



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: April 10, 2024
Re: PLNPCM2023-00900 – Hoyt Place Phase II Planned Development– 843 W Hoyt Pl

Planned Development

PROPERTY ADDRESS: 843 & 845 W Hoyt Pl (851 & 853 W Hoyt Pl in some records)
PARCEL ID: [08-35-406-008-0000](#) & [08-35-406-007-0000](#)
MASTER PLAN: [Northwest](#) & [North Temple Boulevard](#)
ZONING DISTRICT: [SR-3 Special Development Pattern Residential District](#)
COUNCIL DISTRICT: [District 2, Alejandro Puy](#)

REQUEST

Bert Holland, representing the property owner, is requesting Planned Development approval for a five-lot development consisting of detached single-family houses that would be accessed by a private road at the above-listed address. 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 would approve 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 aspects that were approved as zoning modifications through this process, including:

- *Lots without street frontage*
- *Minimum lot width*
- *Minimum lot size*
- *Minimum rear yard setback*

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. Provide access easements for parking pads that cross property lines and reference such easements on the associated final plat. (see [Key Consideration 2](#))
2. To ensure additional pedestrian interest along Hoyt Place, add an entry feature around the north door (“Left Elevation”) of unit 201. Final approval of the porch design would be delegated to staff. (see [Key Consideration 3](#))

ATTACHMENTS:

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

PROJECT DESCRIPTION

This proposal is to construct five new single-family houses on five new lots on roughly 0.33 acres (14374.8 square feet) at approximately 843 & 845 West Hoyt Place (see map below). The new houses would share a private alley served by Hoyt Place, a private street. The project's orientation and location on a private street necessitate Planned Development approval from the Planning Commission. As part of this request, the applicant has requested modifications to a handful of applicable zoning regulations, including lots without street frontage, minimum lot size, minimum lot width, rear yard setbacks, and parking location. A complete list of all requested modifications can be found in the Approval Process and Commission Authority Section of this report. The proposed dwellings are designed with a flexible configuration that can include up to four bedrooms.

Quick Facts

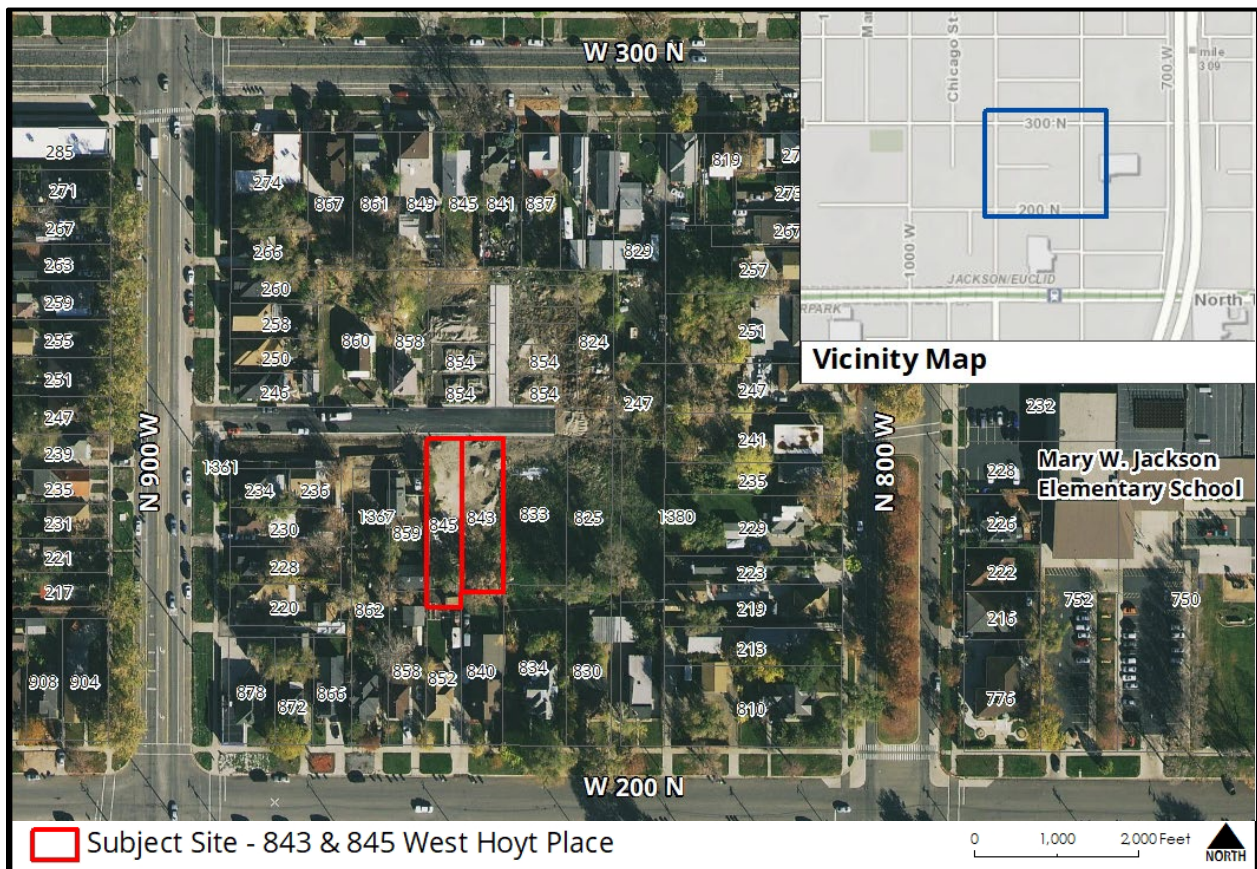
Number of Units: 5 new units

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

Parking: 10 tandem spaces (2 per lot) and up to 10 additional garage spaces

Max Building Height: 28 feet

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



Current Conditions & Neighborhood Context

Project Site

The subject site consists of two properties that have been vacant since at least 2007. Both abut Hoyt Place, a private street recently improved with new utilities, asphalt, curbs, and gutters, financed by the applicant. Abutting properties to the west and to the south contain single-family dwellings. Vegetation on much of the site appears to be torn up by traffic from machinery used to

construct the improvements along Hoyt Place. The remainder is primarily covered with brush, weeds, and grass. There are a few trees along the south end of the site where it meets adjacent properties.

Neighborhood Character

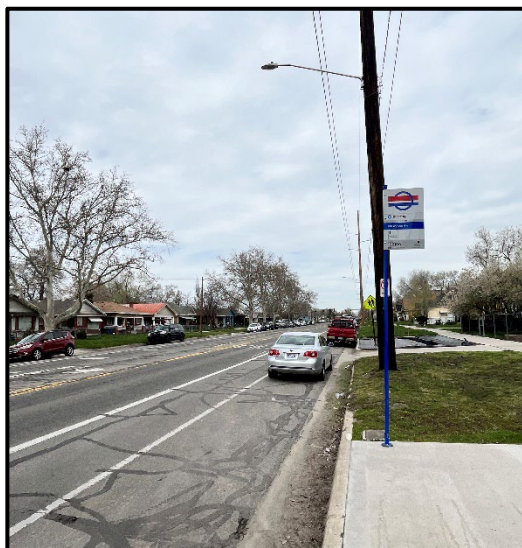
Across the street, the Hoyt Place Phase I development is currently under construction by a different developer and property owner. Immediately east is the site of the Nielsen Estates Development, which the Planning Commission approved as a Planned Development in late 2022. The perimeter of the block where the subject site is located consists of existing single-family houses. The North Temple Boulevard Master Plan has identified the block as a “Stable Area,” meaning that little changes are expected or desired for future land use or intensity (see [Key Consideration 1](#) for further discussion on this topic). Single-family dwellings line both sides of 800 West, 900 West, and 300 North. The south side of 200 North has seen significant changes with the Solis at Jackson Station development next to the Rancho Market grocery store.



Hoyt Place (the street) from 900 West

Streets and Transit

Hoyt Place is a private street with access to 900 West, a city-owned arterial street. On 900 West, there are stops for the recently created UTA bus route 1, a [Frequent Transit Network](#) (FTN) route arriving every 15 minutes. Southbound/eastbound buses can take passengers to the nearby TRAX Green Line, Downtown, ending at the University of Utah Medical Center. Northbound/westbound buses carry passengers through the Rose Park neighborhood to the south.



Northbound bus stop for Route 1 at 900 W

Amenities and Schools

Jackson Park, located at the intersection of 500 North and 800 West, is the nearest public open space (just over a half-mile away). Amenities at the park include a playground, picnic areas, and a field. The Northwest

Community, Recreation, and Senior Centers campus (along the Jordan River Trail) is approximately ¾ of a mile from the site. The Northwest Center's amenities include an indoor pool, childcare, reservable space, and programmed activities for seniors and children. The subject site is currently located within the boundaries of Mary W. Jackson Elementary School (located one block east of the site). However, that school is slated to close before next school year. Elementary school boundaries for the site may shift to either Backman or Rose Park Elementary. Bryant Middle and West High Schools also serve the site.



Jackson Park

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.

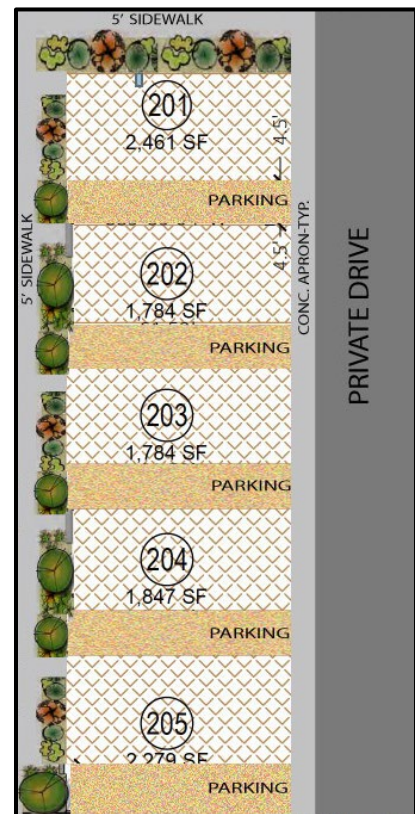
Project Details

Lot Layout

The Hoyt Place Phase II development proposal would consist of five new single-family dwellings on five new lots. Due to the subject site's deep and narrow shape (roughly 61.5 feet wide and 165 feet deep), development entirely oriented toward Hoyt Place would require inefficient narrow and deep lots. To better use the site, the proposal orients units perpendicularly to Hoyt Place with a shared private alley for vehicle access along the site's east side. The development also includes a pedestrian pathway along the west edge of the site that provides access to the units’ front doors.

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 those who would purchase a unit have the option of up to four



Proposed unit configuration

bedrooms or three bedrooms with a garage. The proposed structures' footprints sit well within the maximum building coverage (60%) of the proposed lots.

Street Access and Parking

As mentioned earlier, a 21-foot-wide shared private alley would provide access to Hoyt Place for all five units. Two tandem parking spaces would be provided to the south of each unit. These parking stalls would straddle the proposed lot lines, so access easements for the parking pads would need to be established and referenced on the associated final plat (a condition of approval discussed further under [Key Consideration 2](#)). If potential tenants opt for a three-bedroom unit, then two additional spaces within a garage would also be available for that house.



Rendering of a design option for the proposed units

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. **Minimum Lot Area:** [21A.24.100.C](#), which requires 2,000 square feet per single-family lot.
3. **Minimum Lot Width:** [21A.24.100.C](#), which requires 30 feet for an interior-lot single-family dwelling.
4. **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).
5. **Parking Located on Same Lot:** [21A.44.060.A.1](#), which requires all necessary parking spaces to be located on the same lot as the building in which they serve.

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. Required Parking
3. Engagement with Hoyt Place
4. Requested Modifications & Planned Development Objectives

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)
- North Temple Boulevard Plan (2010)
- Northwest Community Master Plan (1992)

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.

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 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 subject site has a relatively narrow frontage along Hoyt Place. Additionally, strict application of zoning requirements would only allow two units on the site. While the proposed development would be market-rate housing, it is still increasing supply. Planned Development approval would enable the applicant to provide family-sized units (defined as three or more bedrooms in the document) at this location.

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 (put in place by the applicant) without requiring significant investment from the City. The project is located within a five-minute walk from UTA’s Route 1 bus and the TRAX Green Line.

Additionally, a handful of recreational amenities are nearby, including Jackson Park and the Northwest Recreation and Senior Center Campus.

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 site's deep and narrow shape, Planned Development approval is necessary to facilitate the efficient development of moderate-density housing at this location. The strict application of the zoning regulations limits development of the site to only two units. The project takes advantage of existing infrastructure to provide a moderate increase in density in the neighborhood.

North Temple Boulevard Plan (2010)

The subject property is within the 800 West Station Area of the North Temple Boulevard Plan and includes two neighborhoods: Jackson and Euclid. These neighborhoods are described as having block patterns and



Location of the project site's block in relation to the 800 West TRAX Station.



Blocks with opportunities for infill development as identified by the North Temple Boulevard Plan

street networks that support walking and bicycling but need more residential density to support the intensity of commercial uses desired by the community.

Policy 4 for the 800 West Station, Residential Density, recommends increasing residential density around the 800 West Station area, including appropriate residential development in undeveloped mid-block parcels. The housing options proposed by the project are identified in the plan as examples of infill within Stable areas in the plan area. In addition, the interior blocks of the Jackson neighborhood (including the project site's block) are specifically identified as areas with opportunities for infill development (see map below from Page 52 of the North Temple Boulevard Master Plan).

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. Significant growth has occurred across the city since 1992, including the Jackson Neighborhood where the subject site is located. 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.

Consideration 2 – Required Parking

The proposal's required parking spaces would be provided as tandem spaces to the south of each unit. Unfortunately, the proposed spaces also straddle the lot lines for each unit. Regulations for Parking Location and Design within The Salt Lake City Zoning Ordinance states that all required parking spaces “shall be located on the same lots as the building or use served” (see section [21A.44.060.A.1](#)). Off-site parking is only allowed if it is listed as a permitted or conditional use in a given district, which is not the case in SR-3. Therefore, the applicant has requested relief from the above-listed standard limiting required parking to its associated lot.

To ensure that all required parking spaces are clearly assigned to their associated single-family dwelling, Planning staff recommends establishing access easements for every parking space that crosses property lines and referencing such easements on the associated final plat.

Consideration 3 – Engagement with Hoyt Place

According to the submitted plans, each of the five units are proposed to be oriented to the west, towards the shared pedestrian pathway. Unit 201 is located adjacent to Hoyt Place and does not include a porch element to frame the door facing the street. To help the development better meet Planned Development Standards C.2 and C.4, which asks “Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction,” Planning staff recommends that additional porch details be installed around the entry found on unit 201's “Left Elevation” (as provided in [Attachment B](#)) and that the Planning Commission delegate final approval of the design to staff. Elements may include (but are not limited to) the following:

- A covered, raised porch structure with or without railings spanning a section of the front building façade.
- A structure with a roof protruding over the building entry supported by columns over a landing or walkway.

- A cover suspended above the building entry over a landing or walkway where the wall(s) around the entry project out or recess in by at least one foot from the building façade.
- A doorway that is slightly recessed and architecturally emphasized with a doorframe of a different material than the front façade.

Consideration 4 – 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 met by this proposal. 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.”
- **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.”

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 along the outer perimeter of the block, and the project’s location within the block’s interior assists in mitigating possible negative impacts from the development. The characteristics of the proposal make it a fitting and compatible moderate-density development, achieving adopted goals that encourage missing middle (medium scale) development.

Master Plan Implementation

As discussed under [Key Consideration 1](#), the proposed development fulfills policies within the North Temple Boulevard Master Plan. Specifically, the proposal follows strategy 4-D of the plan by providing “appropriate residential development on undeveloped mid-block parcels” (pg. 64). In addition, the plan specifically calls out the block where the project site is located as an opportunity for infill development (noted in the map under Key Consideration 1).

STAFF RECOMMENDATION

Overall, the proposed *Hoyt Place Phase II* development generally meets the intent of the SR-3 zoning district (as discussed in [Attachment D](#)), other applicable zoning requirements, and 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 benefits the community.

NEXT STEPS:

Planned Development Approval

If the Planning Commission approves this project, they would approve 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 aspects that were approved as zoning modifications through this process. Plans for a building permit must be consistent with the approved development plan. They 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 any building permits could be issued. 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.

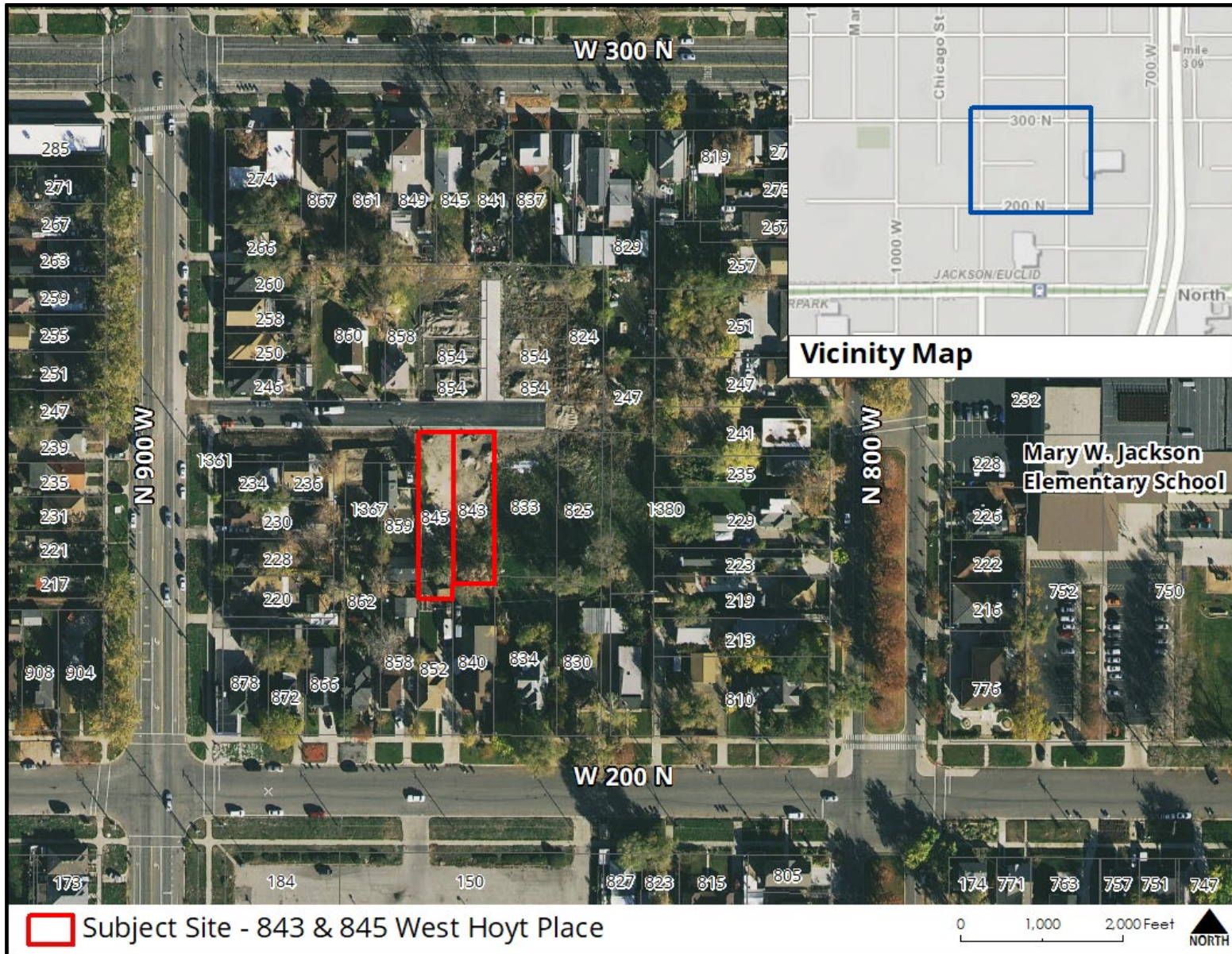
Planned Development Tabled/Continued

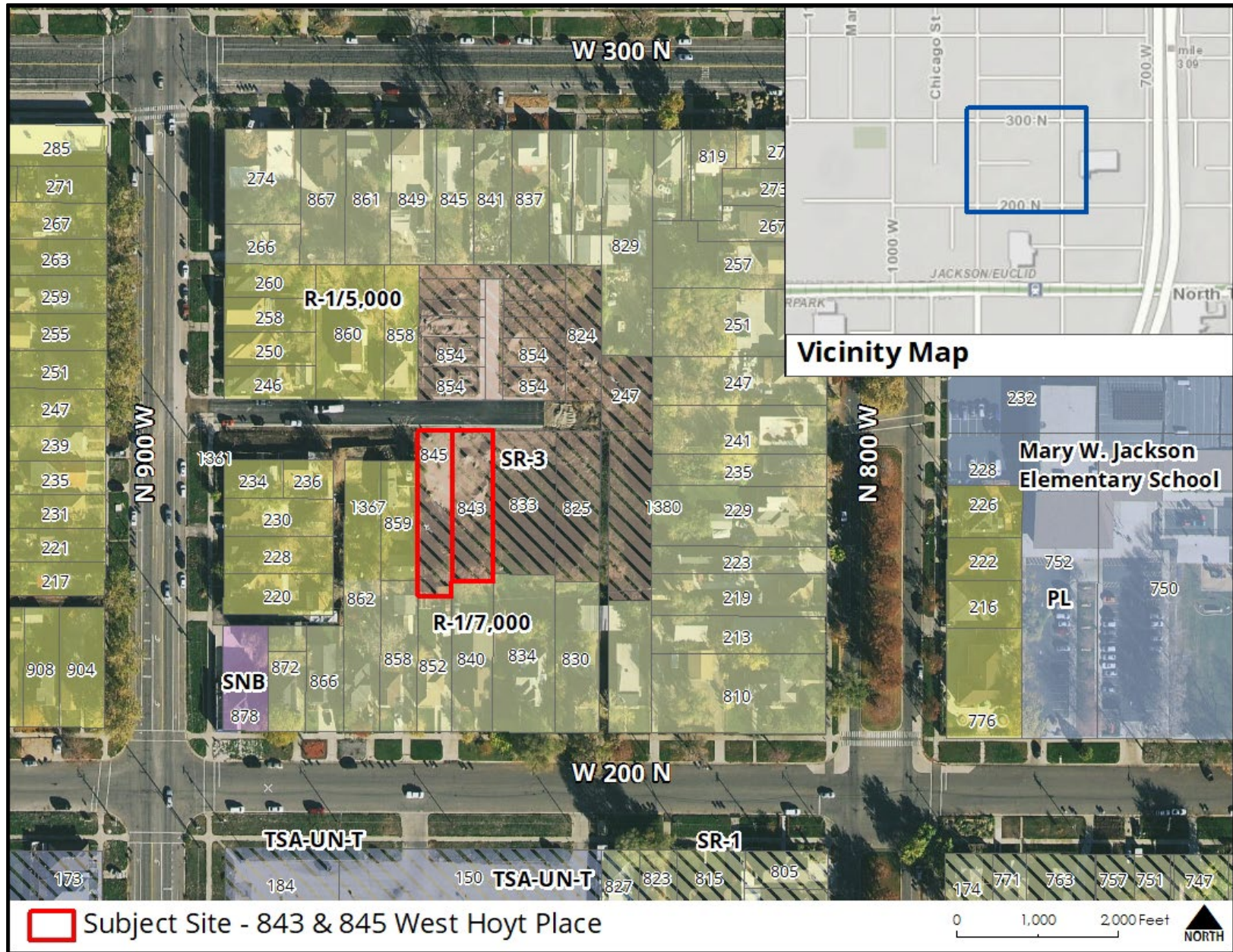
If the Planning Commission tables the Planned Development application, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the application.

Planned Development Denial

If the Planning Commission denies the Planned Development application, the 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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HOYT PLACE PHASE 2

Introduction

Hoyt Place Phase 2 consists of two vacant parcels.

Phase 1 at Hoyt Place has already been approved and obtained its Final Plat. It consists of 10 residential building lots (4 single family detached and 6 single family attached), a 32' private street, and a 20' alley.

Background

Hoyt Place Phase 2 includes parcels 851 and 853 West Hoyt Place and is a continuation of the infill development. The private street provides access to approximately 30 individual parcels; four of which contain occupied single-family dwellings. The remaining parcels are vacant or the vacant portions of long narrow lots.

The improvements for Phases 1 and 2 are installed and or "stubbed" to the subject properties. The private street (Hoyt Place) is currently improved with new sewer, water, curb, and gutter, gas, and asphalt. Utility access to all vacant parcels on Hoyt Place has been stubbed and or planned for.

Several of the properties at Hoyt Place were rezoned to SR-3 Special Development Pattern Residential in 2016 to accommodate the type of development being proposed.

Phase 2 parcels total approximately .33 acres. These parcels will be subdivided into 5 single-family lots. The following is a summary of what is proposed:

1. Lot sizes. The lots range from 1,784 square feet to 2,461 square feet for an average of 2,031 square feet.
2. Homes. The homes are single-family detached with optional flex space. These single-family homes offer up to four bedrooms, three and a half bathrooms.
3. 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 flex space is located in the side yard of each unit with potential tandem parking. Through the Planned Development, the flex space 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.

As previously mentioned, the properties at Hoyt Place have been rezoned from R1-5,000 and R1-7,000 to SR-3.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and to implement the guidance found in the 800 West Station Area Plan by 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 City Council with the acknowledgement and expectation that the Planning Commission would review any proposal for development and meet the requirements and standards for Planned Developments as well as the purposes of SR-3 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 approximately 1,600 feet legal walking distance from the Jackson/Euclid TRAX station and provides access to bicycle lanes on 900 West that connect to 300 North bike lanes that lead to downtown.

The rezoning and current development proposal on^{[[[]]]} Hoyt Place directly follows the direction set in the^{[[[]]]} *North Temple Boulevard/800 West Station Plan*. The housing options proposed by the project are identified as examples in the plan for infill of stable areas in the plan area.

In addition, the guidance of the 800 West Station Area Plan calls for infill development at the proposed location specifically. That plan includes language that calls for increases in density at an increment that is meant to be compatible with the surrounding neighborhood. In addition, these housing options are also 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.”

Not only does the proposed development meet the guidance of these plans closely, it is also important to note that the project is one block North of the Jackson Euclid TRAX station, bicycle lanes on 900 West that connect to downtown, and multiple shopping amenities, schools, recreation opportunities within one half mile.

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 Hoyt Place 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 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 single family homes are oriented to create, conserve, and protect open space and each home faces common green space and a connecting paseo.**

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 all of Hoyt Place 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 Hoyt Place. These sidewalks lead to a grocery store, a bank, schools, the State Fairground, 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 future community garden, a neighborhood grocer, schools, 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 in a future phase and grow boxes are offered throughout all phases.**

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 flex space can and will provide affordable housing options, within a safe neighborhood, near public transportation, downtown, a grocery store, schools, 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, 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 grocery stores, banking, public transportation, 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 Hoyt Place, underwent rezoning approval and were rezoned from R1-5,000 and R1-7,000 to SR-3.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and to implement the guidance found in the 800 West Station Area Plan by changing the zoning to a district that was created for development or interior residential blocks. Phase 2 at Hoyt Place continues to meet the intended purpose of the re-zone by providing desperately needed housing options.

Barlow, Aaron

From: dave robinson <dave.ssconsulting@gmail.com>
Sent: Monday, November 6, 2023 3:41 PM
To: Barlow, Aaron; Wendy Racine
Subject: (EXTERNAL) Additional answers to Planned Development...

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

Aaron, please see Wendy's responses to the questions below.

21A.55.050: Standards for Planned Developments:

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. **Each home faces a common area and paseo that ensures a sense of community and safety.**
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. **This multi-phased development is designed with interconnected walkways and greenways**
4. Daylighting of creeks/water bodies. **N/A**
5. Inclusion of local food production areas, such as community gardens. **Yes, a community garden is designed in a future phase**
6. Clustering of development to preserve open spaces. **Yes, long, narrow, difficult-to-develop parcels have been combined and utilized so that each home faces community open space.**

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. The subject property is vacant land that has never been built on.**
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. **N/A**

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. **This might be an impossible threshold to meet. I would need more data and details from the City**
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. **Each home is a single family, which is desperately needed in Salt Lake City. Much of the surrounding neighborhood is single-family, but much of what is currently approved and built in Salt Lake City is attached townhomes and apartments. The proposal provides single-family, for-sale homes to Salt Lake residents or hope-to-be residents.**

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. **Yes, this phase builds another section of the interior block walkway connections for walking and biking**
2. Improvements that encourage transportation options other than just the automobile. **Phase 2 links walkways to mass transit, grocery stores, banks, the Jordan River Parkway, the State Fairgrounds, schools, and more.**

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. **Each home runs east to west, providing excellent coverage and opportunity for solar panels.**

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. **This site has never been developed and is not a brownfield**

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

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018) **Yes, this site was previously identified by the City Council/Planning Commission as in inner-block development for the SR3 zone**

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;

Discussion:

Fill out this section.

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

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. **Yes, we meet setback requirements for the SR3 zone**

b. Provide sufficient space for private amenities. **Yes, the common space is very natural for walking, bicycles, visiting neighbors, etc. We do not provide a swimming pool or heavy, costly amenities due to the nearby County fitness center (Northwest), the Jordan River Parkway, and more.**

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. **Yes, we meet setback requirements for the SR3 zone**

d. Provide adequate sight lines to streets, driveways and sidewalks. **Yes, we comply with AASHTO site requirements and city ordinances.**

e. Provide sufficient space for maintenance. **Yes, each home has adequate space for yard and home maintenance tools.**

Discussion:

Fill out this section.

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; **Yes, each home is designed with interest, safety, and connectivity. Each home has a front porch, substantial glass, and is well-lit. This provides built-in interest and interaction.**

5. Whether the lighting is designed for safety and visual interest while minimizing impacts on surrounding property; **Yes, both the individual home and the paseo are well-lit for safety and interest.**

Discussion:

Fill out this section.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; **Each home will have its trash and recycle cans stored in the garages or tucked away between the homes.**

Discussion:

Fill out this section.

7. Whether parking areas are appropriately buffered from adjacent uses. **There will be on-street guest parking on the 32' wide street (Hoyt Place) while each home has on-site, alley fed, parking.**

Discussion:

Fill out this section.

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;

Discussion:

Fill out this section.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; **There are no trees on the subject property other than a few "junk", non-native bushes.**

Discussion:

Fill out this section.

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; **Native trees and native, water-wise landscaping will be installed**

Discussion:

Fill out this section..

4. Whether proposed landscaping is appropriate for the scale of the development. **Yes. To be shown on 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; **Hoyt Place is a quiet, dead-end street. Traffic will enter and exit on 900 West, which easily accommodates this amount of added traffic**

Discussion:

Fill out this section.

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, via connected sidewalks and paseos.**

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and. **Yes, each home has adequate bike storage and the subject site has excelled bicycle and walking linkages to mass transit, retail, regional trails, etc.**

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Discussion:

Fill out this section..

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Discussion:

Fill out this section..

4. Whether the proposed design provides adequate emergency vehicle access; **Yes, we meet the standards for the IFC (International Fire Code) and other applicable city ordinances.**

Discussion:

Fill out this section.

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way. **Yes, we meet the private street dimensions, the IFC, and AASHTO**

Discussion:

Fill out this section..

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. It is a vacant parcel**

Discussion:

Fill out this section..

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. **New utilities and road have been installed next to the subject parcel**

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Please provide a Disclosure of Private Infrastructure Costs according to the requirements below:

21A.55.110: DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:

Planned developments, approved under this title after January 1, 1997, shall include provisions for disclosure of future private infrastructure maintenance and placement costs to unit owners.

A. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities ("infrastructure"), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later. **In process**

B. Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:

1. the cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each. **In process**
2. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City. **In process**
3. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period. **In process**

C. Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures. **In process**

D. Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the City for emergency and other services and to ensure that the condition of the private infrastructure allows for the City's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent. **In process**

Barlow, Aaron

From: dave robinson <dave.ssconsulting@gmail.com>
Sent: Monday, November 6, 2023 3:41 PM
To: Barlow, Aaron; Wendy Racine
Subject: (EXTERNAL) Additional answers to Planned Development...

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

Aaron, please see Wendy's responses to the questions below.

21A.55.050: Standards for Planned Developments:

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. **Each home faces a common area and paseo that ensures a sense of community and safety.**
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. **This multi-phased development is designed with interconnected walkways and greenways**
4. Daylighting of creeks/water bodies. **N/A**
5. Inclusion of local food production areas, such as community gardens. **Yes, a community garden is designed in a future phase**
6. Clustering of development to preserve open spaces. **Yes, long, narrow, difficult-to-develop parcels have been combined and utilized so that each home faces community open space.**

B. Historic Preservation:

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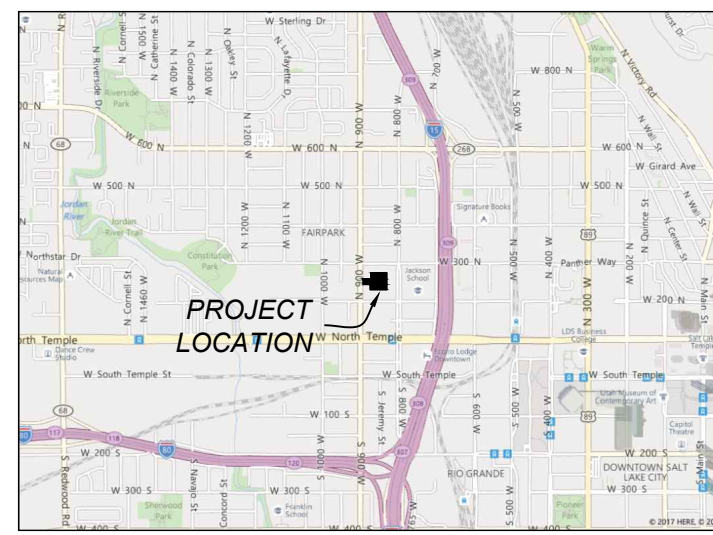
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VICINITY MAP

CONSTRUCTION PLANS FOR HOYT PLACE SUBDIVISION - PHASE 2

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 1N, RANGE 1W,
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

INTERSECTION 900 WEST & 300 NORTH
2" BRASS DISC
ELEV: 4225.00

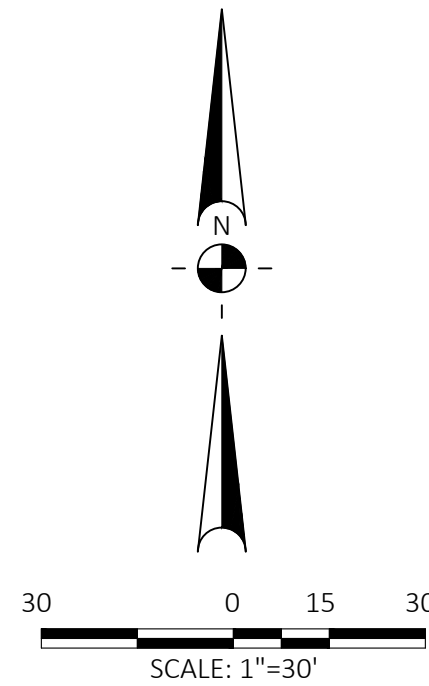
(N89°59'11"E 792.00) N89°59'09"E 792.46
BASIS OF BEARING

INTERSECTION 800 WEST & 300 NORTH
2" BRASS DISC

INDEX TO SHEETS	
SHEET NAME	SHEET No.
SITE PLAN	C-1
NOTES, SECTIONS & DETAILS	C-2
GRADING PLAN	C-3
UTILITY PLAN	C-4
PLAN & PROFILE	C-5 - C-6

LEGEND

- EX PAVEMENT EDGE
- NEW CONCRETE WALK, CURB & GUTTER
- NEW AC PAVEMENT
- NEW CONCRETE PAVEMENT
- EX BUILDING TO BE REMOVED
- EX BUILDING TO REMAIN
- NEW BUILDING ENVELOPE
- PROJECT/PHASE BOUNDARY
- NEW PARCEL LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- ROADWAY CENTERLINE



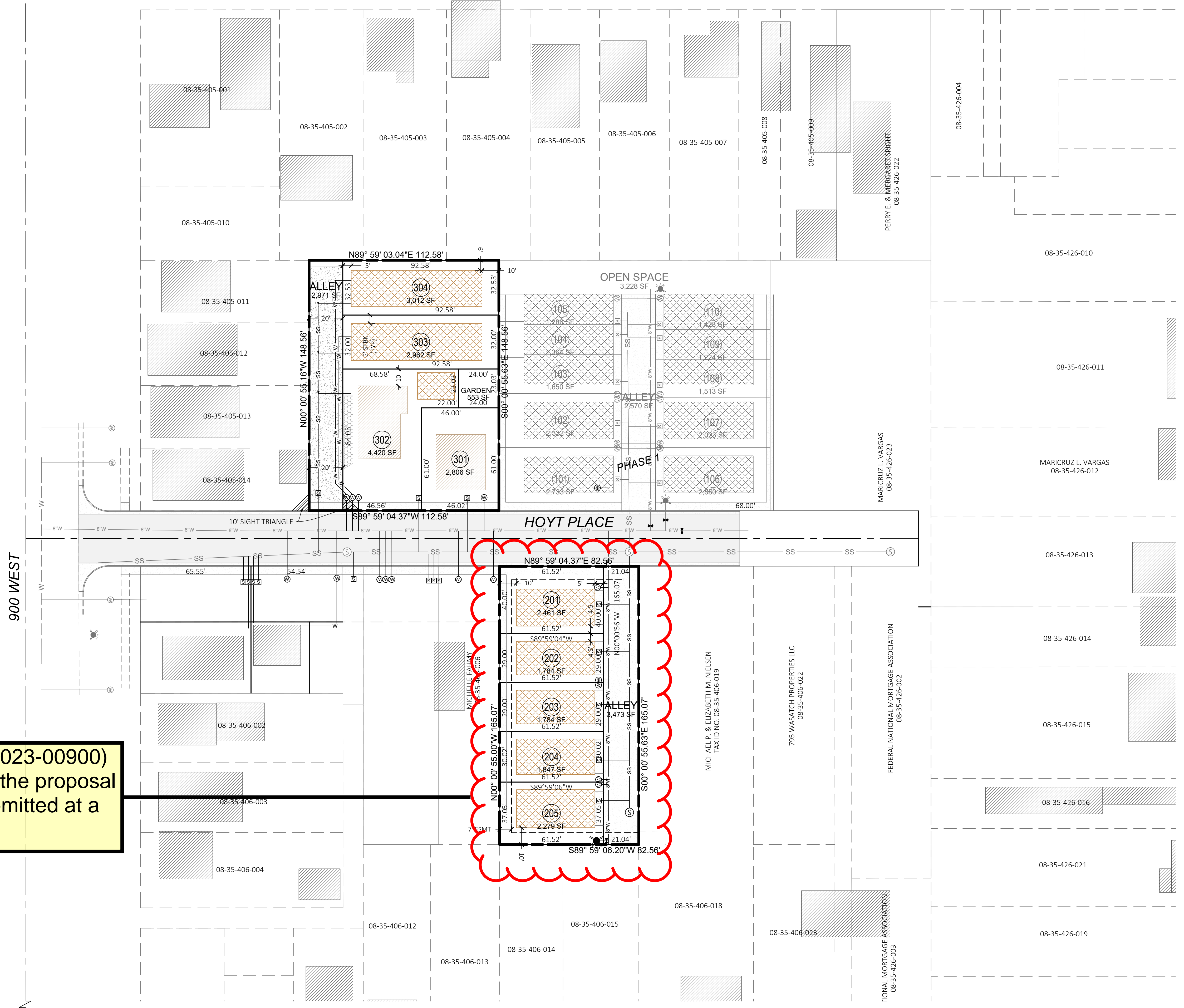
PROJECT NOTES

- OWNER / DEVELOPER: DAVE ROBINSON, CITYBLOCK, 801-476-5696
- ZONING: SR-3
- APNS: 08-35-405-015; 08-35-405-016; 08-35-406-007; 08-35-406-008
- PROJECT AREA: 0.70 ACRES
- PARKING: REQUIRED: SR3 - 1 SPACE / DWELLING; PROVIDED: 9 SPACES - 2.25 / DWELLING

This application (PLNPCM2023-00900) is only for these properties, the proposal across the street will be submitted at a later date.

NOTES

- SEE SHEET C-2 FOR PROJECT NOTES AND TYPICAL SECTIONS.
- PROVIDE 10' EASEMENTS TO PROPERTY OWNERS FOR SEWER AND WATER CONNECTIONS CROSSING PROPERTY LINES.
- ALLEY AND COMMON AREAS TO BE MAINTAINED BY HOA.



900 WEST

HOYT PLACE

INTERSECTION 900 WEST & 200 NORTH
MONUMENT NOT FOUND

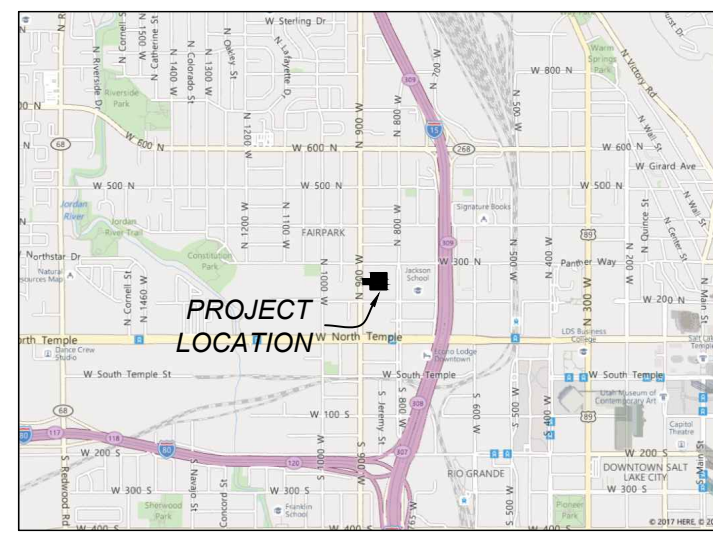


**HOYT PLACE SUBDIVISION
PHASE 2
SALT LAKE CITY, UTAH
SITE PLAN**

PROJECT No: 1701c
DRAWN: KDC
CHECKED: SLK
DATE: 2/13/2023
SCALE: 1"=30'

SHEET No.

C-1



VICINITY MAP

CONSTRUCTION PLANS FOR HOYT PLACE SUBDIVISION - PHASE 2

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 1N, RANGE 1W,
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

INTERSECTION 900 WEST & 300 NORTH
2" BRASS DISC
ELEV: 4225.00

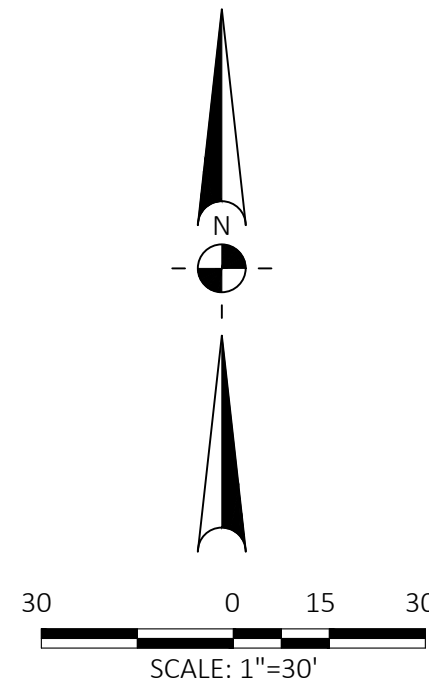
(N89°59'11"E 792.00) N89°59'09"E 792.46
BASIS OF BEARING

INTERSECTION 800 WEST
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INDEX TO SHEETS	
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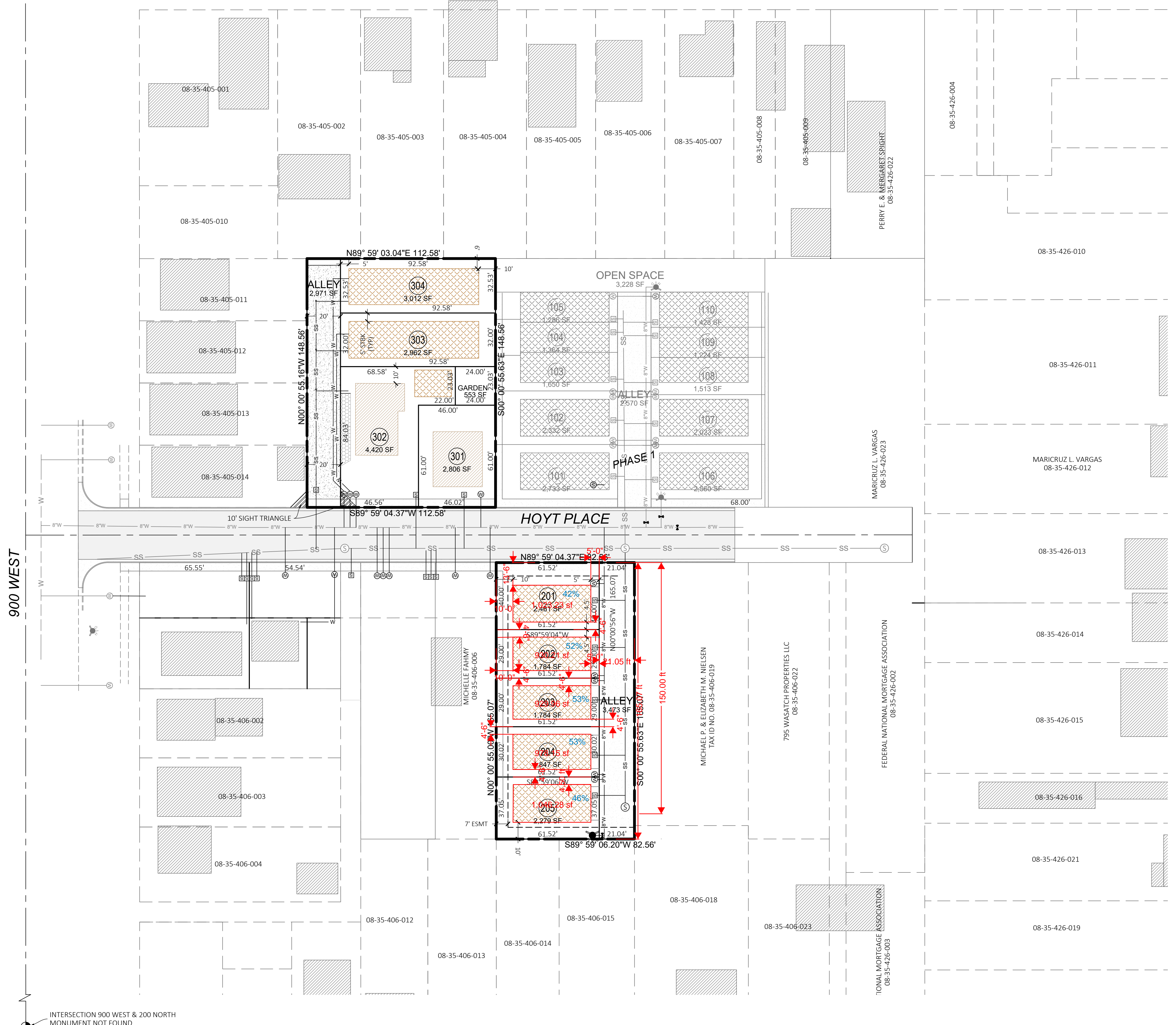


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900 WEST

INTERSECTION 900 WEST & 200 NORTH
MONUMENT NOT FOUND



**HOYT PLACE SUBDIVISION
PHASE 2
SALT LAKE CITY, UTAH
SITE PLAN**

PROJECT No: 1701c
DRAWN: KDC
CHECKED: SLK
DATE: 2/13/2023
SCALE: 1"=30'

SHEET No.

C-1

N89° 59' 04.37"E 82.56'

5' SIDEWALK

HOYT PLACE PHASE 2 LANDSCAPE PLAN



201

2,461 SF

4.5'

PARKING



202

1,784 SF

4.5'

PARKING



203

1,784 SF

PARKING



204

1,847 SF

PARKING



205

2,279 SF

PARKING



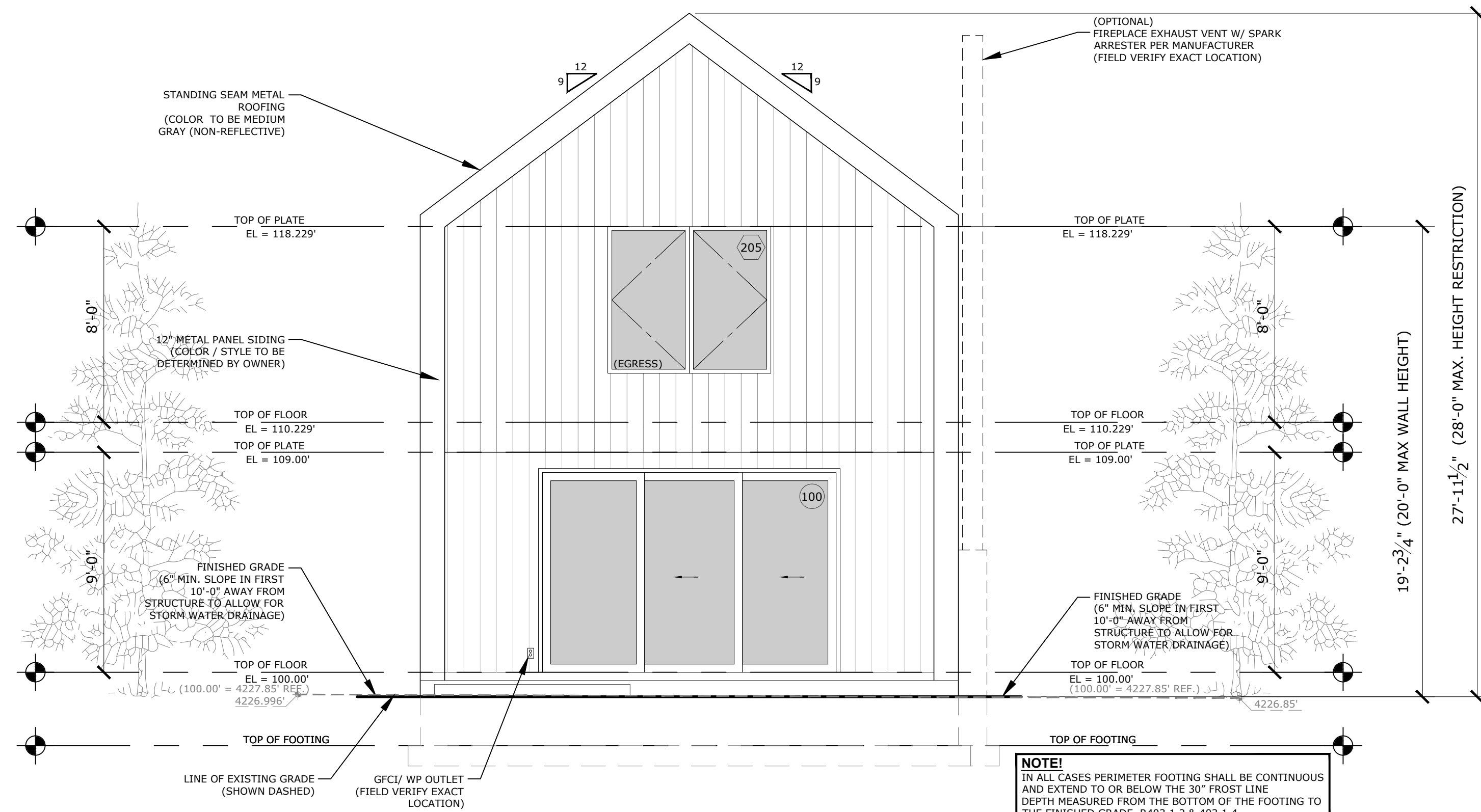
CONC. APRON-TYP.

PRIVATE DRIVE

N00° 00' 55.00"W 165.07'

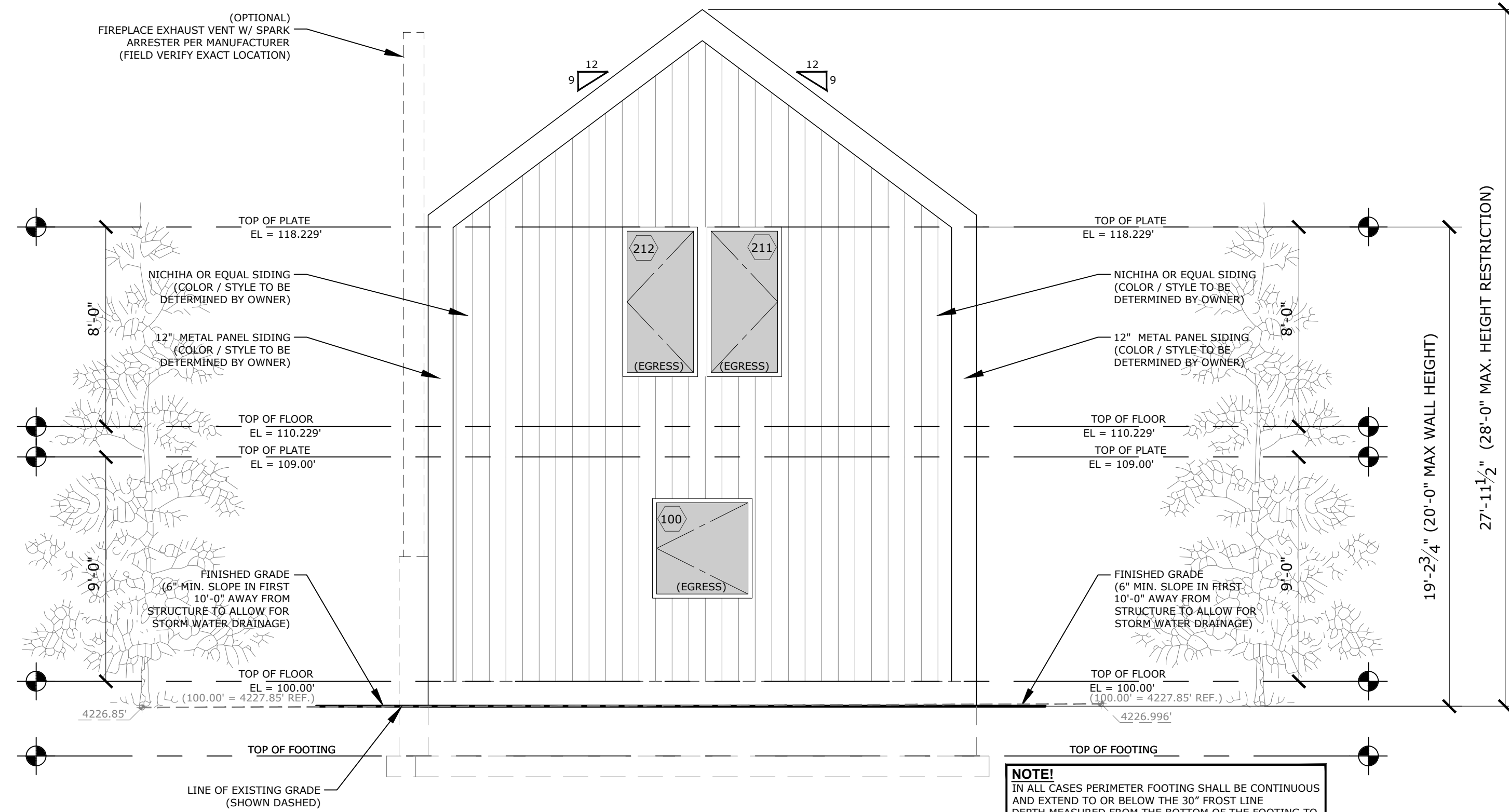
S00° 00' 55.63"E 165.07'

S89° 59' 06.20"W 82.56'



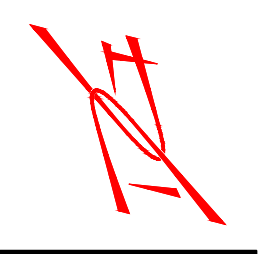
02 FRONT ELEVATION

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
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REPRODUCTION OF ANY PORTION
OF THESE PLANS FOR ANY
PURPOSE IS STRICTLY PROHIBITED

Hoyt Residence
Hoyt Place Subdivision - Phase 2
Hoyt Place Unit #1-5
Salt Lake City, UT 84116

Project:
CONTRACTOR & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
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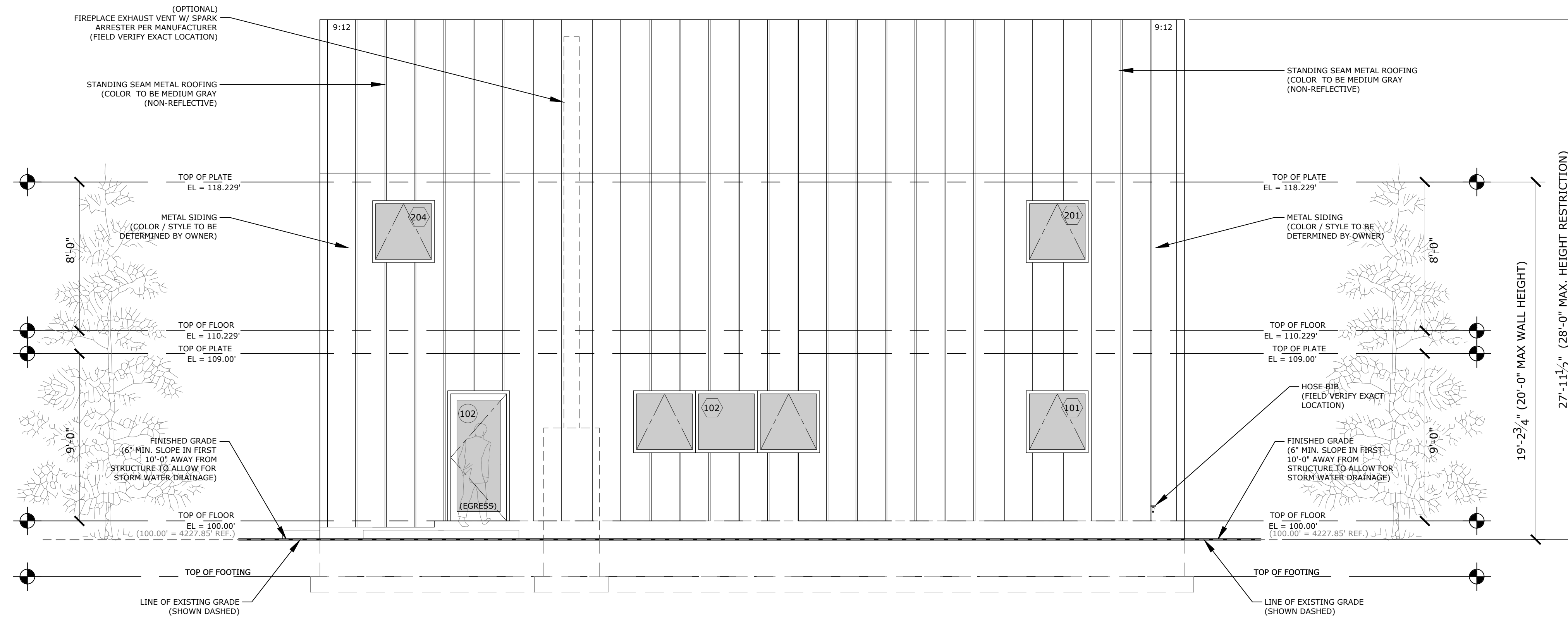
City BLOCK
Client:
325 West 700 North, Suite 11 Salt Lake City, UT 84103
TEL 801.372.2950

Project Info: Custom Plan
Kenneth E. Wheldon
architect
1144 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.8872

Stamp:
Drawing Information:
Project Number: 1101-003-17
Project Manager: DLG
Project Engineer:
Date: 12-17-2021

Rev	DESCRIPTION	DATE
1		
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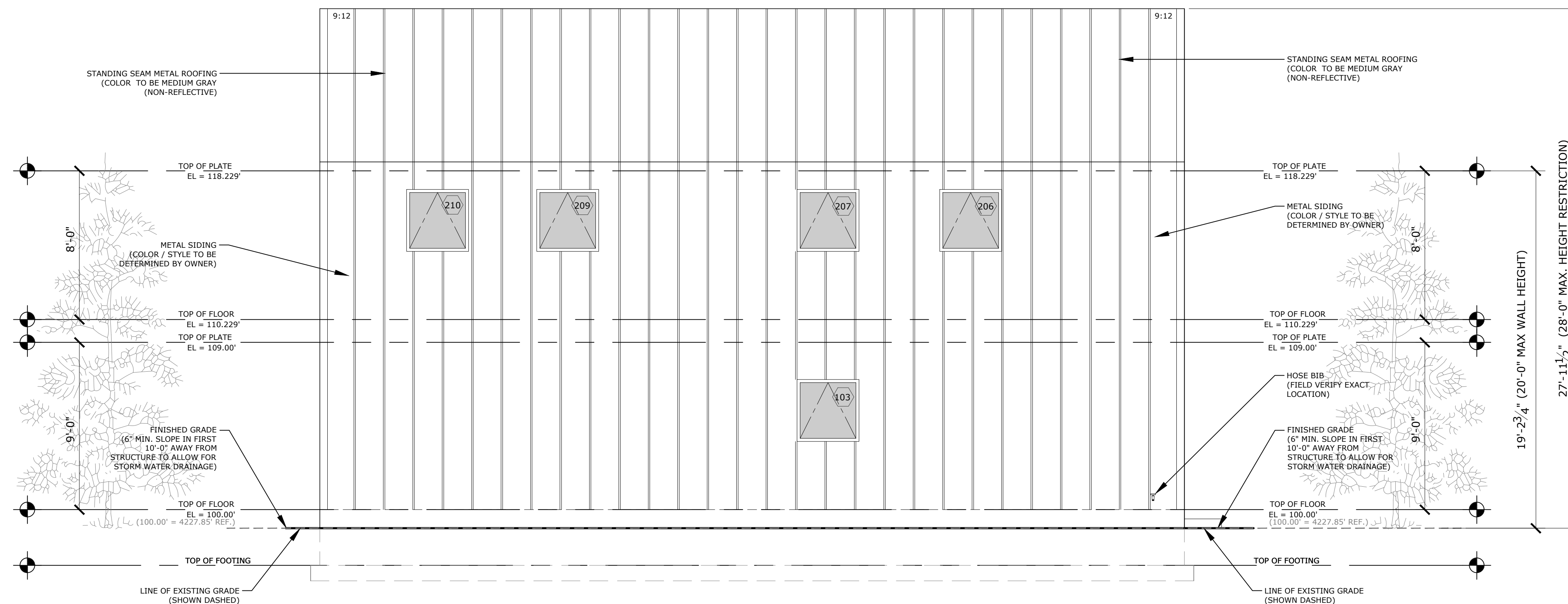
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02 LEFT ELEVATION

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

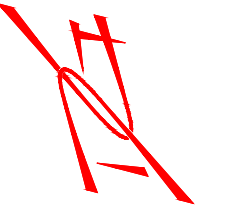
NOTE!
IN ALL CASES PERIMETER FOOTING SHALL BE CONTINUOUS AND EXTEND TO OR BELOW THE 30" FROST LINE DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO THE FINISHED GRADE. R403.1.2 & 403.1.4



01 RIGHT ELEVATION

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

NOTE!
IN ALL CASES PERIMETER FOOTING SHALL BE CONTINUOUS AND EXTEND TO OR BELOW THE 30" FROST LINE DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO THE FINISHED GRADE. R403.1.2 & 403.1.4



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PURPOSE IS STRICTLY PROHIBITED

Hoyt Residence
Hoyt Place Subdivision - Phase 2
Hoyt Place Unit #1-5
Salt Lake City, UT 84116

Contractor & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

City BLOCK
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1		
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4		
5		

Sheet Title:
A3.2

ATTACHMENT C: Property & Vicinity Photos



Above and below: View of subject site from Hoyt Place (the street), note Solis Apartments in background





Looking east from within subject site

Looking south from within subject site





Above: Hoyt Place Phase I development site

Below: Hoyt Place Phase I development site and Hoyt Place (the street)



Below: View Hoyt Place (the street) facing west from subject site





Above: Hoyt Place (the street) from 900 W

Bus stop for southbound UTA route 1



Bus stop for northbound UTA route 1

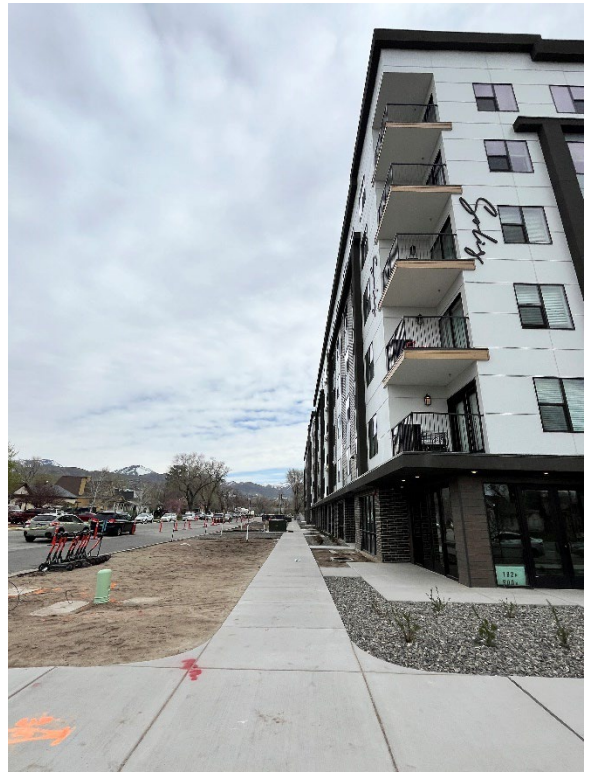




900 W from intersection with 300 N

900 W from intersection with 200 N





Above: Solis Apartment development at 900 W and 200 N

Below: Solis Apartments and corner commercial building at 900 W and 200 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 front façade of the proposed houses has glass entries, a window, and a porch.	Complies
21A.24.010.J – Basement Structures Each building must have at least one full story above ground, exceptions for houses on hillsides	The proposed buildings are not basement structures.	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)	Front yards will be landscaped. <i>Front yards are oriented to the west</i>	Complies
21A.24.010.V – Entrance Landing Each exit door must have at least a 36” x 36” concrete pad (uniform building code)	Porch areas are proposed at the front of each building.	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>	<i>All proposed buildings are single-family detached.</i> <ul style="list-style-type: none"> • Lots 201 & 205 larger than 2,000 sf • Lots 202, 203, & 204 smaller than 2,000 sf • Development is 14,374.8 sf in total, allowing up to seven single-family lots • 10,000 sf req’d for five proposed lots 	Complies with PD approval
21A.24.100.C – Minimum Lot Width: <i>Single-family detached:</i> Interior lot: 30 ft Corner lot: 40 ft	<i>All lots are interior lots.</i> <ul style="list-style-type: none"> • Lots 201 & 205 wider than 30’ • Lots 202, 203, & 204 narrower than 30’ 	Complies with PD approval
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>	Proposed buildings are shorter than 28 feet and roof slope is steep enough to qualify (9:12).	Complies
21A.24.100.D.3 – Exterior Wall Height: 20 feet <i>Measured from finished grade</i>	Proposed walls are shorter than 20’	Complies

21A.24.100.E.1 – Front Yard Setback: 1. 10 feet or 2. Average setback of block, or 3. Established by subdivision plat	<ul style="list-style-type: none"> Unit 201 has a 13.5’ setback from Hoyt Pl Remaining units set back 10’ from west lot line 	Complies
21A.24.100.E.2 – Corner Side Yard Setback: 10 feet	<i>No units are located adjacent to a public street</i>	N/A
21A.24.100.E.3 – Interior Side Setback: <i>Single-family detached:</i> 4 feet	<ul style="list-style-type: none"> Unit 201: 10’ (west) & 5’ (east) Units 202, 203, & 204: 4.5’ on both sides Unit 205: 4.5’ (north) & 10’ (south) 	Complies
21A.24.100.E.4 – Rear Yard Setback: <ul style="list-style-type: none"> 20% of lot depth Not less than 15 feet Not greater than 30 feet 	<ul style="list-style-type: none"> Unit 201: 4.5’ (west) – 15’ req’d Remaining units: 5’ (excluding alley) 15’ req’d 	Complies with PD approval
21A.24.100.F – Max Building Coverage: 60% for detached dwellings (includes primary and accessory buildings)	<ul style="list-style-type: none"> Unit 201: 42% Unit 202: 52% Unit 203: 53% Unit 204: 53% Unit 205: 46% Site in total: 34% 	Complies
21A.24.100.G – Max Lot Size No more than 200% of min lot size, except for lots created by a subdivision or subdivision amendment	None of the proposed lots are larger than 4,000 sq ft (200% of min lot size).	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 	Proposed garages are located in the rear yard, accessed by the private alley.	Complies
21A34.060 – Groundwater Source Protection Overlay (Primary Recharge Zone): The subject site is located within the Primary Recharge Zone of the Groundwater Source Protection Overlay District. Please ensure that Public Utilities has reviewed your stormwater pollution prevention plan (SWPPP) and construction drawings for conformance with this section of the regulations. Please contact Krissy Beitel at the Department of Public Utilities with any questions: 801-483-6733 or Kirsteen.beitel@slcgov.com		
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	Only one principal building per lot is proposed.	Complies
21A.36.010.C. – Frontage on Public Street All lots shall face a public street	The project site does not face a public street. This can be permitted through Planned Development approval.	Complies with PD approval
21A.40 – Accessory Uses, Buildings, And Structures		
21A.40.050 – Yard, Bulk and Height for Accessory Buildings <i>Front yard:</i> set back as far as principal structure <i>Corner side yard:</i> set back as far as principal structure, but no less than 20 feet from public way <i>Interior side yard:</i> district setback <i>Rear yard:</i> one foot	No accessory buildings proposed	N/A
21A.40.200 Accessory Dwelling Units	No exterior ADUs proposed.	N/A
21A.44 – Off Street Parking, Mobility, and Loading		
21A.44.040.A – Required Parking Per Table 21A.44.040.A , 1 space per dwelling unit	2 tandem stalls are proposed for each unit. <i>Note: these stalls straddle property lines. Access easements for each space will be</i>	Complies with conditions

	<i>required for each space. See Key Consideration 2.</i> Up to 2 additional spaces per unit if optional garages are constructed	
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 	The proposed shared alley access point to Hoyt Place is ~21 feet wide	Complies
21A.44.060.A.1 – Parking Location All required parking must be located on the same lot as the building or use it is serving	Proposed tandem spaces straddle lots lines Access easements for each space will be required. <i>See Key Consideration 2.</i>	Complies with PD approval
21A.44.060.A.16 – Tandem Parking Required parking for residential uses may be tandem in groups of no more than 2. Each group serves only one unit (Manual also states that tandem parking is permitted for single-family, two-family, and twin homes)	Tandem parking is proposed for each unit. <i>Note: these stalls straddle property lines. Access easements for each space will be required for each space. See Key Consideration 2.</i>	Complies with conditions
Parking Manual Requirements		
1.1 Dimensions – 8’3” by 17’6” Tandem allowed	Proposed spaces meet necessary dimensions	Complies

ATTACHMENT E: Planned Development 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.

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. As mentioned in [Key Consideration 4](#), the requested modifications to the zoning standards enable new infill lots without removing existing units. They also allow for development that fulfills adopted plans and policies in a way that would otherwise be impossible. This is further discussed under [Key Consideration 1](#).

Finding: Meets 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:

Located within the interior portion of a city block, the proposed development would bring new housing into an established neighborhood on underutilized parcels. The detached single-family nature of the development reflects the neighborhood's character, albeit at a moderate density. The requested modifications also help to fulfill the development goals set by the North Temple Boulevard Plan, as discussed in Key Considerations 1 and 4.

Finding: Meets SR-3 Purpose Statement Does Not Meet SR-3 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 applicant is not proposing to meet this objective. Only one objective must be met.

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, the site location is identified by the North Temple Boulevard Plan. 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 applicant is not proposing to meet this objective. Only one objective must be met.

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:

As discussed under [Key Consideration 1](#) and [Key Consideration 4](#), the proposed development fulfills policies within the North Temple Boulevard Master Plan. The proposal follows the plan's guidance by concentrating infill development within the center of the blocks identified within the 800 West Station section of the plan.

Finding: Objective Satisfied Objective Not Satisfied

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

Finding: Complies

Discussion:

[Key Consideration 1](#) of the staff report discussed master plan compatibility. The proposed development is appropriate for the SR-3 zoning district and does not contradict 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

Discussion:

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 infill recommended by The North Temple Boulevard Plan, Plan Salt Lake, Housing SLC, and Thriving in Place. The proposed units, while simple in design, are intended to maintain the scale of buildings in the neighborhood. The proposal would be compatible with adjacent Planned Development projects, including Nielsen Estates and Hoyt Place Phase I.

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 With Conditions

Discussion:

As discussed under [Key Consideration 3](#), the proposed orientation of Unit 201 does not adequately engage with Hoyt Place to create pedestrian interest. As a condition of approval, staff recommends installing a porch element around the door found on the North façade (identified as the “Left Elevation” in submitted plans).

Condition(s): To create additional pedestrian interest along Hoyt Place, add an entry feature to the north door (found on the “Left Elevation”) of unit 201.

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

Finding: Complies

Discussion:

- a. The North Temple Boulevard Plan calls for moderate-density infill development within the interior of the subject site’s block. The proposed development carries out the policies established in that plan.
- b. The front porch of each unit provides adequate private space for occupants of each unit.
- c. The proposed units have been set back from existing residential property.
- d. The proposed access point from the private alley would be sufficiently clear to facilitate driver and pedestrian visibility. The proposed development does not appear to crowd any existing or proposed streets, driveways, or sidewalks.
- e. The proposed private alley would be roughly 21 feet wide, with enough space for two vehicles to navigate side-by-side and enough space for the occasional maintenance vehicle to park. The private alley also provides ample space for large fire trucks to reach all proposed units.

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:

As discussed under [Key Consideration 3](#), the proposed orientation of Unit 201 does not adequately engage with Hoyt Place to create pedestrian interest. As a condition of approval, staff recommends installing a porch element around the door found on the North façade (identified as the “Left Elevation” in submitted plans).

Condition(s): To create additional pedestrian interest along Hoyt Place, add an entry feature to the north door (found on the “Left Elevation”) of unit 201.

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 detached single-family dwellings; each unit will have private garbage cans. This development does not propose dumpsters, loading docks, or service areas.
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: No mature native trees were identified on the site. The Urban Forestry Division examines development projects closely during building permit review. If they find a tree on the site that meets its definition of a specimen tree, removal would require adherence to the Private Lands Tree Preservation requirements in section <u>21.48.135</u> 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:

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 moderate-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:

Drive access to local streets will not impact the safety, purpose, or character of the street. Vehicles using the private alley can enter and exit facing forward, as they can turn around using individual driveways. The traffic from the five units is not anticipated to disrupt the character 900 West.

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

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

Finding: Complies

Discussion:

The development will include a sidewalk adjacent to the driveway to accommodate pedestrians and minimize conflicts between vehicles and pedestrians.

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

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 Hoyt Place's connection to 900 West.

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. However, the proposed private alley would provide ample space for the occasional loading and unloading of deliveries or future residents’ personal property.
Condition(s): Staff does not recommend any conditions related to this standard.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
Finding: Complies
Discussion: The subject site has been vacant since at least 2007. No significant features (natural or built) are present on the site.
Condition(s): Staff does not recommend any conditions related to this standard.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Finding: Complies
Discussion: The applicant recently completed the development of new utilities along Hoyt Place. A preliminary plat, including utility details, must be approved before a building permit for the proposal can be issued.
Condition(s): Staff does not recommend any conditions related to this standard.

ATTACHMENT F: 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 the proposed development was submitted to the City.

- December 22, 2023 – Planning staff sent the 45-day required notice for recognized community organizations to the chairs of the Fairpark Community Council.
- December 22, 2023 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 22, 2023 – Signs with information about the proposal were posted on the site.

Notice of the public hearing for the proposal included:

- March 30, 2024
 - Public hearing notice sign posted on the property
- March 28, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning staff did not receive any comments regarding this request before report publication.

ATTACHMENT G: 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):

No comments received

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, SLC DPU 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 SLC DPU 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.