Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission

From: Seth Rios, Principal Planner, seth.rios@slc.gov

Date: November 18, 2026

Re: PLNPCM2026-00649

Design Review

PROPERTY ADDRESS: 670 S West Temple
PARCEL ID: 15-12-227-004-0000
MASTER PLAN: Downtown General Plan
ZONING DISTRICT: D-2 Downtown Support District
PROPERTY SIZE: 0.18 acres/ 8,167 square feet

REQUEST:

Jarod Hall, representing the property owner, is requesting design review approval for a four-story, 21-unit condominium building in the Central Ninth neighborhood. Currently, the land is used for a 12-unit multi-family structure, and the property is zoned D-2 Downtown Support District. The development is requesting the following modification to the design standards:

1. Approval to provide an active use on the ground floor, rather than an enhanced active use, which is required for all properties in the D-2 zone. "Enhanced active use" includes retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined to be substantially similar by the planning director and/or planning commission. An "active use" refers to any use allowed in the zone. The applicant proposes a residential lobby and amenity space on the ground floor.

RECOMMENDATION:

Staff recommends approval of the request with no conditions.

ATTACHMENTS:

A. ATTACHMENT A: Vicinity Map
B. ATTACHMENT B: Applicant Submittal
C. ATTACHMENT C: Property and Vicinity Photos
D. ATTACHMENT D: D-2 District Standards
E. ATTACHMENT E: Design Review Standards
F. ATTACHMENT F: Public Process & Comments
G. ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION

Existing Conditions & Neighborhood Context



Figure 1: The surrounding area is zoned D-1 and D-2.

The subject property is located within the boundaries of the Downtown Plan, on the north edge of the Central Ninth neighborhood (see pg. 124 of the Downtown Plan). Located just north of the 700 South and West Temple Street intersection, the property is zoned D-2 Downtown Support District. The surrounding properties to the west, east, and south are also zoned D-2, while properties to the north transition to the D-1 Central Business District. The subject block contains a car wash, two gas stations, a commercial shopping center, and several surface parking lots. A self-storage facility, two car dealerships, and more surface parking occupy the area across the street to the east and south. The proposal would be the second redevelopment on this block under the Downtown zoning regulations. The first was the 184-studio apartment conversion of the old Red Lion Hotel, directly to the north.

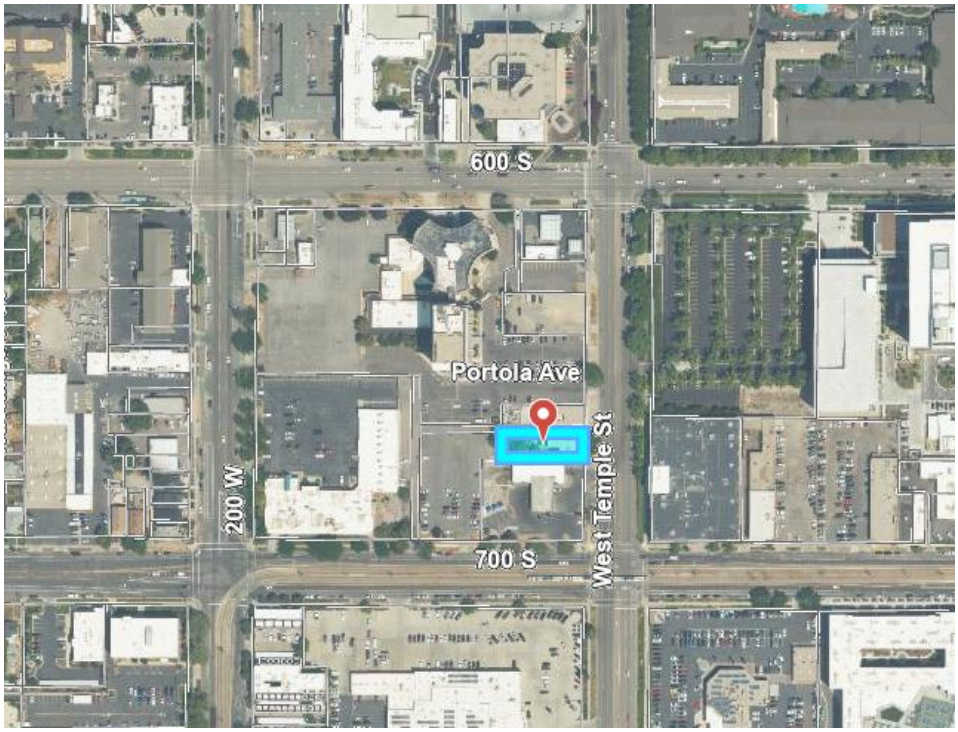


Figure 2: The aerial image shows how much of the surrounding area is occupied by surface parking lots.



Figure 3: The lot is currently used for a 12-unit multi-family structure that was constructed in 1902.

Project Summary

The Hank is a four-story multifamily building with 21 condominium units that the owner states will be for-sale units. The proposal shows a residential lobby, gym, and parking garage (with 18 parking stalls) on the ground floor. The upper floors will include 12 one-bedroom and 9 two-bedroom units. The building is approximately 26,061 square feet. The one-bedroom units range from approximately 494 to 667 square feet. The two-bedroom units are approximately 750 square feet in size.

The lot size is significantly smaller than most other lots in the surrounding area (see Key Consideration 1), and the proposed building footprint occupies 84% of the lot. The front and side yard setbacks are proposed to range from 1 to 2 feet, and the rear yard setback is 17 feet. According to the applicant's submittal, the small rear yard will be used to locate the transformers and utility meters. The parking

garage will be accessed from the north side of the building via a private alley, which the applicant has demonstrated they have access to.

The front building facade consists of brick veneer, fiber cement board, and a small amount of stucco. Overall, 94% of the street-facing façade uses durable materials. The side and rear facades use stucco as the main building material. The building entrance includes an awning and a small bench, in compliance with the D-2 design standards. The building design is discussed in more depth in Attachment E.



Figure 4: Rendering of the proposed project

Quick Facts

- 4 stories (48' 1")
- 26,061 SF
- 21 units
- 12 one-bedroom
- 9 two-bedroom
- 18 parking stalls

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Design Review approval under Salt Lake City Zoning Ordinance Chapter 21A.59. The Design Review process requires Planning Commission review and approval before the proposal can proceed with a building permit. The Planning Commission may approve the Design Review request as proposed or may impose conditions necessary or appropriate for the Design Review to comply with the standards. The Planning Commission may deny an application for a Design Review if it finds that the proposal does not meet the purpose or standards for Design Review in Chapter 21A.59.

KEY CONSIDERATIONS

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

1. Ground Floor Enhanced Active Use Modification
2. How the proposal implements city goals and policies identified in adopted plans

Consideration 1: Ground Floor Enhanced Active Use Modification

The applicant requests that the Planning Commission modify the D-2 ground floor use standard, replacing the required *enhanced active use* with an *active use*. The D-2 Design Standards require an enhanced active use on the ground floor of every building in the D-2 Downtown Support District. Enhanced active uses are "retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined to be substantially similar by the planning director." The standard exists to promote pedestrian activity and activate the street. Residential amenity

spaces and common areas do not qualify. An active use is any use allowed in the zone other than parking and storage. If the modification is approved, the proposed lobby and amenity space would satisfy the requirement.

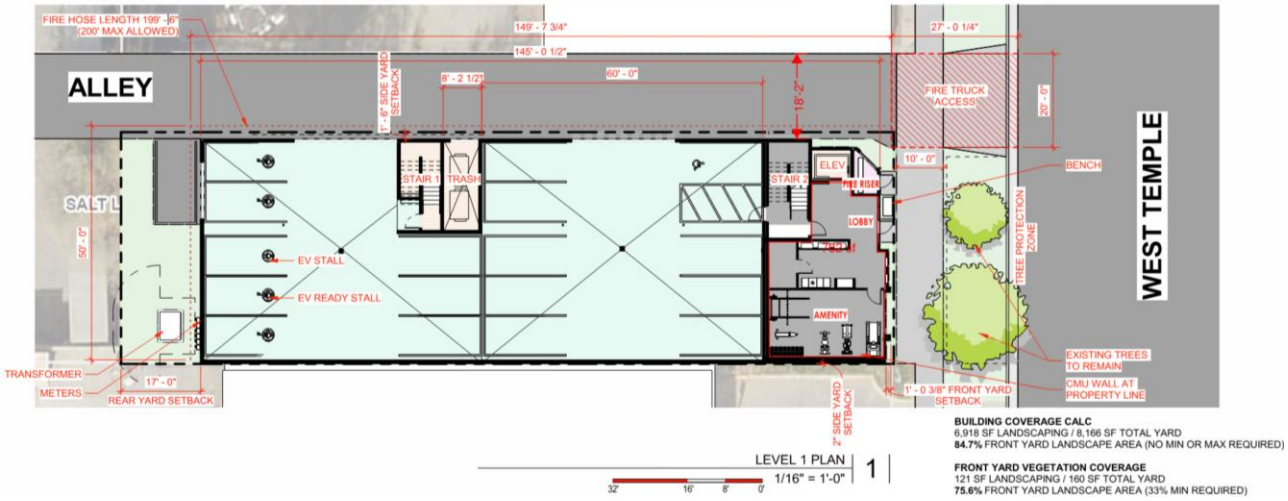


Figure 5: The proposed lobby and amenity space are shown on the right side of the floor plan.

Address	Lot Width
Along the Block Face	
672 S West Temple	165 feet
670 S West Temple (Subject Property)	49.5 feet
652 S West Temple	41 feet
161 W 600 S (East Frontage)	82 feet
626 S West Temple	82 feet
620 S West Temple	62 feet
105 W 600 S	99 feet
Across the street (east)	
47 W 600 S	412 feet
669 S West Temple	247 feet
Across the street (south)	
730 S West Temple	561 feet
725 S 200 W	99 feet
717 S West Temple	339 feet
On the Block	
150 W 700 S	123 feet
677 S 200 W	330 feet
161 W 600 S (West Frontage)	165 feet
619 S 200 W	26 feet
615 S 200 W	88 feet
173 W 600 S	57 feet
161 W 600 S (North	

Figure 6: This table contains the lot frontage of other properties in the surrounding area. The subject property is highlighted in yellow.

The subject property is 49.5 feet wide and 165 feet deep, with significantly less frontage than nearby parcels (see table to the left). The applicant argues that the narrow lot frontage and other city code requirements limit their options for enhanced active uses. After accounting for the parking garage, stairwell, elevator, and fire riser on the first floor, about 740 square feet remain for an enhanced active use. That is very small for a viable restaurant, bar, or retail tenant, which typically need space for restrooms, storage, back-of-house functions, and seating areas.

The garage provides off-street parking for the 21 housing units upstairs. Chapter 21A.44.040 requires 15 parking stalls for this project. The parking garage provides 18 parking stalls and occupies roughly 82% of the entire building footprint. The design meets the Transportation Division's parking dimensions and drive-aisle requirements, as well as the minimum stall requirement. On a lot this small, those standards leave little room while also providing the required stairwells, refuse containers, fire riser, elevator, and enhanced active space on the ground floor. Expanding the lobby area to accommodate a larger enhanced active use space would require the applicant to shrink the parking garage design and risk noncompliance with the parking standards. The Planning Commission cannot modify parking requirements through Design Review. However, it can grant a modification to the enhanced active use requirement in exchange for a high-quality building design (see discussion in Attachment E).

This request does not undermine the D-2 zone's stated purpose of pedestrian-oriented development. The building design uses close sidewalk placement, high ground-floor transparency, and durable materials to achieve this goal. The need for relief stems from the combination of a narrow lot and additional code requirements for a building of this size. Most surrounding parcels have enough frontage and land area to meet the enhanced active use requirement, and Staff would expect them to do so if redeveloped. This modification is only appropriate because of the lot constraints.

Consideration 2: How the proposal implements city goals and policies identified in adopted plans.

Plan Salt Lake (2015)

Plan Salt Lake is a comprehensive, citywide plan designed to manage the City's growth. The plan establishes a set of policies and initiatives that work to carry out a shared vision for the future. The following goals and initiatives support the proposed development:

Growth (pg. 19)

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

Housing (pg. 21)

- Increase diversity of housing types for all income levels throughout the city
- Increase the number of medium-density housing types and options.
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate

Plan Salt Lake names infill and redevelopment of underutilized properties as key strategies to accommodate the city's expected population growth. These include Downtown areas along transit corridors. The project is proposed on a small lot in the D-2 Downtown Support District, within one block of the 600 South TRAX station. Increasing housing also advances the initiative to encourage a mix of land uses. The plan emphasizes a range of housing types and choices citywide, and a four-story condominium provides this variety.

The plan states that almost half of the city's housing units are single-family detached homes (pg. 21). It also notes that a diversity of new housing types and densities will be critical over the next 25 years and describes growing demand for walkable urban living and downtown residential development. A four-story condominium building in the D-2 district adds an ownership option in a downtown setting, which is a stated goal throughout various City plans. Staff finds that the project advances Plan Salt Lake's goals to create a walkable, people-oriented city.

Downtown General Plan (2016)

The Downtown Plan is the neighborhood plan that sets a vision for downtown at a more local scale than the citywide plan. The following principles support the framework of the plan:

- We value a downtown that provides housing choice (pg. 39).

- Target: 10,000 new housing units by 2040.
- Target: An increase in housing in homeownership.

- We value a downtown that is vibrant and active (pg. 44).
  - Goal: Increase the residential population by at least 20,000 residents or more by 2040 to build a 24/7 downtown.

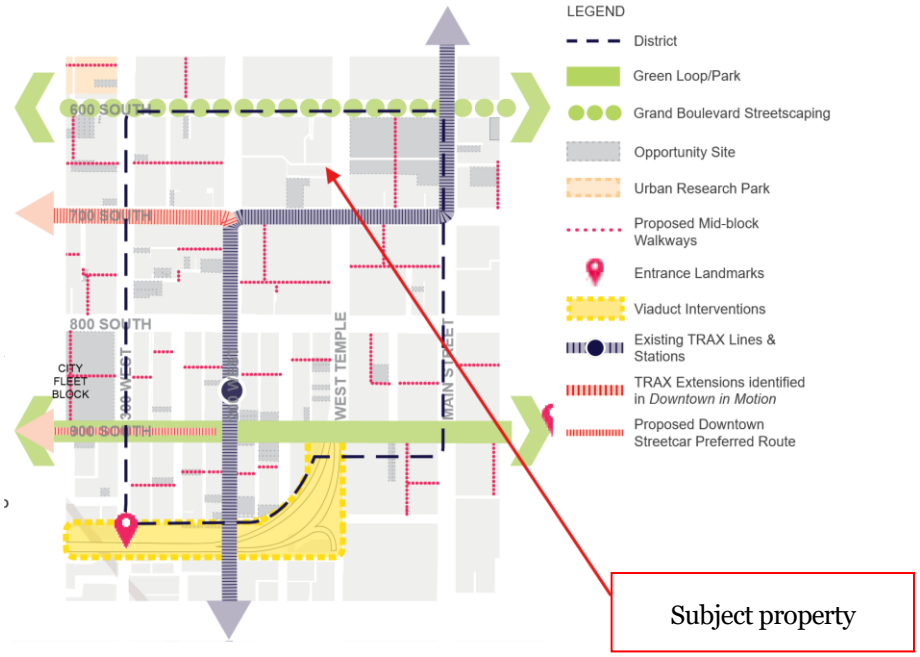


Figure 7: Map of the Central Ninth Neighborhood, from page 124 of the Downtown plan.

The Central Ninth Section of the plan (pg. 124) includes the following goals specific to this section of Downtown Salt Lake.

- Support transit-oriented development.
- Encourage the development of owner-occupied housing units for all income levels.

The proposal will add 21 units within walking distance of the 600 South TRAX Station, placing new residents where they can use transit for everyday trips. The design reflects the transit-oriented principle of concentrating density near transit, locating buildings at the street, and moderating parking so transit, walking, and cycling are practical choices for residents. The project also advances the goal of encouraging owner-occupied housing. The units are condominiums, offering ownership in a part of downtown where much of the housing is only available to rent. Staff finds that the proposal aligns with the Downtown General Plan goals.

Housing SLC ***(2023)***

The City Council adopted the new housing plan on June 13, 2023. This plan builds on the vision and goals established by the previous plan, Growing SLC (2017). The plan sets three primary goals for Salt Lake City's housing future. These goals address contemporary housing-related issues the community faces.

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.
2. Increase housing stability throughout the city.
3. Increase opportunities for homeownership and other wealth and equity building opportunities.

The proposal supports the Housing SLC goals by adding homes to the city's supply. The plan's action items call for continued density increases near transit, commercial centers, and employment centers where compatible with adjacent uses (pg. 40). The plan notes that homeownership is the main way households build wealth and that it is out of reach for most Salt Lake City residents, especially renters (p. 69). The project's condominiums provide an ownership option in a smaller, more compact form than a detached house. Staff finds that the project contributes to the plan's goals.

Walkable SLC

Walkable SLC is a mapping tool the City created to measure proximity to amenities like grocery stores, schools, parks, etc. According to the Walkable SLC map, the subject site is in tier 3, which includes the city's "Least Walkable" areas. There is easy access to transit and some forms of retail, but residents living at this address have to travel a bit further to access healthcare, libraries, and grocery stores. The Downtown analysis of Walkable SLC includes this statement about additional housing:

> "The focus for the [Downtown] neighborhood should be on increasing the amount of housing available, both market-rate and affordable. Expanding the housing supply will support the growing demand for amenities and ensure that more people can live in proximity to the services and opportunities that Downtown offers."

The proposal supports downtown walkability by adding housing units and increasing the population to support new businesses and amenities created over time.

STAFF RECOMMENDATION

The proposal generally aligns with the intended purpose of the D-2 zoning district, meets the established Design Review standards, and is compatible with the city's general plans. The requested modifications adhere to the applicable standards of review outlined in 21A.59, and efforts have been made to incorporate design elements aimed at enhancing the pedestrian experience, street-facing façade, and architectural features.

NEXT STEPS

Approval of the Request

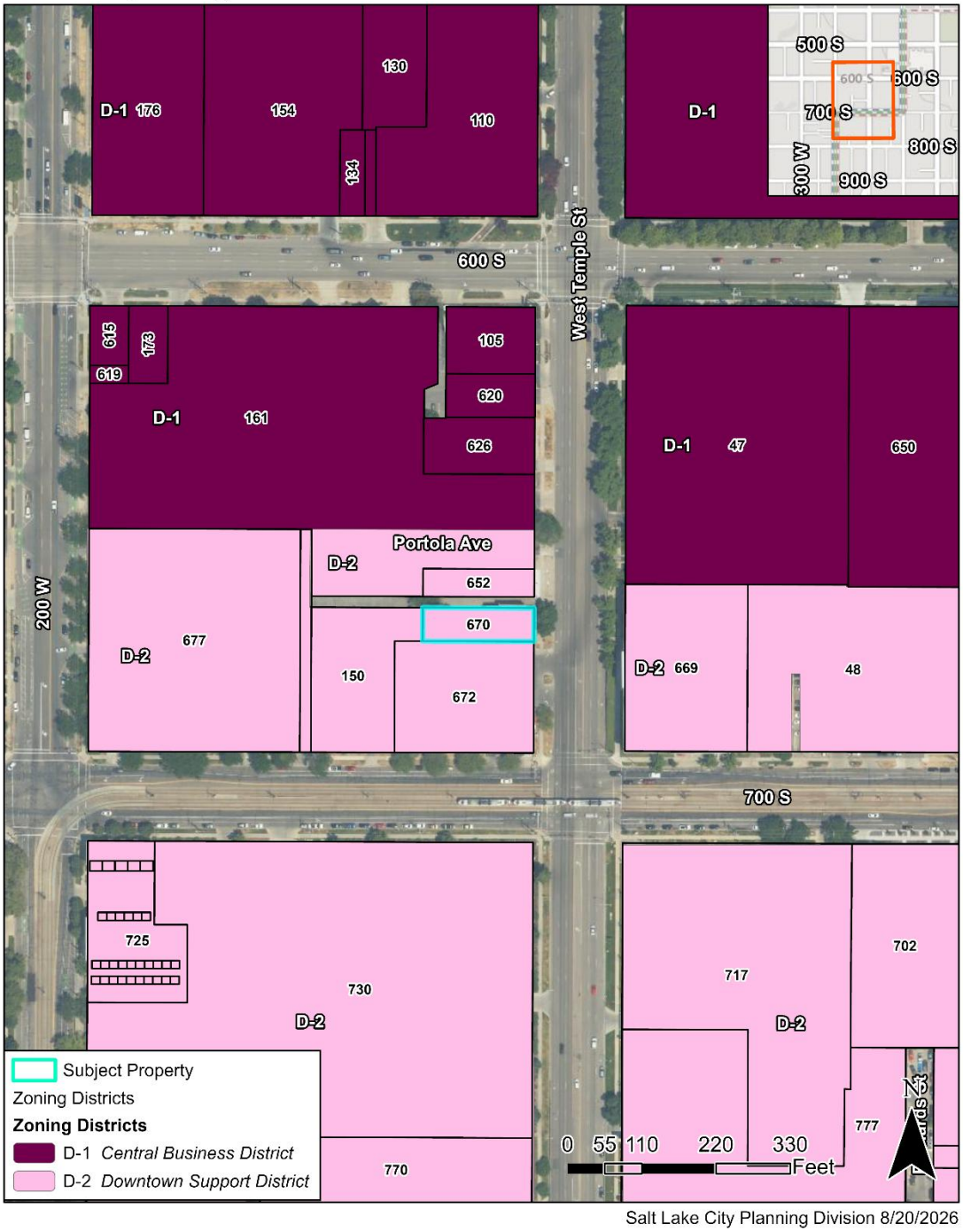
If the design review is approved, the applicant may proceed with the project after meeting all standards required by all City Departments to obtain all necessary building permits.

Denial of the Design Review Request

If the design review is denied, the applicant cannot proceed with the project as designed and will be required to meet the design standards of the underlying zoning ordinance in order to develop the property.

ATTACHMENT A: Vicinity Map

Vicinity Map



Salt Lake City Planning Division 8/20/2026

ATTACHMENT B: Plan Set



STREET FACADE FROM SOUTH



STREET FACADE FROM NORTH

PROPERTY

Name	Area	Acres
	8,166 SF	0.19
	8,166 SF	0.19

PARKING REQUIRED

UNIT TYPE	COUNT	PRKG REQD PER UNIT	TOTAL PARKING REQD
R - 1 BED	12	0.5	6
R - 2 BED	9	1	9
Grand total	21		15

PARKING PROVIDED

TYPE	COUNT
	5
8'6" x 17'6"	12
ELECTRIC PARKING SPACE	1

18

CODE ANALYSIS

APPLICABLE CODES AS MODIFIED BY: 2024 UTAH BUILDING CODE
2024 IBC, 2024 IPC, 2024 IMC, 2024 FUEL GAS CODE, 2024 IFC
2024 IECC, 2023 NFPA 70, 2009 ICC A117.1, 2010 ADA STANDARDS

A. BUILDING INFORMATION:
Construction Type(s): VA
Occupancy Classification(s): R-2, S-2
Fire Sprinklers: Yes, per NFPA Type 13
Mixed Occupancy: Yes
Special Use and Occupancy: Yes, R per IBC 420

B. BUILDING HEIGHT AND AREA

Building Height & Stories (IBC 506)
Allowed 85' 5 Stories
Provided 51'-4" 4 Stories

Building Max Allowable Area

A_t = R-2 OCCUPANCY = 36,000 SF

BUILDING AREA

	AREA
LEVEL 1 - GND FL	6,918 SF
LEVEL 2	6,389 SF
LEVEL 3	6,377 SF
LEVEL 4	6,377 SF
TOTAL BLDG AREA:	26,061 SF

C. FIRE RESISTANCE RATING REQUIREMENTS (HOURS):
IIIA requirements per table 601
Primary Structural Frame: 1
Bearing Walls, Exterior: 1
Bearing Walls, Interior: 1
Nonbearing walls, Exterior: per table 705.5
Nonbearing walls, Interior: 0
Floor Construction: 1
Roof Construction: 1

D. OCCUPANT LOAD AND EGRESS SEE SHEETS G101 AND G102 FOR ALL LEVELS OF BUILDING

E. MIN REQ'D PLUMBING FACILITIES, per 2902

Fixture	Req'd	Provided
RESIDENTIAL UNITS		
WATER CLOSETS	1 PER DU	SEE PLANS
LAVATORIES	1 PER DU	SEE PLANS
BATH/SHOWER	1 PER DU	SEE PLANS
KITCHEN SINK	1 PER DU	1 PER DU
CLOTHES WASHER	1 PER 20 DU	1 PER DU

LEVEL 1 SPACES - 24 Occupants
BUSINESS Toilet - 1 per 25
Lav - 1 per 40

WATER CLOSETS		
Single User	1 (.96)	1
LAVATORIES		
Single User	1 (.96)	1
SERVICE SINKS	1	1

F. ACCESSIBLE UNITS, per 1108.6.2
R-2 OCCUPANCIES CONTAINING MORE THAT 20 UNITS, AT LEAST 2% OF TOTAL NUMBER OF UNITS SHALL BE TYPE A UNITS

21*.02 = 1 (0.42) TOTAL REQUIRED TYPE A UNITS
1 TOTAL UNIT PROVIDED

H. FIRE FLOW
PER B105.2 WITH SPRINKLERS 25% OF TABLE B105.1(2)

FOR TYPE VA
TABLE VALUE FOR VA FOR 3000 GPM * .25% = 750 FOR 3 HRS
1500 GPM IS THE MINIMUM REQUIRED PER SLC FIRE B
REQUIRED FLOW **1500 GPM FOR 3 HOURS**

I. UTILITY DEMANDS
CULINARY DEMAND = 1,200 GPD
FIRE FLOW DEMAND = TBD BY DEFERRED SPRINKLER DESIGN
SEWER PEAK FLOW RATE = 79.92 GPM

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY
ZONE: D-2

SETBACKS:

FRONT YARD	0' MIN. 10' MAX.
SIDE YARD	0' MIN.
REAR YARD	0' MIN.
	SEE SHEET A001 FOR PROVIDED YARDS
	REQ'D
MAX BUILDING HEIGHT	120' (OVER 65' REQUIRES DESIGN REVIEW)
	SEE SHEET A200 FOR PROVIDED BUILDING HEIGHT

PARKING: (TABLE 21A.44.030)

IN D2 ZONE MINIMUM PARKING	.5 SPACE PER 1 BED
PER 21A.44.040B.7	1 SPACE PER 2+ BED
REQ. PARKING =	15 STALLS
MAXIMUM PARKING SPACES	2 SPACE PER 1 BED AND STUDIO
	3 SPACE PER 2+ BED
	51 STALL ALLOWED MAX
TOTAL PROPOSED PARKING	18 SPACES - MEETS MINIMUM AND MAXIMUM
ADA PARKING	
SECTION 21A.44.020	1-25 = 1 SPACE REQUIRED
TOTAL PROPOSED ADA	1 SPACE
BICYCLE PARKING	1 STALL PER 3 UNITS REQ'D
SECTION 21A.44.40.E	7 STALLS REQUIRED [21/3=7]
PROPOSED BIKE PARKING	7 STALLS
ELECTRICAL VEHICLE PKG.	
SECTION 21A.44.040.B.A	1-25 = 1 SPACE REQ.
PROPOSED ELECTRICAL PKG.	TWO SPACE

SHEET INDEX.

A.000	COVER
A.001	FLOOR PLANS
A.201	ELEVATIONS
A.300	SECTIONS

4
Grand total: 4

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p: 801-680-4485
w: www.divelept.com

DESIGN

THE HANK

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

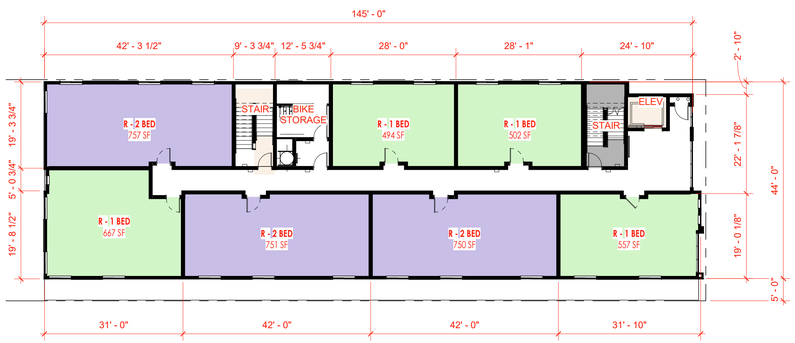
NOT FOR CONSTRUCTION

OWNER: SNOWY RIVER DEVELOPMENT
PROJECT ADDRESS: 670 S WEST TEMPLE SALT LAKE CITY, UT 84101
CITY PERMIT #: BLD20XX-XXXXX
ARCH PROJECT #: 26-15
A.O.R.: JDH
PHASE: DESIGN REVIEW
PUBLISH DATE: 30 OCTOBER 2026
SHEET SCALE: As indicated
SHEET NAME: COVER
SHEET NUMBER: A.000

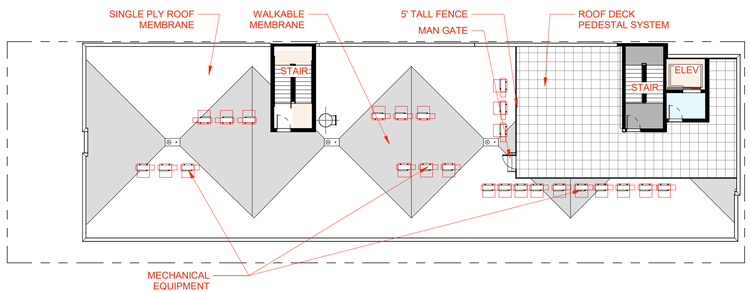
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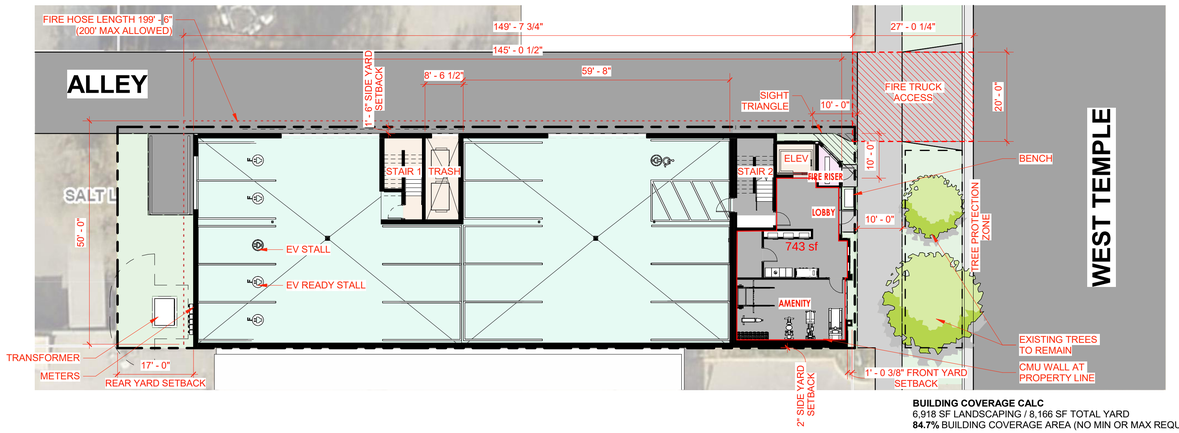


LEVEL 2 & 3 PLAN | 2
1/16" = 1'-0"
32' 16' 8' 0'



ROOF PLAN | 3
1/16" = 1'-0"
32' 16' 8' 0'

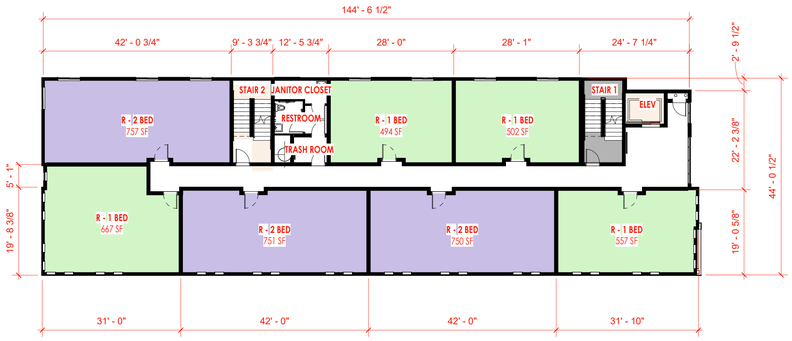
NOTE: CONTRACTOR SHALL MAINTAIN ADEQUATE IRRIGATION FOR THE TWO EXISTING TREES TO REMAIN THROUGHOUT DEMOLITION AND CONSTRUCTION. PROVIDE TEMPORARY IRRIGATION OR MANUAL WATERING AS NECESSARY TO MAINTAIN TREE HEALTH. WATER TREES DEEPLY AND SLOWLY WITHIN THE ROOT ZONE, GENERALLY EVERY 7–14 DAYS DURING DRY CONDITIONS, ADJUSTING FREQUENCY BASED ON WEATHER, SOIL MOISTURE, AND SEASONAL CONDITIONS. AVOID OVERWATERING AND SOIL SATURATION. DO NOT DIRECT WATER AGAINST TREE TRUNKS. MAINTAIN IRRIGATION UNTIL PERMANENT LANDSCAPING AND IRRIGATION SYSTEMS ARE INSTALLED AND OPERATIONAL.



BUILDING COVERAGE CALC
6,918 SF LANDSCAPING / 8,166 SF TOTAL YARD
84.7% BUILDING COVERAGE AREA (NO MIN OR MAX REQUIRED)

FRONT YARD VEGETATION COVERAGE
121 SF LANDSCAPING / 160 SF TOTAL YARD
75.6% FRONT YARD LANDSCAPE AREA (33% MIN REQUIRED)

N E W
LEVEL 1 PLAN | 1
1/16" = 1'-0"
32' 16' 8' 0'



LEVEL 4 PLAN | 5
1/16" = 1'-0"
32' 16' 8' 0'

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p: 801-680-4485
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A.O.R.: JDH
PHASE: DESIGN REVIEW
PUBLISH DATE: 30 OCTOBER 2026
SHEET SCALE: 1/16" = 1'-0"
SHEET NAME: FLOOR PLANS
SHEET NUMBER: A.001

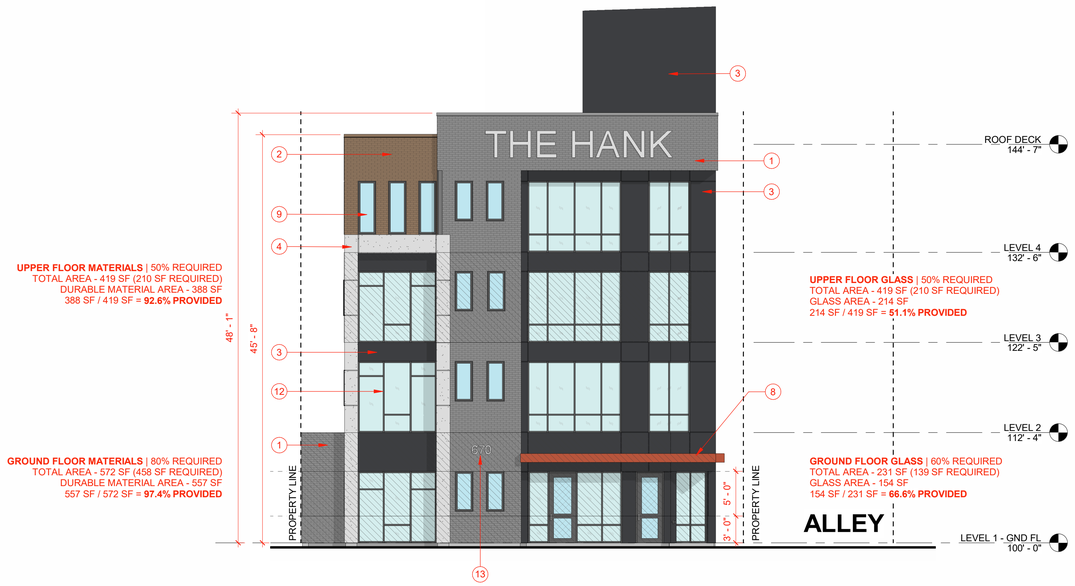
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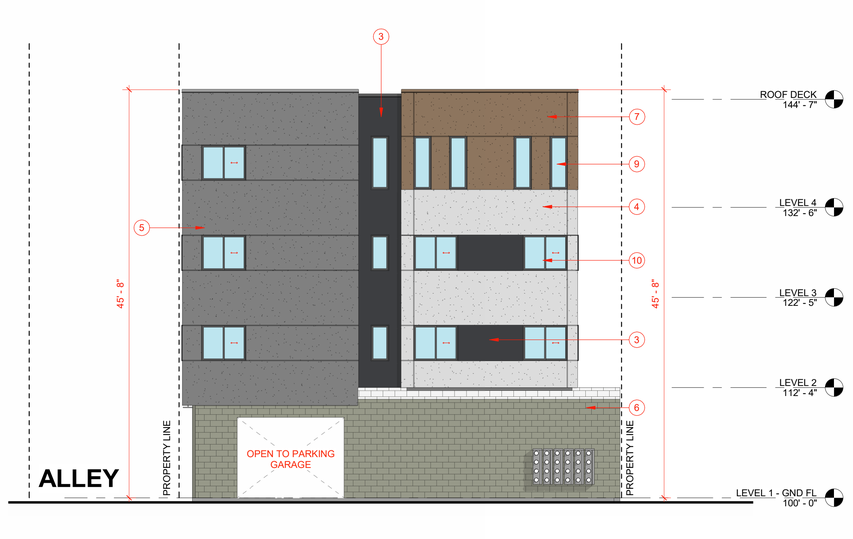
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KEYNOTES

1	BRICK VENEER - DARK GREY
2	BRICK VENEER - BROWN
3	FIBER CEMENT BOARD - BLACK
4	STUCCO - LIGHT GREY
5	STUCCO - DARK GREY
6	CMU
7	STUCCO - BROWN, MATCH TO BROWN BRICK
8	FRAMED AWNING
9	WINDOW - FIXED
10	WINDOW - OPERABLE
12	ALUMINUM STOREFRONT GLAZING SYSTEM - BLACK FRAME
13	BUILDING SIGNAGE



EAST ELEVATION | 1
1/8" = 1'-0"
16' 8' 4' 0'



WEST ELEVATION | 2
1/8" = 1'-0"
16' 8' 4' 0'

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A.O.R.: JDH
PHASE: DESIGN REVIEW
PUBLISH DATE: 30 OCTOBER 2026
SHEET SCALE: 1/8" = 1'-0"
SHEET NAME: ELEVATIONS
SHEET NUMBER: A.200

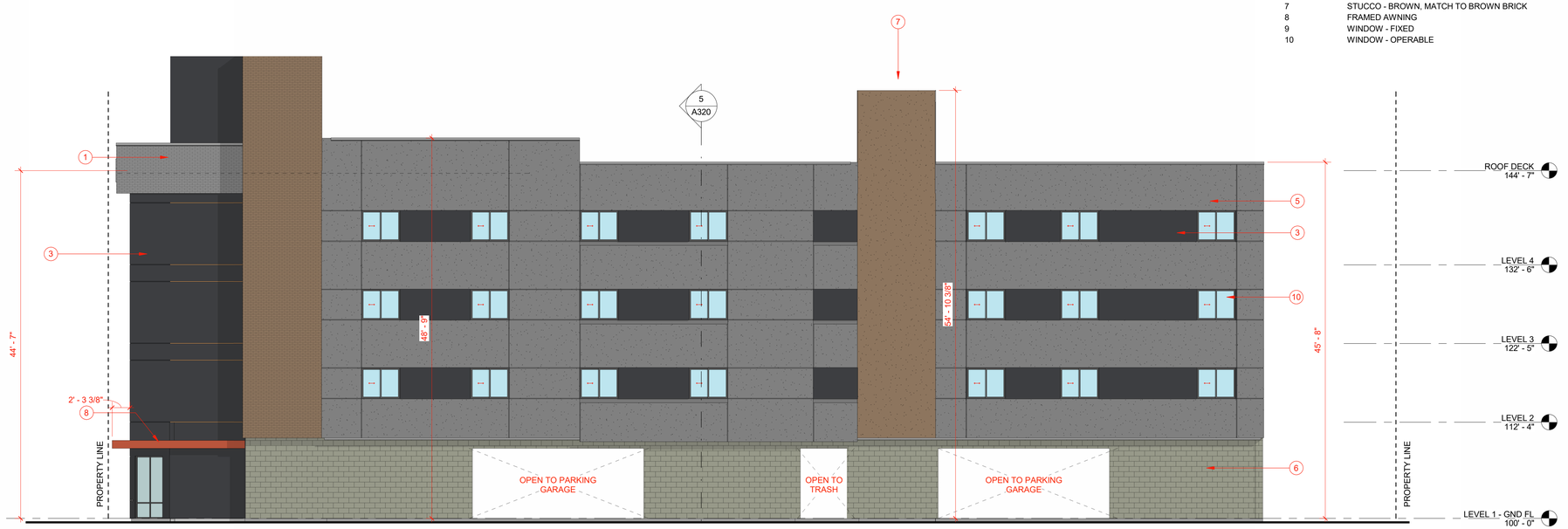
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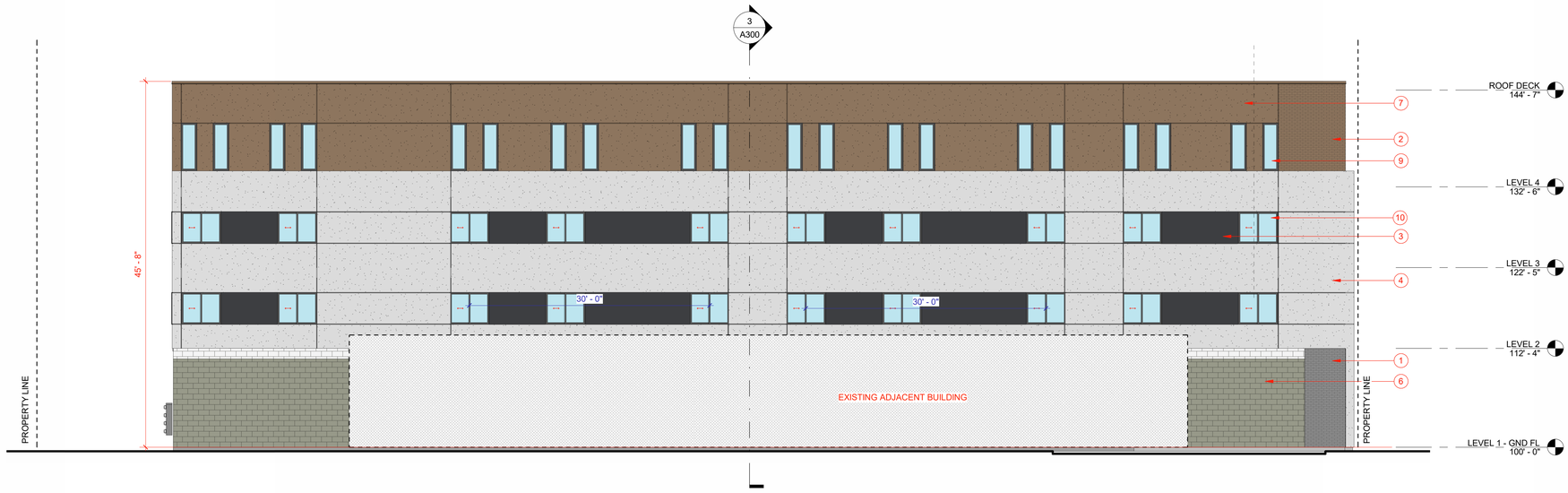
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8	FRAMED AWNING
9	WINDOW - FIXED
10	WINDOW - OPERABLE



NORTH ELEVATION | 2
1/8" = 1'-0"
16' 8' 4' 0'



SOUTH ELEVATION | 1
1/8" = 1'-0"
16' 8' 4' 0'

di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

THE HANK

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

OWNER: SNOWY RIVER DEVELOPMENT

PROJECT ADDRESS: 670 S WEST TEMPLE, SALT LAKE CITY, UT 84101

CITY PERMIT #: BLD20XX-XXXXX

ARCH PROJECT #: 26-15

A.O.R.: JDH

PHASE: DESIGN REVIEW

PUBLISH DATE: 30 OCTOBER 2026

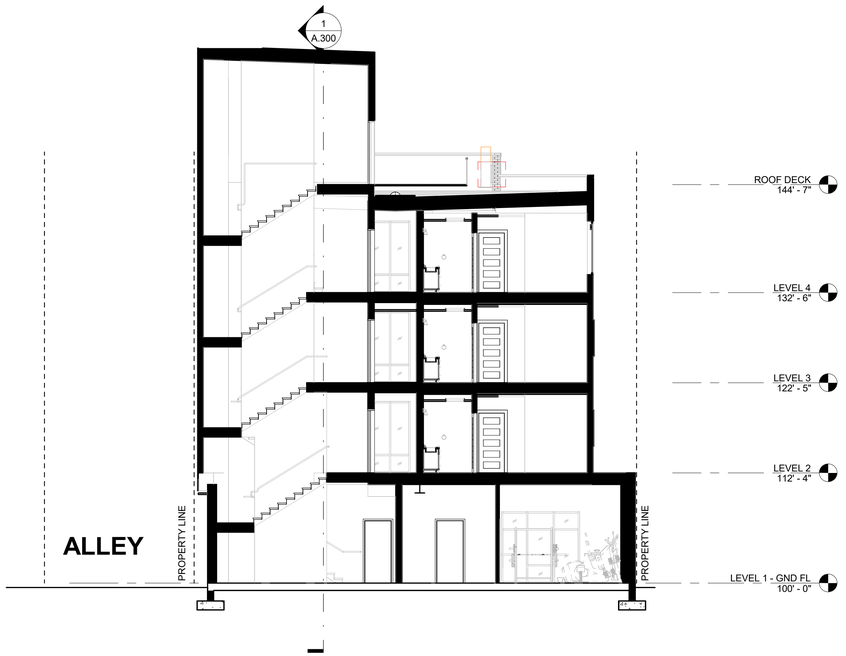
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SHEET NAME: ELEVATIONS

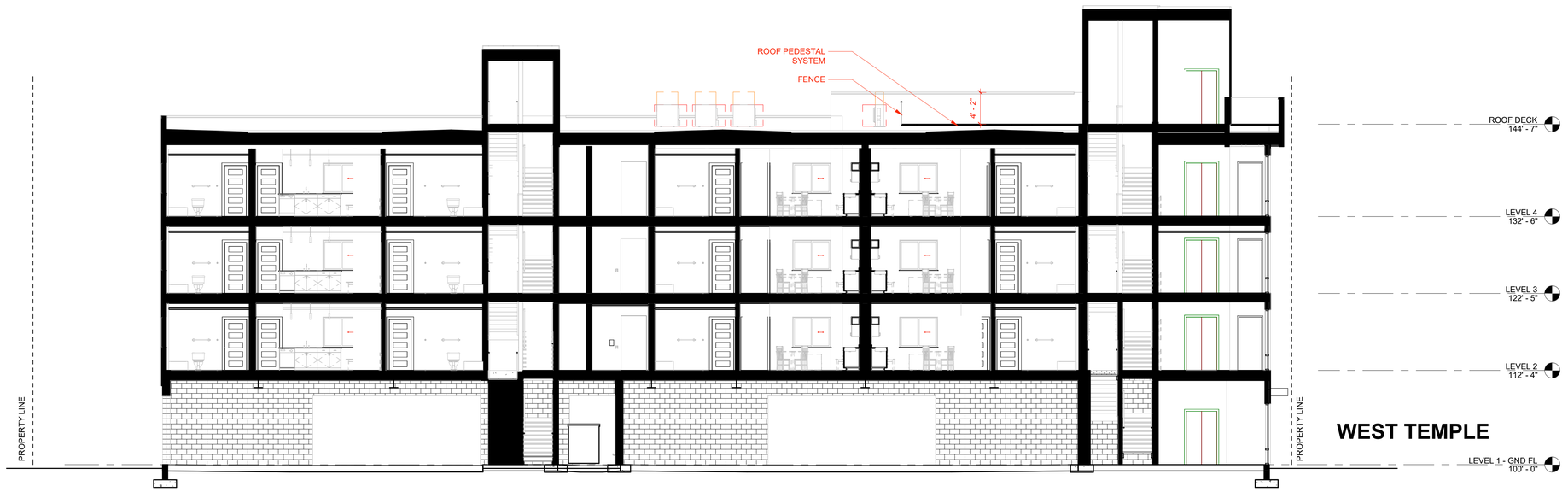
SHEET NUMBER: A.201

10/30/2026 12:40:20 PM

DIVELEPT DESIGN LLC © 2026



BUILDING SECTION 02 | 2
1/8" = 1'-0"
16' 8' 4' 0'



BUILDING SECTION 01 | 1
1/8" = 1'-0"
16' 8' 4' 0'

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454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

THE HANK

REVISIONS:
No. Date Description

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

OWNER: SNOWY RIVER DEVELOPMENT
PROJECT ADDRESS: 670 S WEST TEMPLE
SALT LAKE CITY, UT 84101
CITY PERMIT #: BLD20XX-XXXXX
ARCH PROJECT #: 26-15
A.O.R.: JDH
PHASE: DESIGN REVIEW
PUBLISH DATE: 30 OCTOBER 2026
SHEET SCALE: 1/8" = 1'-0"
SHEET NAME: SECTIONS

SHEET NUMBER: A.300

10/30/2026 12:40:28 PM

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di'velept design LLC
454 N 600 W
SLC, UT 84116
801-680-4485
howdy@divelept.com

Jul 28, 2026

Design Review Application - The Hank

Project Summary

The Hank is a proposed 21-unit condominium project located along West Temple. The project is a four story building with 3 stories of units over 1 story of parking along with the lobby. Currently the parcel is a small multi-family building.

These residential units will be for sale, thus offering unique housing opportunities for individuals and families to own their property and build long-term equity. This fundamental difference empowers residents with the security and financial benefits of homeownership, setting this project apart from traditional rental housing options.

We would like to thank you for your time and attention in reviewing this proposal. This application includes detailed drawings and written descriptions that outline the scope of the project.

Sincerely,



Jarod Hall, AIA
Manager
di'velept design LLC

Detailed Description of Modifications Requested

Enhanced Active Use - We are asking for an exception to the Enhanced Active Use requirement. The building's width and location make a ground floor retail space difficult.

The applicant proposes Active Residential Use on the ground floor along the West Temple frontage in lieu of Enhanced Active Use as required under 21A.37.060.D. The Design Review process is requested to evaluate this approach as an alternative that meets the intent of the standard through residential design.

The proposed ground floor treatment includes:

- Minimum 60% transparent glazing along the West Temple facade at the pedestrian zone.
- Pedestrian-scale architectural articulation and material differentiation at grade
- Consistent resident presence and occupancy creating active street engagement throughout the day and evening.
- Active Residential building entrances oriented to the West Temple sidewalk

VICINITY MAP

CONTEXT PHOTOS

Property to the South

Subject Property from South

Subject Property from East

ATTACHMENT C: Property and Vicinity Photos



Subject property



Subject property



Furniture store to the north



Car Wash directly the south of the property.



Self-storage facility across the street, to the East



Surface parking lot and coffee drive-through, across the street to the east



Surface parking lots and gas station to the north



Two car dealerships to the south, across 700 South

ATTACHMENT D: D-2 Zoning Standards

D-2 Downtown Support District

Purpose: The purpose of the D-2 Downtown Support District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

General Provisions	Standard	Provided	Compliance
Refuse Control: **Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of Section 21A.40.120 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.**		Refuse control is located completely within the building.	**Complies**
Lighting: **On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.**		Parking is located within the building and all other lighting will be directed downward to prevent glare onto the surrounding properties.	**Complies**
Sidewalks: **For all downtown districts, sidewalks must be a clear walking path that is a minimum of 10' wide. Outdoor dining shall be permitted within the sidewalk if it complies with the minimum width of a clear path as defined in the outdoor dining design guidelines.**	**10 feet**	The sidewalk will be expanded to 10 feet along the front property line.	**Complies**

D-2 Zoning Standards	Standard	Provided	Finding
Height	Maximum: 120 ft. Any building over 65 feet tall is required to go through the Design Review process.	48' 1"	**Complies**
Front and Corner Side Yard	1. No minimum	Front yard: 1' 3/8"	**Complies**
Front Yard Amenity	a. If provided, the yard must include one of the following elements: (1) Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space; or	1 bench is provided in the front yard area.	**Complies**
Interior Side Yard	Minimum: No minimum	North Side Yard: 1' 6" South Side Yard: 2"	**Complies**
Rear Yard	Minimum: No minimum	17 '	**Complies**
Landscape Buffer Yards	Any lot abutting a lot in a residential district shall conform to the landscape buffer yard requirements of Chapter 21A.48 of this title or the above standards, whichever is greater.	NA	**NA**
Maximum Lot Width / Maximum Lot Size	No maximum lot width or area apply in the D-2 zone	N/A	**NA**

Off-Street Parking Standards	Standard	Provided	Finding
Minimum Number of Stalls **(D-2 Zone is in the Urban Center Parking Context)**	Studio: No Minimum 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU	Studio: None 1 Bedroom: 12 2 Bedroom: 9 15 Total Stalls Required. 18 Stalls Provided.	**Complies**
ADA Parking	1 per 25 parking spaces.	1 ADA Stall provided	**Complies**

	1 ADA stall required		
EV Parking	One (1) parking space dedicated to electric vehicles for every twenty-five (25) parking spaces provided on-site. 1 EV Stall required.	1 EV Stall provided	**Complies**
EV-Ready Parking	Each multi-family use shall provide a minimum of 20% electric vehicle ready (EV-ready) parking spaces of parking spaces provided on- site. 3 EV-Ready Stalls Required.	4 EV-Ready Stalls provided.	**Complies**
Bicycle Parking	1 per 3 residential units (21 units =7 bike stalls required). Stalls within an enclosed bike facility are allowed to satisfy two required bike parking spaces.	4 bike stalls are shown inside the bike storage facilities on the 2 and 3rd floors.	**Complies**

Design Standards for D-2

Requirement	Standard	Proposed	Finding
Enhanced Active Ground Floor Use **(21A.37.050.A)**	80%	0% enhanced active use 100% active use (residential lobby and gym amenity)	**Complies with Design Review Modification**
Depth: The minimum depth of the required ground floor use space shall be 25' for ground floor active use.	25'	26'	**Complies**
Height: For enhanced active ground floor uses, the required ground floor use space shall have a minimum floor-to-ceiling height of twelve feet (12'), unless the underlying zone specifies a greater requirement	12'	11'	**Complies with Design Review Modification**
Building Materials, ground floor **(21A.37.050.B.1)**	80%	97% (brick veneer and fiber cement)	**Complies**

Building Materials, upper floors (21A.37.050.B.2)	50%	92% (brick veneer and fiber cement)	**Complies**
Glass: ground floor (21A.37.050.C.1)	60%	61%	**Complies**
Glass: Upper floors (%)	50%	51%	**Complies**
Reflective Glass: Ground Floor	50%	0 %	**Complies**
Building Entrances (21A.37.050.D)	Every 40'	1 building entrance on the front façade (front façade is 47' wide)	**Complies**
Blank wall Maximum Length (21A.37.050.E)	**20'**	6' 4"	**Complies**
Max Length of Street-facing Façade (21A.37.050.F)	**200'**	47'	**Complies**
Lighting: exterior (21A.37.050.H)	X		**Complies**
Lighting: parking lot (21A.37.050.I)	X		**N/A**
Screening of mechanical equipment (21A.37.050.J)	X		**Complies**
Screening of service areas (21A.37.050.K)	X		**Complies**
Parking garages or structures (21A.37.050.M)	X		**Complies**
Public Improvements 21A.37.050.M	X	10' sidewalk provided	**Complies**

ATTACHMENT E: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review with the following exceptions:

- Subsection 21A. 59.050.E is only applicable for modifications to a street facing façade length regulation;
- Subsection 21A. 59.050.G is only applicable for additional building height; and
- A standard in Section 21A.59.050 may be considered met when the proposal complies with a corresponding design standard in Chapter 21A. 37 and both standards align in purpose and intent.

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

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted general plan policies and design guidelines governing the specific area of the proposed development.

Finding: Complies

Discussion:
Purpose: The purpose of the D-2 Downtown Support District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential, and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian-oriented development with a strong emphasis on a safe and attractive streetscape.

This project meets the intent of the D-2 district by providing housing that will support the Central Business District and the surrounding area. The building footprint occupies 84% of the total lot, which the purpose statement also encourages. The ground floor is placed near the sidewalk, and the parking garage entrance is located on the side of the building, promoting a pedestrian-oriented experience.

Condition(s): None.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot by including:
1. **Primary entrances that face the public sidewalk (secondary entrances can face a parking lot);**
2. **Building(s) located close to the public sidewalk, following the desired development patterns of the immediate vicinity; and**

3. Parking located within, behind, or to the side of buildings.

Finding: Complies

Discussion:

1. The primary residential entrance faces West Temple. A projecting awning and main door open directly onto the public sidewalk. The other doors are secondary, accessed from within the parking garage. The building and public entrances are within 2' of the property line, which is adjacent to the public sidewalks.
2. The facade sits about one foot from the front property line, close to the sidewalk. This matches the setback pattern of the property directly to the north. However, other buildings in the immediate vicinity feature larger setbacks from the street.
3. The parking is located entirely within the parking garage and will not be visible from the street.

Condition(s): None

C. Building facades shall facilitate pedestrian interest and interaction by including:

1. **Active ground floor uses at or close to the public sidewalk;**
2. **Maximum transparency of street facing facades. Ground floor glass shall not have reflective treatments, be covered by interior walls or opaque signage, or use other similar features that prevent passers-by from seeing inside of the building for non-residential uses;**
3. **Traditional storefront elements such as sign bands, clerestory glazing, articulation, and architectural detail at window transitions on the ground floor. If the ground floor contains residential uses, each primary building entrance and individual unit entrance shall include a defined entry feature;**
4. **Buildings located on corner lots shall incorporate architectural features that emphasize the building's corner, including a prominent building entrance that is publicly accessible, transparent, and unobstructed; and**
5. **Outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces, if provided, should be situated so that they have a direct visual connection to the street or midblock walkway.**

Finding: Complies

Discussion:

1. The ground floor has a lobby and fitness center that are directly visible from the street. As discussed in Key Consideration 1, the proposed design meets the requirements of an active use, but not an enhanced active use.
2. The ground floor transparency on the street-facing facade is approximately 60%. Most of the windows on this façade are floor-to-ceiling glass. No reflective glass is shown in the plans.

3. The canopy over the entry provides a defined entry feature, and the brick material and framed glazing add articulation on all four floors of the street-facing façade. Variations in building materials and wall planes help prevent visual monotony in the building design.
4. This building is not located on a corner lot. This standard is not applicable.
5. The proposed design does not include any of these building elements, and the standard is not applicable.

Condition(s): None

D. Building masses shall be divided into heights and proportions that minimize the perceived mass of the structure and relate to human scale by demonstrating compliance with the following standards:

1. **Relate building scale and massing to the size and scale of the surrounding buildings, and context of the site, such as alignments with existing foundation lines, established cornice heights, building massing, stepbacks and vertical emphasis;**
2. **For buildings with more than three stories, compose the design of the building with a distinct base to create a sense of human scale orientation. For buildings taller than 50 feet, the height of the base shall be at least 20 feet. For buildings taller than 100 feet, the minimum base height should be three stories or be consistent with the existing street wall;**
3. **Include secondary architectural elements such as balconies, porches, vertical bays, belt courses, fenestration or window reveals, and**
4. **Reflect the scale and solid (wall) to void (window/door openings) ratio of the established character of the neighborhood or that which is desired in the general plan. Windows shall have a consistent spacing pattern and alignment.**

Finding: Complies

Discussion:

1. The other buildings on the block face are one story tall. The proposed four-story building is taller than those surrounding it, but the D-2 zone permits building heights up to 120 feet, and the D-1 zone has no maximum building height. The proposed building scale and massing suit the small lot. The proposed building remains small enough to relate to the human scale at street level.
2. The building is only four stories tall and does not need to break up the scale of the building with a building base. The scale remains small enough to create a human scale.
3. The windows have dark metal frames with divided lites, which add visible detail and a sense of depth. Several window groups sit within projecting or recessed surrounds, such as the white panel frame around the southern window groups, which creates more shadow lines and depth. The front facade is divided into distinct vertical bays by changes in material and massing. The brick pier, the glazed northern volume, and the fiber cement-clad southern volume each have their own proportion and are visually separated from each other. This breaks up the building's width and emphasizes its vertical rhythm, one of the main ways the standard seeks to reduce perceived mass.

4. The car wash, gas station, and self-storage facility in the immediate area do not provide good examples of solid-to-void ratios. The building offers transparency similar to the office building to the north and resembles new multi-family developments in other areas. The windows have a consistent spacing pattern on all four building facades.

Condition(s): None

E. This subsection is only applicable to buildings requesting additional street facing building façade length. Street facing building facades shall contribute to the character of the neighborhood, reinforce the established street wall, promote ground- level activation, create a sense of enclosure, and be designed to minimize negative impacts on the streetscape. The street facing building façade may only be increased up to 25% of the allowed maximum in Section 21A. 37.060, subject to the following standards:

1. **Reductions to the ground floor use requirement of the underlying zoning district, as specified in Section 21A.37.060, are not permitted. For zoning districts without a designated ground floor use requirement, a minimum of 75% of the ground floor shall contain qualifying active uses as defined in Section 21A.37.050.A.**
2. **Building facades that exceed the maximum street facing façade length shall be designed to reduce the perceived length of the façade and provide visual interest, by including elements such as:**
   a. **Significant changes in wall plane measuring at least 2 feet;**
   b. **Massing changes; or**
   c. **Distinguished roof lines.**
3. **Exceptions:**
   a. **The following land use are exempt from the maximum increase of 25% of building façade and the reduction in ground floor use provision above: utility buildings and structures (other than the offices for utility providers), stadiums/ arenas, libraries, convention centers, places of worship, government offices, public and private schools, universities, movie theaters, live performance theaters, and other similar general assembly land uses as determined by the zoning administrator.**
   b. **Developments that comply with the affordability level in Table 21A.52.050.G Affordable Housing Incentives may exceed building length by up to 75% of the allowed maximum in Section 21A.37.060. Such developments shall be subject to Subsections 21A.52.050.E and F.**

Finding: Not Applicable

Discussion:

1. The proposal is not asking for additional street frontage, and this standard does not apply.

Condition(s): None

F. If provided, publicly accessible outdoor spaces shall include at least three of the seven following elements:

1. **At least one sitting space for each 250 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches;**
2. **Seasonal shade in the form of permanent shade structures, pergolas, or overhanging building elements such as canopies that enhance comfort and usability of the space;**
3. **Trees in proportion to the space at a minimum of one tree per 800 square feet. At the time of planting, deciduous trees shall have a minimum trunch size of 1.5 inches in caliper, while evergreen trees shall have a minimum size of 5 feet in height;**
4. **Water features or public art;**
5. **Outdoor dining areas;**
6. **Children's amenity space in the form of playgrounds, splash pads, or other similar features; or**
7. **Other amenities not listed above that provide a public benefit.**

Finding: Not Applicable

Discussion: There will be no publicly accessible outdoor space in this project. This standard is not applicable.

Condition(s): None

G. This subsection is only applicable to buildings requesting additional building height, as authorized in the underlying zoning district. Building height shall be modified to relate to human scale and minimize negative impacts by demonstrating compliance with the following standards:

1. **Design tall buildings to minimize wind impacts on primary building entrances, parks and open space, and public and private outdoor amenity areas. Design elements may include a wind break above the first level of the building, recessed entryways or vestibules, or canopies;**
2. **Design and orient buildings to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance;**
3. **Roof-top mechanical equipment shall be screen from public view; and**
4. **Buildings abutting a landmark site shall feature at least one horizontal element on the street facing façade (base, belt course, frieze, cornice) that aligns with a corresponding element of the historic building. The alignment shall foster visual continuity and respect the historic context.**

Finding: Not Applicable

Discussion: This building is not requesting additional building height. This section is not applicable.

Condition(s): N/A

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. Parking lots and structures shall be setback a minimum of 25 feet from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.

Finding: Complies

Discussion:
All parking is structured, at the ground level behind the active frontage, and accessed from the alley. The garage door placement allows safe vehicle access on the side of the building, without requiring pedestrians to worry about vehicles at the primary building entrance. This project does not require a midblock walkway, so the 25-foot setback does not apply.

Condition(s): None

I. Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be fully screened from public view or located along a side yard. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served.

Finding: Complies

Refuse containers are located within the parking garage. Utility meters are located in the rear yard, and other mechanical equipment is located on the roof. None of the service areas are visible from the street.

Condition(s): None

J. Site and building lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. **Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto abutting properties and uplighting directly to the sky.**
2. **Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.**

Finding: Complies

Discussion:

1. Light fixtures will be directed on the site and will not trespass onto the abutting properties.

2. The applicant stated in their submittal that lighting will be used to illuminate signage; however, this is handled with a sign permit during the building phase.

Condition(s): None.

K. Streetscape improvements shall be provided as follows:

1. **Impervious surfaces shall be utilized to differentiate privately-owned public spaces from public spaces. All paving for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:**
   a. **Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable.**
   b. **Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.**
   c. **Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).**
   d. **Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.**
   e. **Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.**
   f. **Asphalt shall be limited to vehicle drive aisles.**

Finding: Complies

Discussion:
The proposed sidewalk will be widened to 10' (now approximately 6') and will be concrete, which is considered a durable material. No privately owned public spaces are proposed for this site.

Condition(s): None

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- August 25, 2026 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 25, 2026 - The Central Ninth Community Council was sent the 45-day required notice for recognized community organizations.
- September 9, 2026 – The project was presented to the Central Ninth Community Council.
- August 25- October 9, 2026- The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- November 5, 2026
  - Public hearing notice sign posted on the property
- November 5, 2026
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

Public Input:

The Planning Division did not receive any public comments regarding the proposal.

ATTACHMENT G: Department Review Comments

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

Fire:

- The comments provided are limited to the information that has been submitted. Additional comments may arise as more information is provided, or an official application is made for a building permit. Applicant shall do their own due diligence to ensure that the minimum requirements of all currently adopted construction and life safety codes, standards, and city ordinances are met.
- Requirements from the AMM's for FD and Aerial Access must be met for this project. Completed AMM's were submitted to the architect of record.
- Fire hydrants must meet ALL the requirements from Section 507 and appendices B and C in the IFC. Fire flow must be configured and submitted for review for permitting. Fire Flow cannot be below 1500 GPM's as required by the IFC and SLC Fire Prevention Bureau.
- FDC must be on the address side of the building, and any building with a standpipe system must have a hydrant within 100 feet of the FDC.
- ERRC's must meet the requirements from Section 510, Please contact the Fire Prevention Bureau, 801-799-4150, for information about ERRC's.
- Reviewed by Seth Hutchinson. If you have any questions, email is the preferred method of contact.
- The AMM requirements for FD access roadways and Aerial access must be met and submitted with the building and fire permits."

Urban Forestry:

An irrigation plan that includes a description of a watering plan for these trees during demolition and construction is required. Otherwise, Urban Forestry has no concerns with this proposal.

Transportation:

The provided warranty deed is accepted as evidence of right to access for transportation review purposes. The property owner is responsible for ensuring the easement is not restricted in a way that prevents increased use.

Building:

No comments in regard to the Planning Commission – Design Review application

Public Utilities:

"Public Utilities has no issues with the proposed modification to allow an active use on the ground floor.

SLDPU completed modeling based on the provided project demands. The existing public water and sewer systems can support the proposed demands under current conditions. Please note that if a new fire hydrant is needed or if a fire hydrant needs relocated, then an upsize will be required as fire

hydrants cannot be served by 6" public water mains, per State Law. Utility capacities and any required improvements will be identified and finalized during building permit review."

Engineering:

The only Engineering comment is to note that the alley to the north of the building is private.

Waste and Recycling:

No concerns or comments to add.