



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; david.gellner@slcgov.com
Date: March 14, 2018
Re: PLNPCM2017-00487, PLNSUB2017-01012 & PLNSUB2017-01013 – Downington Avenue Townhouses Rezone, Planned Development and Preliminary Subdivision Plat

Zoning Map Amendment, Planned Development & Preliminary Subdivision

PROPERTY ADDRESS: 1316 E. Downington Avenue
PARCEL: 0.28 acres (approx. 12,150 square feet) total
PARCEL ID: 16-17-430-001-0000
MASTER PLAN: Sugar House Community Master Plan (2005)
ZONING DISTRICT: R-1/7000– Single-Family Residential

Downington Place LLC, the property owner is requesting a Zoning Map Amendment, Planned Development and Preliminary Subdivision approval for a proposed 3-unit single-family attached dwelling (townhouse) project on a single parcel located at 1316 E. Downington Avenue. The subject property is approximately 0.28 acres (12,150 square feet) in size and is currently zoned R-1/7000 (Single Family Residential). It contains two existing duplexes. The applicant has requested to amend the zoning map designation of the property to RMF-30 (Low Density Multi-Family) in order to allow the three-unit townhouse project. Planned Development approval is required to reduce the front yard setback from the required 20-feet to 17-feet which is the approximate block face average and to allow additional building height in order to accommodate a roof-top deck for each of the units. All three applications will be considered simultaneously by the Planning Commission.

- a. PLNPCM2017-00487 Zoning Map Amendment – Proposed zone change from R-1/7000 to RMF-30 on the subject property.
- b. PLNSUB2017-01012 Planned Development – Planned Development approval to construct a 3-unit attached single family/townhouse residential development with modifications to the Zoning Ordinance regulations to reduce the front yard setback and allow additional building height.
- c. PLNSUB2017-01013 Preliminary Subdivision – A request to divide the property to create three individual lots.

RECOMMENDATIONS:

Zoning Map Amendment

Based on the analysis and findings of fact in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed zoning map amendment to change the property from R-1/7000 (Single Family Residential) to RMF-30 (Low Density Multi-Family Residential).

Planned Development and Preliminary Subdivision

Based on the findings listed in the staff report, it is Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the proposal, subject to complying with all applicable regulations and the following conditions:

1. City Council must approve the zoning map amendment from R-1/7000 to RMF-30 to allow for a single-family attached dwelling project to be developed.
2. This approval is limited to the identified modifications and all other base zoning regulations continue to apply.
3. Compliance with all other City department conditions (as noted in [Attachment K](#)).
4. The applicant shall submit a final subdivision plat to the Planning division.

ATTACHMENTS:

- A. [Vicinity Map and Zoning](#)
- B. [Site Plan](#)
- C. [Building Elevations and Colored Renderings](#)
- D. [Project Narrative](#)
- E. [Property & Vicinity Photographs](#)
- F. [Existing Conditions](#)
- G. [Analysis of Standards – Zoning Map Amendment](#)
- H. [Analysis of Standards – Planned Development](#)
- I. [Analysis of Standards – Preliminary Subdivision](#)
- J. [Public Process and Comments](#)
- K. [Department Review Comments](#)

PROJECT DESCRIPTION:

The developer is proposing to construct three single-family attached dwelling units (townhouses) on the subject property. Each townhouse unit is proposed to be on its own individual lot and the applicant has also submitted a preliminary subdivision that reflects this configuration. The proposed development requires Planned Development approval to reduce the front yard setback and to allow for additional building height in order to accommodate roof-top decks in the rear of each unit. Accompanying this request is a zoning map amendment in order to change the zoning of the property from R-1/7000 (Single Family Residential) to RMF-30 (Low Density Multi-Family Residential) in order to zone the property to allow for the proposed use.

Building Orientation and Site Configuration

The three single-family attached housing units are being proposed in a street-oriented side-by-side configuration. The zoning ordinance standards for single-family attached housing was formulated with this type of layout in mind. In this configuration, each of the units would have a street-oriented and street facing presence on Downington Avenue.

Building Materials

Proposed building materials include brick veneer masonry, a colored, hand troweled smooth exterior insulating and finishing system, plate glass canopies, aluminum framed window systems, sheet metal clad garage doors, architectural concrete and painted steel railings and columns.

Parking

Single-family attached dwellings require 2 parking stalls per dwelling unit in the RMF-30 zoning district. For each of the three units, the proposed development would contain the required two off-street parking stalls within their individual garages. Additional or guest parking will be accommodated in the driveways in front of each unit. While the garages will be readily visible from the street, given the topography of the lot and creek corridor in the rear, the proposed layout is the only one that works for the property. The designer has attempted to soften the garage impact through material choice and the overall design of the front of the buildings.

Project Density

Under the proposed RMF-30 zoning, single-family attached dwellings (3 units or more attached) require 3,000 square feet lot area per dwelling unit. The proposed three units would require a minimum lot area of 9,000 square feet. The entire property is approximately 12,150 square feet so it has the required square footage for the three

proposed units. Each of the proposed lots meets the width and size requirements of the proposed RMF-30 zoning district. The proposal therefore meets the density requirements for the zoning district.

Property Constraints and Riparian Corridor

The property is constrained by the Riparian Corridor as Emigration Creek runs along the southern edge of the property which limits the buildable area. There are also several utility easements on the property.

The proposed project requires three petitions which include the zoning map amendment, planned development approval and approval of a preliminary subdivision plat. Approval of the planned development and subdivision plat are within the authority of the Planning Commission. The Planning Commission will make a recommendation to City Council in regard to the zone change. The zoning change must be approved by City Council in order for the proposed project to be constructed. These three individual aspects of the project are described in more detail below.

ZONING MAP AMENDMENT

The single property parcel is approximately 0.28 acres (12,150 square feet) in size and is currently zoned R-1/7000 (Single Family Residential). It contains two existing duplexes (four total dwelling units), which are unoccupied and in state of disrepair. Duplexes are not an allowed use in the R-1/7000 zoning district. However, the City considers the two (2) existing duplexes on the site legal conforming structures. The existing duplexes could therefore be replaced or rehabilitated to the extent of their original footprint and additions up to 25% of the original footprint could also be authorized.

Given the state of the existing duplexes, the applicant wishes to tear them down in order to replace them with a three-unit single family attached dwelling (townhouse) project. The R-1/7000 zoning district does not allow single-family attached dwellings. As such the applicant has requested to amend the zoning map designation of the property to RMF-30 (Low Density Multi-Family) in order to allow the construction of the townhouse project.

PLANNED DEVELOPMENT

Planned Development approval is requested to reduce the front yard setback for the development and to request an additional 5-feet of building height. These items are explained in more detail below.

Reduced Front Yard Setback

The proposed RMF-30 zoning district requires a front yard setback of 20 feet. The applicant has asked for a reduction to 17 feet for this development. The property is currently zoned R-1/7000. In developed neighborhoods the required front building setback is based on the average building setback of the existing homes on the block face. In this case, the block face average is 17-feet, the same as proposed by the applicant for the development. However, with the zone change request to RMF-30 (to allow the type of housing proposed), this block face average would no longer be applicable as the RMF-30 district requires 20-feet. Because of this, the Planned Development process is required to reduce the setback from 20 feet to the proposed 17 feet.

Additional Building Height for Rooftop Decks

The proposed single-family attached structures would be 30-feet in height which is the maximum height allowed in the proposed RMF-30 zoning district. However, the proposal includes a request for an additional 5-feet of building height in order to accommodate individual roof-top decks in the rear of each unit. The parapet of the buildings themselves do not surpass that 30-foot height limit but the railings around each back deck extend past the maximum building height. While the RMF-30 zoning district limits building height to 30-feet, an additional 5-feet may be approved by the Planning Commission if the additional height helps to further achieve one or more of the planned development objectives. The proposed decks overlook the stream corridor, not other properties so there are no additional impacts anticipated from the extra height requested.

SUBDIVISION

The proposed subdivision to create three lots is being reviewed as a Preliminary Subdivision Plat that will be subject to final subdivision approval by the City. The Preliminary Subdivision has been reviewed the City Engineer and Surveyor and staff has been working with the applicant to work out the technical details of that document to the satisfaction of the reviewing departments. While there are technical details to work out, there is no indication

that the property could not be subdivided as proposed. As such, staff is recommending that the Preliminary Plat be conditionally approved by the Planning Commission with final subdivision approval by the City. A Final Plat application and approval will be required.

KEY CONSIDERATIONS:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. City Goals and Master Plan Compliance
2. Zoning Compatibility with Adjacent Properties
3. Legal Conforming Status of Existing Duplexes and Housing Mitigation Loss
4. Consideration of Alternate Zoning Districts

Consideration 1: City Goals and Master Plan Compliance

This project will result in the creation of three (3) housing units on the property that will allow individual ownership. An important City goal is to expand housing opportunities and the availability of various types of housing and at various price points. This project would meet that goal. These goals are also articulated in the Sugar House Master Plan, City Housing Plan and Plan Salt Lake discussion in [Attachment F](#) of this report.

The associated future land use map in the Sugar House Master Plan currently designates the property as "Low Density Residential" with an anticipation of 5-10 dwelling units per acre. This corresponds with the current R-1/7000 zoning of the property. The request is for a change to the RMF-30 – Low Density Multi Family Residential zoning district. The RMF-30 district is also considered a low-density zoning district. The Residential Land Use portion of the Master Plan describes the majority of the residential land uses in Sugar House as consisting of single-family dwellings but recognizes that these areas are interspersed with duplexes and a few multi-family dwellings. In order to protect the predominant single-family character of these neighborhoods, densities should be between 5 and 10 dwelling units per acre. The Plan specifically calls out a number of zoning districts that would be appropriate to support this density range including the R-1/7000, R-1/5000, R-2 and RMF-30 zoning districts. The zoning map amendment is supported by the language in the Sugar House Master Plan.

Consideration 2: Zoning Compatibility with Adjacent Properties

The applicant has requested a change from R-1/7000 Single-Family Residential zoning district to the RMF-30 – Low Density Multi-Family Residential zoning district. Both districts are considered low-density but there are some differences between the districts in terms of allowed uses and the lot and bulk controls. In terms of an overall comparison, the RMF-30 zoning would allow multi-family uses and duplexes or twin homes by right if all provisions of the zoning ordinance are met. The maximum height allowed is comparable with 28 feet allowed in the current district and 30 feet allowed under the proposed zoning. Extracted tables showing the key differences between the two zoning districts in terms of allowed uses and a comparison between the lot and bulk controls of both districts are included [Attachment F](#) of this report.

While the proposed zone change would allow for more housing options to be developed at the site than would be allowed under the current zoning, it is staff's opinion that changing from R-1/7000 to RMF-30 for this property would not lead to changes that are out of character or incompatible with the existing development in the area. The existing duplexes are considered legal conforming and could be replaced or rehabilitated as discussed above in Issue 2. Given the physical constraints on the property due to the Riparian Corridor Overlay and property size, redevelopment of the property under the proposed RMF-30 zoning would generally preclude multi-family development that is significantly dense in nature. Staff is recommending approval of the zone change from the R-1/7000 to the RMF-30 zoning district.

The applicant has asked for a front yard reduction from the required 20-foot setback to 17-feet which is the block face average of the existing buildings. This reduction would make the development more compatible with neighboring properties and staff is recommending approval of this setback reduction by the Planning Commission.

The applicant has also requested an additional 5 feet of building height in order to accommodate the railing for the individual roof-top decks in the rear of each unit. Since the additional height is for a railing and not the building structure itself, and is at the back of the unit, it will have no impact on the massing and scale of each unit as seen from Downington Avenue. As such, staff is recommending approval of this additional height by the Planning Commission.

Consideration 3: Legal Conforming Status of the Existing Duplexes on Site and Housing Mitigation Loss

The City considers the two (2) existing duplexes on the site legal conforming structures despite their current condition of being boarded up and not occupied. Although duplexes are not an allowed use in the R-1/7000 zoning district, they are considered legal conforming structures. The applicant has indicated that the existing duplexes will be removed in order to be replaced with a 3-unit townhome development. However, the existing duplexes could be replaced or rehabilitated to the extent of the original footprint. Extensions or additions up to 25% of the original footprint could also be authorized per the provisions of 21A.38.070 – Legal Conforming Single-family Detached Dwellings, Two-Family Dwellings, and Twin Homes and 21A.52.030.A.15 – Special Exceptions Authorized.

Consideration 4: Consideration of Alternate Zoning Districts

Planning Staff considered and analyzed different zoning districts for the property in lieu of a change to the requested RMF-30 zoning district. Given the physical constraints on the property, and similarities of the existing and proposed zoning districts in terms of intent, height, required setbacks, bulk and massing, the change is negligible. There is no other zoning district that would allow the property owner to redevelop the parcel as proposed while ensuring that the new development is compatible with adjacent properties.

DISCUSSION:

The applicant has proposed to rezone the property from the existing R-1/7000 zoning designation in order to redevelop the site for a three-unit townhome project as submitted for consideration under the accompanying Planned Development application, PLNSUB2017-01012. The zone change would allow for additional housing options although the current duplexes could be rebuilt on site. The change will have a negligible impact on the development potential of the site given the physical constraints. It is staff's opinion that the change in zoning from R-1/7000 to RMF-30 is appropriate and would not substantially impact the character of the area or increase current potential impacts. As such, staff is recommending that the Planning Commission forward a positive recommendation to City Council in regard to the zone change request.

The proposed design and layout of the single-family attached units have taken the scale of adjacent properties and the existing neighborhood into consideration. The requested relief to the front yard setback would render the project more compatible with neighboring properties on the block face as it would meet the average setback. By providing relief from this zoning regulation through this Planned Development process, a project that is compatible with the existing zoning and neighborhood can be constructed while more efficiently utilizing the property. The proposal will provide housing that meets the intent of the multi-family zone and that provides increased home ownership opportunities in the City, which is a policy goal of multiple City master plans. As discussed above and in [Attachment F](#), the proposal generally meets the standards for a Planned Development. As such, staff is recommending approval of the proposed development with suggested conditions. Additionally, the development generally meets the standards for a Preliminary Subdivision, which are discussed in [Attachment I](#). As such, staff is also recommending approval of the preliminary subdivision plat subject to a Final Plat.

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans for a project under the new RMF-30 zoning. If ultimately denied, the applicant would still be eligible to redevelop the property in accordance with the regulations for the existing R-1/7000 zone. The existing duplexes could also be improved or rebuilt under the current zoning.

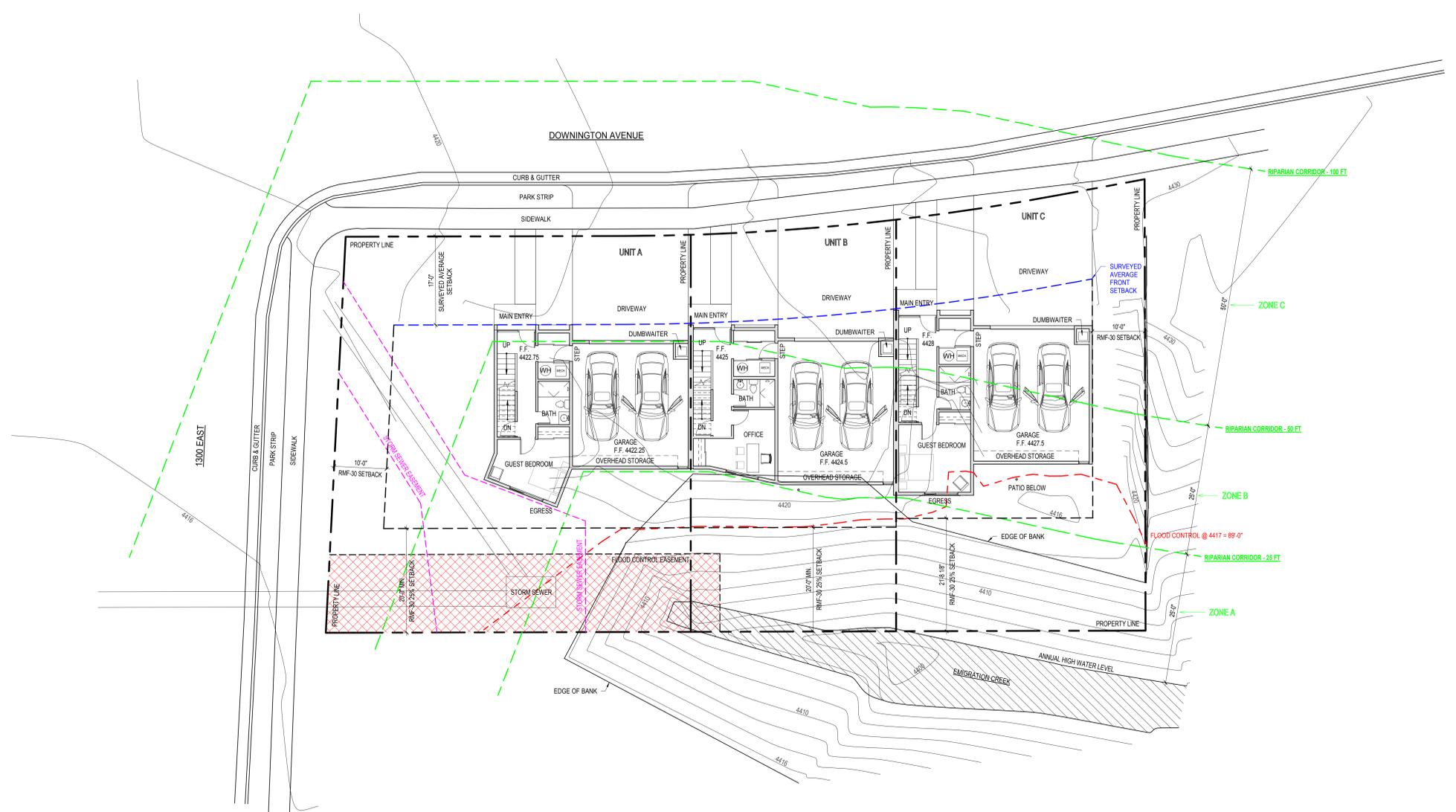
ATTACHMENT A: VICINITY MAP & ZONING



ATTACHMENT B: SITE PLAN

Please see the following pages for the site plan and preliminary plat provided by the applicant.

SITE LEGEND	
	FLOOD CONTROL EASEMENT
	PROPERTY LINE
	SURVEYED AVERAGE FRONT SETBACK
	REQUIRED SETBACK
	RIPARIAN ZONE
	FLOOD CONTROL ELEVATION
	SEWER EASEMENT



ARCHITECTURAL
SITE PLAN
1" = 10'-0"



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SHEET NO. A0.1	DATE: 12.05.17	DRAWN BY: DL	DOWNINGTON AVENUE TOWNHOUSES 1316 EAST DOWNINGTON AVENUE SALT LAKE CITY, UTAH 84105	ARCHITECTURAL SITE PLAN
				PROJECT NO.: 17709

NOT FOR CONSTRUCTION

DOWNINGTON AVENUE TOWNHOMES SUBDIVISION

INCLUDING ALL OF LOT 10, MAR VISTA SUBDIVISION, AND ALSO BEING PART OF LOT 8, BLOCK 10, 5-ACRE PLAT "C", BIG FIELD SURVEY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH
 PRELIMINARY PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	82.99'	456.00'	010°25'40"	S 84°37'50" W	82.88'
C2	13.02'	456.00'	001°38'07"	S 89°01'36" W	13.02'
C3	39.20'	456.00'	004°55'32"	S 85°44'47" W	39.19'
C4	30.78'	456.00'	003°52'01"	S 81°21'01" W	30.77'

DESCRIPTIONS

EXISTING DESCRIPTION

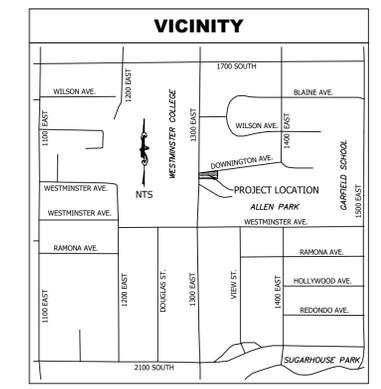
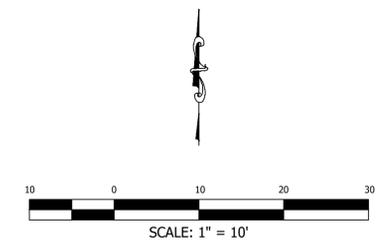
LOT 10, MAR VISTA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

SUBDIVISION DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 10, 5-ACRE PLAT "C", BIG FIELD SURVEY, SAID LOT CORNER ALSO BEING AT THE SOUTHWEST CORNER OF THE MAR VISTA SUBDIVISION AT A POINT THAT IS SOUTH 00°01'00"E 103.98 FEET ALONG THE MONUMENT LINE FROM THE MONUMENT AT THE INTERSECTION OF 1300 EAST STREET AND DOWNINGTON AVENUE, AND RUNNING THENCE NORTH 89°50'40" EAST 156.00 FEET ALONG THE SUBDIVISION LINE TO THE SOUTHWEST CORNER OF LOT 11, MAR VISTA SUBDIVISION; THENCE NORTH 00°07'47" WEST 86.72 FEET ALONG THE WEST LOT LINE TO THE SOUTH LINE OF SAID DOWNINGTON AVENUE; THENCE SOUTH 79°25'00" WEST 17.14 FEET ALONG SAID SOUTH LINE TO A POINT ON A 456.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 82.99 FEET ALONG SAID CURVE AND SOUTH LINE THROUGH A CENTRAL ANGLE OF 10°25'46" (CHORD BEARS SOUTH 84°37'50" WEST 82.88 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°50'40" WEST 52.66 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID 1300 EAST STREET; THENCE SOUTH 02°50'30" WEST 76.19 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 8 AND TO THE POINT OF BEGINNING, CONTAINING 0.277 ACRES.

NOTES

- POSITIONAL ACCURACY IS 2 CM + 50 PARTS PER MILLION.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON PROJECT BENCHMARK, SHOWN HEREON. RECORD INFORMATION FOR SAID BENCHMARK WAS FURNISHED BY THE SALT LAKE CITY ENGINEERING DIVISION AND INDICATES THAT THE ELEVATION FOR THE BENCHMARK 1238, SHOWN HEREON, WAS ESTABLISHED USING DIFFERENTIAL LEVELING BASED ON THE NAVD 1988 DATUM.
- SUBJECT PROPERTY FALLS WITHIN ZONE R-1-7000 (SINGLE-FAMILY RESIDENTIAL), AND IS CURRENTLY USED FOR RESIDENTIAL PURPOSES. PROPOSED ZONING FOR THIS PROPERTY IS ZONE RMF-30 (MULTI-FAMILY RESIDENTIAL), TO ALLOW FOR A MULTIPLEX BUILDING FOR RESIDENTIAL USE, AS SHOWN.
- EXISTING CULINARY WATER SERVICE IS PROVIDED FROM DOWNINGTON AVENUE. NEW WATER SERVICE WILL CONTINUE FROM THE EXISTING WATER LINE IN THIS STREET TO THE NEW UNITS.
- EXISTING SANITARY SEWER SERVICE IS PROVIDED TO 1300 EAST STREET, AS PER ONLINE SALT LAKE CITY PUBLIC UTILITIES GIS MAPS. THE EXISTING SERVICE WILL REMAIN AND BE EXTENDED, AND NEW SANITARY SEWER SERVICES WILL BE TAKEN TO THE EXISTING SEWER LINE IN DOWNINGTON AVENUE.
- EXISTING TREES SHALL BE REMOVED AS NECESSARY FOR THE INSTALLATION OF NEW BUILDINGS AND CONCRETE DRIVEWAYS. THE REMAINING PORTION OF THE PROPERTY WILL BE LANDSCAPED.



LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	—————
EASEMENT LINE	-----
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	-----
FENCE LINE	—————
WALL	—————

OWNER

DOWNINGTON PLACE LLC
 201 SOUTH MAIN STREET, SUITE #1400
 SALT LAKE CITY, UT 84111

181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone 801.298.2236
 www.Entellus.com



PRELIMINARY
NOT FOR
CONSTRUCTION

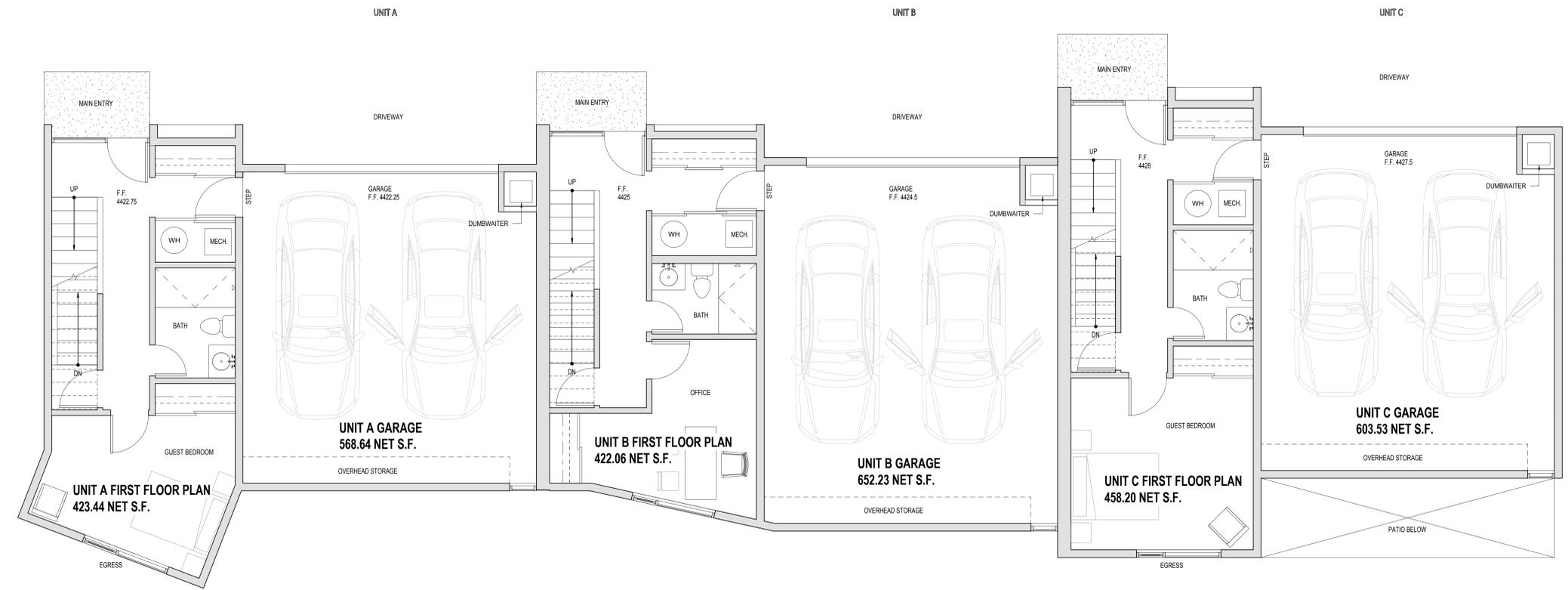
DOWNINGTON PLACE LLC

1316 EAST DOWNINGTON AVENUE
 LOT 10, MAR VISTA SUBDIVISION
 BEING PART OF LOT 8, BLOCK 10, 5-ACRE PLAT "C", BIG FIELD SURVEY
 LOCATED IN THE SE 1/4 OF SECTION 17, T.1S., R.1E., S.L.R.&M.
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

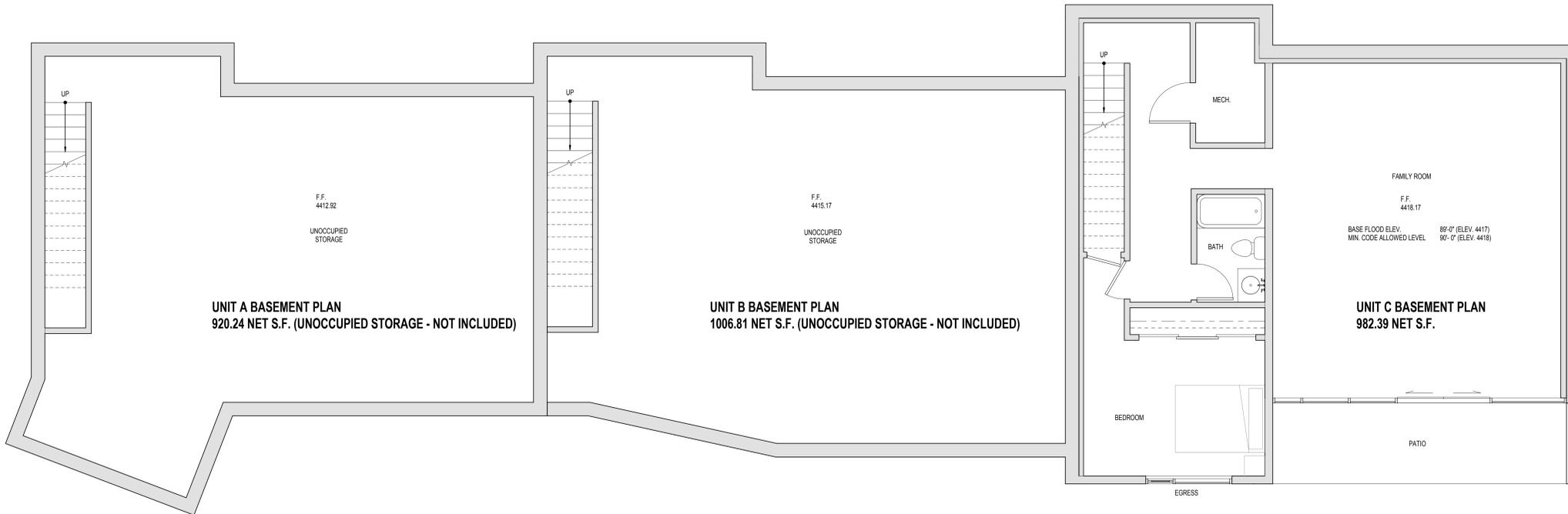
REV#1	BY: JRC	DATE: 12/04/2017
DRAWN: 11/27/2017		
APPROVED: 11/28/2017		
PROJECT: 1200003		
1200003 PLAT.dwg		
PRELIM		
TOPOGRAPHIC SURVEY		

**ATTACHMENT C: BUILDING ELEVATIONS & COLORED
RENDERINGS**





COMBINED FIRST FLOOR PLAN
1/4" = 1'-0"



COMBINED BASEMENT FLOOR PLAN
1/4" = 1'-0"

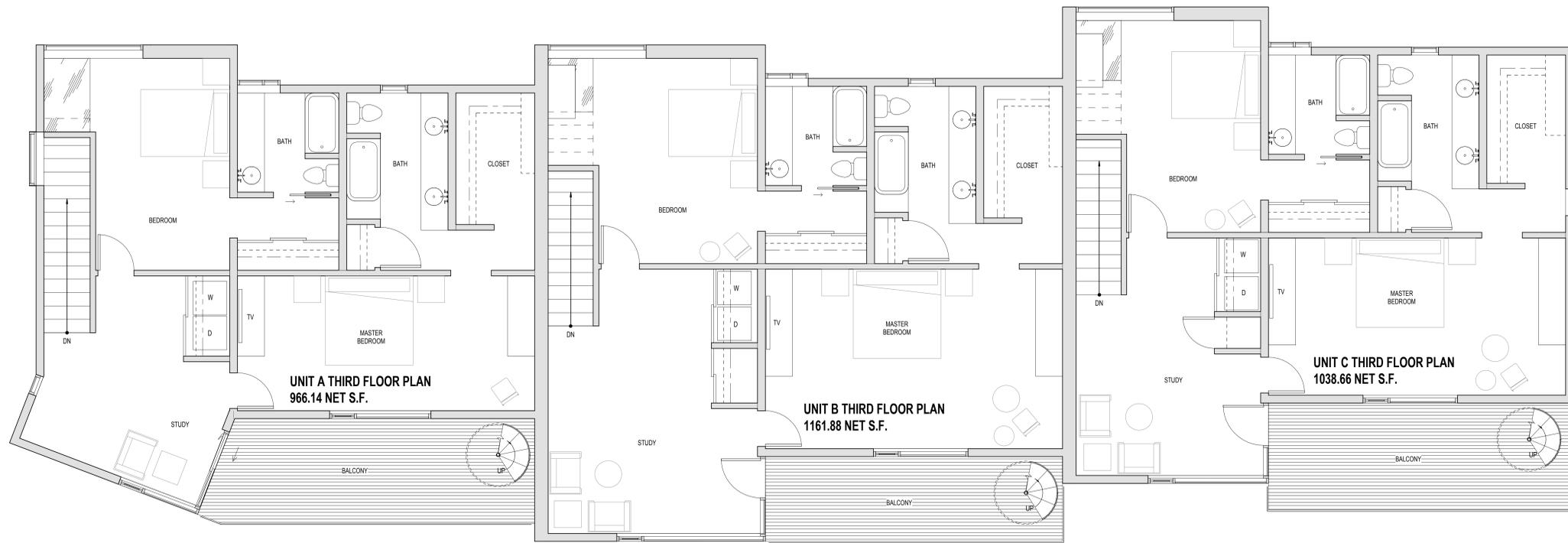


TOTAL UNIT NET AREA	
UNIT A:	2325.66 NET S.F. + 568.64 NET S.F. GARAGE
UNIT B:	2726.47 NET S.F. + 652.23 NET S.F. GARAGE
UNIT C:	3487.64 NET S.F. + 603.53 NET S.F. GARAGE

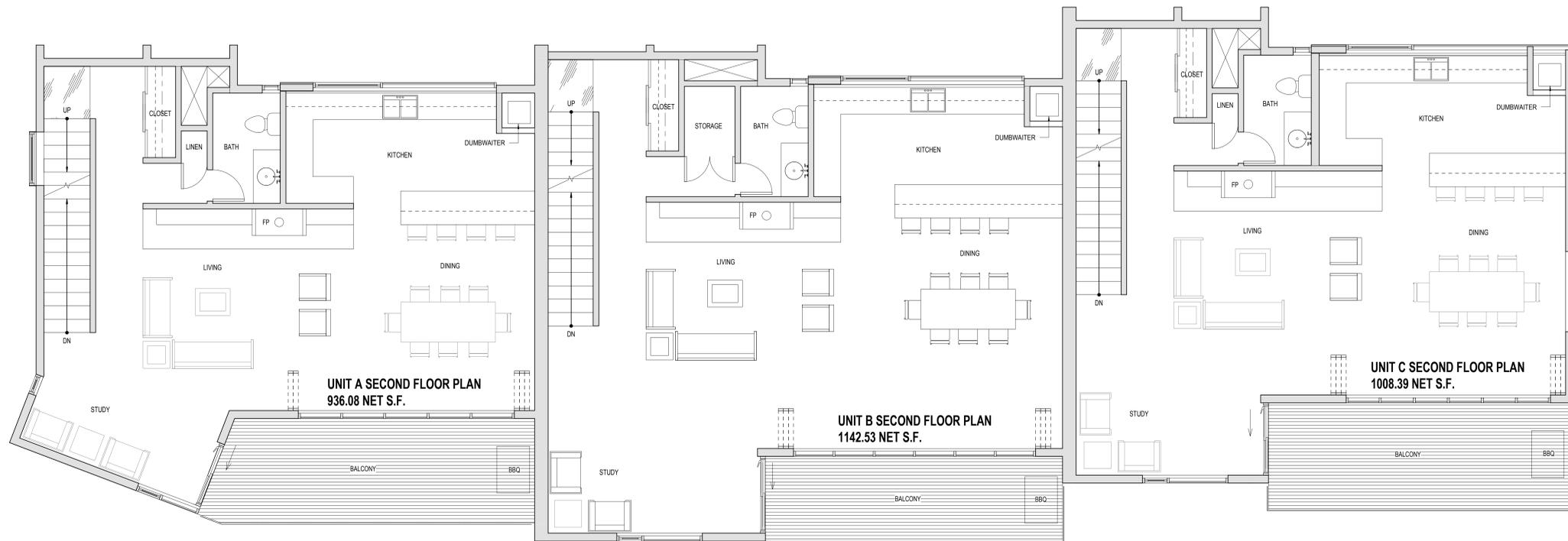
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SHEET NO. **A1.1**
 DATE: 12.05.17
 DRAWN BY: DL
 PROJECT NO.: 17709
DOWNINGTON AVENUE TOWNHOUSES
 1316 EAST DOWNINGTON AVENUE
 SALT LAKE CITY, UTAH 84105

NOT FOR CONSTRUCTION



COMBINED THIRD FLOOR PLAN
1/4" = 1'-0"



COMBINED SECOND FLOOR PLAN
1/4" = 1'-0"



TOTAL UNIT NET AREA	
UNIT A:	2325.66 NET S.F. + 568.64 NET S.F. GARAGE
UNIT B:	2726.47 NET S.F. + 652.23 NET S.F. GARAGE
UNIT C:	3487.64 NET S.F. + 603.53 NET S.F. GARAGE

SHEET NO. **A12**

DATE: 12.05.17

DRAWN BY: DL

DOWNINGTON AVENUE TOWNHOUSES
1316 EAST DOWNINGTON AVENUE
SALT LAKE CITY, UTAH 84105

PROJECT NO.: 17709

PRESCOTT MUIR ARCHITECT

171 WEST PIERPONT AVE.

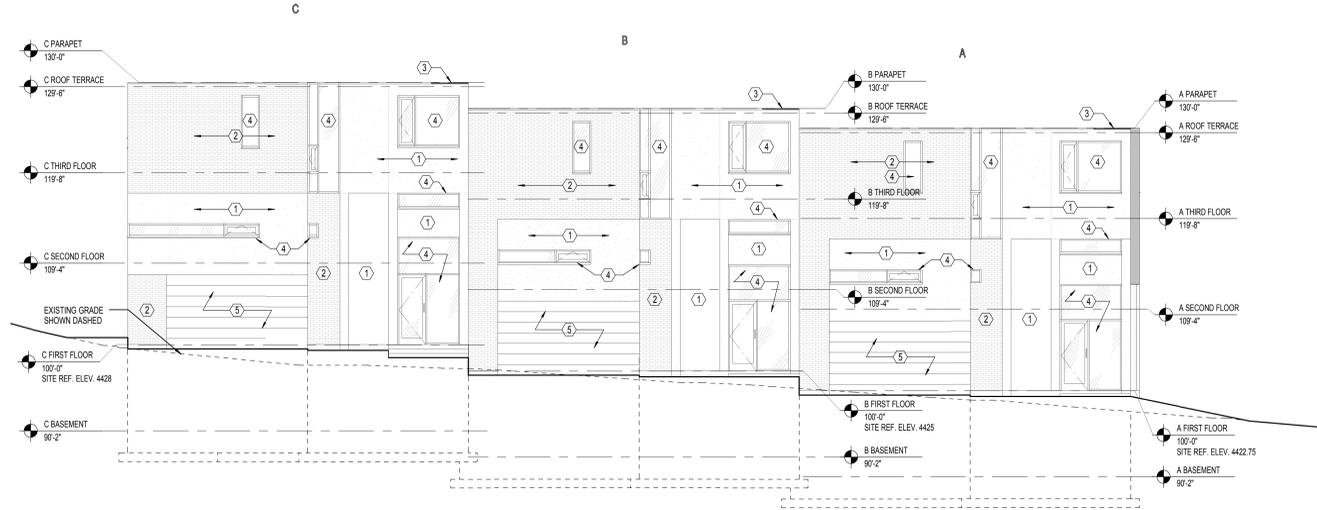
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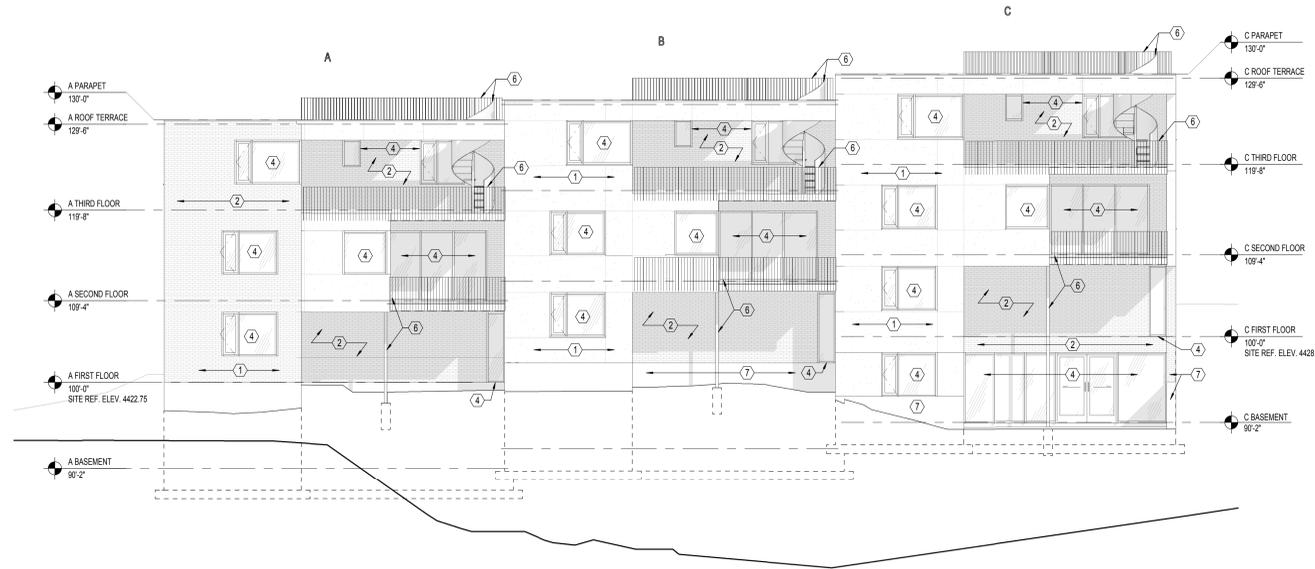
FLOOR PLANS

NOT FOR CONSTRUCTION

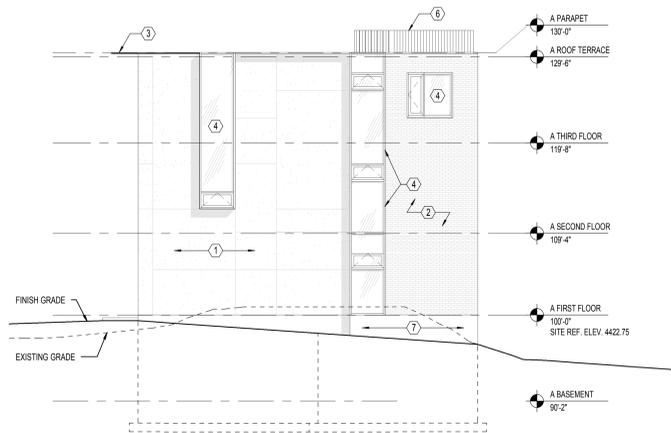
- ELEVATION KEYED NOTES**
- 1 HAND TROWELED EIFS
 - 2 BRICK VENEER MASONRY
 - 3 PLATE GLASS CANOPY
 - 4 ALUMINUM FRAMED WINDOWS
 - 5 SHEET METAL CLAD GARAGE DOOR, CLEAR ANNOXIDIZED ALUMINUM FINISH
 - 6 PAINTED STEEL RAILINGS & COLUMNS
 - 7 ARCHITECTURAL CONCRETE



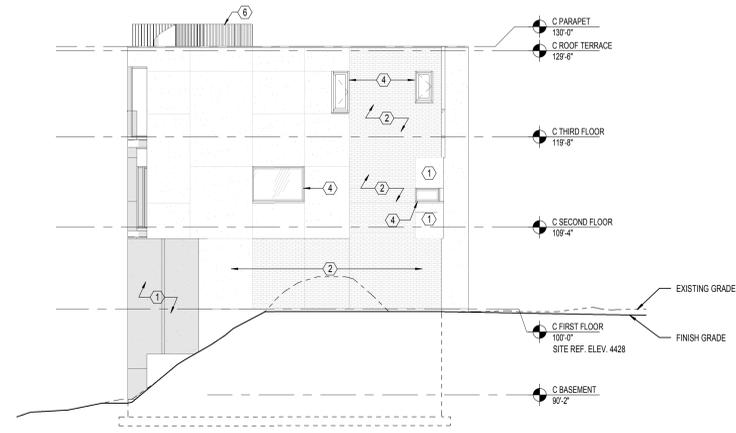
1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

DOWNINGTON AVENUE
TOWNHOUSES
1316 EAST DOWNINGTON AVENUE
SALT LAKE CITY, UTAH 84105

PROJECT NO.: 17709

DRAWN BY: DL

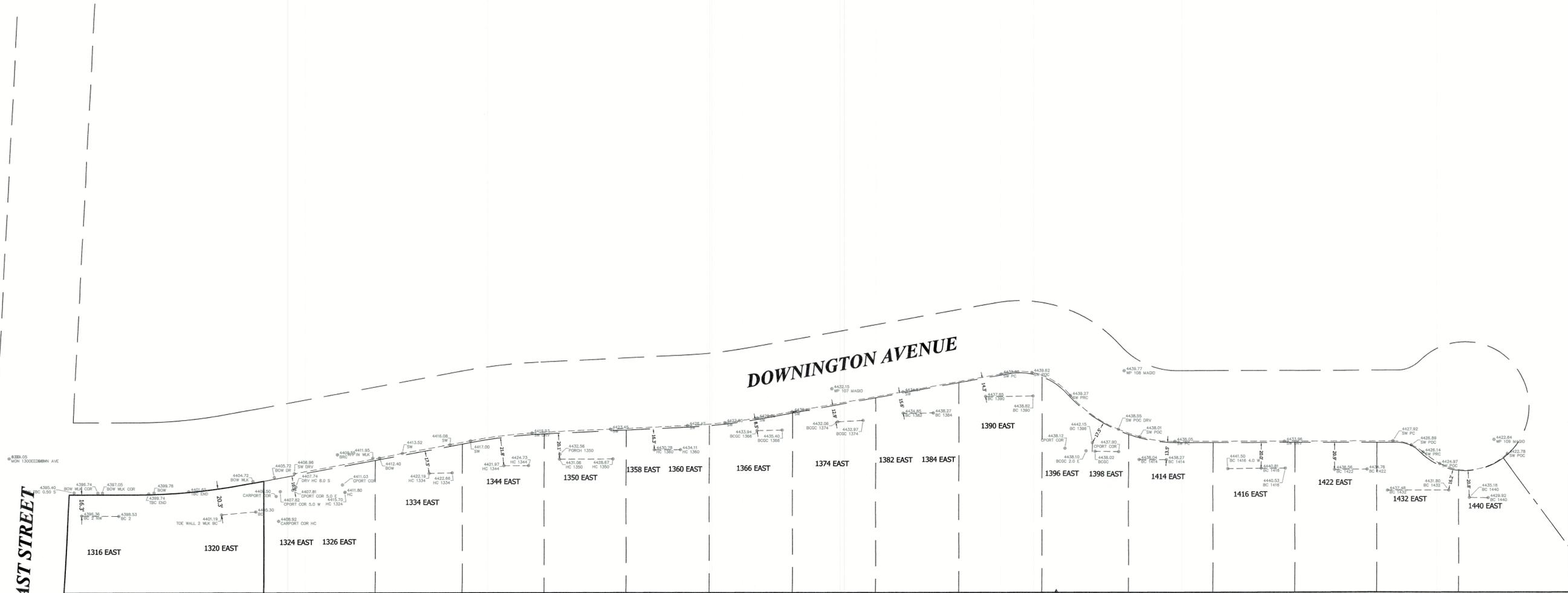
DATE: 12.05.17

SHEET NO. A2.1

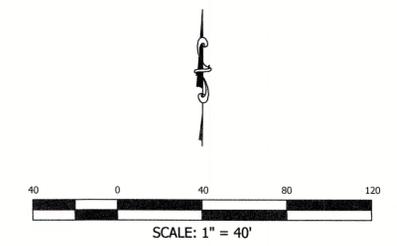
NOT FOR CONSTRUCTION

1300 EAST STREET

DOWNINGTON AVENUE



LOT ADDRESS	SETBACK FROM FRONT PROPERTY LINE
1316	16.3
1320	20.3
1324 & 1326	16.9
1334	17.5
1344	21.8
1350	20.1
1382 & 1360	16.3
1366	8.5
1374	12.9
1382 & 1384	15.6
1390	14.3
1396 & 1398	17.5
1414	13.5
1416	20
1422	20.9
1432	16.2
1440	20.8
TOTAL	289.4
AVERAGE	17.0



LEGEND

- PROPERTY LINE ————
- ADJACENT PROPERTY ————
- ROAD CENTERLINE - - - - -
- EASEMENT LINE - - - - -
- EDGE OF PAVEMENT - - - - -
- CURB, GUTTER, SIDEWALK - - - - -
- FENCE LINE - - - - - X - - - - - X
- WALL [Pattern]

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



PRESCOTT MUIR

LOCATED IN THE SE 1/4 OF SECTION 16 & SW 1/4 OF SECTION 15, T.1 S., R. 1 E., S.L.B.&M.
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

DRAWN: JH 08/15/2017
APPROVED: [Signature] [DATE]
PROJECT: 1200003
1200003 SETBACK STUDY.dwg
C200
EASEMENT STUDY

ATTACHMENT D: PROJECT NARRATIVE

Please see the following pages for the project narrative provided by the applicant.

Downington Place, LLC

1316 East Downington Ave. Property Rezone

PROJECT DESCRIPTION

Purpose of the Amendment:

The applicant is requesting for the 12,081 s.f. property to be rezoned from a R-1/7000 to match the zoning of property immediately to the south that is a RMF 30 zone. The current property is used for two twin homes that are non-conforming uses in the R-1/7000 zone. Thus there currently exists four units in a zone that allows for one single family residence. The zone change will allow for the four units to be compliant however the applicant intends to replace them with three units. The new design will conform to all requirements under the RMF 30 other than front yard setback. The design will comply with the average of front yard setback on the block face.

Description of Proposed Use:

The proposed use is for three townhouse units with common wall. The design will comply with the requirements of the new zone except for front yard set-back. The front yard will align with the average front yard setbacks on the block face.

Reasons for Current Zone Inappropriate:

The current use of four units is nonconforming for the R-1/7000 zone. The current structures are blighted and non-compliant in that they encroach on the riparian corridor, front and side yards. The rezone will enable the replacement of existing non-conforming and non-compliant structures with lesser density than currently exists and except for front yard setback be in compliance with the new zone and the riparian corridor ordinance.

The request does not require an amendment to the text of the Zoning Ordinance.

Downington Place, LLC

1316 – 1320 East Downington Ave., Salt Lake City, UT 84105

1. PROJECT DESCRIPTION

Purpose of the Amendment:

The applicant is requesting for Lot 8, Block 10, 5-ACRE property to be approved as a Planned Development on property to be Rezoned as RMF-30. Currently the applications are proceeding simultaneously. The current property is two abandoned twin home structures that are non-conforming uses and greater density than allowed in the existing R-1/7000 zone. Thus, they currently exist as four units in a zone that allows for one single family residence.

The zone change will allow for a density of four units to be compliant however the applicant intends to replace them with three units, due to the fact that with approvals in the Salt Lake City Utilities approval process and survey it was discovered that the West Twin Home Structure is built over the Storm Sewer Easement. The new design will conform to all requirements under the RMF-30 other than front yard setback. The design will comply using an average of front yard setback on the block face. See attached Survey information.

Description of Proposed Use:

The proposed use is for three townhouse condominium units with common walls. The design will comply with the requirements of the new zone except for front yard set-back. The front yard will align with the average front yard setbacks on the block face.

Reasons for Current Zone Inappropriate:

The current use of four units is nonconforming for the R-1-7000 zone. The current structures are blighted, abandoned and non-compliant in that they encroach on the riparian corridor, front and side yards. The rezone will enable the replacement of existing non-conforming and non-compliant structures with lesser density than currently exists due to the fact that West Town Home is built over a Storm Sewer Easement which eliminates the possibility for the fourth unit to be built. The front yard setback is surveyed to be in compliance with the new zone and the riparian corridor ordinance.

The request does not require an amendment to the text of the Zoning Ordinance.

Downington Place, LLC

1316 – 1320 East Downington Ave., Salt Lake City, UT 84105

21A.55.010: 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 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 and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships:

The adjoining primarily single-family residences are comprised of marrying styles primarily mid-century. The new townhomes will be compatible in the use of brick veneer masonry and stucco exterior finishes.

- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion:

The granting of a planned development enables the project to have less encroachment into the riparian corridor with a design to restore native plant material and preserve existing contours. The owner has worked closely with Salt Lake County Public Utilities and County Flood Control in order to provide access for maintenance of Emigration Creek and the inlet culvert that runs under 1300 East Street.

- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city:

Not applicable, existing structures are blighted, non-conforming structures that are non-contributing historic structures.

- D. Use of design, landscape, or architectural features to create a pleasing environment:

The Planned Development provides front yard setbacks equal to the average setback of other buildings on the block face, that is in compliance with the adjoining R1-7000 zone. Thus granting the front yard setback variance will not adversely affect the neighborhood and in so doing will enable greater flexibility in lessening impact on the Riparian Corridor.

The design will provide street trees along the Downington frontage and preserve the existing canopy of trees along 1300 East and the Emigration Creek Corridor.

- E. Inclusion of special development amenities that are in the interest of the general public:

Comprehensive restoration of the Emigration Creek Riparian Corridor will set an example for other properties abutting the corridor.

The Townhouses will provide the latest sustainable technology and best practices including Energy Star applications, high efficiency building envelope and roof top solar panels.

- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation:

The Planned Development will eliminate two abandoned and blighted non-conforming structures, that are havens for the homeless and fire hazards.

- G. Inclusion of affordable housing with market rate housing; or

The Planned Development replaces four substandard apartments with three market rate townhouses that will enhance property values in the neighborhood.

- H. Utilization of "green" building techniques in development. (Ord. 23-10 & 21, 2010)

Construction of buildings to meet Energy Star rating.

Downington Place, LLC

1316 – 1320 East Downington Ave., Salt Lake City, UT 84105

5. ELEVATION DRAWING

Type of construction and list the primary exterior construction materials:

- Materials:
Hand-Troweled Smooth Finish E.I.F.S.; Masonry, Brick Veneer; Plate Glass Canopies; Aluminum Framed Windows; Sheet Metal Clad Garage Door, Clear Anodized Aluminum Finish; Painted Steel Railings and Columns; Architectural Concrete. See Attached Exterior Elevations for location details.
- Type V; Stick Frame Construction
- Number, Size and type of dwelling units in each building, and the overall dwelling unit density.

One Building with Three (3) Single Family attached Unit Dwellings.

Unit A Total Area: 2325.66 Net S.F. + 568.64 Net S.F. Garage

Unit B Total Area: 2726.47 Net S.F. + 652.23 Net S.F. Garage

Unit C Total Area: 3487.64 Net S.F. + 603.53 Net S.F. Garage

ATTACHMENT E: PROPERTY & VICINITY PHOTOGRAPHS



Existing duplex on the subject property – most western unit.



Existing duplexes on the subject property



Emigration Creek runs along the southern property boundary.



The property slopes steeply down to Emigration Creek at the rear.

ATTACHMENT F: EXISTING CONDITIONS

The entire parcel is approximately 0.28 acres (approx. 12, 150 square feet) in size and is zoned R-1/7000. It contains two (2) existing duplexes on the site that are considered legal conforming structures. The site fronts on Downington Avenue and is generally level toward the street. The back of the property drops off sharply into Emigration Creek which runs along the back of the property. Much of the site is within the Riparian Corridor overlay zone which limits the buildable area on the site. There is considerable vegetation on the site, much of it overgrown based on the site having been abandoned for a considerable period of time.

Adjacent land uses and zoning include:

North: Zoned R-1/7000 – Residential – developed as single-family homes and some duplexes.

South: Zoned RMF-30– Residential Multi-Family. The single property parcel to the south known as Allen Park has been developed for multi-family housing.

East: Zoned R-1/7000 – Residential – developed as single-family homes and some duplexes.

West: To the west of the subject parcel across 1300 East is Westminster College. The College is zoned I – Institutional and has been developed as a school campus with associated buildings, parking and student housing.

The overall development pattern of the area includes a mix of low-density residential uses including both duplexes and single-family homes. Across 1300 East, the property has been developed for Westminster College, a large institutional use.

MASTER PLAN POLICIES

Sugar House Master Plan Discussion

The subject area is discussed in the Sugar House Community Master Plan (SHMP - 2005). The future land use map in the SHMP shows the parcel as remaining Low-Density Residential in the future. This corresponds to both the current R-1/7000 zoning and the proposed RMF-30 zoning as both are low density residential zoning districts. The Plan recognizes that low density residential areas are interspersed with duplexes and multi-family dwellings. The Plan specifically calls out the R-1/5000, R-1/7000, R-2 and RMF-30 zoning districts as examples that support the desired density range for area considered low-density residential.

The SHMP addresses the issue of increasing housing opportunities and providing new housing options within the community. This includes the following policy:

Provide a diversity of housing types, sizes and prices within the community.

The proposed change from R-1/7000 to RMF-30 is supported by the Sugar House Community Master Plan and would support the policy of supporting a diversity of housing types and prices within the community. The change is also in conformance with the future land use map contained in the plan. As such, a Master Plan Amendment is not required in conjunction with this petition. This issue is also discussed in [Attachment F](#).

The subject property is zoned RMF-30, a zoning district which is listed in the SHMP that would support desired development in both Low-Density and Medium-Density Residential areas. The proposal generally complies with the following policies in the SHMP related to residential development:

- Encourage new medium-density housing opportunities in appropriate locations in Sugar House.
- Encourage a variety of densities in the medium-density range while ensuring the design of these projects is compatible with surrounding residential structures.
- Provide a diversity of housing types, sizes, and prices with the community.

Citywide Housing Master Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through strict application of the zoning code. This process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide additional housing ownership options in the City to help meet overall housing needs.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

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.*

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development provides in-fill housing on underutilized land. The property is located in an area zoned and intended for multi-family development in the City but is limited to single or two-family development due to lot frontage requirements. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) that is not common with the City. Recent planning best practices have discussed the lack of a “missing middle” housing types in urban areas. The “missing middle” housing type is generally viewed as multi-family or clustered housing which is compatible in scale with single-family homes that help meet the growing demand for walkable, lower scale urban living. This proposed development helps to meet the goals of the master plan as well as providing needed housing.

EXISTING AND PROPOSED ZONING DISTRICT COMPARISON

The subject property is zoned R-1/7000 – Single-Family Residential. The purpose of the R-1/7000 zoning district follows:

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

The applicant has requested that the property be changed to the RMF-30 – Low Density Residential Multi-Family zoning district. The purpose of the RMF-30 zoning district follows:

The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The main difference in allowed uses between the R-1/7000 and RMF-30 zoning districts is:

- The RMF-30 zone allows for twin homes, single-family attached and multi-family dwellings which are not allowed in the R-1/7000 zoning district.

The following tables show a comparison between the existing and proposed zoning districts. This is extracted from the Salt Lake City Zoning Ordinance, Chapters: 21A.24.060: R-1/7000 Single-Family Residential District; 21A.24.120: RMF-30 Low Density Multi-Family Residential District; and, 21A.33.020: Table of Permitted and Conditional Uses for Residential Districts. The extracted table is provided to highlight where the allowed uses differ between the zones for comparison.

ALLOWED USE COMPARISON – PERMITTED AND CONDITIONAL USES IN EACH ZONING DISTRICT

	R-1/7000 – Single-Family Residential– (Existing Zoning)	RMF-30 – Low Density Multi-Family Residential (Proposed Zoning)
Community Garden	Conditional	Permitted
Dwelling – Large Group Home	Not allowed (X)	Conditional
Multi-Family Dwelling	X	Permitted
Single-family Attached Dwellings	X	Permitted
Single-family home (detached)	Permitted	Permitted
Twin-home and two-family dwelling	X	Permitted

ZONING DISTRICT BULK AND LOT CONTROL COMPARISONS

	R-1/7000 – Single-Family Residential– (Existing Zoning)	RMF-30 – Low Density Multi-Family Residential (Proposed Zoning)
Maximum Building Height	Pitched roof: 28-feet to the ridge or average of other principle buildings on block face Flat roof: 20-feet	30-feet
Front Yard	Average of the existing buildings on the block face. Where no buildings exist, a minimum of 20-feet.	20-feet
Corner Side Yard Setback	Average of the existing buildings on the block face. Where no buildings exist, a minimum of 20-feet.	10-feet
Interior Side Yard Setback	6-feet on one side and 10-feet on the other side	No yard is required but if one is provided it can't be less than 4-feet.
Rear Yard Setback	25-feet	25% of the lot depth but not less than 20-feet – need not exceed 25-feet
LOT AREA REQUIRED		
Single-family detached dwellings	7,000 square feet	5,000 square feet
Single-family attached dwellings (3 or more)	Not allowed	3,000 square feet per unit
Twin-home dwelling	Not allowed	4,000 square feet per unit
Two-family dwelling	Not allowed	8,000 square feet
Multi-family dwellings	Not allowed	9,000 square feet – for 3 units, then 3,000 SF for each additional unit.

PROJECT DETAILS & ZONING ORDINANCE COMPLIANCE

The following table includes applicable general development standards and notes where standards are being modified through the Planned Development process. The modifications to the front-yard setback and building height are discussed in more detail in the Key

Regulation – Single Family Attached Dwellings	Zoning Regulation for the RMF-30 Zoning District	Proposal/Existing
Minimum Lot Area Required – Single Family Attached Dwellings (3 or more units)	3,000 square feet for each unit. Total requirement for three (3) units is 9,000 square feet. The overall development has an average lot size exceeding the minimum requirement.	12,150 square feet total property area
Maximum Building Height	30 feet	30 feet building (Additional height requested for roof-top deck railings)
Maximum Building Coverage	50%	Approx. 26%
Front Yard Setback	20 feet	17 feet (block face average – requesting modification through Planned Development)
Rear Yard Setback	25% of lot depth – minimum 20-feet and need not exceed 25-feet. Still meets the intent of the standard as it relates to air, light and the separation of buildings.	Varies from 20-25 feet but no less than 20-feet. (Much of rear yard is in the riparian corridor setback.)
Side Yard Setback	No yard is required but if one is provided it can't be less than 4-feet.	Approximately 10-feet on one side and 30-feet on the other side.
Frontage on a Public Street	Required per 21A.36.010 unless exempted.	All lots have a public street orientation.

ATTACHMENT G: ZONING MAP AMENDMENT - ANALYSIS OF STANDARDS

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

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies with Master Plan policy statements and Future Land Use Map.	The proposed amendment is consistent with the adopted Sugar House Master Plan which calls for the provision of a diversity of housing types, sizes and prices within the community. The change is also consistent with the Future Land Use Map for the community which recognizes the proposed RMF-30 zoning district as appropriate for the area. Staff finds that the proposed change complies with this factor.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed RMF-30 zoning district is intended to provide an environment for a variety of low-density housing types with a maximum height of 30-feet. The intent of the district is to facilitate uses that are compatible with the existing scale of the neighborhood.</p> <p>The proposed zone change from R-1/7000 to RMF-30 would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. The change would help to support the city's residential development (G.) Staff finds that the proposed change complies with this factor.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>The applicant has requested a change from R-1/7000 Single-Family Residential zoning district to the RMF-30 – Low Density Multi-Family Residential zoning district. Both districts are considered low-density but the RMF-30 zoning would allow multi-family uses and duplexes or twin homes by right and the maximum height allowed is comparable with 28 feet allowed in the current district and 30 feet allowed under the proposed zoning.</p> <p>While the proposed zone change would allow for more housing options to be developed at the site it is staff's opinion that changing from R-1/7000 to RMF-30 for this property would not lead to changes that are out of character or incompatible with the existing development in the area. The existing duplexes are considered legal conforming and could be replaced or rehabilitated. Physical constraints on the property due to the riparian corridor in combination with the property size would generally not allow dense multi-family development.</p>

		Staff finds that the proposed changes would have little impact on adjacent properties and is recommending approval of the zone change from the R-1/7000 to the RMF-30 zoning district.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	<p>Emigration Creek runs just south of the parcel. The property is located within the Riparian Corridor Overlay district. The subject parcel is subject to the provisions and restrictions of the RCO - Riparian Corridor Overlay district which is administered by Salt Lake City Public Utilities. Public Utilities has indicated that any new development would require a Salt Lake City Riparian Permit, a Flood Plain Development Permit, Drainage Study, and Stormwater Pollution Prevention Plan.</p> <p>The applicant is aware of these circumstances and requirements and has been working with Public Utilities on these issues. Staff finds that the proposed change is consistent with this factor.</p>
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services, and the Public Utilities Department identified some issues that are outlined in Attachment K: Department Comments that relate to the existing site utilities.</p> <p>The city has the ability to provide services to the subject property. If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities and other departments will also be asked to review any specific development proposals submitted at that time.</p>

ATTACHMENT H: PLANNED DEVELOPMENT - ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
<p>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:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The purpose statement for a Planned Development follows:</p> <p>“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 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 and congruous with adjacent and nearby land developments”</p> <p>The proposed planned development would result in a 3-unit residential project being developed on a property that has been somewhat of a community nuisance due to the presence of 2 existing but long-abandoned duplexes. The development is creating a pleasing environment through providing a mix of architectural styles and design elements and by using landscape and architectural features and the elimination of blighted structures. This particular development would not be feasible without a planned development, due to the site constraints and limited buildable area imposed by the riparian corridor. In working with Public Utilities, it was discovered that one of the existing duplexes was built over a storm drain easement. The new development will be moved off of that easement which will further reduce the buildable area.</p> <p>The applicant’s narrative is very general and does not specifically address the Planned Development Objectives outlined in Chapter 21A.55. However, the project appears to meet Objectives A, D and F of a planned development. Objective A - “Combination and coordination of architecture styles, building forms, building materials, and building relationships” as well as Objective D - “Use of design, landscape, or architectural features to create a pleasing environment” as well as Objective F – “Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation. (Only one objective must be met to go through the Planned Development process).</p>

		<p>A. <i>Combination and coordination of architectural styles, building forms, building materials and building relationships;</i></p> <p>The proposed 3-unit single-family attached planned development is a modern design that will fit in within a neighborhood that includes both single-family residential development and a number of duplexes.</p> <p>D. <i>Use of design, landscape, or architectural features to create a pleasing environment;</i></p> <p>The proposal meets this objective with the utilization of the proposed structures within a well-landscaped area. The proposed roof-top decks add to this by providing an alternative to a traditional private yard and function as an attractive amenity for residents.</p> <p>E. <i>Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.</i></p> <p>The subject property contains two existing but long abandoned duplexes. Through this proposal the duplexes would be eliminated and replaced with three units of new housing. This would eliminate blighted structures that have been a neighborhood nuisance.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Complies</p>	<p>As demonstrated in Attachment F – Existing Conditions, Staff finds that the proposal is consistent with adopted policies and the adopted master plan.</p> <p>The proposed use for single-family attached dwellings is a permitted and anticipated uses in the RMF-30 zoning district. The development of new housing is an important city-wide goal that has been identified.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets,</p>	<p>Complies</p>	<p>1. The units will be accessed from individual private driveways off of Downington Avenue. These driveways will be of similar size and scale of existing driveways in the neighborhood. The development of the site is not expected to cause detrimental impacts to the service level on Downington Avenue, a local street. The site is also bounded on the west by 1300 East, which is an arterial street. Arterial streets are intended to facilitate through traffic movement over relatively long distances such as from neighborhood to neighborhood.</p> <p>2</p> <p>a. The units will be accessed from individual private driveways onto Downington Avenue. The proposed development of 3 single-family attached houses should not detrimentally impact Downington Avenue.</p> <p>b. Each single-family attached home will contain two off-street parking spaces within attached garages.</p>

<p>the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>Additional guest parking could be accommodated in the driveway in front of each unit, in the same fashion as a typical residential development.</p> <p>c. This is not a substantially high density residential development and is not expected to have a high traffic generation that would impair the use or enjoyment of adjacent properties. The hours of peak traffic to the subject property will be compatible with surrounding uses.</p> <p>3. The circulation of traffic will be to and from Downington in the fashion of a typical residential use in the area. There will be 3 curb cuts for the individual driveways. Traffic flow should not impact the adjacent properties.</p> <p>4. The development will be required to comply with all requirements specified from public utilities. This will include any required permits and mitigation measures related to the riparian corridor.</p> <p>5. The requested front yard reductions and additional height for the roof-top deck should not necessitate and additional mitigation measures. The additional height required for the deck railings will be at the back of each unit and not visible from the street. A landscaping buffer of 10 feet is required between the subject property (assuming the RMF-30 zoning) and the adjacent residential property to the east.</p> <p>6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The requested front yard reductions and additional height for the roof-top deck should be compatible with adjacent properties.</p> <p>The proposal is not subject to conditional building and site design review standards.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>The site is largely overgrown in places due to its abandoned nature. Much of the vegetation are invasive species. Mature vegetation will be preserved to the extent possible. Landscaping is being designed to help stabilize the slope/bank of Emigration Creek.</p> <p>A landscape buffer is proposed on the east side of the property between the existing R-1/7000 zoning and the subject property. It will consist of both turf and a number of trees to provide a visual barrier to adjacent development.</p> <p>All of the proposed landscaping will need to comply with the “water wise or low water plants” required by</p>

		21A.48.055: “Water Efficient Landscaping” section of the zoning ordinance.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	There are no historical or architectural features on this site that warrant preservation. The property is constrained by the riparian corridor of Emigration Creek. The applicant has been working with Salt Lake City Public Utilities to obtain a Riparian Permit, a Flood Plain Development Permit, Drainage Study, and Stormwater Pollution Prevention Plan.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions found in Attachment I . The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT I: PRELIMINARY SUBDIVISION - ANALYSIS OF STANDARDS

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Complies – pending approval of the zoning map amendment.	The applicant is requesting to change the zoning of the property to RMF-30 in order to allow the single-family attached dwelling development.
B. All buildable lots comply with all applicable zoning standards	Complies – pending zoning map amendment approval	The overall proposal complies with lot area standards when calculated together.
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to the final subdivision process. Compliance with Public Utilities requirements is a condition of approval.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies – pending compliance with Department Comments	Engineering has not indicated a requirement for public improvements along Downington. However, any required public improvements are subject to approval by Engineering prior to issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision does not alter any street or right-of-way.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Please note, the public process and outreach on this project took place in two phases. A petition for a zoning map amendment was submitted to the City in July 2017 for processing. Staff conducted public outreach activities for that petition in July and August 2017. However, at the request of the applicant the rezone petition was subsequently put on hold pending the receipt of the Planned Development and Subdivision applications so that all petitions could move through the Planning Commission process simultaneously in order to provide better context

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Rezoning Petition Only (Before submission of Planned Development and Subdivision petitions)

- Notice of the project and request for comments sent to the Chair of the Sugar House Community Council on July 18, 2017
- Staff held a public open house at the City & County Building in the Planning Department on August 17, 2017 to solicit comments on the proposal. Submitted public comments are included below.
- Planning Staff and the applicant attended the Sugar House Land Use and Zoning meeting on August 21, 2017 to answer questions and solicit comments on the proposal.
- Planning Staff and the applicant attended the Sugar House Community Council meeting on September 6, 2017 to answer questions and solicit comments on the proposal.

All Petitions

- Notice of the project and request for comments sent to the Chair of the Sugar House Community Council on December 18, 2017
- Staff attended the Sugar House CC Land Use Committee Meeting of January 15, 2018 to present the project to the community.
- Staff held a public open house at the Planning Department in the City and County Building on January 18, 2018 to solicit comments on the proposal. One public comment was submitted.
- Staff attended the Sugar House Community Council Meeting of February 7, 2018 to present the project to the community.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: March 1, 2018
- Public hearing notice sign posted on property: March 1, 2018
- Public notice posted on City and State websites and Planning Division list serve: March 1, 2018

Community Organization Input:

The Sugar House Community Council submitted a letter to staff in relation to the proposed project. The letter dated February 5, 2018 is included in the following pages.

Comments from the SHCC were very favorable in terms of the overall project. They noted that this project will provide a needed cleanup to a blighted parcel that has issues with squatters that camp out there illegally.

Public Comments Submitted:

At the Open House of August 17, 2017, comments were submitted from two (2) neighboring property owners that were opposed to the zone change. A summary of the submitted comments (paraphrased) follows:

- 1) *Opposed to the rezone. With the location across from Westminster it is prime for student rental which would increase noise, drinking parties and large numbers. We have had on-going problems with rental properties. (submitted by Martha Shannon – 1366 E. Downington Avenue)*

Note: Martha Shannon also submitted an email to staff outlining her opposition to the rezoning of the property. A copy of the email can be found in the following pages.

- 2) *Opposed to the rezone – opens “Pandora’s box” to more rental properties on Downington Avenue. There are already problems with college renters, loud parties, drugs and poor public behavior and parking issues. Worry about additional parking problems on the street and blocking of driveways by people parking on the street. Worry about this becoming a multi-family dwelling rather than the townhomes presented to the public. Impact on the existing single-family homes is a concern. (Submitted by Hannah Raasch – 1374 E. Downington Avenue)*

Staff’s response to these comments follows:

The rezone would allow for more housing options that could be developed at the site. The property owner has also indicated that the development would be units for sale rather than rental units so the concerns raised are largely speculative and operational/public conduct issues that may be addressed by law enforcement. City Code makes no distinction between housing that is owner occupied or rented, so the properties may in fact be rented out legally. The legally conforming duplexes (4 units) could be rehabilitated and would provide one additional unit above that which is proposed for the site.

At the Open House of January 18, 2018, two public comments were submitted in support of the proposed project. No comments opposed to the project were received. The text of the submitted comments follows:

- 1) *Supportive: I love this. This is exactly what we need, density and good design. Tear down the old junk and add vibrancy. (Peter Clark)*
- 2) *Supportive: Beautiful design which will improve the quality of the neighborhood. Highly support this development. (Ian Kaplan)*

February 5, 2018



TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNSUB2017-01012
1316 E Downington Avenue Planned Development

The petitioner is asking for a Rezone of these parcels from R 1/7000 to RMF-30, Preliminary Subdivision approval, and a Planned Development approval for a front yard setback reduction (from the required 20-foot to approximately 17 feet), which is approximately the block face average.

We put flyers out around the neighborhood, first for the LUZ meeting August 21, and again for the LUZ meeting January 8. We had some people from the neighborhood at both meetings, and some comments via our website, which you can see in the attachment. This was also presented at the SHCC on September 6, and February 7. Salt Lake City Corporation had this on their January 18 Open House as well, I have not heard what feedback they may have received from that.

This is a very dilapidated property, one parcel with two twin homes on it (which is not allowed in the zone today) that have been neglected for many years, probably several decades or more. One of the buildings infringes on the riparian corridor. One is built over a drainage pipe. It would not be possible to just tear these down and rebuild on site, there are too many constraints because of the shape of the parcel and its proximity to the creek.

The applicant intends to combine the parcels and build three attached townhomes. They will retain as much of the good landscape materials as they can. Much of it is invasive species, which will be removed. Care will be taken to preserve the stream bank, and leave as many of the tall trees as possible, to preserve the wooded feel of the parcel. These will be very nice, generous townhomes, ranging from 2300 – 3500 square feet in size. Each will have a two-car garage and room for two more cars in the driveway.

By seeking a planned development, rezone and a subdivision, they are able to put three dwelling units on this parcel, instead of two. This will enhance the neighborhood, and the blight will be eliminated. Because of the slope of the land, it is difficult to have outdoor space with grass. However, each unit has a large deck overlooking the stream, and all will have a rooftop deck, which will be a nice amenity. The older trees should provide shade for these decks.

The comments from the neighbors were mixed. Everyone was pleased to have the blight eliminated, but not so happy that these would be taller buildings. In fact, the height is no more than what is already allowed on the parcel with its current zoning. They have a big concern that they do not want any more multifamily developments in the neighborhood. There are a number of duplexes on the street, many are rentals and occupied by students who don't take the best care of the property. And, they are worried that there will be many cars because of many students living in each unit.

We don't think those fears will be realized. These will be quite expensive units, and would be better suited for faculty of Westminster College or the University of Utah, or young professionals. All over Sugar House, and the city, we are feeling the pressures of not enough housing, older homes in very sad

condition that need to be renovated or rebuilt, and people moving into the city who need housing but can't find it. Adding three units to this block will not increase traffic significantly.

We don't always agree with proposals that we see, you have heard me say that many times. In this case, we have a thoughtful proposal that will fit into this parcel very well. The modern design is more interesting than most, and will compliment the Westminster Science Building across the street. New houses built today will not be built in the style of a Victorian, or a bungalow, they will be built in a more modern design with new materials that didn't exist when the older homes were built.

In time, we will come to see this as adding to the charm of Sugar House. We ask that you approve this so the upgrade can begin as soon as possible.

Cc: Comments receive from the Public
Flyer for August 21, 2017
Flyer for January 8, 2017

Gellner, David

From: M Shannon <[REDACTED]>
Sent: Saturday, March 3, 2018 7:36 PM
To: Gellner, David
Subject: Multi-Family Zone Change

Follow Up Flag: Follow up
Flag Status: Flagged

Hello David,

My name is Marty Shannon (Martha on the deed) and I live at 1366 Downington Avenue - just up the street from the location that is requesting the zoning change. PLNPCM2017-00487, PLNSUB2017-01012 and PLNSUB2017-01013.

I will not be able to attend the Salt Lake City Planning Commission meeting on March 14th. Thus, I am writing to let you know I am opposed to a zoning change from single-family resident to multi-family. I have lived in my house since 1999. When my husband and I moved into the area, Downington Avenue was filled with family residents. The houses backed onto Allen Park and it seemed ideal to be close to the city yet have acres of natural trees and a stream right behind the houses.

Then the housing market crash created single family homes to be rented and they began to fill with Westminster College students - packed in at 4-8 people per dwelling. From 2010 on, there have been parties with scores - and sometimes hundreds - of under age students drinking, yelling vulgarities and lining the yards and sidewalks with broken beer and alcohol bottles.

The current buildings on the location under considered for re-zoning are abandon and dilapidated, and any upkeep would be a benefit the neighborhood. However residents, like me, want more single-family houses in the neighborhood to increase the chances of making Downington Avenue part of the Sugarhouse community where we can, once again, raise our families free from drunken, inconsiderate and disorderly parties. While the promoters of the zoning change are promising buildings that will encourage family residence - I fear that once the zoning change is in effect there is no way to hold them to their promises. If Utah has another housing market crash and the proposed multi-family units are rented to students, it will increase 9 -12 more students living across from their school with 12 to 16 more cars parked on the street and an ideal location to gather for raucous parties.

I want to go on record as opposing a change in zoning from the current single-family.

Please feel free to contact me, if you would like.

Respectfully submitted,

Marty Shannon

1366 Downington Avenue
[REDACTED]

ATTACHMENT K: DEPARTMENT REVIEW COMMENTS

Zoning and Building:

R-1-7000 Zone / Groundwater Source Protection Overlay - Current parcel of 12,081 SF has two existing dilapidated duplexes.

- A separate demolition permit will be required for the removal of each existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
 - This proposal will need to be discussed with the building and fire code personnel in Room #215.
 - A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
 - Assuming the RMF-30 Zoning, see 21A.24 for general and specific regulations of the RMF-30 zoning district.
 - It is understood that the overlay district regulations of 21A.34 has been addressed.
 - See 21A.36.250 for a permanent recycling collection station requirements for all new multi-family developments and construction waste management plan requirements. To download the construction waste management plan handout, see <http://www.slcgov.com/slccgreen/constructiondemo>. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984.
 - See 21A.37 for Design Standards for the RMF-30 zoning districts.
 - See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
 - See 21A.44 for parking and maneuvering, with parking calculations provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, etc.
 - Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry.
 - See 21A.48 for landscaping and including removal/protection of private property trees and the ten foot (10') landscape buffer required where the RMF-30 Zoned parcel abuts the single family residential district.
- Further comments will be associated with the building permits at the time of their review.

Fire:

The proposed three or more story structure, with a rooftop terrace 30 feet or more in height above grade plane, 3-unit single-family attached dwelling project on a single parcel that is approximately 0.28 acres (12,150 square feet) in size; does NOT have the required fire aerial apparatus access or the required hand line hose access, in accordance with the State of Utah adopted International Fire Code (IFC) and the City adopted appendices. The proposed structure 30 feet or more in height above grade plane with a rooftop terrace, shall be provided with two separate means of aerial fire truck access, one of the aerial access roads (Downingtown avenue) shall be no closer than 15 feet and no further than 30 feet parallel to one entire side of the structure (measured from lip of Downingtown roadway edge to the structure, including additional clearance for any street parking). The two means of aerial fire truck access shall have no overhead obstructions (overhead power and/or utility lines shall be located underground) from both 1300 East and Downingtown Avenue between the roadway and the proposed structure. Fire department hand line hose access shall be within 150 lineal feet along an approved route with no obstructions (measured from the fire apparatus on the public roadway to all exterior walls). The 150 feet measurement can be extended with an approved Alternate Means & Methods (AM&M) application, by providing fire sprinklers throughout the entire structure. The proposed 3-unit single-family attached dwelling project shall have fire-resistant construction of exterior walls, projections and any openings measured from property line to the exterior walls of dwellings and accessory buildings in accordance with the International Residential Code (IRC) Table R302.1(1); or dwellings equipped throughout with an automatic fire sprinkler system shall comply with IRC Table R302.1(2).

Public Utilities:

- PU does not have any specific objection to the zone change. However, any new development would require a Salt Lake City Riparian Permit, a Flood Plain Development Permit, Drainage Study, and Stormwater Pollution Prevention Plan.
- Planned Development and Preliminary Plat approval do not provide utility connection approval or building permit approval.
- Please submit site utility and grading plans for review. 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.
- The proposed Planned Development is almost entirely in the Riparian Overlay Zone for Emigration Creek
- The applicant should become very familiar with the Riparian Corridor Overlay Ordinance 21A.34.130: RCO RIPARIAN CORRIDOR OVERLAY DISTRICT and Process. It appears that a reasonable use exception will be required for this development and must be applied for and approved by the Public Utilities Director.
- In the opinion of the Floodplain Administrator, the existing FEMA flood plain maps are not accurate and a floodplain development permit will be required for the proposed improvements. Buildings lowest floor must be above the 100 year (1% Chance) Base Flood Elevation.
- A complete Storm Water Pollution Prevention Plan will be required for this project including demolition work.
- There is an existing 6" water main in Downington and a 6" and 12" main in 1300 East. The 12" main is on a lower pressure zone than the two 6" mains. Fire flow should be evaluated based on the proposed improvement requirements.
- The property currently has two 3/4" water meters providing service to the property. One of these will need to be capped at the main.
- The property has sewer service connected to a 10" sewer main in 1300 East.
- Emigration creek and storm drain pipes pass through this property. The exact location of these and the creek inlet structure should be shown clearly on all plans.
- No structures are allowed within the storm drain easement or within 10 feet for the storm drain pipes.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply. Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Transportation:

The interior width of the two-car garages must be 18' 6" clear.

Sustainability:

No objections to the proposed development.