



Public Works  
Planning & Development Services Division  
<http://www.utah.gov/pmn/index.html>

## Emigration Township Planning Commission

Public Meeting Agenda

**July 12, 2012**

**8:30 A.M.**

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.  
ANY QUESTIONS, CALL 468-2000

*REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.*

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear staff, applicant, public, and other agency comments and recommendations prior to making decisions and/or recommendations on land use applications and projects on file with Salt Lake County. The Planning Commission may take action on any agenda item which may include: approval, approval with conditions, denial, continuance or a recommendation to other bodies or agencies as applicable. Public comment is not normally on the business portion of the agenda.

### **Business Items – Starting at 8:30 A.M.**

- 1) Adoption of Minutes from the June 14, 2012 Meeting
- 2) Other Business

### **Public Hearing Items**

**27538** – Susan Anderson is requesting approval of a restaurant, reception center and café/bistro shop located at 4170 E. Emigration Canyon Road. The subject property is commonly known as the “old Santa Fe Restaurant” which is located adjacent to and shares parking with Ruth’s Diner. Zone: C-2/ZC (Commercial with Zoning Restrictions). Community Council: Emigration Planner: David J. Gellner, AICP

**Note:** This item was Continued from the public meeting of the Emigration Township Planning held on June 14, 2012.

### **Meeting Adjournment**

## **Rules of Conduct for the Planning Commission Meeting**

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.
- Speakers will be called to the podium by the Chairman.
  - Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
  - All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
  - For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
  - After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Emigration Canyon Township Planning Commission								
<b>Meeting Date and Time:</b>	Thursday, July 12, 2012	08:30 AM	<b>File No:</b>	2	7	5	3	8	
<b>Applicant Name:</b>	Susan Anderson, Santa Fe LLC	<b>Request:</b>	Conditional Use						
<b>Description:</b>	Bistro, lounge, restaurant and wedding/special events center								
<b>Location:</b>	4170 E. Emigration Canyon Road								
<b>Zone:</b>	C-2 Community Commercial	<b>Any Zoning Conditions?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>			
<b>Zoning Condition:</b>	All uses are subject to the Conditional Use criteria and review process								
<b>Community Council Rec:</b>	Not yet received								
<b>Staff Recommendation:</b>	Continue								
<b>Planner:</b>	David J. Gellner, AICP								

**1.0 BACKGROUND**

**1.1 Summary**

The applicant has applied to open a bistro, lounge, restaurant and wedding/special events center on the subject the property. The existing building encompasses approximately 3,452 square feet on the main level and 3,205 square feet on the upper level according to drawings submitted to the County. The mix of proposed uses received by staff include the following items:

- 1) Bistro space upstairs (Upper dining area) - full service restaurant for 40 guests
- 2) Special events room upstairs (Banquet room dining) - 54 guests
- 3) Lounge - main level - tapas bar and barista (coffee) (Lower bistro dining) - 32 guests
- 4) Ceremony deck seating. A submitted drawing for this outdoor deck area shows 62 seats. The area of the deck is approximately 550 square feet.

Note: Additional main floor area - this area was unaccounted for in the sketches provided to staff at the June 14, 2012 PC meeting and in a subsequent meeting with the applicant on June 27, 2012. The original plans showed a "coffee area" on the main floor in this location. This area is approximately 700 square feet in size. If this area is to be used as part of the proposal, it must be accounted for in the parking calculations and analysis.

**1.2 Hearing Body Action**

This item is on the Emigration Township Planning Commission Agenda for review and action. The Planning Commission has the authority to approve, deny, continue or approve with conditions conditional use applications.

The Emigration Township Planning Commission reviewed this application at a public hearing held on

June 14, 2012. At the PC Meeting, the applicant also provided staff with a revised proposal and floor plans of their intended uses in the existing building. On June 14, 2012, the PC recommended to Continue this application to the July 12, 2012 meeting in order for the applicant to provide additional information to staff.

Staff met with the applicant on June 27, 2012 to discuss their application. On that date, the applicant amended their request and provided additional information to staff. The current request is for the approval of a bistro, lounge, restaurant and wedding/special events center. A copy of the information received by staff has been included with this report. At that time, the applicant agreed to complete a comprehensive analysis and plan of the existing parking area in order to determine the total number of parking spaces available and how the lot may be reconfigured to add additional space. As of the date of this report, staff has not received such a plan or analysis.

The applicant has since revised their plans to include a bridge over Emigration Creek in order to provide egress from the upper level ceremony deck on the north side of the existing building. Staff received notice of this change and accompanying plans from the applicant's architect on July 3, 2012. This staff report does not include an analysis of this additional information. It is currently being evaluated by staff in order to determine the appropriate process to move this item forward for review. This may require an additional application and action by the Salt Lake County Board of Adjustment or the Emigration Township Planning Commission. The bridge would be located off the deck shown in Image #6 in Section 4.0- Project Photos in this report.

### **1.3 Neighborhood Response**

Notice of this request was mailed out to property owners within 300 feet of the subject property. In this case, property owners within 300 feet of the subject property are limited. They include Susan and Richard Anderson (current owners of the subject property/Santa Fe LLC who also reside on a neighboring property), Erik and Tracy Nelson (owners of Ruth's Diner, the business which is located to and shares parking with the subject property), the Kostopulos Dream Foundation (Camp K), Salt Lake City Corporation and a limited number of others.

The owners of Ruth's Diner (Erik and Tracey Nelson) have expressed concern about this use and the potential impacts on the shared parking that Ruth's and this property have. Based on the information provided to staff, the exact amount of the existing parking that is allocated to each use.

### **1.4 Community Council Response**

At this time, there is no recommendation from the Community Council. A definitive proposal for evaluation by the Community Council will be forwarded to the CC for a formal recommendation at the time that PDS has those details to forward for comment.

## **2.0 ANALYSIS**

### **2.1 Applicable Ordinances**

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `A':</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		Discussion: Staff cannot comprehensively analyze and determine the required parking associated with the proposed use and other aspects of the proposal given the details provided.  Summary: This issue is un-resolved pending the receipt of additional information .
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `B':</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		Discussion: Staff cannot comprehensively analyze compliance with other laws and ordinances with the proposed use and other aspects of the proposal given the details provided.  Summary: This issue is un-resolved pending the receipt of additional information.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `C':</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		Discussion: Over-burdening of the existing parking system will lead to an increase in vehicles parked along Emigration Canyon Road, which could impact traffic flow on that critical corridor and create additional traffic safety hazards. Staff cannot comprehensively analyze the parking and associated traffic impacts with the proposed use and other aspects of the proposal given the details provided.  Summary: This issue is un-resolved pending the receipt of additional information.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `D':</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		Discussion: Staff cannot comprehensively analyze all threats or anticipated impacts associated with the proposed use and other aspects of the proposal given the details provided.  Summary: This issue is un-resolved pending the receipt of additional information.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `E':</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		Discussion: Staff cannot comprehensively analyze this with regard to the proposal given the details provided.  Summary: This issue is un-resolved pending the receipt of additional information.

## 2.2 Applicable Ordinances and Analysis Continued

Other applicable chapters of the Salt Lake County Zoning Ordinance include but are not exclusively

limited to the following items:

Chapter 19.77 - Landscaping - Additional Landscaping requirements may apply to the proposed use.

Chapter 19.82 - Signs - Any signs for the proposed use would be subject to review and approval by Salt Lake County. Depending on the type of sign, a Conditional Use application and review by the Emigration Township Planning Commission may be required.

Chapter 19.62 - C-2 - Commercial Zone - underlying requirements of the zone apply to this property.

Chapter 19.72 - Foothills & Canyons Overlay Zone - FCOZ requirements apply to this property.

Chapter 19.80 - Off Street Parking Requirements - the Ordinance defines the configuration of required parking for each use. Chapter 19.80.040 lists the specific number of spaces required for a proposed use. The parking requirements of the Zoning Ordinance for a variety of uses are listed below:

\* Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater.

\*Dance halls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditorium, three spaces for each one hundred square feet of floor area used by assembly or dancing.

\* Shopping centers and other multi-tenant retail buildings, five spaces for each one thousand square feet of gross leasable area

\* Bicycle Parking - All uses requiring parking for twenty or more vehicles shall provide bicycle parking spaces. The minimum number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, to a maximum requirement of twelve.

### **Analysis of Required Parking for the Proposed Use**

Based upon the Summary of Uses outlined in Section 1.1 of this report, the analysis below has been provided in order to assess and calculate the total number of parking spaces that would be required for all proposed uses in the existing subject building.

1) Bistro/upper dining area (approx. 1150 square feet) - full service restaurant for 40 guests. The parking requirement is one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater. **In this case, the floor area ratio would be used which would require 34 parking spaces for a full service restaurant as proposed.**

2) Special events/banquet room dining (approx. 750 square feet) - space for 54 guests. The parking requirement for this room would be the same as for a restaurant since this area appears to have fixed seating. Since it would presumably not be used continually, staff is basing the parking requirements on the number of seats, a lesser amount than the floor area ration would require. **Based on this, the events/banquet room would require 19 parking spaces.**

3) Main level lounge/tapas/barista/bistro dining (approx. 912 square feet) - space for 32 guests. This multi-use area is classified in the same way as a full service restaurant. **This use would require 13 parking spaces.**

4) Ceremony deck seating (approx. 560 square feet) seating for 62 guests. The parking requirement for this area would come under "...assembly halls without fixed seats, exhibition halls..." which requires three spaces for each one hundred square feet of floor area. **Based on the number of seats, this use would require 17 parking spaces. This area has not been included in the analysis.**

Additional main floor area - this area was unaccounted for in the sketches provided to staff at the June 14, 2012 PC meeting and in a subsequent meeting with the applicant. The original plans showed a "coffee area" on the main floor. This area is approximately 700 square feet in size. If this area is to be used as part of the proposal, it must be counted in the parking calculations.

Based on the proposed uses listed in items 1 to 4 above, **the total number of required parking spaces for all uses listed is 84 spaces.** There would also be bicycle parking requirements.

On July 3, 2012, Planning Staff received a letter from Clyde Snow, Attorneys at Law, the firm providing legal counsel to the owners of Santa Fe, LLC. This letter outlines some of the parking issues, and their assertions and understanding on those issues in conflict with the interpretation of staff. The letter also asserts their belief that they would only be required to provide a total of 42 parking spaces with this proposal. Given the latent receipt of this information, County Staff and the County Attorney have not done an analysis of this information to provide a comprehensive summary to the Emigration Township Planning Commission.

### **2.3 Other Recommendations or Requirements**

With this proposal, the applicant had proposed the expansion of deck area over Emigration Creek. Current regulations (FCOZ) require a 100 foot setback from a perennial stream channel. As a non-conforming building and use, the applicant was eligible to apply for a Special Exception from the Salt Lake County Board of Adjustment (BOA) to allow for an expansion or change to a noncomplying structure. The applicant applied to the BOA for a Special Exception for a deck expansion of 380 square feet located within 100 feet of a perennial stream channel. At their regularly scheduled meeting of May 14, 2012, the BOA approved a Special Exception to allow for an expansion to the deck area on the existing building. This proposed deck area will be cantilevered off the existing building on the south-west side and will not result in structures being placed within the creek.

The proposed bridge over Emigration Creek that staff was made aware of on July 3, 2012 may require additional action by the Salt Lake County Board of Adjustment as also mentioned in Section 1.2 of this report.

### **2.4 Identification of Other Issues**

Outstanding issues associated with this request include the following items:

1) Proposed use of the building. A comprehensive plan showing the proposed number of seats, floor area and other details of the site is required in order to evaluate the parking and other requirements of the site. **Note: Drawings have recently been received by staff that outline in more detail the proposed uses. A copy is included with this report.**

2) Certification from the Utah Department of Environmental Quality, Division of Water Quality that the septic system is adequate to support the increased use at this site. The ability of the system to absorb additional use is based upon the intensity of use which includes an evaluation of the total seating capacity, floor area, specific uses and total capacity of the existing system. **Note: Staff has not received information**

**from the DEQ yet in relation to the septic system adequacy.**

3) The total amount of parking available for the subject property remains unclear. The amount of available parking limits the uses, intensity and size of those uses in the existing building. .

4) The parking for this property, Ruth's and Camp Kostopulos has over the years been the subject of various lease and sub-lease agreements that staff has had various levels of involvement with and knowledge of. The current disposition of the parking and what is available for each use and which party hold contracts/ leases entitling them to an allocation of the parking area has not been demonstrated to staff. Staff has been provided with various lease agreements and easements pertaining to parking and the septic system. Note: An analysis of these documents by staff and an opinion from the County Attorney is still outstanding

5) A letter or other signed agreement from the Kostopulos Dream Foundation (Camp K) allowing the use of their parking areas for this project is required if the parking areas of Camp K are to be considered as available parking toward the required number of spaces for the proposed use. Included in the agreement must be the following items:

- a. The number of spaces at Camp K. that can be used by the Santa Fe project.
- b. Hours during which the overflow parking at Camp K. can be used.
- c. Limitations on using the Camp K. parking when they have special events.
- d. Related to the above item, how parking for overlapping events will be addressed and mitigated.
- e. Any plans for moving cars from the subject property to an off-site/shared parking area.

At this time, staff has not received a letter with the information noted above. The applicant has indicated that they might be able to rent the parking lots of Camp K, but this in itself does not meet the standards of a "shared parking agreement" which is intended to ensure that a proposed use has the required number of spaces available based on the calculated requirements outlined in the Ordinance. Such an agreement assumes a factor of "predictability" that this required parking will be readily available when needed. A rental agreement with Camp K is subject to the parking being available outside of the needs of Camp K, and the applicant taking positive steps to rent this parking, so this predictability is not built in.

6) The provision and availability of water to this property for fire suppression measures and systems is not guaranteed. Additional measures and a tank may be needed in order to meet Fire and Building Code standards which will require fire suppression systems.

7) Staff has not received a comprehensive analysis and plan of the existing parking area in order to determine the total number of parking spaces available and how the lot may be reconfigured to add additional space.

### **3.0 STAFF RECOMMENDATION**

**3.1 Staff recommends the proposed Conditional Use be CONTINUED to the meeting scheduled on or before September 13, 2012 - a period not to exceed 60 days.**

#### **3.2 Reasons for Recommendation**

- 1 ) CONTINUING this application will give the applicant an opportunity to submit comprehensive details and plans pertaining to their proposed use(s) on this site for evaluation by Staff and consideration by the Commission.

- 2 ) Information pertaining to the outstanding issues outlined in Section 2.4 of this report is pending.
- 3 ) Given the information staff has received, it is not possible for staff to offer the Commission a comprehensive analysis of the proposed application and anticipated impacts that might be applicable in this case. These impacts include parking, traffic and other safety issues resulting from a lack of available parking for the proposed use and other possible impacts.
- 4 ) Given the information staff has received, it is not possible to offer the Commission a comprehensive analysis of mitigation measures that might be applicable in this case. )

#### 4.0 PROJECT PHOTOS



Image 1 : Building Entrance



Image 2 : Emigration Creek



Image 3 : Existing Building and Parking



Image 4 : Existing Parking



Image 5 : Back of Building and Hill Side



Image 6 : Deck Area and Stairs

Planning And Development  
Interactive GIS Map

Layer Options ESRI Streets ESRI Aerial ESRI Topo SLOCO Roads

Enhanced Search  
Features Selected: 1  
Address: 4170 EMIGRATION CANYON RD  
Owner: ANDERSON, RICHARD

Zoom Clear

Latitude: 40.676541 Longitude: -91.1790931



# kimi's

bistro . lounge . weddings & special events

## bistro space upstairs

full service restaurant for 40 guests

### hours of operation

Monday – Friday 11:30 – 10 pm (lunch & dinner)

Saturday & Sunday 8 am – 2 pm brunch

Saturday 4 – 10 pm dinner

Sunday 4 – 9 pm dinner

## special events room upstairs

54 guests

### hours of operation

will vary according to the needs and requirements of the party reserving the banquet space

## lounge main level

tapas bar & barista for 32 guests

### hours of operation

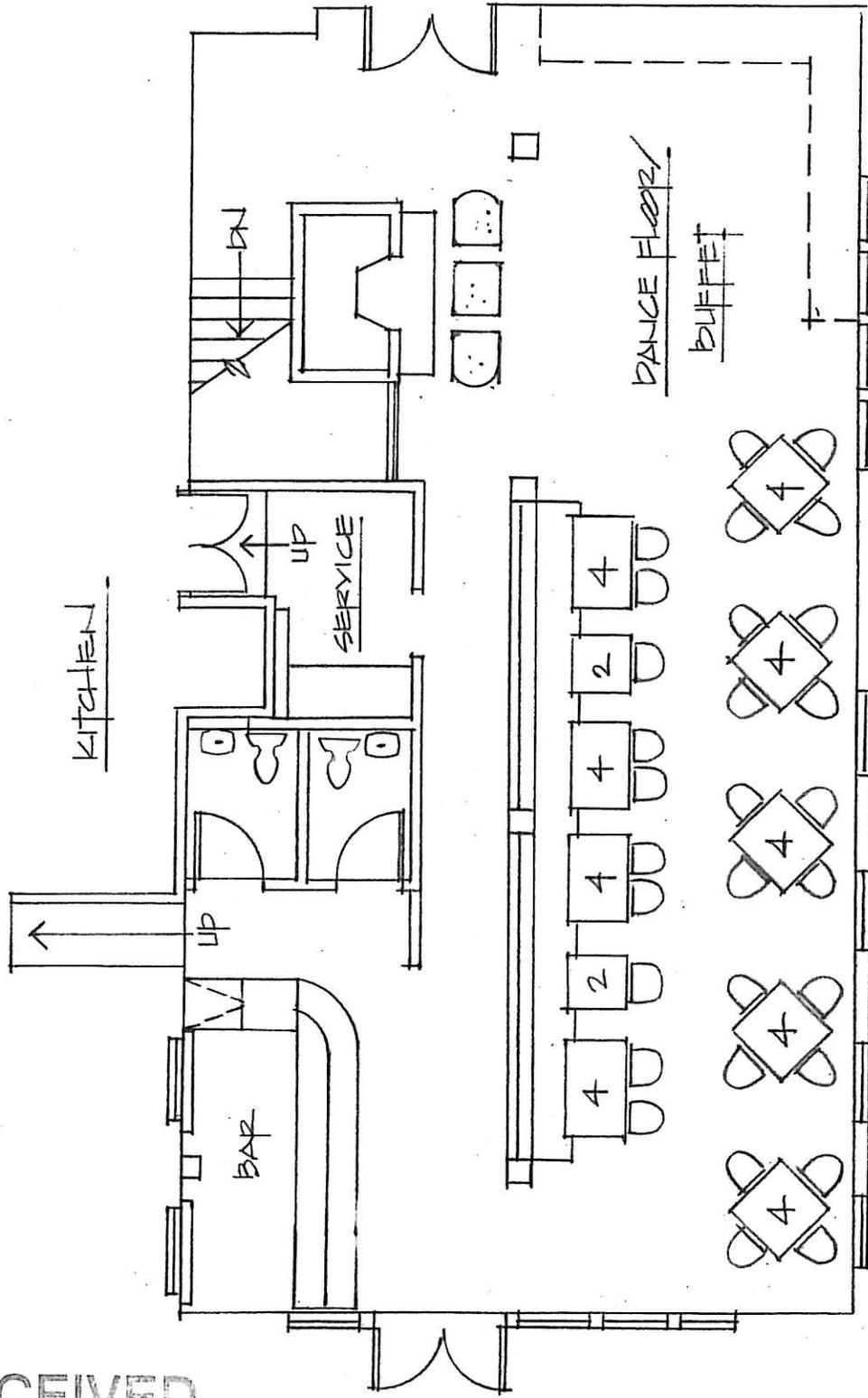
Monday – Sunday 6:00 am – 11:30 am barista

Monday – Sunday 11:30 am – 11:00 pm tapas bar & barista

RECEIVED

JUN 27 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE



UPPER DINING AREA: SEAT 40  
 SCALE: 1/8" = 1'-0" 6.25.12

RECEIVED

JUN 27 2012

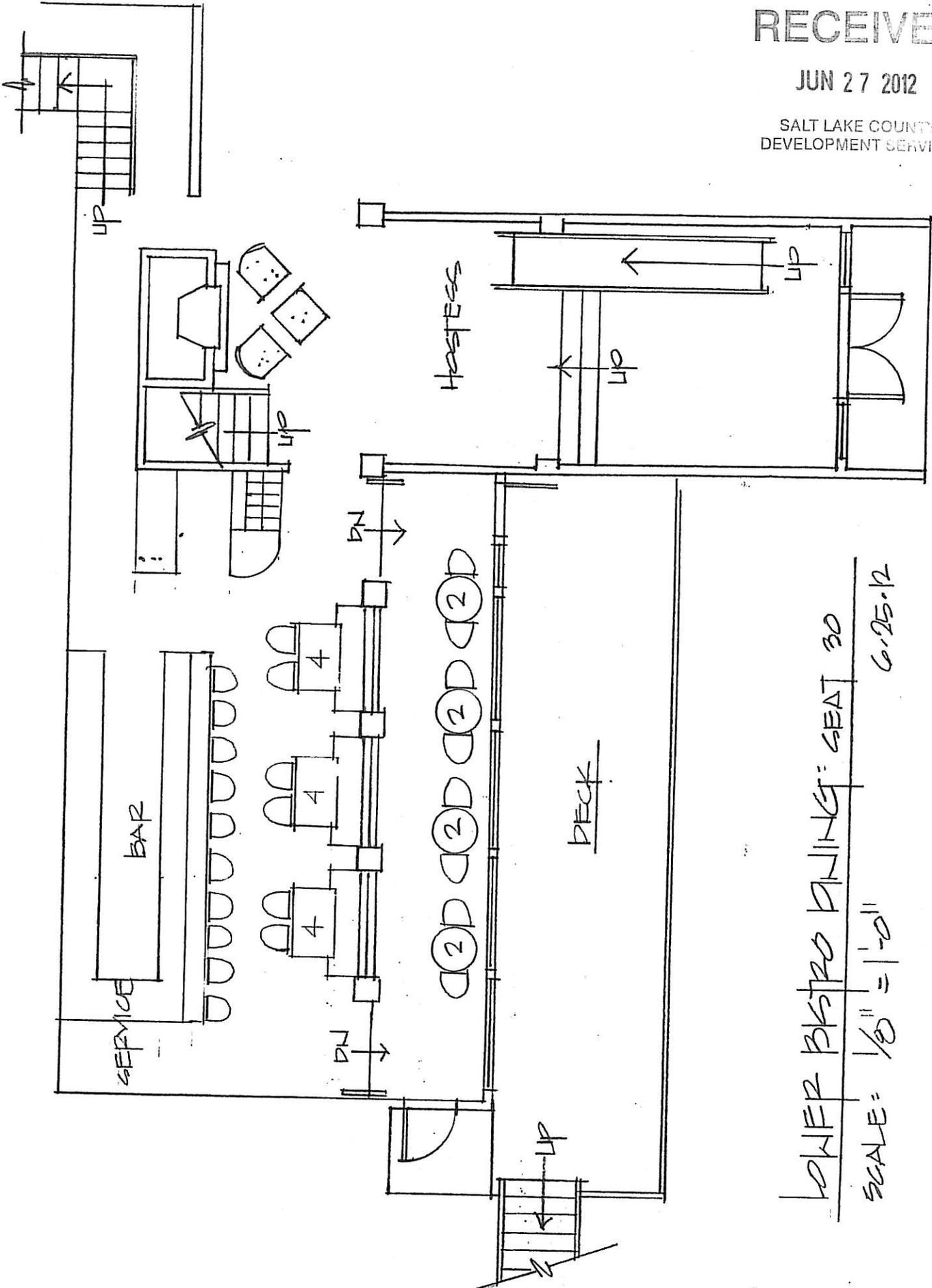
SALT LAKE COUNTY  
 DEVELOPMENT SERVICE

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RECEIVED

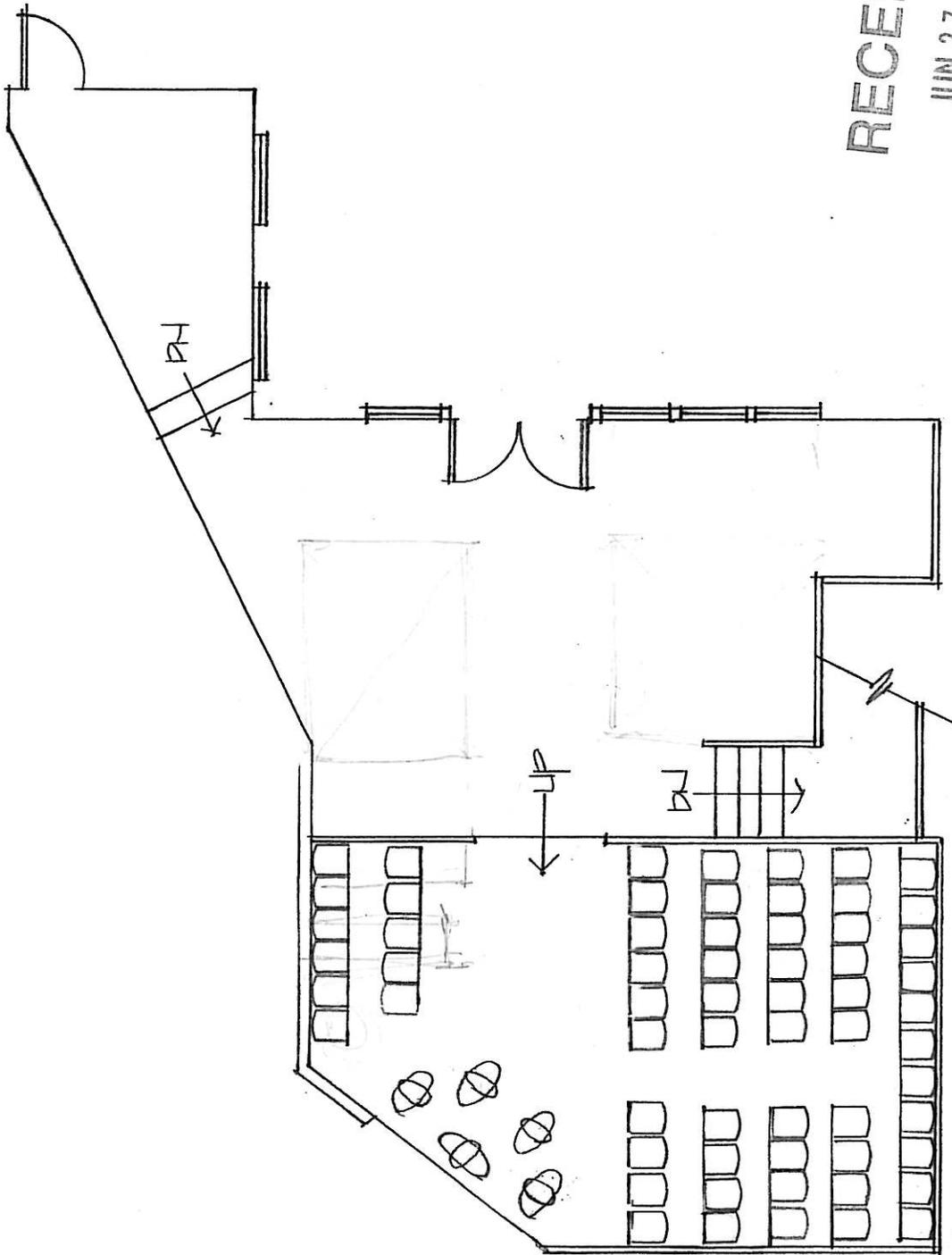
JUN 27 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE



LOWER BISTRO DINING: SEAT 30  
SCALE: 1/8" = 1'-0" G.25.12

\*



RECEIVED

JUN 27 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE

RECEIVED

JUN 14 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE

CEREMONY DECK SEATING

SCALE: 1/8" = 1'-0"

ES-21-12

\*

RECEIVED

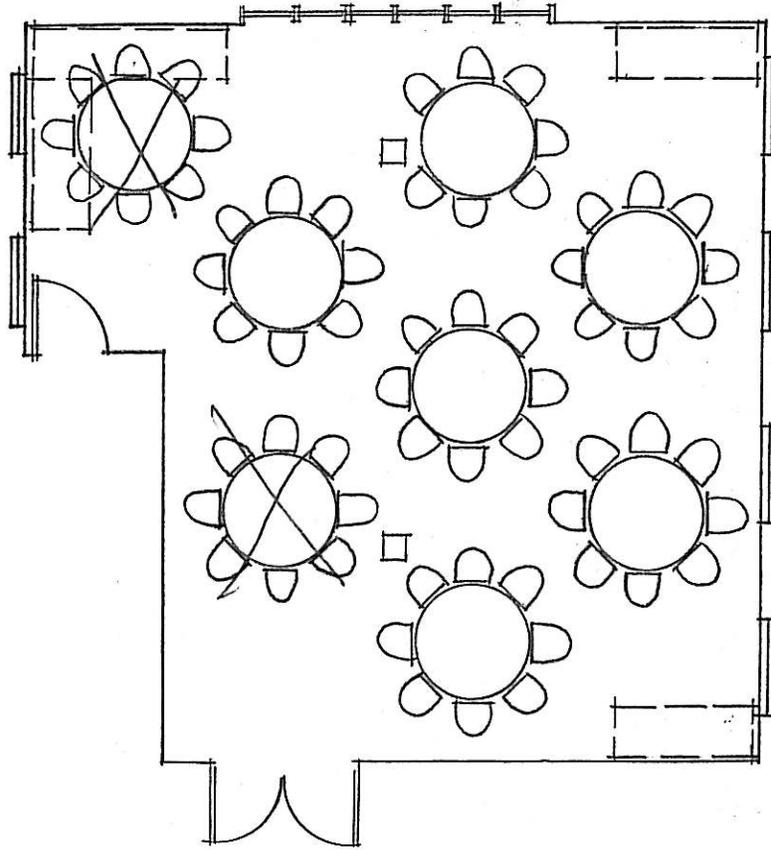
JUN 14 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE

RECEIVED

JUN 27 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE



BANQUET ROOM DINING

SCALE : 1/8" = 1'-0"

E-18-12

\*

# ClydeSnow

ATTORNEYS AT LAW  
CLYDE SNOW & SESSIONS  
A PROFESSIONAL CORPORATION

ONE UTAH CENTER • THIRTEENTH FLOOR  
201 SOUTH MAIN STREET  
SALT LAKE CITY, UTAH 84111-2216  
TEL 801.322.2516 • FAX 801.521.6280  
www.clydesnow.com

KEVIN A. TURNEY  
(801.322.2516  
kat@clydesnow.com

July 3, 2012

Via US Mail and electronic mail

dgellner@slco.org

David Gellner  
2001 S. State, Suite N-3600  
Salt Lake City, Utah 84190

*Re: Santa Fe Property, LLC Conditional Use Permit and Ruth's Diner Parking*

Dear Mr. Gellner:

This firm acts as counsel for the owners of Santa Fe, LLC, namely Richard L. Anderson and Susan Anderson. This letter is being sent to you in connection with the above entitled matter and the various parking issues that are currently pending which the County desires some resolution on prior to moving forward with Conditional Use permit to be issued in favor of Santa Fe, LLC.

You have requested information pertaining to the feasibility and parking requirements that should be addressed and any agreement that the parties can present which would remedy the County's alleged parking issue. Contrary to the County's assertion, there is no parking issue that needs to come into agreement between the parties as there is adequate and sufficient parking.

A brief narrative of the parking issues, the ownership rights of the two properties, access to parking, and prior conditional use permits granted to Ruth's Diner should be addressed and will give insight as to why it is the contention of Santa Fe that there is adequate parking for both parties to operate their respective businesses.

Currently, Santa Fe is in the process of applying for and obtaining its conditional use permit to begin construction and remodeling of the building previously known as the Santa Fe restaurant. The Amended Application detailing the proposed business use of the property is also being submitted to the County for its consideration in connection with the application. At a meeting held on June, 27, 2012 with both parties and counsel for both parties present, the County addressed if there was adequate parking to meet the needs of both parties operating their

respective businesses. In an effort to aid the County and to answer the County's concerns, Santa Fe hereby represents as follows:

I. Prior Conditional Use Applications – Ruth's Diner Permit # 23847.

On February 5, 2009, Salt Lake County issued a conditional use permit for the benefit of Ruth's Diner, Conditional Use # 23847 (the "23847 Approval"). Corresponding to the 23847 Approval, the Staff Report was issued on September 22, 2008 ("S.R. 23847"). In reviewing the S.R. 23847 and the 23847 Approval, there was no discussion or evaluation of parking density and requirements; with the exception under Standard "C" of the Staff Report, the Emigration Canyon Community Counsel had raised concerns regarding parking issues. The Salt Lake County Counsel however, found that there were no issues with the proposal submitted by Ruth's Diner, and with "no additional seats being proposed for this use the parking regulations would not require a change for this use." (See Standard "C"). In as much, in the 23847 Approval, it clearly states that the build out of the Ruth's Diner was conditioned that "[n]o additional customer seating is approved as part of this Permit." (See ¶ 4 of 23847 Approval). In reviewing these documents, it is unclear what if any parking issues were addressed for the build out of the Ruth's Diner or what available parking Ruth's demonstrated it was entitled to or what parking the County enabled Ruth's to use under the Permit.

Some light on this can be seen from the Staff Report issued in connection with the Santa Fe conditional use application issued of even date therewith. (See Staff Report # 24239 (hereinafter "S.R. 23249)). S.R. 23249 related to the initial conditional use application submitted by Santa Fe.

In S.R. 23249, there is discussion of "Site Circulation & Parking" which the City Council analyzed. Further, a discussion of the parking issue was raised at a July meeting on whether or not parking on the site is adequate. It should be noted that in the Ruth's Diner S.R. 23847 no such analysis or discussion of adequate parking was addressed or even a concern. In as much, the County Council found that there was adequate parking, providing the following analysis: (i) Ruth's Diner required **60 spaces** based on 2,000 sq. ft. and using the standard of 3 spaces per 100 sq. ft. and (ii) Santa Fe required 34 spaces based on the proposed use at the time of application.

In light of this fact, there are issues that Santa Fe raises in connection with the parking allocation, specifically, the parking allocation provided to Ruth's Diner. As more fully discussed in Section II below, the City Council needs to address what parking was awarded to and allocated to Ruth's Diner, and if Ruth's was awarded full use of the 54 spots under the easement, Santa Fe is entitled to those same spots and the same 54 stalls as Ruth's Diner. Additionally, in the build out of Ruth's Diner, six (6) stalls that had been used by Ruth's Diner were removed when the diner was expanded.

## II. Parking Stalls.

As a brief background, there are currently One Hundred and seven (107) stalls that are available for parking, such stalls being located: (i) Sixty-two (62) stalls located on and fee title owned by Santa Fe and adjacent to the Ruth's Diner parcel (the "Santa Fe Stalls"); (ii) twenty-five (25) owned by the City which each party has a 50% leasehold interest to use (the "City Stalls"); and (iii) Seventeen (17) owned by KK which each of the parties may lease (the "KK Stalls").

In connection with the Santa Fe Stalls, Santa Fe is the fee title owner of the land upon which these stalls are located. In May of 2007, Santa Fe executed a Parking Easement (the "Parking Easement") in favor of Ruth's Diner. The relevant provisions of the Parking Easement state in pertinent part that Santa Fe grants to Ruth's Diner a "permanent, non-exclusive and unrestricted easement for use of, and access to, 54 individual parking spaces located on the Santa Fe Parcel." A strict reading of the Parking Easement shows that Ruth's has a non-exclusive right to use up to 54 of the parking stalls located on the Santa Fe Parcel. However, as fee owner of the land, Santa Fe also has the right to use the same 54 parking stalls. This is not a 50-50 share or a division of the stalls, but rather each of the parties has the right to use all or none of the 54 stalls located on the Santa Fe Parcel.

As noted in Section I above, the County stated that Ruth's had adequate parking when the County declared it required 60 spaces for its intended use. Taking both the Parking Easement and S.R. 24239 in conjunction, it is inferred that the County granted and used the 54 stalls covered in the Parking Easement as benefitted and used by Ruth's Diner for its parking analysis. Accordingly, since Santa Fe is entitled to the same 54 stalls, these 54 stalls are required to be, and the County is required to use the 54 stalls in its calculation of parking density for Santa Fe. The County may not limit the rights of Santa Fe to use their own land for access to these parking stalls. Further, the County may not discriminate against Santa Fe and declare that Ruth's has exclusive access to these 54 stalls and declare that Santa Fe is required to find additional parking. If the 54 stalls were included in the Ruth's Diner analysis, the same 54 stalls must be included in the availability of parking for Santa Fe's analysis as well, and the County may not use the 54 stalls in favor of Ruth's Diner under the Parking Easement to the detriment of Santa Fe.

## III. Conditional Use Permit for Santa Fe.

Enclosed with this letter is the updated Conditional Use application submitted by Santa Fe. In connection therewith, a brief insight as to Santa Fe's proposed plan is being addressed herein for convenience of the County.

First, the owners of Santa Fe have retained the services of H. Scott Clark, President of Clark Asset Management to aid in the build out, feasibility studies and related matters as Santa Fe moves forward with their intended use. Additionally, Santa Fe has entered into a lease with

Kimi Eklund, owner and operator of Kimi's, to move forward with the intended use of the property. As part of the Conditional Use application, Santa Fe will move forward with the following business plan on the Santa Fe Parcel:

a. Bistro – Full Service Restaurant.

The upstairs portion of the Santa Fe building will be used as a full service restaurant, with seating for up to Forty (40) guests. For purposes of the County' analysis on parking, based upon current county code, there is a need for sixteen (16) parking stalls to be used in connection with the operation of the full service restaurant.

b. Lounge Area – Bar and Barista.

The lounge area will be located on the main floor of the Santa Fe building. This lounge area will serve coffee and limited food services which patrons will order from the bar area and self serve. This space will provide seating for Thirty-two (32) guests and will not be classified as a full service restaurant. In connection therewith, patrons will not have access to or be served from the upper level full service restaurant.

c. Special Events.

A dedicated area will be allocated and used for special events, such as but not limited to, wedding receptions and other special events. As set forth in paragraph b. above, this use will not occupy or have access to the full service restaurant.

Based upon the foregoing, the following parking allocations should be applied: (i) 16 stalls for the Full Service Restaurant; (ii) 12 stalls for the Bistro; and (iii) 14 stalls for the Reception Area – for a total of 42 stalls. It is noted that these numbers are based upon the number of seats and not square footage.

IV. Parking Conclusion.

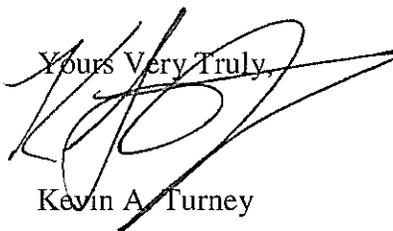
At the meeting held on June 27, 2012, the owners of Ruth's Diner stated that they had seating for sixty-six (66) patrons inside and one hundred eighty (180) outside, for a total of 246 seats. Under the current code, based on number of seats, Ruth's has a requirement of **ninety-eight (98)** parking stalls to comply with County requirements. As set forth above, from reading the various Staff Reports and Conditional Use permits issued in favor of Ruth's Diner, it is evident that the County, based on a 2,000 square foot analysis, declared that Ruth's needed and had access to 60 parking stalls. However, it is unclear on whether this 2,000 square foot analysis took into consideration outside seating or merely the inside seating capacity of Ruth's Diner. In any event, based upon the declaration of the owner's of Ruth's Diner, there is a miscalculation of

parking stall requirements for Ruth's to comply with County Code. As stated supra, to comply with County Code, based upon the number of seats, Ruth's should have 98 stalls accessible to them. This is a parking issue of *Ruth's Diner and the County*, not a parking issue for Santa Fe.

As set forth above, Santa Fe has access to and the County must allocate sixty-two (62) parking stalls in the County's analysis to Santa Fe – these 62 stalls are located upon Santa Fe's property and they have unfettered access to them; and the County cannot limit Santa Fe's use to them in its analysis for the benefit of Ruth's. As discussed in Section III above, the parcels located upon the Santa Fe Parcel have sufficient capacity to meet the density requirement of Santa Fe's parking requirement under its Conditional Use Permit application. For the County to require an agreement between Ruth's and Santa Fe for parking issues is misguided; Santa Fe does not have a parking issue. As clearly established, additional information on the parking allocated for Ruth's density analysis is required to establish the needs of Ruth's Diner to comply with County Code. That is an issue that is outside the scope of the Conditional Use application of Santa Fe.

If you have any questions on this matter, please do not hesitate to give me a call. Thank you for your attention to this matter.

Yours Very Truly,



Kevin A. Turney

cc: RLA (without enclosures)



Salt Lake County Public Works Department  
**Planning and Development Services Division**  
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050  
 Phone: 801-468-2000 FAX: 801-468-2169  
 Visit our web site: <http://www.pwpds.slco.org>

File #  
27538

# Land Use & Development Application

- FCOZ   
  RCOZ   
  DWSP   
  Watershed   
  Over Pressure   
  Magna Main  
 Natural Hazards   
  Other \_\_\_\_\_

Zone: C-2      Community Council: Emigration Canyon      Planner: David Gellner  
 Parent File # \_\_\_\_\_      Date: 07-02-2012

Property Address: 4170 E. Emigration Canyon Rd.      Parcel #: \_\_\_\_\_

Name of Project: Property      Acreage: \_\_\_\_\_  
Santa Fe Property

Please describe your request:  
 1) Full Service Restaurant with seating for 40 patrons  
 2) Coffee Shop and Barista Bar with seating for 32 patrons  
 3) Wedding Reception and Events Center

<p><u>New Development:</u></p> <input type="checkbox"/> Use and / or Site Plan Approval <input type="checkbox"/> Subdivision # lots: _____ <input type="checkbox"/> PUD #lots: _____	<p><u>Modify an Existing Development:</u></p> <input checked="" type="checkbox"/> <b>Change Conditions of Approval</b> <input type="checkbox"/> Change the Site Plan <input type="checkbox"/> Change the Use <input type="checkbox"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs	<p><u>Other:</u></p> <input type="checkbox"/> Board of Adjustment Review <input type="checkbox"/> Exception Request <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Vacate a Street
--	--	---

Is a key or gate code required to access the property?     Yes     No    If yes, code: \_\_\_\_\_ (or provide key)

Driving Directions to Property:  
 Emigration Canyon: Visitors and patrons can access the property east and west bound on Emigration Canyon Road.

\*note: all correspondence will be sent to the applicant's address:

**Applicant(s):** Richard L. Anderson and Susan Anderson  
**Address:** 4170 Emigration Canyon Rd.  
**City, State, Zip:** Salt Lake City, Utah 84108  
**Phone Number(s):** 801-865-7945; 801-403-3125 **e-mail:** kat@clydesnow.com - Authorized Represental

**Property Owner(s):** Santa Fe, LLC  
**Address:** 4150 Emigration Canyon  
**City, State, Zip:** Salt Lake City, Utah 84108  
**Phone Number(s):** 801-865-7945; 801-403-3125 **e-mail:** see above

**Professional(s):**  Engineer  Architect  Other

**Company:** Clark Asset Management Corporation  
**Contact:** Scott Clark  
**Address:** 534 South 500 West, Salt Lake City, Utah 84101  
**Phone Number(s):** 801-244-7056 **e-mail:** ext101@msn.com

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

*Amended*

Applicants Signature

Date

Office Use Only

Dead Box # \_\_\_\_\_

Fees Due:

- Application Fee..... \$ \_\_\_\_\_
- Fire Department..... \$ 75.00
- Geology Initial Site Assessment..... \$ 75.00
- Health Department .....\$ 50.00
- Initial Engineering Checking Fee.....\$150.00 or  
 \$90.00 per lot (\$180 min) for subdivisions

Cashier: \_\_\_\_\_



**KOSTOPULOS**  
**DREAM**  
**FOUNDATION**

*Opening a World  
of Opportunities  
for People with  
Disabilities*

*Home of  
Camp Kostopulos*

February 13, 2012

Emigration Galleries  
4170 Emigration Canyon Road  
Salt Lake City, UT 84108

Attention: Mr. Mike Beals

Mike: We are excited to have you as our new neighbor and look forward to opportunities to get to know each other. Camp Kostopulos has had a very long history collaborating with whom ever has been the owner and managers of both the Old Santa Fe and Ruth's Diner. There has always been a good relationship and we are confident that we will enjoy the same relationship with you.

Based on the conversations you and Mircea have had regarding any support we can hope for which is beneficial to us both. I understand that our overflow parking area next to our main paved parking lot has potential use for your business on occasions as overflow for your events. We are in favor of you using the lot as needed, contingent upon there not being a conflict with an event of our own.

We would like to work with you in any way that can be beneficial for us all. Camp Kostopulos has never been able to afford the cost of paving and maintaining this lot for periodic use. This is where you could help. We would appreciate the prepping with required depth road base, and asphalt which is preferable for snow removal, and stripping for stalls. The necessary maintenance would include; snow removal, crack sealing and overlay as the wear determines.

As in the past with previous owners/managers, we appreciate support as sponsors for our events, such as our annual "Send a Kid to Camp " Gala, our golf tournament or another event that we might engage in. It would be our desire to utilize your new facility for prospective future special events.

Thank you for your consideration.

Gary Ethington, M.S., CTRS  
Executive Director

Mircea Divricean  
Director of Business Operations  
And Finance

North Parcel:

Gravel Lot

Beginning at a point of the East right of way line of Emigration Canyon Road, and on the West bank of Emigration Creek, said point being North 381.68 feet and West 1041.35 feet from the East Quarter Corner of Section 1, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point is also on a 786.02 foot radius curve to the right whose radius point bears South 89°06'16" East and running thence, Northeasterly along said East right-of-way line and arc of said curve 227.68 feet and thru a central angle of 16°35'46"; thence South 28°45'14" East 29.99 feet to a point on the West bank of Emigration Creek; thence South 09°02'52" West said bank 67.20 feet; thence South 04°01'27" West along said bank 72.98 feet; thence South 30°52'32" West 68.17 feet to the point of beginning.

Contains 0.117 acres

SEE ENLARGED SHARED PARKING AREA



1 04.18.2012 COUNTY COMMENTS REVISIONS

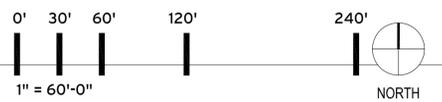
**hoffman architects LLC**

1308 south 1700 east #202  
 salt lake city, utah 84108  
 o 801 583 3400  
 f 866 213 9895  
 hhoffman.com

DATE: APRIL 17, 2012  
 ISSUE: PERMIT  
 PROJECT: 2011-55  
 DESIGNED BY: hh  
 DRAWN BY: STAFF  
 REVIEWED BY: hh

# building renovation

EMIGRATION GALLERIES  
4170 EMIGRATION CANYONS ROAD  
SALT LAKE CITY, UTAH 84108

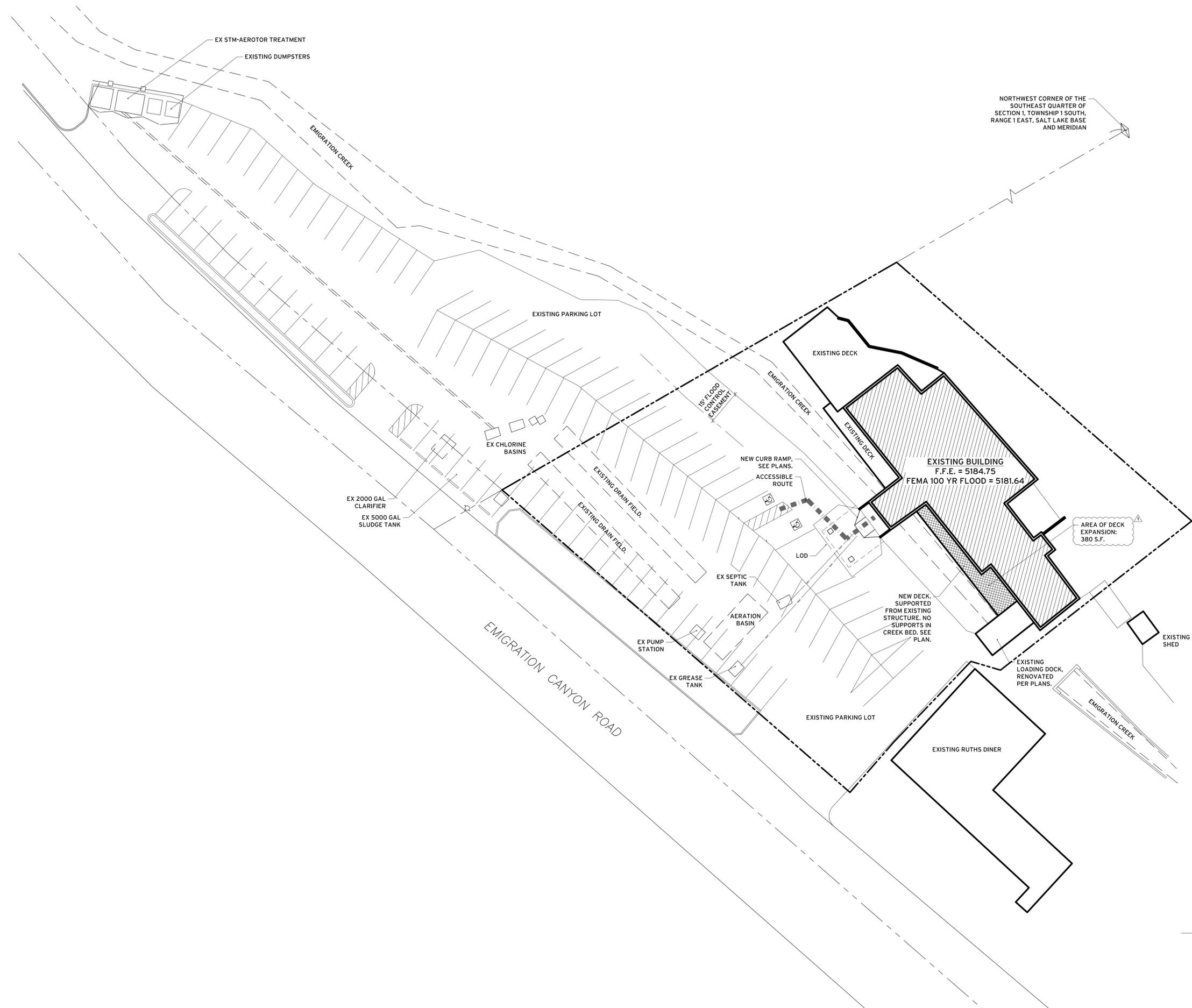


PARKING PLAN **A000**

©2011 hoffman architects llc project 2011 55 Emigration Renovation drawings 1155 A000.dwg | plot date: April 18 2012

**enlarged shared parking area**  
SCALE: 1/4" = 1'-0"

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of hoffman architects llc and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site. discrepancies shall be brought to the attention of the architect before proceeding.



**DEED DESCRIPTIONS:**

PARCEL 1, ID NO: 16-01-427-001  
 BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EMIGRATION CANYON ROAD, SAID POINT BEING WEST 960.32 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 18°38'30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 202.08 FEET; THENCE NORTH 80°02'00" EAST 31.21 FEET; THENCE NORTH 72°40'09" EAST 47.52 FEET; THENCE SOUTH 52°47'21" EAST 8.30 FEET; THENCE NORTH 81°44'16" EAST 108.26 FEET; THENCE NORTH 18°38'30" WEST 170.33 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 0.803 AC.

**site statistics :**

PROPERTY AREA:	34,981 S.F.
EXISTING BUILDING AREA:	6,657 S.F.
BUILDING AREA INCREASE:	0.0 S.F.
EXISTING PARKING:	95 SPACES*
	SEE PARKING PLAN FOR OFFSITE PARKING PLAN, FCOZ
OVERLAY ZONE:	FCOZ
LIMITS OF DISTURBANCE:	500 S.F.

**general notes :**

- A. SITE PLAN, AND BUILDING ARE EXISTING TO REMAIN. IMPROVEMENTS OUTSIDE OF THE BUILDING FOOTPRINT ARE LIMITED TO A NEW CURB RAMP AT THE MAIN ENTRY, AND A NEW DECK SUPPORTED FROM THE EXISTING STRUCTURE TO CONNECT TO THE EXISTING LOADING DOCK.
- B. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR RENOVATION DETAILS AND STRUCTURAL DECK DETAILS.
- C. VERIFY ALL CONDITIONS PRIOR TO WORK, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- D. SEE OWNER'S PARKING PLAN AND OPERATIONAL PLAN FOR ADDITIONAL INFORMATION.
- E. ALL UTILITIES TO THE BUILDING ARE EXISTING.
- F. SITE DRAINAGE IS EXISTING. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- G. SEPTIC SYSTEM INFORMATION IS EXISTING, PROVIDED BY OWNER.

1 04.18.2012 COUNTY COMMENTS REVISIONS

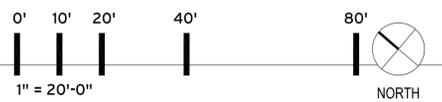
**hoffman architects LLC**

1308 south 1700 east #202  
 salt lake city, utah 84108  
 o 801 583 3400  
 f 866 213 9895  
 hhoffman.com

DATE: APRIL 17, 2012  
 ISSUE: PERMIT  
 PROJECT: 2011-55  
 DESIGNED BY: hh  
 DRAWN BY: STAFF  
 REVIEWED BY: hh

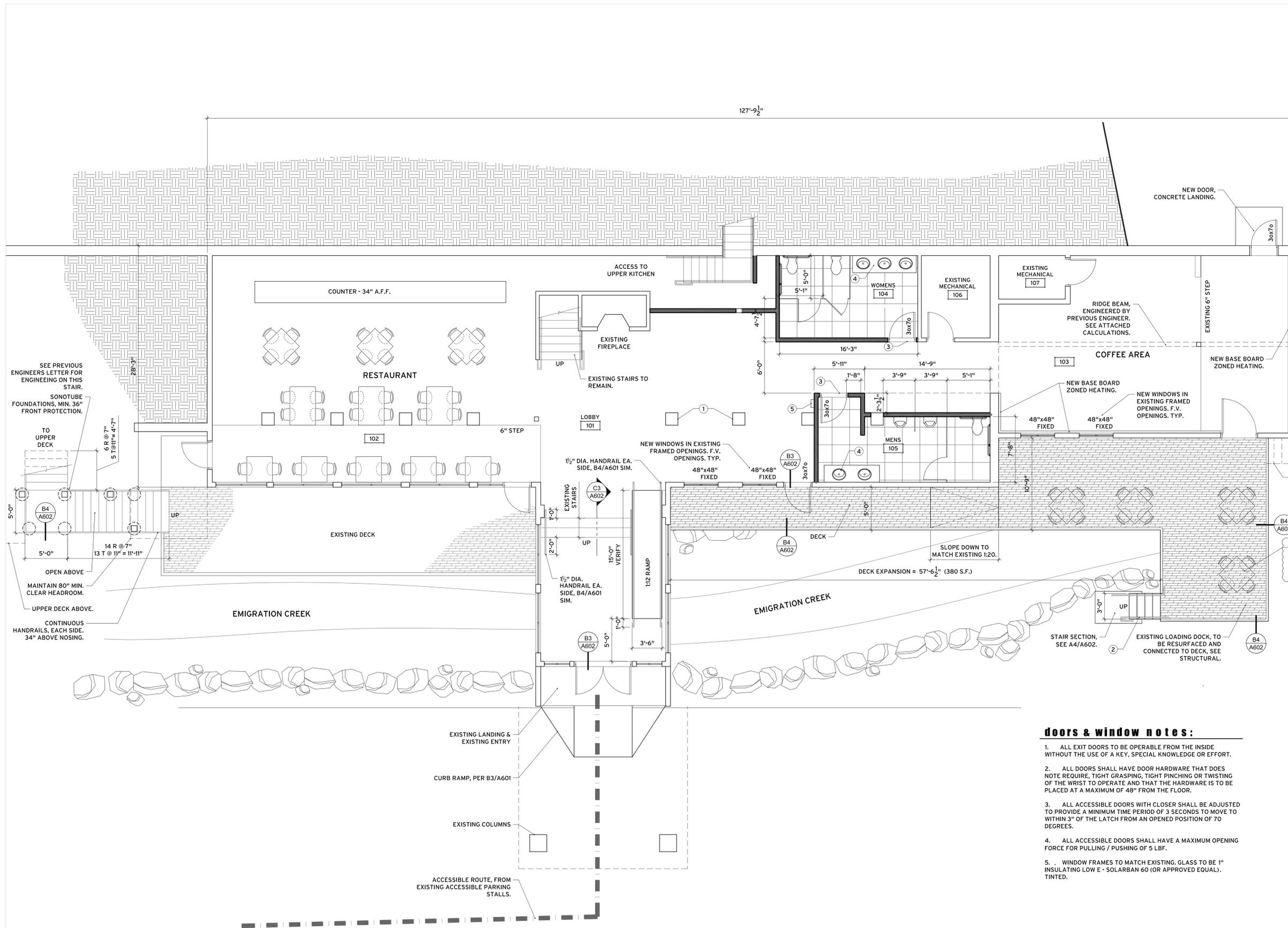
**building renovation**

EMIGRATION GALLERIES  
 4170 EMIGRATION CANYONS ROAD  
 SALT LAKE CITY, UTAH 84108



**SITE PLAN A001**

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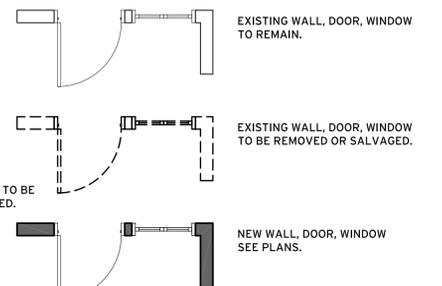
**general notes:**

- A. DIMENSIONS SHALL BE TO EDGE OF CONCRETE, EDGE OF MASONRY, CENTER OF COLUMNS, EDGE OF ROUGH FRAMING, CENTER OF DOORS AND WINDOWS IN STUD WALLS AND EDGE OF MASONRY OPENINGS IN MASONRY WALLS - UNLESS NOTED OTHERWISE.
- B. VERIFY ALL CONDITIONS PRIOR TO WORK, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- C. ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS TO BE VERIFIED BEFORE CONSTRUCTION.
- D. PROVIDE SIGNAGE PER SHEET A602. POST OCCUPANT LOAD AS INDICATED ON COVER SHEET.
- E. TOILET ROOMS: PROVIDE FIXTURES PER A2/A601.
- F. FINISHES IN TOILET ROOM:  
 FLOOR: CERAMIC TILE, NON-SLIP.  
 BASE: CERAMIC TILE.  
 WALLS: CERAMIC TILE, UP 48". PAINTED GYP. ABOVE.  
 CEILINGS: PAINTED GYP. BD.

**reference notes:**

- 1. EXISTING TO REMAIN.
- 2. HANDRAIL, PER B4/A101.
- 3. THRESHOLD, SEE A3/A602.
- 4. LAVATORY, 34" A.F.F., SEE ALSO A2/A601.
- 5. FIRE EXTINGUISHER, SEE A1/A601.

**Legend:**



DECK SEATING TO NOT ADD ADDITIONAL SEATS TO ORIGINAL RESTAURANT CALCULATIONS, AS TO NOT ADD TO SEPTIC SYSTEM DESIGN CAPACITY.

MAIN LEVEL AREA: 3,452 S.F.

1 04.18.2012 COUNTY COMMENTS REVISIONS

**hoffman architects LLC**  
 1308 south 1700 east #202  
 salt lake city, utah 84108  
 o 801 583 3400  
 f 866 213 9895  
 hhoffman.com

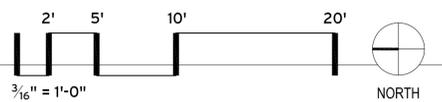
**doors & window notes:**

- 1. ALL EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- 2. ALL DOORS SHALL HAVE DOOR HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE AND THAT THE HARDWARE IS TO BE PLACED AT A MAXIMUM OF 48" FROM THE FLOOR.
- 3. ALL ACCESSIBLE DOORS WITH CLOSER SHALL BE ADJUSTED TO PROVIDE A MINIMUM TIME PERIOD OF 3 SECONDS TO MOVE TO WITHIN 3" OF THE LATCH FROM AN OPENED POSITION OF 70 DEGREES.
- 4. ALL ACCESSIBLE DOORS SHALL HAVE A MAXIMUM OPENING FORCE FOR PULLING / PUSHING OF 5 LBF.
- 5. WINDOW FRAMES TO MATCH EXISTING. GLASS TO BE 1" INSULATING LOW E - SOLARBAN 60 (OR APPROVED EQUAL), TINTED.

DATE: APRIL 17, 2012  
 ISSUE: PERMIT  
 PROJECT: 2011-55  
 DESIGNED BY: hh  
 DRAWN BY: STAFF  
 REVIEWED BY: hh

**building renovation**

EMIGRATION GALLERIES  
 4170 EMIGRATION CANYONS ROAD  
 SALT LAKE CITY, UTAH 84108



**MAIN LEVEL FLOOR PLAN A101**

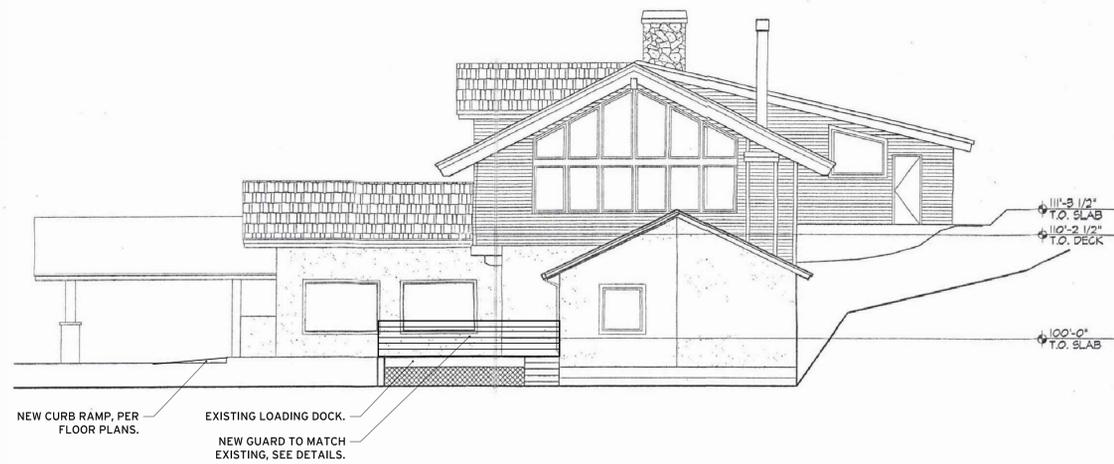
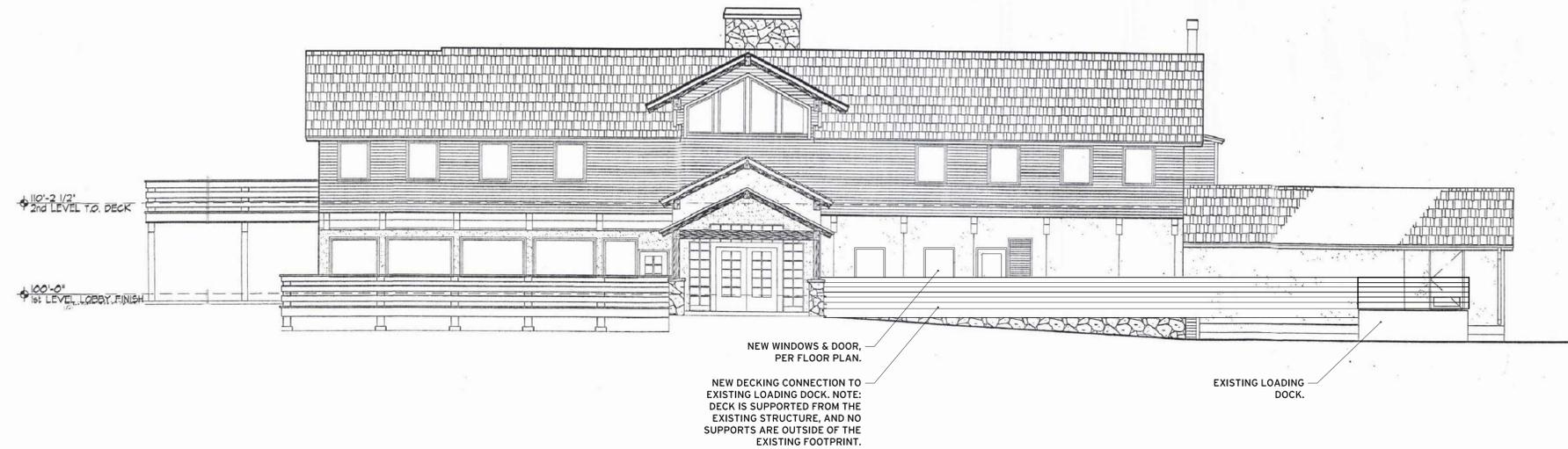
**main level floor plan**  
 SCALE: 3 / 16" = 1'-0"

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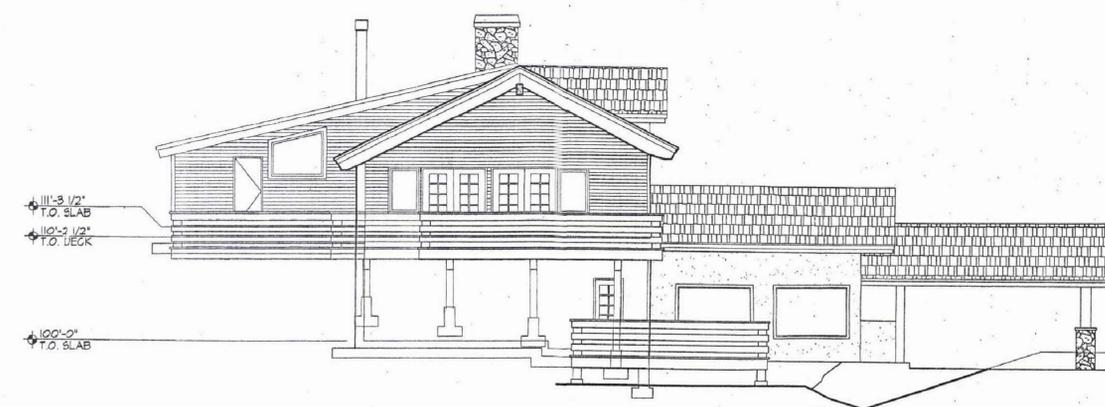


**general notes:**

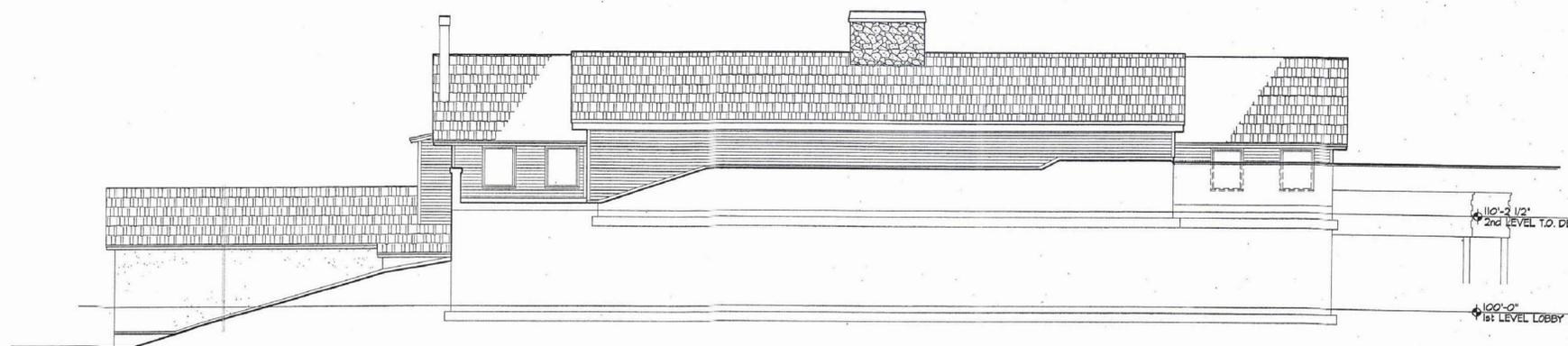
- A. EXISTING ELEVATION DRAWINGS PROVIDED BY BUILDING OWNER.  
EXISTING BUILDING DRAWINGS BY GARY HUNT, ARCHITECT PC.



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



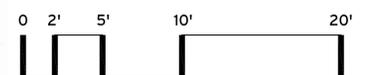
EXISTING EAST ELEVATION

**hoffman architects** LLC  
 1308 south 1700 east #202  
 salt lake city, utah 84108  
 o 801 583 3400  
 f 866 213 9895  
 hhoffman.com

DATE: MARCH 23, 2012  
 ISSUE: PERMIT  
 PROJECT: 2011-55  
 DESIGNED BY: hh  
 DRAWN BY: STAFF  
 REVIEWED BY: hh

**building renovation**

EMIGRATION GALLERIES  
 4170 EMIGRATION CANYONS ROAD  
 SALT LAKE CITY, UTAH 84108



EXISTING ELEVATIONS **A201**

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New Bridge Proposed over Emigration Creek - Plans received by Salt Lake County  
07-03-2012

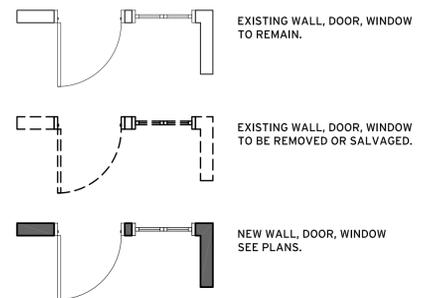
**general notes:**

- A. DIMENSIONS SHALL BE TO EDGE OF CONCRETE, EDGE OF MASONRY, CENTER OF COLUMNS, EDGE OF ROUGH FRAMING, CENTER OF DOORS AND WINDOWS IN STUD WALLS AND EDGE OF MASONRY OPENINGS IN MASONRY WALLS - UNLESS NOTED OTHERWISE.
- B. VERIFY ALL CONDITIONS PRIOR TO WORK, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

**reference notes:**

- 1. EXISTING TO REMAIN.
- 2. HANDRAIL, PER B4/A601.
- 3. THRESHOLD, SEE A3/A602.
- 4.
- 5. FIRE EXTINGUISHER, SEE A1/A601.

**Legend:**



MAIN LEVEL AREA: 3,452 S.F.

1 07.03.2012 COUNTY COMMENTS REVISIONS

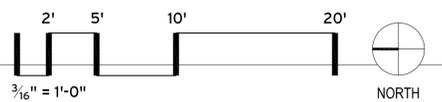
**hoffman architects** LLC

1308 south 1700 east #202  
salt lake city, utah 84108  
o 801 583 3400  
f 866 213 9895  
hhoffman.com

DATE: JULY 03, 2012  
ISSUE: PROPOSED SITE  
PROJECT: 2011-55  
DESIGNED BY: hh  
DRAWN BY: STAFF  
REVIEWED BY: hh

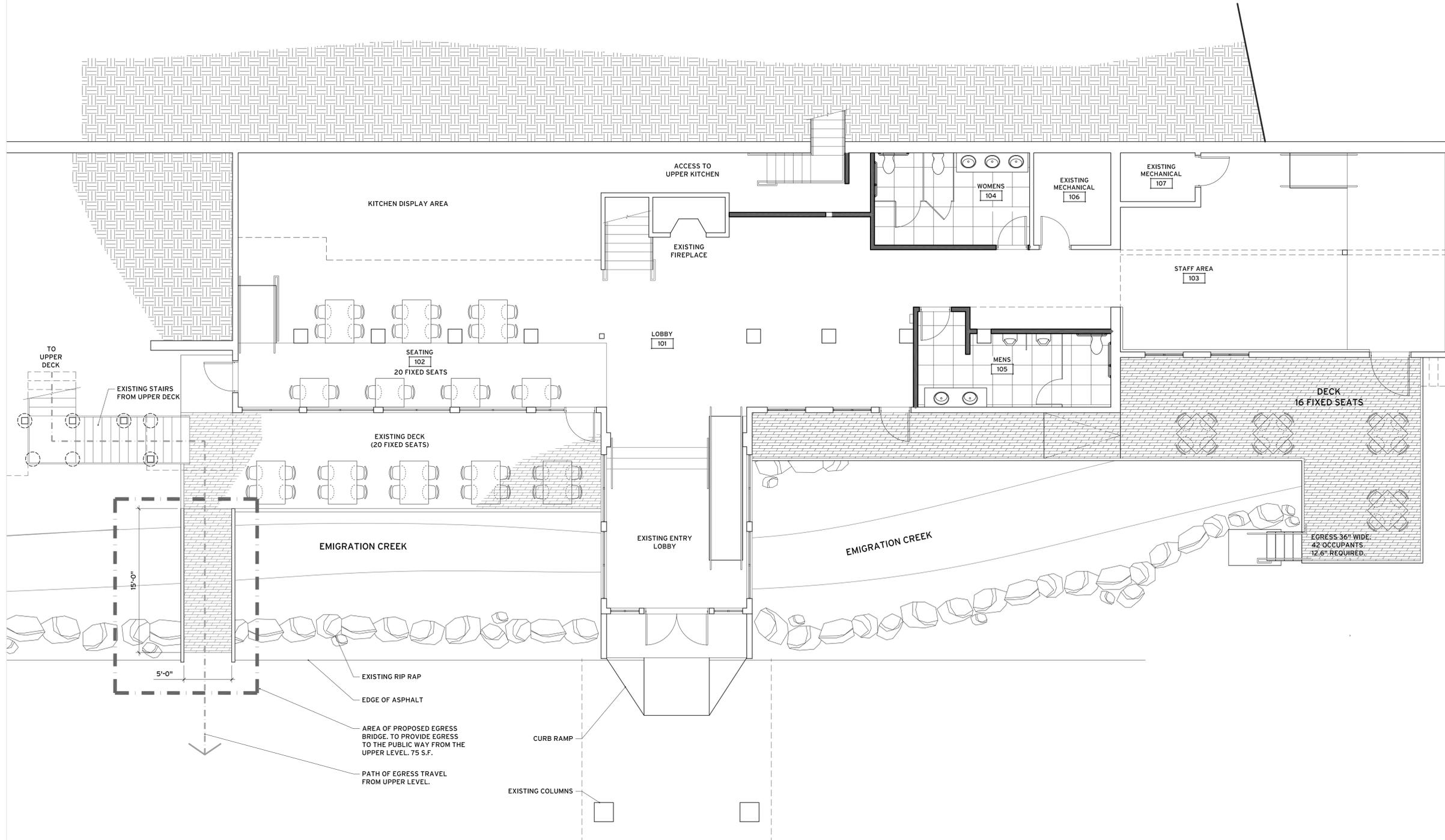
**building renovation**

SANTA FE RESTAURANT BUILDING  
4170 EMIGRATION CANYONS ROAD  
SALT LAKE CITY, UTAH 84108



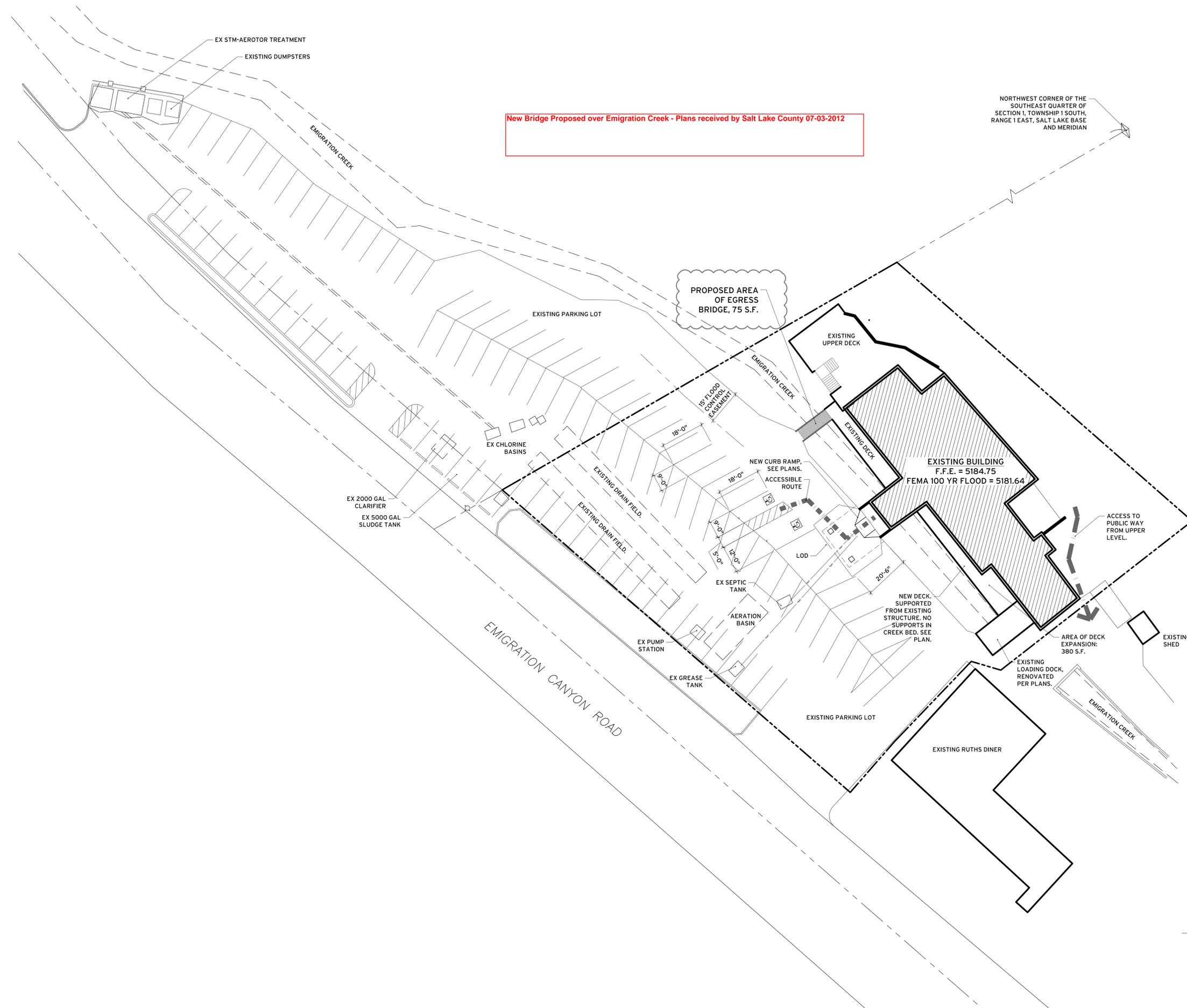
PROPOSED BRIDGE

2



**main level floor plan**  
SCALE: 3/16" = 1'-0"

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New Bridge Proposed over Emigration Creek - Plans received by Salt Lake County 07-03-2012

**DEED DESCRIPTIONS:**  
 PARCEL 1, ID NO: 16-01-427-001  
 BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EMIGRATION CANYON ROAD, SAID POINT BEING WEST 960.32 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 18°38'30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 202.08 FEET; THENCE NORTH 80°02'00" EAST 31.21 FEET; THENCE NORTH 72°40'09" EAST 47.52 FEET; THENCE SOUTH 52°47'21" EAST 8.30 FEET; THENCE NORTH 81°44'16" EAST 108.26 FEET; THENCE NORTH 18°38'30" WEST 170.33 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 0.803 AC.

**site statistics :**

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BUILDING AREA INCREASE:	0.0 S.F.
EXISTING PARKING:	95 SPACES*
	SEE PARKING PLAN FOR OFFSITE PARKING PLAN.
OVERLAY ZONE:	FCOZ
LIMITS OF DISTURBANCE:	500 S.F.

- general notes :**
- SITE PLAN, AND BUILDING ARE EXISTING TO REMAIN. IMPROVEMENTS OUTSIDE OF THE BUILDING FOOTPRINT ARE LIMITED TO A NEW CURB RAMP AT THE MAIN ENTRY, AND A NEW DECK SUPPORTED FROM THE EXISTING STRUCTURE TO CONNECT TO THE EXISTING LOADING DOCK.
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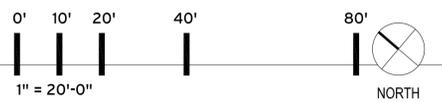
1 07.03.2012 COUNTY COMMENTS REVISIONS

**hoffman architects LLC**  
 1308 south 1700 east #202  
 salt lake city, utah 84108  
 o 801 583 3400  
 f 866 213 9895  
 hhoffman.com

DATE: JULY 03, 2012  
 ISSUE: PROPOSED SITE  
 PROJECT: 2011-55  
 DESIGNED BY: hh  
 DRAWN BY: STAFF  
 REVIEWED BY: hh

# building renovation

SANTA FE RESTAURANT BUILDING  
 4170 EMIGRATION CANYONS ROAD  
 SALT LAKE CITY, UTAH 84108



SITE PLAN **A001**

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