (IFC)**

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

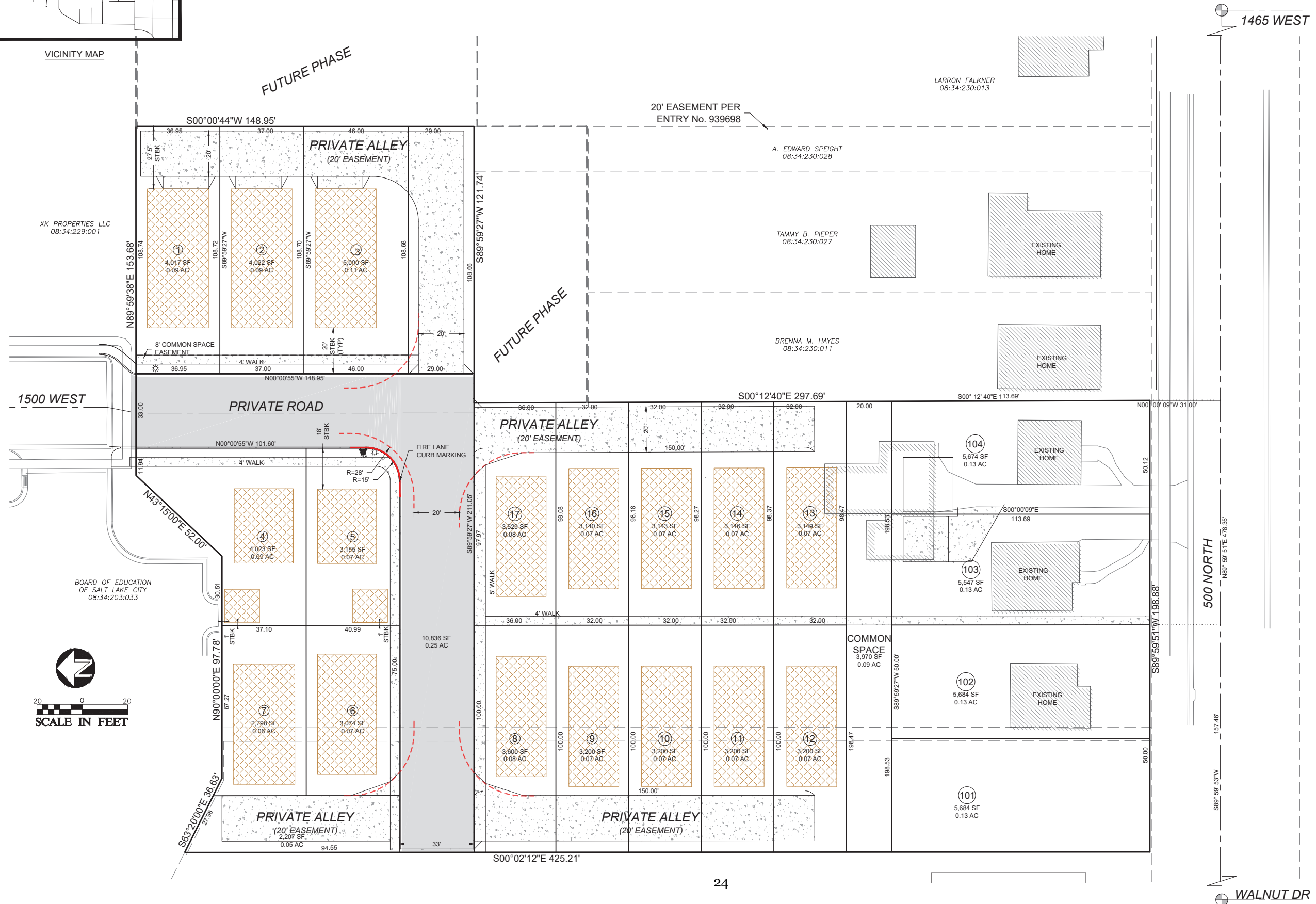
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment. **N/A**

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018) **Will coordinate utilities with the relevant city departments**

PRELIMINARY PLANS FOR
COTTAGES AT RIVERSIDE PUD
SALT LAKE CITY, UTAH
ATLAS PLAT 4, SALT LAKE CITY SURVEY



VICINITY MAP



COTTAGES
AT RIVERSIDE
PUD
SALT LAKE CITY, UTAH

PROJECT No. 1205

DELTA
Engineering
Rocklin, California
916.778.0770

DRAWN: KDC

CHECKED: SLK

DATE: 1/4/24

SCALE: 1"=20'

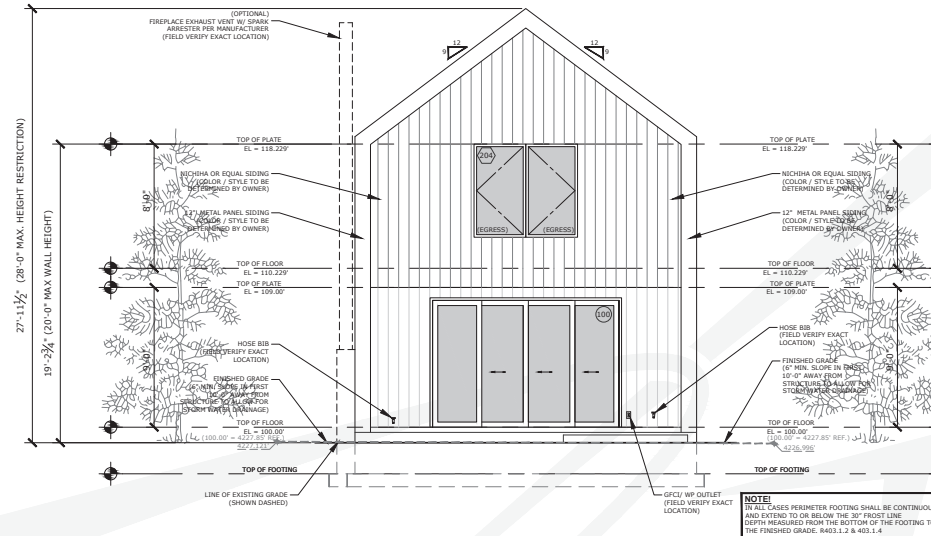
SHEET TITLE:
**PRELIMINARY
SITE PLAN**

SHEET No.

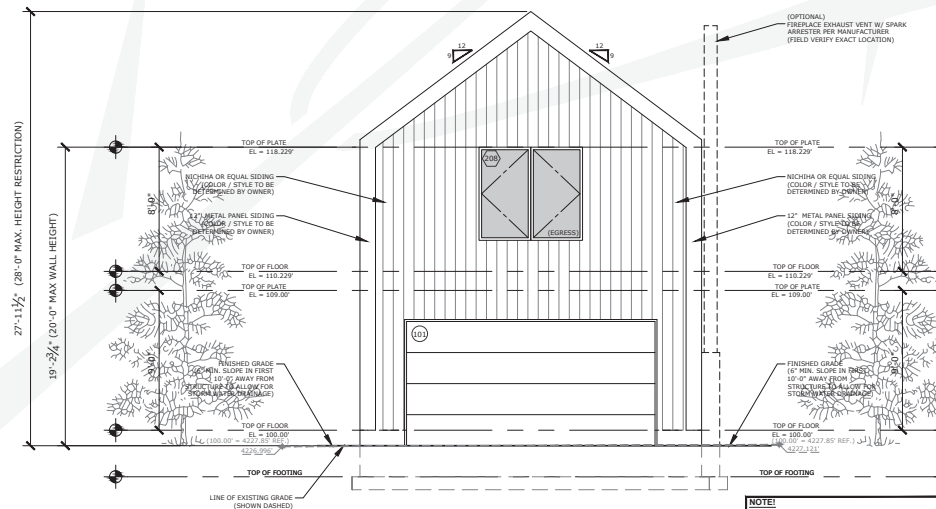
C-1

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CONSTRUCTION SET



02 FRONT ELEVATION
SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



01 REAR ELEVATION
SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)

Single Family
Homes
2200 sq. ft.

Metal Panel roof
and metal siding
plus fiber cement
siding

Overall Unit
Density is
approximately
12 units/acre



Riverside Cottages
Riverside Cottages Subdivision
552 N 1500 W
Salt Lake City, UT 84116

Project:
Construction & All Sub
Riverside Cottages Subdivision
Final Plans and Survey of
Subdivided Property with Survey
of All Improvements, including
water, also shown to determine
water right, or construction

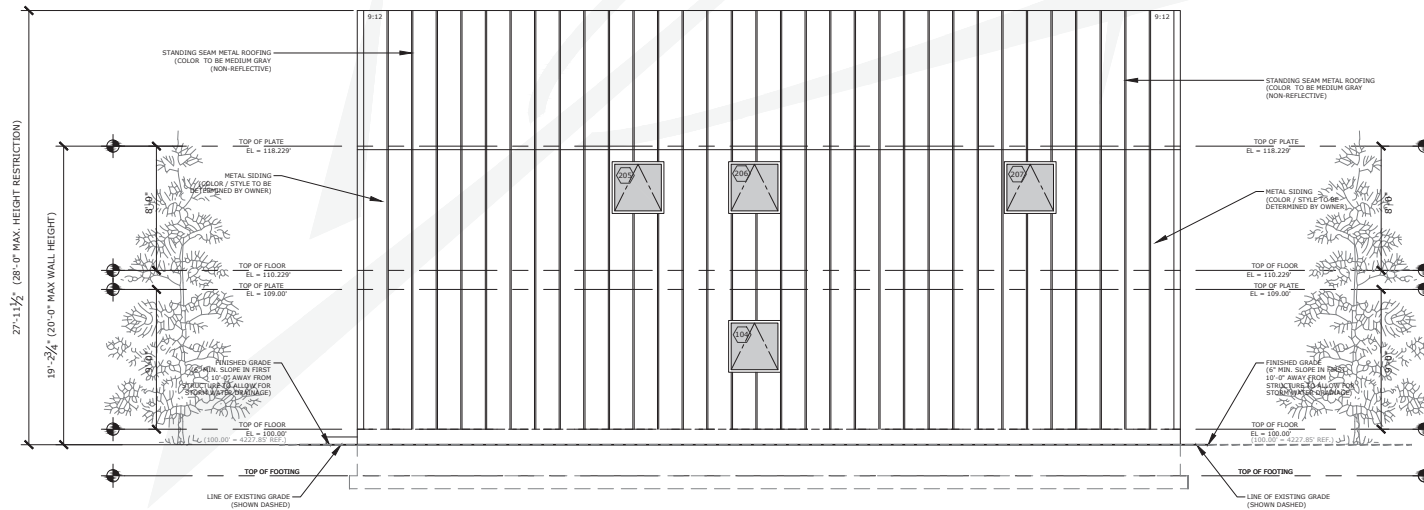
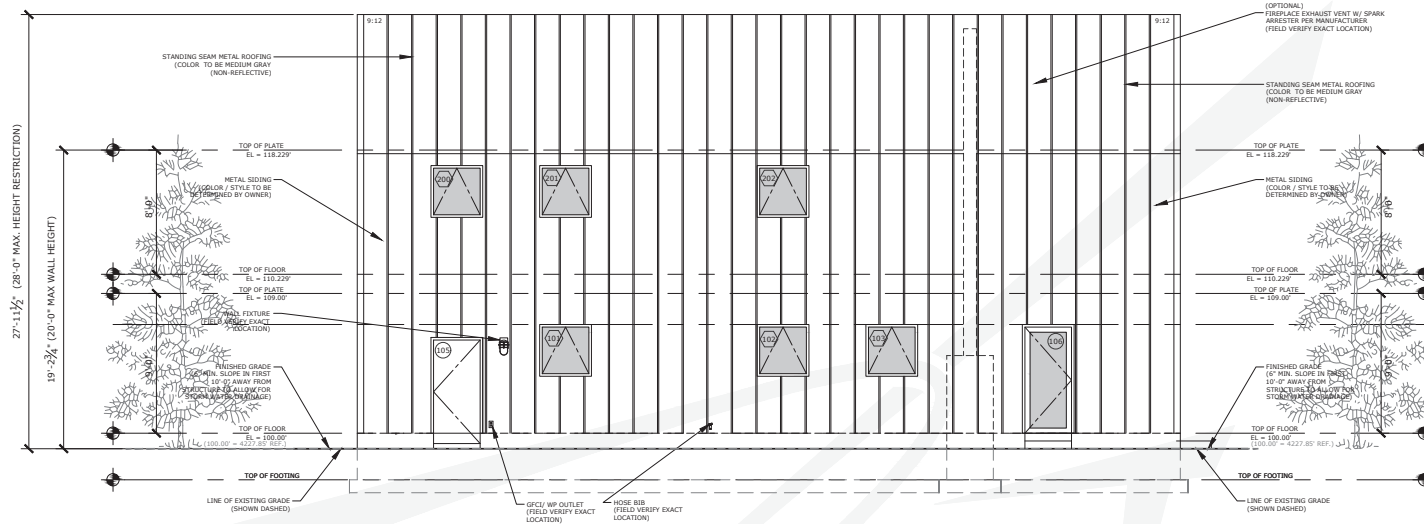
Client:
Project Title: Cottages Map

Author:
Drawing Information:
Project Number: 1100-000-08
Project Manager: B&B
Project Engineer: B&B

Sheet	Scale	Date
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2	1/8" = 1'-0"	11/11/2022
3	1/8" = 1'-0"	11/11/2022
4	1/8" = 1'-0"	11/11/2022
5	1/8" = 1'-0"	11/11/2022
6	1/8" = 1'-0"	11/11/2022
7	1/8" = 1'-0"	11/11/2022
8	1/8" = 1'-0"	11/11/2022
9	1/8" = 1'-0"	11/11/2022
10	1/8" = 1'-0"	11/11/2022

A3.1

CONSTRUCTION SET



Riverside Cottages
Riverside Cottages Subdivision
552 N 1500 W, Salt Lake City, UT 84116

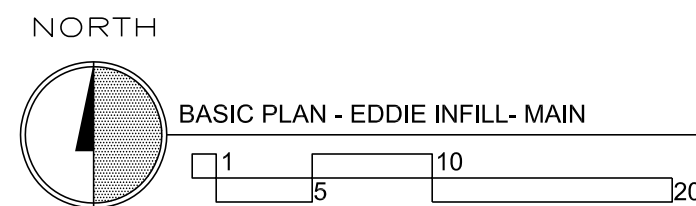
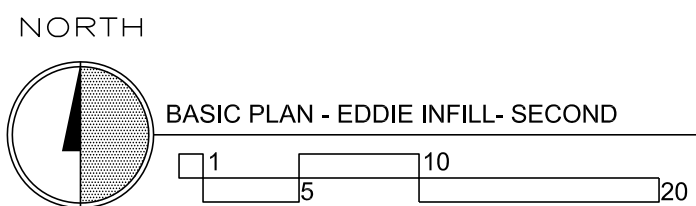
PROJECT
CONSTRUCTION & ALL TOP
SURFING SHALL BE DONE IN
ACCORDANCE WITH THE
UTAH PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF
RESIDENTIAL DEVELOPMENT
UNLESS OTHERWISE SPECIFIED
HEREIN. ALL DESIGN AND
CONSTRUCTION SHALL BE
IN ACCORDANCE WITH THE
UTAH PLANS AND SPECIFICATIONS
FOR CONSTRUCTION OF
RESIDENTIAL DEVELOPMENT
UNLESS OTHERWISE SPECIFIED
HEREIN.

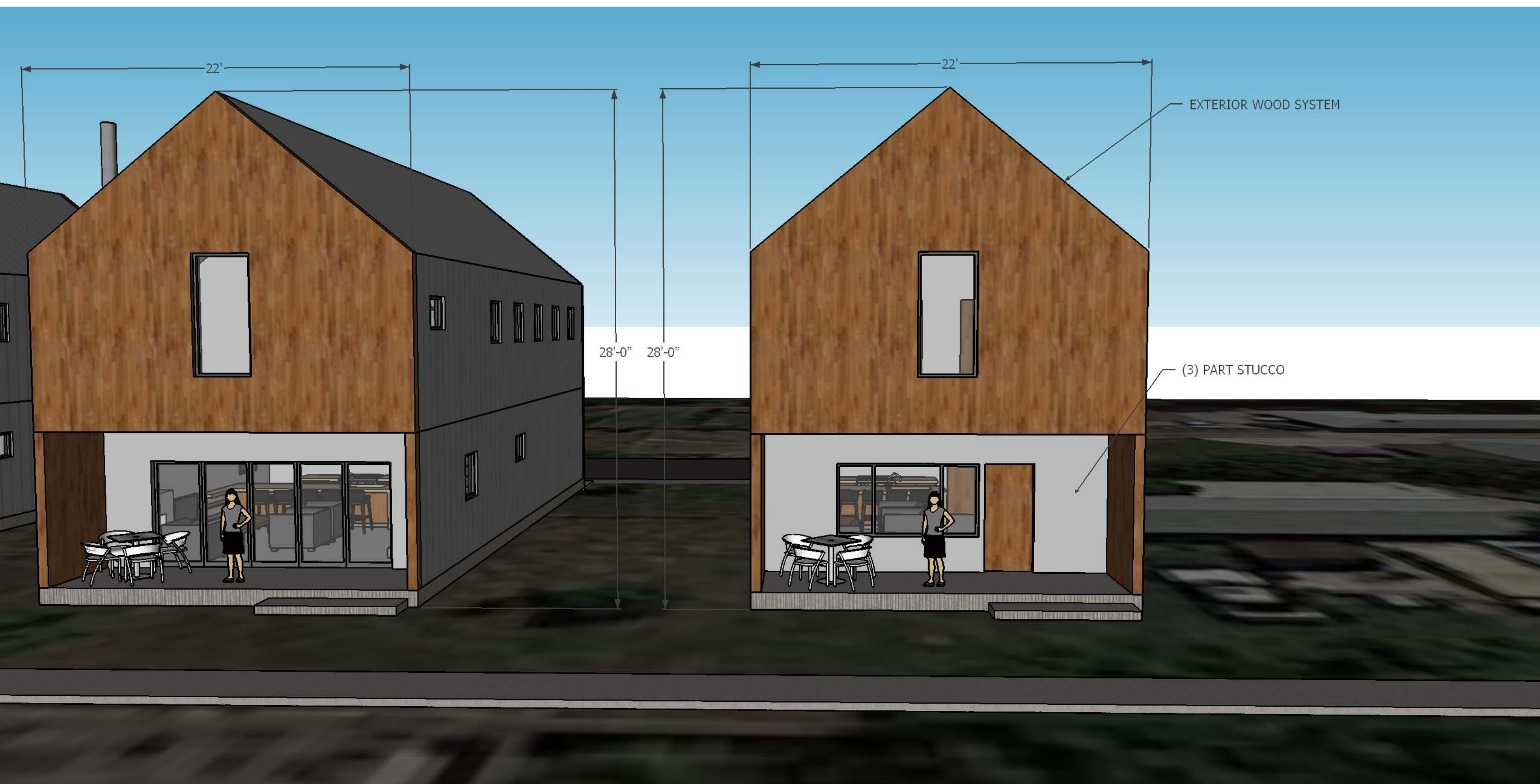
DATE
PROJECT NO.
SHEET NO.

REVISIONS
REVISION NO.
REVISION DESCRIPTION
DATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/2020
2	ISSUED FOR CONSTRUCTION	11/11/2020
3	ISSUED FOR CONSTRUCTION	11/11/2020
4	ISSUED FOR CONSTRUCTION	11/11/2020
5	ISSUED FOR CONSTRUCTION	11/11/2020

A3.2







ATTACHMENT C: Property and Vicinity Photos



1522 West 500 North

1520 West 500 North





1516 West 500 North

1500 West 500 North





552 North 1500 West

Rear yard of 1500 West 500 N





Rear yard of 1500 West 500 N

Rear yard of 1500 West 500 N





Views of 1516 West 500 N rear yard





Rear yards of 1516 & 1520 West 500 N

Rear yard of 1522 West 500 N



ATTACHMENT D: Zoning Standards Review

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

21A.24.100: SR-3 Special Development Pattern Residential District

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Standard	Proposed	Finding
21A.24.010 – General Provisions for Residential Districts		
21A.24.010.I – Front Façade Controls 10% of the front façade of each building must have an entry, windows, balconies, porches, or something similar (garage does not count)	The proposed elevations for each unit type includes more than 10% coverage from the features listed in this standard.	Complies
21A.24.010.N – Landscaping within Front/Corner Side Yard Front and Corner side yards must be maintained as landscape yards (see Landscaping section for requirements)	The established yards of each lot are proposed to be landscaped.	Complies
21A.24.010.V – Entrance Landing Each exit door must have at least 36" x 36" concrete pad (uniform building code)	Landings are present at each entry.	Complies
21A.24.100 – Provisions for SR-3 Special Development Pattern Residential District		
21A.24.100.C – Minimum Lot Area: <i>Single-family detached: 2,000 sq. ft.</i>	All proposed buildings are single-family detached. All proposed lots are larger than 2,000 square feet.	Complies
21A.24.100.C – Minimum Lot Width: <i>Single-family detached:</i> Interior lot: 30 ft <i>Corner lot: 40 ft</i>	All proposed lots are considered interior and are wider than 30 feet	Complies
21A.24.100.D – Maximum Building Height: Pitched roofs: 28 feet (slope of 2:12 or steeper) Flat roofs: 20 feet <i>Measured from established grade</i>	Elevation plans show all proposed buildings within maximum height.	Complies
21A.24.100.D.3 – Exterior Wall Height: 20 feet	Elevation plans show all walls adjacent to interior side yards to be shorter than 20 feet.	Complies
21A.24.100.E.1 – Front Yard Setback: 1. 10 feet or 2. Average setback of block, or 3. Established by subdivision plat	Lots 4 and 5 have a proposed front yard setback of 7 feet.	Complies with PD approval
21A.24.100.E.2 – Corner Side Yard Setback: 10 feet or established setback line	No proposed lots are adjacent to a public street so no corner side yards are present.	n/a
21A.24.100.E.3 – Interior Side Setback: <i>Single-family detached: 4 ft</i>	All proposed units are set back at least 5 feet from side lot lines.	Complies
21A.24.100.E.4 – Rear Yard Setback: <ul style="list-style-type: none"> 25% of lot depth Not less than 15 feet Not greater than 30 feet 	Lot 7 has a proposed rear yard setback of 5 feet and lot 6 has a proposed rear yard setback of 9 feet.	Complies with PD approval

21A.24.100.F – Maximum Building Coverage: 60% for detached single-family dwellings (includes primary and accessory buildings)	No proposed building covers more than 53% of a given lot	Complies
21A.24.100.G – Maximum Lot Size Detached single-family lots cannot be larger than 4000 square feet	Lots 1-4 are slightly larger than 4,000 square feet. They have been designed to accommodate the irregular geometry of the subject site.	Complies
21A.24.100.H – Attached Garage Standards: <ul style="list-style-type: none"> Garage width cannot exceed 50% of building Behind or in line with front of building 	All proposed garages are accessed from a lot's rear yard.	Complies
21A.36 – General Provisions		
21A.36.010.B – One Principal Building No more than one principal building may be located on a single lot in SR-3 district	One building proposed per lot	Complies
21A.36.010.C. – Frontage on Public Street All lots shall face a public street	Not all lots face public streets.	Complies with PD approval
21A.44 – Off Street Parking, Mobility, and Loading		
21A.44.040.A – Required Parking 1 spaces per principal dwelling unit No ADU space required, project site is within ¼ mile of a transit stop	Each proposed unit would include a two-car garage. 36 spaces proposed , excluding spaces along private road.	Complies
21A.44.040.E – Bicycle Parking Single-family and twin homes are exempt from bicycle parking regulations	-	n/a
21A.44.060.A.6.c – Driveways <ul style="list-style-type: none"> At least 20 ft from street corner property line At least 5' from utility infrastructure At least 8 ft wide No more than 22 feet wide Shared driveway entry allowed if approved by transportation division 	In order to accommodate traffic coming in and out of the development, the proposed private street accessing 1500 West is proposed to be wider than the 22-foot maximum. Some driveways within the development are also proposed to be wider than the 22-foot maximum. The applicant is requesting Planned Development approval for a modification to this standard.	Complies with PD approval

Accessory Dwelling Unit Review

Standard	Proposed	Finding
21A.40.200 – Accessory Dwelling Units		
21A.40.200.D – Number of Allowed ADUs	There would only be up to one ADU per proposed lot.	Complies
21A.40.200.E.1 – Location on property Internal ADUs shall be located within the buildable area of a lot	Any ADU on the site would be located within the buildable area.	Complies
21A.40.200.G – ADU Parking One space per ADU unless the property is: <ul style="list-style-type: none"> Within a district with no parking requirement. already parked beyond what is required. Within ¼ mile of a transit stop Within ½ mile of a bike lane 	The subject site is located within ¼ mile of a transit stop, so ADU parking is not required.	Complies
21A.40.200.J – Gross Floor Area There is no maximum gross floor area for internal ADUs, but they cannot exceed 50% of a structure's gross floor area.	None of the proposed potential interior ADU spaces would be larger than the structure in which they are located.	Complies
21A.40.200.N – Admin Regulations No minimum lot size for ADUs ADUs do not count toward lot density	The proposal complies with this standard.	Complies

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:

The proposed development efficiently uses the site in a way that would otherwise be difficult without Planned Development approval. Since the subject property only abuts a public street on one side, strict application of zoning requirements would require redundant and expensive public improvements, including new streets. As mentioned in [Key Consideration 3](#), the requested modifications to the zoning standards enable new infill lots without the removal of existing units. The modifications also allow for pedestrian-focused infrastructure with the addition of a midblock walkway. They also allow for development that fulfills adopted plans and policies in a way that would not be possible otherwise. This is further discussed under [Key Consideration 1](#).

Finding: ☒ Meets Planned Development Purpose Statement
☐ Does Not Meet Planned Development Purpose Statement

SR-3 Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Discussion:

The proposed development would bring new housing into an established neighborhood while improving pedestrian mobility. The proposal is located within the interior portion of a city block. The detached single-family nature of the

development reflects the character of the neighborhood, albeit at a moderate density. The requested modifications help to avoid removing an existing house on 500 North, further maintaining the neighborhood's existing character. The midblock walkway would add pedestrian connections to the block, potentially encouraging walkability in the neighborhood.

Finding: ☒ Meets SR-3 Purpose Statement ☐ Does Not Meet SR-3 Purpose Statement

R-1/5,000 Purpose Statement: *The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

Discussion:

The four existing single-family houses are located within the R-1/5,000 zoning district. Planned Development approval would allow for the efficient development of the site without losing these units. The character of 500 North would remain, maintaining the neighborhood as a "safe and comfortable place to live and play."

Finding: ☒ Meets R-1/5,000 Purpose Statement ☐ Does Not Meet R-1/5,000 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 proposal includes community space for residents to congregate and garden. However, this request did not include details regarding programming at the site, so staff finds that it only partially meets this objective. This proposal has met other objectives, and only one must be met to meet this standard.

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. Only one objective must be met.

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:

As discussed under [Key Consideration 3](#), This request proposes detached single-family dwelling units but with a higher density than other single-family homes nearby. The project's location in the middle of the block helps mitigate potential adverse effects. Additionally, considering the possibility of adding accessory dwelling units

(ADUs) increases the variety of housing types available within the development. These features make the proposal a distinctive yet harmonious moderate-density development, aligning with City goals to promote "missing middle" (medium-scale) development.

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:

The site's characteristics make Planned Development approval necessary to develop it effectively. If the applicant were to strictly follow all zoning regulations, it would require a public street (likely an extension of 1500 West). However, a new street through the site would require removing at least one of the single-family houses facing 500 North. This new street would also worsen traffic in the area by connecting Backman Elementary School traffic drop-off traffic to 500 North, which already has speeding issues between Catherine Street and Redwood Road (as drivers try to avoid the busy intersection between 700 North and Redwood Road). Instead of creating potentially problematic vehicular connections, the proposal includes a pedestrian walkway linking residents and students to Backman Elementary and beyond, including Riverside Park. Achieving this kind of connectivity is only possible with Planned Development approval and the changes requested by the applicant.

To ensure that the midblock walkway remains available to the public and to make it clear that it is available for public use, Planning staff recommends that a public easement is recorded along the walkway and that signage is installed at each side of the walkway indicating it is available for public use.

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. Only one objective must be met.

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.

Discussion: The applicant is not proposing to meet this objective. Only one objective must be met.

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:

Master Plan Compatibility was discussed in [Key Consideration 1](#) of the staff report. The proposed development is appropriate for the SR-3 and R-1/5,000 zoning districts and does not run contrary to the applicable master plans for this neighborhood.

Condition(s): Staff does not recommend any conditions related to this standard.
C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:
1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
Finding: Complies
<p>Discussion:</p> <p>The proposal's compatibility with adopted policies is discussed under Key Consideration 1. This proposal is for detached, single-family dwellings at a moderately dense scale. It manages to satisfy the Northwest Community Plan's call for sustaining neighborhood character while introducing the moderate density recommended by Plan Salt Lake and Housing SLC. The proposed units, while simple in design, are intended to maintain the scale of buildings in the neighborhood. It provides a transition between the duplexes on 1500 West and the single-family dwellings on the site that face 500 North.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
Finding: Complies
<p>Discussion:</p> <p>Buildings within the proposed development are oriented within the block, in line with the stated purpose of the SR-3 district to encourage mid-block infill. The units align with the Northwest Community Master Plan and more recently adopted plans by providing moderate density within established neighborhoods with detached single-family dwellings.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
3. Whether building setbacks along the perimeter of the development: <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.
Finding: Complies
<p>Discussion:</p> <ul style="list-style-type: none"> a. The Northwest Community Master Plan suggests that the single-family character of neighborhoods in the area should be preserved as much as possible, yet more recently adopted plans call for increases in density. This proposal threads the needle by providing detached single-family dwellings at a moderately denser scale than surrounding development. b. The proposed plans include a community space for gathering and gardening. c. The proposed units have been set back from adjacent residential property. d. The proposed access point from 1500 West would be sufficiently clear enough to facilitate driver and pedestrian visibility. The proposed development does not appear to crowd any existing/proposed streets, driveways, or sidewalks.

e. The private street provides ample space for large fire trucks to turn around within the site. Maintenance vehicles should not have any issues entering or exiting the site.
Condition(s): Staff does not recommend any conditions related to this standard.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Finding: Complies With Conditions
Discussion: Excluding the existing dwellings along 500 North, buildings in the development would not front a public street. Houses lining the midblock walkway will face inward, along their porches to line each side of the path. The units are designed to have large windows on their front facades. With the addition of the proposed landscaping, areas that may have the greatest amount of pedestrian traffic are designed to facilitate interest and interaction.
Condition(s): To ensure that the midblock walkway remains available to the public and to make it clear that it is available for public use, Planning staff recommends that a public easement is recorded along the walkway and that signage is installed at each side of the walkway indicating it is available for public use.
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Finding: Complies
Discussion: This is a low-scale residential development where significant lighting is not expected. Lighting at garages and doorways of the units will provide sufficient lighting for development at this scale.
Condition(s): Staff does not recommend any conditions related to this standard.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies
Discussion: All proposed uses are single-family dwellings; each unit will have private garbage cans. No dumpsters, loading docks, or service areas are proposed with this development.
Condition(s): Staff does not recommend any conditions related to this standard.
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: Parking on the site will be similar in character to surrounding properties (within garages and on driveways), and negative impacts are expected to be minimal.
Condition(s): Staff does not recommend any conditions related to this standard.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies
Discussion:

Trees on the site were not identified as native by the Urban Forestry Division. The trees found at the site's periphery are weeds typically found along fence lines of properties that have gone through periods of limited maintenance. It is common to find weedy tree varieties (including Siberian Elms and Trees of Heaven) in areas where windswept seeds may be caught, like along a fence.

The Urban Forestry Division takes a closer look at development projects during building permit review. If they find that any tree on the site meets their definition of a specimen tree, removal would require adherence to the Private Lands Tree Preservation requirements in section 21.48.135 of the zoning ordinance.

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

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

Finding: Complies

Discussion:

No existing landscaping buffers the site from adjacent properties to the north and west. The proposed units are set back from all property lines abutting property outside the project area, reducing potential impacts.

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

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

Finding: Complies

Discussion:

The proposed development would be single-family in character, not wildly different from the neighborhood's existing character. Staff finds that landscaping required by zoning regulations will be sufficient in lessening any potential impacts from the proposal.

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

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

Finding: Complies

Discussion:

Proposed landscaping along the midblock walkway would enhance the experience of pedestrians using the pathway and maintain privacy for occupants of the houses lining the path. The proposed landscaping includes a significant number of large shrubs, ornamental grasses, and perennials. The proposed plant material's scale and variety will match the development's low-density residential scale.

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

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

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

Finding: Complies

Discussion:

Staff from the Transportation division has indicated that the proposed development would not significantly impact traffic on 1500 West. They noted that any overload caused by school traffic would need to be mitigated by the school district and not by the applicants of this proposal.

The applicant has intentionally avoided a connection to 500 North, where impacts from traffic are more likely to be felt by the community. Avoiding a connection to 500 North also prevents the need to demolish any of the four existing single-family houses on the site.
Condition(s): Staff does not recommend any conditions related to this standard.
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;
Finding: Complies With Conditions
Discussion: <ul style="list-style-type: none"> a. The proposal includes a midblock walkway for pedestrians and cyclists. It would provide a pedestrian connection previously only available to students at Backman Elementary (via the walkway adjacent to the Mackland PUD). b. The midblock walkway would be open to cyclists, connecting 500 North to the 600 S/700 S arterial. The walkway also provides a pathway from 500 North to stops for the 205 bus. c. The proposal is a low-scale, low-density development on streets with relatively low traffic. Only one vehicular access point is proposed via 1500 West. Sidewalks within the proposed development are proposed to connect with the existing network, keeping pedestrians and vehicles separated and reducing conflicts.
Condition(s): To ensure that the midblock walkway remains available to the public and to make it clear that it is available for public use, Planning staff recommends that a public easement is recorded along the walkway and that signage is installed at each side of the walkway indicating it is available for public use.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
Discussion: All proposed units would have access to nearby uses and amenities via the private street's connections to 1500 West and the midblock walkway.
Condition(s): Staff does not recommend any conditions related to this standard.
4. Whether the proposed design provides adequate emergency vehicle access; and
Finding: Complies
Discussion: The proposal must comply with all relevant fire code regulations, including emergency vehicle access. The applicant has worked closely with fire reviewers to ensure the private streets and alleys meet all fire access road requirements.
Condition(s): Staff does not recommend any conditions related to this standard.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies
Discussion: The proposed development consists of single-family dwellings where dedicated "loading or "service" areas are not typically necessary. The proposal does, however, funnel all vehicular traffic (including any loading, delivery, emergency, or service vehicles) to the private street, keeping it off 1500 West.
Condition(s): Staff does not recommend any conditions related to this standard.

<p>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</p>
<p>Finding: Complies</p>
<p>Discussion: This standard is intended to preserve features officially recognized as contributing to a historic district or particular place. While the house on the site slated for demolition is in disrepair and under enforcement for building code violations, the houses facing 500 North are in good repair and contribute to the character of the surrounding neighborhood. The configuration of this proposal and modifications requested by the applicant allow efficient use of the site without the unnecessary removal of any of the four houses on 500 North.</p> <p>Urban Forestry's review of the project did not identify any trees on the site that would contribute to the neighborhood's character. Because of that assessment, removing trees from the property to accommodate the proposed development does not conflict with this standard.</p>
<p>Condition(s): Staff does not recommend any conditions related to this standard.</p>
<p>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>
<p>Finding: Complies</p>
<p>Discussion: Public Utilities has not identified any significant off-site improvements necessary to preserve the level of service for surrounding properties. However, Public Utilities has the legal authority to require upgrades if any detrimental impacts on utility service are identified through more detailed construction plan review.</p>
<p>Condition(s): Staff does not recommend any conditions related to this standard.</p>

ATTACHMENT F: Supplementary Materials

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SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 1500, 1516, 1520, & 1522 West 500 North from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, amending the zoning of property located at 552 North 1500 West from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District, and amending the Northwest Community Master Plan Future Land Use Map)

An ordinance pertaining to property located at 1500, 1516, 1520, & 1522 West 500 North and 552 North 1500 West (the “Property”) as legally described in Exhibit A, attached hereto, amending the zoning map from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, for portions of the Property located at 1500, 1516, 1520, & 1522 West 500 North (the “Southern Portion”) as legally described in Exhibit A, attached hereto pursuant to Petition No. PLNPCM2021-01203; and amending the zoning map from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District for the portion of the Property located at 552 North 1500 West and the northerly portions of the properties located at 1500, 1516, 1520, & 1522 West 500 North (the “Northern Portion”) as legally described in Exhibit A pursuant to Petition No. PLNPCM2021-01075; and amending the Northwest Community Master Plan Future Land Use Map from Low Density Residential to Medium Density Residential as to the Northern Portion pursuant to Petition No. PLNPCM2022-00674.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on September 28, 2022, on an application submitted by Bert Holland of Hoyt Place Development LLC (“Applicant”) to rezone the Southern Portion from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District pursuant to Petition No. PLNPCM2021-01203, to rezone the Northern Portion from R-1/7,000 Single Family

Residential District to SR-3 Special Development Pattern Residential District pursuant to Petition No. PLNPCM2021-01075, and amend the Northwest Community Master Plan Future Land Use Map with respect to the Northern Portion from Low Density Residential to Medium Density Residential pursuant to Petition No. PLNPCM2022-00674; and

WHEREAS, at its September 28, 2022, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the area identified as the Southern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential; and that the area identified as the Northern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District.

SECTION 2. Amending the Northwest Community Master Plan. The Future Land Use Map of the Northwest Community Master Plan shall be and hereby is amended to change the future land use designation of the area identified as “the Northern Portion” in Exhibit A attached hereto from Low Density Residential to Medium Density Residential.

SECTION 3. Condition. Approval of this ordinance is conditioned upon the Applicant replacing any dwellings demolished on the Property by the Applicant and by obtaining approval of a Planned Development in accordance with City Code § 21A.55 or its successor.

SECTION 4. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713. The Salt Lake City Recorder is instructed not to publish or record this ordinance until the condition set forth in Section 3 is satisfied as certified by the Salt Lake City Planning Director or his designee.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.

Published: _____.

Rezone 552 North 1500 West, and 1500, 1516, 1520, & 1522 West 500 North

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: March 14, 2023

By: Katherine D. Pasker
Katherine D. Pasker, Senior City Attorney

EXHIBIT “A”

Affects properties located at

552 North 1500 West
Tax ID No. 08-34-230-026-0000

1500 West 500 North
Tax ID No. 08-34-230-023-0000

1516 West 500 North
Tax ID No. 08-34-230-025-0000

1520 West 500 North
Tax ID No. 08-34-230-004-0000

1522 West 500 North
Tax ID No. 08-34-230-003-0000

Legal Description of “the Property” containing 1500, 1516, 1520, 1522 West 500 North, and 552 North 1500 West:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 425.21 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 297.69 feet to the point of beginning.

Contains 2.327 acres, more or less.

Legal Description of “the Southern Portion” to be rezoned from R-1/7,000 to R-1/5,000:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 113.67 feet; thence N89°59'27"E 198.53 feet; thence S00°12'40"E 113.69 feet to the Point of Beginning.

Contains 0.519 acres, more or less.

Legal Description of “the Northern Portion” to be rezoned from R-1/7,000 to SR-3 and subject to the Northwest Community Master Plan Future Land Use Map Amendment from Low Density Residential to Medium Density Residential:

Beginning at a point 1359.7 feet South and 1103.91 feet West and N00°12'40"W 113.69 feet from the Northeast corner of Section 34, ; thence S89°59'27"W 198.53 feet; thence N00°02'12"W 311.55 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 184.00 feet to the point of beginning.

Contains 1.808 acres, more or less.

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of all public meetings and other public input opportunities, related to the proposed project since of the proposed development was submitted to the City.

- June 20, 2023 – Planning staff sent the 45-day required notice for recognized community organizations to the chairs of the Fairpark, Rose Park, and Jordan Meadows Community Councils.
- June 20, 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:

- February 2, 2024
 - Public hearing notice sign posted on the property
- February 1, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning staff received one comment from the public regarding the proposal. The comment suggested fewer parking spaces and provided material about pocket parks. It is included with this attachment.

Barlow, Aaron

From: Joshua Stewart [REDACTED]
Sent: Tuesday, July 25, 2023 7:28 PM
To: Barlow, Aaron
Subject: (EXTERNAL) PLNPCM2023-00251 comments

Follow Up Flag: Follow up
Flag Status: Flagged

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

Aaron,

I would suggest that the developers look at the pocket park developments by Ross Chapin architect.

They do amazing beautiful work that builds a sense of community for these type of developments.

Here is a video of his projects.

https://m.youtube.com/watch?time_continue=1&v=i7TnrbMCLGY&embeds_referring_euri=https%3A%2F%2Fwww.google.com%2F&source_ve_path=Mjg2NjY&feature=emb_logo

His website

<https://rosschapin.com>

I would encourage less parking at this site.

Thanks,

Josh Stewart
Architect

ATTACHMENT H: Department Review Comments

The following departments reviewed this proposal. Any requirement identified by a City Department is required to be complied with.

Engineering (Scott Weiler):

No comments or objections

Fire (Seth Hutchinson):

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. FD turnarounds must meet SLC Fire Department requirements, and requirements in Appendix D Section D103.4 and Table D103.4 in the IFC. SLC Fire Department requires that hammer head turnarounds measure 160 feet (80-foot Y) with a minimum of 26 foot wide roadway.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC section 503 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. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, or medians.

If private alley's are to be utilized, they must meet the requirements for FD access roads as described in Section 503 and Appendix D in the IFC. These must be able to support the largest fire truck that SLC Fire Department has, and be surfaced and maintained to provide all-weather driving capabilities and have approved FD turnarounds where measured over 150 feet, as described above.

Transportation (Jena Carver):

The existing traffic issues due to the school should not be significantly affected by the addition of 17 additional residential units. The street has enough capacity for the additional units and a traffic study will likely show that the added cars from the development are insignificant compared to the existing traffic. Have residents brought up concerns with the intersections at 700 North? A traffic study could also look at the safety of those intersections. I've sent a request for accident data but have not yet received a response. But again, if it's an existing problem, the traffic study will only show that the development is not responsible for the problem and, therefore, is not required to provide mitigation. I hope this makes sense. In short, I do not recommend a traffic study, but if you would like to require one or if the planning commission does, then I will work with them on the requirements for the study.

Public Utilities (Andrea Osojnak):

Comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. 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.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.
- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- 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.

- Only one culinary water meter will be allowed for this entire development. A master meter will be required.
- If a hydrant is required on property upsizing of the water main will be required. No hydrants are allowed on 6" mains.
- A detector check meter is required if any private fire hydrants are proposed.
- A minimum of one sewer lateral is required per building. Shared sewer laterals require a Request for Variance.
- Private sewer services larger than 6" require a Request for Variance.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- As this project disturbance is over one acre, 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). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. 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>.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review

Urban Forestry (Rick Nelson)

Urban Forestry has no concern with this plan.

Building (William Warlick)

No comments.