



CITY COUNCIL STAFF REPORT

MEETING DATE: 8 June 2016
APPLICANT: Titan Development
ADDRESS: 3705 South 500 East
REQUEST: Final Plat Approval and a recommendation to the City Council to adopt a PUD Overlay Zone for a 3-Lot Planned Unit Development
ZONE: R-1 Single Family
PREPARED BY: Alexandra White, City Planner

SYNOPSIS: Titan Development is petitioning the City Council seeking final plat approval for a 3-lot planned unit development single family project located at 3705 South 500 East. The City Council is the Land Use Authority over all Planned Unit Developments. The Planning Commission unanimously forwarded a recommendation to the City Council for final plat approval and a Planned Unit Development Overlay Zone.

STAFF RECOMMENDATION:

Staff recommends adoption of a PUD overlay zone and approval of a proposed subdivision plat for a 3-townhome project located at Harper Lane (3705 South 500 East), conditioned on the following:

1. The applicant is required to continue to work with City Staff to make all corrections necessary for recording the plat.
2. All of the proposed homes shall meet the Residential Design Standards.
3. The applicant will work with the City Engineer and the Fire Marshall to ensure the project meets all applicable codes.
4. Bonds for all common and public improvements will be submitted to the City prior to any development.
5. The applicant will complete a CPTED Review prior to obtaining building permits.
6. All items of the staff report.

PLANNING COMMISSION RECOMMENDATION:

At a public hearing held on May 19, 2016, the Planning Commission unanimously recommended adoption of the preliminary plat for a 3-lot planned unit development single family project located at 3705 South 500 East, with the following conditions:

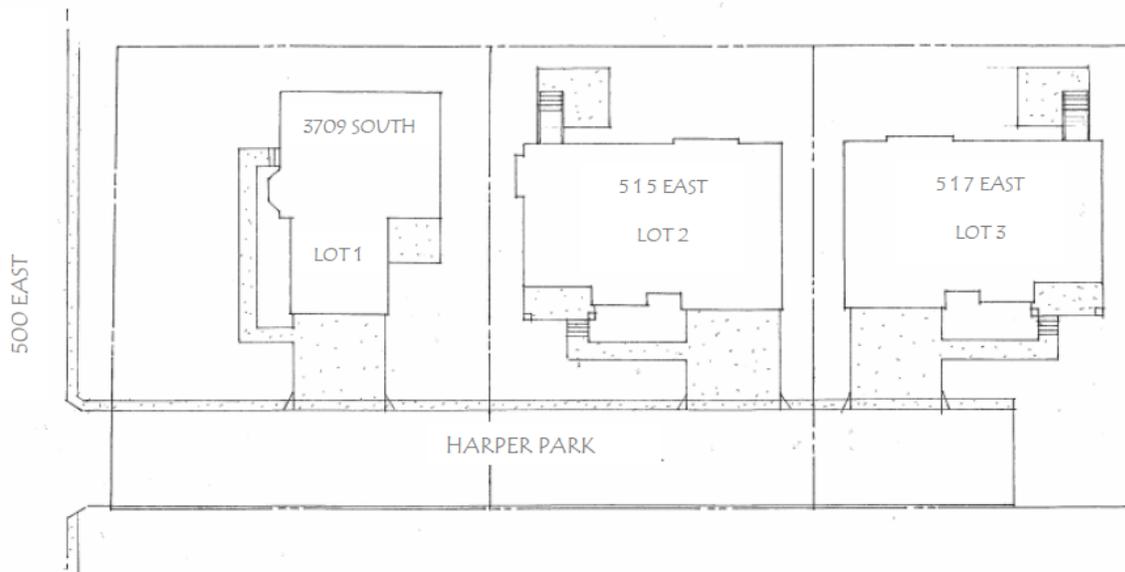
1. The applicant is required to continue to work with City Staff to make all technical corrections necessary for recording the plat.
2. All of the proposed single family homes shall meet the Residential Design Standards.
3. The applicant will work with the City Engineer and the Fire Marshal to ensure the project meets all applicable codes.
4. Bonds for all common and public improvements will be submitted to the City prior to any development.
5. The applicant will complete a CPTED Review prior to obtaining building permits.
6. All items of the staff report.

General Plan: The Future Land Use Map designates this neighborhood as low density residential. In addition, the project supports the following General Plan Goals:

- **Goal LU-1.** Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.
- **Goal HE-2.** Improve the overall quality of existing housing stock.
- **Goal HE-3.** Infill housing should be encouraged.
- **Goal HE-4.** Improve the overall home ownership ratio.

Size: The proposed project will be approximately 0.47 acres in size. The proposed lot is 96 feet wide and 211 Feet deep. The lots have the following proposed sizes: Lot 1 is 6,924 square feet, Lot 2 is 6,002 square feet, and Lot 3 is 6,060 square feet. All three lots provide a maximum of 15% of the calculated lot area located within the private lane. This meets the PUD Ordinance.

Access: The project will have one private lane (Harper Lane) that will extend along the south side of the property. This lane will be 20 feet wide. Each single family home will have a two car garage and two driveway parking spaces. There will be no parking along the lane. The private lane meets all fire code requirements, per the Fire Marshal.



Water, Sewer, and Other Public Utilities: The developer is working with Mount Olympus Improvement District and Jordan Valley Water. The City Engineer will review and approve all drainage proposals and will review the subdivision plat prior to recording.

Design Standards: This project is regulated by the South Salt Lake Residential Design Standards and the Planned Unit Development Municipal Code. The applicant is proposing to modify an existing single family home and build two new single homes within the PUD. The applicant has submitted a design guidebook with sample single family home plans for the development. Each of these homes will be required to meet the Residential Design Standards.



The existing single family home (Lot 1) is proposed to be renovated. The applicant submitted for a building permit in 2015 for this project. This project includes updating both the interior and exterior spaces of the home, as well as, adding a side loaded garage addition that will access from Harper Lane. The elevation for this portion of the project is below.



Landscaping: Each lot within the PUD will be landscaped. The applicant has proposed the below concept.



Parking: Each home will have a two car garage with a driveway that accesses Harper Lane. Each driveway will have two off-street parking spaces. No parking will be permitted along Harper Lane.

Fence: The applicant is proposing a six (6) foot vinyl fence around the north, east, and south edges of the PUD. Any future fencing within the PUD will be subject to 17.06.030, Fencing and Clearview Regulations.

Garbage: The developer will need to contract with a private company for garbage collection. Each unit will be individually serviced with garbage cans.

Bonding: The developer will be required to provide a bond guaranteeing the completion of the development of all public infrastructures.

Open space: The Planned Unit Development code requires 20% open space to be provided, unless the application falls within ¼ a mile from park. This project falls within the ¼ range of a city park. In addition, the applicant is proposing that each home have both a landscaped front yard and back yard. This is consistent with the neighborhood.

CC&R's and Estimated HOA Fees: The developer has submitted a draft copy of the CC&R's for the project. The CC&R's and associated fees will maintain all common space within the project. These documents will be subject to review by South Salt Lake Legal Staff.

Modifications Requested: The applicant is requesting a modification on the rear setback of the existing home on lot 1. The proposed layout has a ten (10) foot setback from the home to the rear (east) property line. The applicant has pushed the proposed side loaded garage to the west to allow for an eighteen (18) foot rear setback on that specific portion of the home. Section 17.21.040 states that at the discretion of the land use authority, the frontage, orientation, primary façade, materials, build-to zones and setback requirements, required amenities, or open space requirements may be modified in order to ensure that new buildings are compatible within

existing neighborhoods; to support and enhance walkable neighborhoods in the city; to cultivate desirable developments and neighborhoods; to encourage long-term residency; and to facilitate innovation in building design and energy efficiency standards.

Requirements:

17.13.030 – Planned Unit Development Overlay (PUD) District

A. Purpose.

1. The purpose of the Planned Unit Development (PUD) District is to provide for additional flexibility in designing new single family, townhome and condominium neighborhoods.
2. To encourage home ownership
3. To encourage efficient use of available land within an urban setting
4. To encourage innovative and sustainable building design and site improvements

B. Uses. In the PUD district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title.

C. Regulations.

1. **Compatibility.** PUD developments shall be compatible in lot size, density, height and site amenities with the district wherein the development is proposed. PUD developments must be compatible with surrounding uses. All development is intended to complement and strengthen neighborhoods as a compatible component of the City's housing stock.
2. **Buildings and Site Development.** Buildings, sites and structures shall comply with the requirements for design review found in Chapter 21 of this title and any other building, fire, or other relevant codes in effect within the City.
3. **Approval Process.** The City Council is the land use authority for all PUD applications. See Title 17.08.040.
4. **Minimum Area.** See Title 15.12 for minimum subdivision requirements
5. **Lot width and area requirements.** Established in the in the underlying base district

Title 15 Article VIII – Planned Unit Development (PUD)

15.12.810 - Purpose and intent.

- A. Planned unit development (PUD) is intended to permit flexibility, to encourage new and imaginative concepts in the design of neighborhood and single-family housing projects and to provide a means of encouraging preservation and enhancement of housing ownership in the city. To this end, the PUD developments should be planned as one complex land use rather than an aggregation of individual unrelated buildings located on separate unrelated lots.
- B. Substantial compliance with the zone regulations and other provisions of the zoning ordinance in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of unified site planning.
- C. PUD developments are intended to be flexible yet the development must be compatible with surrounding uses. On parcels greater than five acres, PUD regulations allow for some flexibility in density and housing character; however PUD developments are not intended to promote housing that substantially alters the neighborhood in which it is to be located. PUD regulations are not intended to allow for circumvention of zoning requirements in such a way

as to result in significantly higher densities in size of development in otherwise low density residential neighborhoods. All development is intended to complement and strengthen neighborhoods as a compatible component of the city's housing stock. The planning commission and city council shall determine if a PUD is deemed compatible and may deny approval if the proposal is determined to be incompatible.

15.12.820 - Use and zoning regulations.

- A. Notwithstanding any other provisions of city ordinances to the contrary, PUD developments shall be permitted in all districts of the city except the LI light industrial zone. The provisions as herein set forth shall be applicable if any conflict exists.
- B. An overall development plan for a PUD showing building types, location, size, heights, expected uses, number of residential units, access roads, open spaces, parking, landscaping and all other appropriate items may be approved by the planning commission and city council. If approved, building permits may be issued in accordance with such plan, even though the uses, housing types, development specifications and the location of the buildings proposed differ from the uses, housing types, and regulations governing such items in effect in the zone in which the development is proposed, provided the provisions of this chapter are complied with and a specific development plan is approved.
- C. The planning commission and city council may vary all yard, setback, and similar zoning regulations, as well as vary the city's development specifications, within PUD developments approved under this chapter provided the provisions of this chapter are complied with and a specific development plan is approved for each development. The planning commission and city council may approve PUD developments with use variations provided all provisions of this chapter are complied with and the following restrictions are followed:
 - 1. Use variations in residential districts may be for residential uses only. No commercial or industrial use variations allowed.
 - 2. Use variations in commercial districts shall be limited to commercial and residential uses only. No industrial use variations allowed.

15.12.840 - General requirements.

- A. The development shall be in single or corporate ownership or the application filed jointly by the owners of the property.
- B. The properties adjacent to the PUD shall not be adversely affected, and to this end, the planning commission may require, in the absence of appropriate physical boundaries or installed buffers, that uses of least intensity and greatest compatibility be arranged around the boundaries of the project. Yard and height conditions of the adjacent properties should be closely matched on the periphery of the project.
- C. Site development specifications and sign regulations shall be determined when approving the site development plan.
- D. **Minimum Scale of Projects.** No subdivisions may be considered planned unit developments unless consisting of at least three lots.

- E. **Density.** In R-1, A-1 and R-M zones, the number of dwelling units shall be based upon the lot area requirements of the zone in which the PUD is located. In commercial or overlay zones, the city shall determine a density based upon the general plan as well as other area specific master plans and the proximity to mass transit. In commercial and business zones, density shall be determined by the parking and open space requirements. In a PUD that is five or more acres, a density increase may be granted by the planning commission and city council. The minimum lot size the planning commission and city council can approve in PUD's five or more acres in area is four thousand five hundred (4,500) square feet. To qualify for a density increase and smaller lot sizes, the city shall require higher quality design standards with additional architectural and site amenities.
- F. As part of the preliminary and final plat applications, and in addition to all other required drawings, all PUD developments shall be required to provide a **project design guidebook (attached)**. At a minimum, this guide book will illustrate and provide the following design standards and amenities to ensure that a unique identity is created for each neighborhood. The city council and planning commission may require additional building and site related features as deemed necessary to ensure that the PUD development is compatible with the surrounding neighborhood and the development results in more desirable, modern and attractive housing.
1. Building Design Standards: the guidebook shall provide and demonstrate architectural renderings of each type of proposed building, the inclusion of additional architectural details to the exterior façades, the exterior front facades of the buildings shall have at a minimum two different types of exterior materials. Where feasible, buildings should include the use of porches and alternative placement of garages. Buildings on contiguous lots that share a lot line shall not have the same exterior front elevation.
 2. Site amenities: The guidebook shall provide and demonstrate design and dimensional layout of the development, roadway widths, pedestrian lighting plan unique to the neighborhood, sidewalk or trails, open space, landscape plan and street tree plantings species that will be installed in the park strip areas or in front of individual homes.
- G. **Sustainable Practices.** The use of renewable energy strategies is encouraged in all new developments. In order to positively contribute to the human and environmental footprint of new neighborhoods buildings shall, where feasible, incorporate sustainable design practices by providing solar panels and other renewable energy strategies into the design of residential buildings. In the event that renewable energy is not being implemented in the project, the developer and architect are to anticipate the introduction of solar technologies in the future. The building design is to be "solar ready" so that renewable energy systems can be easily installed.
- H. **Setbacks.** In R-1, A-1 and R-M zones, the planning commission may vary rear and side yard setbacks. The minimum front yard setbacks in R-1, A-1 and R-M zones shall be eighteen (18) feet if the home has a front loading garage. If a home has a rear loading garage, the front setback may be reduced to eight feet as long as the yard area where the driveway is located has an eighteen-foot setback from the property line. The planning commission may vary all setbacks in all other zones.
- I. **Roads.** Road widths shall be based upon the number of dwelling units.
1. Three to Four units twenty-foot minimum pavement width, no parking on road;

2. Five to ten units twenty-five-foot minimum pavement width, parking one side only;
3. Ten to fifteen units thirty-foot minimum pavement width sidewalk one side;
4. Fifteen (15) units and up, adopted road and sidewalk standards must be followed with the following exceptions.
 - a. A reduction in the adopted standard roadway pavement width to a minimum thirty (30) feet may be approved by the planning commission and city council upon a favorable recommendation from the public works director. The director will evaluate such items as traffic patterns, design of the development, traffic counts and other information provided by the developer that will be necessary to ensure a proper evaluation.
 - b. A reduction in the standard roadway width to thirty (30) feet of pavement may be considered if alleys are used to access rear loading garages on a majority of the units. An alley is required to be a minimum of twenty (20) feet in width.
5. Private roads, driveways and alleys may be calculated as part of the lot area but must be limited to fifteen (15) percent of each total lot area.
6. Dedication of private roads and lanes. Where it can be demonstrated that such acceptance would be of benefit to the city, and the construction standards of such lanes meet city standards or some compensation arrangements are made to the satisfaction of the city council, the city council may consider accepting private lanes as a dedicated public right-of-way.

J. **Building Height.** In R-1 and R-M zones, new construction may have a greater height than existing dwellings but may only be forty (40) percent taller than the tallest existing adjacent dwelling unit(s) as measured from the grade of the nearest public right-of-way, up to a maximum of thirty-five (35) feet in height. In A-1 zones, the maximum height is thirty-five (35) feet.

1. Commercial and Business Zones. The maximum normal height is forty-five (45) feet except as allowed in the following section.
2. Heights Greater Than Forty-Five (45) Feet. For all locations where buildings and/or developments have proposed heights of forty-five (45) feet or greater, the following additional standards shall apply:
 - a. Planning Commission and City Council Approval Required. All proposed heights greater than forty-five (45) feet shall require design review approval by the planning commission following procedures as set forth in this chapter.
 - b. Mitigation of Impacts to Scale. Where greater heights are proposed, the city may require the provision of amenities intended to mitigate the effects of the greater height with regard to providing a human scale at the street level on the site. The city may require the inclusion of plazas, appropriate landscaping, and street-oriented objects such as benches, planters, street lights and lamp posts, and other such items as deemed appropriate considering the particular development.

- c. Mitigation of Impacts to Infrastructure. Where greater heights are proposed, the city may require the provision of additional measures to mitigate impacts directly related to the increased density of such a building. These may include underground or other structured parking, traffic control devices, street and capital facilities improvements, and other such items as deemed appropriate by the city.
- d. Architectural Features Required. Where greater heights are proposed, the city may require the provision of architectural features at the street level, which are sufficient in detail to be compatible with and enhance the pedestrian and vehicle traffic at the scale of the street on which the building is located.
- e. Mitigation of Height if Adjacent to an R-1 Zone. If a building in a commercial or business zone is proposed to be a height of greater than forty-five (45) feet and is adjacent to an R-1 zone, the building shall be setback from the property line(s) contiguous to the R-1 zone a distance equal to half the height of the proposed building unless the planning commission determines that a lesser setback is appropriate.

K. **Open Space.** All planned unit developments shall include twenty (20) percent common usable open space as part of the development

- 1. Exceptions or Reductions. If it can be shown that open space or the required twenty (20) percent open space is implausible or undesirable, the planning commission and city council may consider granting an exception or reduction to that requirement upon finding any of the following:
 - a. A more effective design and one more compatible with the surrounding neighborhood will be obtained;
 - b. The location is in close proximity to a light rail station;
 - c. The location is within one-quarter mile of a city or county park.
- 2. Common use open space shall be in usable size segments not in small scattered pieces as determined by the city. Open space shall not include yard areas, required landscaping or required setback areas but shall be in addition to such areas.
- 3. Common use open space areas shall be landscaped and shall include amenities such as lighting, benches, walkways, playgrounds, pavilions and other gathering areas, play courts, playground equipment, tot lots and other items. The amount, size and layout of amenities shall be determined by the city as part of the approval of the development plan and shall be based on the size and configuration of the common use open space.
- 4. The city council, upon recommendation of the planning commission, shall require the preservation, maintenance, and ownership of common use open space and common use facilities utilizing at the city's option one of the following methods:
 - a. Dedication of the land as a public park or parkway system or public facility;
 - b. Granting to the city a permanent open space easement on and over said private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners'

association established with articles of association and bylaws which are satisfactory to the city; and recording an agreement with the city for assumption of facilities in the event of failure to maintain and/or dissolution of the homeowners' association; or

- c. Complying with the provisions of the Condominium Ownership Act of the state of Utah, which provides for the payment of common expenses for the upkeep of common areas and facilities. Recreation uses and facilities may be developed within the common space areas in compliance with a recreation and landscaping plan approved as part of the approved final development plan of the PUD.
 - d. If the second or third method, as set forth above, is utilized to maintain the open spaces and facilities, but the organization established fails to maintain said in reasonable order and condition the city may, at its option, do or contract to have the required maintenance completed and shall invoice the individually owned properties within the PUD the cost of the property maintenance. If the maintenance costs are not paid, the assessment shall be a lien against property and shall be filed with the county recorder, or the city may bring suit to collect the maintenance fees together with a reasonable attorney's fees and costs.
5. The developer shall submit plans for landscaping and improving the common open space. The developer shall also explain the intended use of the open space and provide detailed provisions of how the improvements thereon are to be financed and the area maintained.
 6. A project must generally meet the intent of the requirements of the zoning ordinances, must insure proper use, construction and maintenance of common use open space and common use facilities, and must demonstrate that the development will benefit the future residents of the project, surrounding residents, and the general public.
- L. If the project contains private infrastructure, amenities and roadways prior to recordation of a subdivision plat and associated documents, the developer shall submit to the city a plan describing the following:
1. The actual installation costs of all common area improvements;
 2. The anticipated functional life of roads or common driveways;
 3. The anticipated functional life span of all common sewer, storm sewer and water systems;
 4. The anticipated functional lifespan of all common area amenities;
 5. A plan showing a maintenance or replacement schedule for common area roads or common driveways and amenities;
 6. A reserve study estimating the amount of fees that will need to be annually collected to maintain and replace common improvements.
- M. The developer shall be required to provide a bond in an amount determined by the city engineer guaranteeing the completion of the development of all common facilities or areas, including access and open space or facilities, or any phase thereof. When completed in accordance with the approved plan, the bond shall be released. If uncompleted at the end of two years, the city will review the progress and may proceed to use the bond funds to make

the improvements in accordance with the approved plan. The bond shall be approved by the community development department and shall be accompanied by a bond agreement acceptable to the department and shall be filed with the city recorder.

- N. Once the overall development plan has been approved by the city council after recommendations from the planning commission, no changes or alterations to such development plans or uses shall be made without first obtaining approval of the planning commission and city council.
- O. The design of the preliminary and final plans and plats in relation to streets, access, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the city's general plan, development specifications, zoning ordinances and all applicable ordinances, laws and regulations. Streets and access shall be so designed as to take advantage of open space vistas and create drives with an open space character.
- P. The city may place whatever additional conditions or restrictions it may deem necessary to insure development and maintenance of the desired residential character. Such conditions may include plans for disposition or reuse of property if common use open space and common use facilities are not maintained in the manner agreed upon or such is abandoned by the owners and may include requirements for recorded provisions which would allow the city to perform maintenance to access and infrastructure (roads and utility facilities) in the event of failure of the property owners to perform needed maintenance or repairs.

15.12.850 - Review Considerations.

- A. In considering a proposed PUD, the city shall consider the following as well as other items of the zoning ordinances, this chapter, the city's development specifications and any applicable considerations. Design review criteria shall also apply.
 - 1. Resultant Design. In any use of the planned unit development standards for subdivisions, it should be shown that the resultant design is better in terms of livability, appearance, function and contribution to the city's housing stock, while still allowing for alternative housing styles and economic viability of the project, than could be achieved by means of regular subdivision standards for the zone in which the project is to be located.
 - 2. Porches. To encourage front porches, and their use, porches shall be allowed to extend into the required front yard by a maximum of five feet, provided that the porch will cover the width of at least fifty (50) percent of the home's front face.
 - 3. Parking. All planned unit developments must provide appropriate off-street parking for each lot and/or unit in the development. Except for those projects containing multiple-unit buildings and other exceptions, spaces for two vehicles side by side per unit shall be the normal condition.
 - 4. Individual Lot PUDs. In primarily individual lot PUD developments, garages, either attached or detached, are required for each unit. In order to mitigate impacts of the generally small lot, higher density nature of PUD developments, the city shall encourage alternative garage systems wherever possible. To that end, the city may consider the following when reviewing parking on a proposed project:
 - a. Shared Drives. Where side or rear entry garages are to be used, shared drives (meaning driveways which are directly abutting) may be allowed. Such drives shall not

be greater than thirty (30) feet in width (total together). All other driveways must be separated by a minimum of six feet.

- b. Capacity. All front loading garage designs shall have a minimum capacity of two vehicles, side by side.
 - c. Exception. Alternative garage designs (other than front loading) may be eligible for an exception to the above standard, if it can be shown that the off-street parking in the project would not be negatively impacted.
5. Multiple-Unit PUD. In primarily multiple-unit PUD subdivisions (meaning those with primarily buildings containing multiple units), two parking spaces per unit shall be provided with one space being covered by an approved carport. Additional parking stalls (guest or RV parking) may be required by the city based on review of the site amenities, access conditions and other factors appropriate to the project.
 6. Relationships. The design of buildings and their relationship on the site and their relationship to development beyond the boundaries of the project shall be a factor for consideration.
 7. Site Issues. Some of the site issues for consideration shall include the following:
 - a. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings;
 - b. The size, location, design, and nature of signs if any, and the intensity and direction of area or flood lighting.
 8. Completion. The demonstrated ability of the proponents of the planned unit development to financially carry out the proposed project under total or phase development proposals within the time limit established shall be a consideration.

15.12.860 - Procedures and submittals.

- A. PUD development shall be approved by the city using the procedures contained in this chapter for concept plan, preliminary plan and final plat.
- B. All plan, documents, plats and applications as required by this chapter shall be provided by the developer. The community development department shall determine any special items needed for PUD development review, including any as may be necessary to determine that the contemplated arrangement of uses make it desirable to apply regulations and requirements differing from those ordinarily applicable under the zoning ordinances, other regulations and specifications of the city.

Staff Analysis:

Staff has worked with the applicant over the last year on the proposal. Staff is continuing to work with the applicant on making all technical corrections necessary. Staff finds that the application meets the requirements of the South Salt Lake Municipal Code.

Staff Recommendation:

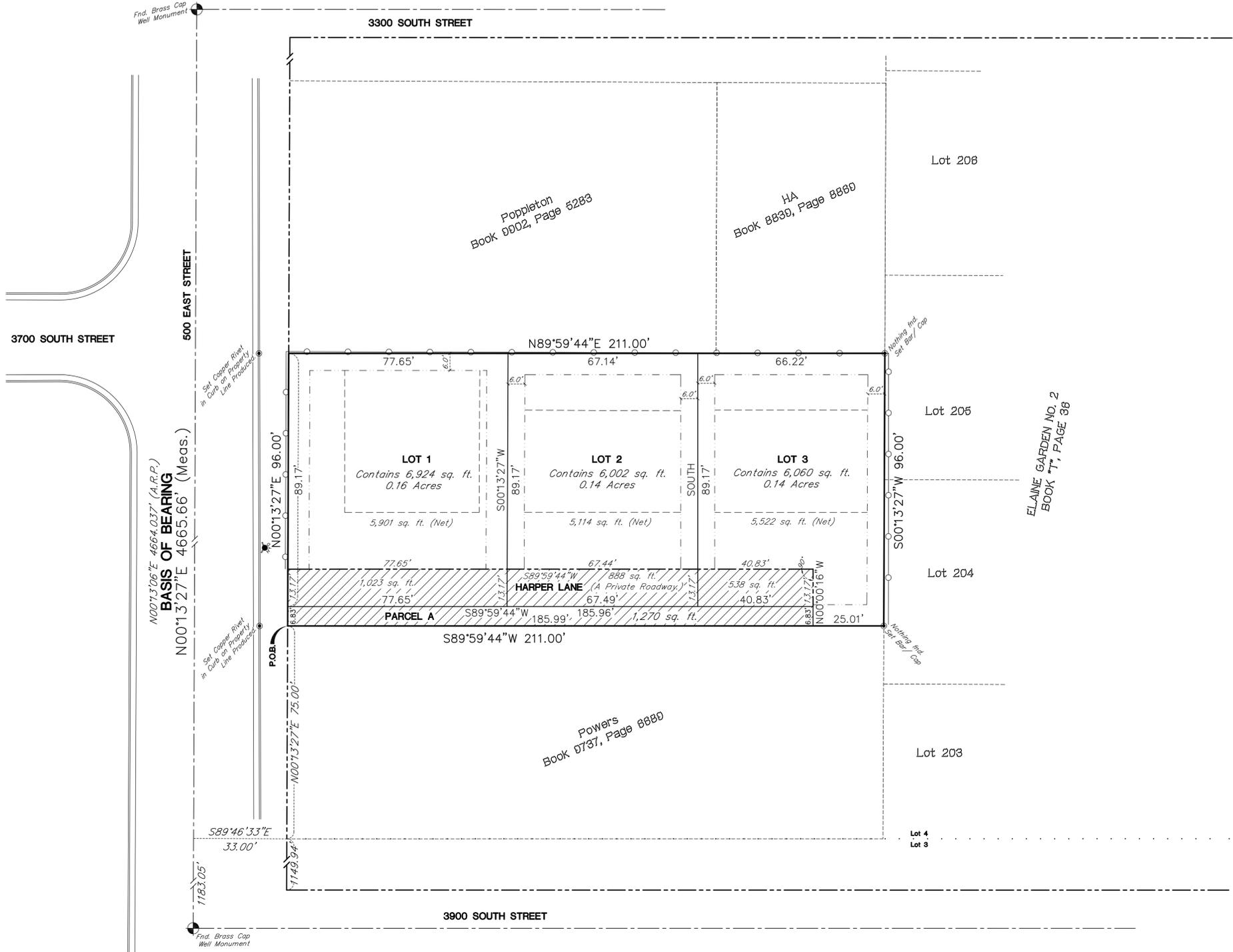
Staff recommends adoption of a PUD overlay zone and approval of a proposed subdivision plat for a 3-townhome project located at Harper Lane (3705 South 500 East), conditioned on the following:

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Attachments:

1. Plat
2. Harper Lane Design Book
3. Utilities Plan
4. Residential Design Standards
5. Planning Commission Minutes

HARPER LANE PLANNED UNIT DEVELOPMENT
 SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH
 A PORTION OF LOT 4, BLOCK 19, TEN ACRES PLAT "A", BIG FIELD SURVEY
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



DEVELOPER:
 Mark Snow,
 362 East Pier Pont Ave
 Salt Lake City, Utah 84103
 801-450-4435

COMCAST

APPROVED THIS _____ DAY OF _____ A.D., 2016.

SURVEYORS CERTIFICATE:

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17, filed as survey number S2015-05-0181 in the office of the Salt Lake County Surveyor, and that I have verified all measurements and have placed monuments as shown hereon.

LEGAL DESCRIPTION:

Commencing at a point which is 75.0 feet NORTH of the Southwest corner of Lot 4, Block 19, Ten Acres Plat "A", Big Field Survey and running thence NORTH 96.0 feet; thence EAST 211.0 feet; thence SOUTH 96 feet; thence WEST 211.0 to the place of beginning.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owner of the above described tract of land having caused the same to be subdivided into lots and private streets, as shown on this plat and name said tract **HARPER LANE PLANNED UNIT DEVELOPMENT**, and hereby dedicate all those parts or portions of said tract of land designated as private streets the same to be used as private thoroughfares and Public Utility Easements forever in witness we have hereunto set our signature.

Signed this _____ day of _____, 2016.

Titan Development, L.L.C.
 By: Nathan A. Brockbank, it's Manager

Corporate ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }

On the _____ day of _____, 2016, personally appeared before me, the undersigned Notary, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he Nathan A. Brockbank, is the Managing Member of Titan Development, LLC and that he signed it freely and voluntarily and for the use and purpose therein mentioned.

Notary Public _____ My Commission Expires _____

DESIGNED BY:

GATEWAY CONSULTING, inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultingllc.com
 CIVIL ENGINEERING • CONSULTING LAND PLANNING
 CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD:

Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West, Farr West, Utah
 801-792-1569 801-690-7158 FAX

HARPER LANE PLANNED UNIT DEVELOPMENT
 SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH
 A PORTION OF LOT 4, BLOCK 19, TEN ACRES PLAT "A", BIG FIELD SURVEY
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 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____

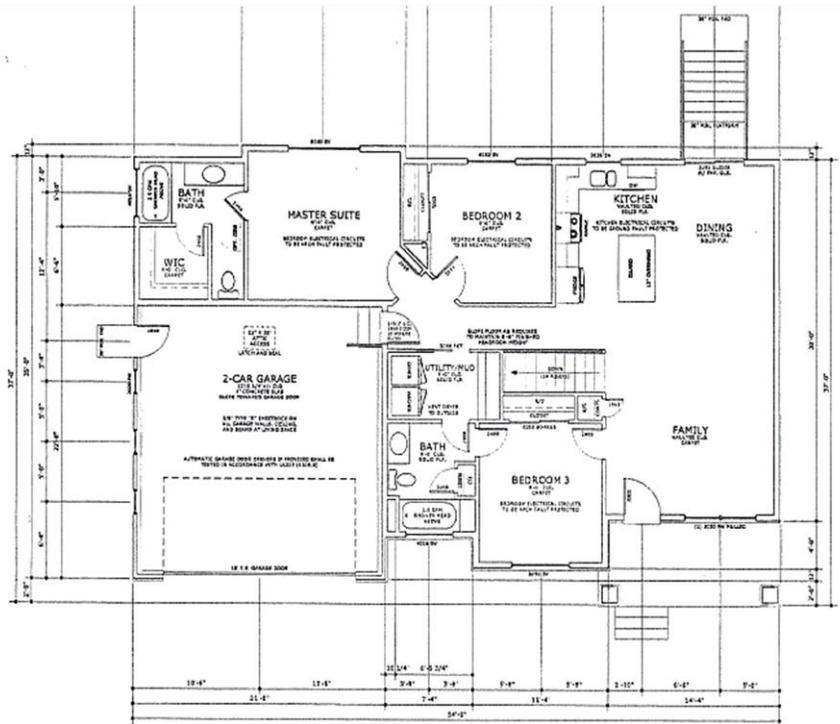
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DATE _____ SOUTH SALT LAKE CITY ENGINEER _____

SALT LAKE COUNTY RECORDER _____

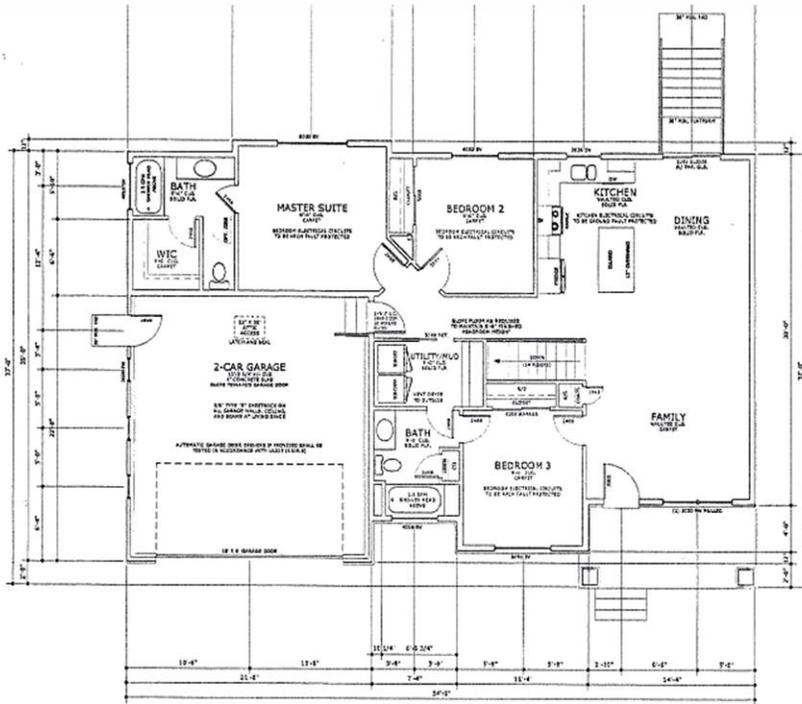
MOUNT OLYMPUS IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 2016.	SOUTH SALT LAKE FIRE MARSHAL APPROVED AS THIS _____ DAY OF _____ A.D., 2016. SOUTH SALT LAKE FIRE MARSHAL _____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D., 2016.	QUESTAR GAS APPROVED THIS _____ DAY OF _____ A.D., 2016.	CENTURY LINK APPROVED THIS _____ DAY OF _____ A.D., 2016.	JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 2016.
SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2016. SALT LAKE COUNTY HEALTH DEPARTMENT _____	COMMUNITY & ECONOMIC DEVELOPMENT APPROVED THIS _____ DAY OF _____ A.D., 2016 BY THE SOUTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT DEPT. SOUTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT DEPT. _____	SOUTH SALT LAKE CITY COUNCIL PRESENTED TO SOUTH SALT LAKE CITY COUNCIL THIS _____ DAY OF _____ A.D., 2016 AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED. CITY COUNCIL CHAIR _____ MAYOR _____		APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2016. SOUTH SALT LAKE CITY ATTORNEY _____	SOUTH SALT LAKE CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ SOUTH SALT LAKE CITY ENGINEER _____

HARPER PARK



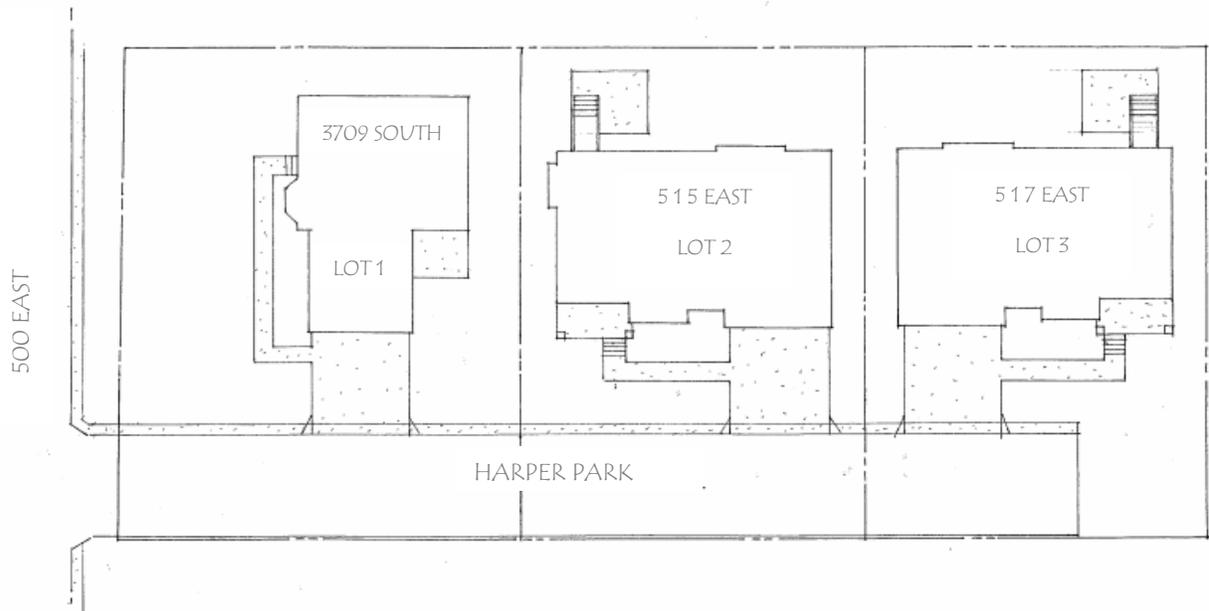
MAIN LEVEL FLOOR PLAN 1228 SQ. FT.
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER) OR
 1/4" = 1'-0" (12 X 18 PAPER) 470 SQ. FT. GARAGE

HARPER PARK

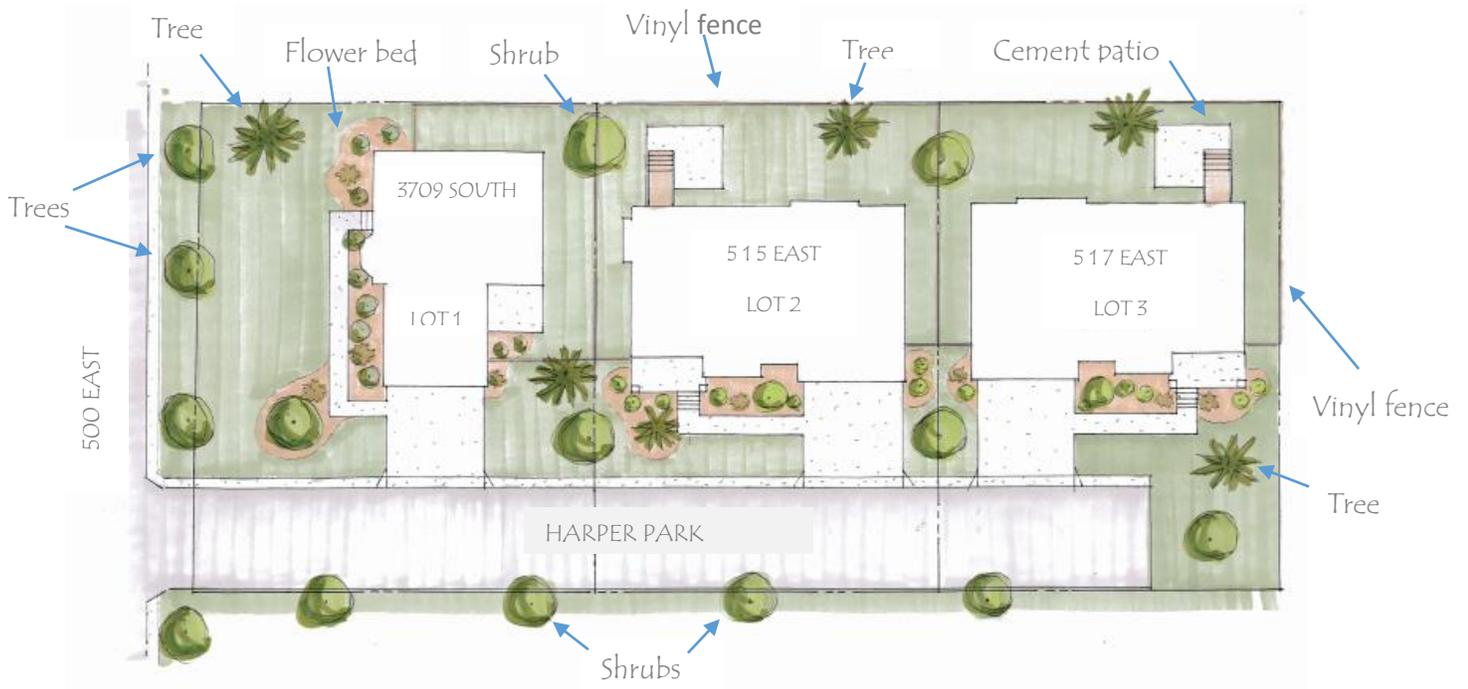


MAIN LEVEL FLOOR PLAN 1223 SQ. FT.
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER) OR 1/4" = 1'-0" (24 X 36 PAPER)
 470 SQ. FT. GARAGE

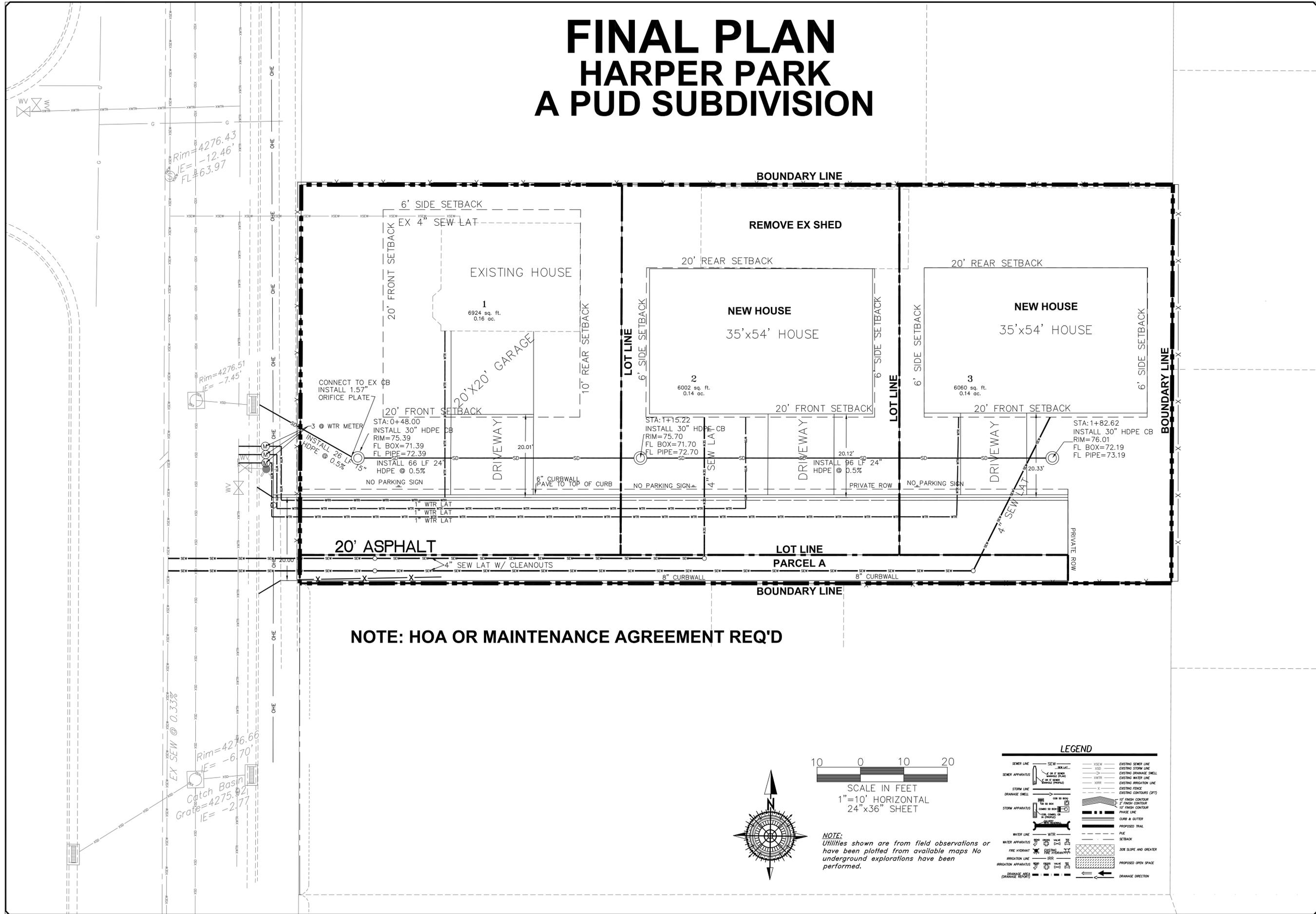
HARPER PARK



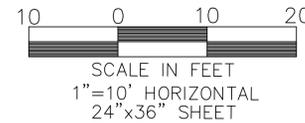
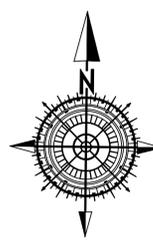
HARPER PARK



FINAL PLAN HARPER PARK A PUD SUBDIVISION



NOTE: HOA OR MAINTENANCE AGREEMENT REQ'D



NOTE: Utilities shown are from field observations or have been plotted from available maps. No underground explorations have been performed.

LEGEND

SEWER LINE	SEW	EXISTING SEWER LINE	XSEW
SEWER APPARATUS	SEW	EXISTING STORM LINE	XSD
STORM LINE	SD	EXISTING DRAINAGE SHIELD	XSDS
DRAINAGE SHIELD	SDS	EXISTING WATER LINE	XWTR
STORM APPARATUS	SD	EXISTING IRRIGATION LINE	XIRR
WATER LINE	WTR	EXISTING FENCE	X
WATER APPARATUS	WTR	EXISTING CONTOURS (2FT)	X
FIRE HYDRANT	FD	15' FINISH CONTOUR	---
IRRIGATION LINE	IRR	2' FINISH CONTOUR	---
IRRIGATION APPARATUS	IRR	10' FINISH CONTOUR	---
DRAINAGE APPARATUS (DRAINAGE REPORT)	DR	PROPOSED OPEN SPACE	---
		PROPOSED TRAIL	---
		PAVE	---
		SETBACK	---
		SOIL SLOPE AND GREASER	---
		DRAINAGE DIRECTION	---

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	9-1-13
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=10'

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

**HARPER PARK
CONCEPT PLAN
SITE PLAN**

South Salt Lake, Utah

PROJECT NUMBER: _____ DRAWING FILE: _____

5-13-16 PLOT DATE

SOUTH SALT LAKE CITY

17.21 - Residential Design Standards

17.21.010 Purpose

The purpose of this chapter is to establish minimum design standards for new residential construction that will:

- A. Ensure that new buildings are compatible within existing neighborhoods;
- B. Support and enhance walkable neighborhoods in the City;
- C. Cultivate desirable developments and neighborhoods to encourage long-term residency;
- D. Facilitate innovation in building design and energy efficiency standards.
- E. Promote clarity, transparency, and flexibility in design review and development approval processes.

17.21.020 Applicability

The standards of this ordinance shall apply to all residential yard areas and all exterior construction or site development when:

- A. New construction of one or more habitable structures occurs on undeveloped, vacant, or cleared property.
- B. A building permit is issued for any addition, expansion, or intensification of any property that increases the floor area of a building.
 - 1. Building permits for minor additions to existing residential structures shall be eligible for a modification to the residential design standards, as outlined in Section 17.21.040.
 - 2. Building permits for major additions to existing residences shall meet the standards of this ordinance. Noncomplying design elements of the existing residential structure shall be brought into compliance with the design standards as part of a permit for a major addition, except where full compliance with the requirements of this chapter is impossible due to existing site or building conditions.
- C. A change of use to a more intensive use of a building through the addition of dwelling units or gross floor area.

17.21.030 Exemptions

- 1. Historically contributory structures as designated by the South Salt Lake Planning Commission;
- 2. Structures intended to house public utilities;

3. Agricultural uses and stables; and
4. Uses without habitable structures such as surface parking lots, golf courses, driving ranges, parks, athletic fields, and similar uses.

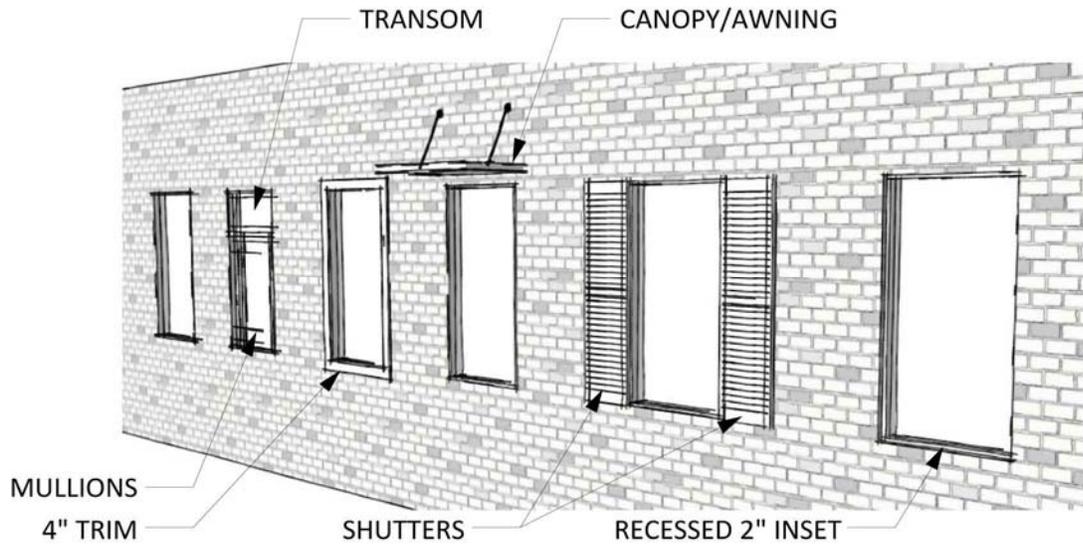
17.21.040 Modifications

- A. At the discretion of the Land Use Authority, the frontage, orientation, primary façade, materials, build-to zones and setback requirements, required amenities, or open space requirements may be modified in order to ensure that new buildings are compatible within existing neighborhoods; to support and enhance walkable neighborhoods in the City; to cultivate desirable developments and neighborhoods; to encourage long-term residency; and to facilitate innovation in building design and energy efficiency standards.
- B. An applicant may submit a design review application to the Land Use Authority, proposing an innovative design proposal that varies from specific requirements but that achieves the purpose of this chapter.
- C. **Minor Additions:** Building permits for minor additions to existing residential structures that increase are subject to the following modified residential design standards:
 1. For additions where the primary façade of the existing structure is to be maintained, the frontage, orientation, primary façade, roof pitch, materials, build-to zones, and setbacks for minor additions shall be compatible with the existing structure and with other residential structures in the neighborhood.
 2. For additions where the primary façade of the existing structure is to be altered, the changes shall comply with the frontage, orientation, primary façade, roof pitch materials, build-to zones and setback requirements established in this chapter.
 3. Additions and modifications are subject to the height requirements established in this chapter.
 4. Expansion of a noncomplying structure is subject to the standards established in Chapter 17.23 of this code.
- D. The Land Use Authority may not modify height or building form requirements as established in this chapter, except for the following:
 1. If an applicant seeks a modification to the height requirements for detached house, mansion-style multifamily, or townhouse-style multifamily buildings in an existing R1, RM, or Agriculture land use district, the applicant shall submit a design review application to the Planning Commission requesting a modification to the maximum height requirements.

- E. The Land Use Authority may modify the requirements of this chapter where full compliance is impossible due to existing site or building conditions.
- F. The Land Use Authority may not modify the requirements of this chapter on the basis of an applicant's financial hardship.

17.21.050 General Design Standards

- A. **Frontage.** The primary façade of all buildings shall front directly onto a street or common open space area except as specified otherwise in this chapter.
- B. **Orientation.** Development shall be parallel to the street it fronts, or built to be consistent with existing development patterns.
- C. **Primary Façade.** Except for structures in multi-building developments, at least one Primary Façade shall be provided on the façade facing the primary street the structure fronts. The primary facade shall contain at least one public pedestrian entrance. For the purposes of this section, the primary street shall be the street from which a structure derives its street address. Buildings on corner lots shall locate the Primary Façade on the building corner closest to the adjacent street intersection.
- D. **Windows.** Windows shall be required, at a minimum, on all the Primary Façade of all buildings.
 - 1. Windows along the Primary Façade of buildings shall have a minimum transparency of 70 percent.
 - 2. All windows along the primary façade of buildings shall incorporate at least one of the following standards:
 - a. mullions and/or transoms
 - b. Trim or molding at least four inches (4") in width
 - c. Canopies, shutters, or awnings, proportional to window size.
 - d. Recessed inset from the front façade by at least two inches (2").

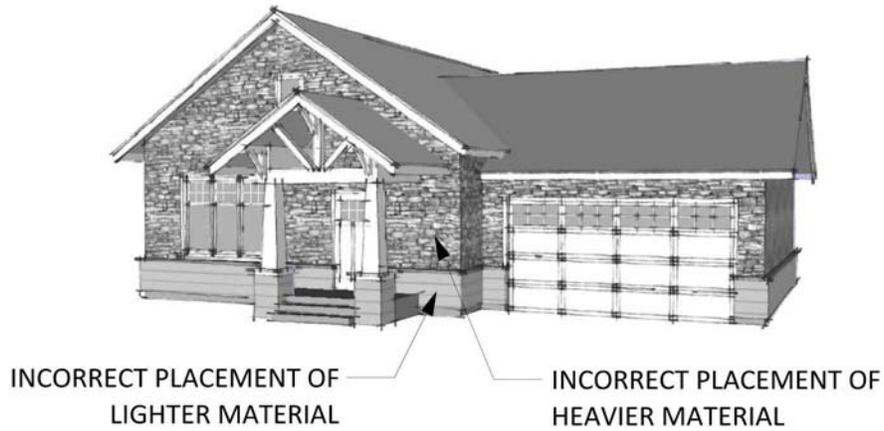
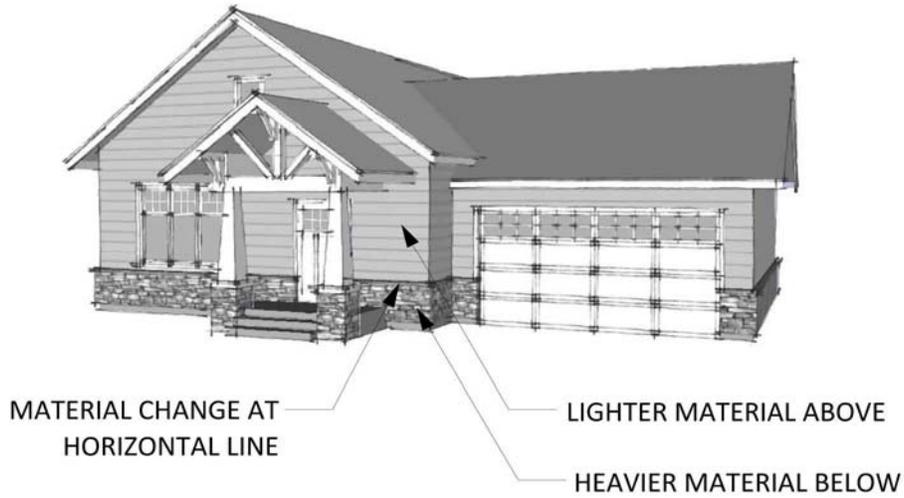


E. Materials.

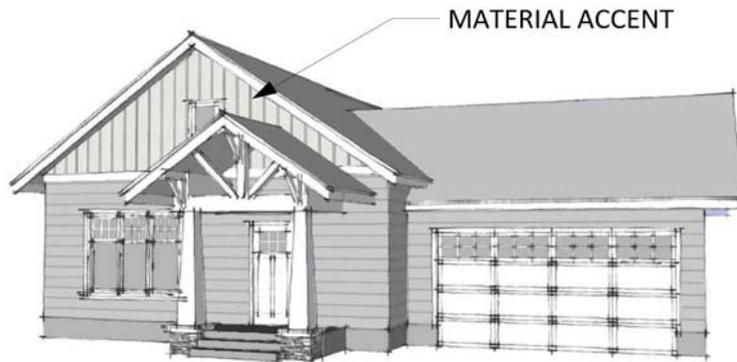
1. **Prohibited Primary Materials.** No building shall incorporate corrugated metal siding, stucco within 18 inches of the grade, or exposed smooth-finish concrete block as primary materials on the building's primary façade unless the materials are supplemented with one or more of the following supplemental materials to comprise at least forty percent (40%) of the front facade:
 - a. cementitious fiber board,
 - b. brick,
 - c. wood,
 - d. stone,
 - e. architectural or ornamental glass, excluding windows,
 - f. architectural metal panels, or
 - g. EIFS.

2. Arrangement.

- a. Where two or more materials are proposed to be combined on a façade, the heavier and more massive material shall be located below the lighter material.



- b. Material changes shall occur along a horizontal line or where two forms meet; and material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



- c. Primary façade materials shall not change at outside of building corners, and shall continue along any side façade visible from a street or pedestrian right-of-way. Materials may change where side or rear wings meet the main body of a structure. Primary façade materials used on buildings on corner lots shall be extended the full length of the sides visible from a street or pedestrian right-of-way.



F. Compatibility.

1. Building forms on lots that front across the street from one another shall be similar in scale, form, and massing, to the maximum extent practicable.
2. Structures on corner lots shall maintain consistent average setbacks with buildings on either side regardless of the building form used.

3. Infill development shall utilize the same building form as development on either side, to the maximum extent practicable.

G. Yard Areas

1. All residential building forms established in this ordinance shall include front, rear, and side yards as defined in the Definitions section of this title and as required by this title. Space needed to meet the requirements for yard areas on a specific parcel or development shall not be sold or leased away from that parcel or development.

2. Yard Requirements and Qualifications.

- a. Yard areas shall not be used for parking, except for driveways or garages as required by this title.
- b. Any yard area visible from a public street shall not be used for storage.
- c. Fences, courtyards, and patios may be allowed provided they meet the requirements established elsewhere in this title.
- d. All front and corner side yard areas as required by this title shall be landscaped according to the landscape standards established in this title.

3. Projection of Architectural Elements and Mechanical Equipment into Yard Areas

Projection of architectural elements and mechanical equipment into required yard areas beyond setbacks or build-to-zones is permissible according to the standards established in the table below. Projection of architectural elements and mechanical equipment into yard areas must comply with the clear view requirements established in this title.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, porches, landings, stoops, and porticos	4 feet	2 feet	4 feet
Eaves, cornices, overhangs	2 feet		4 feet
Bay windows, cantilevered rooms, and awnings	4 feet	2 feet	4 feet
Balconies	Shall not project into yard areas.		6 feet
Mechanical Equipment	Shall not project into yard areas.	2 feet	4 feet
Exterior Staircases as allowed	Shall not project into yard areas.		4 feet

17.21.060 Building Form Standards By Land Use District

A. Building Forms. This ordinance establishes building form standards that are applied based upon the type of structure being built or redeveloped. The allowable types of specific building form standards are established below in the Building Form Matrix.

- 1. Matrix Explanation.** The matrix below lists allowed and prohibited building types within South Salt Lake’s Commercial, Transit Oriented Development, Mixed Use, Business Park, Professional Office, Light Industrial, Historic, Agriculture, Gateway, Community Facility, Entertainment, and Residential Zones. The letter “A” shall mean “allowed.” For those building forms that are associated with a shaded box in a zone, that building type is prohibited within the designated zoning district.

2. Building Forms and Associated Land Uses: The uses permitted within a building are determined by the base and overlay land use districts in which it is located, as indicated in the following table.

Building Form	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Business Park	Professional Office	Light Industrial	Historic	Agriculture	Gateway West	Community Facility	Entertainment Overlay	Open Space	R1-6,000	R1- 5000	Residential Multiple	Planned Unit Development
Detached House		A		A	A		A			A	A				A	A	A ¹	A
Mansion-style Multifamily	A			A	A		A				A						A	A
Townhouse-style Multifamily	A	A	A	A	A						A						A	A
Garden-style Multifamily	A		A		A						A						A	
Urban-style Multifamily	A		A	A	A						A						A	

3. Building Forms and Associated Land Uses Table Reference Requirements.

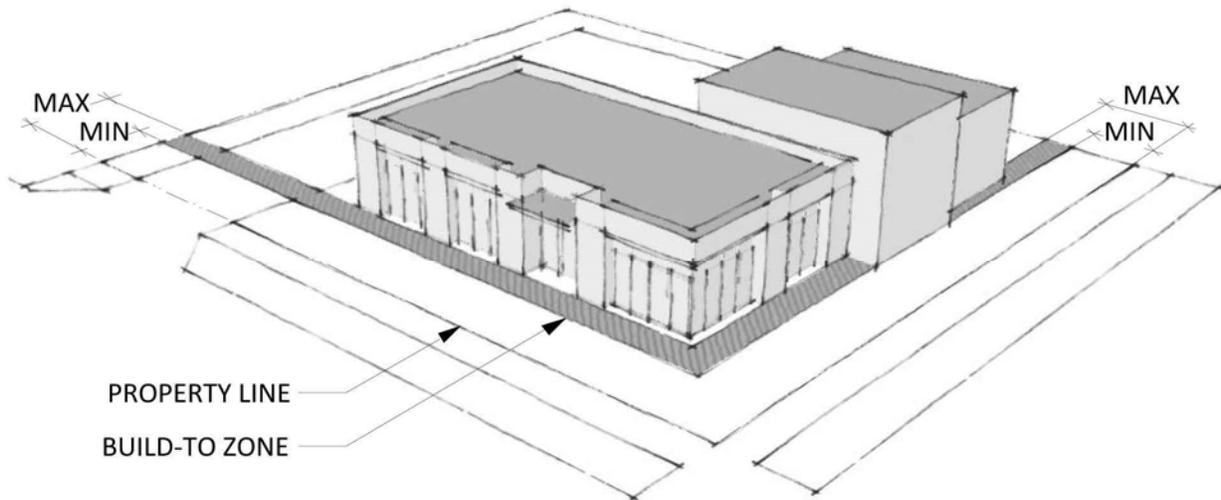
1. The detached house form may not be used for dwelling units intended for renter-occupancy in the Residential Multiple Land Use District.

B. Build-to Zones and Setbacks

A “Build-to Zone” shall mean an area of lot designated for placement of a building façade along a street frontage, located parallel to a front or corner property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range, as described in the table below.

1. Front and Corner-side Build-to Zones

Build-to Zone	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Light Industrial	Professional Office	Gateway West	Entertainment Overlay	R1-6,000	R1- 5000	Residential Multiple
Min – in feet	10	10	10	5	5	10	10	20	10	20	20	20
Max – in feet	25	20	20	15	30	25	20	30	25	25	25	30



2. Side and Rear Setbacks

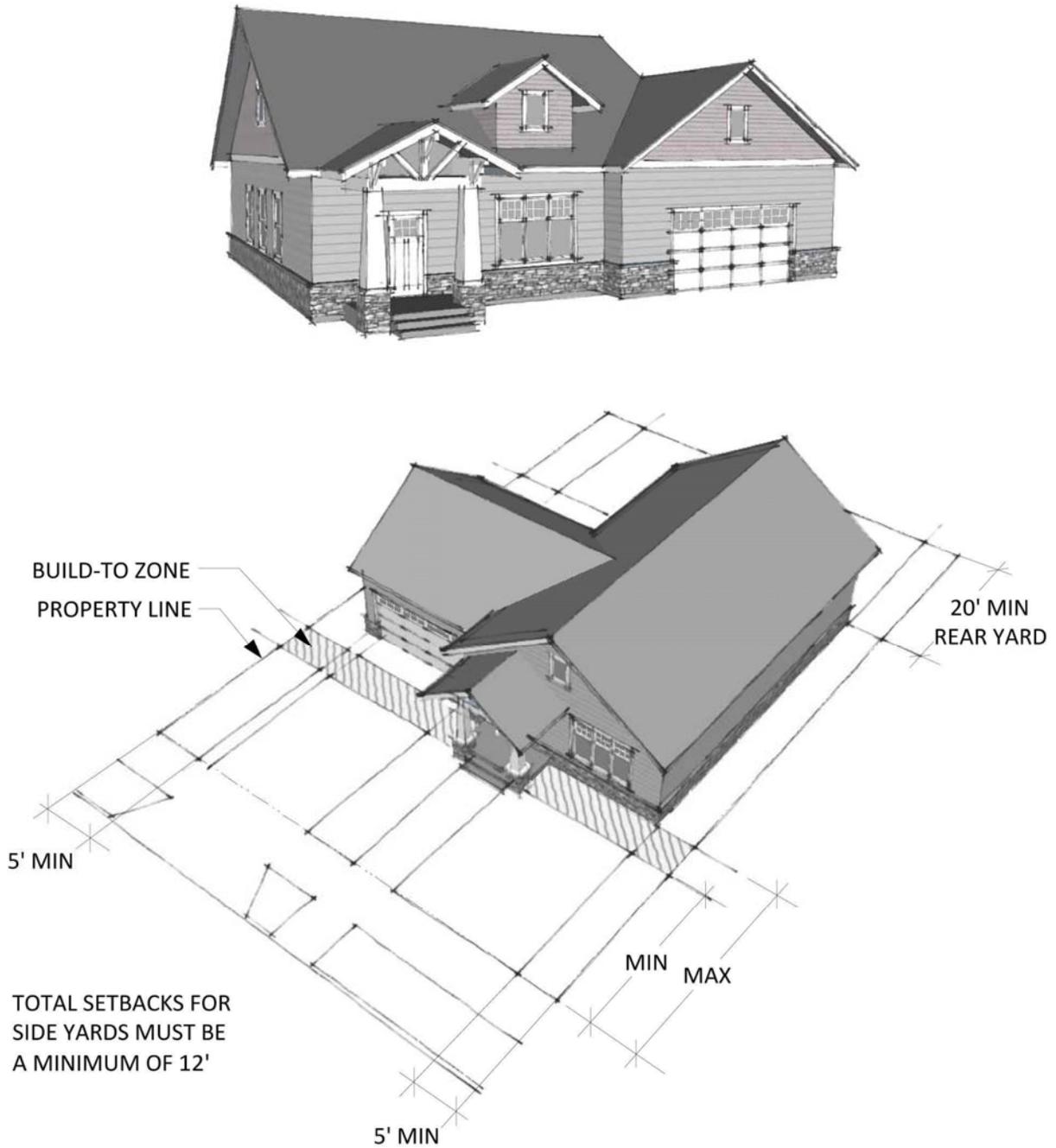
Side and rear setbacks are described in the table below.

Building Form	Side Yard in feet	Rear Yard in feet
Detached House	12 ^{1,2}	20 ²
Mansion-Style Multifamily	8 ²	20 ²
Townhouse-Style Multifamily	5 ²	20 ²
Garden-Style Multifamily	10	10
Urban-Style Multifamily	5	5

3. Side and Rear Setbacks Table Reference Requirements

1. Detached house buildings must have a total combined side yard setback of twelve (12) feet. The minimum setback on any one side is five (5) feet.
2. Setbacks in planned unit developments are subject to the development standards established in Title 15 of this code.

17.21.070 Detached House Building Design Standards.



The detached house building accommodates single-family uses, live/work uses, approved home occupations, professional offices, and very low intensity retail uses as permitted in sections 17.15.030 and 17.15.040 of the South Salt Lake Municipal Code.

A. Orientation. All structures using the Detached House Building form shall front a primary street or private drive.

B. Building Height.

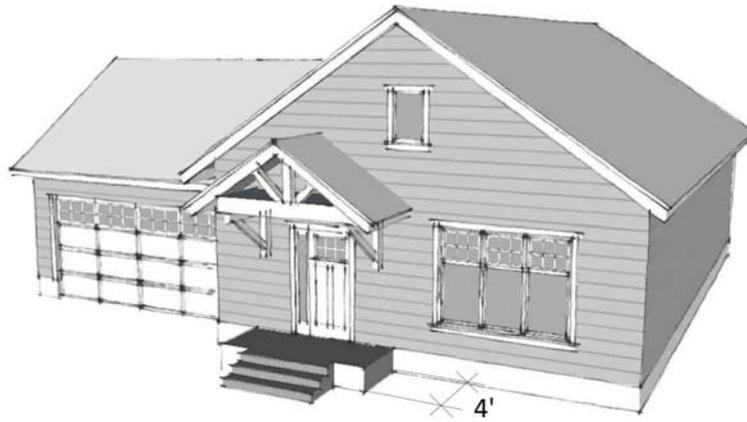
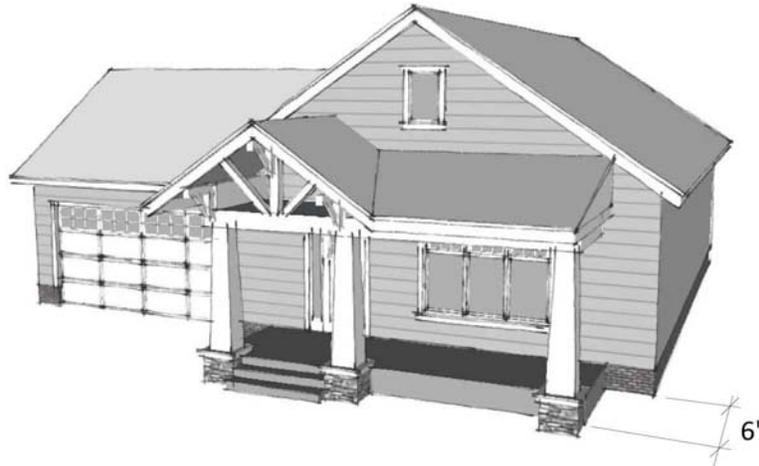
1. The maximum height allowed for structures using the Detached House Building Form shall be thirty five feet (35') from grade to the peak of the roof or, for flat roofed structures, the top of the parapet.
2. Structures using the Detached House Building form on lots that abut existing single-story residential structures in an existing R1, RM, or Agriculture land use district shall have a maximum height of two stories, up to 30 feet (30').

C. Materials.

1. Allowable primary materials for the Detached House Building Form shall be wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, stucco, or similar material.
2. Allowable secondary materials for the Detached House Building form can include cementitious fiber board, brick, wood, exposed smooth-finish concrete block, stone, glass, architectural metal panels, EIFS, corrugated metal, or similar material.
3. Pitched roofs of structures using the Detached House Building Form shall be clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials.

D. Porches, landings, Stoops, or Porticos. All buildings using the Detached House Building form shall have a covered porch, a covered landing, a stoop, or a portico. This element shall be:

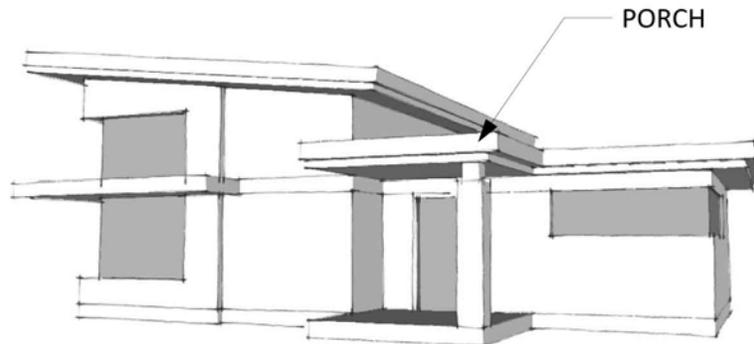
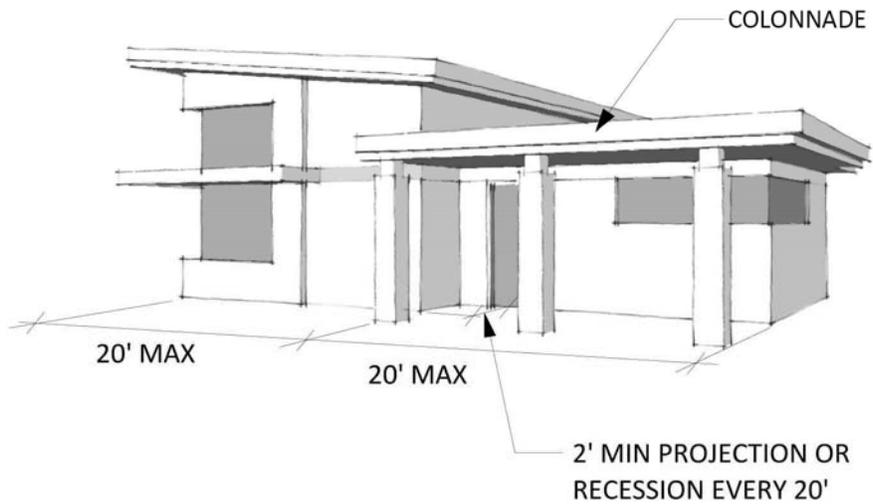
1. The primary architectural element of the façade where located;
2. Located on the front facade of the structure; and
3. Porches must be at least six feet deep;
4. Stoops and landings must be at least four feet deep.
5. Porticos must provide a depth of covering of at least four feet.

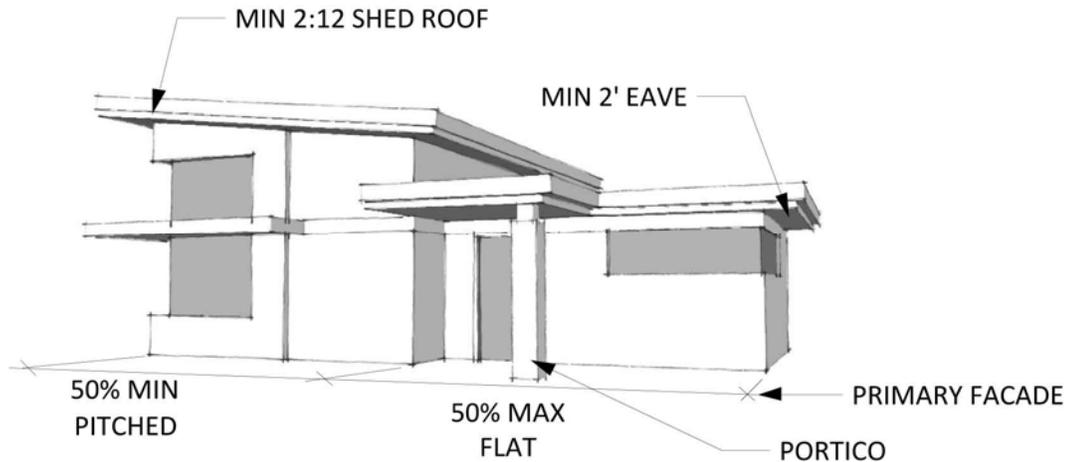


E. Roofs and Overhangs. Roofs and overhangs on buildings using the Detached House Building Form shall comply with the following standards:

1. Pitched roofs covering the main body of the structure shall be hip style, shed style, mansard, or shall have symmetrical gables.
2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body of a Detached House Building shall maintain a minimum roof pitch of 6:12 or steeper.
3. Overhanging eaves may expose rafters, but flush eaves shall be finished with profiled molding or gutters.

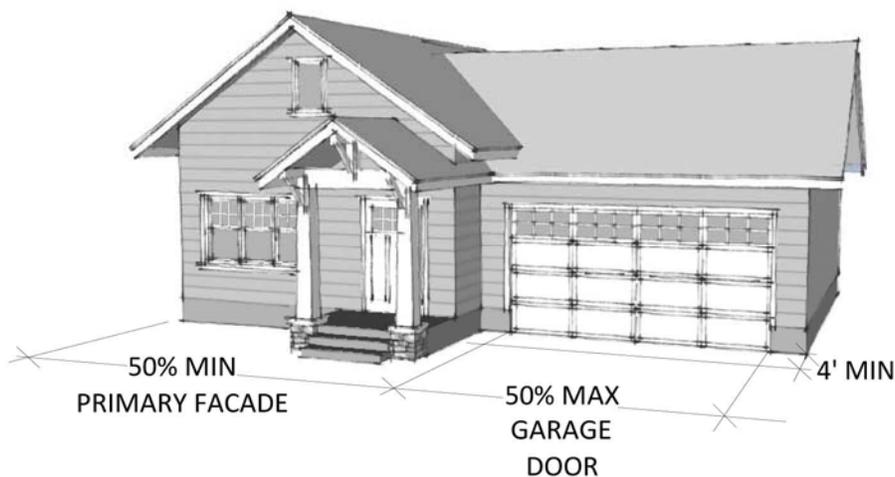
4. Flat roofs may be used for Detached House Buildings. All flat roofs shall require a minimum two foot parapet wall or a minimum two foot overhanging eave along the roofline. Additionally, two of the following conditions shall be met:
- a. Gables, shed roofs, or pitched roof elements shall cover at least fifty percent (50%) of the length of the primary façade.
 - b. A porch, portico, or colonnade shall be located along the Primary Facade of the building, emphasizing the front door.
 - c. Additional two-foot projections or recesses in the façade plane every 20 feet.





5. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.
- F. Facades.** Any structure using the Detached House Building Form with a front façade of thirty feet (30') or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Offsets shall have a minimum depth of two feet (2').
- G. Garages.** All structures intended for residential occupancy using the Detached House Building Form shall include a garage. The following garage standards shall apply:
1. Street facing garage façades shall not visually or architecturally dominate the front façade elevation of the primary building. Compliance is determined by:
 - a. The living space is the dominant element of the front façade; and
 - b. The roof accent gabling is visually dominant over the living space instead of the garage;
 - c. Front facing garages must contain at least two of the following:
 1. Single carriage house garage doors with windows;
 2. Garage doors that include windows and are painted to match the main or accent color of the dwelling;
 3. Ornamental light fixtures flanking the doors;
 4. Arbor or trellis;
 5. Columns flanking doors and/or an eyebrow overhand;

6. Portico;
 7. Dormers;
 8. Twelve-inch overhangs over garage doors;
 9. Eaves with exposed rafters with a minimum six inch (6") projection from the front plane;
 10. A vertical element such as a tower, placed over the primary pedestrian entrance; or
 11. Roof line changes.
- d. In addition to the two required elements described in the section above, front-facing garages protruding up to four (4) feet from the front plane shall have garage doors with windows.
 - e. Front facing garages protruding more than four feet (4') from the front façade shall include a porch or covered landing that extends a minimum of six feet (6') from the plane of the living space. In no case shall a street facing garage protrude more than eight feet (8') from the plane of the living space.
 - f. In no case shall front facing garage doors comprise more than fifty percent (50%) of the primary façade.
 1. Front facing garage doors that comprise from forty percent (40%) to fifty percent (50%) of the primary façade shall be recessed from the primary façade by at least four feet (4')



2. Front facing garage doors that are flush with the primary façade or that protrude up to four feet (4') from the front façade shall comprise no more than forty percent (40%) of the primary façade



3. Front facing garage doors protruding more than four feet (4') from the front façade shall comprise no more than thirty percent (30%) of the primary façade.

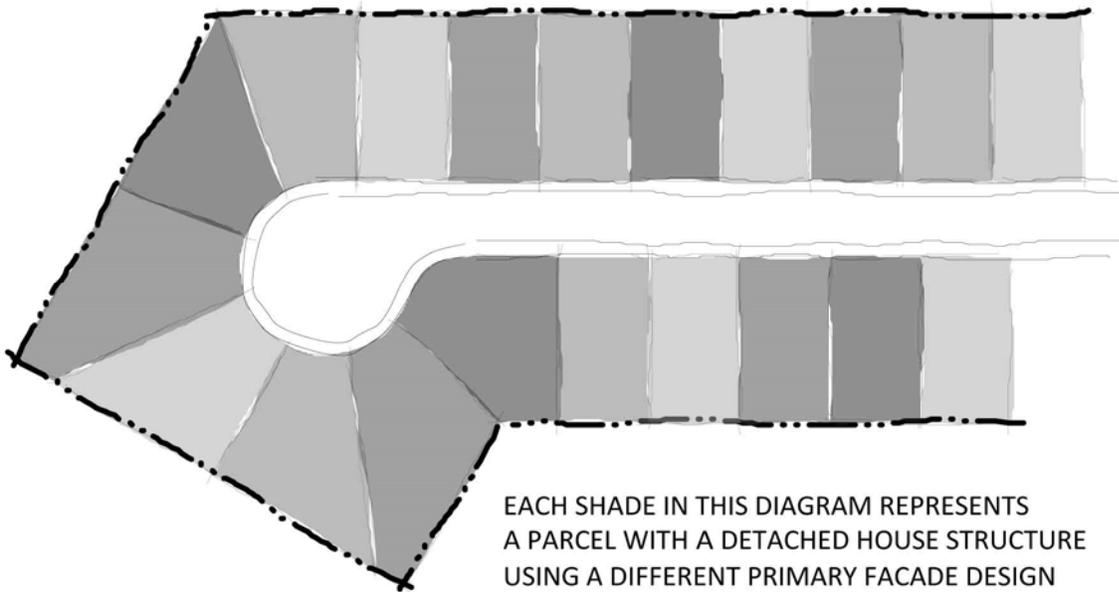


2. All garages with more than two bays or with doors exceeding sixteen feet (16') in width shall be located behind the rear façade of a structure using the Detached House Building Form, or shall be side-loaded. Buildings using this form that incorporate side-loaded garages shall emphasize the pedestrian entrance to the building. Side loaded garages along front facades shall incorporate a portico, arbor, trellis, or some other element to articulate the façade incorporating the garage. This requirement shall not apply to Detached House Buildings on flag lots.

- H. Carports.** Carports as defined in this title are not permitted for new development of structures using the Detached House Building form. Carports may be constructed on properties with existing residential , subject to the setback and clear view requirements of this title.
- I. Accessory Structures.** Accessory structures associated with the Detached House Building Form shall be built in a manner compatible with the primary building. Accessory structures may be clad in wood or vinyl siding. Accessory structures shall be located in the side and rear yards only.
- 1. Setbacks.**
 - a.** Accessory structures shall be separated from the primary residence by at least ten feet.
 - b.** Accessory structures less than 200 square feet in area shall be at least two feet a rear or side property line.
 - c.** Accessory structures greater than 200 square feet in area shall be separated from the side property lines by at least five feet, and from the rear property line by at least two feet.
 - 2. Area.** Accessory structures may be five hundred (500) square feet in area. The Land Use Authority may modify this requirement for accessory structures in a rear yard, but in no case shall the combined area of all accessory structures on a residential parcel exceed forty (40) percent of a rear yard area.
 - 3. Height.** Accessory structures may not exceed twenty feet (20') in height.

J. Architectural Variability.

1. All residential subdivision of three lots or more that are intended solely for single-family detached structures configured with the Detached House Building Form shall include multiple distinctly different front façade designs within any single phase of the development. Developments of three to ten units shall have a minimum of three façade variations. One additional façade variation will be required to be included for each additional ten units.



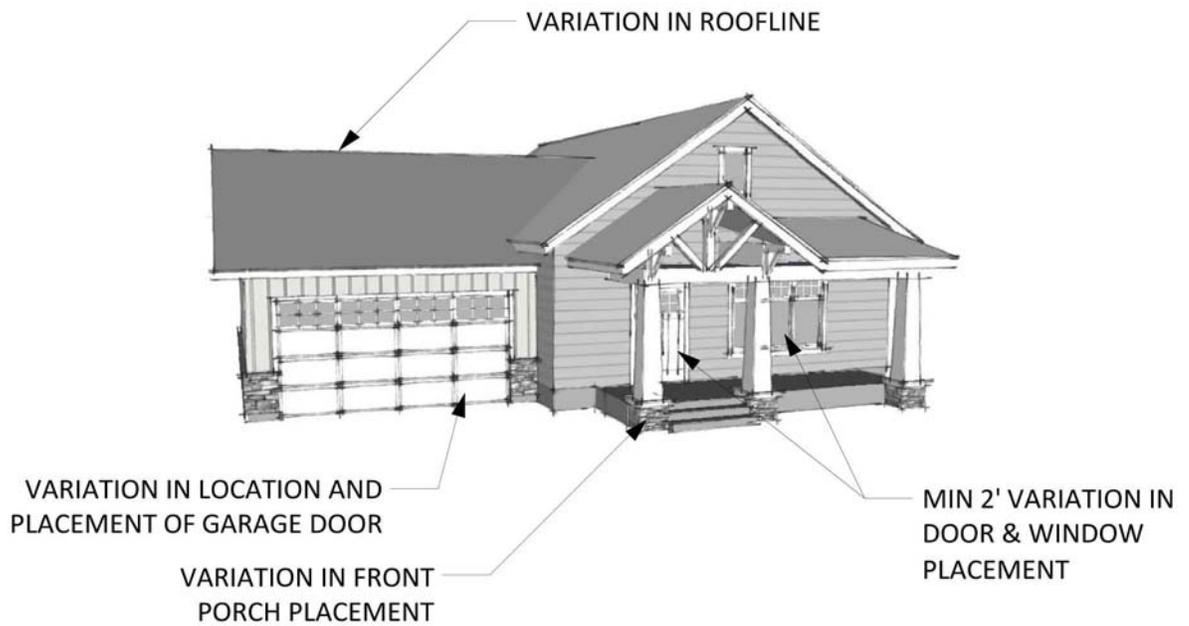
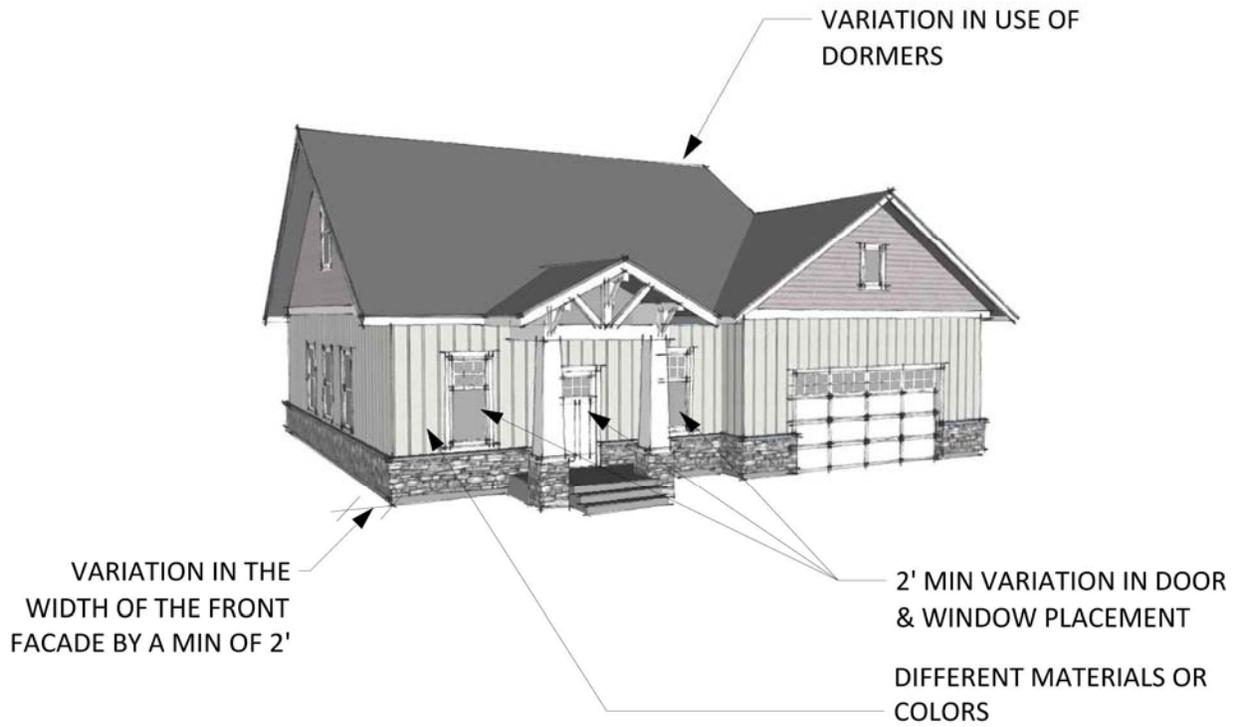
2. “Distinctly different” shall be defined to mean that a structure using the Detached House Building Form’s primary façade must differ from other building facades, utilizing at least one of the required architectural variability standards and three of the optional architectural variability standards listed in the following table:

3. Architectural Variability Table

Required Architectural Variability Standards (must choose one)	Optional Architectural Variability Standards (must choose three)
The use of different exterior materials or colors	Variation in the width of the front façade by two feet or more.
Variation in the location and proportion of front porches	At least a two-foot horizontal or vertical variation of the placement or size of windows or doors on the front façade
Variation in trim or quoins	Variation in rooflines, pitches, or the use of dormers
	Variation in the location or proportion of garages and garage doors.

4. Mirror images of the same configuration do not meet the definition of “distinctly different.”
5. No structure using the Detached Building House Form shall be of the same primary façade design as any other structure using the Detached House Building Form within three building lots along the same block face, and no single front façade design may constitute more than 25 percent of the front façade design within any single phase of a subdivision.





Planning Commission Regular Meeting Minutes

Thursday, May 19, 2016

City Council Chambers

220 East Morris Avenue

Time 7:00 p.m.

Commission Members Present: Jeremy Carter, Presiding
Holly Carson
Susan Dickstein
Leslie Jones
Laura Vernon

Staff Members Present: Michael Florence, Director Community Development
Frank Lilly, Deputy Director Community Development
Hannah Vickery, City Attorney
Alexandra White, City Planner

**Nomination of Jeremy Carter as Temporary Planning Commission Chair:
Commissioner Vernon**

Second to the Motion: Commissioner Carson

Vote: Unanimous

Moment of Reflection: Commissioner Carter

Pledge of Allegiance: Commissioner Jones

Motion to Approve the Agenda: Commissioner Dickstein

Second to the Motion: Commissioner Jones

Vote: Unanimous

New Business

- S-15-010
- 1. Preliminary Plat Approval and a Recommendation to the City Council to Adopt a PUD Overlay Zone for a Three-lot PUD Single-Family Project.

Action Item

Address 3705 South 500 East

Applicant Titan Development

City Planner, Alexandra White presented the staff report regarding the request for preliminary approval for a three-single-family project located at the address above. The Planning Commission will be making a recommendation to the City Council who will determine final plat approval and the adoption of the PUD overlay zone. Ms. White presented an aerial map of the area and identified the subject property. There is an existing home on the property that will be modified by the applicant as part of the project, including the addition of a garage. The applicant is also proposing to build two single family homes to the east of the existing home, and all three homes would have access onto Harper Park Lane, a private road. Each of the lots meets the minimum lot size outlined in the PUD ordinance. In regards to parking, Ms. White explained that each home would have a two-car garage and a driveway that would accommodate two additional parking spaces. Parking along the private lane would be prohibited.

Ms. White went over the design standards of the PUD ordinance and presented renderings and floor plans submitted as part of the application. The applicant is also seeking a modification in regards to the setback requirements of the existing home. The proposed lot changes would allow for only a 10 foot rear setback for the existing home while the code requires a 20 foot setback. However, the rear setback from the garage addition would be 18 feet. Ms. White confirmed that the applicant has provided CC&R and HOA documents which are being reviewed by the City's legal department. Staff recommends approval with the conditions listed in the staff report.

Mark Snow, the applicant, gave his address as 433 E Serenity Oak in Murray. Mr. Snow had nothing to add to the presentation and stated that he was available to answer any questions.

Commissioner Carter asked if the landscaping would be completed by the developer or required of the homeowner. Mr. Snow confirmed that landscaping would be included in the sale of the house.

Commissioner Vernon inquired about the HOA fee and what those funds would cover. Ms. White confirmed that it would be used to maintain and repair the private lane and other common areas in the PUD. She also confirmed that it would be used for snow removal.

Commissioner Carter opened the hearing to the public at 7:22 p.m. There were no public comments. Commissioner Carter closed the public hearing.

Motion to recommend that the City Council adopt the PUD overlay zone and approve the proposed subdivision plat for the three-single-family home project located at Harper Lane with the following conditions:

- 1. The applicant is required to continue to work with City Staff to make all corrections necessary for recording the plat.**
- 2. All of the proposed homes shall meet the Residential Design Standards.**
- 3. The applicant will work with the City Engineer and the Fire Marshall to ensure the project meets all applicable codes.**

4. **Bonds for all common and public improvements will be submitted to the City prior to any development.**
5. **The applicant will complete a CPTED Review prior to obtaining building permits.**
6. **All items of the staff report.**

Commissioner Vernon

Second on the motion:

Commissioner Carson

Vote:

Unanimous

New Business

- **C-16-020**
- 2. **Conditional Use Permit for a special exception roof sign**

Action Item

Address 3202 South 460 West

Applicant Hightech Signs

Ms. White presented the staff report regarding a Conditional Use Permit for a special exception roof sign located at the address listed above. She explained that this item was continued from the last meeting and invited the applicant to speak about the changes made to the application.

Stacy Johnson, the applicant with Hightech Signs, gave the business address as 1201 S. Redwood Road in Salt Lake City. When the application came before the Planning Commission previously, the Commissioners had expressed a few concerns about the proposed signs that the applicant has tried to address. Ms. Johnson explained that the design of the sign has been adjusted so that it sits directly on the rooftop, and the sign would be painted to match the color of the cement building. She also confirmed that none of the supports or braces would be visible. The business owners are willing to do whatever they are asked by the City in order to get the sign approved.

In response to a question from Commissioner Dickstein, Ms. Johnson stated that the sign would be visible to those travelling west on 3300 South and those who are exiting the freeway. Ms. White identified the sign location on a photograph.

Commissioner Vernon asked why the sign could not be mounted to the concrete building, and Ms. Johnson stated that there was not enough room between the doors and the roof to accommodate a sign of a decent size.

Ms. White gave a brief overview of the staff report and presented both the original and the new sign design proposal. Other signs on the property include a two-sided electronic message center pole sign visible from I-15, a wall sign visible from 460 West, and an awning sign above the office door. Ms. White read the code regarding roof sign exceptions and the guidelines for approval.

Ms. Johnson commented that there were some old rusted signs and braces on the south side of the building that would be removed as part of the new sign installation. There was a discussion regarding the visibility of the current signs on the property, and Ms. Johnson stated that none of the signs can be seen from 3300 South. Commissioner Jones was concerned with the number of signs not only on the subject property but all of the signs surrounding this freeway exit. She felt that it did not give a positive impression of South Salt Lake City. Commissioner Vernon agreed.

Community Development Director, Michael Florence, explained that the sign ordinance that was currently in place was very liberal. Staff has been working to update the ordinance, but it would take a lot of time to complete. He stated that if the proposed sign met the standards of the ordinance, then the application should be approved.

Commissioner Jones commented that the proposed sign still did not look like an extension of the exterior wall, as required by the ordinance. Commissioner Carter responded that this could be achieved with a few minor changes, such as paint color and materials used. Mr. Florence stated that the Commission could include conditions about the design if they felt that this was not satisfactory. Commissioner Carter wanted the Commission to consider if the sign would produce undue adverse impacts to the surrounding areas.

Ms. Johnson commented that they were planning to paint the sign to match the building concrete. Commissioner Dickstein asked if the sign has to be 50 feet long, as proposed. Ms. Johnson explained that they have proposed the largest size they could while complying with the code requirements. The sign would be lit by LED lighting, but would not be overly bright.

Mr. Florence explained that the code allows for three square feet of sign area for each foot of lineal building frontage. He confirmed that the proposed sign does meet the code requirement. Mr. Florence also stated that the company has the right to maximize the space given to them. Ms. Johnson added that the sign would only be 28 inches high, so it would not be extending very far from the roof.

Commissioner Vernon expressed a concern about light pollution, and Ms. Johnson responded that this sign would not be brighter than any other sign currently along the freeway.

Motion to approve the Conditional Use Permit for a special exception roof sign located at 3202 South 460 West, with the following conditions:

- 1. The applicant shall meet all requirements of Section 17.16.430 for roof signs, specifically to the following sections:**
 - a. No visible guy wires, braces, or secondary supports shall be used.**

level detailing work on high end vehicles. He stated that the company also donates a lot of money in local charities.

Annalee Elfervig introduced herself as Mr. Elfervig's wife and explained how they attempted to improve the plans based on the feedback given at the previous meeting. She explained the parking and landscaping improvements.

Commissioner Jones expressed her excitement about this business coming to South Salt Lake City. However, she has witnessed other detailing shops conducting their work outside in their parking lots, and was concerned about this happening at this location. Mr. Elfervig assured the Commission that all of the auto work would be done inside of the building, and everything would be clean and safe. The business is currently located in Murray, and Mr. Elfervig invited the Commissioners to visit that location if they wanted to see how the business was conducted.

Commissioner Carter felt that the proposal would be a nice addition to the City and this location.

Motion to approve the CUP and design review to operate an automotive detailing facility and indoor storage business in an existing building located at 49 East 3300 South with the following conditions:

- 1. The applicant will continue to work with staff to make all necessary corrections and the final design comply with Commercial Design Standards established in Section 17.24 and Site Requirements established in Section 17.25.**
- 2. The applicant will comply with the requirements of the South Salt Lake City Engineer, South Salt Lake Fire Marshal, and South Salt Lake Building Official prior to obtaining a building permit.**
- 3. The applicant will request a CPTED review of the site and building design prior to obtaining a building permit.**
- 4. Removal of the unused cuts found on 3300 South is required prior to business operation.**
- 5. Outdoor storage at this location is prohibited.**
- 6. All vehicles on-site shall be parked in an organized manner and in designated parking stalls. Vehicles shall not be parked in designated drive isles at any point in time.**
- 7. The applicant shall meet all parking stall requirements of the South Salt Lake Municipal Code.**
- 8. The applicant will go through the building permit process prior to any site or building modifications.**
- 9. Signs are not approved with the Conditional Use Permit. Any future signage requires a separate sign permit to be issued by the Community Development Department.**
- 10. A business license has not been issued with this Conditional Use Permit approval. A business license application must be submitted and issued prior to business operation.**
- 11. All items of the Staff Report.**
- 12. Any labor performed on the vehicles must be conducted indoors.**

Commissioner Carson

Second on the Motion: Commissioner Dickstein

Vote on Motion: Unanimous

Commission Business

Motion to approve the May 5, 2016 Planning Commission Meeting Minutes.

Motion to Approve: Commissioner Vernon

Second the motion: Commissioner Jones

Vote: Unanimous

Staff Business – Information Items

Mr. Florence invited the Commissioners to attend the Land Use Training offered by the Land Use Academy of Utah. That will take place on Saturday, June 11, 2016 from 9:00 a.m. to 12:00 p.m.

Adjournment

Motion to Adjourn: Commissioner Jones

Second: Commissioner Carson

Vote: Unanimous

The Planning Commission Meeting adjourned at approximately 8:20 p.m.

For Planning Commission

Michael Florence
Community Development Director