# Millcreek Planning Commission
# Meeting Agenda

Public Notice is hereby given that the Planning Commission of Millcreek will assemble in a regular public meeting on Wednesday, **19 October 2022** at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at **5:00 p.m.**

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**5:00 p.m. – Regular Meeting**

**1. Public Hearings**

1.1 Consideration of **RC-22-002**, Request for a Residential Compatibility Overlay Zone (RCOZ) C Special Exception to Build a Single-Family Dwelling that Exceeds Height Limitations of the R-1-10 Zone **Location:** 4347 S. Garden Drive **Applicant:** Jeff Hadlock **Planner:** Carlos Estudillo

1.2 Consideration of **FC-22-002**, Request for a Slope Waiver to Construct a New Single-Family Dwelling in the Foothill and Canyons Overlay Zone (FCOZ) **Location:** 3733 S. Choke Cherry Drive **Applicant:** Won Shim **Planner:** Carlos Estudillo

1.3 Consideration of **CU-22-016**, Request for a Conditional Use Permit for a 150-Unit Affordable Housing Project **Location:** 4101 S. Howick Street **Applicant:** CDCU **Planner:** Robert May

**2. Commission Business**

2.1 Approval of September 21, 2022 Regular Meeting Minutes

2.2 Updates from the Planning and Zoning Director

2.3 Staff Update on Local Link / 3300 S. Studies

**3. Calendar of Upcoming Meetings**

- City Council Mtg., 10/24/22, 7:00 p.m.
- Planning Commission Mtg. 10/26/22, 5:00 p.m.
- Planning Commission & City Council Special Mtg. 10/26/22, 6:30 p.m.

**4. Adjournment**

The Planning Commission public meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Actions may include: approval, approval with conditions, denial of legislative items, continuance, or recommendation to other bodies as applicable.

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or khansen@millcreek.us, at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: https://millcreek.us/373/Meeting-Live-Stream. Public comment can be submitted before or during the meeting via the City's website at: https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61.
The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

| | | |
|---|---|---|
| City Offices | City Website | Utah Public Notice Website |
| Those Listed on the Agenda | http://millcreek.us | http://pmn.utah.gov |

DATE: October 12, 2022 CITY RECORDER: Elyse Sullivan

Agenda items may be moved in order, sequence, and time to meet the needs of the Planning Commission.

**MILLCREEK PLANNING AND ZONING**
3330 SOUTH 1300 EAST
MILLCREEK, UTAH 84106

**File No. CU-22-016**

# Planning Commission Staff Report

| | |
|---|---|
| **Meeting Date:** | **19 October 2022** |
| **To:** | **Planning Commission** |
| **Applicant:** | **Todd Reeder** |
| **Request:** | **Preliminary conditional use approval for a 150-unit affordable housing project located at 4101 South Howick Street** |
| **Parcel:** | **15-36-453-055-0000** |
| **Size:** | **1.99 acres** |
| **Prepared By:** | **Robert May, Long Range Planning Manager** |

## SYNOPSIS AND SCOPE OF DECISION

Community Development Corporation of Utah (CDCU) is a nonprofit organization and is recognized as a major affordable housing provider throughout the state of Utah. CDCU helps build new single and multi-family housing, rehabilitate existing housing stock, and is designed to help low-to-moderate income families find homes.

- ***The proposed affordable housing development "Howick" was awarded a Utah Private Activity Bond allocation through the State's 4% Low-Income Housing Tax Credit program on July 13, 2022.***
- ***On September 9, 2022, the Utah Office of Homeless awarded CDCU with $800,000 for the proposed "Howick" project.***

The proposed 150-unit affordable housing development will help Millcreek meet its implementation strategies and goals for providing affordable housing for households making up to 60% AMI range. Out of the 150 units proposed, 11 of the units will be considered 'deeply' affordable units targeted at or below 30% AMI. These units will be spread over all of the unit types, including the three and four-bedroom units.

The proposed project comes before you as the second phase following the recently approved rezone (***ZM-22-006***) from Manufacturing (M) to Mixed Development (MD Zone) earlier this year. Click here to review ordinance document. The rezone approval was accompanied with a project specific development agreement between the developer and the City which outlines the projects vested approvals. Details of the recorded development agreement can be found by clicking here and will also be included in the supporting documents.

CDCU is seeking preliminary conditional use approval to allow for the 5-story, 150-unit affordable housing project. Moving forward, it is the burden of the applicant to submit plans for conditional use approval that at minimum, adhere to the terms and conditions of the recorded development agreement.

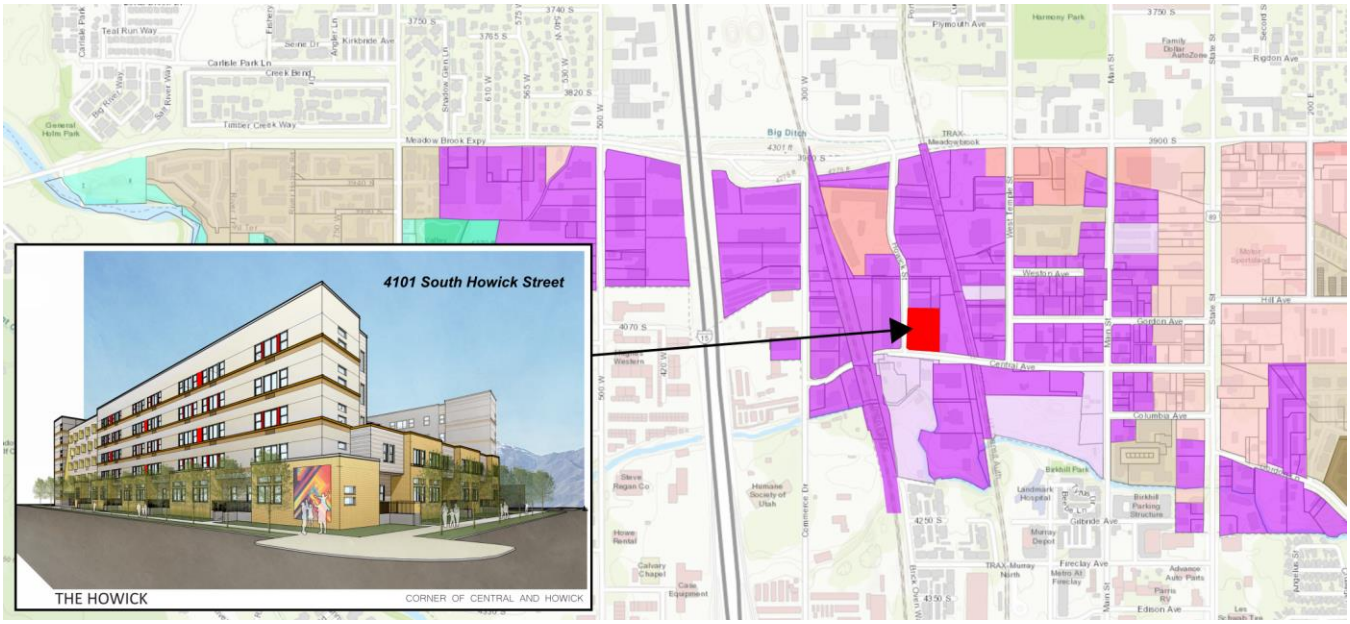
**19.84.050 Approval/Denial Authority**

The Planning Commission has the authority to approve or approve with conditions, based on standards, all conditional use applications. Denial of an application shall only be considered if there are no conditions that can be imposed to mitigate the reasonably anticipated detrimental effects of the use. All conditional uses are presumed to be compatible in the zone and compatible with the intent of the General Plan.

## SITE & VICINITY DESCRIPTION

Although historically the largest land use has been industrial and manufacturing, sprinkled with auto repair businesses, recent code changes adopted by City Council in 2018 to help allow for moderate to high density housing in the Meadowbook area has triggered a development trend of various types of housing and mixed-use projects. The property has always been used as outside storage and unimproved parking and has remained undeveloped.

The vacant site is located at the northeast intersection of W. Central Avenue and S. Howick Street. This infill site is in close proximity to transit and recreation, as it is within ¼ mile from the TRAX Meadowbrook Station, ½ mile to the nearest bus stop along W. 3900 S, and less than 1-mile from the Murray North TRAX Station and Harmony Park. Additionally, the site is north of Big Cottonwood Creek, which the 175 Central development is proposing to add a trail system adjacent to the creek, and the Opus Green townhome development is proposing a future 3-acre park, which will be within a short walking distance for future residents of The Howick.



# PROJECT INFORMATION

**Proposed Uses.** An affordable multi-family development (up to 60% AMI) with eleven units being deeply affordable.

**Density.** 150 units. No max density in the MD Zone

**Site Layout.** A 5-story structure covering approximately 75% of the property.

***Fencing:*** Fencing is required adjacent to residential uses only.

***Lighting:*** No interior street lighting. Public street improvements may include adding street light poles. Dark Sky Compliance will be required. All lighting fixtures, including streetlights and pedestrian lighting, shall be directed downward with mechanisms to prevent dark sky illumination.

***Landscaping:*** Landscaping consists of approximately 20% of the total lot square footage.

**Open Space:** There will be indoor and outdoor community amenity space on the second level in the center of the building currently comprising of approximately 15,000 sf.

**Amenities.** An outdoor community area for lingering, lounging, gathering, and playing. A children's play area, a sport court, some planted boxes, are all proposed. In addition, there will be an indoor community room that is connected to the elevated courtyard.

**Access.** Project is designed with an access point off of Central Avenue. The main entrance for residence and deliveries is off of Howick Street.

**Dedication.** Not required

**Parking.** 187 parking spaces are proposed (that includes ADA spaces). A minimum of 180 parking spaces are required per the development agreement.

**Building Design.** A mostly flat roof, 5-story building with a diverse range of articulation and materials.

***Height:*** 71' feet.

***Setbacks:*** Front: 10' Rear: 20' Side: 20'

***Materials:*** A mixture of powder coated and pre-finished metal, gold stucco with brick masonry and painted metal guardrails.

***Massing:*** The building is roughly 212' feet wide and 297' feet long.

**Unit Characteristics.** 41 one-bedroom units, 40 two-bedroom units, 41 three-bedroom units, and 28 four-bedroom units. 12 of the units will be in the form of 2-story rowhouses on the first floor facing Howick and Central Avenue. At the third story, the building steps back to enhance the pedestrian scale of the building.

**Utilities and Waste Removal.** Trash and recycling dumpsters will be provided and will require a private waste management company to empty.

| SITE DATA | | |
|---|---|---|
| ZONE DISTRICT | MIXED DEVELOPMENT (MD) | |
| PROPOSED USE | AFFORDABLE MULTIFAMILY | |
| | | |
| | **REQUIRED** | **PROVIDED** |
| LOT SIZE | 20,000 SF (MIN) | 78,781 SF / 1.8 AC |
| LOT WIDTH | 100' (MIN) | 243' |
| BUILDING HEIGHT | 72' (MAX) | 71'-1" |
| LOT COVERAGE | 80% (MAX) | 71% |
| DENSITY | N/A | 83 DUS/AC |
| SETBACKS: | | |
| FRONT (HOWICK AVE & CENTRAL AVE) | 10' (MIN) | 10' |
| SIDE | 20' (MIN) | 20' |
| REAR | 20' (MIN) | 20' |
| NUMBER OF PARKING SPACES | 180 | 180 |
| | | |
| BUILDING FOOTPRINT | 62,136 sqft | |
| LANDSCAPE COVERAGE | 19,167 sqft (22% OF LOT) | |
| DWELLING UNITS: | | |
| 1-BEDROOM | 41 | |
| 2-BEDROOM | 40 | |
| 3-BEDROOM | 41 | |
| 4-BEDROOM | 28 | |
| TOTAL NUMBER OF UNITS | 150 | |

# COMMUNITY COUNCIL RESPONSE

At their regularly scheduled meeting on October 4, 2022, the Millcreek Community Council voted to recommend preliminary conditional use approval of application CU-22-016. See letter from the Millcreek Community Council in supporting documents.

# STAFF ANALYSIS AND FINDINGS

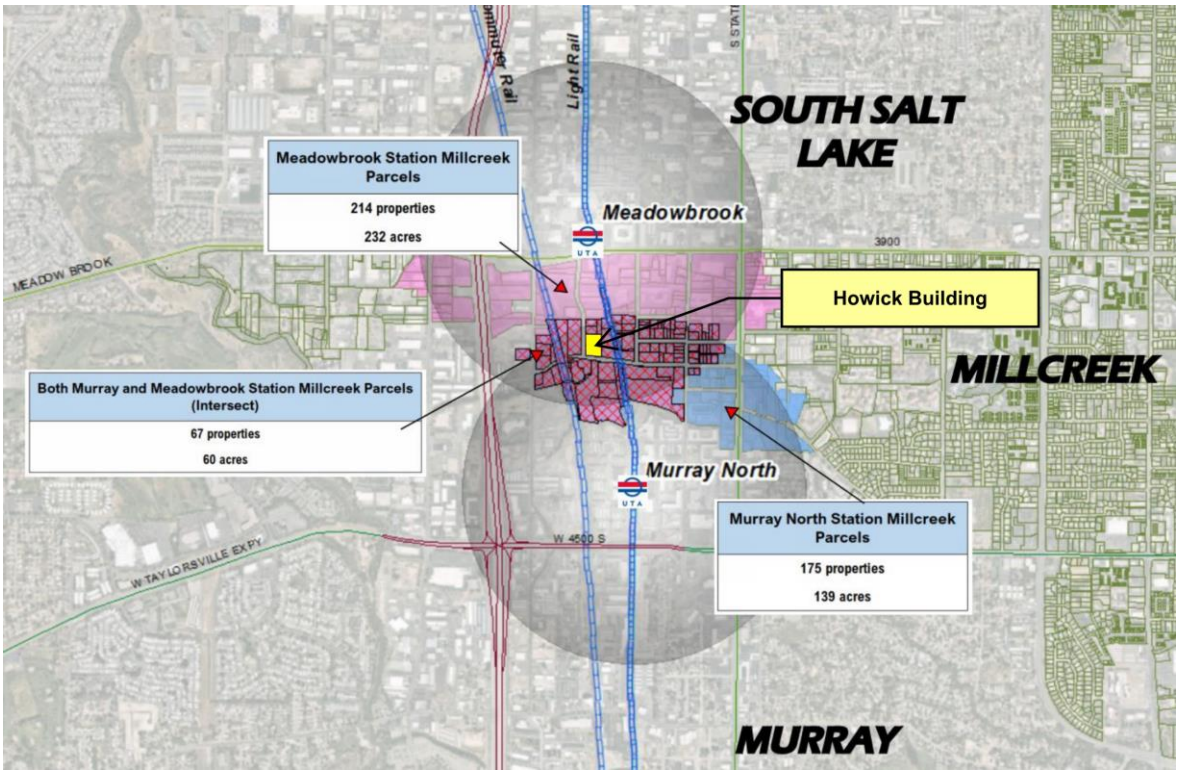
- According to data collected from the Wasatch Front Regional Council and from our own Moderate Income Housing Report Update, current housing demands in MIllcreek indicate a lack of housing units for households with very low income (30 percent AMI), and households with low income (50 percent AMI). There is currently an excess of units for households with moderate incomes (80 percent AMI). Projected needs will increase for all moderate- and low-income household groups.

- Millcreek has been committed in meeting its moderate to low income housing goals by creating options for higher density residential development in commercial, multifamily, and mixed use zones along major corridors and near transit. Providing affordable housing for families in Millcreek further meets the City's obligation to provide diverse and affordable housing options. Millcreek has continuiously promoted higher residential densities in the Meadowbrook Area, where access to mass transit is available. This project location is in close proximity to transit, as it is within walking distance to and from the UTA Meadowbrook Station and the Murray North TRAX Station. Additionally, the site is north of Big Cottonwood Creek, which the 175 Central development is proposing to add a trail system adjacent to the creek, and the Opus Green townhome development is proposing a future 3-acre park, which will be within a short walking distance for future residents of The Howick.

- Under Utah State Code (Section 10-9a-403), municipalities must ensure the production of moderate-income housing and submit an annual update for its Moderate-Income Housing Plan. The Utah State Code outlines the responsibility of a city to facilitate a "reasonable opportunity" for those households with moderate incomes to living within Millcreek.

- A common affordable housing strategy exercised by municipalities is reducing minimum parking requirements that help reduce building costs, which ultimately drives down rents and sale prices. Reduced parking requirements are often implemented in dense areas where there are mixed-use buildings and nearby transit. The recommendation made by the Fehr and Peers parking study reflects a parking ratio range that meets the parking needs of residents and guests within an affordable housing project, given its particular affordability target and its proximity to mass transportation options.

- Millcreek recently adopted into the General Plan additional moderate income housing strategies required by House Bill 462. More particularly, the strategy to "*develop and adopt a station area plans"* requires Millcreek to create station area plans that extends to properties within ½ mile from a fixed guideway transit station. Millcreek is already teaming up with the Murray City and South Salt Lake City on creating station area plans surrounding the Murray North and Meadowbrook Trax stations. Interestingly, the ½ mile boundaries from each station area plan boundaries within Millcreek overlap. The Howick affordable housing building lies in this distinctive overlap and is well-served by both Murray North and Meadowbrook Trax stations.




Based the project's characteristics, relevant facts concerning Millcreek's need for adequate affordable housing, and conclusions based on the recommendation from the professional parking study, staff makes the following findings.

Staff finds the Howick multifamily affordable housing project:

1. Will help Millcreek continue to grow and support the Meadowbrook/Main Street Urban Center.
2. Provides much needed affordable housing units and helps Millcreek meet its obligation to provide diverse and affordable housing options by targeting populations making up to 60% AMI with some units being deeply affordable at 30% AMI.
3. Is a significant redevelopment infill project that is properly located in the Meadowbrook area, where Millcreek has been continuiously promoting higher residential densities per the General Plan.
4. Meets the criteria for being a transit oriented development (TOD) as it is in close proximity to transit and being within walking distance to and from the UTA Meadowbrook Station and the Murray North TRAX Station.
5. Maintains a parking ratio that reflects national recommendations, peer community requirements, and observed local occupancy rates.
6. Is committed to exceeding the building design and open space standards required in the MD Zone.

# STANDARDS OF APPROVAL

## 19.84.060 Standards For Approval

All Conditional Use Permits run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:

1. The proposed conditional use shall comply with City ordinances, Federal, State Law, as applicable to the use and to the site where the conditional use will be located, and;
2. Mitigation is required of reasonably anticipated detrimental effects arising from the conditional use, including:

***1. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of offstreet parking and circulation, l oading docks, as well as compliance with off- street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.***

*RESPONSE: The project will replace curb, gutter, and sidewalk in addition to enhancing the street improvements with trees in tree grates, light poles, and benches. The applicant is working with Millcreek Public Works and Planning on street improvements for Central Avenue and Howick Street. Based on the Hales Traffic Generation Study performed during the rezone, the project is anticipated to add minimal traffic to surrounding intersections during peak hours. It is anticipated that the intersections will continue to operate at acceptable levels of service with the Millcreek 4101 Howick Street affordable housing project.*

***2. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.***

*RESPONSE: The project will connect to the existing utility system. Prior to development, the project will be required to obtain water and sewer will serve letters.*

***3) Detrimental effects on connectivity and safety for pedestrians and bicyclists.***

*RESPONSE: The project will enhance pedestrian connectivity by replacing old sidewalk with new wider sidewalks that will be buffered from the street by trees in tree grates.*

***4) Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable, within a neighborhood including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.***

*RESPONSE: The building is designed to minimize any environmental impacts through the certification through the Enterprise Green Communities and Energy Star program.*

***5) Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety geological hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.***

*RESPONSE: None. The property had no significant findings through a Phase I Environmental Site Assessment and Geotechnical report. Additionally, during the CUP technical review and building permit phase, a Geotech report addressing liquification will inform the structural design of the building.*

***6) Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.***

*RESPONSE: None. The exterior lighting and signs will conform the building code, lighting requirements for development in the MD zone and Public Works standards. All lighting fixtures shall be directed downward with mechanisms to prevent dark sky illumination.*

***7) Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.***

*RESPONSE: None. The design standards will be satisfied per the requirements of the MD zone. No design exceptions have been requested for the project.*

***8) Detrimental effects on the tax base and property values.***

*RESPONSE: None. The addition of a 150-unit property on formerly vacant land will increase the tax base and the current property value.*

***9) Detrimental effects on the current level of economy in governmental expenditures.***

*RESPONSE: None.*

***10) Detrimental effects on emergency fire service and emergency vehicle access.***

*RESPONSE: None. The project has been designed with input from Unified Fire Authority and includes a dedicated emergency access lane.*

***11) Detrimental effects on usable/functional/accessible open space.***

*RESPONSE: None. The project includes accessible and usable open space for the residence and their guests. The developer is providing indoor and outdoor community amenity space in the center of the building comprising of at least 15,000 square feet which will include an outdoor community area with a minimum nineteen hundred square feet children's play area and landscaping.*

***12) Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.***

*RESPONSE: None. The applicant is providing 24 hour on-site management. The ongoing property management company will perform preventative maintenance activities. Additionally, capital reserve accounts will be established for future capital repairs.*

***13) Detrimental effects on appearance from graffiti. Applicants shall apply an anti-graffiti material or coating, approved by the City, to building, fence, and other surfaces from ground level to a height of nine feet. The Planning Commission may approve dense***

***planting or appropriate design measures in place of anti-graffiti materials. This requirement may be imposed retroactively where graffiti issues are present.***

*RESPONSE: None. Anti-graffiti material will be applied as required on the new development. Existing border fencing and walls will be monitored for graffiti activity by the onsite property manager.*

# PLANNING STAFF RECOMMENDATION

Based on staff findings, staff is recommending that Planning Commission grant preliminary conditional use approval of application CU-22-016 for a 150 unit affordable housing project at 4101 South Howick Street subject to the following conditions:

1. All requirements within the recorded development agreement, file # 14012426 are met.

2. No upward illumination is allowed. Any installation of public lighting facilities or lighting located within the public right of way must be approved by the Millcreek Public Works Department. No light my trespass onto adjacent lots.

3. Signs and accessory buildings will require separate building permits and staff review for zoning/land use compliance.

4. Any modifications to these approved plans must be approved by the Millcreek Planning & Zoning Department. Any adjustments to the exterior design of the building, or alterations that increase the height or building footprint of structures, or any increase in density, must be approved by Planning Commission. Any changes to the site plan along a public right of way must be reviewed and approved by Millcreek Public Works Department.

5. The applicant will comply with all requirements established through the technical review process prior to receiving final conditional use approval.

6. As part of the technical review, applicant is required to meet all standards for roadway development as determined by the Millcreek Public Works department.

7. All applicable fees from the technical review process required must be paid in full before final conditional use approval can be granted and before certificate of occupancy is granted.

8. The applicant will comply with all requirements of the Unified Fire Code and is subject to approval by the Fire Marshal.

9. The applicant shall obtain a complete review for an approved building permit and shall comply with the requirements of Millcreek City, and utilities.

10. Applicant must obtain utility will serve letters during the technical review process.

11. The applicant and its successors shall properly and continually maintain all required landscaping.

12. An approved landscape plan that complies with the minimum standards found in Chapter 19.77 and shall be bonded for prior to final conditional use approval.

13. Applicant will be required to receive approval from Salt Lake County addressing department before final conditional use approval.

14. Applicant is required to bond for all proposed or required improvements of landscaping and public improvements as determined by the Public Works Department and Planning and Zoning Department.

15. That applicant shall schedule a pre-construction meeting with the public works department once bonding is complete.

16. All items of the staff report.

## SUPPORTING DOCUMENTS

1. Letter of Introduction
2. CUP Survey and Plans
3. Development Agreement
4. Millcreek Community Council Letter

August 04, 2022

Millcreek Community Development
3330 South 1300 East
Millcreek, UT 84106

RE: The Howick, 4101 S. Howick St Conditional Use Permit Application

Dear Planning Commission,

On behalf of The Community Development Corporation of Utah (CDCU), Shopworks Architecture is pleased to submit this Conditional Use Permit (CUP) application for 4101 S. Howick Street to accommodate a new 150-unit affordable housing apartment building for families, known as "The Howick."

This request has been created by the following parties:

**Applicant**
The Community Development Corportation of Utah
501 E. 1700 South
Salt Lake City, UT 84105
Contact: Todd Reeder
todd@cdcutah.org

**Co-Developer**
BlueLine Development
1004 South Avenue West
Missoula, MT 59801
Contact: Ashley Grant
ashley@bluelinedevelopment.com

**Architect/Planner**
Shopworks Architecture
301 W. 45th Avenue
Denver, CO 80216
Contacts: Chad Holtzinger/ Alisha Hammett
chad@shopworksarc.com
alisha@shopworksarc.com

**Civil Engineer**
Talisman Civil Consultants
1588 S. Main St. Suite 200
Salt Lake City, UT 84115
Contact: Dan Bourque
danb@talismancivil.com

The vacant 1.99-acre site is located at the northeast intersection of W. Central Avenue and S. Howick Street. The design/development team submitted a rezoning application from Light Manufacturing (M-1) to Mixed Development (MD) on May 15, 2022. The rezoning application was given recommendation for approval by Community Council on May 3, 2022, and Planning Commission on May 18, 2022, and by City Council on June 27, 2022. Multifamily housing is a permitted use with a Conditional Use Permit under the MD zone district.

This infill site is well-connected to transit and recreation, as it is within ¼ mile from the TRAX Meadowbrook Station, ½ mile to the nearest bus stop along W. 3900 S, and less than 1-mile from the Murray North TRAX Station and Harmony Park. Additionally, the site is north of Big Cottonwood Creek, which the 175 Central development is proposing to add a trail system adjacent to the creek, and the Opus Green townhome development is proposing a future 3-acre park, which will be within a short walking distance for future residents of The Howick.

The Howick is a 5-story, 150-unit affordable housing apartment building with 180 parking spaces. The building is designed with loft/rowhome frontage along Howick Street and Central Avenue, with the massing of the building stepping back at the second story to enhance the pedestrian experience. An approximately 15,000 sf of amenity space is also provided at the second story: comprising of an outdoor courtyard with seating, planters, sport court and playground.

This future affordable housing development was awarded a 4% Low-Income Housing Tax Credits (LIHTC) from the Utah Housing Corporation (UHC) on July 13, 2022, and the design/development will need to have a building permit in-hand by July 2023 to comply with the terms of the award.

The 2018 Millcreek Housing Study indicated a need for *"more diversity in housing types in Millcreek in the future to provide for residents in a variety of stages of life. These housing types would include…urban style multi-family residences, especially near major job centers and transit lines to provide choices to meet these needs (p.30)."*

Providing affordable housing for families in Millcreek further meets the City's obligation to provide diverse and affordable housing options. Under Utah State Code (Section 10-9a-403), municipalities must ensure the production of moderate-income housing and submit an annual update for its Moderate-Income Housing Plan. The Utah State Code outlines the responsibility of a city to facilitate a "reasonable opportunity" for those households with moderate incomes to living within Millcreek. Moderate-income housing is defined by the U.S. Department of Housing and Urban Development (HUD) as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is location (also known as Area Median Income or AMI)."

Approving this conditional use permit to accommodate the proposed affordable housing development will help Millcreek meet its implementation strategies and goals for providing affordable housing for households making up to 60% AMI range. Keeping cost-burdened individuals and families housed leads to generations of economic stability.

As a community developer, CDCU is focused on creating exciting and sustainable places to live that provide access and opportunities for all households regardless of income or background. This area of Millcreek is ready for transformative development that increases the livability and wellbeing of all residents.

Thank you for your consideration and we look forward to working with Millcreek to make this future community a success!

Sincerely,

Alisha Hammett
Shopworks Architecture

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
MILLCREEK, SALT LAKE COUNTY, UTAH

## SURVEY CERTIFICATE

COMMITMENT NO.: 22453342, COMMITMENT DATE: APRIL 27, 2022 7:30AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

HOUSING PLUS, A UTAH NONPROFIT CORPORATION
COMMONWEALTH LAD TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7, 8, 11a, 11b, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18, 2022.

DATE OF PLAT OR MAP: JULY 27, 2022

NATHAN CHRISTENSEN
P.L.S. 10175991

PROFESSIONAL LAND SURVEYOR — NATHAN CHRISTENSEN — No. 10175991 — STATE OF UTAH

## LEGAL DESCRIPTION:
## (COMMITMENT NO.: 22453342)

PARCEL NO. 1:

BEGINNING AT A POINT WHICH IS NORTH 89 DEG. 33' EAST 86.82 FEET AND SOUTH 13 DEG. 45' EAST 1068.88 FEET AND SOUTH 89 DEG. 27' WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A"; BIG FIELD CITY SURVEY; THENCE SOUTH 0 DEG. 43'40" WEST 628.41 FEET; THENCE NORTH 85 DEG 16'30" WEST 265.29 FEET; THENCE NORTH 0 DEG 33' WEST 603.80 FEET; THENCE NORTH 89 DEG 27' EAST 287.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED BY WARRANT DEED, RECORDED FEBRUARY 04, 984, AS ENTRY NO. 3901164, IN BOOK 5528, AT PAGE 2973, OR OFFICIAL RECORDS.

BEGINNING AT A POINT ON THE EAST PROPERTY LINE OF HOWICK STREET, SAID POINT BEING 1032.93 FEET SOUTH AND 11.78 FEET EAST FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; AS PER HOWICK STREET DEDICATION PLAT RECORDED AS ENTRY NO. 3228162, IN BOOK 79-1 PAGE 26, SAID POINT ALSO BEING 86.82 FEET NORTH 89 DEG. 33' EAST AND 1060.88 FEET SOUTH 13 DEG. 45' EAST 327.20 FEET SOUTH 89 DEG. 27' WEST OF SAID NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE NORTH 89 DEG. 27' EAST 175.00 FEET; THENCE SOUTH 00 DEG. 33' EAST 250.00 FEET; THENCE SOUTH 89 DEG. 27' WEST 175.00 FEET; THENCE NORTH 00 DEG. 33' WEST 250.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE STREET COMMONLY KNOWN AS HOWICK STREET:

ALSO, LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 89 DEG. 33'00" EAST 86.82 FEET AND SOUTH 13 DEG. 45'00" EAST, 1060.87 FEET AND SOUTH 89 DEG. 27'00" WEST 79.03 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 10, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAME SAID POINT OF BEGINNING NORTH 00 DEG. 33'00" WEST 598.23 FEET AND NORTH 89 DEG. 27'00" EAST 205.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF HOWICK STREET AND CENTRAL AVENUE, AND RUNNING THENCE SOUTH 00 DEG. 43'40" WEST 250.07 FEET, THENCE SOUTH 89 DEG. 27'00" WEST, 67.60 FEET; THENCE NORTH 00 DEG. 33'00" WEST, 250.00 FEET; THENCE NORTH 89 DEG. 27'00" EAST, 73.18 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATIONAL PURPOSES ONLY: TAX ID / PARCEL NO. 15-36-453-055

## GENERAL NOTES:

1. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THE WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 18, 2022.
3. PROPERTY ADDRESS: 4101 SOUTH HOWICK STREET, SALT LAKE CITY 84107
4. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM MAP NUMBER: 49035C0292G, MAP REVISED 9/25/2009, PANEL 292 OF 625.
5. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK.
6. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. PROJECT BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND IS CONSIDERED TO BEAR N89°50'24"W. PROJECT BENCHMARK: THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND 3" BRASS CAP WITH AN ELEVATION OF 4261.32 FEET.

## SCHEDULE B - PART II, EXCEPTIONS
## COMMITMENT NO.: 22453342

EXCEPTIONS 1-8, ARE NOT SURVEY RELATED ITEMS.

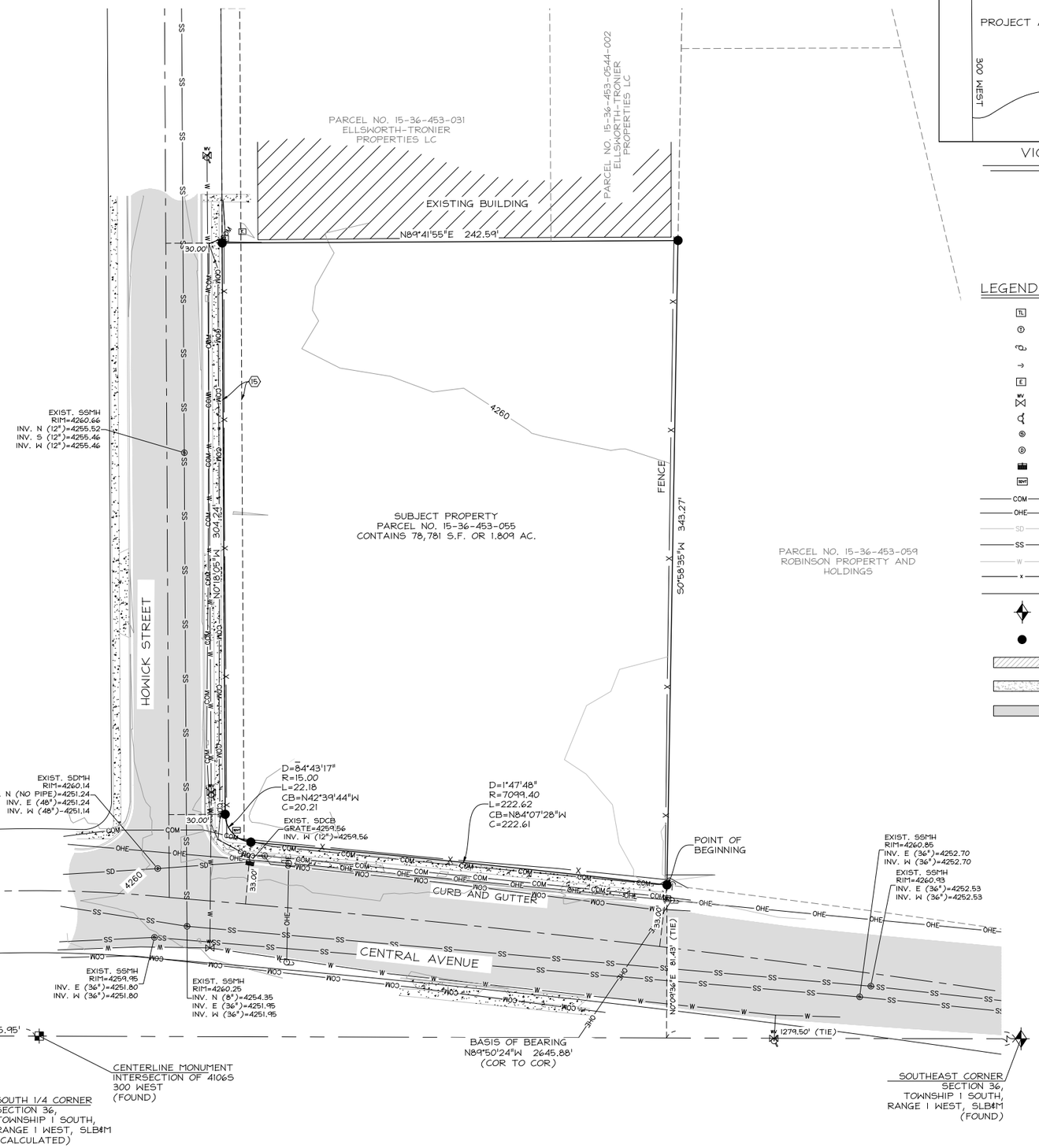
9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF MILLCREEK CITY, MOUNT OLYMPUS IMPROVEMENT DISTRICT AND WASATCH FRONT WASTE AND RECYCLING AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY. PAID CURRENT.(BLANKET IN NATURE)
10. SUBJECTS TO THE RIGHTS OF THE SALT LAKE COUNTY ASSESSOR TO ASSESS PROPERTY/ IMPROVEMENTS NOT PREVIOUSLY ASSESSED. (BLANKET IN NATURE)
11. ANY RIGHT, TITLE OR INTEREST IN ANY MINERALS, MINERAL RIGHTS OR RELATED MATTERS, INCLUDING (BUT NOT LIMITED TO) OIL, GAS, COAL, AND OTHER HYDROCARBONS. (BLANKET IN NATURE)

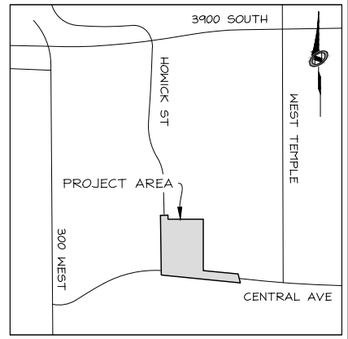
    FURTHER, NO OTHER EXAMINATION OF THE EXCEPTED TITLE TO MINERALS HAS BEEN MADE HEREIN AND NO INSURANCE NOR RESPONSIBILITY THEREFORE IS IMPLIED OR ASSUMED. (BLANKET IN NATURE)
12. THE INTEREST, IF ANY, OF THE STATE OF UTAH OR OTHERS CLAIMING BY, THROUGH OR UNDER IT, TO ANY PORTION OF THE PROPERTY LYING WITHIN THE CURRENT AND/OR HISTORIC WATERWAY BED AND BANKS. (BLANKET IN NATURE)
13. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS, OR WATER LINES, AND RIGHTS OF WAY AND EASEMENTS THEREOF. (BLANKET IN NATURE)
14. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, EXCEPT COLOR, CREED, NATIONAL ORIGIN, RELIGION, SEX, HANDICAP OR FAMILIAR STATUS, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANTS (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS CONTAINED IN INSTRUMENT:
    RECORDED: JULY 26, 1979
    ENTRY NO: 3313203
    BOOK/PAGE: 4909/433
    (BLANKET IN NATURE)

(15) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTOR: SALT LAKE AUTO WRECKING, INC.
GRANTEE: UTAH POWER & LIGHT COMPANY
DATED: NOVEMBER 2, 1979
RECORDED: FEBRUARY 19, 1980
ENTRY NO.: 3400661
(AS SHOWN ON SURVEY)

16. THE TERMS AND CONDITIONS OF THAT CERTAIN ACKNOWLEDGEMENT AND DISCLOSURE REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA, RECORDED JUNE 16, 2003, AS ENTRY NUMBER 8691443, IN BOOK 8818, AT PAGE 4861, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

    THE ABOVE-DESCRIBED PROPERTY IS EITHER PARTIALLY OR WHOLLY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA AS SHOWN ON THE NATURAL HAZARDS MAP ADOPTED FOR THE BOARD OF COUNTY COMMISSIONERS OF SALT LAKE COUNTY PURSUANT TO ORDINANCE NO. 1074 FOR: HIGH LIQUEFACTION POTENTIAL. (BLANKET IN NATURE)
17. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT IS NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
18. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. (BLANKET IN NATURE)




VICINITY MAP

N.T.S.

## LEGEND

- TELEPHONE BOX
- TELEPHONE MANHOLE
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- STORM DRAIN VAULT
- COM — TELEPHONE LINE
- OHE — OVERHEAD POWER LINE
- SD — STORM SEWER
- SS — SANITARY SEWER
- W — WATER LINE
- x — FENCE
- SECTION LINE
- SECTION CORNER
- PROPERTY CORNER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
1
1 OF 2


TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300


| NO. | BY | DATE | REVISIONS: |
|---|---|---|---|
| | | | |

ALTA/NSPS SURVEY
PARCEL NO. 15-36-453-055
MILLCREEK, SALT LAKE COUNTY, UTAH

DATE SUBMITTED: 2022-07-27

TCC JOB NUMBER: 22-079



# THE HOWICK

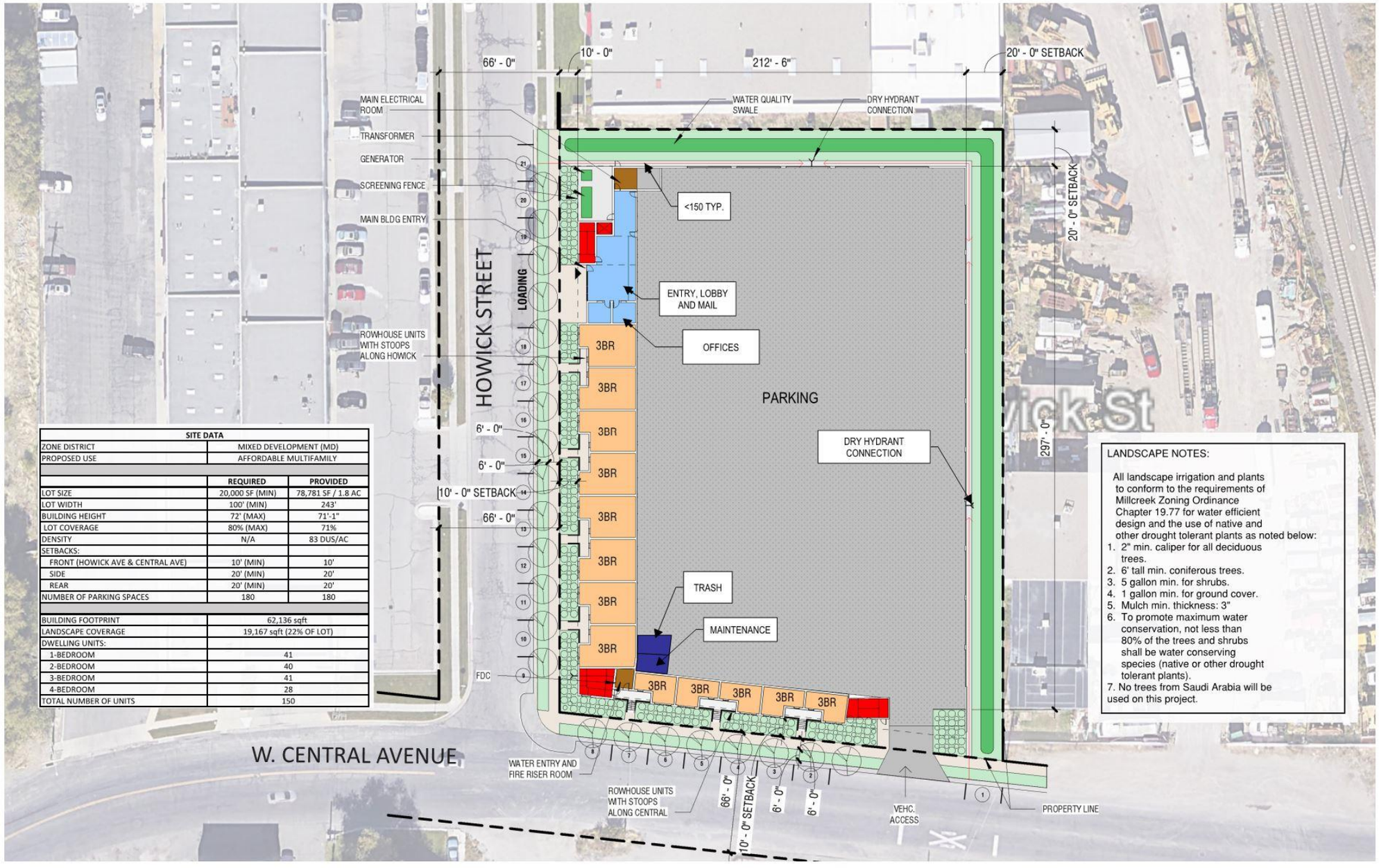
CORNER OF CENTRAL AND HOWICK

shop works architecture

CDCU Community Development Corporation of Utah

BLUELINE DEVELOPMENT, INC

THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 8/04/2022




| SITE DATA | | |
|---|---|---|
| ZONE DISTRICT | MIXED DEVELOPMENT (MD) | |
| PROPOSED USE | AFFORDABLE MULTIFAMILY | |
| | | |
| | REQUIRED | PROVIDED |
| LOT SIZE | 20,000 SF (MIN) | 78,781 SF / 1.8 AC |
| LOT WIDTH | 100' (MIN) | 243' |
| BUILDING HEIGHT | 72' (MAX) | 71'-1" |
| LOT COVERAGE | 80% (MAX) | 71% |
| DENSITY | N/A | 83 DUS/AC |
| SETBACKS: | | |
| FRONT (HOWICK AVE & CENTRAL AVE) | 10' (MIN) | 10' |
| SIDE | 20' (MIN) | 20' |
| REAR | 20' (MIN) | 20' |
| NUMBER OF PARKING SPACES | 180 | 180 |
| | | |
| BUILDING FOOTPRINT | 62,136 sqft | |
| LANDSCAPE COVERAGE | 19,167 sqft (22% OF LOT) | |
| DWELLING UNITS: | | |
| 1-BEDROOM | 41 | |
| 2-BEDROOM | 40 | |
| 3-BEDROOM | 41 | |
| 4-BEDROOM | 28 | |
| TOTAL NUMBER OF UNITS | 150 | |

LANDSCAPE NOTES:

All landscape irrigation and plants to conform to the requirements of Millcreek Zoning Ordinance Chapter 19.77 for water efficient design and the use of native and other drought tolerant plants as noted below:

1. 2" min. caliper for all deciduous trees.
2. 6' tall min. coniferous trees.
3. 5 gallon min. for shrubs.
4. 1 gallon min. for ground cover.
5. Mulch min. thickness: 3"
6. To promote maximum water conservation, not less than 80% of the trees and shrubs shall be water conserving species (native or other drought tolerant plants).
7. No trees from Saudi Arabia will be used on this project.

# LANDSCAPE AND SITE PLAN

SCALE: 1"= 50'-0"

THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 8/04/2022

PARKING DECK AND LEVEL 1 FLOOR PLAN

SCALE: 1"= 50'-0"

SLU shop works architecture

CDCU Community Development Corporation of Utah

BLUELINE DEVELOPMENT, INC

THE HOWICK

4101 S. Howick Street, Millcreek, UT

DATE: 8/04/2022

LEVEL 2 FLOOR PLAN

SCALE: 1"= 50'-0"

THE HOWICK

4101 S. Howick Street, Millcreek, UT

DATE: 8/04/2022

# LEVEL 3-5 FLOOR PLANS

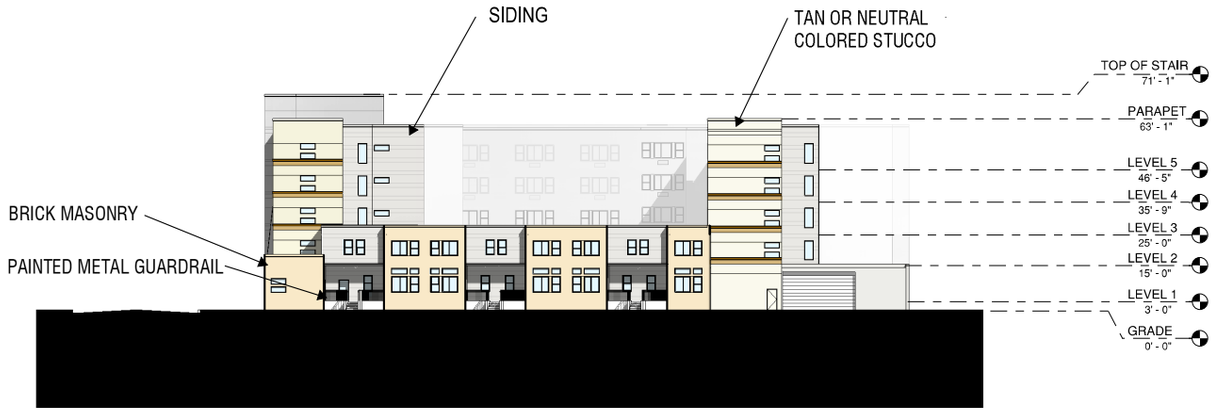
SCALE: 1"= 50'-0"

SLC shopworks architecture

CDCU Community Development Corporation of Utah

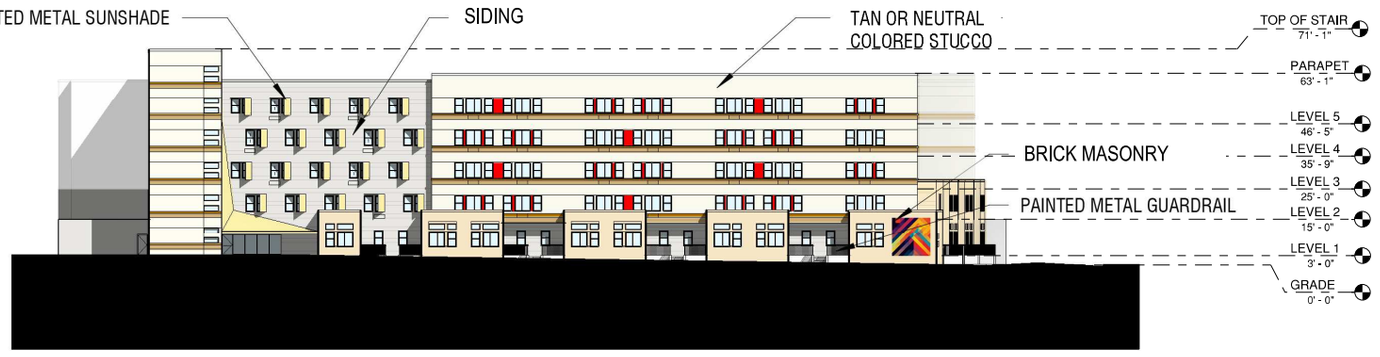
BLUELINE DEVELOPMENT, INC

THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 8/04/2022




W. CENTRAL AVE (SOUTH) ELEVATION

SCALE: 1"= 50'-0"




HOWICK STREET (WEST) ELEVATION

SCALE: 1"= 50'-0"

THE HOWICK

4101 S. Howick Street, Millcreek, UT

DATE: 8/04/2022




NORTH ELEVATION

SCALE: 1"= 50'-0"




EAST ELEVATION

SCALE: 1"= 50'-0"

THE HOWICK

4101 S. Howick Street, Millcreek, UT

DATE: 8/04/2022

WHEN RECORDED RETURN TO:

Millcreek
Attn: Jeff Silvestrini
3330 South 1300 East
Millcreek, UT 84106

14012426 B: 11370 P: 7163 Total Pages: 17
09/07/2022 02:36 PM By: zjorgensen Fees: $0.00
Rashelle Hobbs,Recorder, Salt Lake County, Utah
Return To: MILLCREEK CITY
3330 SOUTH 1300 EASTMILLCREEK, UT 84106

# DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is made and entered into as of this 15th day of September, 2022 ("**Effective Date**"), by and between, **Community Development Corporation of Utah** (the "**Developer**"), and **Millcreek,** a Utah municipality (the "**City**").

## RECITALS:

A. Developer is the owner of certain real property located at or near 4101 South Howick Street, Millcreek City, Salt Lake County, Utah, as more particularly described in Exhibit "A" (the "**Property**").

B. Developer is the sole member and manager of CDCU-Howick, LLC, a Utah limited liability company (the "Co-General Partner), the co-general partner of The Howick, LLLP, a Utah limited liability company (the "Partnership").

C. After the date hereof, Developer intends to convey the property to the Partnership and cause the Partnership to develop the Property as an affordable multi-family housing project as illustrated on the site plan (the "**Site Plan**") attached hereto as Exhibit "B."

D. The Property has been zoned Mixed Development (MD).

E. Developer hereby represents to the City that it is voluntarily entering into this Agreement.

F. The City and Developer desire to enter into this Agreement to further memorialize the development rights, terms, requirements, and conditions for the development of the Project, as more fully described herein.

G. The City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq.*, and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain

determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and the City hereby agree to as follows:

1. **Incorporation of Recitals and Exhibits/Definitions**. The forgoing recitals and Exhibits "A" – "C" are hereby incorporated into this Agreement by this reference and the words used herein shall have the same meaning as defined by the Millcreek Zoning Code.

2. **Affected Property.** The legal description of the Property contained within the Project (defined below) boundaries to which this Agreement applies is attached and specifically described in Exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

3. **Specific Design Conditions; Development Rights**. The Developer shall cause the Partnership to develop and construct the Property substantially as set forth in the Site Plan, subject to the specific design criteria set forth in Exhibit "C" (collectively the **"Project"**).

4. **Density**. On competition of all the development of the entire Project in accordance with this Agreement, Developer shall be entitled to cause the Partnership to develop and construct not more than **150** residential units that are designed and intended for use as single-family residents.

5. **Vested Rights**. Upon (a) the Partnership's receipt of final conditional use permit for the Project, (b) payment of all applicable fees, and (c) full execution by Developer and the City of this Agreement and recording in the Office of the Salt Lake County Recorder, this Agreement shall vest the Developer with the right to cause the Partnership to develop the Project in accordance with this Agreement, the ordinances, policies, and standards but not procedures of the City in effect as of the date of this Agreement. The City acknowledges and approves development of the Project. The Developer's rights to cause the Partnership to develop the Project in accordance with this Agreement, the ordinances, policies, and standards but not procedures of the City in effect as of the date of this Agreement are subject to only the following exceptions:

   a. City/Developer Agreement. City's future laws that Developer agrees in writing to the application thereof to the Project;
   c. State and Federal Compliance. City's future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

d. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons, and entities similarly situated; or,

e. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule).

f. Compelling, Countervailing Interest. Laws, rules, or regulations that the City's land use authority finds on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i).

6. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property, including the Partnership. This Agreement supersedes any and all development agreements that have been executed concerning the Property, if any. The Agreement will, when duly filed and recorded, constitute valid, effective, properly perfected, and enforceable first-priority encumbrance/position against the Property.

7. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party, which consent shall not be unreasonably withheld or delayed. Any successors and assigns shall be deemed to be the Developer for all purposes under this Agreement with respect to that portion of the Property transferred, and the transferring Developer shall not be released from any further obligations with respect to this Agreement as to the parcel so transferred. This restriction on assignment is not intended to prohibit or impede the sale by Developer. Upon conveyance of the Property by Developer to the Partnership, upon request from the Developer, the parties hereto shall execute an assignment of this Agreement to the Partnership.

8. **No Joint Venture, Partnership or Third-Party Rights.** This Development Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties, except as expressly provided herein.

9. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

**10. Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

To Developer:
Todd Reeder
Community Development Corporation of Utah
501 East 1700 South
Salt Lake City, UT 84105

To City:
Millcreek
Jeff Silvestrini, Mayor
3330 South 1300 East
Millcreek, UT 84106

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

**11. Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

**12. Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

**13. Term of Agreement.** The requirement that the Project is limited to an affordable multi-family housing project targeted for a low-income population with a household income less than or equal to 60 percent of Salt Lake County's area median income shall be for a time period of at least 30 years. If this Agreement is not recorded Office of the Salt Lake County Recorder within thirty (30) business days of the Effective Date, the City may terminate this Agreement and Developer irrevocable consents that the Property be rezoned to A-1 (Agricultural).

14. **Default.**

**a.** Notice. If Developer or City fails to perform, or cause to be performed, their respective obligations hereunder or to comply, or cause to be complied, with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

**b.** Contents of the Notice of Default. The Notice of Default shall:

i. Specific Claim. Specify the claimed event of Default;

ii. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement that is claimed to be in Default;

iii. Materiality. Identify why the Default is claimed to be material; and

iv. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default by the Developer which shall be of no less than thirty (30) business days duration.

**c.** Mediation. Upon the issuance of a Notice of Default the Parties shall engage in the "Mediation" processes.

15. **Remedies.** If the parties are not able to resolve the Default by Mediation, then the Parties may have the following remedies, except as specifically limited in Section 17 below:

a. Equity. All rights and remedies available in equity, including, but not limited to, injunctive relief and/or specific performance.

b. Security. The right to draw on any security posted or provided in connection with the Project relating to remedying of the Default, if any.

c. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, certificates of occupancy and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

16. **Emergency Defaults.** Anything in this Agreement notwithstanding, if prior to the completion of construction of the Project, the City Council reasonably finds on the record that (i) a Default by Developer hereunder materially impairs a compelling, countervailing interest of the City under this Agreement, and (ii) that any delays in remedying such Default would also materially impair a compelling, countervailing interest of the City under this Agreement (collectively, an "Emergency Default") then upon Notice to the Developer, the City may impose the remedies under Section 15 to the extent reasonably necessary to protect the City's interest hereunder. The City shall give Notice to Owner/Developer of any public meeting at which an Emergency Default is to be considered and the Developer shall be allowed to address the City Council at that meeting regarding the claimed Emergency Default and present its plan for curing the same. Notwithstanding the forgoing, if the Developer/Owner is reasonably able to tender a cure for any such Emergency Default under this Section 16, the City shall nevertheless accept such cure by the Developer/Owner and forego any remedies hereunder. The Parties hereto agree that the intent of this Section 16 is to protect the City's interest hereunder prior to the completion of construction of the Project and that no Emergency Default determinations may be made by the City after the completion of construction of the Project.

17. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

18. **Limitation on Recovery for Default – No Damages.** Anything in this Agreement notwithstanding Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement each Party waives any claims thereto. The sole remedy available to Developer shall be that of specific performance.

19. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes, pandemic or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

20. **No Waiver.** Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise such right at some future time said right or any other right it may have hereunder.

21. **Execution of Agreement.** This Agreement may be executed in multiple counterparts or originals.

22. **Titles and Captions.** All section titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation hereof.

23. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

24. **Further Acts.** In addition to the acts recited in this Agreement to be performed by the parties hereto, the parties agree to perform or cause to be performed any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby and to carry out the terms and provisions, spirit and intent of this Agreement.

[Signatures on the following pages]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

**Community Development Corporation of Utah**

By: Michael AKerlow
Its: CEO

**Millcreek**

Jeff Silvestrini, Mayor

Attest:

Elyse Sullivan, CMC City Recorder

STATE OF UTAH )

) ss.:

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 1 day of September, 2022 by Jeff Silvestrini, the Mayor of Millcreek, State of Utah.

Telitha Elyse Greiner
Notary Public

Telitha Elyse Greiner
Notary Public State of Utah
My Commission Expires on:
December 18, 2022
Comm. Number: 703661

[Notarial Seal]

STATE OF Utah )

: ss.

County ~~CITY~~ OF Salt Lake )

The foregoing instrument was acknowledged before me this 31 day of August, 2022 by MicLael Akerlow the CFO of Community Development Corporation of Utah

Carol Lafreniere
Notary Public

[Notarial Seal]

CAROL LAFRENIERE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/18/2023
Commission # 704168

## EXHIBIT A

**Parcel No.** 15-36-453-055-0000

**Address:** 4101 South Howick Street
Millcreek, UT 84107

**Legal Description**

BEG N 89'33' E 86.82 FT & S 13'45' E 1060.87 FT & S 89'27' W79.03 FT & S 0'43'40" W 250.07 FT FR NW COR LOT 10, BLK 10, 10 AC PLAT A BF SUR; S 0'43'40" W 378.34 FT; N 85'16'30" W 265.29 FT; N 0'33' W 353.8 FT; N 89'27' E 272.6 FT TO BEG. LESS STREET. 1.99 AC M OR L. 8316-3672 8381-7130 8381-7151 8489-9327 9449-8825 105283042 10528-3044

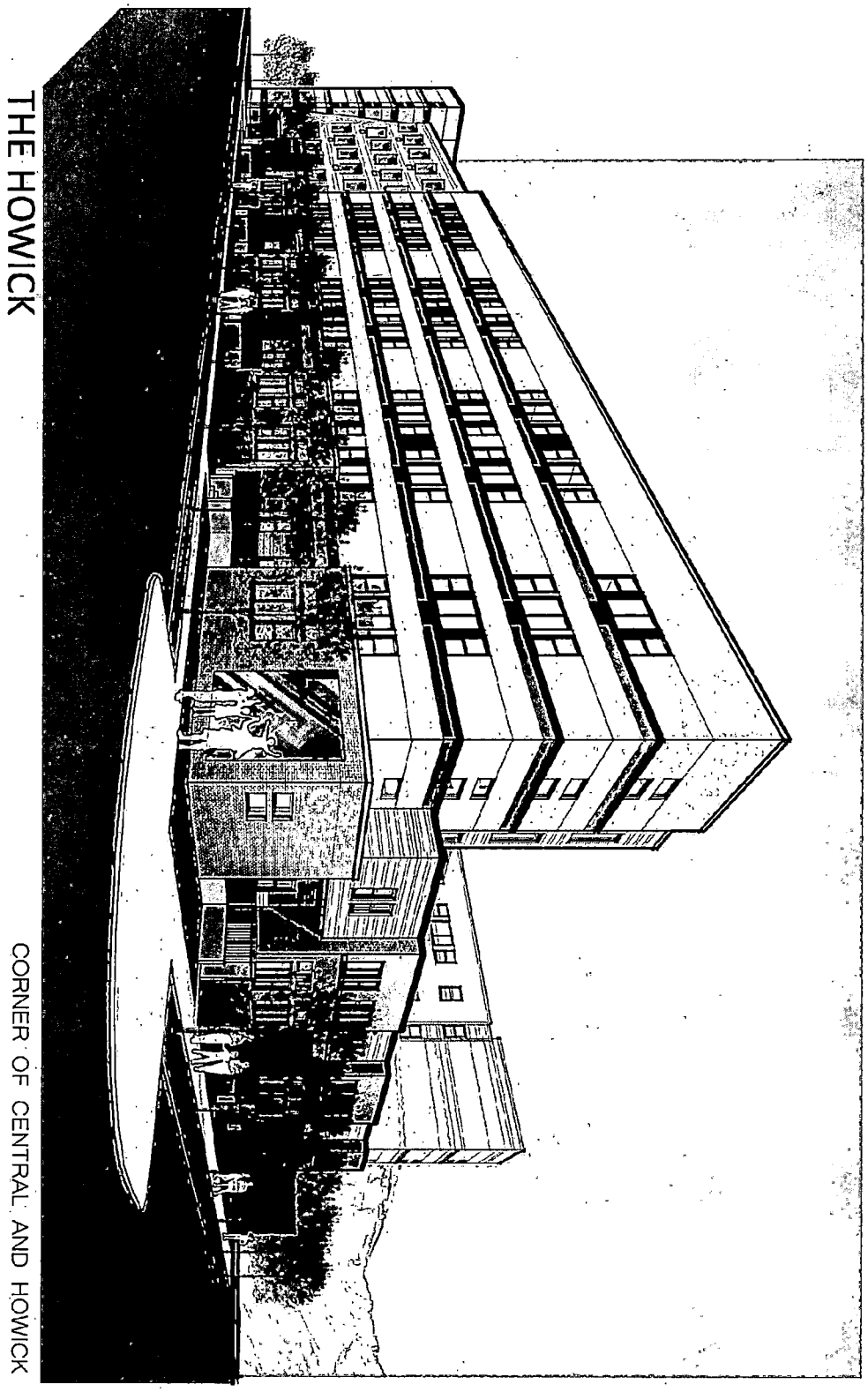
## EXHIBIT B

Developer and the City agree that the proposed development will incorporate and is subject to the following:

1. Use of Property is limited to an affordable multi-family housing project targeted for a low-income population with a household income less than or equal to 60 percent of Salt Lake County's area median income for a time period of at least 30 years.
2. The Project is limited to no more than 150 income restricted residential units consisting of the following unit characteristics:
   -41 one-bedroom
   -40 two-bedroom
   -41 three-bedroom
   -28 four-bedroom
3. All of the first floor units facing Howick and Central Avenue shall consist of loft-style rowhouses, as substantially depicted in Exhibit "C."
4. The Project shall provide, at a minimum , one-hundred and eighty (180) parking stalls.
5. The Project shall include a designated pick-up and drop-off area that is acceptable to the City.
6. Developer agrees to continue working with planning staff on enforcement strategies for the on-street parking for the Project, subject to City final review and approval. If the City determines the on-street parking for the Project becomes a problem, the Developer will not object to City putting time-limits for on-street parking adjacent to or near the Project, and Developer shall be responsible for reimbursing the City for reasonable costs incurred by the City in placing signage in reasonable locations near the Project for purposes of identifying such time-limits for such on-street parking.
7. Developer shall include in tenant lease agreement for the Project, that on street parking must comply with any current or future City on-street parking regulations.
8. Required parking must be provided to residents free of charge. No additional fees or premiums shall be charged for resident and guest parking. Parking spaces may not be conveyed or leased separately from a unit.
9. Development shall provide indoor and outdoor community amenity space in the center of the building comprising of at least 15,000 square feet which will include an outdoor community area with a minimum nineteen hundred (1,900) square foot children's play area, and landscaping as substantially depicted in Exhibit "C."
10. If the State of Utah Chief Rail Engineer determines a need for improvements to the Trax Line Crossing at approximately 135 West Central Avenue, the Developer and the City will determine an appropriate financial responsibility for developer to pay its proportionate share of the cost to install the required improvements, not to exceed ten thousand ($10,000) dollars. Proportionate share may be determined by trips generated from the Project as a percentage of overall trips as determined by a trip generation study performed by a professional traffic engineer.

11. If the City determines a need for a signal light or other mitigation at the Central Avenue Bridge Crossing, the Developer and the City will determine an appropriate financial responsibility for developer to pay its proportionate share of the cost to install the required improvements, not to exceed ten thousand ($10,000) dollars. Proportionate share may be determined by trips generated from the proposed development as a percentage of overall trips as determined by a trip generation study performed by a professional traffic engineer.
12. Unit occupancy is prohibited to no more than four single, unrelated adult persons, unless such provision is in conflict the tax credit program.
13. Building will consist of a mixture of powder coated and pre-finished metal, lap-siding, tan or neutral colored stucco with brick masonry and painted metal guardrails as substantially depicted in Exhibit "C."
**14.** Building is limited to the dimensions, setbacks, heights and design as substantially depicted in the site plan in Exhibit "C."

**EXHIBIT C**

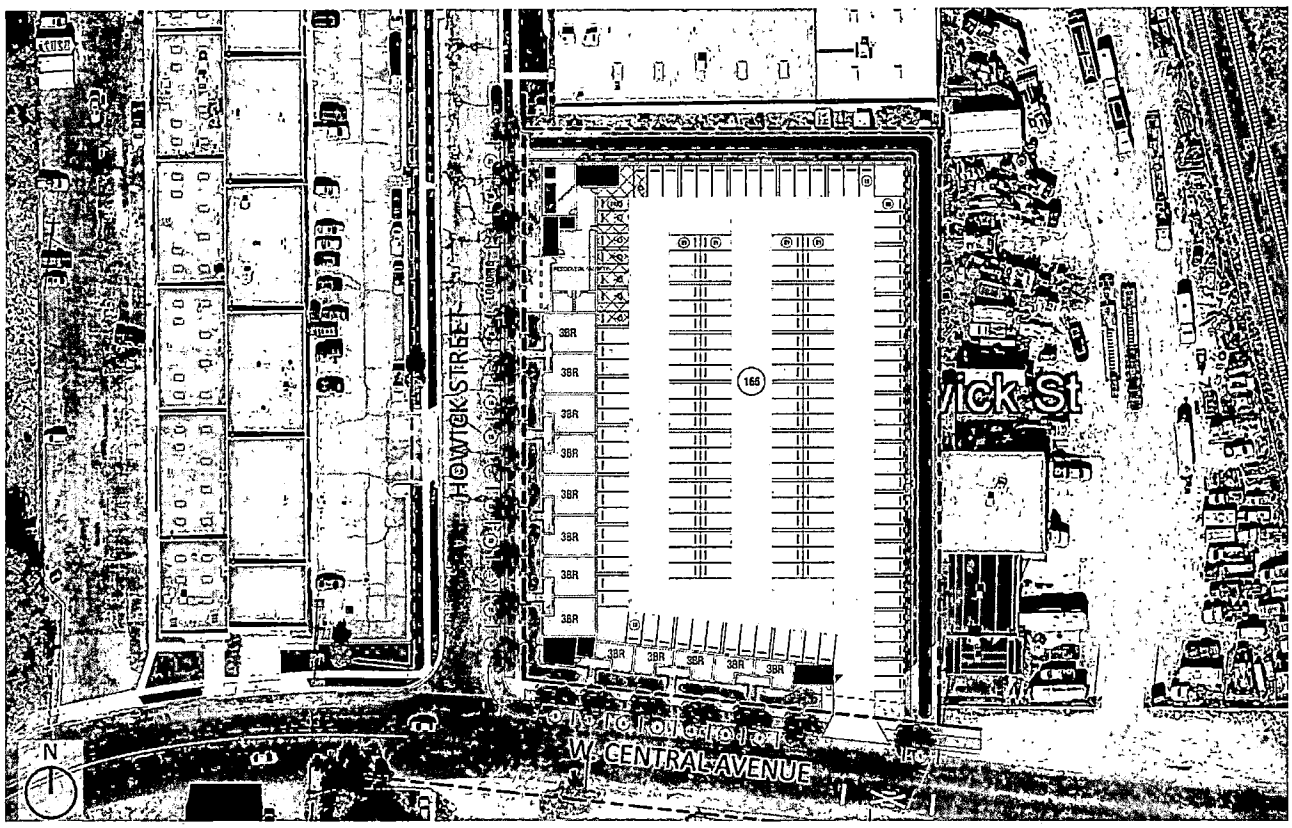



THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 6/04/2022

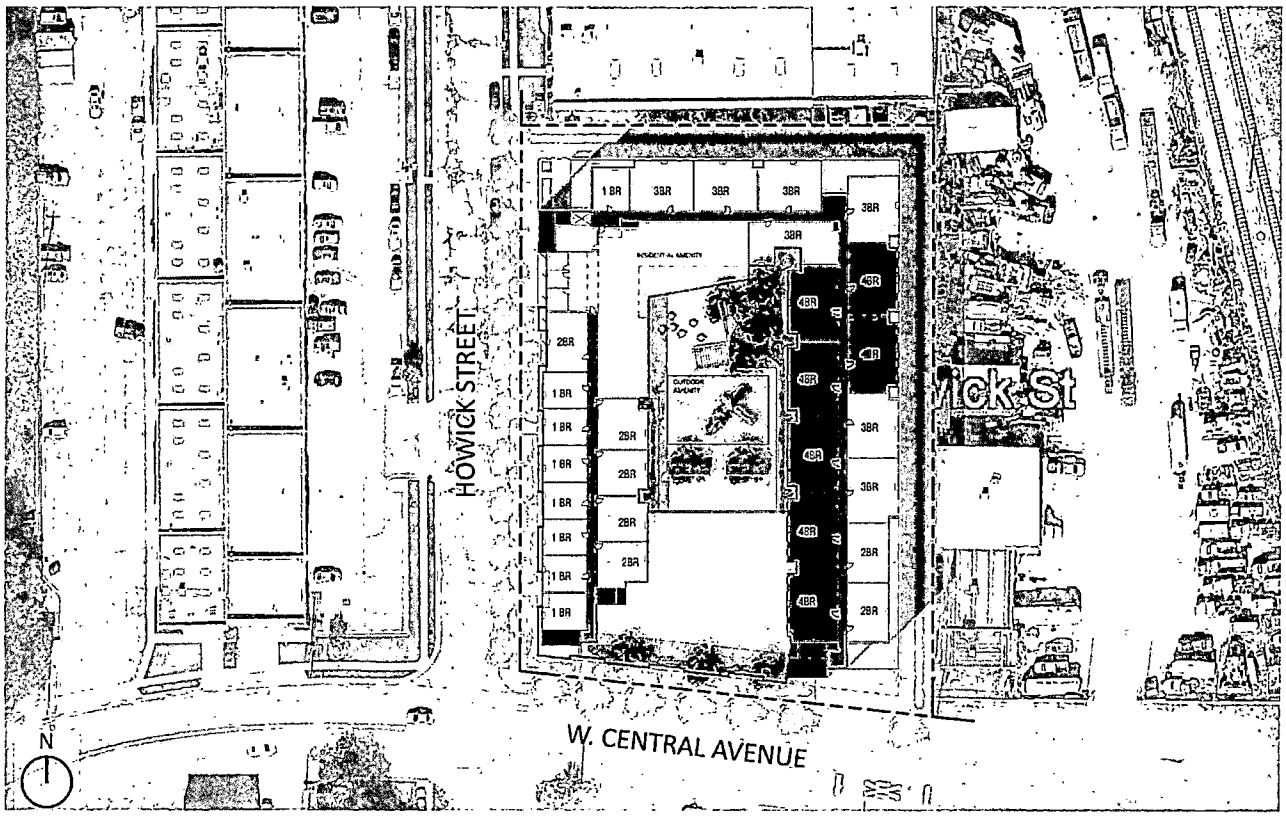
BLUELINE DEVELOPMENT, INC.

CDCU Community Development Corporation of Utah

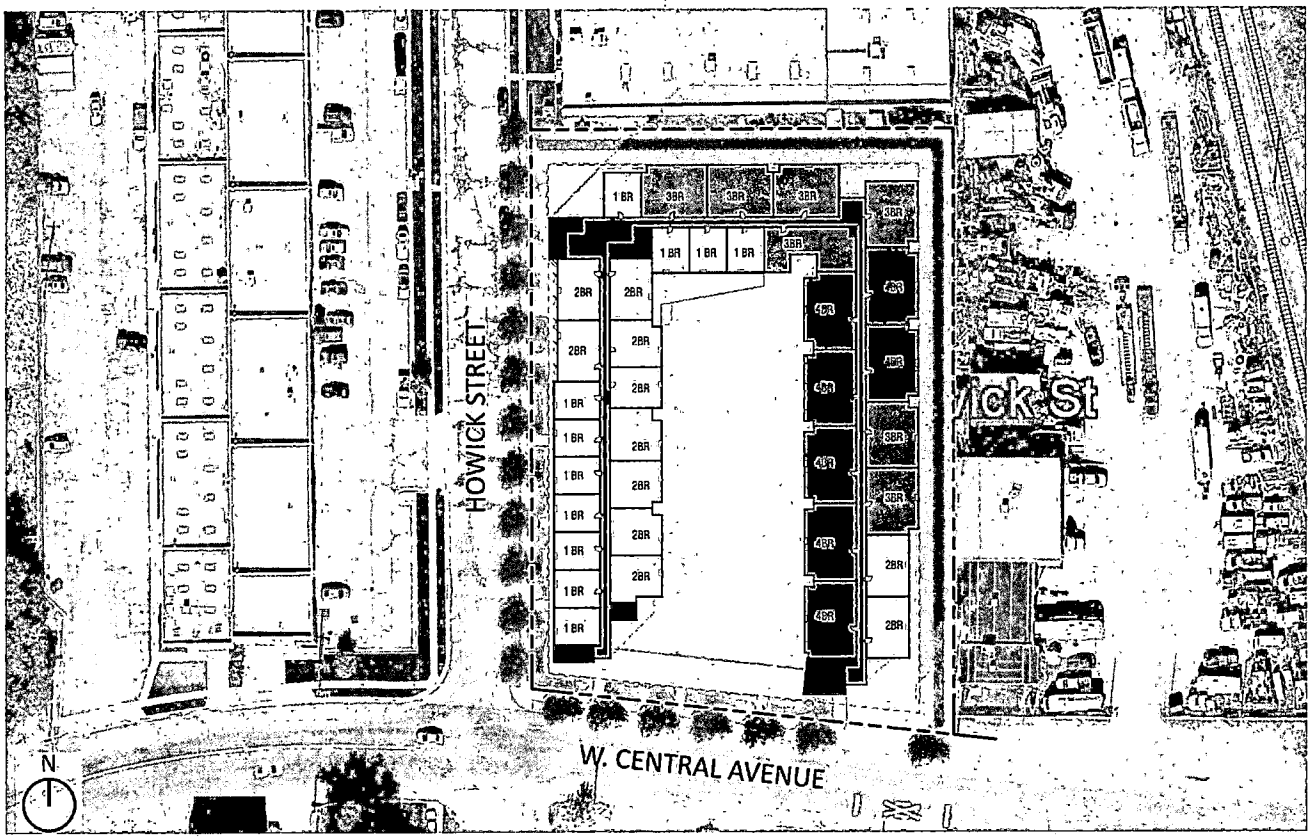
SW SHOPWORKS ARCHITECTURE




PARKING DECK AND LEVEL 1 FLOOR PLAN
SCALE: 1"= 50'-0"

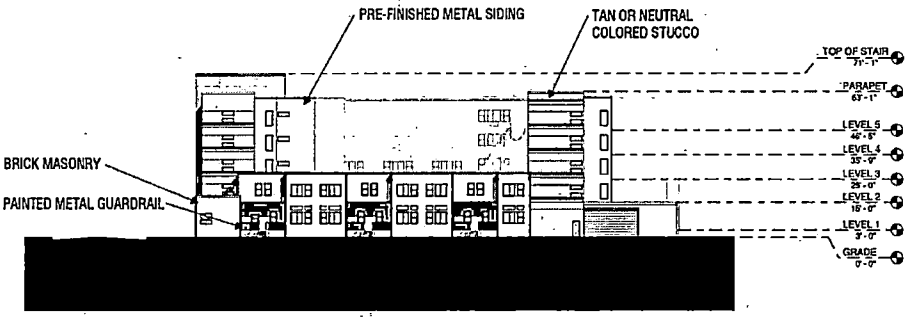



LEVEL 2 FLOOR PLAN
SCALE: 1"= 50'-0"



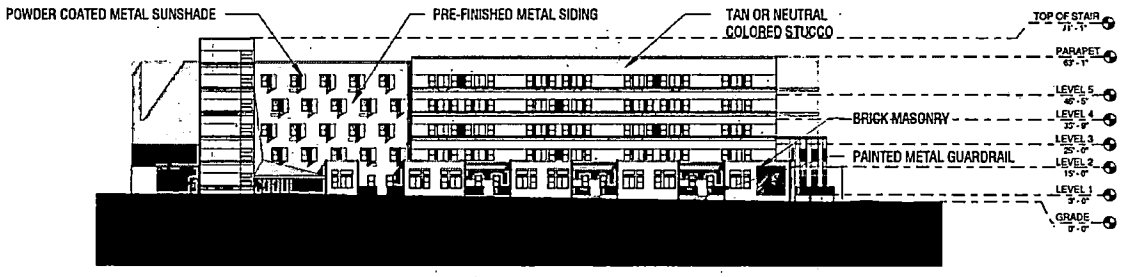

LEVEL 3-5 FLOOR PLANS
SCALE: 1"= 50'-0"

THE HOWICK
410 S. Howick Street, Millcreek, UT
DATE: 8/04/2022




W. CENTRAL AVE (SOUTH) ELEVATION

SCALE: 1"= 50'-0"




HOWICK STREET (WEST) ELEVATION

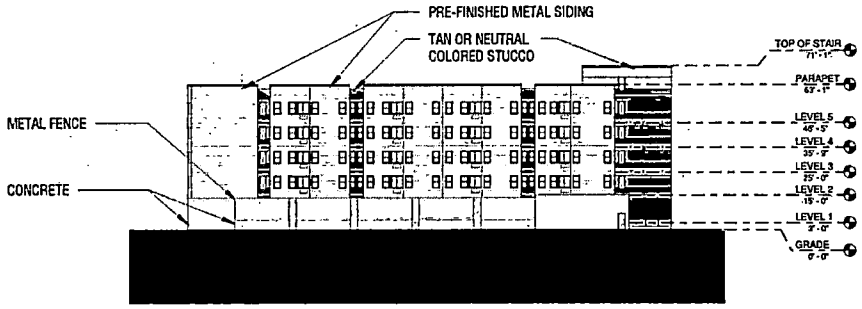
SCALE: 1"= 50'-0"

SW shop works architecture

CDCU Community Development Corporation of Utah

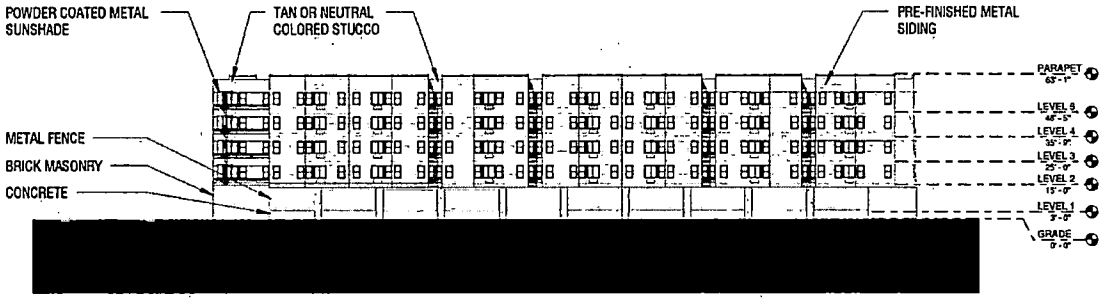
BLUELINE DEVELOPMENT, INC.

THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 8/04/2022




NORTH ELEVATION

SCALE: 1"= 50'-0"




EAST ELEVATION

SCALE: 1"= 50'-0"

SLC Shop Works Architecture

CDCU Community Development Corporation of Utah

BLUELINE DEVELOPMENT, INC.

THE HOWICK
4101 S. Howick Street, Millcreek, UT
DATE: 8/04/2022

MILLCREEK
Community Council

3330 South 1300 East • Millcreek, UT 84106
Chairman: Jamie Walker

5 October 2022

To: Millcreek Planning and Zoning Comm.

Subject: CU-22-16 Preliminary conditional use permit to accommodate a 150-unit affordable housing project located at 4101 South Howick Street

This application was reviewed by the Millcreek Community Council at its 4 October 2022 monthly meeting.

The council has reviewed this project previously for a rezoning application and is reviewing it now to be certain that the conditional use agreement agreed as part of the rezoning includes the alterations and mitigations previously recommended. It does except for one item.

The Council questioned the parking criteria and why there was a discrepancy between planning commissions recommendation for 190 parking stalls and the 180 approved by the city council, but was assured that the lower number was approved by the city council.

Allother aspects of the projects were deemed acceptable and the Council feels this project will be a welcome addition to the city's housing.

The council voted to recommend approval of the CU-22-16 Preliminary conditional use permit to accommodate a 150-unit affordable housing project. Motion by Robert Brough, seconded by Chip Spencer; and approved by vote of 9 yes and 1 no.

Sincerely,

Quentin Thomas Wells
for the Council

**Millcreek City Planning and Community Development**
3330 South 1300 East
Millcreek, Utah 84106
Phone: (801) 214-2750
Inspections: (385) 468-6690

# STAFF MEMORANDUM

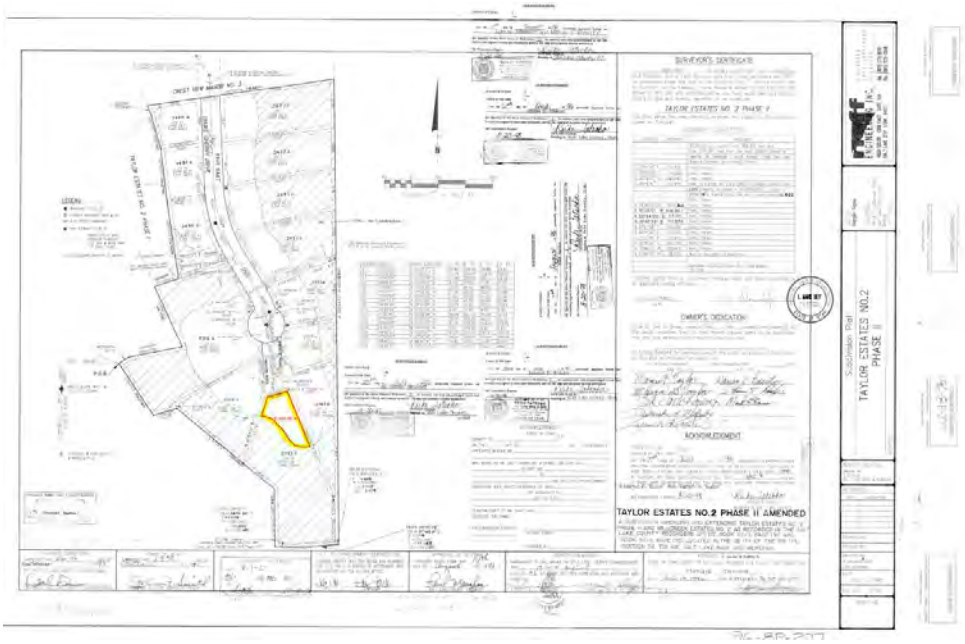
To: **Planning Commission**
From: **Carlos Estudillo, Planner 1**
Date: **10/19/2022**
Re**: FC-22-004 – Request for Slope waiver in the Foothills & Canyon overlay zone.**
Applicant: **Gebler Family & Won Shim**
Zone: **R-1-10 / FCOZ.**

## Request

Millcreek Planning and Zoning Department is seeking your input on a request by the Gebler Family & their architect, Won Shim, to obtain a slope waiver for slopes over 30% at 3733 S Choke Cherry Dr. The applicant is proposing a new single-family home located in the Foothills and Canyons Overlay Zone (FCOZ). Although the Millcreek Planning Commission is the land use authority for slope waivers, a recommendation from the community council is required.

## Existing Land Use and Proposed Change

The original application is for a single-family residence at 3733 S Choke Cherry Dr, which falls in the Foothills and Canyons Overlay Zone (FCOZ). This is a permitted use, yet the proposal must undergo an FCOZ review before approval, during which a discrepancy was discovered in the original platted buildable area and the line demarcating the allowable buildable slope for the property. The owners have moved forward believing that the plat and the buildable area as originally defined for this lot of record will be honored. Staff has directed the applicant to submit for a hearing seeking a slope waiver to allow this permitted use and otherwise zoning/planning compliant home to be built. The parcel is part of the Taylor Estates Subdivision, recorded in 1996 by Salt Lake County, and is thus a “lot of record” as defined in MKZ 19.72.200. Prior to the adoption of FCOZ, the subject property was in the R-1-10 zone and was not subject to the Hillside Protection Zone standards in effect at the time. Despite acute and challenging topography, the lot was created as though it was a standard R-1-10 lot.



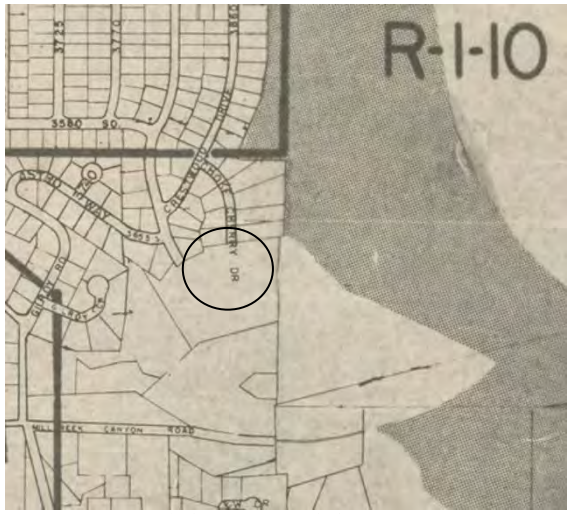

## Zoning History

Between 1953 and approximately 1996, the subject parcel and a large majority of Olympus Cove have been under a zoning designation that has only required a minimum lot area of 10,000 square feet. Historically, the parcel has been under the R-1-10 zone, requiring 10,000 square feet in 1979, which predates the Foothills and Canyons Overlay Zone; However, it did not encompass the subject area until the late 1990's. In 1996 the Board of County Commissioners approved an ordinance that amended Title 19 which among other significant changes to the zoning code repealed the 1980 "Hillside Protection Zone" and re-enacted the "Foothills and Canyons Overlay Zone." This also included a new site development and design standards chapter. Prior to the aforementioned amendment the subject property was not located in the "Hillside Protection Zone". It wasn't until 1996, when the adoption of the new "Foothills and Canyons Overlay Zone" encompassed the property that it became subject to the FCOZ requirements. It is believed that much of the un-developed property in Olympus Cove at the time of the adoption of the new FCOZ was to be included in the boundaries of FCOZ as a precaution for future development of these areas.

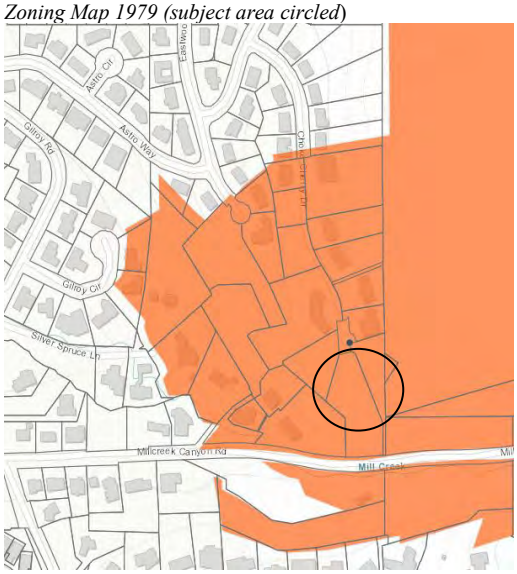
**Millcreek City Planning and Community Development**
3330 South 1300 East
Millcreek, Utah 84106
Phone: (801) 214-2750
Inspections: (385) 468-6690



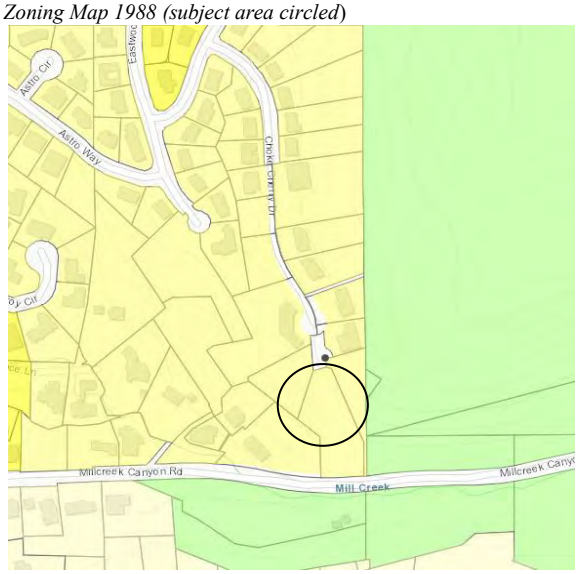

*Zoning Map 1979 (subject area circled)*




*Zoning Map 1988 (subject area circled)*




*Current Foothills and Canyons overlay zone (subject area circled)*




*Current Zoning Map (subject area circled)*

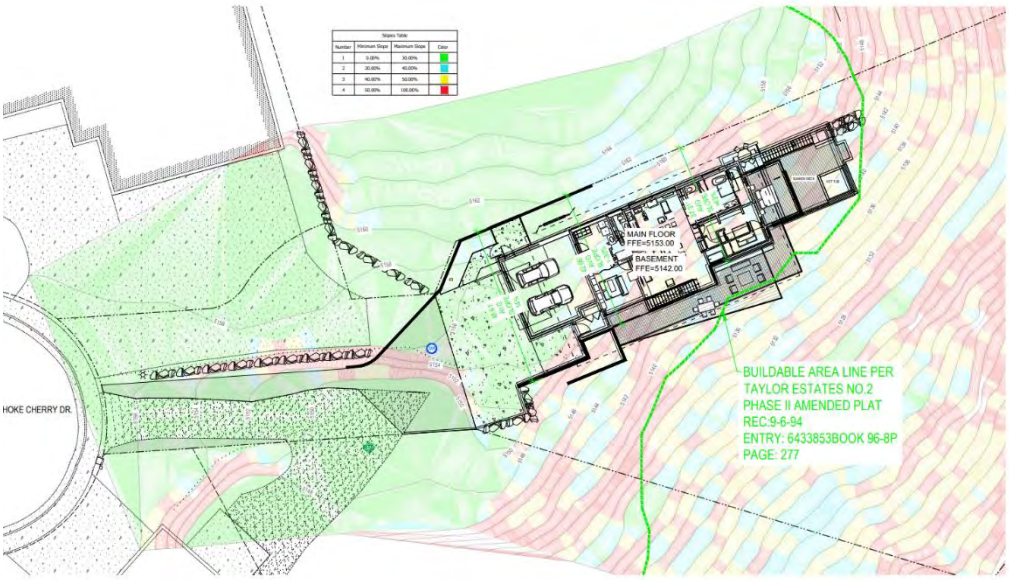
Because the current FCOZ requirements were not taken in consideration when the Taylor Estates Subdivision was recorded by Salt Lake County, an alleged buildable area was recorded with the plat without considering the FCOZ's Slope Protection (19.72.060) chapter, which states:

**"<u>19.72.060 Slope Protection</u>**

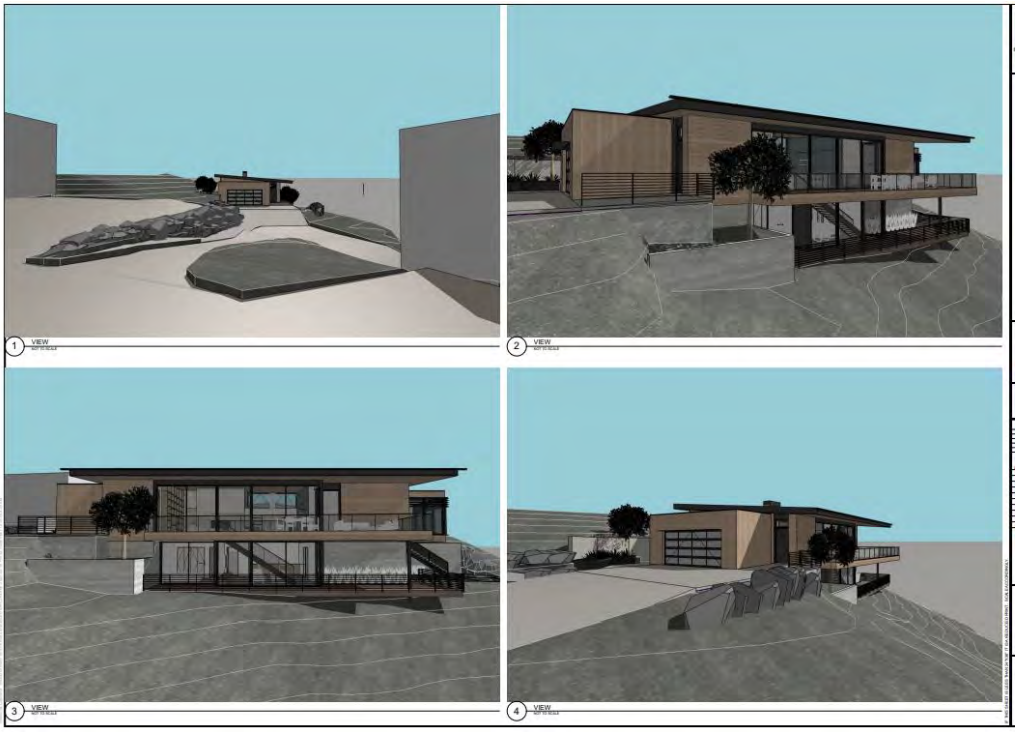
1. Slope Protection Standards
    1. Unless otherwise allowed in this Title, no development activities, including clearing, excavation, grading, and construction, are allowed on slopes greater than thirty percent (30%)."

During the Pre-FCOZ application, staff requested a slope study to review the percentages of slope within the buildable area presented on the recorded plat, which assesses that, several areas within the recorded "buildable area" exceed the maximum allowed slope grade of 30%.

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Because, a variety of areas exceed the maximum allowed slope (30%), the applicant is requesting a slope waiver that will allow for the construction of a relatively low profile single-family home that will not affect the spirit of FCOZ and will be in harmony with the surrounding neighborhood; However, if a slope waiver is granted, the applicant must go through the FCOZ application to verify that their proposed structure is complaint to Millcreek's Planning and Engineering requirements.



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## Criteria and Applicant Responses

The Planning Commission may only waive these standards upon satisfaction of the following criteria:

**1. Strict compliance with the above slope protection standards**

***1. Renders the site undevelopable, or***

***Applicant Response:*** *The Slope Analysis performed by McNeil Engineering indicates that the current, actual slope for this Lot of Record does not match the recorded Plat from 1995. The FCOZ ordinance does not allow building on slopes greater than 40%. Strict compliance with these standards would confine the Buildable Area to a much smaller footprint, reducing it to a fraction of what is shown in the Plat and is built around the neighborhood.*

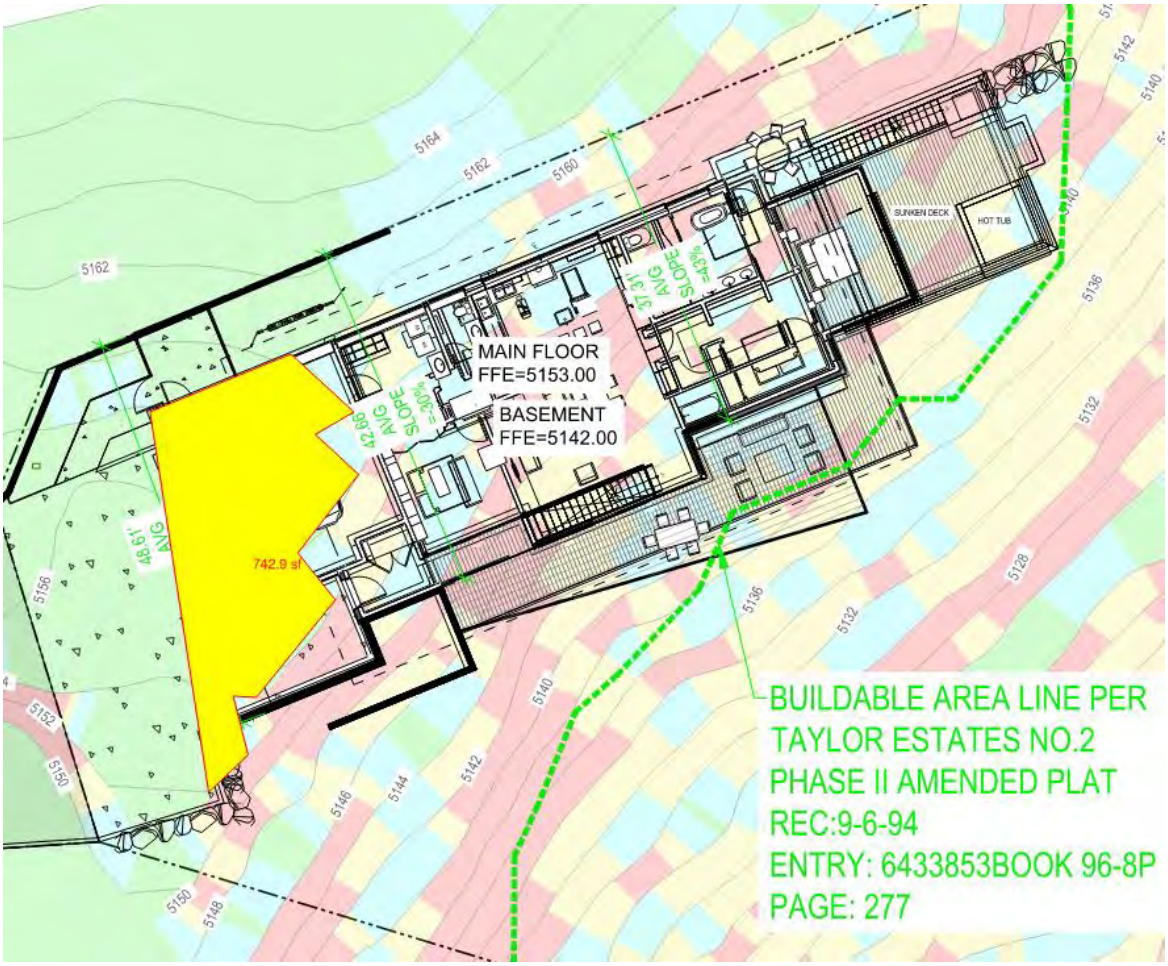
*If strict compliance with the slope standards were to be observed for this unique lot, after setbacks are factored in, the actual Buildable Area of the 1.005 Acre/43790 SF lot would be effectively reduced from +/- 6168 SF to +/- 700 SF. This presents a technical infeasibility to our clients who are seeking to build a single-family residence consistent with the zoning and typical conditions of this neighborhood. We feel this would render the site undevelopable for its intended land use.*

*Due to the wedge shape of the lot and the increasingly steep slope on other areas of the site, it is our opinion that there is no other location at which the home can be reasonably built.*

***Staff Comment:*** *Staff acknowledges this is a complex lot, and that a lot such as this could not be created under the provisions of FCOZ. This lot is a compelling case study for why FCOZ was created. However, the legislative intent of FCOZ also makes it clear that lots of record that existed prior to the adoption of FCOZ could be eligible for a slope waiver provided that strict compliance renders the lot undevelopable.*

*The applicant already received a variance to reduce the front yard setback to 20 feet, which staff supported on the basis that it reduced the impact of the house on the steep slopes of the lot. Accounting for the setbacks, staff believes that the buildable area is limited approximately to the area described below in the yellow polygon:*

**Millcreek City Planning and Community Development**
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*Under strict application of the FCOZ, this buildable area is atypical, and lacks the functional depth and width for even a one-car garage, let alone the other features that one would expect to find in the other homes that exist on Choke Cherry Drive, and elsewhere in existing platted subdivisions within the Foothills and Canyons Overlay Zone.*

*Staff believes that a case can be made to the lot being "undevelopable" under strict application of the slope criteria, given the size and shape of the area that is under 30% slope, and the expectations of a typical modern home, including a two-car garage, which can be built in any other single-family neighborhood in Millcreek.*

*The authority to grant a slope waiver for private development is limited to slopes up to 40%. The applicant will need to seek a variance and demonstrate a hardship pursuant to state law to be eligible to build on slopes greater than 40%. Staff advised the applicant to seek a slope waiver to the extent permissible by FCOZ, and to follow up with a variance request, if a slope waiver is granted by the Planning Commission.*

***2. results in substantial economic hardship not created by the applicant or otherwise self-imposed: or***

***Applicant Response: None***

***3. results in a building location that requires excessive grading, vegetation removal, or driveway distances in conflict with the purposes of this Chapter.***

***Applicant Response: None***

**2. The development substantially conforms to all other development, site design, and environmental standards of this Chapter and in all other applicable ordinances and codes.**

***Applicant Response:*** *With the exception of the slope conditions -- the home is designed, to the best of our knowledge, and through ongoing DRC and FCOZ reviews, to meet all criteria for zoning/planning codes and overlay districts for the site. The home is low-lying, nestled into the hillside and proposed on the flattest portion of the site, leaving the greater hillside as undisturbed as we believe possible. The materials, scale, and character are appropriate when compared to other homes in the neighborhood. A panorama of the homes on the street can be seen in Exhibit D. It is our belief that the home sits within the landscape and holds true to the design objectives and intent of the Foothill-Canyons-Overlay-Zone.*

***Staff Comment:*** *Staff and the applicant worked through several iterations of the design of the home, with an intent to minimize its height and profile, and reduce its impact on slopes greater than 30%. The home is neither as tall nor as large or wide as many of the homes in the vicinity. The home falls below the maximum height allowed in the zone, and the roof is designed in a manner such that the home falls below the ridge line on the property to the east. The roof is sloped to parallel the contours of the site, where the slope gradually falls from east to west. The most prominent façade will be the south façade, facing Millcreek Canyon Road. It is two stories in height. The highest point of that façade will be 27 feet above original ground surface.*

*Staff completed a preliminary FCOZ review, and there are remaining concerns that should be addressed as part of any final approval for a slope waiver:*

*1. Applicant should consider additional efforts to stabilize the fencing such as anchors into the native soil may be needed. The applicant's proposal for sandbags to be used for stabilization for construction is insufficient.*

*2. Applicant should supply a more detailed slope stability plan for constructions.*

*3. Applicant is proposing cantilevered decks as part of their projects. Cantilevers should be pulled back to fall within the limits of disturbance recorded on the plat.*

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## Community Council Action

The Mount Olympus Community Council (MOCC) convened on October 3, 2022, to consider a request for a slope waiver for property located at 3733 South Chokecherry Drive. The parcel of land is located within the established **FCOZ Zone** but has been determined to be a **Lot of Record** based on the city ordinances. The establishment of the property being a Lot of Record therefore allows it to request additional slope waiver allowances, but this additional potential allowance must be balanced against the competing objective of maintaining as much undisturbed area on our city's fragile and sometimes dangerous hillsides. We are grateful the applicant has worked diligently on multiple design details of the property prior to this request being brought to the Community Council for consideration. The MOCC grudgingly supports reasonable slope waiver requests by the applicant but only after satisfying the following conditions:

- The lot appears to have a substantial amount of fill dirt. The MOCC only recommends granting any type of slope waiver after complete and accurate soils tests are completed that explicitly determine if the soils within the proposed limits of disturbance are native soils. Adequate pier structural supports should be investigated to ensure greater stability to bedrock subsurface levels. The lot appears to contain sizable amounts of fill dirt. There are clusters of construction debris throughout the slope of proposed disturbance, including concrete, asphalt chunks and similar construction debris. We speculate that the depth and sheer magnitude of fill material might have been underestimated. Please ensure that any defined limits of disturbance require appropriate engineered mitigation to guard against collapsible, non-native, or otherwise dangerous soils.

- The cantilevered decks should be pulled back towards the home within the limits of disturbance.

- This development request creates legitimate, sizable, and perpetual risk of landslides or other uncontrolled damage to property owners immediately downhill to this property. The MOCC requests that extensive risk mitigation tactics be required not only during construction but also as permanent infrastructure to ensure adjacent property owners are not put in perilous situations in the event of an earthquake, more frequent microbursts or acts of negligence by occupants of the home after its completion.

- The MOCC requests that the applicant and city staff meet with property owners immediately adjacent and downhill to this development request to inform them of the potential outcome of the applicant being granted a slope waiver. Effective and proactive communication will hopefully avoid unnecessary misunderstandings throughout this process. In conclusion, the MOCC grudgingly supports a slope waiver for this property, only because it has been determined to be a Lot of Record, coupled with applying strict enforcement of the FCOZ development protocols would deem the lot virtually unbuildable. We should refer to this lot within the Taylor Subdivision as a perfect example of why the FCOZ ordinance was adopted shortly after this subdivision was recorded. We don't endorse slope waivers very often, but in this context, we support granting one only after these conditions are satisfied. Otherwise, the character of our neighborhoods and beautiful slopes will head downhill quickly, potentially even more rapidly than a boulder dislodged during construction of this property

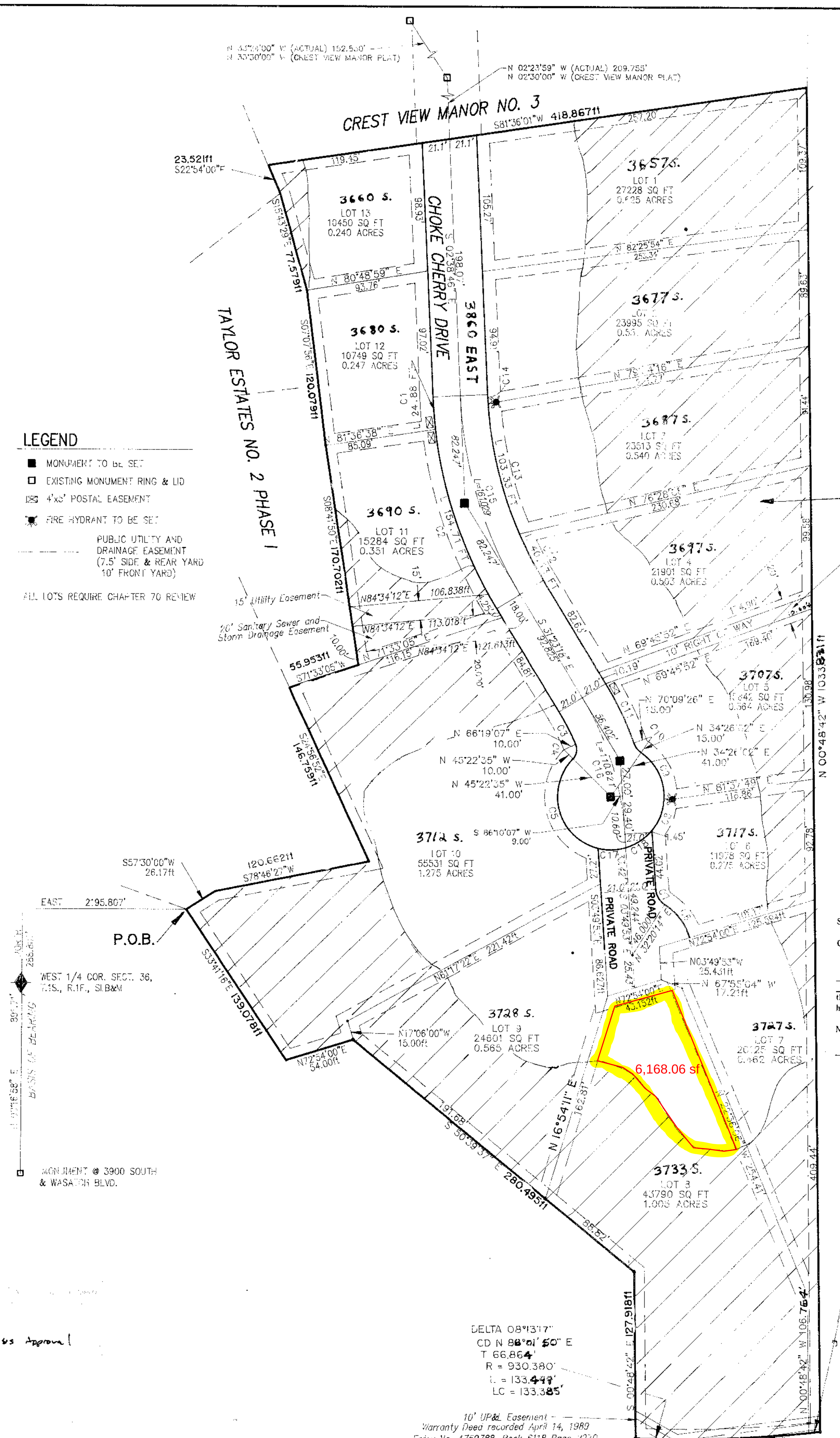
**Engineering's Response:**

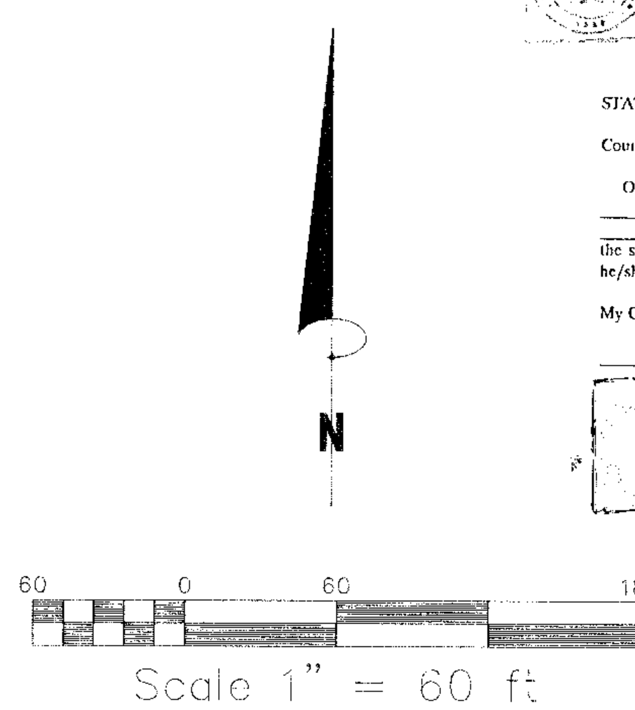
Geologist and Senior Development Engineer feel that these are acceptable solutions, depending on the specifics once those are received. As far as the cantilevered upper deck sticking out, staff has asked the applicant's structural engineer for an explanation as to how this will be done without disturbing any ground outside of the limit of disturbance - especially if the LOD fence is placed on that boundary line.

**Recommendation & Model Motion**

Staff recommends that the Planning Commission grant preliminary approval of application, FC-22-004 'request for a slope waiver to build a single-family home located in the Foothills and Canyons Overlay zone,' based on staff analysis and city goals, under the following conditions:

- Complete an extensive FCOZ review.
- The home will be built with the materials, massing, height, and windows exactly as presented in the staff report to protect the Foothills and Canyons.
- The cantilevered decks should be pulled back towards the home within the limits of disturbance.
- Drainage design should be re-designed to alleviate saturation of the slope.
- Extensive risk mitigation tactics be required not only during construction but also as permanent infrastructure to ensure adjacent property owners are not put in perilous situations in the event of an earthquake or landslide.
- Accurate soils tests should be completed to explicitly determine if the soils within the proposed limits of disturbance are native soils. Adequate pier structural supports should be investigated to ensure greater stability to bedrock subsurface levels.
- Applicant must also apply for a variance to the Land Use hearing Authority for consideration of a slope waiver over 40% - 50%.
- All other items in the staff report




30% - No Construction

20' Natural Drainage Easement R.O.W is for people traffic only

DELTA 00°33'08"
CD N 83°30'35" E
T 4.485'
R = 930.380'
L = 8.969'
LC = 8.969'

DELTA 08°46'25"
CD N 87°45'16" E
T 71.374'
R = 930.380'
L = 142.468
LC = 142.329'

| NUMBER | DELTA | CHORD DIRECTION | T FT | R FT | L FT | LC FT |
|---|---|---|---|---|---|---|
| C1 | 04°10'03" | S 04°43'47" E | 12.44 | 342.00 | 24.88 | 24.87 |
| C2 | 24°34'30" | S 19°06'03" E | 74.49 | 342.00 | 146.69 | 145.57 |
| C3 | 07°42'25" | S 27°32'06" E | 14.08 | 209.00 | 28.11 | 28.09 |
| C4 | 68°18'18" | S 10°28'16" W | 6.78 | 10.00 | 11.92 | 11.23 |
| C5 | 121°26'11" | S 16°05'40" E | 73.12 | 41.00 | 86.90 | 71.52 |
| C6 | 40°33'47" | N 37°22'52" W | 17.00 | 46.00 | 32.57 | 31.89 |
| C7 | 53°49'53" | N 30°44'49" W | 7.62 | 15.00 | 14.09 | 13.58 |
| C8 | 35°17'43" | N 21°30'00" E | 13.04 | 41.00 | 25.26 | 24.86 |
| C9 | 59°25'06" | N 25°51'25" W | 23.39 | 41.00 | 42.52 | 40.64 |
| C10 | 35°43'24" | N 37°42'16" W | 4.83 | 15.00 | 9.35 | 9.20 |
| C11 | 11°32'44" | N 25°36'56" W | 25.38 | 251.00 | 50.58 | 50.49 |
| C12 | 07°39'52" | N 27°33'22" W | 20.10 | 300.00 | 40.13 | 40.10 |
| C13 | 19°44'06" | N 13°51'24" W | 52.18 | 300.00 | 103.33 | 102.82 |
| C14 | 01°20'35" | N 03°19'03" W | 3.52 | 300.00 | 7.03 | 7.03 |
| C15 | 28°44'32" | S 17°01'02" E | 82.25 | 321.00 | 161.03 | 159.35 |
| C16 | 27°33'25" | S 17°36'36" E | 56.40 | 230.00 | 110.62 | 109.56 |
| C17 | 29°41'57" | N 88°20'16" E | 10.87 | 41.00 | 21.25 | 21.02 |
| C18 | 34°20'27" | N 56°19'04" E | 12.67 | 41.00 | 24.57 | 24.21 |

ACKNOWLEDGMENT

STATE OF UTAH ) : ss.
County of Salt Lake )

On the ___ day of August, 19 96, personally appeared before me ___

the signer(s) of the above Owner's Dedication, 2 in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 8-20-98

Reiko Tateoka
NOTARY PUBLIC
Residing at Salt Lake County, Ut

ACKNOWLEDGMENT

STATE OF UTAH ) : ss.
County of Salt Lake )

On the 6th day of Aug., 19 96, personally appeared before me STEVEN T. PERKINS

the signer(s) of the above Owner's Dedication, 1 in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 8-20-98

Reiko Tateoka
NOTARY PUBLIC
Residing at Salt Lake County, Utah

ACKNOWLEDGMENT

STATE OF UTAH ) : ss.
County of Salt Lake )

On the 7th day of August, 19 96, personally appeared before me MARK BAUER

the signer(s) of the above Owner's Dedication, 1 in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 8-20-98

Reiko Tateoka
NOTARY PUBLIC
Residing at Salt Lake County, Utah

ACKNOWLEDGMENT

STATE OF UTAH ) : ss.
County of Salt Lake )

On the 25th day of ___, 19 96, personally appeared before me ___

the signer(s) of the above Owner's Dedication, 1 in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 8-20-98

Reiko Tateoka
NOTARY PUBLIC
Residing at Salt Lake County, Utah

ACKNOWLEDGMENT

STATE OF UTAH ) : ss.
County of Salt Lake )

On the 26th day of July, 1996, personally appeared before me Deborah Y. Midgley

the signer(s) of the above Owner's Dedication, 1 in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 8-20-98

Reiko Tateoka
NOTARY PUBLIC
Residing at Salt Lake County, Utah

NOTARY PUBLIC REIKO TATEOKA

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF ___

ON THE ___ DAY OF ___, 19___, PERSONALLY APPEARED BEFORE ME ___

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ___ IS/ARE THE ___ OF ___, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID ___ BY AUTHORITY OF ___ AND THE SAID ___

ACKNOWLEDGED TO ME THAT SAID ___ EXECUTED THE SAME.

MY COMMISSION EXPIRES ___ NOTARY PUBLIC

RESIDING IN ___

## SURVEYOR'S CERTIFICATE

I, L. Mark Neff, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate no. 7915, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

*TAYLOR ESTATES NO. 2 PHASE II*

and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

| COURSE | DISTANCE | REMARKS |
|---|---|---|
| | | BEGINNING at a point North 288.807 feet and |
| | | East 2195.807 feet from the West Quarter Corner of |
| | | Section 36, Township 1 South, Range 1 East, Salt Lake |
| | | Base & Meridian, and running thence |
| S 33°41'16" E | 139.078 | feet; thence |
| N 72°54'00" E | 54.000 | feet; thence |
| S 50°39'37" E | 280.495 | feet; thence |
| S 00°48'42" E | 127.918 | feet to a point on a 930.380 foot radius curve to the |
| | | Left (Bearing to center = N 02°00'28" E delta = |
| | | 08°46'25"); thence along the arc of said curve 142.468 |
| | | feet; thence |
| N 00°48'42" W | 1033.831 | feet; thence |
| S 81°36'01" W | 418.867 | feet; thence |
| S 22°54'00" E | 23.521 | feet; thence |
| S 15°43'29" E | 77.579 | feet; thence |
| S 07°07'56" E | 120.079 | feet; thence |
| S 08°41'50" E | 170.702 | feet; thence |
| S 71°33'05" W | 55.953 | feet; thence |
| S 24°56'52" E | 146.759 | feet; thence |
| S 78°46'27" W | 120.662 | feet; thence |
| S 57°30'00" W | 26.170 | feet to the point of beginning. |
| | | |
| | | Contains 337,877.225 sq. ft., 7.756 acres |
| | | 13 LOTS |

I further certify that all lots meet frontage width and area requirements of applicable zoning ordinance.

Oct 10, 1995
DATE

L. MARK NEFF
P.E. #100254
L.S. #172065
PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH

## OWNER'S DEDICATION

Know all men by these presents that ___, the ___ undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

___

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof ___ have hereunto set ___ this ___ day of ___, A.D., 19___.

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the 8th day of ___, A.D., 19 96, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's Dedication, one in number, who duly acknowledged to me that she * signed it freely and voluntarily and for the uses and purposes therein mentioned

x Margie R. Taylor aka Margie A. Taylor

MY COMMISSION EXPIRES: 8-20-98

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

# TAYLOR ESTATES NO.2 PHASE II AMENDED

A SUBDIVISION AMENDING AND EXTENDING TAYLOR ESTATES NO. 2 PHASE II AND MILLCREEK ESTATES NO. 2 AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE, BOOK 92-9, PAGE 190 AND BOOK 91-8, PAGE 195, LOCATED IN THE SE 1/4 OF THE NW 1/4, SECTION 36, T1S, R1E, SALT LAKE BASE AND MERIDIAN.

| PLANNING COMMISSION | BOARD OF HEALTH | | S. L. CO. DEVELOPMENT SERVICES DIV. | APPROVAL AS TO FORM | COUNTY COMMISSION | RECORDED # 6433853 |
|---|---|---|---|---|---|---|
| APPROVED THIS 26th DAY OF September, A.D. 19 95 BY THE SALT LAKE COUNTY PLANNING COMM. CHAIRMAN, SALT LAKE COUNTY PLANNING COMM. | APPROVED THIS ___ DAY OF ___, A.D., 19___ DIRECTOR, S. L. CO. BOARD OF HEALTH | R-1-6 | I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE DIRECTOR | APPROVED AS TO FORM THIS 14th DAY OF August, A.D., 19 96 SALT LAKE COUNTY ATTORNEY | PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS ___ DAY OF ___ A.D., 19 96 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: S. L. CO. CLERK CHAIRMAN, BD. OF CO. COMM. | STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MARGIE TAYLOR DATE AUG. 19, 1996 TIME 4:47PM BOOK 96-8P PAGE 277 FEE $ SALT LAKE COUNTY RECORDER |

neff ENGINEERING INC.
ENGINEERS
LAND SURVEYORS
PLANNERS
4659 SOUTH 2300 EAST SUITE 104
SALT LAKE CITY UTAH 84117
tel. (801) 272-8341
fax (801) 272-3548

CLIENT: Margie Taylor
ADDRESS: 3679 E. Millcreek Road, Salt Lake City, Utah 84109, 277-1626

Subdivision Plat
TAYLOR ESTATES NO.2 PHASE II

SURVEY LOCATION:
Section 36
T.1S., R.1E.
SALT LAKE BASE & MERIDIAN

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| | |

DRAWING BY:

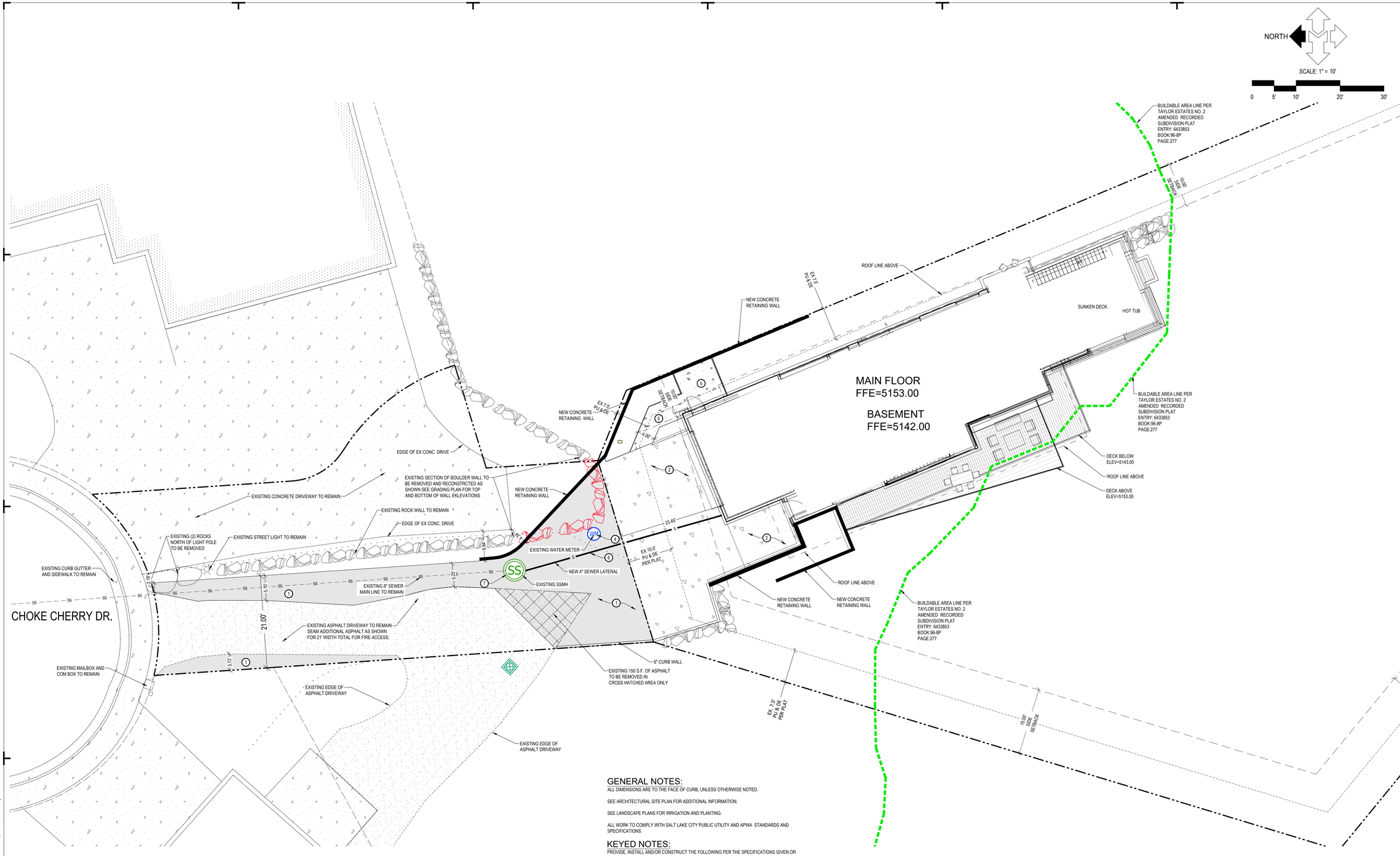
CHECKED BY:

COMPUTER FILE: c:\projects\259 259_p2rv.dwg

DATE: Oct. 10, 1995

FILE NO.: 259

SHEET NO.




## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SALT LAKE CITY PUBLIC UTILITY AND APWA STANDARDS AND SPECIFICATIONS.

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1'; SHEET C5.01.
2. CONCRETE DRIVEWAY 6" THICK CONCRETE PAVEMENT WITH 6" THICK GRANULAR ROAD BASE.
3. CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS AND CALCS, SEE GRADING PLAN SHEET C2.01 FOR TOP AND BOTTOM OF WALL ELEVATIONS.
4. EXISTING WATER METER TO REMAIN . BOX TO BE ADJUSTED AS NEEDED AND LID TO BE SET TO NEW GRADE SHOWN ON GRADING PLAN.
5. DUMPSTER AND RECYCLING ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS. CONCRETE PAD AND SIDEWALK TO BE 4" CONCRETE OVER 4" ROAD BASE.
6. NEW 4" SEWER LATERAL @ 2% MIN. CONTRACTOR TO VERIFY DEPTH OF EXISTING SEWER PRIOR TO STARTING CONSTRUCTION. TRENCHING PER SLCPU STD PRACTIVE 1. INVERT LABELED AT STRUCTURE IS 2' BELOW DEPTH OF BASEMENT. A SEWER EJECTION PUMP MAY BE REQUIRED TO SEWER THE BASEMENT.
7. EXISTING SEWER MANHOLE TO REMAIN. LID TO BE RAISED TO ELEVATION SHOWN ON C2.01.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
06-16-22
STATE OF UTAH

# GEBLER RESIDENCE

CHOKE CHERRY DRIVE
SALT LAKE CITY

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|

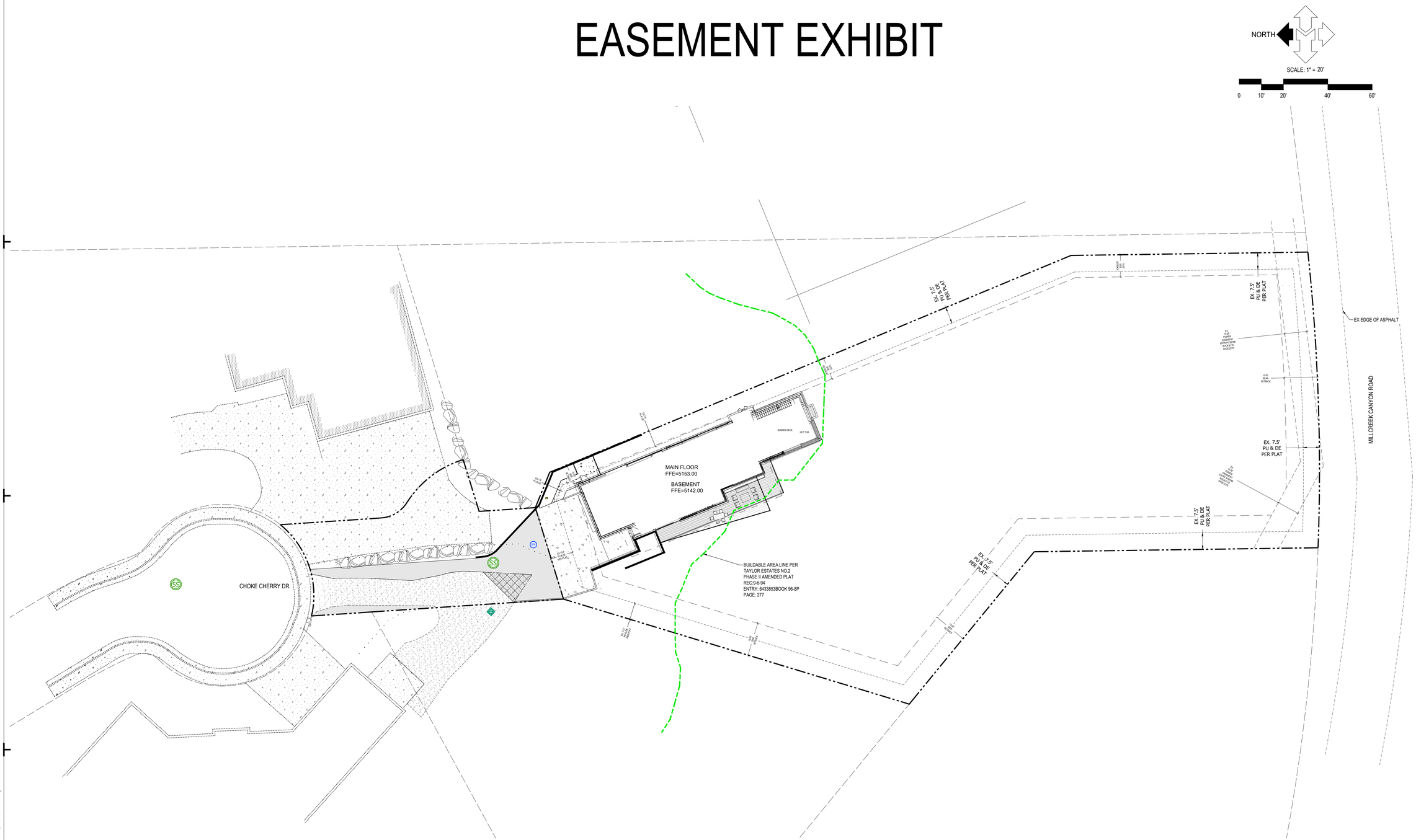
| | |
|---|---|
| PROJECT NO: | 21481 |
| DRAWN BY: | RJP |
| CHECKED BY: | RJP |
| DATE: | 6-16-22 |

SITE AND UTILTIY PLAN

C1.01

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# EASEMENT EXHIBIT




## EASEMENT NOTES:

A CURRENT TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 041-5930277, WAS REVIEWED FOR EXISTING EASEMENTS. THE ONLY LISTED EASEMENT IN THE SCHEDULE B-2 EXCEPTIONS WAS THE POWER EASEMENT. THE REMAINDER OF THE EASEMENTS SHOWN ARE FROM TAYLOR ESTATES NO. 2, PHASE 2 AMENDED SUBDIVISION PLAT.

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
06-16-22
STATE OF UTAH

**GEBLER RESIDENCE**

**CHOKE CHERRY DRIVE**
SALT LAKE CITY

REVISIONS

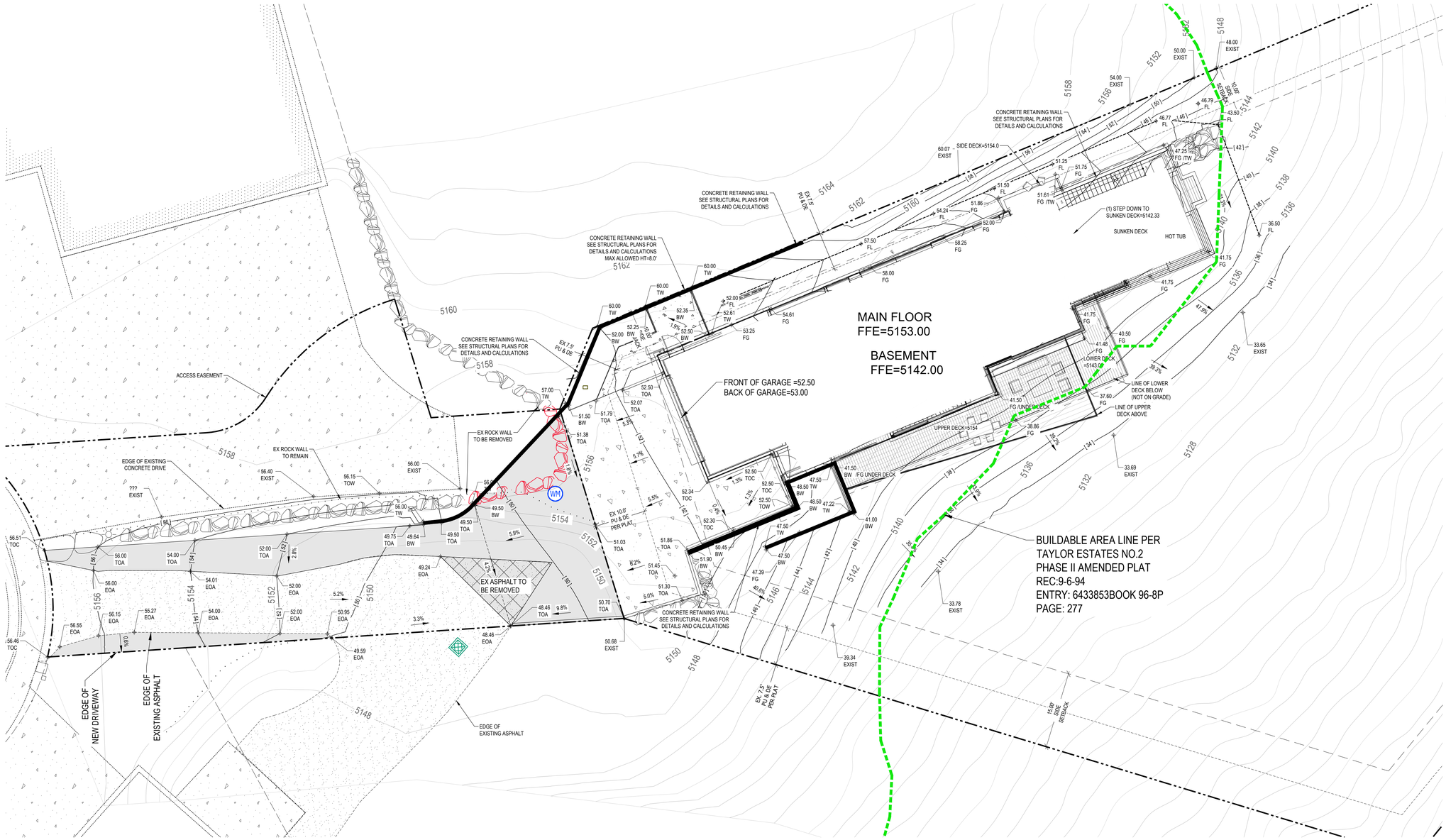
| REV | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT NO: | 21481 |
| DRAWN BY: | RJP |
| CHECKED BY: | RJP |
| DATE: | 6-16-22 |

**EXISTING EASEMENT EXHIBIT**

**C1.02**

S:\2021Files\21481\Civil\Prod Dwg\21481-plot.dwg Rob Jun 16, 2022 - 3:26pm




## GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. EXISTING WATER METER LID TO BE SET TO FINAL CONCRETE ELEVATION.
3. EXISTING SEWER LATERAL.
4. EXISTING STONEWALL TO BE MOVED BY CONTRACTOR TO LOCATION SHOWN.

## COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

| | |
|---|---|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX or EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCO | STORM DRAIN CLEANOUT BOX |
| - SDDB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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Structural Engineering • Land Surveying & HDS


PROFESSIONAL ENGINEER
No. 3754373-2202
ROBERT J. POIRIER
06-16-22
STATE OF UTAH

# GEBLER RESIDENCE

CHOKE CHERRY DRIVE
SALT LAKE CITY

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT NO: | 21481 |
| DRAWN BY: | RJP |
| CHECKED BY: | RJP |
| DATE: | 6-16-22 |

GRADING AND DRAINAGE PLAN

C2.01

S:\2021Files\21481\Civil\Prod Dwg\21481-plot.dwg Rob Jun 16, 2022 - 3:27pm

| Slopes Table | | | |
|---|---|---|---|
| Number | Minimum Slope | Maximum Slope | Color |
| 1 | 0.00% | 30.00% | |
| 2 | 30.00% | 40.00% | |
| 3 | 40.00% | 50.00% | |
| 4 | 50.00% | 100.00% | |

NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

MAIN FLOOR
FFE=5153.00

BASEMENT
FFE=5142.00

AVG SLOPE 42.66%

AVG SLOPE 37.31%

AVG SLOPE 48.61%

SUNKEN DECK

HOT TUB

BUILDABLE AREA LINE PER
TAYLOR ESTATES NO.2
PHASE II AMENDED PLAT
REC:9-6-94
ENTRY: 6433853BOOK 96-8P
PAGE: 277

CHOKE CHERRY DR.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER
No. 3754732-2202
ROBERT J. POIRIER
06-16-22
STATE OF UTAH

# GEBLER RESIDENCE

## CHOKE CHERRY DRIVE
SALT LAKE CITY

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|

PROJECT NO: 21481
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 6-16-22

SLOPE ANALYSIS PLAN

C2.02

S:\2021Files\21481\Civil\Prod Dwg\21481-plot.dwg Rob Jun 16, 2022 - 3:28pm

# Gebler Residence

3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109


LloydArchitects
SALT LAKE CITY + SEATTLE

573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
PHONE 801.328.3245
WEB LLOYD-ARCH.COM


## PROJECT RENDERING



## SHEET INDEX

### GENERAL INFORMATION

| Δ REV. NO. | SHEET NAME |
|---|---|
| G100 | COVER SHEET |
| G101 | GENERAL NOTES |
| G102 | SYMBOLS AND ABBREVIATIONS |
| G103 | AIR SEALING DETAILS |
| G104 | RADON MITIGATION |

### CIVIL DRAWINGS

| Δ REV. NO. | SHEET NAME |
|---|---|
| C001 | SURVEY |
| C1.01 | SITE AND UTILITY PLAN |
| C1.02 | EXISTING EASEMENT EXHIBIT |
| C2.01 | GRADING AND DRAINAGE PLAN |
| C2.02 | SLOPE ANALYSIS PLAN |
| C2.03 | EROSION CONTROL PLAN |

### ARCHITECTURAL DRAWINGS

| Δ REV. NO. | SHEET NAME |
|---|---|
| A000 | SITE PLAN |
| A100 | FOUNDATION PLAN |
| A101 | BASEMENT FLOOR PLAN |
| A102 | MAIN FLOOR PLAN |
| A110 | ROOF PLAN |
| A120 | BASEMENT REFLECTED CEILING PLAN |
| A121 | MAIN FLOOR REFLECTED CEILING PLAN |
| A200 | ELEVATIONS |
| A201 | ELEVATIONS |
| A300 | BUILDING SECTIONS |
| A301 | BUILDING SECTIONS |
| A302 | BUILDING SECTIONS |
| A310 | WALL SECTIONS |
| A311 | WALL SECTIONS |
| A400 | ENLARGED PLANS |
| A500 | FLOOR/ROOF ASSEMBLIES |
| A501 | WALL ASSEMBLIES |
| A510 | EXTERIOR BUILDING DETAILS |
| A511 | EXTERIOR BUILDING DETAILS |
| A512 | DOOR DETAILS |
| A513 | WINDOW DETAILS |
| A520 | STAIR DETAILS |
| A600 | DOOR SCHEDULE & LEGEND |

### ARCHITECTURAL DRAWINGS

| | |
|---|---|
| A601 | WINDOW SCHEDULE & LEGEND |
| A900 | 3D VIEWS |
| A901 | 3D VIEWS |
| A902 | 3D VIEWS |

### STRUCTURAL DRAWINGS

| Δ REV. NO. | SHEET NAME |
|---|---|
| S0.00 | GENERAL NOTES |
| S0.01 | TYPICAL STRUCTURAL DETAILS |
| S1.00 | FOOTING & FOUNDATION PLAN |
| S1.01 | LOWER LEVEL DECK FRAMING |
| S1.02 | MAIN FLOOR FRAMING PLAN |
| S1.03 | ROOF FRAMING PLAN |
| S1.04 | BASEMENT SHEARWALL PLAN |
| S1.05 | MAIN FLOOR SHEARWALL PLAN |
| S5.00 | STRUCTURAL DETAILS |
| S5.01 | STRUCTURAL DETAILS |
| S5.02 | STRUCTURAL DETAILS |

## REVISION INDEX

| REV | NAME | SUMMARY | DATE ISSUED |
|---|---|---|---|

## PROJECT TEAM

### OWNER
DARREN & RACHELLE GEBLER
P: 914.332.0182
CONTACT: RACHELLE GEBLER

### ARCHITECT
LLOYD ARCHITECTS
573 EAST 600 SOUTH
SALT LAKE CITY,UT 84102
P: 801.328.3245
CONTACT: WARREN LLOYD , AIA LEED AP

### GENERAL CONTRACTOR
SAUSAGE SPACE
P: 801.301.9648
CONTACT: MARK HASLAM

### CIVIL ENGINEER
MCNEIL ENGINEERING
P: 801.255.7700 X 117
CONTACT: ROB POIRIER

### STRUCTURAL ENGINEER
MCNEIL ENGINEERING
P: 801.255.7700 X 128
CONTACT: MATT ROBLEZ

## SCOPE

NEW RESIDENTIAL CONSTRUCTION

### DEFERRED SUBMITTAL ITEMS

SPECS. / SELECTIONS WITH SIGNIFICANT RELEVANCE TO FIRE SAFETY, MAJOR UTILITIES, OR BUILDING ENVELOPE ASSEMBLY SHALL BE REVIEWED PRIOR TO INSTALLATION INCLUDING: FIREPLACES, EXTERIOR SIDING, SHOP DRAWINGS, & DETAILED GAS LINE DIAGRAM; PER IRC R106

## AREA MAP




## CODE ANALYSIS

| | |
|---|---|
| PARCEL ID: | 1636180013000 |
| ZONE: | R-1-10 |
| BUILDING USE: | SINGLE FAMILY DWELLING |
| OCCUPANCY TYPE: | R-3 |
| CONSTRUCTION TYPE: | V-B |
| STORIES ABOVE GRADE: | 1 |
| LOT AREA: | 1.005 ACRES = 43,786.70 SF |
| ALLOWABLE HEIGHT: | 30'-0" |
| ACTUAL HEIGHT | 28'-0" AT HIGHEST POINT OF ROOF PERIMETER |

AREAS:

| | |
|---|---|
| TOTAL CONDITIONED AREA: | 3,613 SF |
| BASEMENT FLOOR CONDITIONED: | 1,654 SF |
| MAIN FLOOR CONDITIONED: | 1,959 SF |
| GARAGE: | 592 SF |

APPLICABLE CODES:

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 ACCESSIBILITY CODE (ANSI A117.1)

GEBLER RESIDENCE
3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109

SEAL
STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
9/16/22

*PROJECT PHASE*

DRAWING REVISIONS

| REV. | NAME | DATE |
|---|---|---|

SHEET TITLE
COVER SHEET

SHEET NUMBER
G100

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.


BIMcloud: LABIM24 - BIMcloud Basic for Archicad 24/GEBLER BENCHMARK 2022-02-25 Friday, September 16, 2022 9:35 AM

## GENERAL CONSTRUCTION

1. These plan shall be designed and reviewed under 2015 IBC.

2. The contractor shall be responsible for obtaining all permits required for construction by the permitting authorities having jurisdiction.

3. The contractor shall carefully read, study, and understand all plans and specifications for trades. Coordination between trades will be necessary and the responsibility of the contractor, any questions that arise shall be clarified by the architect prior to construction.

4. Drawings are not to be scaled. Dimensional discrepancies are to be clarified with the architect before proceeding with construction.

5. The contractor shall verify existing power, water, data cable and other utilities prior to excavation. Contact blue-stakes or authorities having jurisdiction prior to any excavation. 208-2100

6. The contractor shall notify the designer of discrepancies in the documents, and of any field conditions that deviate from the documents.

7. The architects approval must be obtained for any deviations from the construction documents, including but not limited to changes in dimensions, design, materials, products, and finishes. In no case may the contractor make these changes without the approval of the architect.

8. Shop drawings and other submittals are to be submitted for approval by the architect with sufficient time for review prior to execution of work. Submittals must conform to the requirements indicated on construction documents, structural notes, and specifications.

9. See door and window schedule for sizes, types, and finishes.

10. Find joy, stay safe, and give thanks.

11. All construction shall conform to and strictly comply with all applicable codes, covenants, restrictions, and Salt Lake County building standards.

12. In no event shall the contractor substitute a standard construction detail for a detail specified in these documents. The contractor shall bring all work into conformity with the construction documents, as the designer orders, before approval of that construction will be granted.

13. The contractor is to verify all dimensions, datum & levels prior to construction. **Exterior walls are dimensioned from face of exterior wall sheathing or face of concrete unless otherwise noted. Exterior wall studs at heated spaces shall be 2x6 except as noted. All other wall studs shall be 2x4 except where noted otherwise on construction documents.**

14. Glazing in locations subject to human impact such as panes in doors, glazing within 12" of door opening, glazing within 18" of floor, and shower doors shall be tempered or laminated safety glass as per 2012 IBC.

15. Provide and install smoke detectors as per 2015 IBC.

16. Provide attic access, minimum 22" x 30" with minimum 30" headroom at unobstructed readily accessible opening as per 2015 IBC.

17. Building shall comply with Utah State Energy Code. The contractor is to seal and caulk all cracks to prevent air infiltration. The contractor shall insulate the walls to R-19, ceilings to R-38, and floors over unheated spaces to R-38 unless otherwise noted.

18. These drawings are the exclusive property of Lloyd Architects and may be reproduced only with the written permission of the architect. Authorized reproductions must bear the name of the architect.

19. Fireplaces shall conform to 2012 IBC. UL listing on fireplaces are as follows: Wood burning units, UL#MH5850 Enclosed gas units; ICBO #4030

20. SITE PLAN & GRADING: remove stumps, shrubs and clear and grub site near house as indicated on site plans including legal off-site disposal of all debris and unusable fill. Scrape topsoil layer before excavation and place onsite for finish landscape use. Excavate, trench, and backfill as required for footings, foundations, slabs, utility lines, mechanical, electrical and other work below grade required to complete the project. Maintain excavation free of water and provide an adequate system for the handling and removal of surface water.

21. Contact the Utah Division of Air Quality on all remodel projects: 536-4000

## FOUNDATION

1. GEOTECHNICAL: SOIL BEARING: Assume 1500 psf soil load pressure per R401.4. CONCRETE: 3,000 psi in slabs and footings, 3000 psi in foundation walls, 3500 psi in garage slab and exterior steps.

2. CONCRETE FOOTING SIZES AND DEPTH: see footing schedule on structural sheets (minimum footing size 9" by 20", minimum depth 30" below grade). MINIMUM REBAR: see structural sheets for minimum reinforcing requirements.

3. ANCHOR BOLTS TO FOUNDATION: minimum 7" embedment per R403.1.6(maximum spacing allowed by code is 32" O.C.)

4. CONCRETE FOUNDATION WALLS: see structural drawings for size and reinforcing.

5. HEIGHT ABOVE FINISHED GRADE: concrete foundation wall to be 6" minimum above finish grade. Use treated sill plate where required.

6. FOUNDATION WALL DAMP-PROOFING AND FOUNDATION DRAIN: bituminous coating or equal to be applied on basement walls per R406. Foundation drain to be installed by new footings per R405.

7. PLATE WASHERS: All plate washers to be 3"X3"X.227" (1/4") square slotted plate per R602.11.1

8. WINDOW WELLS AND LADDERS: 9 sq ft min area, 36 inches out from window, if deeper than 44 inches affix a ladder.

9. BACKFILL: not to be placed adjacent to basement walls until bracing is in place per IRC R404.1.7

## CONSTRUCTION

1. EMERGENCY ESCAPE AND RESCUE OPENINGS: 44 inches max above floor, in every sleeping room, 5.7 sq ft or 5 sq ft if within 44 inches of grade, 20 inch min width, 24 inch min height.

2. EXIT DOORS AND HALLWAYS: one 3'-0" x 6'-8" door required, 36 inch min. width in hallways.

3. LANDINGS AT DOORS AND STAIRWAYS: 36" min. out from door and door width minimum.

4. RAMPS, SLOPES AND RAILS: maximum slope 1 in 8, railing required on ramps over 1 in 12 slope.

5. STAIRWAYS: 36" width minimum, TREADS AND RISERS: 8" rise and 9" tread minimum, HEADROOM: 6'- 8" minimum, UNDER STAIR PROTECTION: 1/2" GWB, HANDRAILS: required with (2) or more risers, 34" to 38" in height and 1 1⁄4 to 2 5/8" in diameter if circular.

6. GUARDRAILS (GUARDS): required at floors over 30" above grade, 36" min. height, a 4"sphere shall not pass through with design as to eliminate ladder effect.

7. LUMBER PROTECTION AGAINST DECAY: 18" minimum to grade under floor joists, 12" minimum to grade under floor girders. Provide treated plate on concrete slab less than 8" above exposed ground and framing and siding less than 6" from the ground. All lumber in contact with concrete, earth, or within 18" of finish grade shall be pressure treated. Pressure treat above ground items with water-borne preservatives complying with AWPB LP-2. Wood members in contact with ground shall be pressure treated with water-borne preservative complying AWPB LP-22.

8. WOOD COLUMNS: required to be 1" above the floor or finish grade, See structural for connection to foundation or slab.

9. MINIMUM AREA DIMENSIONS AND HEIGHTS: see all plan sheets for room sizes. All room minimums shall be: (1) 120 sf room, 70 sf bedrooms, 50 sf kitchen, 7 feet min. heights, sloping to 5 feet min. 3 feet min. passageways in kitchens.

10. INTERIOR MOISTURE VAPOR RETARDERS: on "warm-in-winter" side of wall, if required.

## WALL CONSTRUCTION

1. INTERIOR WALL COVERINGS: 5/8" GWB. Green Gyp. board to be limited to R702.3.8.1 for no direct contact to moisture.

2. EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper or approved equal, per dwgs.

3. STRUCTURAL COLUMNS: see structural sheets for all column sizes and locations.

4. MID-HEIGHT BRIDGING: in unfinished walls.

5. BRACED WALL LINES AND PANELS: see structural notes. Minimum requirement are to provide within 12'-6" of wall corner, at 4'-0" in length for plywood w/ nailing @ 6" O.C. @ edges and 12" O.C. in field, at 8'-0" for GWB w/ screws @ 7" O.C. @ edges and field. DOORS AND WINDOWS

6. HABITABLE ROOMS AND BATHROOMS: 8% of area in glazing, 4% in openings, and 3 sf window in bathrooms or bathrooms to have exhaust fan per IRC 303.3

7. GARAGE SEPARATION FROM DWELLING: 1 hour separation. Walls shall have 1/2" GWB on walls and attic. If garage is below habitable rooms the ceiling shall have 5/8" type "X" GWB. Door shall have a 20 min. fire-resistance rating and shall be self-closing.

## FLOOR CONSTRUCTION

1. FLOOR JOISTS: double joists under bearing partitions and blocking shall be installed at bearing walls.

2. DRAFT-STOPPING: shall be installed in all concealed spaces over 1,000 sq ft.

3. FIREBLOCKING: shall be installed in all concealed spaces at 10'-0" O.C.

4. SUBFLOOR SHEATHING: see structural sheets for all floor sheathing callouts (minimum requirements are as follows; 5/8 inch thick tongue & groove osb for joists @ 16" to 20" O.C. and 3/4" thick tongue & groove osb @ 24" O.C.)

5. FLOOR JOISTS SUPPORTING BEARING PARTITIONS OFFSETS: offset minimum floor joist depth.

6. EXPOSED LAMINATED TIMBERS: ATIC Rated Architectural grade Glu-laminated Timbers: See structural sheets for sizes and locations.

7. EXTERIOR DECKS: exposed structural framing, support joists, and beams not sheltered by roof or eaves shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3.

## ROOF CONSTRUCTION

1. ROOF FRAMING: see structural sheets pre-engineered truss type and layout. Submit shop drawings to architect/engineer for approval. Truss packet to be reviewed and signed by Engineer of Record. R802.10.1.

2. ATTIC VENTILATION: Provide a 1 to 150 sq.ft. (or 1 to 300 if 50% is in soffit and 50-80% located more than 3'0" above soffits) of the attic area in ventilation. Provide insulation baffles to insure air flow through space. Cut or drill holes in truss blocking for vent air passage from soffit vents.

3. ROOF SLOPES and DRAINAGE: felt paper, 1/4" per foot minimum. Provide "ice and water shield" at all valleys U.N.O.

4. ICE DAM PROTECTION: “Ice and Water shield" at eaves to 36" inside the wall plane of the building.

5. CHIMNEY TERMINATION: shall be 2'-0" higher than any portion of building within 10'-0", 3'-0" tall minimum.

6. GREEN ROOF: Contractor to follow manufacturer's installation instructions for Carlisle Shallow, Ultra-extensive, roof garden system.

## MASONRY

1. MASONRY VENEERS, AND TIES: see structural sheets. provide minimum brick ties at 16 inches on center in either direction, with horizontal 9 gage wire mechanically attached to ties (if applicable).

2. LINTELS: see structural drawings for lintel sizes and locations.
SHEARWALLS & HOLDDOWN SCHEDULE: see structural sheets.

## MECHANICAL

1. GAS FIREPLACE: ICBO #4030 on typical gas unit

2. FIREPLACE HEARTHS: Extend 20" min. from front of firebox and 12" min. extension on both sides.

3. RES-CHECK: 2009 IECC See attached REScheck report.

4. CENTRAL FURNACE, CLEARANCE, ACCESS, PLATFORM, LIGHT: provide 3" side and rear of platform, space is 12 inches wider than furnace, 6 inches in front if door or 30 inches in front, 30 x 30 inch access platform with light for servicing.

5. BTU SIZES OF WATER HEATERS, FURNACES: see mechanical drawings for all mechanical sizing.

6. COMBUSTION AIR: provide duct or opening within 12 inches of ceiling and size of 1 sq. inch for every 3000 btu/h.

7. ELEVATION OF COMBUSTION SOURCE OF APPLIANCES: appliances having an ignition source shall be elevated such that source is not less than 18" above floor. Rooms that are not part of the living space which communicate with a private garage through openings shall be considered to be a part of the garage; see plans.

8. APPLIANCE PROTECTION FROM IMPACT: Appliances shall be installed per IRC 1307 with approved barriers or if ignition is present 18" above the floor.

9. CONDENSATE DISPOSAL: provide an indirect drain, secondary condensate if located in attic or on wood floor (to be trap seal primer type)

10. GAS LINE SCHEMATIC: See mechanical sheets.

11. WATER HEATERS, LOCATIONS, EXPANSION TANKS, AND PRESSURE RELIEF VALVES: can not be located in closets, bedrooms, or bathrooms. If located within sealed enclosures provide combustion air vent. Direct-vent water heaters are okay. Provide and install high-efficiency radiant hydronic heat system including connection of hot water storage tank, gas hot water heaters and piping from the hot water tank to all fixtures as indicated in drawings. Installation shall conform to all local codes, ordinances and regulations pertaining to this work. Manifold and thermostat locations to be approved by the Architect. Provide trap seal primer type drain at water heaters.

12. WATER HEATER ANCHORAGE, FLOOR DRAIN, AND PANS FOR DRAINAGE: provide seismic strap to top third and bottom third of water heater. Provide an indirect drain for water heaters. Provide pan for water heaters on wood floors.

13. CLOTHES DRYER EXHAUST: maximum 25'-0" to outside with 5'-0" reduction for 90 degree bends.

14. EXHAUST VENT TERMINATIONS: 4'-0" below or beside and 1'-0" above doors or windows, 12" above grade.

15. SHOWER SIZE AND DOOR: 900 sq inches and 30" diameter, door swings outward.

16. HEATING: new construction to have a gas fired forced air furnace with air conditioning condenser unit. Heating facility to maintain 68 degrees.

17. DUCT TESTING: Shall be required where air handlers, or more than 35% of the ductwork is outside of the thermal envelope.

18. OPEN COMBUSTION AIR DUCTS: Where open air ducts provide combustion air to open combustion fuel burning appliances, the duct and appliance shall be located outside of the building thermal envelope or enclosed and isolated from the thermal envelope. Such rooms shall be sealed and insulated per table N1102.1.2. The door into the room shall be fully gasket which could require changes to the door schedule, and any water lines and duct in the room insulated per N1103.

19. MAKE-UP AIR: Where exhaust hood systems capable of exhausting in excess of 400 cfm, makeup air shall be provided at a rate equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

20. DUCT EXHAUST AND RUN LENGTH: See exhaust duct and duct opening table from section M1506 for reference.

## PLUMBING

1. WATER PIPING: shall be PEX.

2. VENT PIPING: shall be ABS.

3. HOSE CONNECTION BACKFLOW PREVENTER: provide at all exterior hose bib locations. Use frostproof type with vacuum breaker.

4. FLOOR DRAINS: Deep seal or Trap seal primer required in laundry or mechanical rooms per IBC 3201.2

5. WASTE INTERIOR TO BE ABS, WASTE INTERIOR UNDER SLAB AND EXTERIOR TO BE ABS.

6. BACK WATER VALVE: required to protect plumbing fixtures located below the elevation level of the nearest upstream man hole cover. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.

7. SHOWER COMPARTMENTS: non-absorbent floors and walls (up to 72" above finished floor) required for shower compartments; per IRC R307.2

8. MAXIMUM FLOW RATES AND CONSUMPTION: for plumbing fixtures and fittings per IRC P2903.2:

| | |
|---|---|
| Lavatory faucet: | 2.2 gpm at 60 psi |
| Shower head: | 2.5 gpm at 80 psi |
| Sink faucet: | 2.2 gpm at 60 psi |
| Water closet: | 1.6 gallons per flushing cycle |

9. TEMPERATURE LIMITING DEVICES: set at 120F for bathtubs and showers per IRC P2708.3 and 2713.1

## ELECTRICAL

1. BATHTUB ACCESS PANEL: see plans for size and locations.

2. ELECTRICAL SERVICE PANEL LOCATION: shall not be located in bathrooms or firewalls. Provide 30" clearance side to side and 36" clearance in front. Provide a minimum of 6'-6" in height.

3. RECEPTACLE OUTLETS: see electrical drawings for all outlet locations. All outlets shall be tamper resistant type. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.

4. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: provide in bedrooms.

5. GFCI PROTECTION: see electrical sheets for all locations. Provide in bathrooms and jetted tub motors, garage, outdoor, crawlspace, kitchen counters, kitchen islands, and wet-bar.

6. LIGHTING WALL SWITCHES: see electrical drawings for all switch locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.

7. RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: provide weatherproof covers for outlets, lighting to be rated for wet or damp locations.

8. LIGHT FIXTURES IN CLOSETS: incandescent fixtures 12" minimum to storage, fluorescent fixtures 6" minimum to storage.

9. SUPPORT OF CEILING FANS: as per manufacturer's recommendations.

10. ELECTRICAL: all wiring to be in accordance with the National Electrical Code and applicable local codes. Locate main panel and meter where indicated on the Drawings. Provide underground power connection from source to main panel.

11. SMOKE DETECTORS: Locate (1) inside each sleeping room, in corridors outside sleeping rooms, and on each level. All smoke detectors shall be hard wired to primary power source and wired in series. Each detector shall have a battery backup.

12. CO2 DETECTORS: Locate (1) on each habitable level of a dwelling unit equipped with fuel burning appliances.

13. NON-METALLIC SHEATHED CABLES (ROMEX): when two are more are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation, conductors must be derated per IRC E3705.4.4

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# GEBLER RESIDENCE

3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109

SEAL

STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
9/16/22

*PROJECT PHASE*

DRAWING REVISIONS

| REV. | NAME | DATE |
|---|---|---|
| | | |

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
G101

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

BIMcloud: LABIM24 - BIMcloud Basic for Archicad 24/GEBLER BENCHMARK 2022-02-25 Friday, September 16, 2022 9:35 AM

## DRAWING ABBREVIATIONS

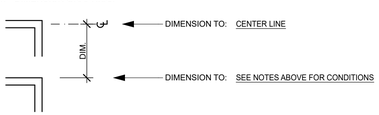
| | |
|---|---|
| **A.B.** | ANCHOR BOLT |
| **ABV.** | ABOVE |
| **A.C.** | ASPHALTIC CONCRETE |
| **ACOUS.** | ACOUSTICAL |
| **A.C.T.** | ACOUSTICAL CEILING TILE |
| **ADJ.** | ADJUSTABLE, ADJACENT |
| **A.F** | ACCESS FLOORING |
| **A.F.F.** | ABOVE FINISH FLOOR |
| **AL.** | ALIGN |
| **ALUM.** | ALUMINUM |
| **ANOD.** | ANODIZED |
| **A.P.** | ACCESS PANEL |
| **ARCH.** | ARCHITECTURAL |
| **ASPH.** | ASPHALT |
| **A.W.P.** | ACOUSTICAL WALL PANEL |
| **BD.** | BOARD |
| **BLDG.** | BUILDING |
| **BLK.** | BLOCK OR BLOCKING |
| **BM.** | BEAM |
| **BRKT.** | BRACKET |
| **B.U.R.** | BUILT UP ROOF |
| **BOT.** | BOTTOM |
| **C.** | CARPET |
| **CAB.** | CABINET |
| **C.B.** | CATCH BASIN |
| **CEM.** | CEMENT |
| **C.I.** | CAST IRON |
| **C.I.P.** | CAST IN PLACE |
| **C.J.** | CONTROL JOINT |
| **C.L.** | CHAIN LINK |
| **CLG.** | CEILING |
| **CLR.** | CLEAR |
| **CLOS.** | CLOSET |
| **C.M.U.** | CONCRETE MASONRY UNIT |
| **COL.** | COLUMN |
| **COMM.** | COMMUNICATION |
| **COMPTR.** | COMPUTER |
| **CONC.** | CONCRETE |
| **CONST.** | CONSTRUCTION |
| **CONT.** | CONTINUOUS, CONTROL |
| **CORR.** | CORRIDOR |
| **C.P.** | CONTROL POINT |
| **C.T.** | CERAMIC TILE |
| **C.T.B.** | CERAMIC TILE BASE |
| **DEPT.** | DEPARTMENT |
| **DET.** | DETAIL |
| **D.F.** | DRINKING FOUNTAIN |
| **DIA.** | DIAMETER |
| **DIAG.** | DIAGONAL |
| **DIM.** | DIMENSION |
| **DIV.** | DIVISION(S) |
| **DN.** | DOWN |
| **DR.** | DOOR |
| **DS.** | DOWNSPOUT |
| **DW.** | DISHWASHER |
| **DWGS.** | DRAWINGS |
| **EA.** | EACH |
| **E.** | EAST |
| **(E)** | EXISTING |
| **E.J.** | EXPANSION JOINT |
| **EL.** | ELEVATION |
| **ELEC.** | ELECTRICAL |
| **ELEV.** | ELEVATOR |
| **E.O.C.** | EMERGENCY OPERATIONS CENTER |
| **EQ.** | EQUAL |
| **EQUIP.** | EQUIPMENT |
| **ETC.** | ETCETERA |
| **E.W.C.** | ELECTRIC WATER COOLER |
| **EXH.** | EXHAUST |
| **EXP'D.** | EXPOSED |
| **EXT.** | EXTERIOR |
| **F.D.** | FLOOR DRAIN |
| **F.E.** | FIRE EXTINGUISHER |
| **F.E.C.** | FIRE EXTINGUISHER CABINET |
| **F.F.** | FINISH FLOOR |
| **F.G.** | FINISH GRADE |
| **F.H.C.** | FIRE HOSE CABINET |
| **FIN.** | FINISH |
| **FIXT.** | FIXTURE |
| **FL.** | FLOOR |
| **F.O.** | FACE OF |
| **F.O.C.** | FACE OF CONCRETE |
| **F.O.S.** | FACE OF STUD |
| **FRAM'G.** | FRAMING |
| **FRZ.** | FREEZER |
| **F.S.** | FINISH SURFACE |
| **FT.** | FOOT OR FEET |
| **FTG.** | FOOTING |
| **FURR.** | FURRING |
| **G.** | GAS LINE |
| **GA.** | GAUGE |
| **GALV.** | GALVANIZED |
| **G.C.** | GENERAL CONTRACTOR |
| **G.I.** | GALVANIZED IRON |
| **GL.** | GLASS |
| **GLZ.** | GLAZING |
| **GYP.** | GYPSUM WALLBOARD |
| **H.** | HIGH |
| **H.C.** | HOLLOW CORE |
| **H.D.** | SURFACE HARDENER |
| **H.D.G.** | HOT DIPPED GALVANIZED |
| **HDR.** | HEADER |
| **HDWD.** | HARDWOOD |
| **HDWR.** | HARDWARE |
| **H.M.** | HOLLOW METAL |
| **HORIZ.** | HORIZONTAL |
| **H.P.** | HIGH POINT |
| **HR.** | HOUR |
| **HT.** | HEIGHT |
| **HTR.** | HEATER |
| **HYDR.** | HYDRAULIC |
| **IN.** | INCHES |
| **INSUL.** | INSULATION |
| **INT.** | INTERIOR |
| **JAN.** | JANITOR |
| **JST.** | JOIST |
| **KITCH.** | KITCHEN |
| **L.A.** | LANDSCAPE AREA |
| **LAM.** | LAMINATED |
| **LAV.** | LAVATORY |
| **LBS.** | POUNDS |
| **LIB.** | LIBRARY |
| **L.P.** | LOW POINT |
| **LTG.** | LIGHTING |
| **M.B.** | MACHINE BOLT |
| **MAT'L.** | MATERIAL |
| **MAX.** | MAXIMUM |
| **MDL.** | MODEL |
| **MECH.** | MECHANICAL |
| **MED.** | MEDIUM |
| **MFR.** | MANUFACTURER |
| **MFRD.** | MANUFACTURED |
| **MIN.** | MINIMUM |
| **MOUNT.** | MOUNTED |
| **M.R.G.B.** | MOISTURE RESISTANT GYP BD |
| **M.S.** | MAGNETIC SWITCH |
| **MTL.** | METAL |
| **MW.** | MICROWAVE |
| **N.** | NORTH |
| **N/A** | NOT APPLICABLE |
| **N.I.C** | NOT IN CONTRACT |
| **N-R** | NON-RATED |
| **O/** | OVER |
| **O.C** | ON CENTER |
| **OCCUP.** | OCCUPANCY |
| **O.D.** | OUTSIDE DIAMETER |
| **OPP.** | OPPOSITE |
| **O.T.S.** | OPEN TO STRUCTURE |
| **PL.** | PLATE |
| **PL. CEM.** | PLASTER CEMENT |
| **P.LAM.** | PLASTIC LAMINATE |
| **PLAS.** | PLASTIC |
| **PLY.** | PLYWOOD |
| **P.P.** | POWER POLE |
| **PR.** | PAIR |
| **PRE.** | FACTORY PREFINISHED |
| **PROJ.** | PROJECTION |
| **P.T.** | PRESERVATIVE TREATED |
| **PTD.** | PAINTED |
| **PVMT.** | PAVEMENT |
| **R.** | RADIUS |
| **R.A.** | RETURN AIR |
| **R.B.** | RUBBER BASE |
| **RCP.** | REFLECTED CEILING PLAN |
| **RE:** | REFER TO |
| **REF.** | REFRIGERATOR |
| **REINF.** | REINFORCING |
| **REQ'D.** | REQUIRED |
| **REV.** | REVISION |
| **RI.** | RISER |
| **RM.** | ROOM |
| **R.R.** | RUBBER FLOORING W/ PROFILE RINGS |
| **R.T.** | RUBBER TREAD/RISER |
| **S.** | SOUTH |
| **S.A.** | SUPPLY AIR |
| **S.AQ.D.** | SEE AQUATICS DRAWINGS |
| **S.C.** | SOLID CORE |
| **SCHED.** | SCHEDULE |
| **SEAL.** | CONCRETE OR STONE SEALER |
| **SECT.** | SECTION |
| **S.E.D.** | SEE ELECTRICAL DRAWINGS |
| **SERV.** | SERVER |
| **S.F.** | SQUARE FEET |
| **SGL.** | SINGLE |
| **SHTG.** | SHEATHING |
| **SHLV.** | SHELVING |
| **SHT.** | SHEET |
| **SIM.** | SIMILAR |
| **SL.** | SLOPE |
| **S.M.** | SHEET METAL |
| **S.M.D.** | SEE MECHANICAL DRAWINGS |
| **S.L.D.** | SEE LANDSCAPE DRAWINGS |
| **S.P.D.** | SEE PLUMBING DRAWINGS |
| **SPEC.** | SPECIFICATIONS |
| **SQ.** | SQUARE |
| **S.R.F.** | SHEET RUBBER FLOORING |
| **S.S.** | STAINLESS STEEL |
| **S.S.D.** | SEE STRUCTURAL DRAWINGS |
| **ST.** | STONE |
| **STD.** | STANDARD |
| **STL.** | STEEL |
| **STN.** | STAIN |
| **STOR.** | STORAGE |
| **STRUCT.** | STRUCTURAL |
| **SUSP.** | SUSPENDED |
| **SW.** | SWITCH |
| **T.** | TREAD |
| **T & B** | TOP & BOTTOM |
| **T & G** | TONGUE & GROOVE |
| **T.C.** | TOP OF CURB |
| **TEL.** | TELEPHONE |
| **TEMP.** | TEMPERED |
| **T.G.** | TREE GRATE |
| **THK.** | THICK |
| **TJI** | TRUSS JOIST |
| **T.O.** | TOP OF |
| **T.O.C.** | TOP OF CONCRETE |
| **T.O.P.** | TOP OF PARAPET |
| **T.O.PL.** | TOP OF PLATE |
| **T.P.** | TOILET PARTITION |
| **T.W.** | TOP OF WALL |
| **TYP.** | TYPICAL |
| **TS** | TUBE STEEL |
| **U.B.C.** | UNIFORM BUILDING CODE |
| **U.N.O.** | UNLESS NOTED OTHERWISE |
| **V.C.T.** | VINYL COMPOSITION TILE |
| **VCP.** | VITRIFIED CLAY PIPE |
| **VERT.** | VERTICAL |
| **VEST.** | VESTIBULE |
| **V.I.F.** | VERIFY IN FIELD |
| **V.P.** | VENEER PLASTIC |
| **W.** | WEST |
| **WAINS.** | WAINSCOT |
| **W.C.** | WATER CLOSET |
| **WD.** | WOOD |
| **W/H** | WATER HEATER |
| **WDW.** | WINDOW |
| **W.M.** | WIRE MESH |
| **WP.** | WEATHERPROOF |
| **W/** | WITH |
| **W.R.** | WATER RESISTANT |
| **W.R.B.** | WEATHER RESISTANT BARRIER |
| **W.W.M.** | WELDED WIRE MESH |
| **Ø** | DIAMETER |
| **#** | POUND OR NUMBER |
| **℄** | CENTERLINE |
| **&** | AND |
| **@** | AT |

## GRAPHIC NOTES

DIMENSIONS:

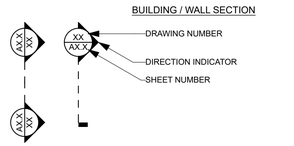
NOTE: DIMENSIONS IN THESE DRAWINGS ARE GENERALLY PLACED AS INDICATED BELOW, UNLESS NOTED OTHERWISE.

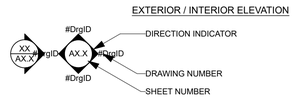
1. MASONRY: TO UNFINISHED FACE (NOTE @ SPLIT FACE CONDITION THESE DRAWINGS ASSUME STANDARD 8" OR 12" WIDE BLOCK)
2. CONCRETE: TO UNFINISHED FACE
3. STRUCTURAL: TO STEEL OR TUBING FACE OR CENTER LINE
4. COLUMNS: CENTER LINE
5. EXTERIOR WOOD WALLS: TO FACE OF WOOD SHEATHING
6. NONBEARING PARTITIONS: TO FACE OF STUD
7. EXTERIOR DOORS AND WINDOWS IN WOOD FRAMING: TO CENTER LINE
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL DIMENSIONS TO ASSURE PROPER PLACEMENT OF ALL PARTS AND MATERIALS IN CONJUNCTION WITH ALL OTHER DISCIPLINES REPRESENTED IN THESE DOCUMENTS, PRIOR TO COMMENCING WORK.
9. VERIFY ALL DIMENSIONS INCLUDING SITE CONDITIONS BEFORE STARTING WORK.
10. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
11. DIMENSION GRAPHICS:

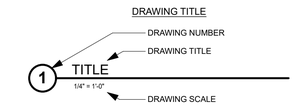


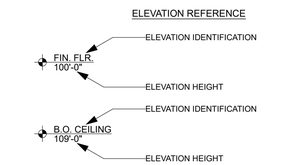

'CLR.' MEANS THE CLEAR SPACE DIMENSION, AFTER ALL FINISHES HAVE BEEN APPLIED TO THE SUBJECT SURFACES

## DRAWING CALLOUT SYMBOLS



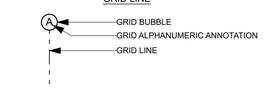




KEY NOTE

01 KEY NOTES INDICATED IN SPECIFIC DETAILS ARE TYPICAL FOR GIVEN OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.



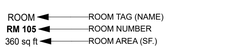








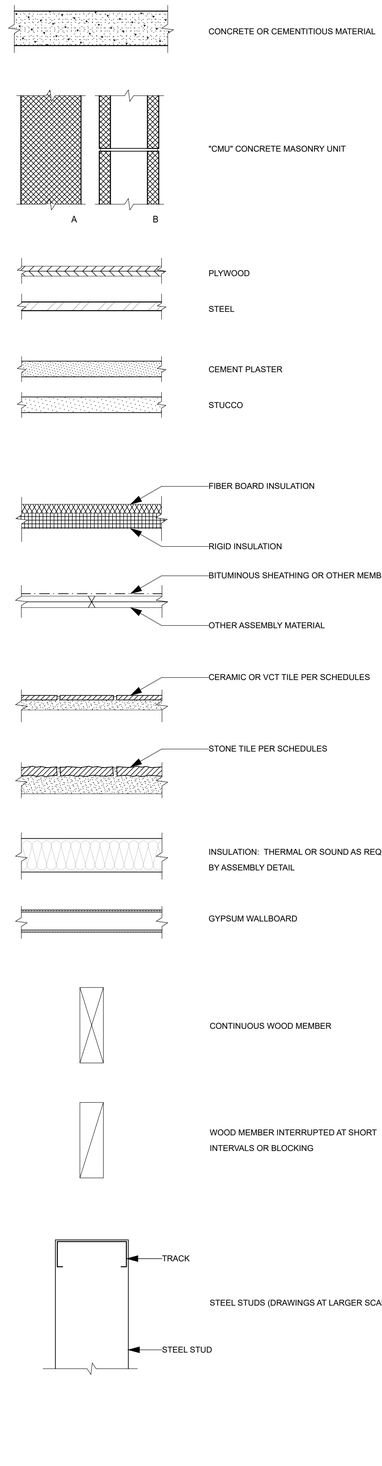








## DRAWING GRAPHIC SYMBOLS





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SHEET TITLE

SYMBOLS AND ABBREVIATIONS

SHEET NUMBER

G102

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# Air Barrier and Insulation Inspection Component Guide

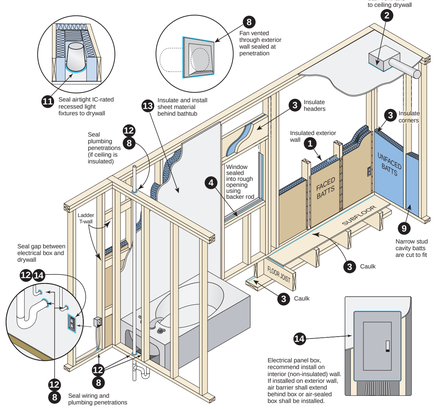
| NUMBER | COMPONENT | CRITERIA |
|---|---|---|
| 1 | Air barrier and thermal barrier | Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier.<br>Breaks or joints in the air barrier are filled or repaired.<br>Air-permeable insulation is not used as a sealing material.<br>Air-permeable insulation is inside of an air barrier. |
| 2 | Ceiling/attic | Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.<br>Attic access (except unvented attic), knee wall door, or drop down stair is sealed. |
| 3 | Walls | Corners and headers are insulated.<br>Junction of foundation and sill plate is sealed. |
| 4 | Windows and doors | Space between window/door jambs and framing is sealed. |
| 5 | Rim joists | Rim joists are insulated and include an air barrier. |
| 6 | Floors<br>(including above-garage and cantilevered floors) | Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation. |
| 7 | Crawl space walls | Insulation is permanently attached to walls.<br>Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped. |
| 8 | Shafts, penetrations | Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed. |
| 9 | Narrow cavities | Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation. |
| 10 | Garage separation | Air sealing is provided between the garage and conditioned spaces. |
| 11 | Recessed lighting | Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space. |
| 12 | Plumbing and wiring | Insulation is placed between outside and pipes.<br>Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring. |
| 13 | Shower/tub on exterior wall | Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall. |
| 14 | Electrical/phone box on exterior walls | Air barrier extends behind boxes or air sealed-type boxes are installed. |
| 15 | Common wall | Air barrier is installed in common wall between dwelling units. |
| 16 | HVAC register boots | HVAC register boots that penetrate building envelope are sealed to subfloor or drywall. |
| 17 | Fireplace | Fireplace walls include an air barrier. |

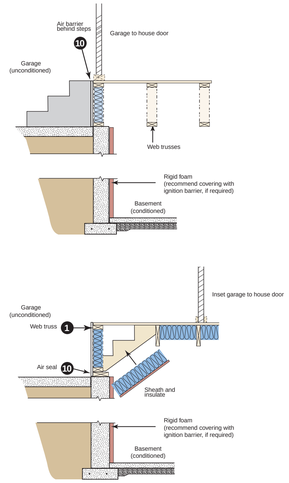
**TABLE N1102.4.1.1 (402.4.1.1)**
**AIR BARRIER AND INSULATION INSTALLATION**

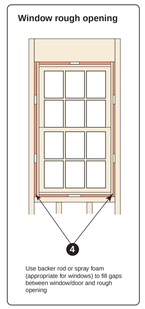
| COMPONENTS | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA |
|---|---|---|
| GENERAL REQUIREMENTS | A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. | AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. |
| CEILING/ATTIC | THE AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. | THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER. |
| WALLS | THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED. | CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVE A THERMAL RESISTANCE OF R-3 PER INCH MIN.<br>EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. |
| WINDOWS, SKYLIGHTS AND DOORS | THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED | |
| RIM JOISTS | RIM JOISTS SHALL INCLUDE THE AIR BARRIER. | RIM JOISTS SHALL BE INSULATED. |
| FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS) | THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION. | FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF THE FLOOR FRAMING; AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS. |
| CRAWLSPACE WALLS | EXPOSED EARTH IN UNVENTED CRAWLSPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED. | WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. |
| SHAFTS, PENETRATIONS | DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. | |
| NARROW CAVITIES | | BATT IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE. |
| GARAGE SEPERATION | AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND THE CONDITIONED SPACES. | |
| RECESSED LIGHTING | RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL OR INTERIOR FINISH. | RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED. |
| PLUMBING AND WIRING | | BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALL, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING. |
| SHOWER/TUB ON EXTERIOR WALL | THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS. | EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED. |
| ELECTRICAL/PHONE BOX ON EXTERIOR WALLS | THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED. | |
| HVAC REGISTER BOOTS | HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL. | |
| CONCEALED SPRINKLERS | WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVES SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS. | |

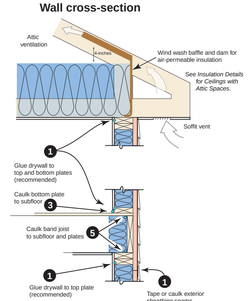
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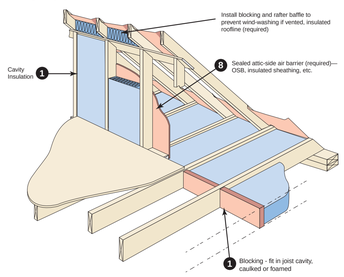
## Air sealing key points

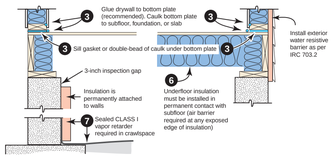


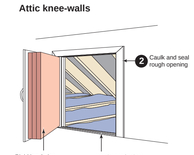



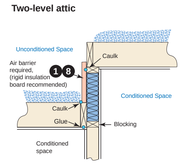



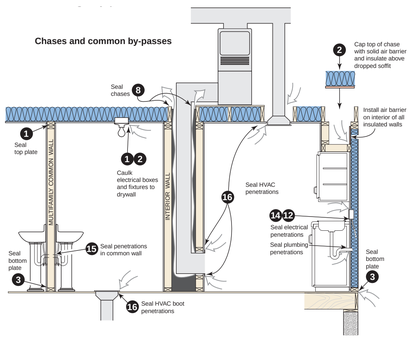



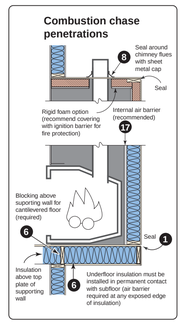



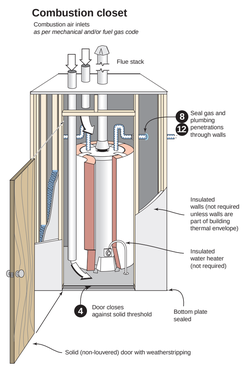



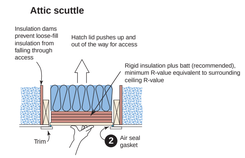



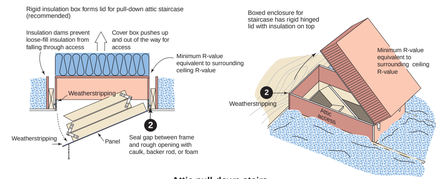



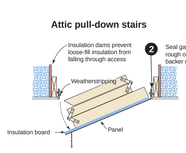



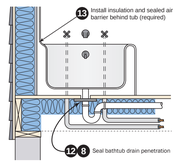







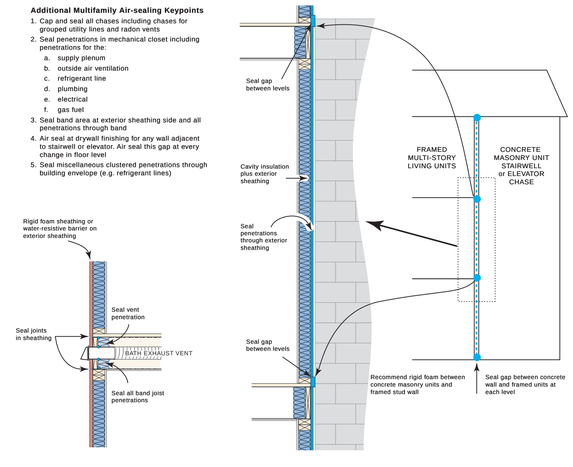
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## Air sealing key points *continued*

*Multifamily*

**Additional Multifamily Air-sealing Keypoints**

1. Cap and seal all chases including chases for grouped utility lines and radon vents
2. Seal penetrations in mechanical closet including penetrations for the:
   a. supply plenum
   b. outside air ventilation
   c. refrigerant line
   d. plumbing
   e. electrical
   f. gas fuel
3. Seal band area at exterior sheathing side and all penetrations through band
4. Air seal at drywall finishing for any wall adjacent to stairwell or elevator. Air seal this gap at every change in floor level
5. Seal miscellaneous clustered penetrations through building envelope (e.g. refrigerant lines)



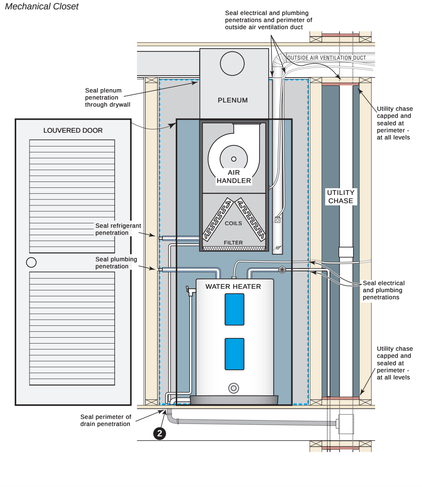




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## Air sealing key points *continued*

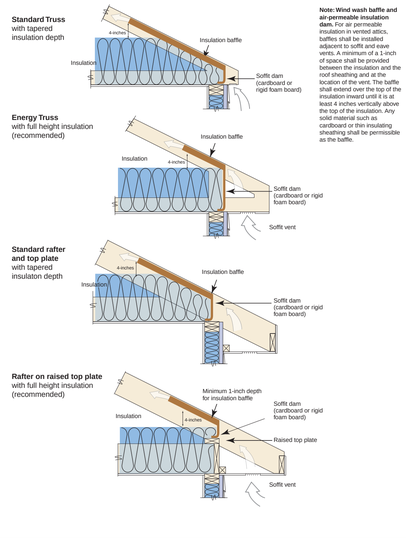
*Mechanical Closet*




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## Insulation Details for Ceilings with Attic spaces

Rafter and Truss




**Note: Wind wash baffle and air-permeable insulation dam.** For air permeable insulation in vented attics, baffles shall be installed adjacent to soffit and eave vents. A minimum of a 1-inch of space shall be provided between the insulation and the roof sheathing and at the location of the vent. The baffle shall extend over the top of the insulation inward until it is at least 4 inches vertically above the top of the insulation. Any solid material such as cardboard or thin insulating sheathing shall be permissible as the baffle.



Disclaimer:
This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

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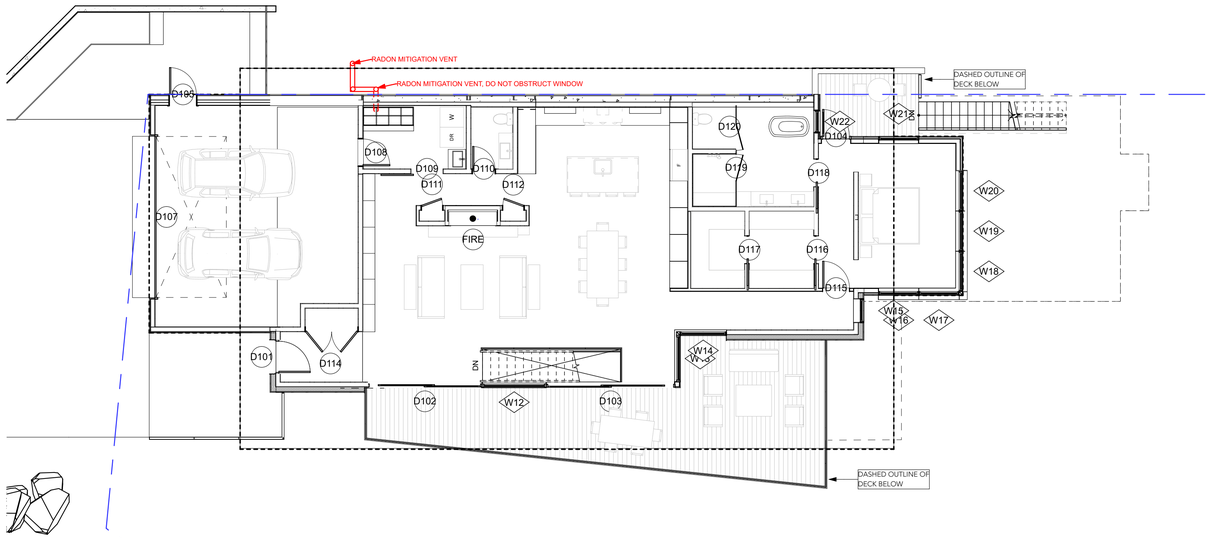
AIR SEALING DETAILS

SHEET NUMBER

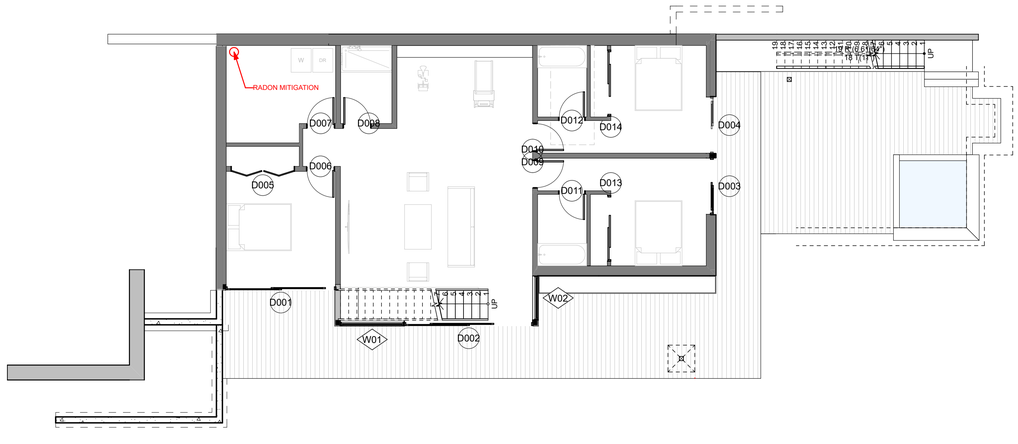
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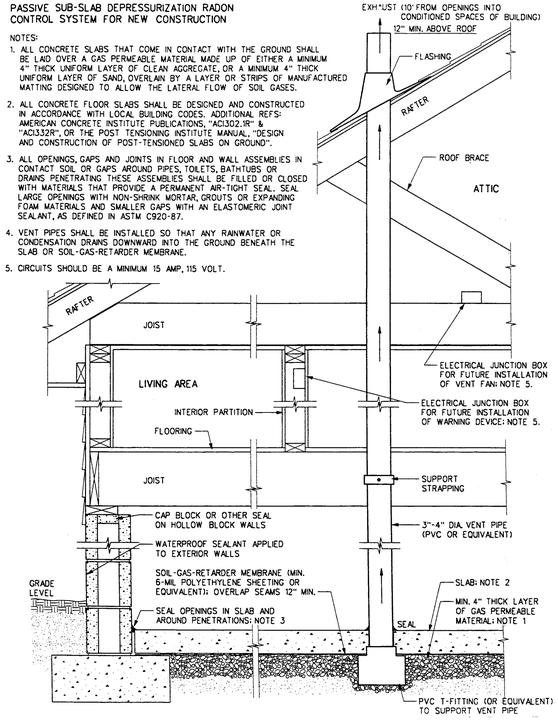

03 RADON PLAN - MAIN FLOOR
SCALE: 1/8" = 1'-0"




02 SLIDING DOOR DETAIL 03 (1)
SCALE: 1/8" = 1'-0"

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.




1 RADON MITIGATION DETAILS - PASSIVE SUB SLAB
SCALE: 1" = 1'-0"

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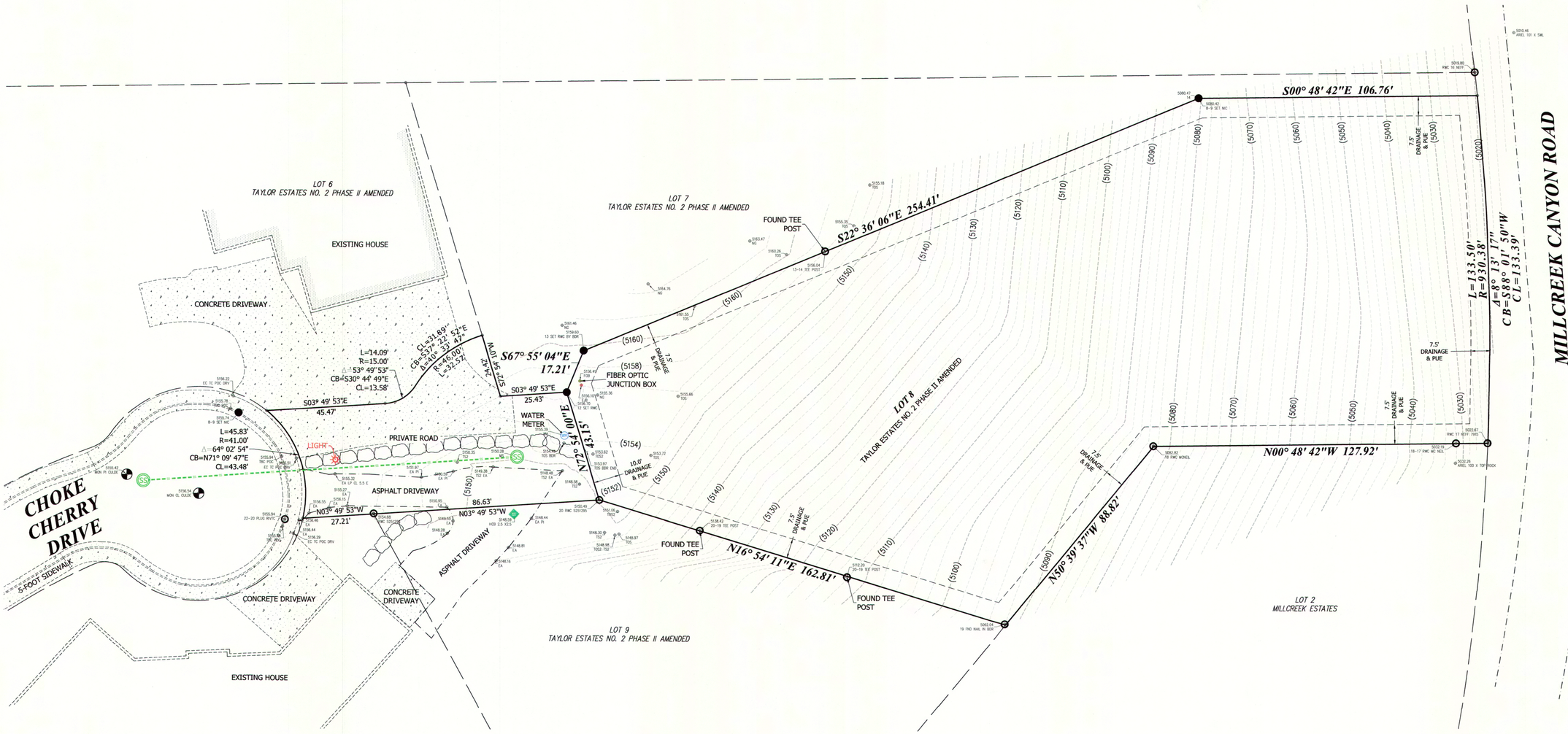
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SHEET TITLE
RADON MITIGATION

SHEET NUMBER
G104

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20 0 20 40 60

SCALE: 1" = 20'

## TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- ROCK RETAINING WALL

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# GEBLER RESIDENCE

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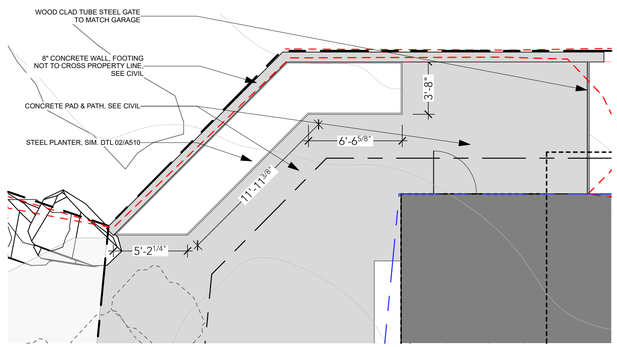
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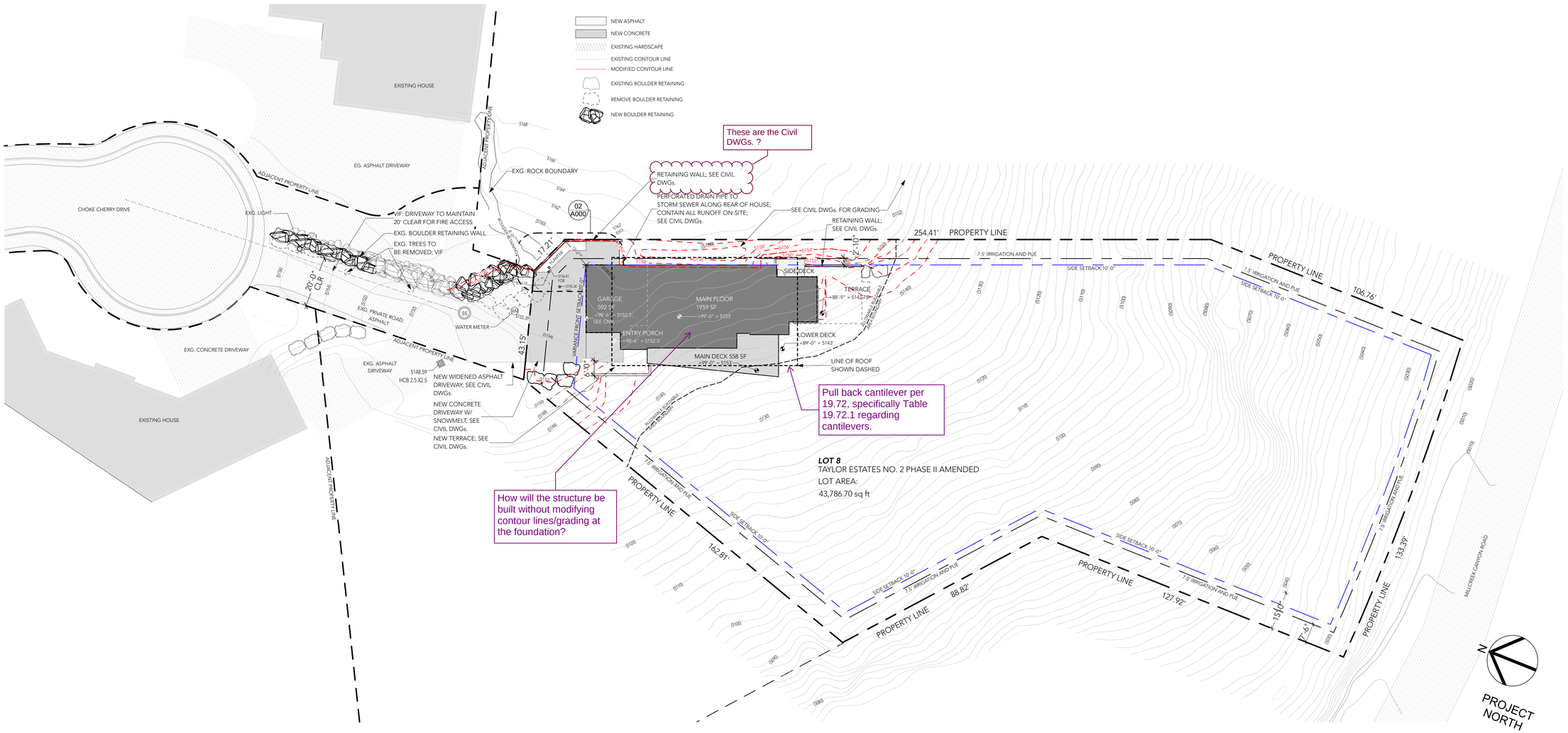
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03 VICINITY PLAN
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02 ENLARGED SITE PLAN
SCALE: 1" = 5'




01 SITE PLAN
SCALE: 1" = 20'

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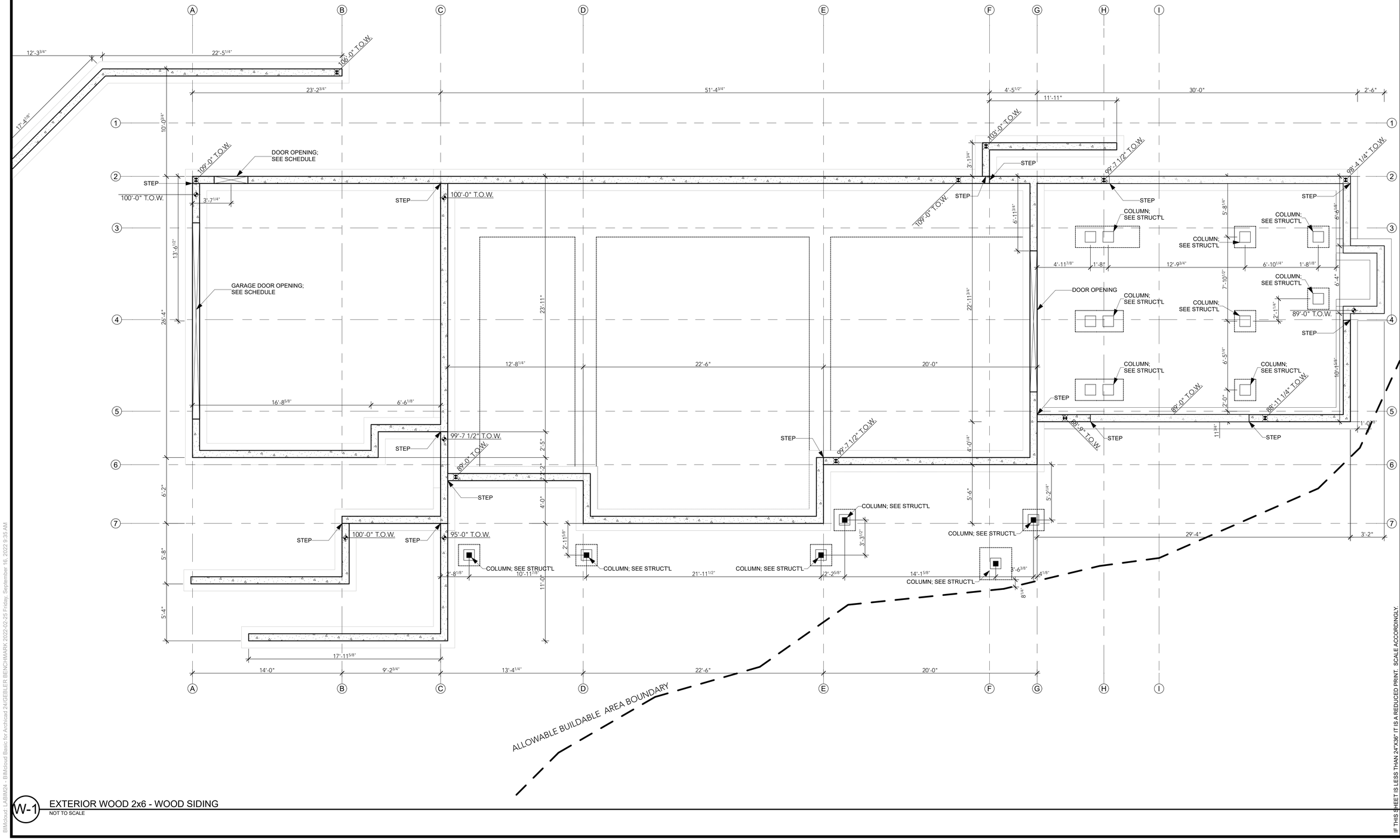
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A000

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W-1 EXTERIOR WOOD 2x6 - WOOD SIDING
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SHEET TITLE
FOUNDATIO N PLAN

SHEET NUMBER
A100

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**FINISHES**

**F1** Delta French White Oak, SWR
**F2** Slate, verify finish/format w/ owner
**F3** Epoxy over concrete, verify w/ owner
**F4** Machine finished blackened concrete

**WF1** Venetian plaster, verify color w/ owner
**WF2** Painted gyp, verify color w/ owner
**WF3** Delta Accoya Colorado Barnwood, Trinidad, t&g, 8" Board

**Project Gross Square Footages**

| | |
|---|---|
| Main Floor: | 1,980 sf |
| Basement Floor: | 1,638 sf |
| Conditioned: | 3,618 sf |
| Garage: | 601 sf |
| Total Gross: | **4,219 sf** |


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SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A101

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REI

PROJECT NORTH

1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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**FINISHES**

**F1** Delta French White Oak, SWR
**F2** Slate, verify finish/format w/ owner
**F3** Epoxy over concrete, verify w/ owner
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**W1** Venetian plaster, verify color w/ owner
**W2** Painted gyp, verify color w/ owner
**W3** Delta Accoya Colorado Barnwood, Trinidad, t&g, 8" Board

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SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
A102

IF THIS SHEET IS LESS THAN

PROJECT NORTH

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"


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## ROOF PLAN GENERAL NOTES

SEE ALSO G100 GENERAL NOTES

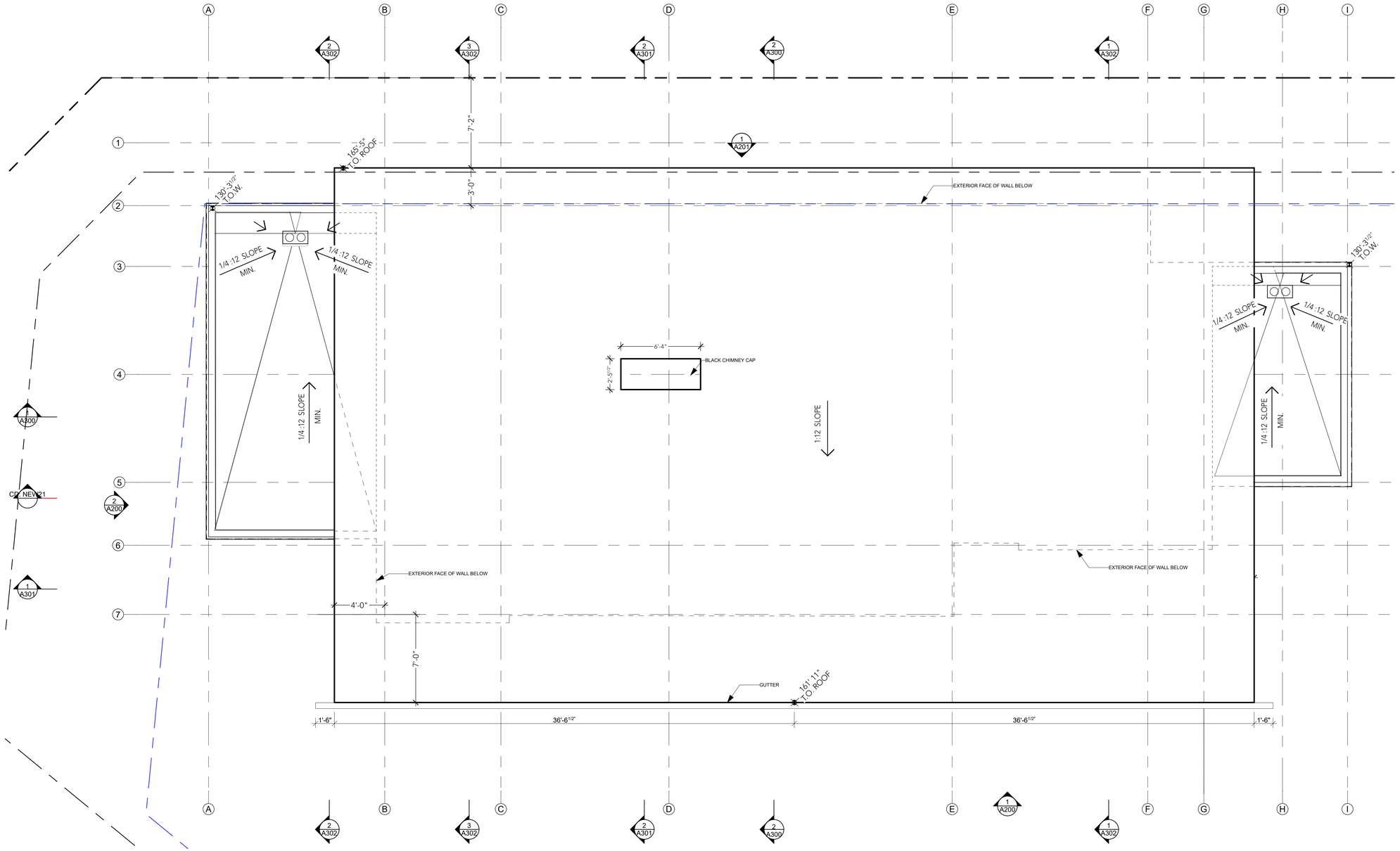
1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DWGs. FOR ADDITIONAL INFO.

## ROOF PLAN KEY NOTES

1. BOTTOM OF DROP CEILINGS ARE APPROXIMATE. FEILD VERIFY MECH/PLUMB CONDITIONS TO MINIMIZE DROP CEILING HEIGHT
2. SEE MECHANICAL PLANS FOR ACCESS PANEL LOCATIONS.

## ROOF PLAN LEGEND

TPO ROOFING, 60 MIL.




1 ROOF PLAN
NOT TO SCALE

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A110

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# GENERAL NOTES

1. ALL ELECTRICAL SHALL COMPLY WITH THE 2015 IRC AND 2011 NEC.

2. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTAL OF ALL LIGHT FIXTURES FOR OWNER AND DESIGNER TO REVIEW PRIOR TO ORDERING.

3. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.

4. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION TO BE PROVIDED ON ALL 15A AND 20A CIRCUITS IRC SECTION E3902.12.

5. ALL BATHROOM GFCI'S TO BE ON DEDICATED 20AMP CIRCUIT.

6. ALL LIGHTS AT TUB/SHOWER LOCATIONS TO EQUIPPED WITH SHOWER TRIM LISTED AS SUITABLE FOR DAMP LOCATIONS.

7. PROVIDE (2) MINIMUM 20 AMP SMALL APPLIANCE CIRCUITS TO SERVICE KITCHEN CONVENIENCE OUTLETS.

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8. COORDINATE LOCATION OF ALL OUTLETS FOR APPLIANCES IN KITCHEN WITH OWNER.

9. ELECTRICAL SUB-CONTRACTOR TO VERIFY ALL APPLIANCES BEING USED, AND WIRE ACCORDINGLY.

10. ALL ELECTRICAL RECEPTACLES TO BE OF THE TAMPER RESISTANT(TR) TYPE.

11. ALL DEVICE COVERS TO BE 'BRIGHT WHITE' UNLESS NOTED OTHERWISE.

12. ALL ELECTRICAL SYMBOLS MAY NOT BE USED.

13. CEILING FINISH TO BE 1/2" GYP. BD. w/ PAINT, UNLESS NOTED OTHERWISE.

14. ALL EXHAUST FANS MUST BE VENTED TO THE EXTERIOR PER IRC SECTION R303.3 AND M1507.4.

15. SEE LOWER LEVEL SHEET A100 FOR SMOKE DETECTOR AND CO2 DETECTOR LOCATION(S).

16. ANY RECESSED LIGHTING IN DIRECT CONTACT w/ INSULATION SHALL BE IC RATED PER IRC SECTION E4004.9.

17. OUTLETS MOUNTED UNDER THE KITCHEN ISLAND COUNTERTOP ARE TO BE NOT MORE THAN 12" BELOW THE TOP OF THE COUNTERTOP AND CANNOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS BASE PER IRC SECTION E3901.4.5.

18. ALL OUTLETS TO BE TAMPER RESISTANT TYPE

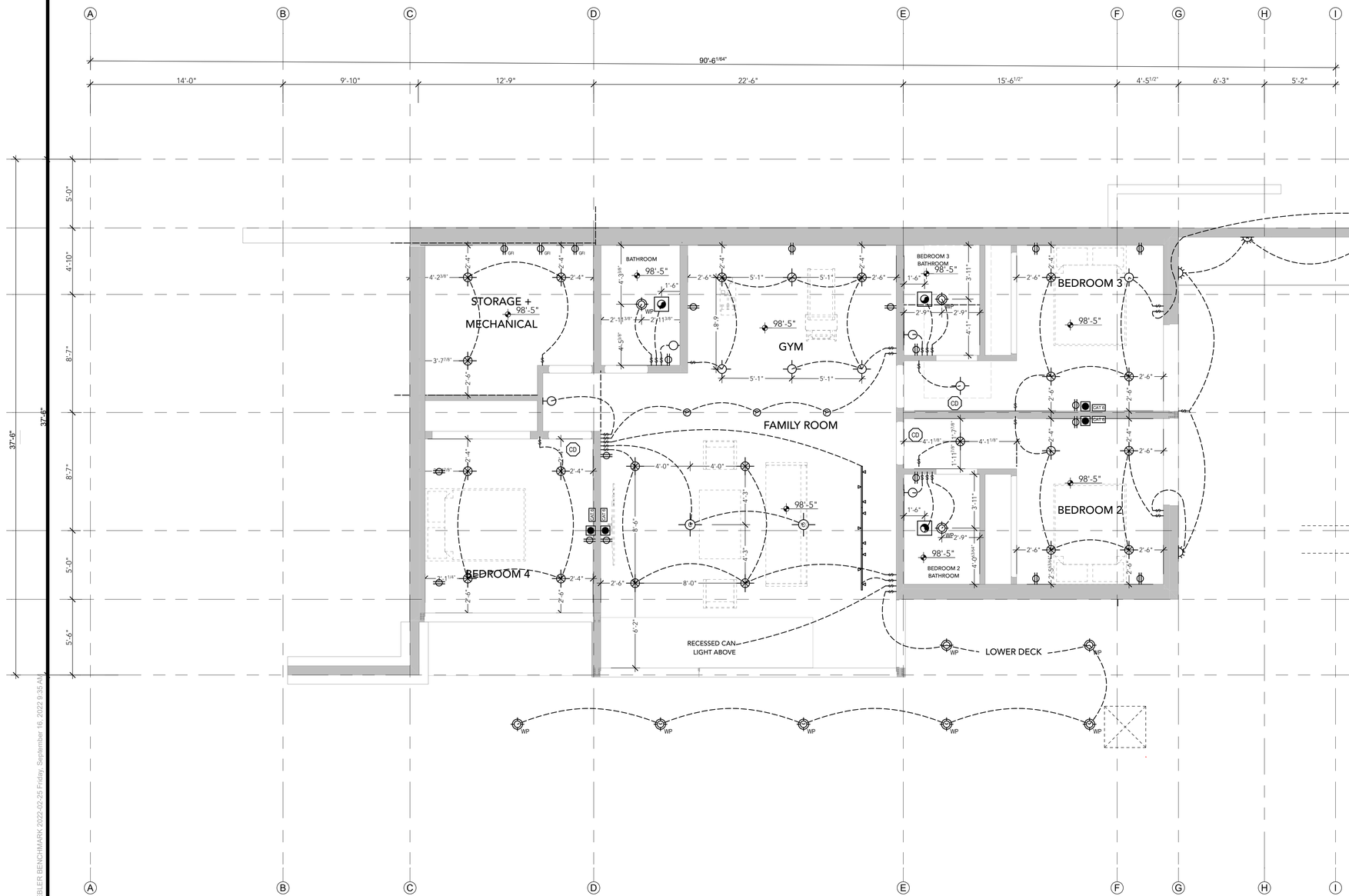
19. CONSULT WITH OWNER ON KITCHEN OUTLET AND APPLIANCE WIRING. MICROWAVE, ISLAND OUTLETS (1 EACH SIDE), SINK WALL AND BUFFET WALL TO BE PLACED ON SEPARATE 20 AMP BREAKERS. VERIFY WITH OWNER.

20. REVIEW ELECTRICAL/LIGHTING PLANS WITH OWNER AND ARCHITECT PRIOR TO WIRING.

21. ALIGN LIGHTING SWITCHPLATES AT CENTER, 32" WHERE ALLOWS, SEE DRAWINGS

22. ALL LIGHTS TO BE ON DIMMERS, EXCLUDING NON-MASTER BATHROOMS AND MUDROOM + MECHANICAL ROOM.

23. VERIFY SWITCHES, LIGHTS, DATA, SELECTIONS, AND LAYOUT PRIOR TO INSTALL




## LIGHTING LEGEND

- WIRING
- SURFACE-MOUNTED CEILING LIGHT FIXTURE
- RECESSED CAN LINE VOLTAGE (SQUARE)
- RECESSED CAN LOW VOLTAGE (SQUARE)
- RECESSED CAN ADJUSTABLE LENSE (SQUARE)
- RECESSED CAN LINE VOLTAGE (ROUND)
- RECESSED CAN LOW VOLTAGE (ROUND)
- RECESSED CAN ADJUSTABLE LENSE (ROUND)
- RECESSED CEILING LIGHT FIXTURE, WATERPROOF
- CHANDELIER, BACKING REQUIRED
- PENDANT LIGHT FIXTURE
- MONO POINT LIGHT
- WALL-MOUNTED LIGHT FIXTURE
- INCANDESCENT STRIP LIGHTING UNDER CABINET
- TRACK LIGHT
- TOE KICK CABINET LIGHT
- FLUORESCENT LIGHT
- AUTOMATIC GARAGE DOOR OPENER AND LIGHT
- CEILING FAN W/ LIGHTS
- PUCK LIGHT FIXTURE
- STEP-MOUNTED STEP LIGHT
- EXTERIOR WALL-MOUNTED LIGHT
- WALL-MOUNTED SWING-ARM LIGHT FIXTURE
- J BOX
- TABLE LAMP OR FLOOR LAMP
- LIBRARY LIGHT
- EXHAUST FAN
- IN WALL EXHAUST FAN
- SPEAKER
- THERMOSTAT
- KEYPAD
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- MOTION SENSOR SWITCH
- DOOR JAMB SWITCH
- DOOR BELL
- DOOR BELL CHIME
- SMOKE // CARBON MONOXIDE DETECTOR; DIRECT WIRED W/ BATTERY BACKUP
- COMBO SMOKE & CARBON MONOXIDE DETECTOR; DIRECT WIRED W/ BATTERY BACKUP

BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

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SHEET TITLE
BASEMENT REFLECTED CEILING PLAN

SHEET NUMBER
A120

# GENERAL NOTES

1. ALL ELECTRICAL SHALL COMPLY WITH THE 2015 IRC AND 2011 NEC.

2. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTAL OF ALL LIGHT FIXTURES FOR OWNER AND DESIGNER TO REVIEW PRIOR TO ORDERING.

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15. SEE LOWER LEVEL SHEET A100 FOR SMOKE DETECTOR AND CO2 DETECTOR LOCATION(S).

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18. ALL OUTLETS TO BE TAMPER RESISTANT TYPE

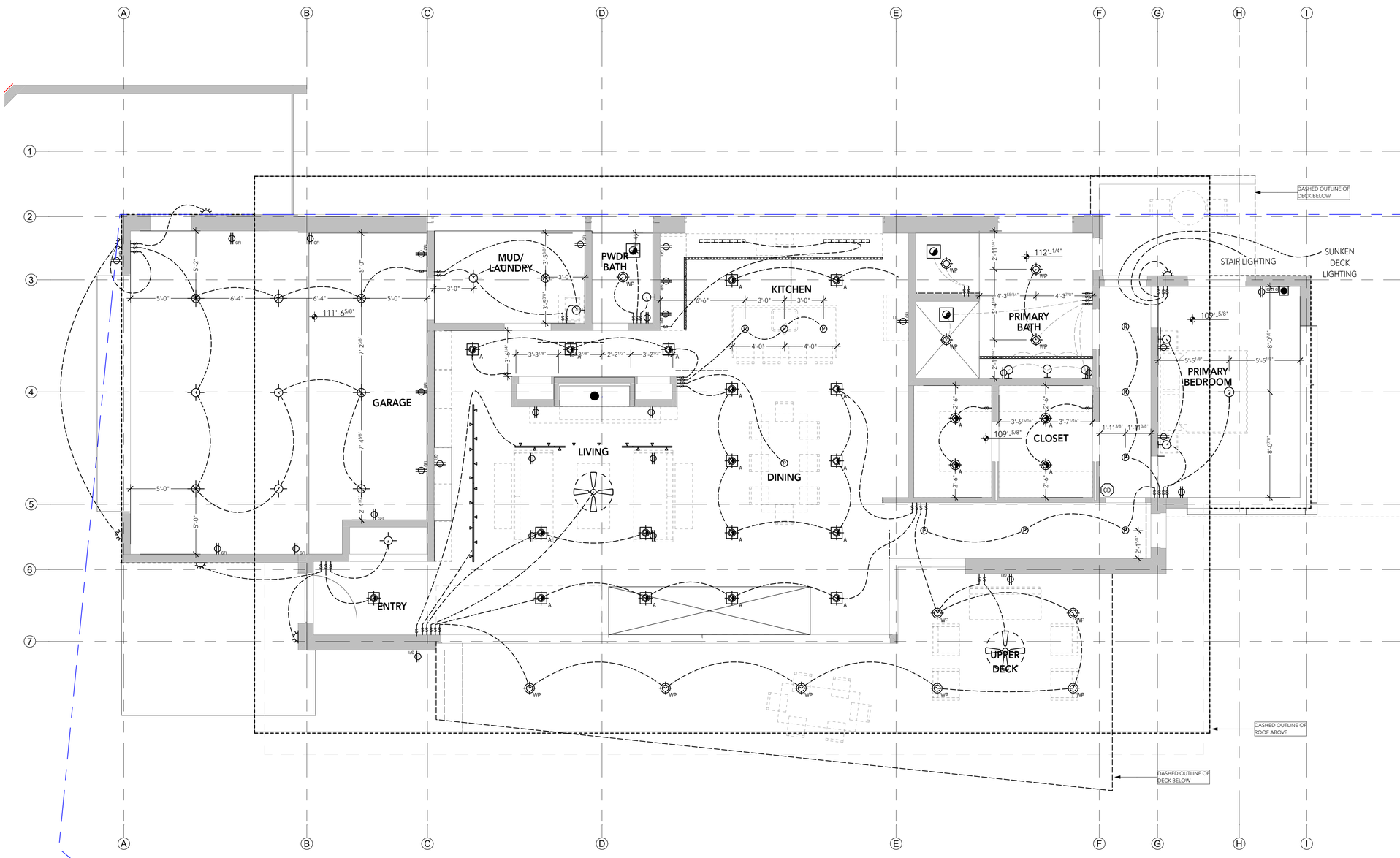
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22. ALL LIGHTS TO BE ON DIMMERS, EXCLUDING NON-MASTER BATHROOMS AND MUDROOM + MECHANICAL ROOM.

23. VERIFY SWITCHES, LIGHTS, DATA, SELECTIONS, AND LAYOUT PRIOR TO INSTALL




W-1 MAIN FLOOR REFLECTED CEILING PLAN
NOT TO SCALE

## LIGHTING LEGEND

- WIRING
- SURFACE-MOUNTED CEILING LIGHT FIXTURE
- RECESSED CAN LINE VOLTAGE (SQUARE)
- RECESSED CAN LOW VOLTAGE (SQUARE)
- RECESSED CAN ADJUSTABLE LENSE (SQUARE)
- RECESSED CAN LINE VOLTAGE (ROUND)
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PROJECT NORTH


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# GEBLER RESIDENCE

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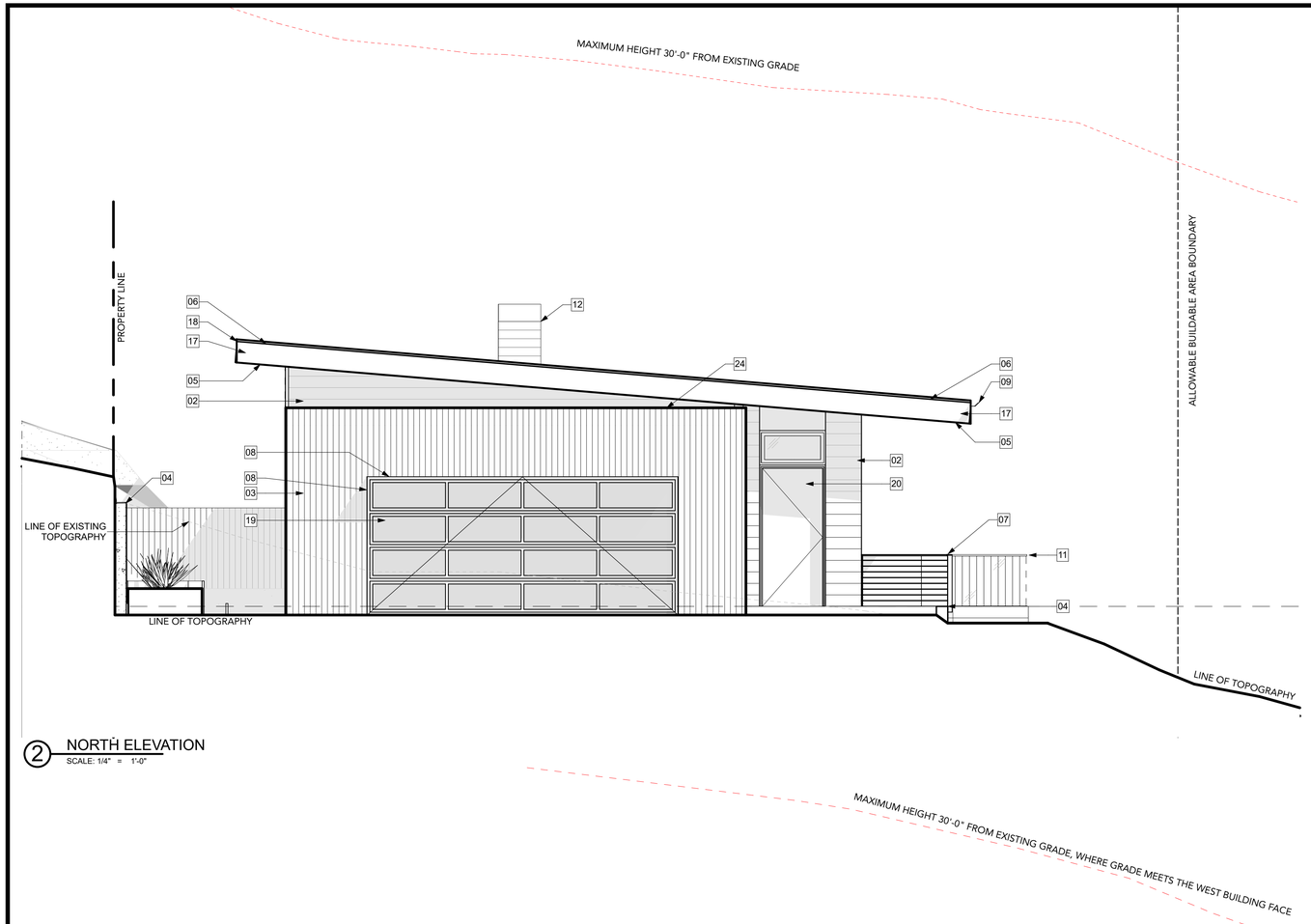
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SHEET TITLE
MAIN FLOOR REFLECTED CEILING PLAN

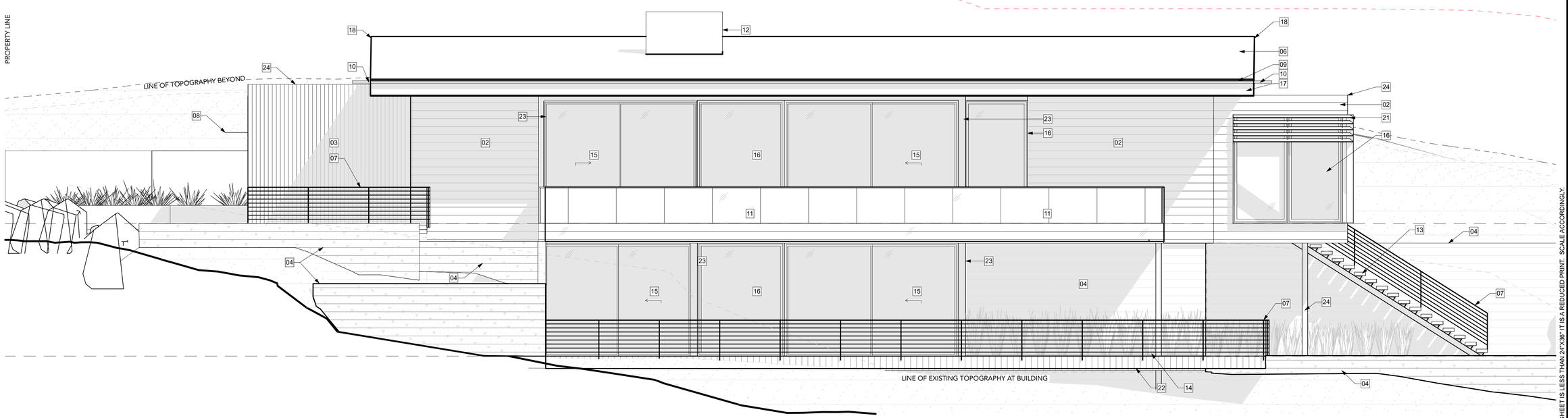
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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"




1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

## BLDG. ELEVATION & SECTION GENERAL NOTES

SEE ALSO G100 GENERAL NOTES
1. FLOOR BENCHMARK ELEVATIONS MEASURED TO T.O. FINISH FLOOR

## KEYNOTE LEGEND

1. ARCHITECTURAL CONCRETE WALL W/ FORM TIES, 1/4" CHANNEL REVEAL, 1/2" CHAMFER
2. HORIZONTAL WOOD SIDING 1X8 T&G (DELTA ACCOYA COLORADO BARNWOOD, TRINIDAD)
3. VERTICAL WOOD SIDING 1X4 T&G W/ 1/8" GAP REVEAL (DELTA ACCOYA COLORADO BARNWOOD, TRINIDAD)
4. ARCHITECTURAL BOARD FORMED CONCRETE WALL (BOARD SIDE TO MATCH HORIZONTAL SIDING 2x8)
5. WOOD SOFFIT (DELTA HEMLOCK VG SMOOTH, WHITE ROCK)
6. MEMBRANE ROOF (TPO, LIGHT GRAY)
7. RANDOM FLAT BAR GUARDRAIL (BLACK EXT. GRADE MATTE PT)
8. BLACKENED STEEL PLATE FIN
9. MIXED METAL GUTTER (BLACK), SEE IPX TABLE 1106.6
10. METAL SCUPPER (BLACK)
11. GLASS RAILING
12. METAL CHIMNEY CAP
13. METAL CANTILEVERED STAIRS W/ CENTRAL BEAM SUPPORT (ALL BLACKENED STEEL)
14. PLANTER BOX (BLACKENED STEEL)
15. SLIDING GLASS DOORS
16. ALUMINUM WINDOWS, VERIFY W/ OWNERS
17. FASCIA (BLACK STEEL)
18. METAL FLASHING WITH DRIP EDGE
19. GARAGE DOOR, FROSTED WINDOWS - CRAWFORD
20. DOOR - CUSTOM HOT ROLLED STEEL W/ CLEAR COAT, FLAT PANEL
21. BLACKENED METAL SHADE SYSTEM
22. EXTERIOR DECK (TIMBER-TECH VINTAGE COLLECTION, STANDARD SIZE, FINISH TBD)
23. BLACK WALL PAINT
24. STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS
25. DRYER VENT. CLEARANCE & INSTALL PER IRC 1502.3 & 1502.4

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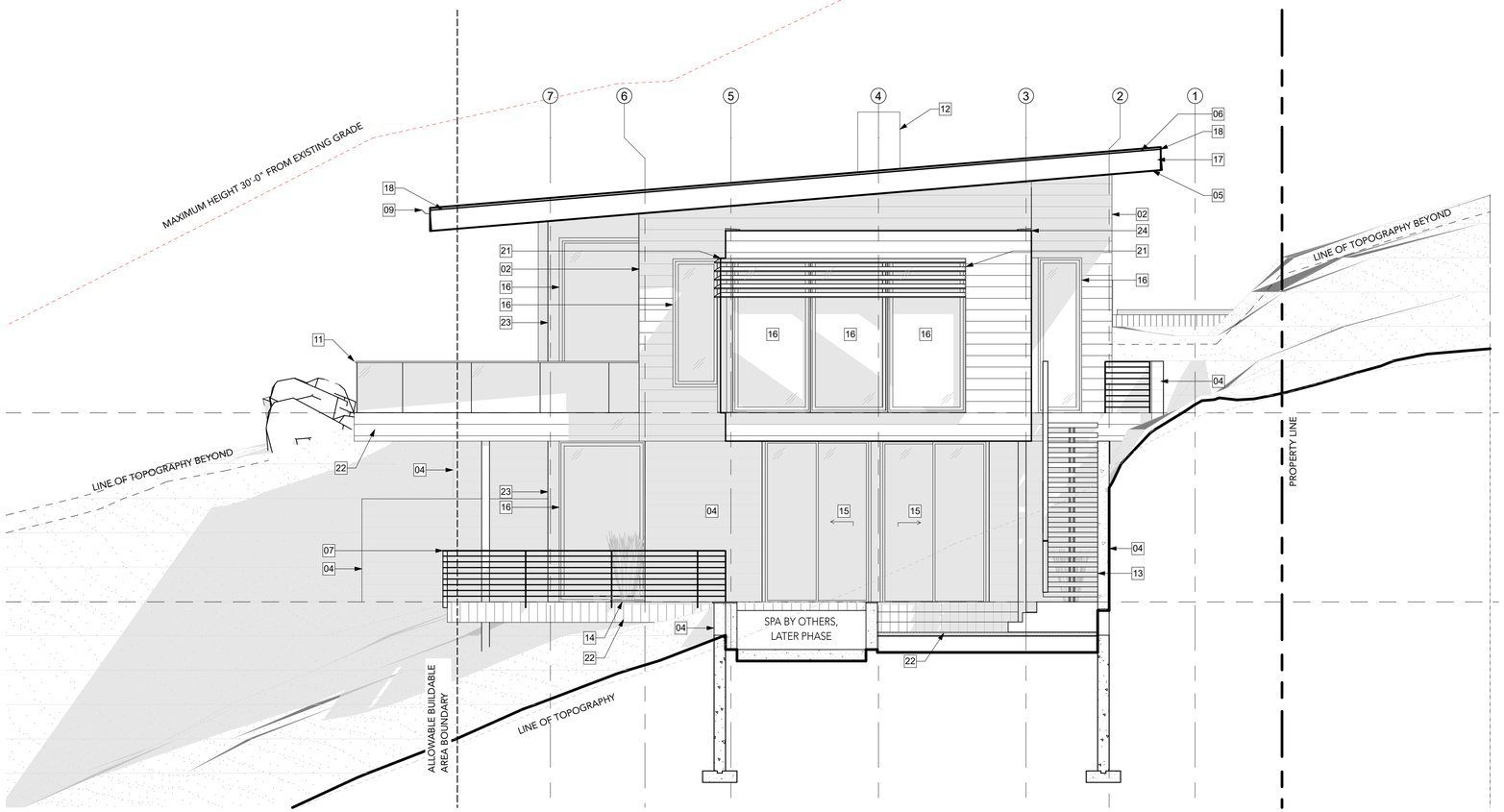
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SHEET TITLE
ELEVATIONS

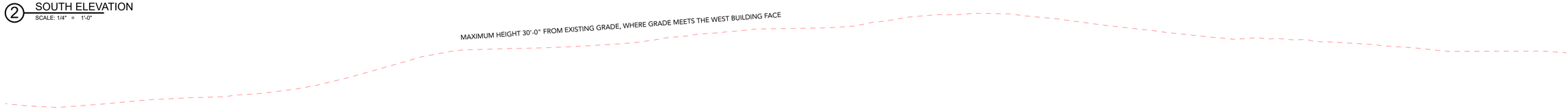
SHEET NUMBER
A200

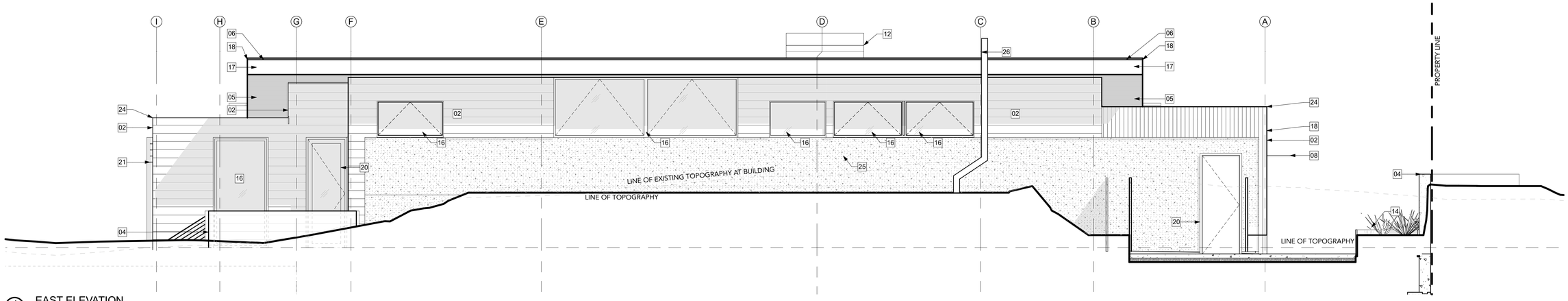
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2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




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

## BLDG. ELEVATION & SECTION GENERAL NOTES

SEE ALSO G100 GENERAL NOTES
1. FLOOR BENCHMARK ELEVATIONS MEASURED TO T.O. FINISH FLOOR

## KEYNOTE LEGEND

1. ARCHITECTURAL CONCRETE WALL W/ FORM TIES, 1/4" CHANNEL REVEAL, 1/2" CHAMFER
2. HORIZONTAL WOOD SIDING 1X8 T&G (DELTA ACCOYA COLORADO BARNWOOD, TRINIDAD)
3. VERTICAL WOOD SIDING 1X4 T&G W/ 1/8" GAP REVEAL (DELTA ACCOYA COLORADO BARNWOOD, TRINIDAD)
4. ARCHITECTURAL BOARD FORMED CONCRETE WALL (BOARD SIDE TO MATCH HORIZONTAL SIDING 2x8)
5. WOOD SOFFIT (DELTA HEMLOCK VG SMOOTH, WHITE ROCK)
6. MEMBRANE ROOF (TPO, LIGHT GRAY)
7. RANDOM FLAT BAR GUARDRAIL (BLACK EXT. GRADE MATTE PT)
8. BLACKENED STEEL PLATE FIN
9. MIXED METAL GUTTER (BLACK), SEE IPX TABLE 1106.6
10. METAL SCUPPER (BLACK)
11. GLASS RAILING
12. METAL CHIMNEY CAP
13. METAL CANTILEVERED STAIRS W/ CENTRAL BEAM SUPPORT (ALL BLACKENED STEEL)
14. PLANTER BOX (BLACKENED STEEL)
15. SLIDING GLASS DOORS
16. ALUMINUM WINDOWS, VERIFY W/ OWNERS
17. FASCIA (BLACK STEEL)
18. METAL FLASHING WITH DRIP EDGE
19. GARAGE DOOR, FROSTED WINDOWS - CRAWFORD
20. DOOR - CUSTOM HOT ROLLED STEEL W/ CLEAR COAT, FLAT PANEL
21. BLACKENED METAL SHADE SYSTEM
22. EXTERIOR DECK (TIMBER-TECH VINTAGE COLLECTION, STANDARD SIZE, FINISH TBD)
23. BLACK WALL PAINT
24. STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS
25. DRYER VENT. CLEARANCE & INSTALL PER IRC 1502.3 & 1502.4
26. RADON VENTING

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STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
9/16/22

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DRAWING REVISIONS

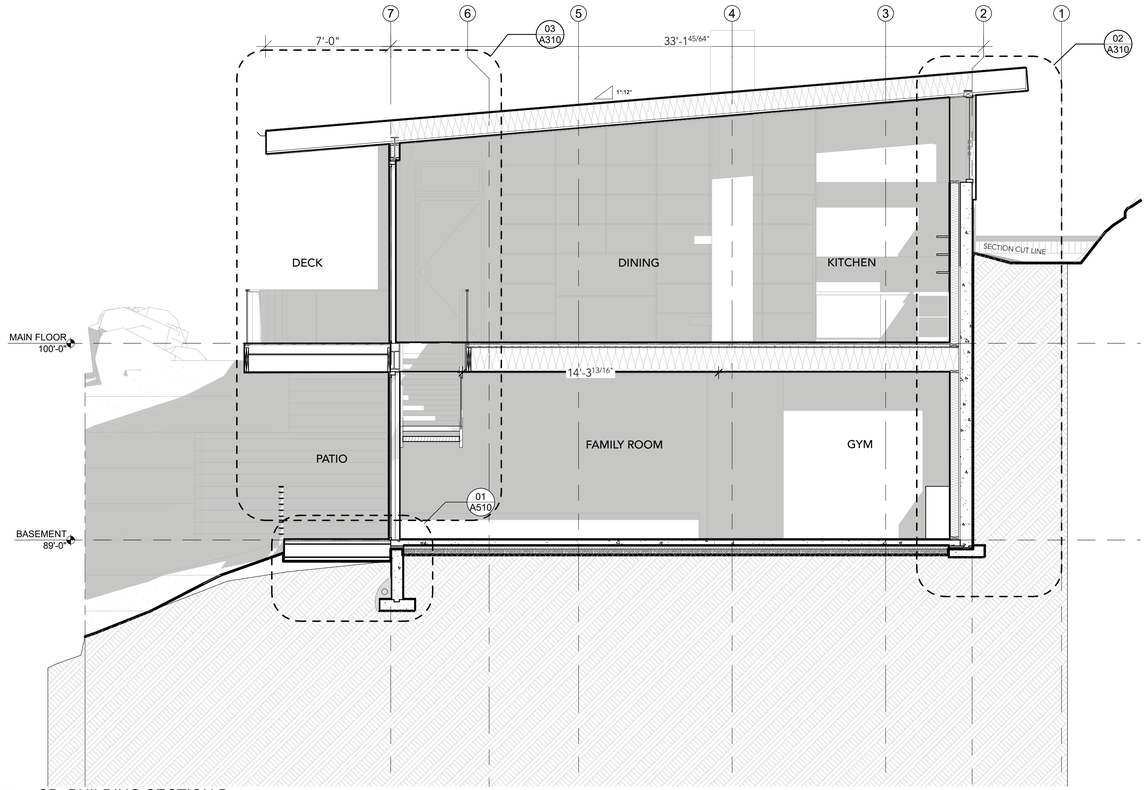
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SHEET TITLE
ELEVATIONS

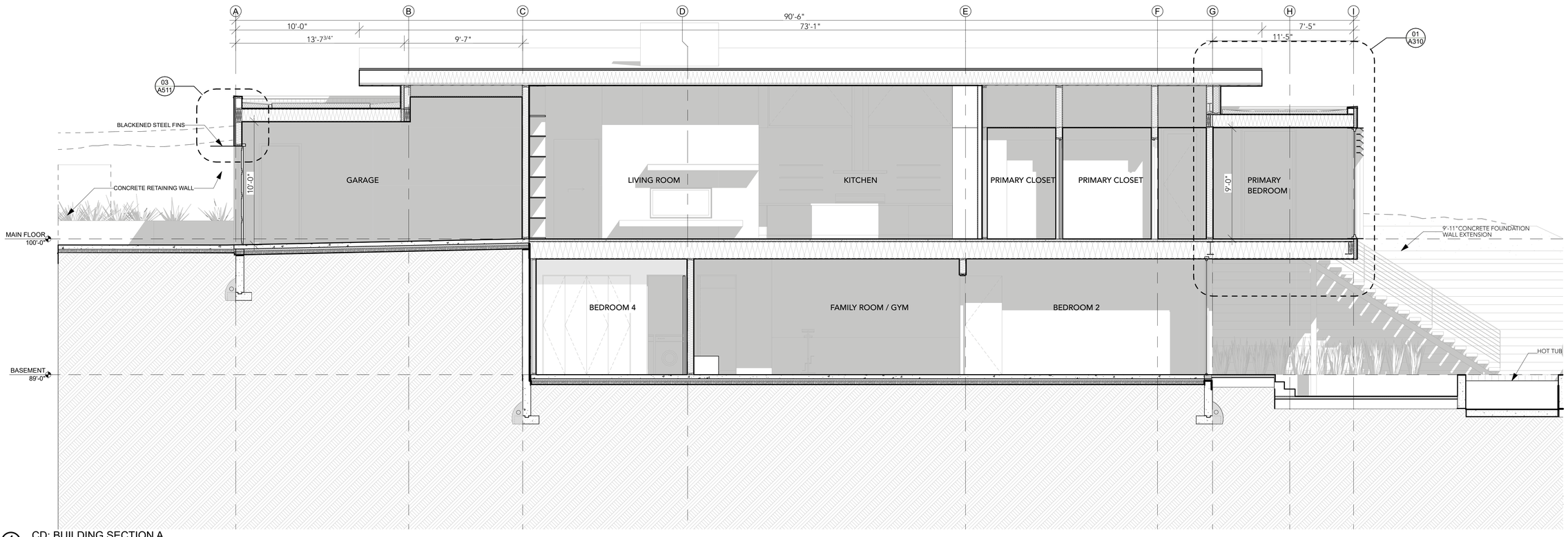
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2 CD: BUILDING SECTION B
SCALE: 1/4" = 1'-0"




1 CD: BUILDING SECTION A
SCALE: 1/4" = 1'-0"

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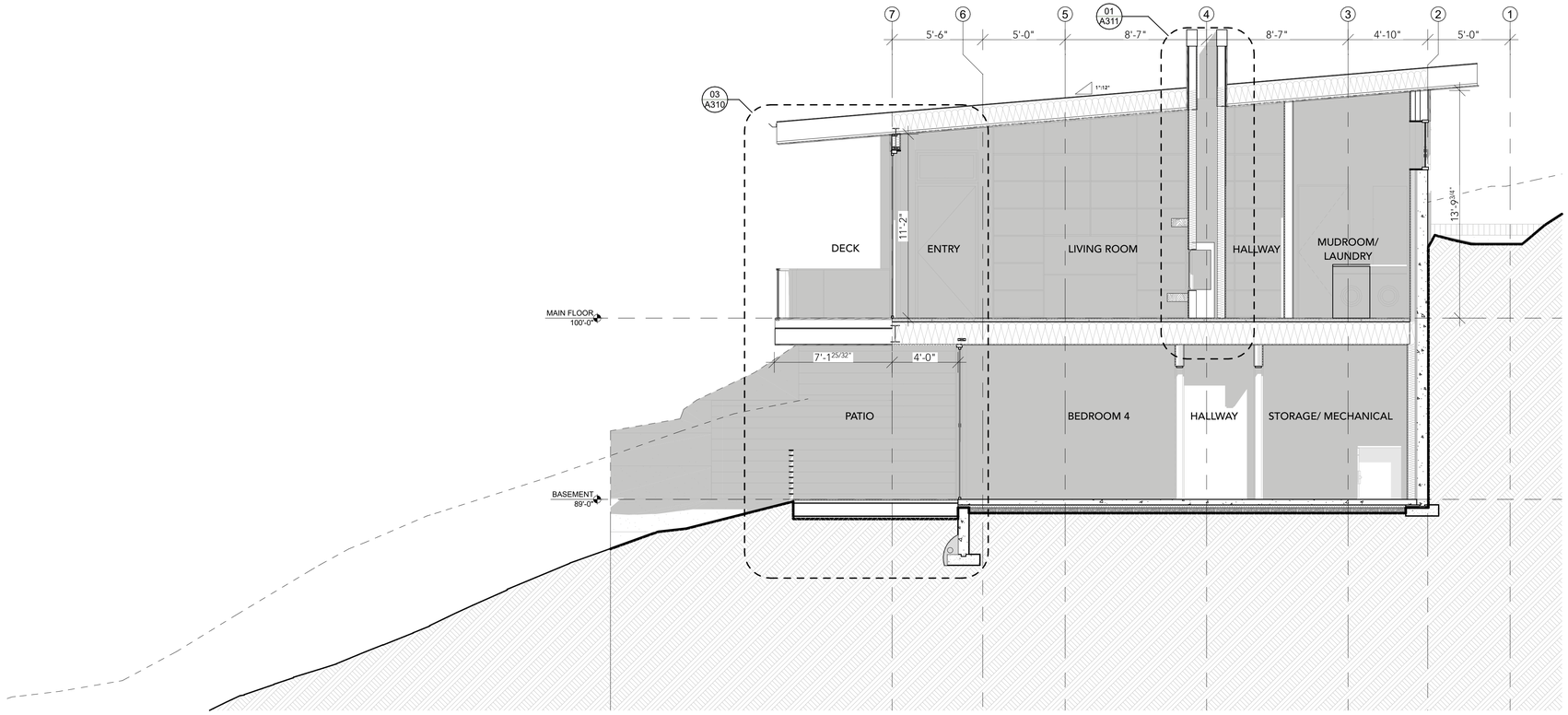
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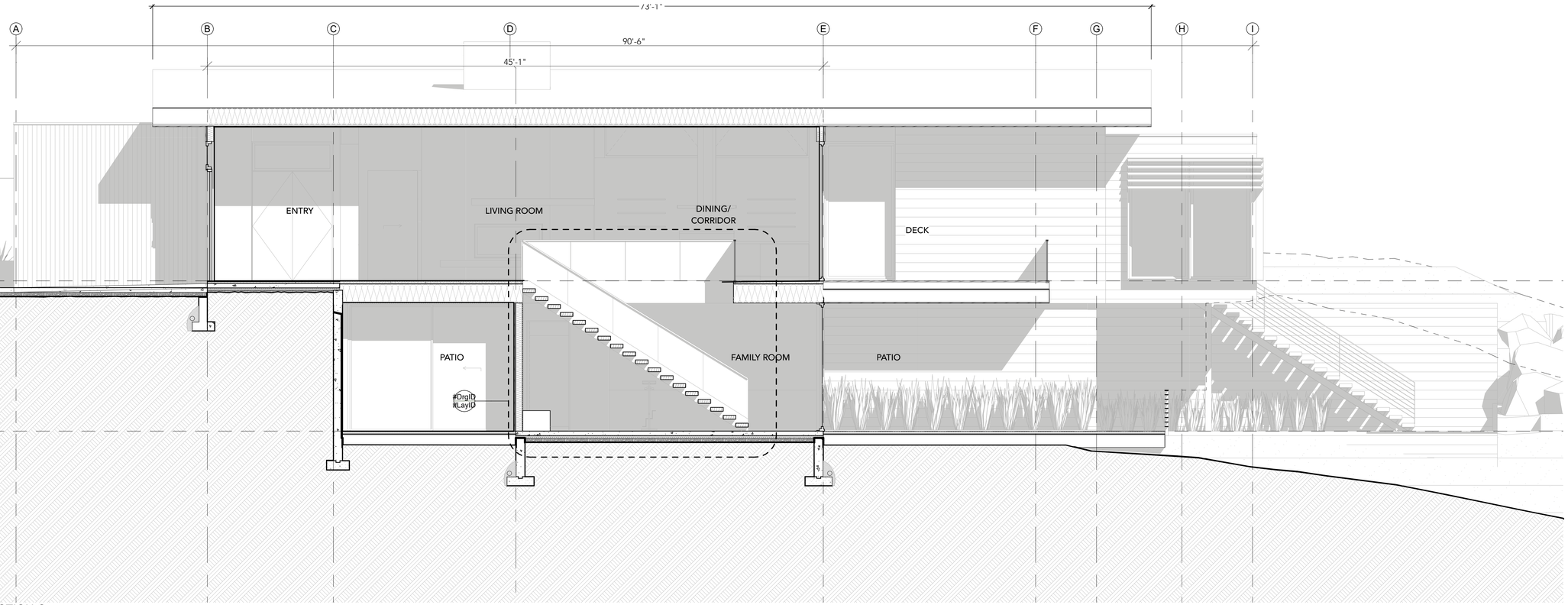
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A300

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2 CD: BUILDING SECTION D
SCALE: 1/4" = 1'-0"




1 CD: BUILDING SECTION C
SCALE: 1/4" = 1'-0"

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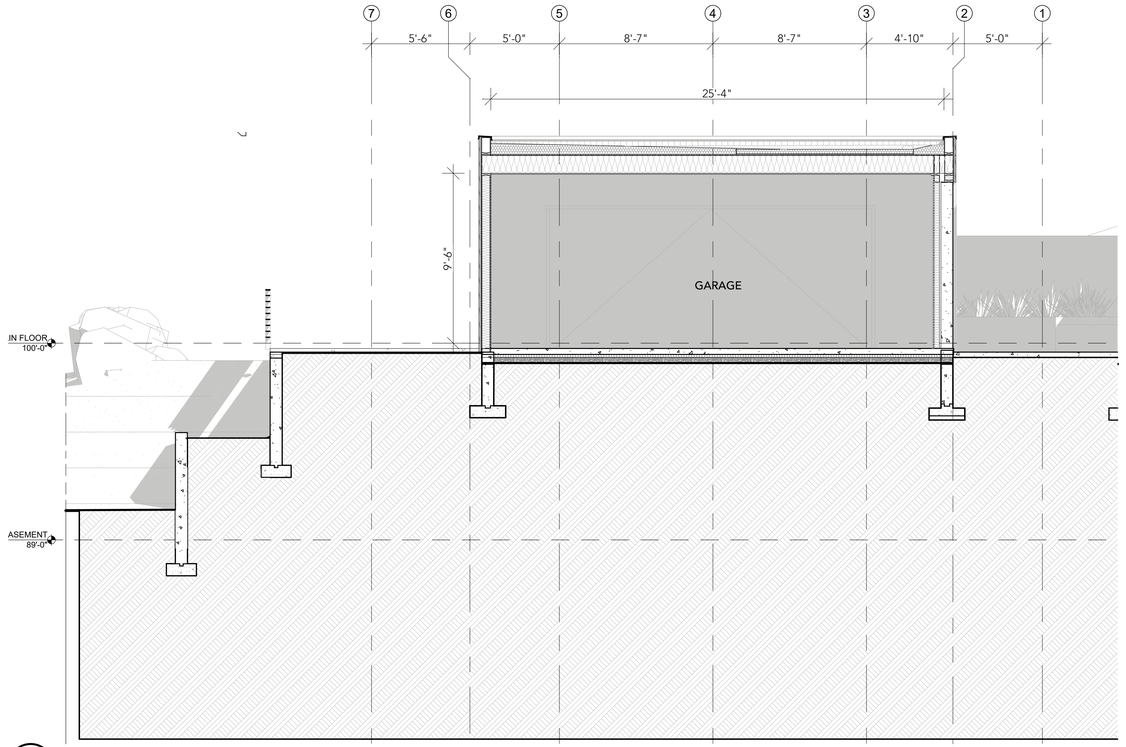
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SHEET TITLE
BUILDING SECTIONS

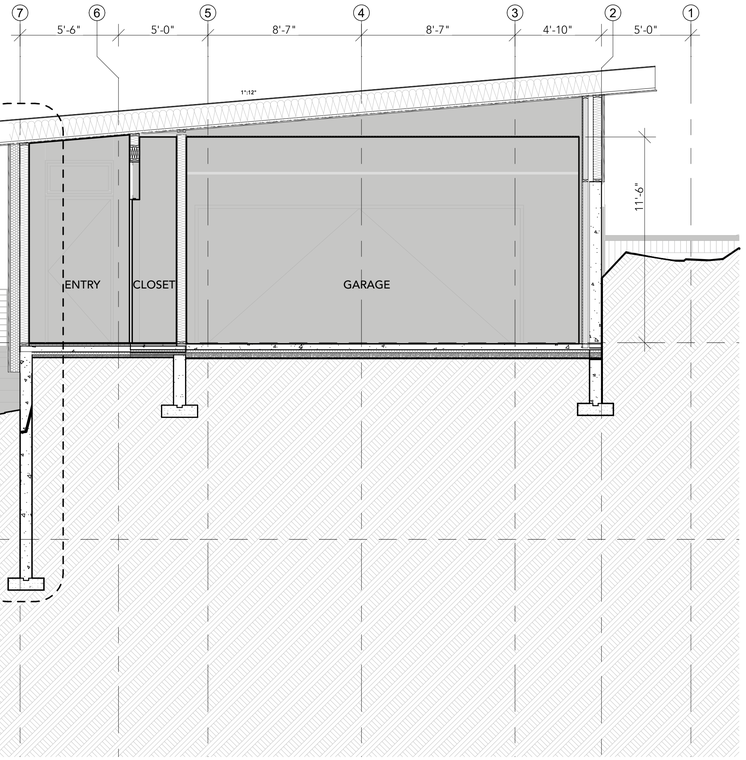
SHEET NUMBER
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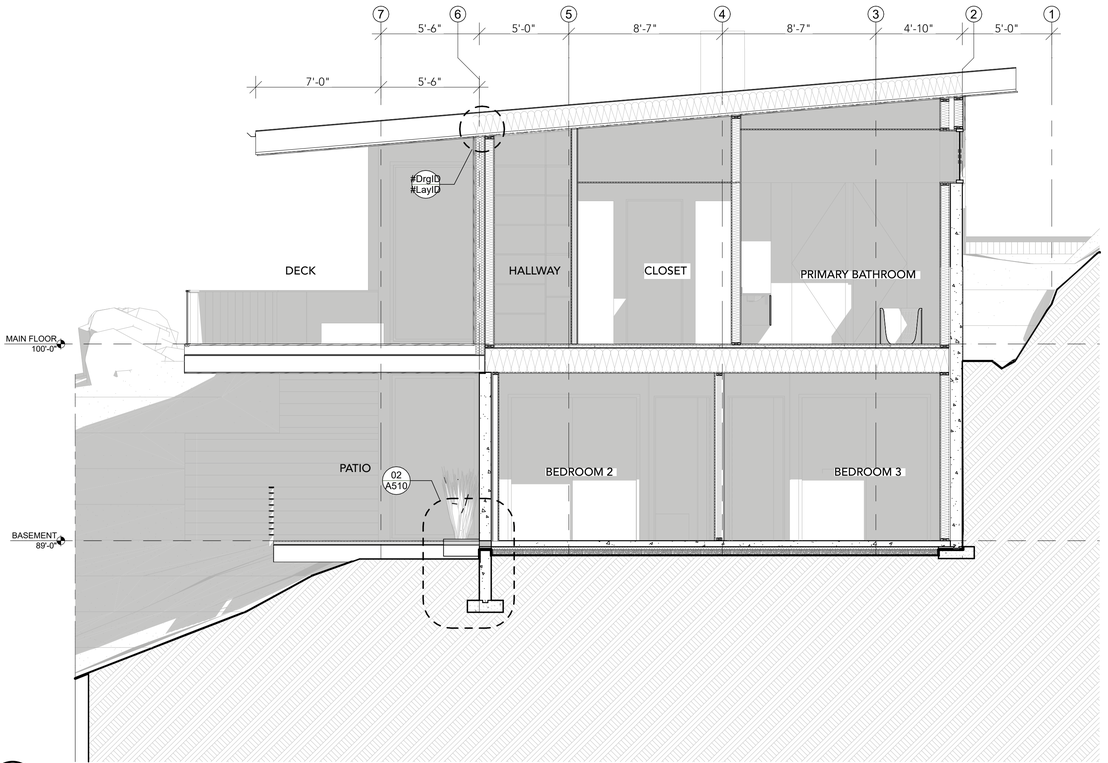
BIMcloud - LABIM24 - BIMcloud Basic for Archicad 24/GEBLER BENCHMARK 2022-02-25 Friday, September 16, 2022 9:35 AM




2 CD: BUILDING SECTION H
SCALE: 1/4" = 1'-0"




3 CD: BUILDING SECTION G
SCALE: 1/4" = 1'-0"




1 CD: BUILDING SECTION E
SCALE: 1/4" = 1'-0"

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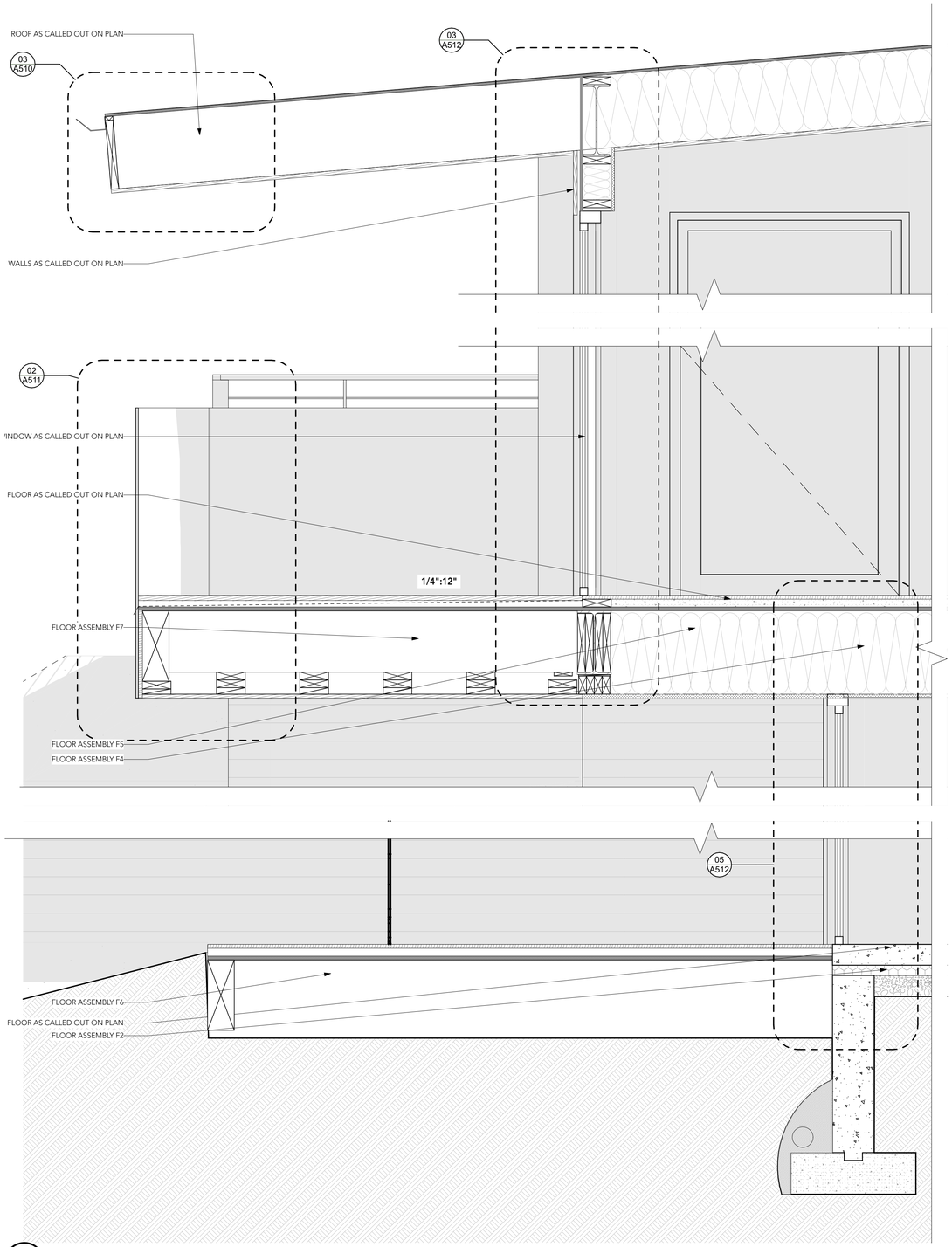
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SHEET TITLE
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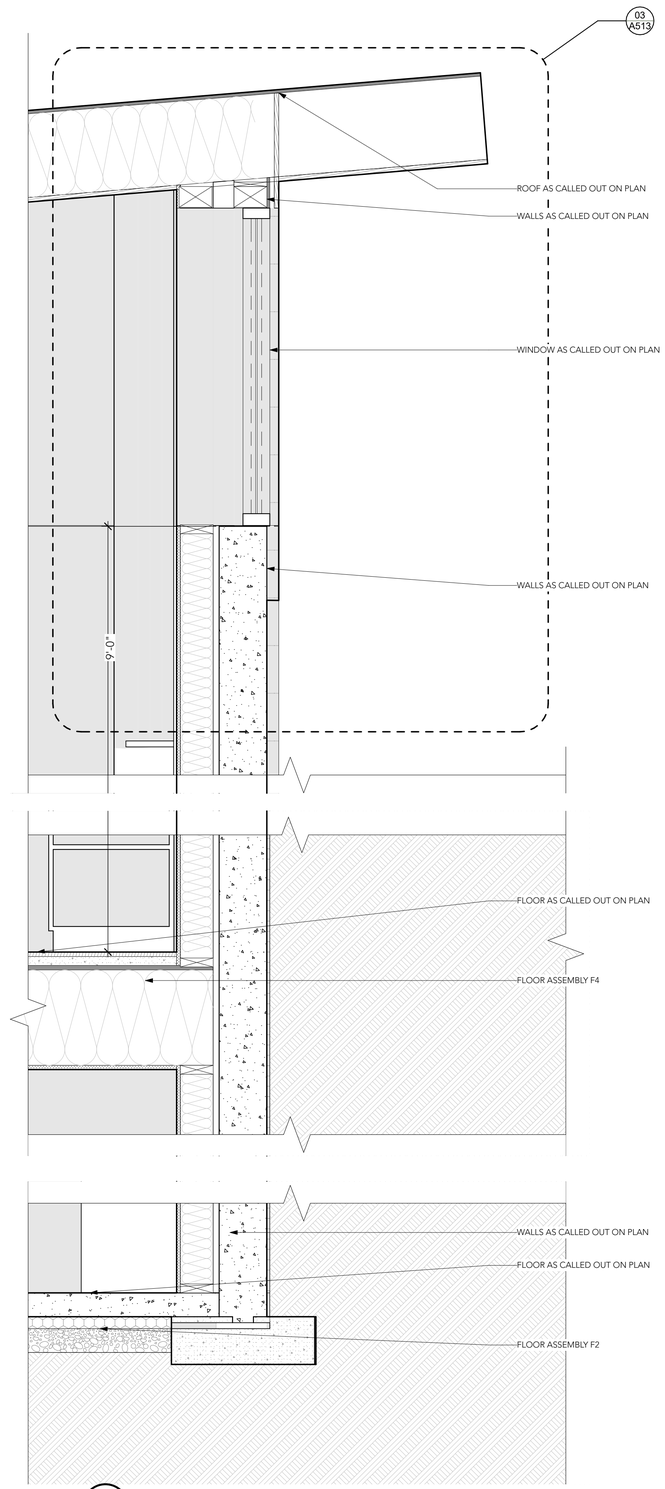
SHEET NUMBER
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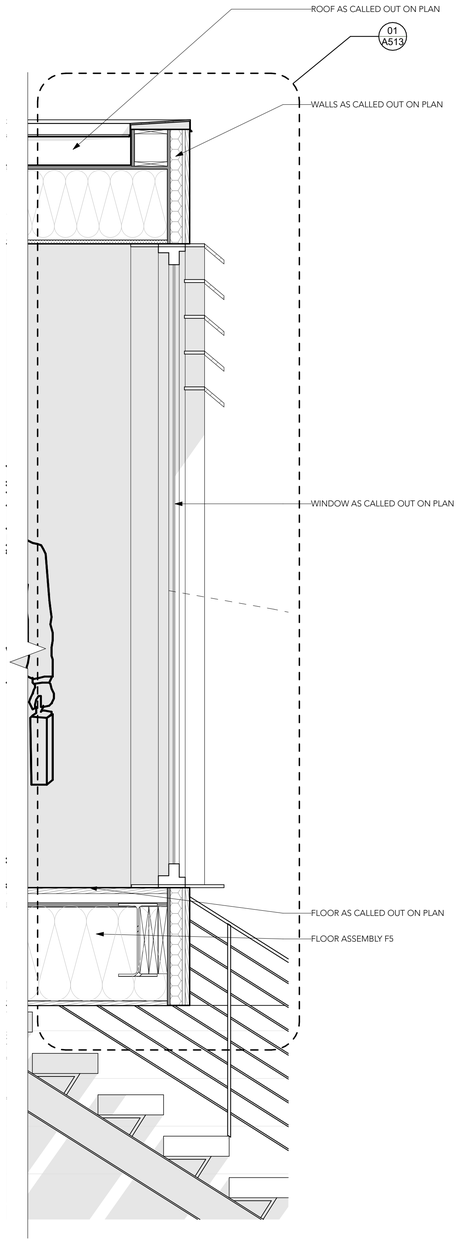
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03 WALL SECTION 03
SCALE: 1" = 1'-0"




02 WALL SECTION 02
SCALE: 1" = 1'-0"




01 WALL SECTION 01
SCALE: 1" = 1'-0"

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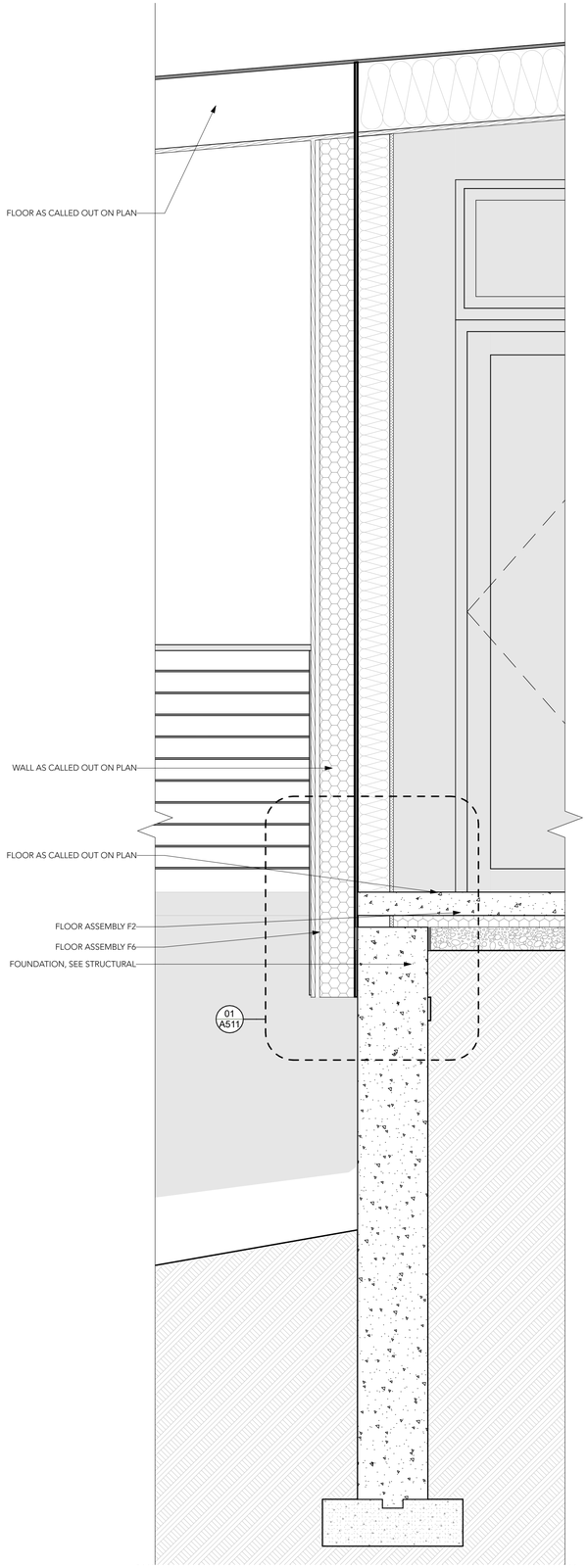
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SHEET TITLE
WALL SECTIONS

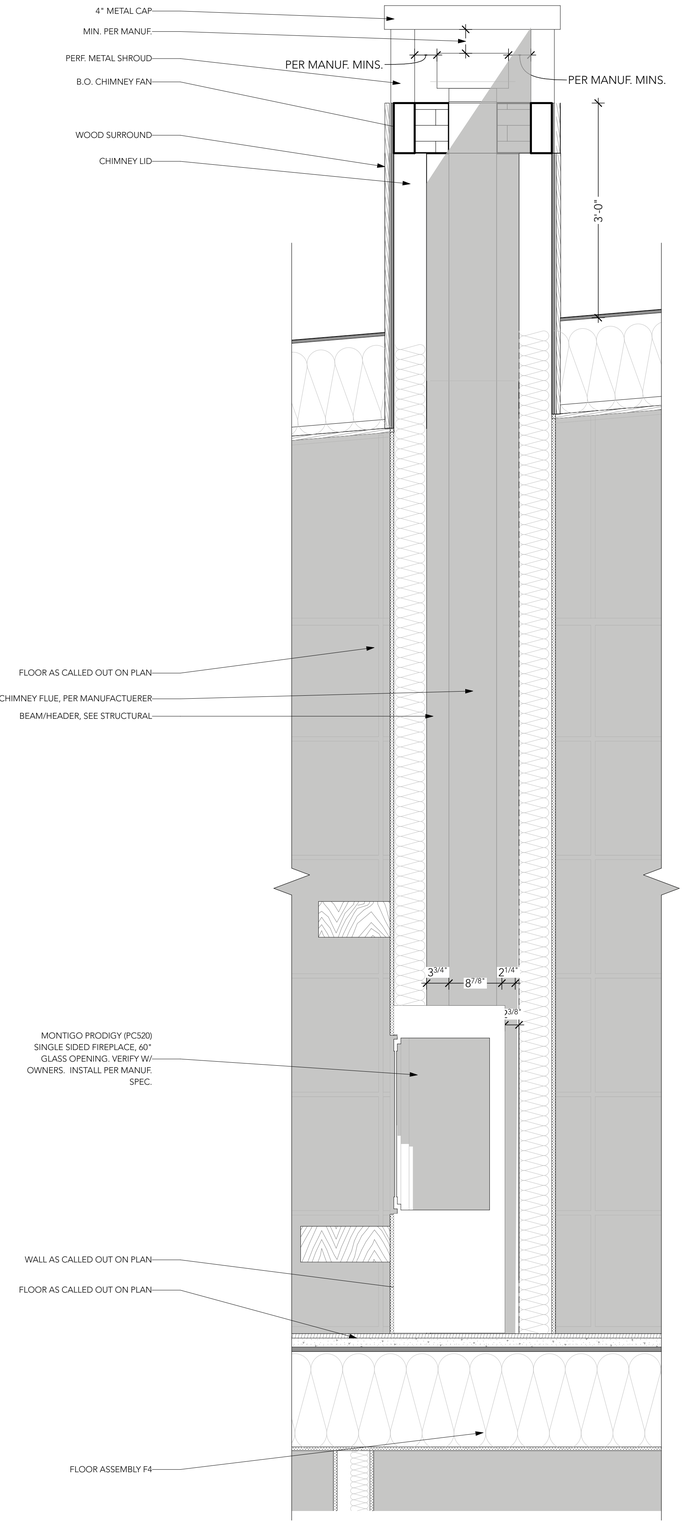
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02 WALL SECTION 06
SCALE: 1" = 1'-0"




01 WALL SECTION 04
SCALE: 1" = 1'-0"

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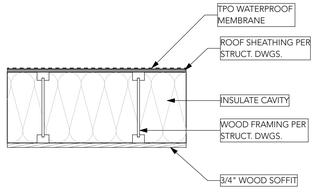
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SHEET TITLE
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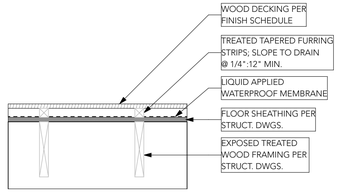
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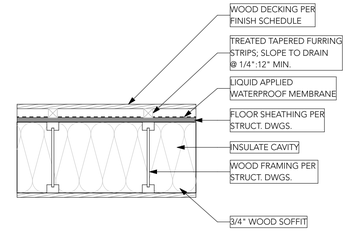
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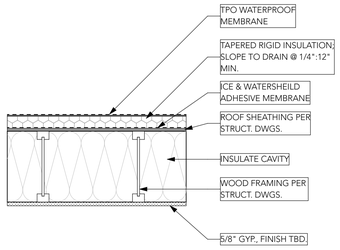

R2 EXT. ROOF / WD FRAME / SLOPED
NOT TO SCALE



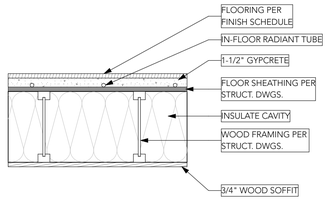

F6 EXT. WD FRAME DECK / EXPOSED
NOT TO SCALE



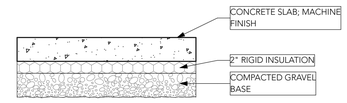

F3 EXT. WD FRAME DECK / WD SOFFIT
NOT TO SCALE



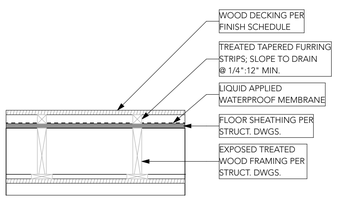

R1 EXT. ROOF / RIGID INSUL. / FLAT
NOT TO SCALE



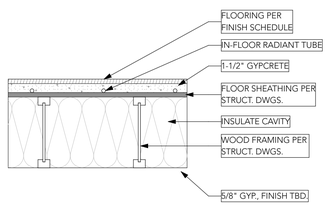

F5 INT. WD FRAME / WD SOFFIT
NOT TO SCALE



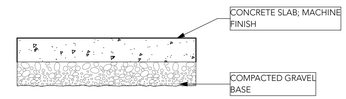

F2 CONC. / RIGID INSUL. / GRAVEL BASE
NOT TO SCALE




F7 EXT. WD FRAME DECK
NOT TO SCALE




F4 INT. WD FRAME / GYP.
NOT TO SCALE




F1 EXT. CONC SLAB / GRAVEL BASE
NOT TO SCALE

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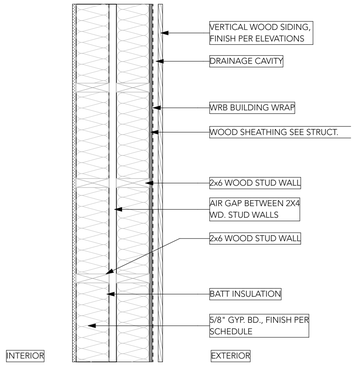
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SHEET TITLE
FLOOR/ ROOF ASSEMBLIES

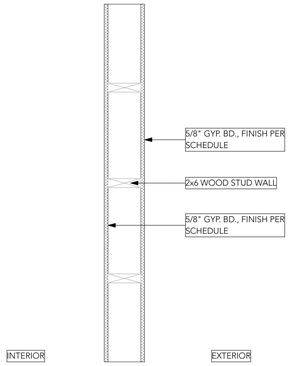
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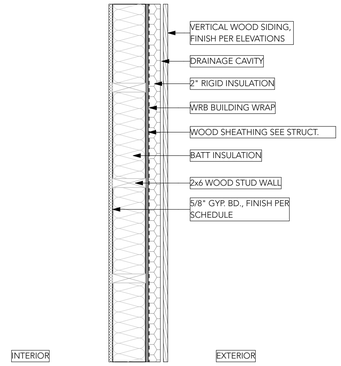
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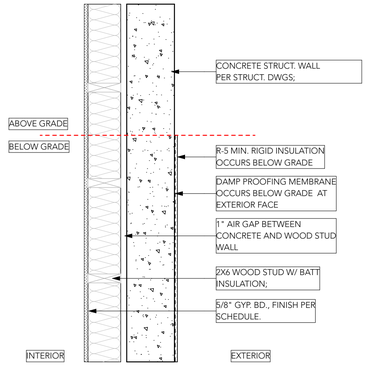

W12 DBL 2X6 STUD / 2" RIGID / INSL. / WD SIDING
NOT TO SCALE



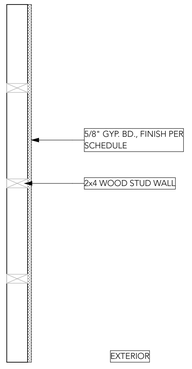

W9 INT. 2X6 STUD / GYP. BOTH SIDES
NOT TO SCALE



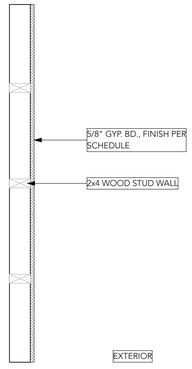

W6 2X6 STUD / 2" RIGID / INSULATED / WD SIDING
NOT TO SCALE



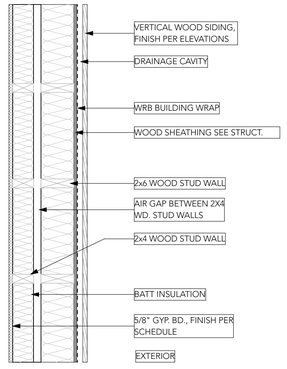

W3 CONCRETE / 2X6 STUD / INSULATED
NOT TO SCALE



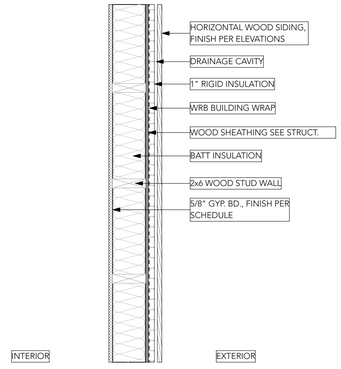

W14 INT. 2X4 STUD / GYP. ONE SIDE
NOT TO SCALE



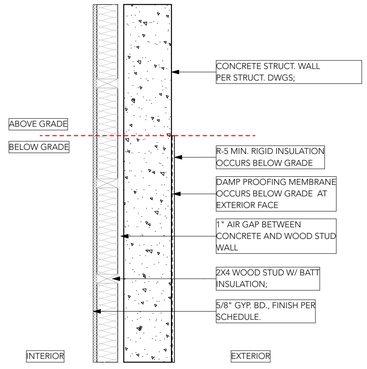

W11 INT. 2X4 STUD / GYP. ONE SIDE
NOT TO SCALE



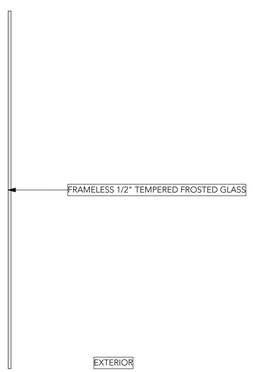

W8 DBL 2X4 STUD / 2" RIGID / INSUL. / WD SIDING
NOT TO SCALE



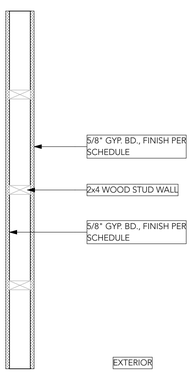

W5 2X6 STUD / 1" RIGID / INSULATED / WD SIDING
NOT TO SCALE



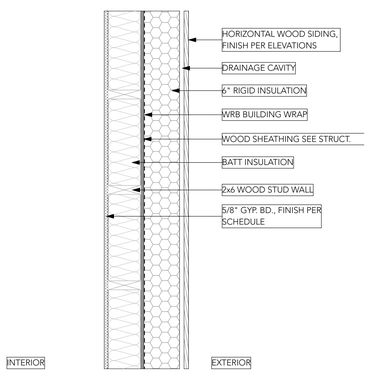

W2 CONCRETE / 2X4 STUD / INSULATED
NOT TO SCALE



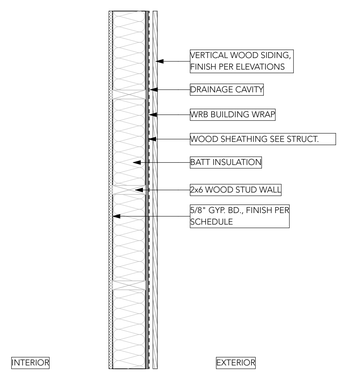

W13 INT. GLASS WALL
NOT TO SCALE



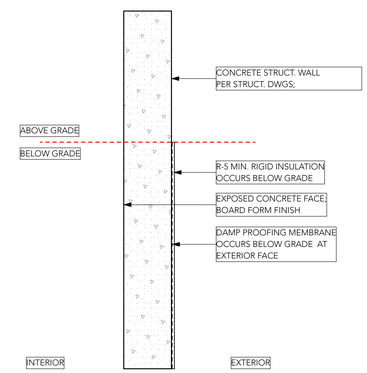

W10 INT. 2X4 STUD / GYP. BOTH SIDES
NOT TO SCALE




W7 2X6 STUD / 6" RIGID / INSUL. / WD SIDING
NOT TO SCALE




W4 2X6 STUD / INSULATED / WD SIDING
NOT TO SCALE




W1 CONCRETE WALL
NOT TO SCALE

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# GEBLER RESIDENCE

3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109

SEAL

STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
9/16/22

*PROJECT PHASE*

DRAWING REVISIONS

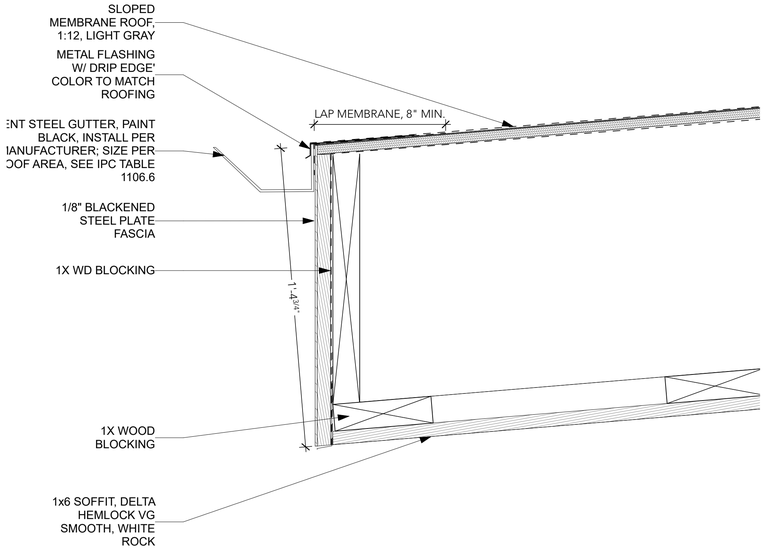
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SHEET TITLE
WALL ASSEMBLIES

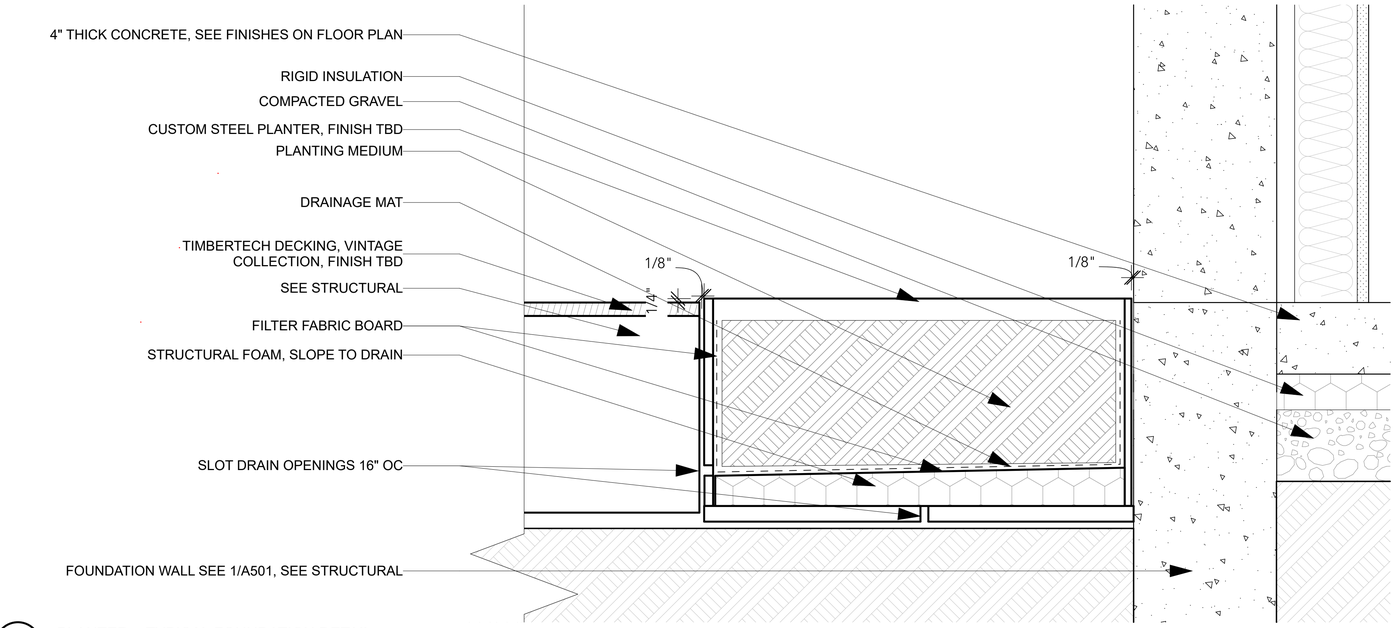
SHEET NUMBER
A501

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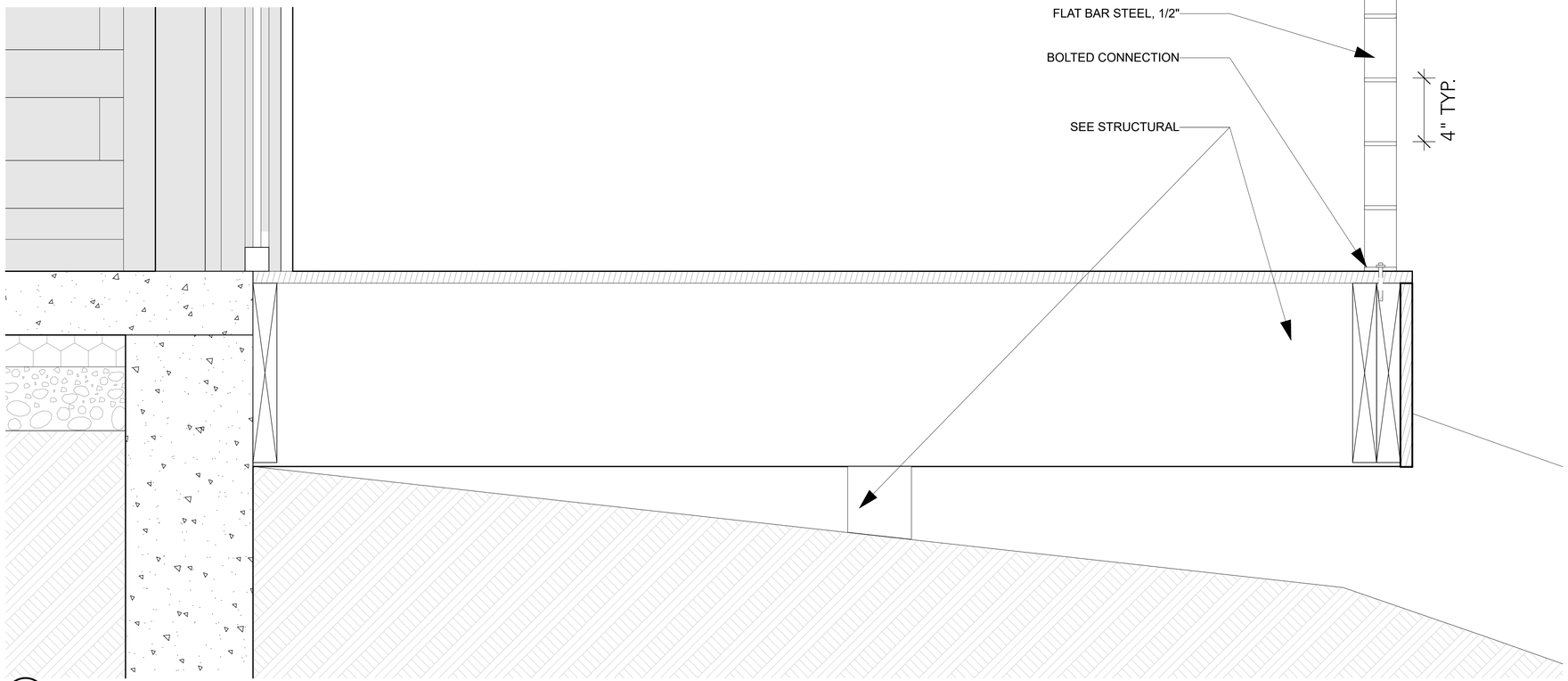
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03 EAVE / GUTTER DETAIL - TYP.
SCALE: 3" = 1'-0"




02 PLANTER + TYPICAL FOUNDATION DETAIL
SCALE: 1 1/2"= 1'-0"




01 EXTERIOR DECK DETAIL
SCALE: 1 1/2"= 1'-0"

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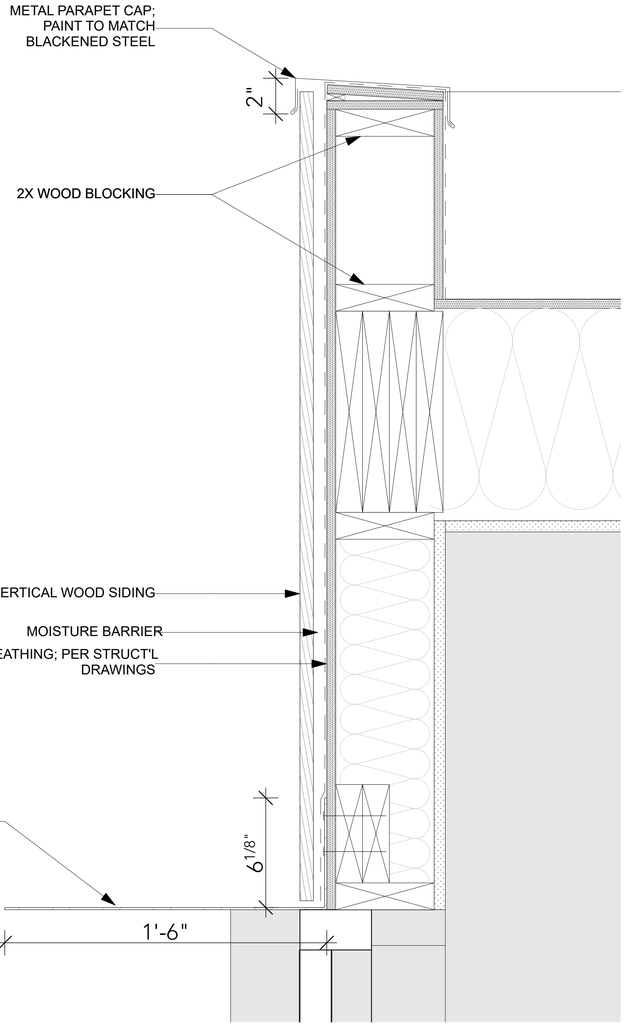
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SHEET TITLE
EXTERIOR BUILDING DETAILS

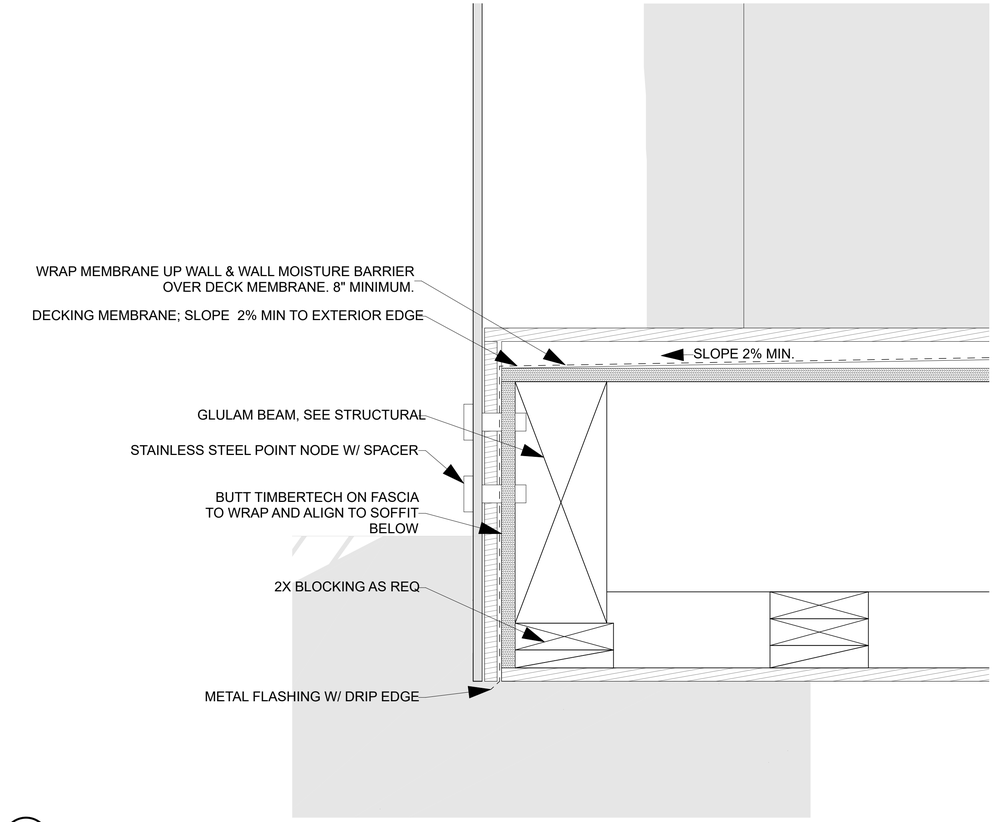
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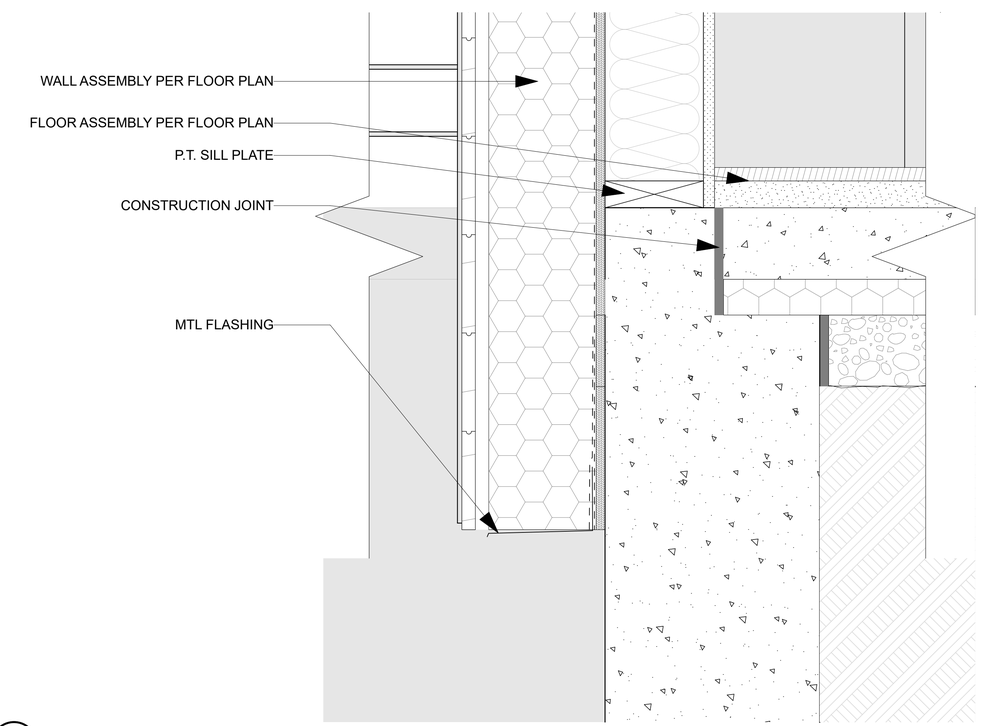
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03 STEEL FIN PLATE & PARAPET DETAIL
SCALE: 1 1/2"= 1'-0"




02 GLASS RAILING DETAIL
SCALE: 1 1/2"= 1'-0"




01 EXT. SIDING RETURN DETAIL
SCALE: 1 1/2"= 1'-0"

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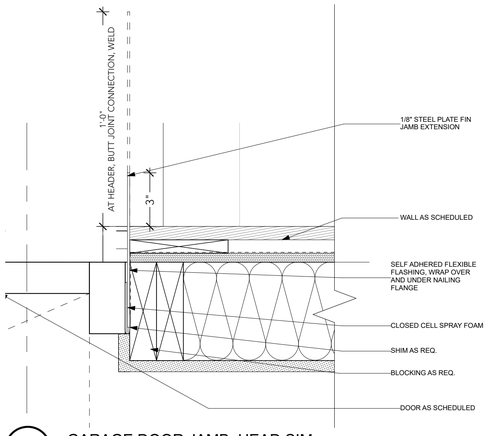
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SHEET TITLE
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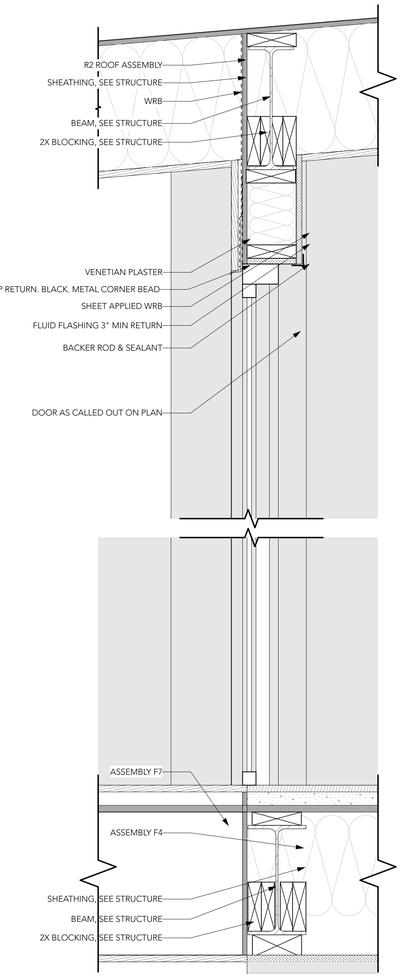
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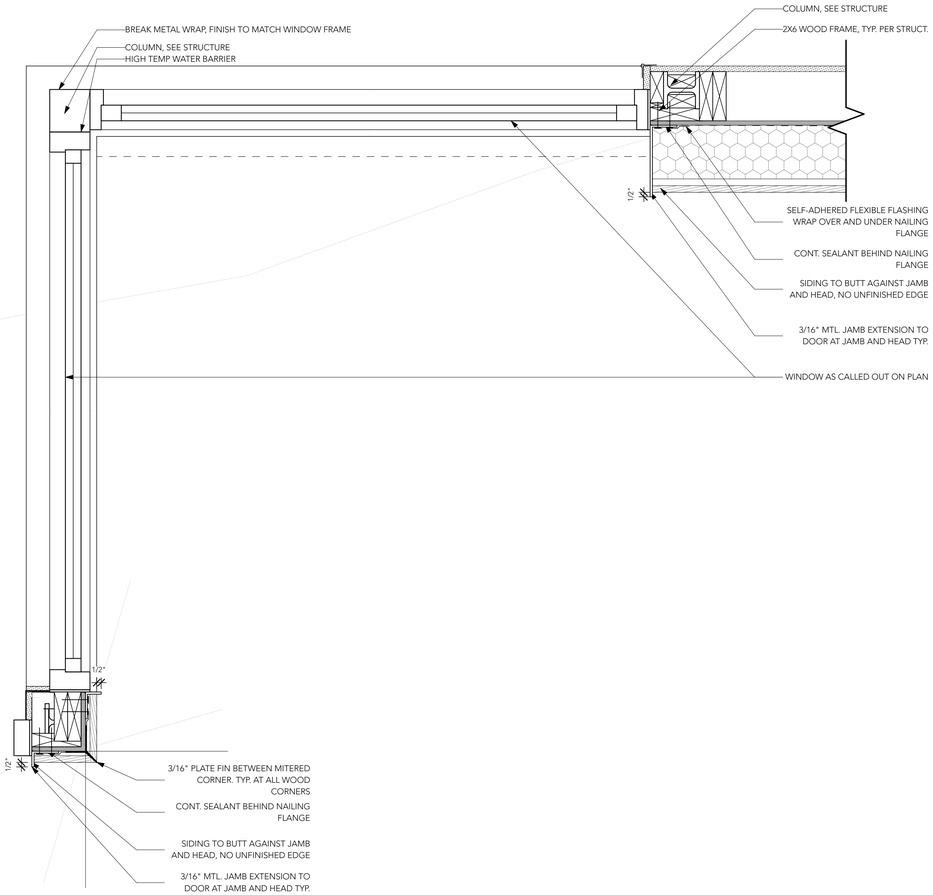
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06 GARAGE DOOR JAMB, HEAD SIM
SCALE: 3" = 1'-0"

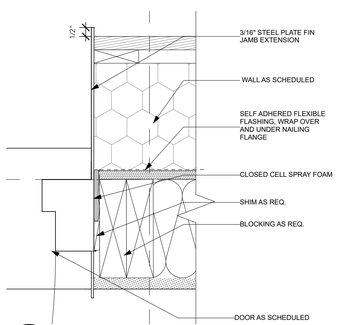






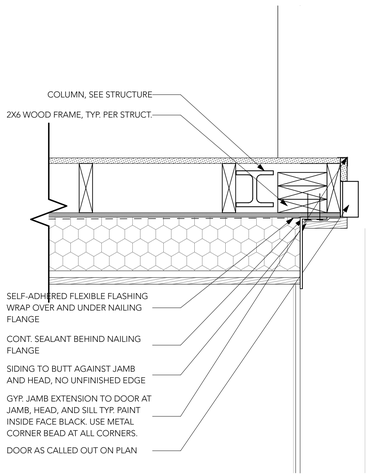
02 SLIDING DOOR & WINDOW DETAIL
SCALE: 1 1/2"= 1'-0"




04 ENTRY DOOR JAMB, HEAD SIM
SCALE: 3" = 1'-0"




03 SLIDING DOOR DETAIL 02
SCALE: 1 1/2"= 1'-0"






01 SLIDING DOOR DETAIL 01
SCALE: 1 1/2"= 1'-0"

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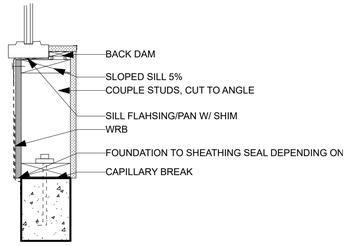
| REV. | NAME | DATE |
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SHEET TITLE
DOOR DETAILS

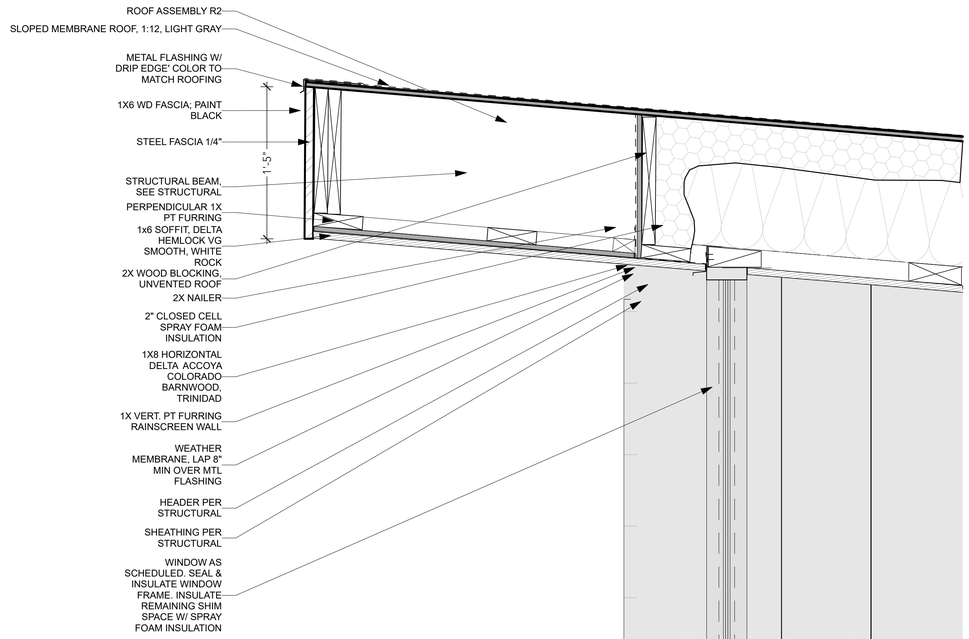
SHEET NUMBER
A512

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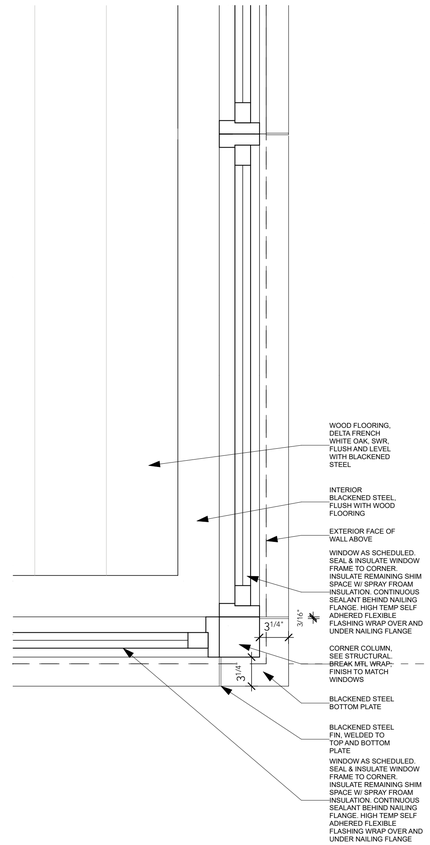
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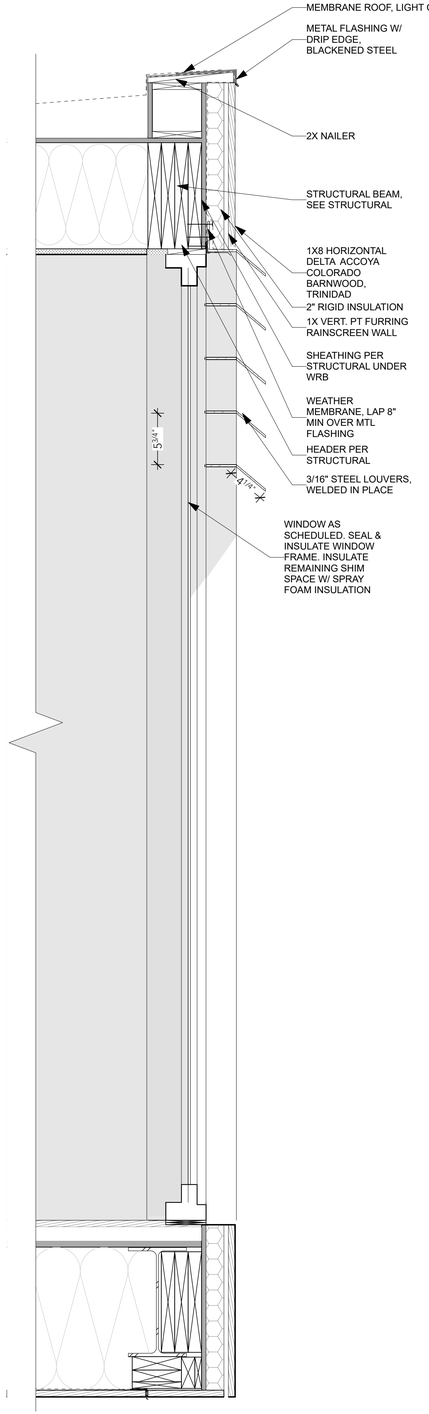

04 TYPICAL SILL DETAIL
SCALE: 1 1/2" = 1'-0"




03 WINDOW DETAIL 02
SCALE: 1 1/2" = 1'-0"




02 ENLARGED BEDROOM WINDOW PLAN
SCALE: 1 1/2" = 1'-0"




01 WINDOW DETAIL 01
SCALE: 1 1/2" = 1'-0"

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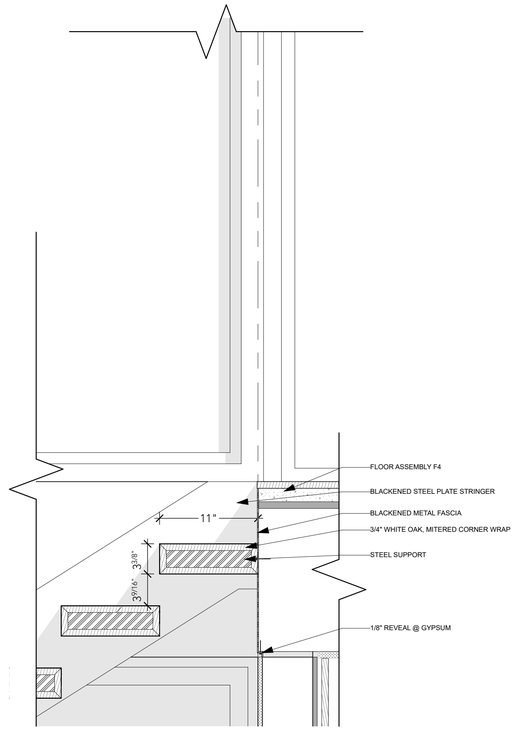
| REV. | NAME | DATE |
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SHEET TITLE
WINDOW DETAILS

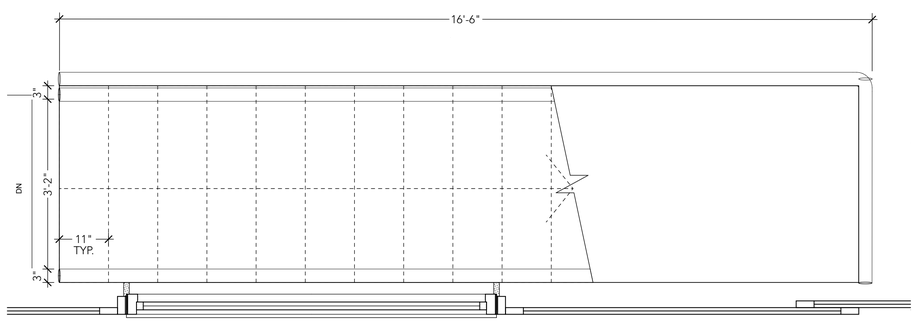
SHEET NUMBER
A513

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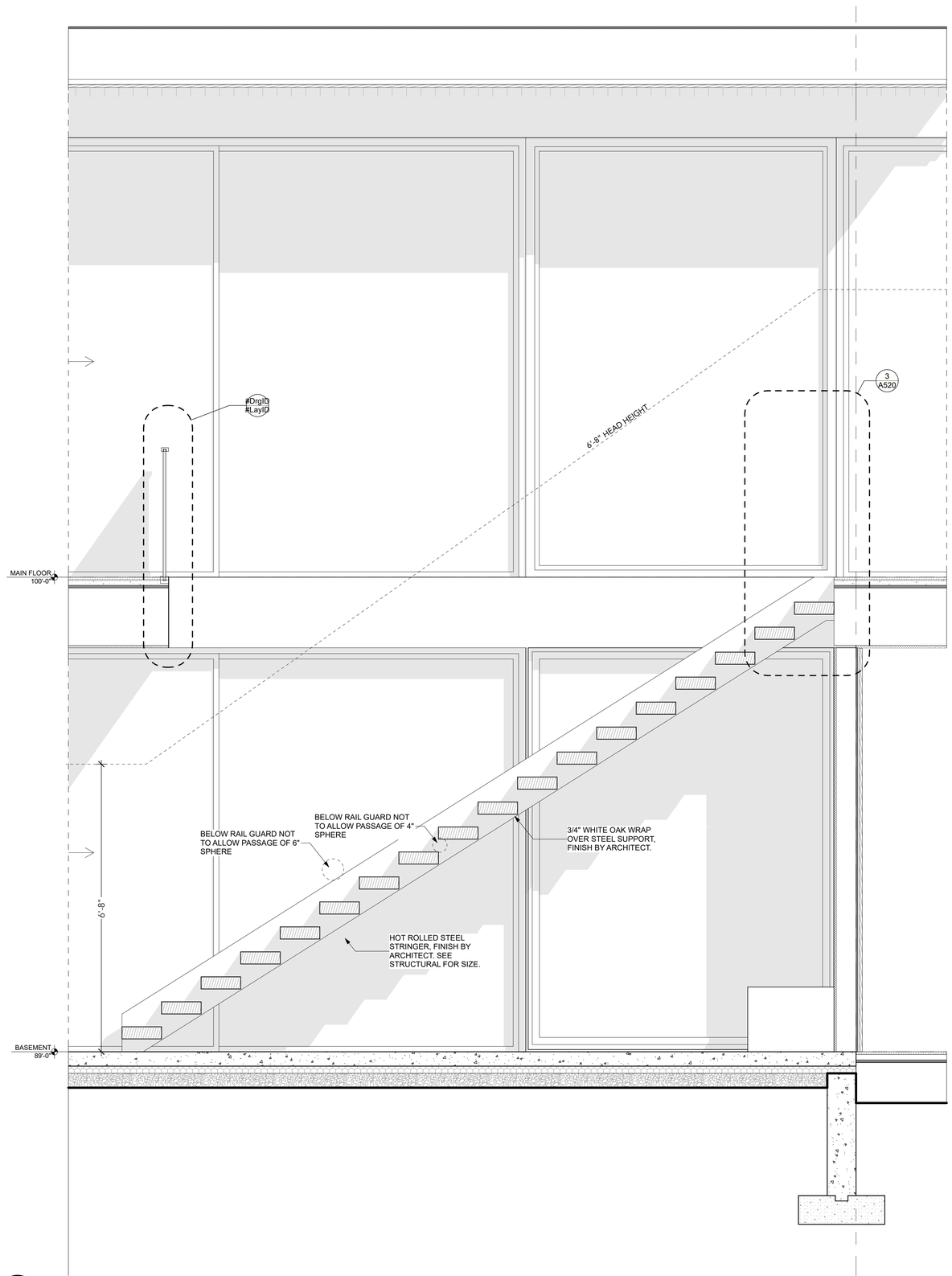
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3 TOP OF STAIRS
SCALE: 1 1/2"= 1'-0"




2 ENLARGED STAIR PLAN
SCALE: 3/4" = 1'-0"




1 STAIR SECTION
SCALE: 3/4" = 1'-0"

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| REV. | NAME | DATE |
|---|---|---|

SHEET TITLE
STAIR DETAILS

SHEET NUMBER
A520

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## DOOR SCHEDULE

| FLOOR | ID | OPERATION | HANDING | WIDTH | HEIGHT | FRAME TYPE | FINISH | GLAZING | FIRE RATING | LOCKSET | NOTE/REMARKS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BASEMENT | D001 | SLIDER - OX | SEE PLAN | 11'-11 3/4" | 9'-2 3/4" | WD FRAMED ALUM. CLAD | BLACK MTL | LOW-E | --- | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☒ |
| BASEMENT | D002 | SLIDER - OX | SEE PLAN | 14'-0 43/64" | 9'-2 3/4" | WD FRAMED ALUM. CLAD | BLACK MTL | LOW-E | --- | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☒ |
| BASEMENT | D003 | SLIDER - OX | SEE PLAN | 6'-0" | 9'-4 3/4" | WD FRAMED ALUM. CLAD | BLACK MTL | LOW-E | | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☒ |
| BASEMENT | D004 | SLIDER - OX | SEE PLAN | 6'-0" | 9'-4 3/4" | WD FRAMED ALUM. CLAD | BLACK MTL | LOW-E | --- | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☒ |
| BASEMENT | D005 | SLIDER - OO | SEE PLAN | 7'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| BASEMENT | D006 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D007 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D008 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D009 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D010 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D011 | SWING | SEE PLAN | 2'-10" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D012 | SWING | SEE PLAN | 2'-10" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| BASEMENT | D013 | SLIDING - OO | SEE PLAN | 7'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| BASEMENT | D014 | SLIDING - OO | SEE PLAN | 7'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D104 | SWING | SEE PLAN | 3'-0" | 8'-10" | WD FRAMED ALUM. CLAD | WD; FINISH TBD | --- | --- | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☐ |
| MAIN FLOOR | D105 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD FRAMED ALUM. CLAD | WD; FINISH TBD | --- | --- | ENTRY | PROVIDE WEATHERSTIPPING OF DOOR | ☐ |
| MAIN FLOOR | D107 | OH | SEE PLAN | 18'-0" | 8'-0" | MTL | BLACK MTL & FROSTED GLASS | LOW-E | --- | --- | INSULATED | ☒ |
| MAIN FLOOR | D108 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | 1 HR | PRIVACY | | ☐ |
| MAIN FLOOR | D109 | POCKET | SEE PLAN | 3'-6" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D110 | SWING | SEE PLAN | 2'-6" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PRIVACY | | ☐ |
| MAIN FLOOR | D111 | SWING | SEE PLAN | 2'-4" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D112 | SWING | SEE PLAN | 2'-4" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D114 | DBL SWING | SEE PLAN | 5'-10" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | | | | FLUSH SOLID WOOD TRANSOM | ☐ |
| MAIN FLOOR | D115 | SWING | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | | | | FLUSH SOLID WOOD TRANSOM | ☐ |
| MAIN FLOOR | D116 | POCKET | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D117 | POCKET | SEE PLAN | 3'-0" | 8'-0" | WD; FINISH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D118 | POCKET | SEE PLAN | 3'-0" | 8'-0" | WD; FINSIH TBD | WD; FINISH TBD | --- | --- | PASSAGE | | ☐ |
| MAIN FLOOR | D119 | SWING | SEE PLAN | 3'-0" | 9'-0 1/4" | MTL TAB | FROSTED | LOW-E | --- | PASSAGE | SHOWER, WATER SEALS AND SWEEP | ☒ |
| MAIN FLOOR | D120 | SWING | SEE PLAN | 3'-0" | 9'-0 1/4" | MTL TAB | FROSTED | LOW-E | -- | PRIVACY | TOILET ROOM, ADD SEALS AND SWEEP FOR SOUND | ☒ |

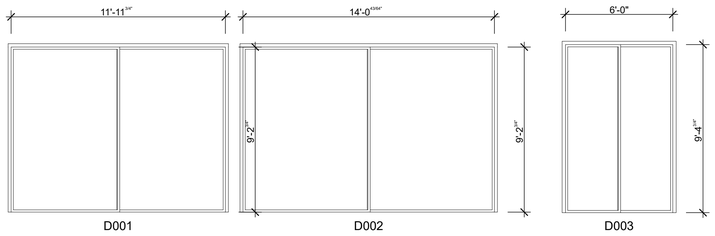
## DOOR & WINDOW GENERAL NOTES

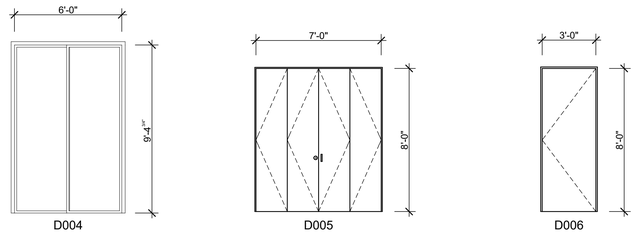
SEE ALSO G100 GENERAL NOTES

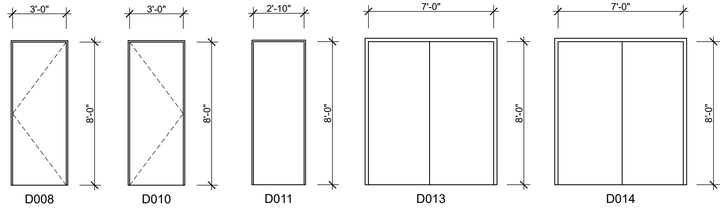
1. FRAMELESS GLASS DOORS, GLAZING IN DOORS, GLAZING WITHIN 24 INCH ARCH OF DOORS, GLAZING LESS THAN 60 INCHES ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET OF STAIRS AND GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CURTAIN FIXED GLASS PANELS AND SIMILAR LAMINATED GLASS, PROPERLY IDENTIFIED. – R308.4

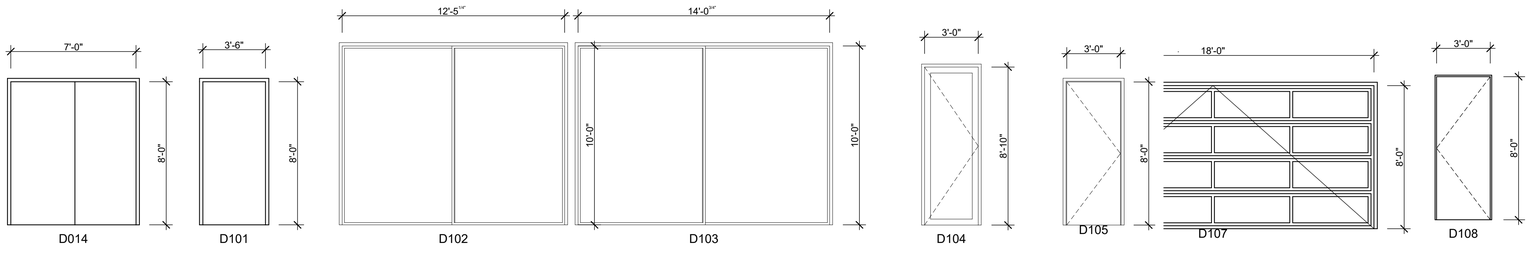
## DOOR & WINDOW LEGEND

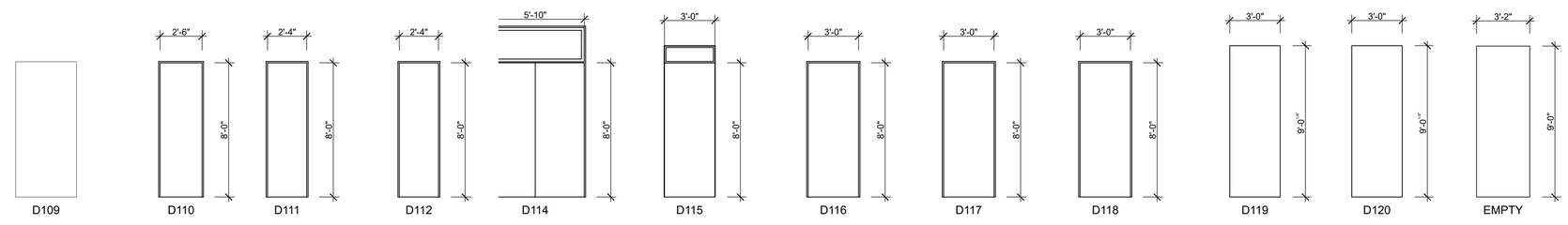
T TEMPERED GLAZING





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| REV. | NAME | DATE |
|---|---|---|

SHEET TITLE
DOOR SCHEDULE & LEGEND

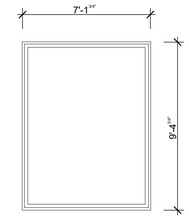
SHEET NUMBER
A600

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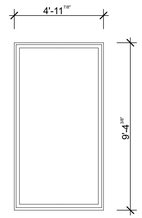

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## WINDOW SCHEDULE

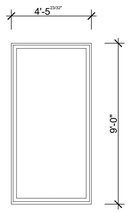
| FLOOR | ID | OPERATION | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | FRAME MATERIAL | FINISH | GLAZING | NOTE/REMARKS | TEMPERED |
|---|---|---|---|---|---|---|---|---|---|---|---|
| BASEMENT | W01 | FIXED | 7'-1 3/4" | 9'-4 3/4" | 0" | 9'-4 3/4" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| BASEMENT | W02 | FIXED | 4'-11 7/8" | 9'-4 3/8" | 0" | 9'-4 3/8" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W03 | FIXED | 4'-5 23/32" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W04 | FIXED | 3'-10" | 2'-0" | -2'-10" | --10" | TBD | --- | DOUBLE LOW-E | WESTERN | ☐ |
| MAIN FLOOR | W07 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W08 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | DOUBLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W09 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W10 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W11 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W12 | FIXED | 7'-1 7/8" | 10'-2" | 0" | 10'-2" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W13 | FIXED | 5'-2 3/8" | 10'-2" | 0" | 10'-2" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W14 | FIXED | 5'-2 3/8" | 10'-2" | 0" | 10'-2" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W15 | CASEMENT | 2'-8" | 7'-5 1/4" | 1'-6" | 8'-11 1/4" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W16 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W17 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W18 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W19 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W20 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W21 | FIXED | 4'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W22 | FIXED | 2'-6" | 9'-0" | 0" | 9'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☒ |
| MAIN FLOOR | W23 | DOUBLE AWNING | 11'-7" | 3'-0" | -2'-0" | 1'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☐ |
| MAIN FLOOR | W24 | FIXED | 4'-8 1/2" | 3'-0" | -2'-0" | 1'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☐ |
| MAIN FLOOR | W27 | AWNING | 5'-6" | 3'-0" | 9'-0" | 12'-0" | TBD | --- | TRIPLE LOW-E | WESTERN | ☐ |
| CLERESTORY | W25 | AWNING | 7'-5 3/4" | 4'-10 3/8" | -2'-0" | 2'-10 3/8" | TBD | --- | TRIPLE LOW-E | WESTERN | ☐ |
| CLERESTORY | W26 | AWNING | 7'-5 3/4" | 4'-10 3/8" | -2'-0" | 2'-10 3/8" | TBD | --- | TRIPLE LOW-E | WESTERN | ☐ |



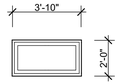
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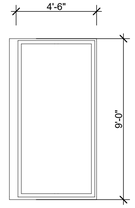
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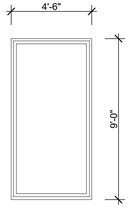
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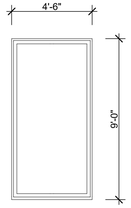
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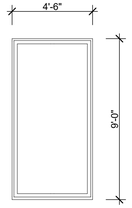
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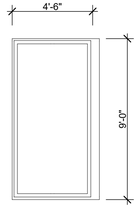
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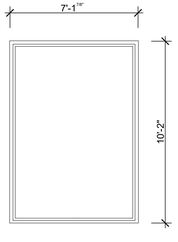
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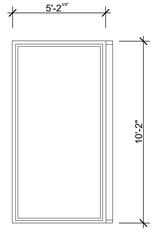
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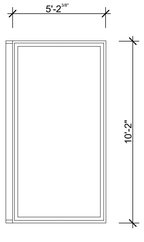
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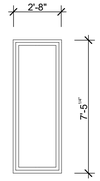
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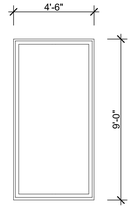
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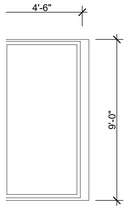
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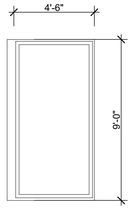
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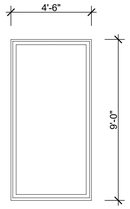
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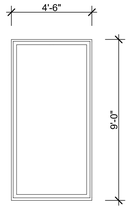
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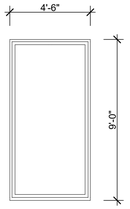
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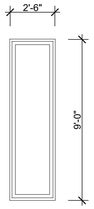
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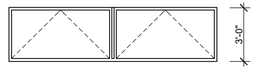
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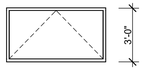
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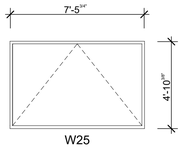
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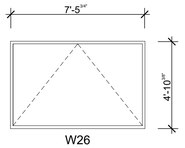
W24



W27



W25



W26

## WINDOW LEGEND

### DOOR & WINDOW GENERAL NOTES

SEE ALSO G100 GENERAL NOTES

1. FRAMELESS GLASS DOORS, GLAZING IN DOORS, GLAZING WITHIN 24 INCH ARCH OF DOORS, GLAZING LESS THAN 60 INCHES ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET OF STAIRS AND GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CURTAIN FIXED GLASS PANELS AND SIMILAR LAMINATED GLASS, PROPERLY IDENTIFIED. – R308.4

### DOOR & WINDOW LEGEND

T TEMPERED GLAZING


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# GEBLER RESIDENCE

3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109

SEAL

STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
9/16/22

*PROJECT PHASE*

DRAWING REVISIONS

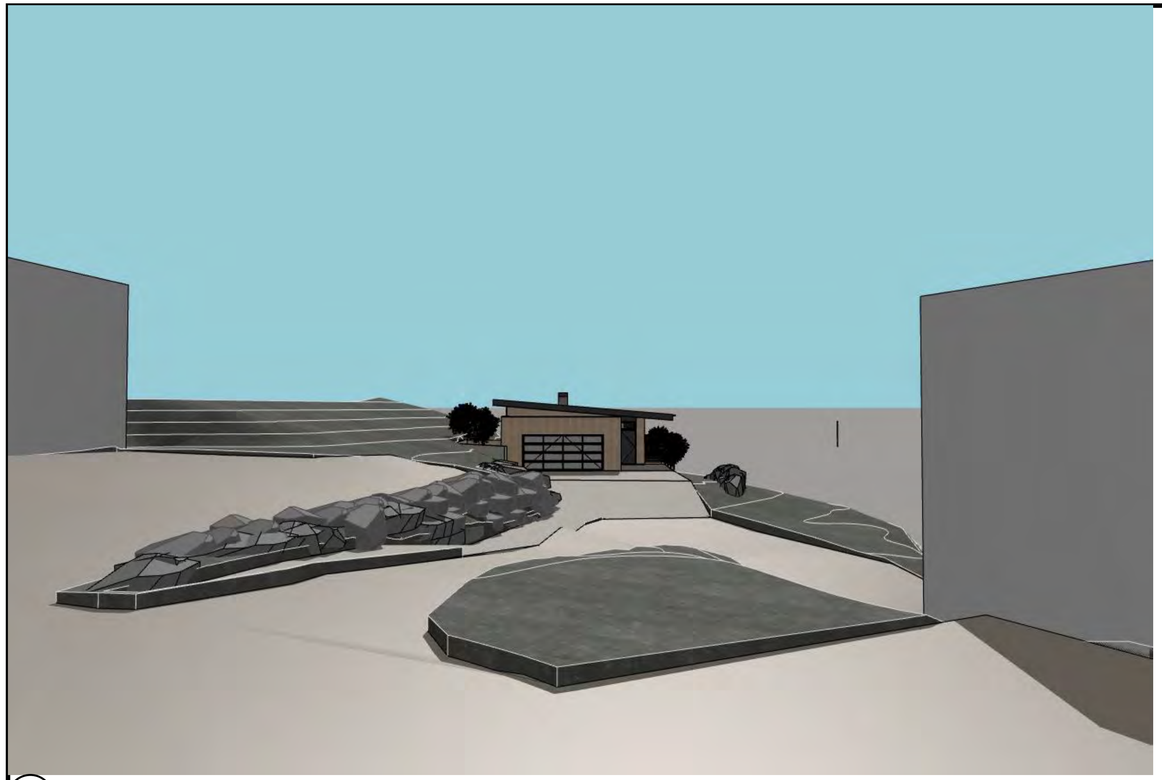
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SHEET TITLE
WINDOW SCHEDULE & LEGEND

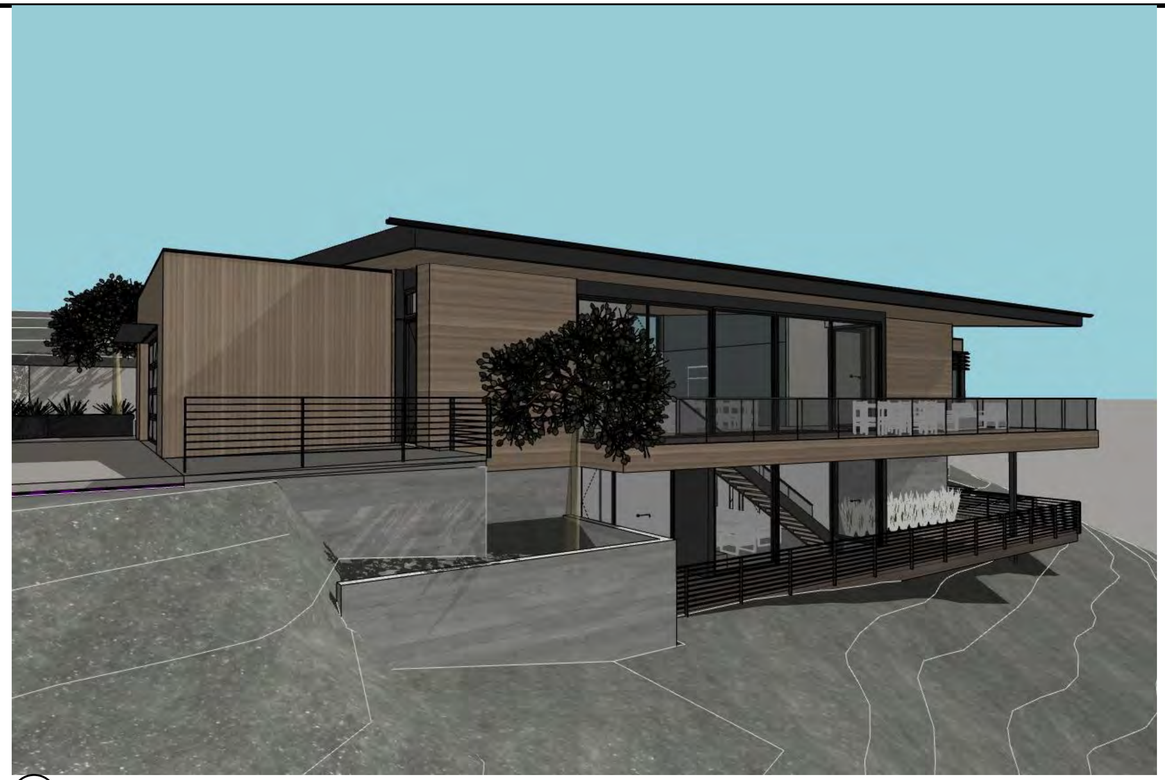
SHEET NUMBER
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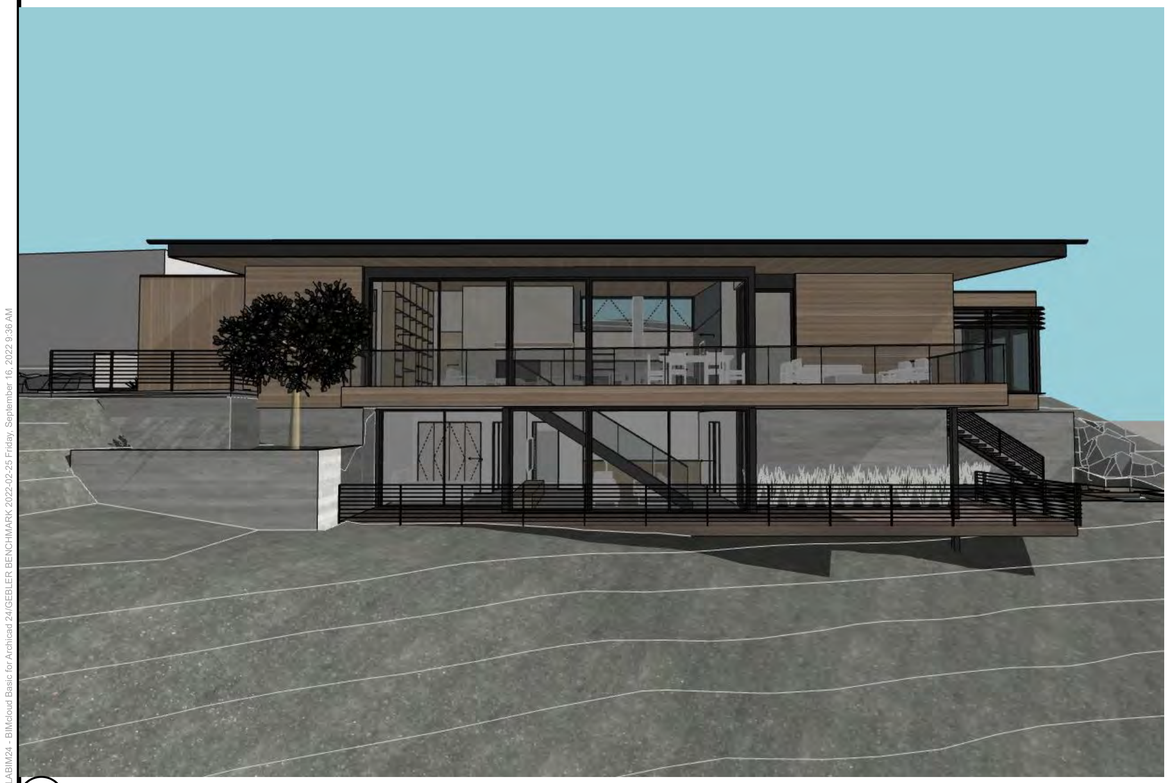

BIMcloud - LABIM24 - BIMcloud Basic for Archicad 24/GEBLER BENCHMARK 2022-02-25 Friday, September 16, 2022 9:36 AM



1 VIEW
NOT TO SCALE



2 VIEW
NOT TO SCALE



3 VIEW
NOT TO SCALE



4 VIEW
NOT TO SCALE

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PRINT DATE
9/16/22

*PROJECT PHASE*

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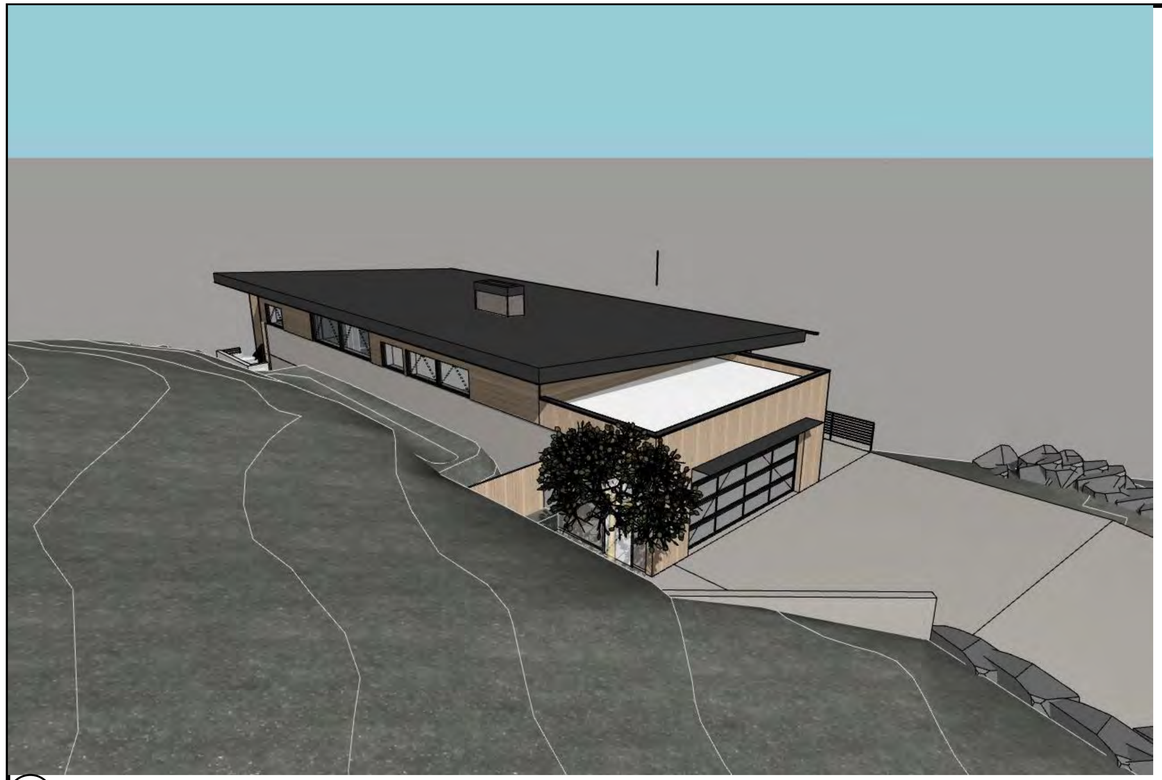
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SHEET TITLE
3D VIEWS

SHEET NUMBER
A900

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5 VIEW
NOT TO SCALE



6 VIEW
NOT TO SCALE



7 VIEW
NOT TO SCALE



8 VIEW
NOT TO SCALE

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PRINT DATE
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| REV. | NAME | DATE |
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SHEET TITLE
3D VIEWS

SHEET NUMBER
A901

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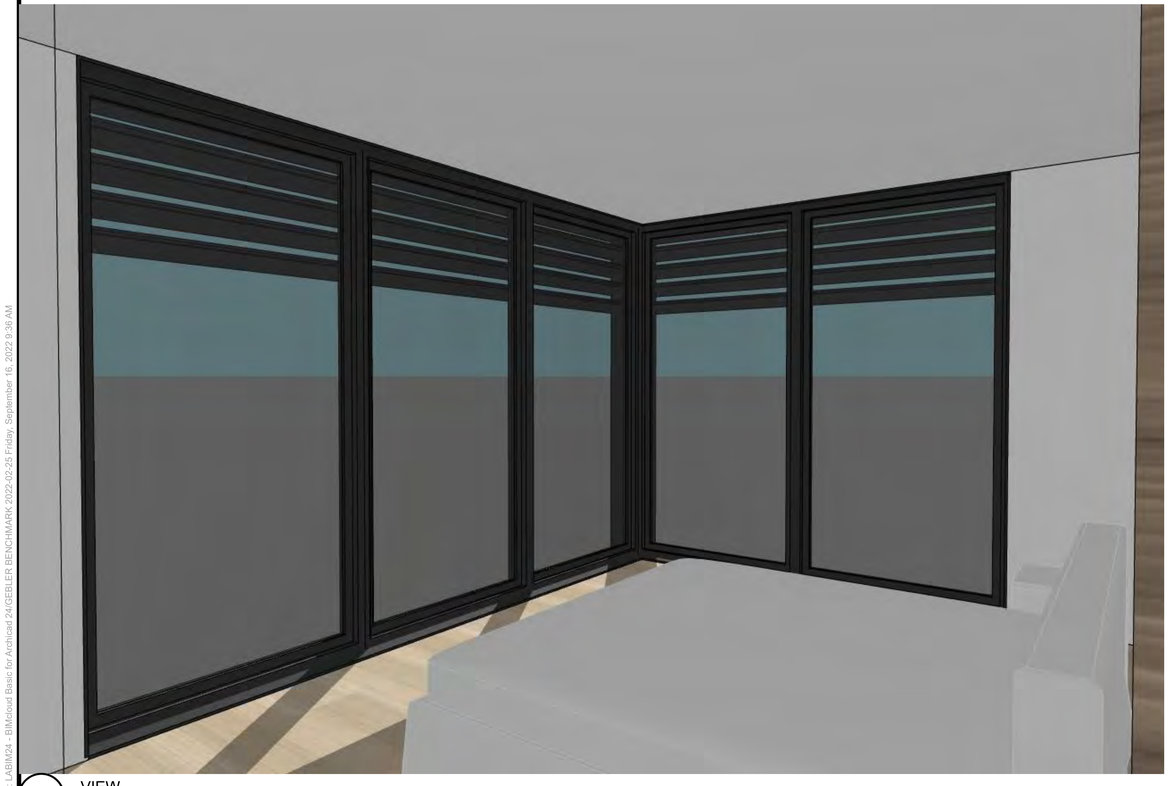
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9 VIEW
NOT TO SCALE



10 VIEW
NOT TO SCALE



11 VIEW
NOT TO SCALE



12 VIEW
NOT TO SCALE

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PRINT DATE
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| REV. | NAME | DATE |
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SHEET TITLE
3D VIEWS

SHEET NUMBER
A902

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**FINISHES**

**F1** Delta French White Oak, SWR
**F2** Slate, verify finish/format w/ owner
**F3** Epoxy over concrete, verify w/ owner
**F4** Machine finished blackened concrete

**WF1** Venetian plaster, verify color w/ owner
**WF2** Painted gyp, verify color w/ owner
**WF3** Delta Accoya Colorado Barnwood, Trinidad, t&g, 8" Board

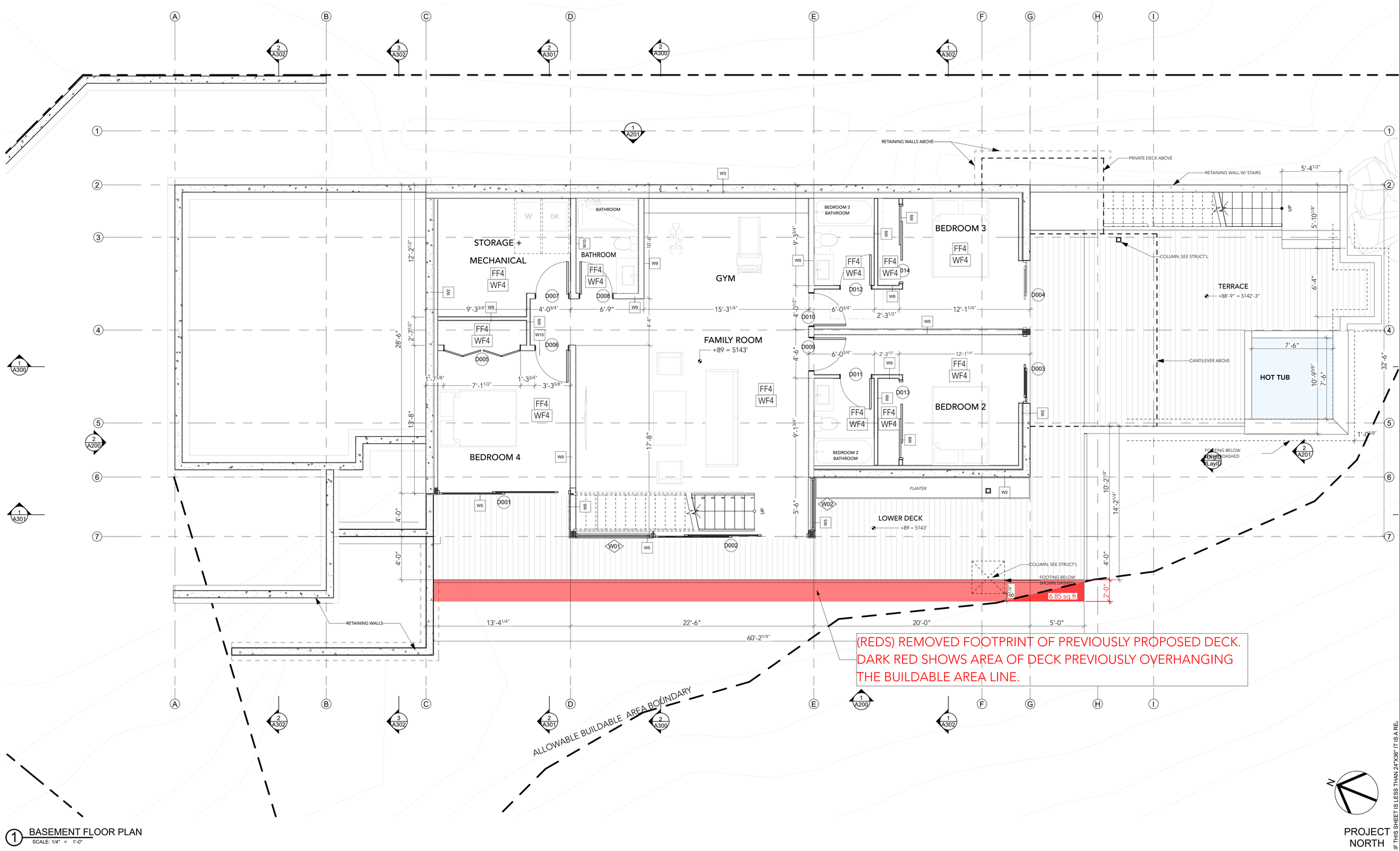
**Project Gross Square Footages**

| | |
|---|---|
| Main Floor: | 1,980 sf |
| Basement Floor: | 1,638 sf |
| Conditioned: | 3,618 sf |
| Garage: | 601 sf |
| Total Gross: | **4,219 sf** |


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# GEBLER RESIDENCE

3733 SOUTH CHOKE CHERRY DR SALT LAKE CITY UTAH 84109




1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

SEAL
STATE OF UTAH
WARREN KNIGHT LLOYD
136782
LICENSED ARCHITECT

PRINT DATE
10/11/22

*PROJECT PHASE*

DRAWING REVISIONS

| REV | NAME | DATE |
|---|---|---|

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A101

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**FINISHES**

**F1** Delta French White Oak, SWR
**F2** Slate, verify finish/format w/ owner
**F3** Epoxy over concrete, verify w/ owner
**F4** Machine finished blackened concrete

**W1** Venetian plaster, verify color w/ owner
**W2** Painted gyp, verify color w/ owner
**W3** Delta Accoya Colorado Barnwood, Trinidad, t&g, 8" Board

**Project Gross Square Footages**

| | |
|---|---|
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| Conditioned: | 3,618 sf |
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| Total Gross: | **4,219 sf** |


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# GEBLER RESIDENCE

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SEAL
STATE OF UTAH
WARREN KNIGHT LLOYD
136782
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PRINT DATE
10/11/22

PROJECT PHASE

DRAWING REVISIONS

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|---|---|---|

SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
A102

IF THIS SHEET IS LESS THAN

(BLUES) ADDED FOOTPRINT OF NEWLY PROPOSED DECK.
DARK BLUE SHOWS AREA OF DECK CURRENTLY OVERHANGING THE BUILDABLE AREA LINE.

(REDS) REMOVED FOOTPRINT OF PREVIOUSLY PROPOSED DECK.
DARK RED SHOWS AREA OF DECK PREVIOUSLY OVERHANGING THE BUILDABLE AREA LINE.

ALLOWABLE BUILDABLE AREA BOUNDARY

56.99 sq ft

1.25 sq ft

RETAINING WALL

SEE CIVIL DWGs. FOR GRADING

DASHED OUTLINE OF TERRACE BELOW

DASHED OUTLINE OF ROOF ABOVE

MUD/ LAUNDRY
PWDR BATH
KITCHEN
REC. GAR
DW
RNG
GARAGE
LIVING
DINING
ENTRY
CLOSET
PRIMARY BATH
PRIMARY BEDROOM
CLOSET
UPPER DECK

PROJECT NORTH

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"


BIMcloud: LABIM24 - BIMcloud Basic for Archicad 24/GEBLER BENCHMARK 2022-02-25 Tuesday, October 11, 2022 1:12 PM

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2022-09-02
Millcreek City Planning & Zoning
3300 South 1300 East
Millcreek, UT 84106
Attn: Planning Commission

Re: Waivers For Public Uses / Slope Waiver

To whom it may concern,

Lloyd Architects and our clients Rachelle and Darren Gebler have been pursuing the design and approval of a single family residence located at 3733 S Choke Cherry Drive, a legal Lot of Record. With the DRC's guidance we have gone through the FCOZ review process and identified a discrepancy in site conditions between Exhibit A - Plat from 1995 titled Taylor Estates No.2 Phase II and Exhibit B - Civil Drawings. Exhibit B, Sheet C2.02 displays a Slope Analysis performed in 2022 by Mcneil Engineering.

On Exhibit B sheet C2.02 you can see that portions of the site within the (Buildable Area, defined by the Plat) have slopes greater than 40%. These conditions are not uniform on the site and could be due to a variety of factors such as erosion, runoff, man made deposits, rock formations, etc. To the best of our knowledge, the Buildable Area was drawn around what was surveyed as the existing +/- 40% slope line at the time the Plat was created.

The FCOZ ordinance does not allow building on slopes greater than 40%. The Slope Analysis does not match the recorded Plat and confines the Buildable Area to a much smaller footprint, reducing it by more than half. Once setbacks are factored in, the actual Buildable Area of the 1.005 Acre/43790 SF lot is effectively reduced from +/- 6168 SF to +/- 700 SF. This presents a technical infeasibility to our clients who are seeking to build a single family residence consistent with the zoning and typical condition in this neighborhood.

Due to the wedge shape of the lot and the increasingly steep slope on other areas of the site, it is our opinion that there is no other location at which the home can be reasonably built, and a reduction in scale of the magnitude described above would not be consistent with the residential zoning ordinance or the other homes in this neighborhood.

To that end we are requesting a Slope Waiver to allow the home to be constructed as designed. The home is designed, to the best of our knowledge, and through DRC and FCOZ reviews, to meet all criteria for zoning/planning codes and overlay districts for the site. The home fits within the platted Buildable Area, is low-lying, nestled into the hillside and placed on the flattest portion of the site, leaving the greater hillside as undisturbed as we believe possible. The materials, scale, and character are appropriate when compared to other homes in the neighborhood. A panorama of the homes on the street can be seen in Exhibit D. It is our belief that the home sits within the landscape and holds true to the design objectives and intent of the Foothill-Canyons-Overlay-Zone.

We hope the Millcreek Planning Commission can see the hardship this site presents and can help our clients apply for an exception to approve construction of this modest size home in the most responsible manner.

Sincerely,
Won Shim

The Planning Commission may only waive these standards upon satisfaction of the following criteria:

1. Strict compliance with the above slope protection standards
    1. **renders the site undevelopable**, or

The Slope Analysis performed by Mcneil Engineering indicates that the current, actual slope for this Lot of Record does not match the recorded Plat from 1995. The FCOZ ordinance does not allow building on slopes greater than 40%. Strict compliance with these standards would confine the Buildable Area to a much smaller footprint, reducing it to a fraction of what is shown in the Plat and is built around the neighborhood.

If strict compliance with the slope standards were to be observed for this unique lot, after setbacks are factored in, the actual Buildable Area of the 1.005 Acre/43790 SF lot would be effectively reduced from +/- 6168 SF to +/- 700 SF. This presents a technical infeasibility to our clients who are seeking to build a single-family residence consistent with the zoning and typical conditions of this neighborhood. We feel this would render the site undevelopable for its intended land use.

Due to the wedge shape of the lot and the increasingly steep slope on other areas of the site, it is our opinion that there is no other location at which the home can be reasonably built.

    2. **results in substantial economic hardship not created by the applicant or otherwise self-imposed**, or

    3. **results in a building location that requires excessive grading, vegetation removal, or driveway distances in conflict with the purposes of this Chapter**.

2. The development substantially conforms to all other development, site design, and environmental standards of this Chapter and in all other applicable ordinances and codes.

With the exception of the slope conditions -- the home is designed, to the best of our knowledge, and through ongoing DRC and FCOZ reviews, to meet all criteria for zoning/planning codes and overlay districts for the site. The home is low-lying, nestled into the hillside and

proposed on the flattest portion of the site, leaving the greater hillside as undisturbed as we believe possible.

The materials, scale, and character are appropriate when compared to other homes in the neighborhood. A panorama of the homes on the street can be seen in **Exhibit D**. It is our belief that the home sits within the landscape and holds true to the design objectives and intent of the Foothill-Canyons-Overlay-Zone.

LloydArchitects
SALT LAKE CITY • SEATTLE

2022-09-02
Millcreek City Planning & Zoning
3300 South 1300 East
Millcreek, UT 84106
Attn: Jen Smith
Re: Review Comments

Dear Jen,

Lloyd Architects was requested to respond to review comments regarding slope stability and construction for the Gebler residence located at 3733 S Choke Cherry Drive in Millcreek, Utah. Please find that information below:

## REVIEW COMMENTS

The following comments from Jen Smith with Millcreek City were received on August 23, 2022:

"

> ...As per our telephone conversation last week, please see the questions below regarding the Gebler property on Choke Cherry Drive.
>
> 1. What is the maximum slope in the area of construction?
> 2. How are soils going to be restored/stabilized in areas where slopes are greater than 30% to avoid erosion in the future?
> 3. How will the slope be stabilized during construction?
> 4. If the decks are cantilevered beyond the limits of disturbance, but construction is not expected to disturb soils outside of the LOD, please provide methods of construction that will follow the FCOZ portion of the code in order to prohibit disturbance outside the LOD as defined per plat.

"

## RESPONSE TO COMMENTS

1.
   - The average slope across the building footprint from top to bottom ranges from a low of 14% on the north of the home to a high of 43% on the south. Within the 32 feet of 43% average slope, there is a small section that averages 53% for 7.5 feet
   - The maximum slope in the area of construction averages to 43%, with patches exceeding 50%.
   - Refer to Exhibit B, Sheet C2.02 for Slope Analysis.

2.

- Permanent erosion control mats with seeds embedded in the fibers shall be installed in areas over 3:1 slopes as indicated in the Erosion Control Plan. The mats will help establish deep rooted erosion resistant plants more quickly. They will remain in place until the vegetation is firmly established.
- Refer to Exhibit B for the full Erosion Control Plan.

3.

- Erosion control mats and other implements shall be installed in accordance with the Erosion Control Plan as part of the construction management.
- A temporary construction chainlink fence shall be installed along the LOD line on the downhill side of the site to prevent loose boulders and construction materials from rolling downhill. The fence will be secured to the hillside with 2 layers of sandbags placed along the base of the fence. The sandbags will aid in the catchment of mud as well securing the fence. Excavated material is expected to be hauled offsite immediately as pulled from the slope, so there will not be piles of stored material onsite, this will greatly reduce the chance of a loose rock moving during a rainfall event. The geotechnical report shows that the makeup of the area is likely fragmented bedrock, which tends to be flat and square and not prone to rolling and gathering downhill momentum. The catchment fence will be a maximum of 40 feet away from any excavated slope.
- Refer to Exhibit B for the full Erosion Control Plan.

4.

- The LOD shall be surveyed and a construction fence shall be placed prior to any sitework.
- The construction fence shall remain in place throughout the duration of the construction and portions of it shall be temporarily removed only if they interfere with the installation of structural members hitting the top of the fence. The beams will be placed by a crane that will be located within the LOD.
- Temporarily removed portions of the construction fence shall be replaced immediately after the task is completed and no later than the end of day.

Sincerely,
Won Shim
Lloyd Architects

**MILLCREEK PLANNING AND ZONING DEPARTMENT**
3330 SOUTH 1300 EAST
MILLCREEK, UTAH 84106

**MEMORANDUM**

| | |
|---|---|
| To: | **Planning Commission** |
| From: | **Carlos Estudillo, Planner 1** |
| Date: | **10/19/2022** |
| Re**:** | **RC-22-002 – RCOZ C Special Exception for a Residence at 4347 S Garden Dr** |
| Applicant: | **Jeff Hadlock & Gonzalez Family** |
| Zone: | **R-1-10 / RCOZ.** |

## Summary

The Gonzalez Family is seeking to construct a new residence on a lot located at 4347 S Garden Dr. Their representative, Jeff Hadlock, asserts that the lot features a difficult layout, and it is on this basis that they are seeking a special exception to the city's Residential Compatibility Overlay Zone standards. Specifically, they are requesting:

1. An exception to the building envelope for residences in the R-1-10 zone. This building envelope exception would extend through most of the width of the residence. Specifically, the applicants are seeking a relief on the building envelope, as the lot is unproportionally enough to not uniformly fit portions of their proposed residence within the RCOZ building envelope.

The applicant is not requesting any other exceptions to the RCOZ requirements. As their setbacks and lot coverage are well within the RCOZ A standards. **Their proposed maximum height is also compliant with the RCOZ standards.**

## Procedure and Standards

The City's RCOZ standards are intended to promote public welfare and balance neighborhood compatibility with the private property interests of those who wish to expand, develop, improve, or otherwise make exterior modification to their residential property. The code acknowledges that there is a wide variation of circumstances incident to a residential application and the need for architectural freedom and adopts a procedure that provides for strict application of standards, and two avenues for deviations of those standards subject to neighborhood compatibility. Specifically, "Option C allows a planning commission to consider at a public hearing a special exception for unusual or extraordinary circumstances that justify deviations from one or more of the limitations under Options A and B." (19.71.010).

An RCOZ C special exception request is not like a typical application that comes before a community council for review and a recommendation: it is, per the RCOZ standards, an *evidentiary hearing*. Specifically, the application states: "a decision on the application shall be based on the evidence presented at the hearing. **The burden of proof shall rest with the applicant.** The planning commission may impose such conditions and limitations upon the approval of an exception to the requirements of this chapter necessary to prevent or mitigate adverse effects on the properties in the neighborhood of the subject properties, consistent with the standards of this chapter" (19.71.050(B)).

Specifically, the applicant must show the *specific provisions* from which the applicant seeks exceptions and the requested relief. In addition, the applicant bears the burden to demonstrate that:

a. The proposed residence will be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area.

b. The proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass, and lot coverage, with particular focus on the proximate neighborhood.

c. The proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.

d. Each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).

e. The front yard setback will be at least eighteen feet. (19.71.050 (A)(2))

The ordinance then establishes criteria by which an applicant can show that their situation is "unusual or extraordinary" as stated in the RCOZ intent language. Specifically, the Planning Commission can evaluate the following in deciding whether or not to grant an RCOZ C special exception:

a. Unusual lot shape.

b. Unusual or difficult terrain.

c. Drainage problems.

d. Situations that appear not to be clearly addressed by the provisions of Options A or B. (19.71.050 (A)(3)).

Staff will be asking the Planning Commission to make a finding on whether the applicant's situation is "unusual or extraordinary" and then whether the applicant's proposal addresses the five criteria outlined in City Code. Their findings will be based on evidence supplied by the applicant, who bears the burden of proof, and by any interested party, including the Millcreek Community Council, which are asked to review and recommend on special exceptions.

Staff requests that the Community Council offer the Planning Commission the following recommended *findings:*

1. Is the lot at 4347 S Garden Drive unusual or extraordinary?

2. Will the proposed residence be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area?

3. Will the proposed residence be compatible with existing residential development within a reasonable distance in terms of height, mass, and lot coverage, with particular focus on the proximate neighborhood?

4. Will each point on the highest ridge be no more than forty feet above the point on the original grade vertically below it?

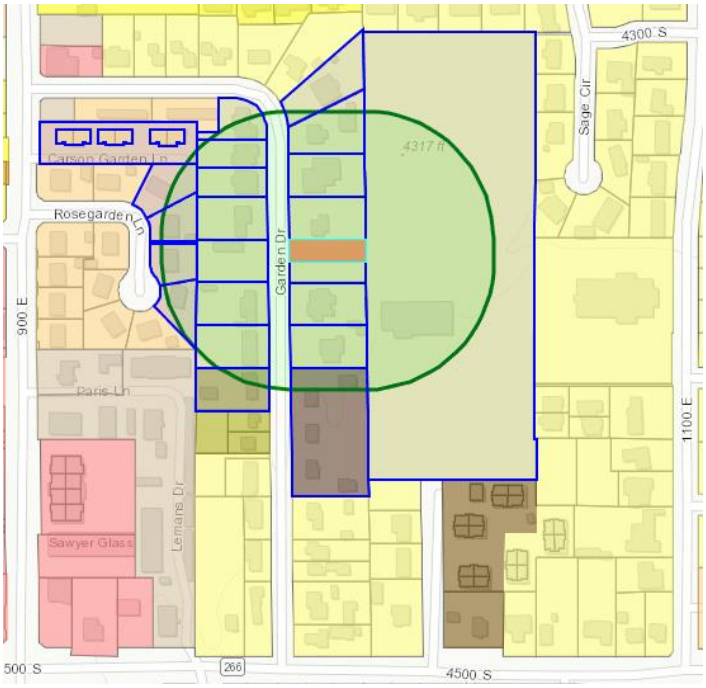
5. Will the front yard setback be at least eighteen feet?

6. Should the planning commission find that the exception should be granted? If so, are there conditions and limitation upon the approval of the exception to mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the findings of this chapter?

Considerations for each of the above findings are discussed below.

## Public Notice

Millcreek code requires that notice be sent to all property owners of record within 300 feet of the boundary of the subject lot, no sooner than 10 days prior to the hearing, which will be on October 19. Staff satisfied this requirement by sending out a notice on 26 September 2022, to the property owners within 300 feet of the subject property, as indicated below:



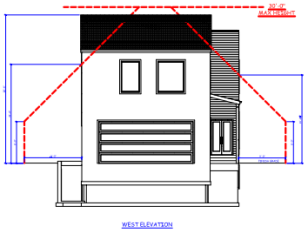

The advance notice also informed property owners of the opportunity to attend the Community Council meeting and comment on the application.

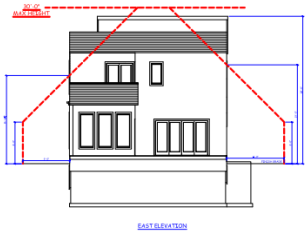
## Applicant's Proposal

The applicant is proposing construction of a residence that will be two stories on the front elevation and will not exceed 29 feet in height. The applicant proposes:

**"I am cordially submitting this application on behalf of the Gonzalez family. A number of years ago the Gonzalez family purchased a lot at 4347 South Garden Drive, here in Millcreek. The family is hoping to build a home that fits well with the neighborhood and surrounding homes. We are requesting that a variance be granted so that they can build a home on the lot for their family. This particular lot is an R-1-8 lot in a R-1-10 zoned area and it is also a very long and narrow lot that is not conducive to ramblers. Because of the narrowness of the lot, the "allowable building tent" creates a situation that greatly limits the possible homes that could be put on this lot. The accompanying plans show what the Gonzalez family would like to build and how it exceeds the allowed building area. They were not originally aware of this requirement and they have significantly shrunk their proposed home in addition to shortening walls to get closer to what would be allowed under normal circumstances. Granting this variance would be of tremendous benefit to not only the Gonzalez family, but also the entire neighborhood.**
**This particular lot is in a situation that the only neighbor that would be affected by the granting of this requested variance, would be the neighbor to the North, who is also the neighbor who subdivided off the lot and sold it to the Gonzalez family. The lot has a playground area behind it on the east side, and an easement/right-of-way entrance to the school/community center in the neighborhood. This entrance is not used much at all and typically has a locked gate.**
**It is our humble request that this variance be granted on behalf of the Gonzalez family and the community as a whole."**

However, while the height of the proposed residence shows to be well under the maximum allowed height, the height of the structure shows to be further limited by the RCOZ building envelope.

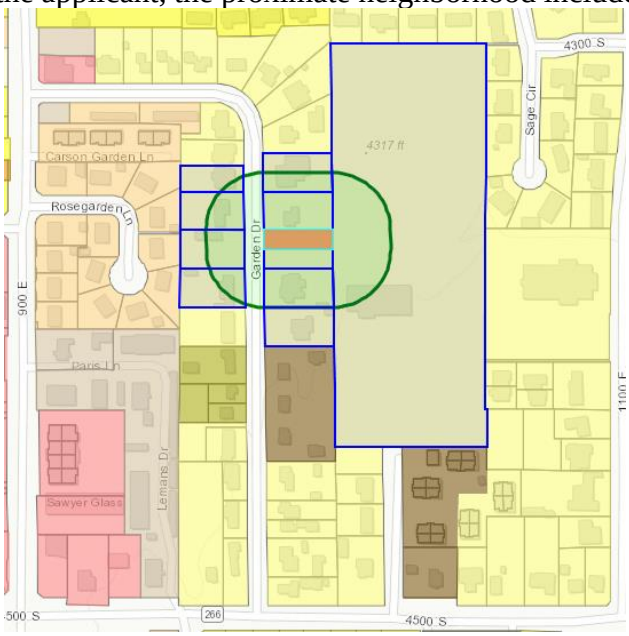




A building envelope is created by starting at a point eight feet above ground (existing grade) at each point on the property line of the lot and extending on a line at a forty-five-degree angle from the vertical toward the interior of the lot, the projection of such line on the horizontal plane of the lot to be perpendicular to the property line. As per 19.71.030 of the Millcreek City code, the entirety of the building must fit under this envelope, for exception of dormers and gables that satisfy certain limitations. Ultimately, the RCOZ building envelope requirement is to promote public welfare and to balance neighborhood compatibility with the private property interests of those who wish to expand, develop, improve, or otherwise make exterior modification to their residential property.
The design of this home will not be affecting any neighbors' view to the west, east and south side, but there may be an argument that the design of this house could be reduced to fit the building envelope.

**Analysis of the Proximate Neighborhood and Similarly Situated Residences**

The RCOZ standards establish a proximate neighborhood of 150 feet from the property boundaries of the affected properties. This designation is intended to establish a common standard for neighborhood compatibility. In the case of the applicant, the proximate neighborhood includes eight single-family homes.




In addition, staff reviewed several homes on lots with similar conditions around the Garden Drive neighborhood. The applicant should present to the Community Council conditions in the proximate neighborhood as part of their proposal, but staff did an analysis of homes in the proximate neighborhood, which is attached to this memorandum.

From that analysis we can broadly conclude the following:

1. Single and two floor buildings are present in the neighborhood. Many of the original homes were built in the 1950s, and the neighborhood, which encompasses several subdivisions platted in the 1950s and early 1960s, had a consistent midcentury modern character. However, over time, many of these residences were modified to enlarge their livable space, by adding a second floor, or by

building a brand new, two-floor home over the previously existing mid-century modern homes. There are few of exceptions that have strayed from the overall character of the neighborhood. One particular property, located in front of 4347 S Garden Drive (4360 S Garden Drive) shares that deviation of design, presenting a very modern, yet boxy style of home.

2. Along Garden Drive and adjacent streets, most homes are apparent to have been built over rather flat grades, including the subject home. They are a couple of exceptions where homes were built on a minimal grade yet were able to build homes that range from single to two-floors.

3. Most of the homes were built prior to enactment of RCOZ. Many are typical homes constructed in the area in the 1950s, but some of the homes that were built prior to RCOZ on nearby streets have a substantial and imposing presence on the surrounding neighborhood. The general purpose of RCOZ is "to promote public welfare and to balance neighborhood compatibility with the private property interests of those who wish to […] develop […] their residential property" (MKZ 19.71.010). Staff notes that, just like many residential neighborhoods in Millcreek, the Garden Drive neighborhood has a inconsistent aesthetic in terms of building bulk, mass, materials, and height, and that recent home additions demonstrate architectural freedom, yet were also completed in a manner compliant with RCOZ, without need of a special exception.

4. While older homes should be considered in the neighborhood compatibility assessment, staff notes that the RCOZ building height requirements are intended to correct for some of the observed precedents in the neighborhood, and to avoid perpetuating large, imposing homes that are dramatically out of scale with the neighborhood. RCOZ already provides for exceptions, but the intent of the ordinance is rooted in granting exceptions on the basis of, and not contrary to, neighborhood compatibility. For residential projects in neighborhoods with a precedent of homes at differing heights, RCOZ allows for a staff approval of an RCOZ Option B deviation based on neighborhood compatibility. Staff has approved 29 such deviations since Millcreek incorporated. However, the Garden Drive neighborhood does not have enough homes to compare, leaving the applicants not eligible for an Option B deviation for building envelope based on neighborhood compatibility.

**Consideration on Recommended Findings**

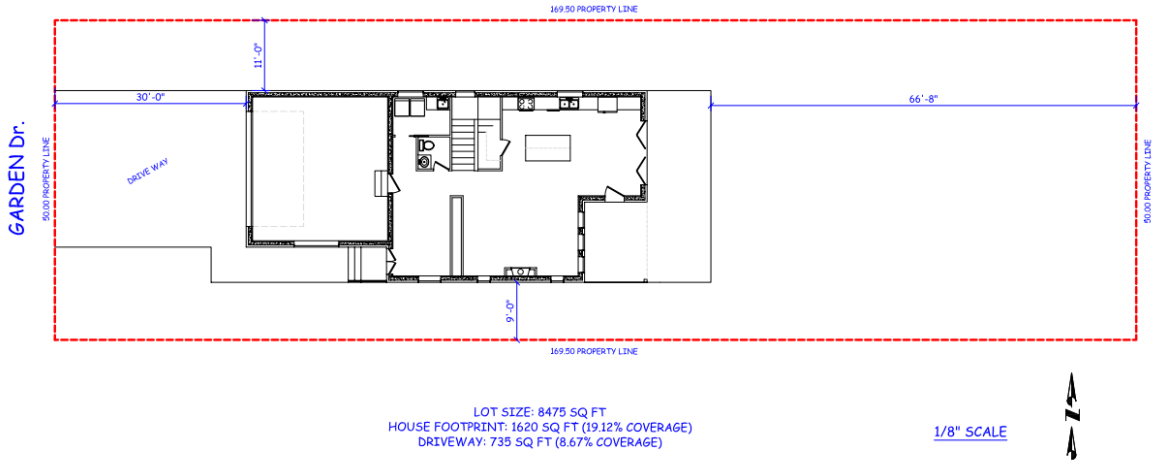
1. **Is the lot at 4347 S Garden Drive unusual or extraordinary?**

   While shaped in a traditional, rectangular shape, the subjected lot may be considered as unusual or extraordinary due to its short width, which may present difficulties when attempting to comply to our R-1-10 ordinance requirements. The lot starts with approximately 50 feet of frontage and remains the same width throughout the entirety of the lot. The lots at 4347 S Garden Drive and 4361 S Garden Drive are the only lots in the proximity that share the same width description, rendering the subjected lot incomparable with the rest of the neighborhood, as every other lot within 175 feet was uniformly subdivided to meet the requirements of the R-1-10 zone. However,

in the case of the lot on 4361 S Garden Drive, no residence is built, as it is used as an access from the neighborhood to the parcel's owned by the Granite School District, east of the neighborhood.

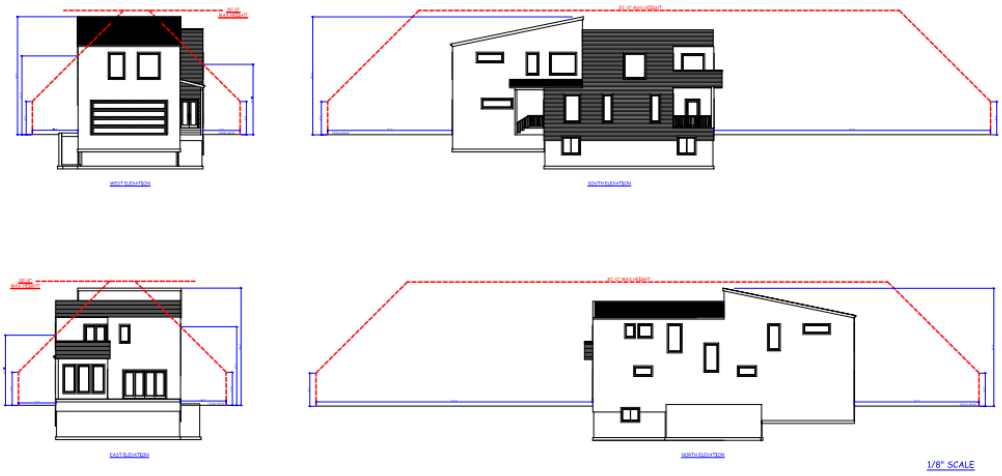



While the rest of the neighborhood enjoys properly sized lots, 4347 S Garden Drive lacks the width to easily accommodate a home that would be complaint to the RCOZ building envelope, as there isn't enough proportional space on the side yards to properly encapsule the proposed home inside the required building envelope, despite side yard setbacks being compliant with the Millcreek Code. A potential reduction in the width of the proposed home to meet the RCOZ building requirement would greatly affect the design and functionality of the home, as the home is already reduced to 30 feet wide. The average width of a home is approximately 40 feet.




2. **Will the proposed residence be in harmony with the purpose of this chapter, the general plan, and any other land use document applicable to the area?**

As stated earlier, the purpose of RCOZ is "to promote public welfare and to balance neighborhood compatibility with the private property interest of those who wish to expand, develop, improve, or otherwise make exterior modification to their residential property." The applicant proposes a residence that is not featuring a pitched roof, which set them apart from the homes in the existing neighborhood, that is everchanging as residents are transitioning to contemporary home designs, instead of the usual pitched-roof home seen in many of the mid-century homes placed across Millcreek.




The contemporary style home will be located amidst homes that are vary on aesthetics. The neighborhood is composed of older ramblers dating from the 1950's, as well as cottage and ranch style homes dating from the late 2010's; Therefore, the style of the home would not interfere with the harmony of the neighborhood. The proposed height of the building is compatible with the existing conditions of the neighborhood and meets the maximum height of 30 feet allowed in the R-1-10 zone, although staff notes that the nature of the building may seem taller due to its lack of dormers and pitched roof.

3. **Will the proposed residence be compatible with existing residential development within a reasonable distance in terms of height, mass, and lot coverage, with particular focus on the proximate neighborhood?**

**Height.** Staff observed that the proposed height will be compatible with the homes on Garden Drive as some of them display a second floor, complaint to the maximum height of 30 feet. However, unlike other homes in the neighborhood, the proposed design will lack a pitched roof that will set this home apart from the rest of the neighborhood.

**Mass.** Normally, RCOZ allows for significant variation in architectural styles and architectural freedom, which is evident in a tour of many Millcreek neighborhoods, but the nature of the RCOZ exception allows for an analysis of the proposed project on the basis of compatibility, including

building mass. The proposed materials and architectural design will create a building that contrasts with the aesthetic of the other homes in the neighborhood. The contemporary home features a flat roof to maximize height and space to therefore, provide more room for the family proposing the home.

**Lot Coverage.** The proposal does not exceed the lot coverage requirement in the code, and the applicant is not seeking an exception to the lot coverage requirements.

4. **Will each point on the highest ridge be no more than forty feet above the point on the original grade vertically below it?**

   The applicant provided elevations that shows that no point of the home will exceed 40 feet above original grade.

5. **Will the front yard setback be at least eighteen feet?**

   The applicant supplied a site plan that indicates the front yard setback will be 30 feet, as measured from the front property line. The setback of the proposed home meets the R-1-10 front setback of 30 feet.

6. **Should the planning commission find that the exception should be granted? If so, are there conditions and limitations upon the approval of the exception to mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the findings of this chapter?**

   Upon reviewing the applicant's submittal, staff believes that the applicant does meet the threshold requirement of having a lot that is faced with unusual or extraordinary circumstances, in the form of unusual or difficult terrain.

   However, staff notes that the Planning Commission "may impose such conditions and limitations upon the approval of an exception to the requirements of this chapter necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject properties". Staff does not have concerns about the mass and bulk of the building being incompatible with the pattern of development Garden Drive, as it does not affect any neighbors' view and does not stray away from the home design currently displayed in the neighborhood.

   Staff requests that the applicant does not propose any modification that will further extend the building mass nor elevate the height of the building, to not only stay away from obstructing views but to also be in harmony with the neighborhood. Granting an exception should be conditioned on meeting these mitigation measures.

## Community Council Response

On October 4th, 2022, The Millcreek Community Council unanimously voted to recommend the approval of application RC-22-002 based on staff report's findings.

## Attachments

1. **Neighborhood Analysis**
2. **Applicant Letter of Intent and Narrative**
3. **Elevations and Site Plan**
4. **East Millcreek Community Council response**

| Address | Zone | Lot Area (sf) | Lot Shape | Unusual or Difficult Terrain | Drainage Problems | Other Situations Not Clearly Addressed – Adjacent Zones and Uses or Apparent Nonconformities |
|---|---|---|---|---|---|---|
| 4335 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |
| 4347 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |
| 4361 S Garden Drive | R-1-10 | 8,712 sq ft | Rectangular | Narrow lot. Lot is Flat. | None apparent | Lot is extremely narrow. Non-compliant side yards. A new home on this lot would likely require some modification to the side setbacks. Lot falls below the minimum lot size required in the R-1-10 zone. |
| 4371 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |
| 4383 S Garden Drive | R-1-10 | 17,424 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |
| 4384 S Garden Drive | R-1-10 | 17,424 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |
| 4372 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is flat | None apparent | No apparent unusual situation. |
| 4360 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is flat | None apparent | No apparent unusual situation. |
| 4348 S Garden Drive | R-1-10 | 16,989 sq ft | Rectangular | No. Lot is flat | None apparent | No apparent unusual situation. |
| 4340 S Garden Drive | R-1-10 | 11,326 sq ft | Rectangular | No. Lot is Flat | None apparent | No apparent unusual situation. |

| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4335 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built in 2019 under RCOZ.<br>3. Relatively flat lot.<br>4. Regularly shaped lot | 1. Two story building with basement.<br>2. Between 20’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Modern architectural features.<br>6. Pitched roof. |
| **4347 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built in 1947. Pre-RCOZ<br>3. Remodeled in 1999 under RCOZ.<br>4. One-car garage<br>5. Relatively flat lot.<br>6. Regularly shaped lot | 1. Two story building.<br>2. Between 20’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Pitched roof. |

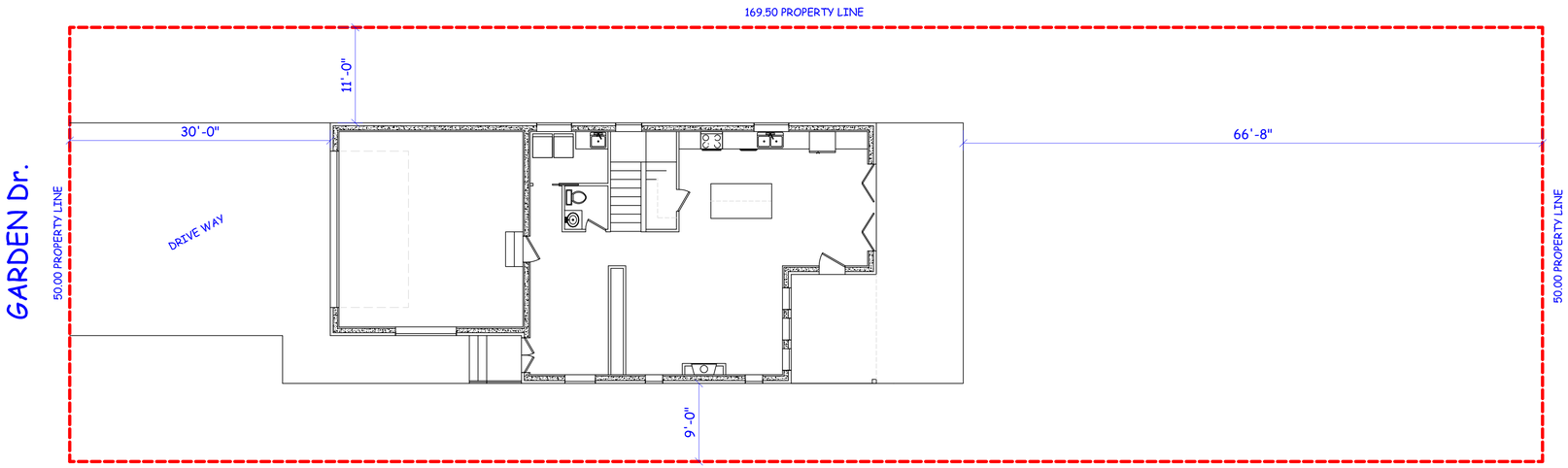
| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4361 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. No structure placed on lot. | 1. No structure placed on lot. | 1. Narrow Frontage with approximately 50’ of width that continues throughout the entirely of the parcel.<br>2. Used as a pedestrian access to property owned by the Granite School District. |
| **4371 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built in 2013 under RCOZ.<br>3. Remodeled in 2017.<br>4. Two-car garage and single-car garage.<br>5. Fairly flat lot.<br>6. Regular Shaped Lot | 1. Two story building.<br>2. Between 20’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Modern architectural features.<br>6. Pitched roof. |

| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4383 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built in 1949, pre-RCOZ.<br>3. Re-built in 1999 under RCOZ.<br>4. Two-car carport.<br>5. Fairly flat lot<br>6. Regular shaped lot | 1. One story building<br>2. Approximately between 20’ – 25’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Rambler style home.<br>6. Pitched roof. |
| **4384 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built in 1951, pre-RCOZ.<br>3. Re-built in 1997, pre-RCOZ.<br>4. Single-Car garag<br>5. Fairly flat lot<br>6. Regular Shaped Lot. | 1. One story building<br>2. Two-floor addition on side of home.<br>3. Rambler approximately between 20’ – 25’ of height.<br>4. Addition approximately between 25’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Rambler style home.<br>6. Pitched roof. |

| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4372 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Originally built in 1952, pre-RCOZ.<br>3. Rebuilt in 2003 under RCOZ.<br>4. Two single-car garages<br>5. Tandem carport<br>6. Regular shaped lot.<br>7. Flat lot | 1. One story building approximately between 20’ – 25’ of height<br>2. Two-floor addition on side of home approximately between 25’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Rambler style home.<br>6. Pitched roof. |

| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4360 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built 2019 under RCOZ.<br>3. Two single-car garages<br>4. Single-car garage in home addition<br>5. Regular shaped lot<br>6. Flat lot | 1. Two-story building approximately between 25’ – 30’ of height<br>2. Two-floor addition on side of home approximately between 25’ – 30’ of height.<br>3. 3’ above finished grade. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Modern style home.<br>6. Pitched roof. |
| **4348 S Garden Drive**<br>  | 1. Zone: R-1-10<br>2. Built 1954, pre-RCOZ.<br>3. Rebuilt 2001 under RCOZ.<br>4. Two-car garage.<br>5. Regular lot.<br>6. Flat Lot. | 1. One story building<br>2. Approximately between 20’ – 25’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Rambler style home.<br>6. Pitched roof. |

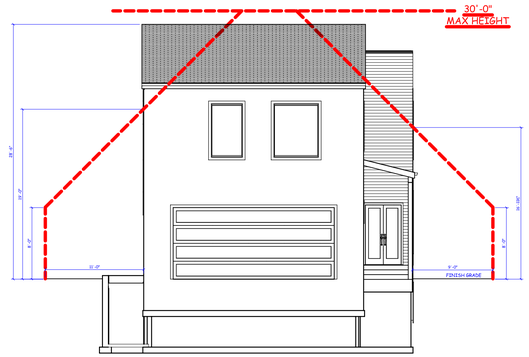
| Address | Characteristics | Heights | Other factors |
|---|---|---|---|
| **4340 S Garden Drive**<br>  | 1. Zone: R-1-10.<br>2. Built 2013 under RCOZ.<br>3. Rebuilt 2003 under RCOZ.<br>4. Two-car garage.<br>5. Regular lot.<br>6. Flat lot. | 1. Two story building.<br>2. Between 20’ – 30’ of height. | 1. Wide Frontage with approximately 100’ of width that continues throughout the entirely of the parcel.<br>2. Front setback complaint to code.<br>3. Rear setback complaint to code.<br>4. Side setbacks complaint to code.<br>5. Modern architectural features.<br>6. Pitched roof. |



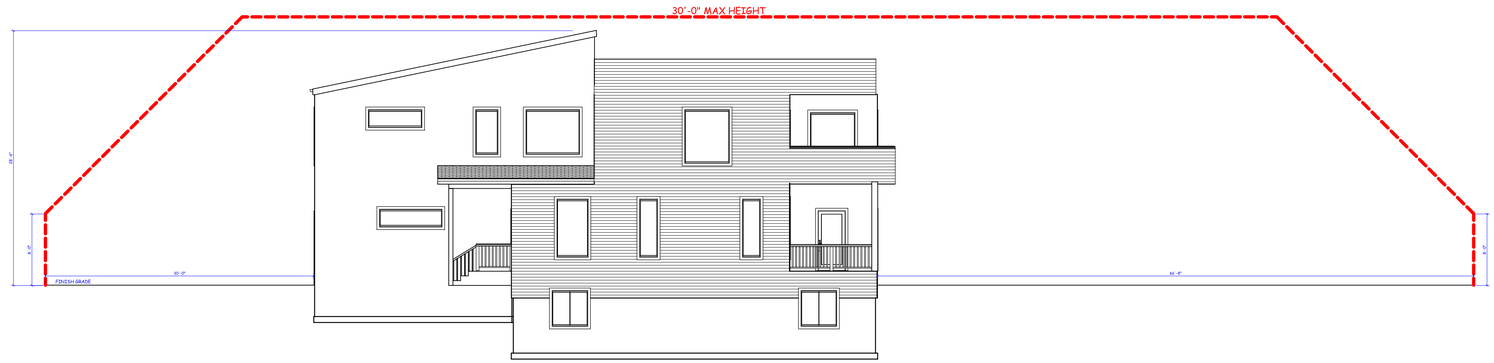

LOT SIZE: 8475 SQ FT
HOUSE FOOTPRINT: 1620 SQ FT (19.12% COVERAGE)
DRIVEWAY: 735 SQ FT (8.67% COVERAGE)

1/8" SCALE

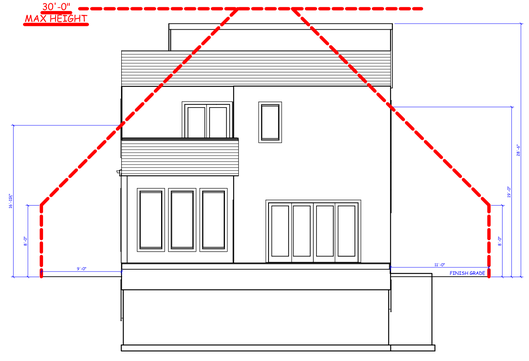
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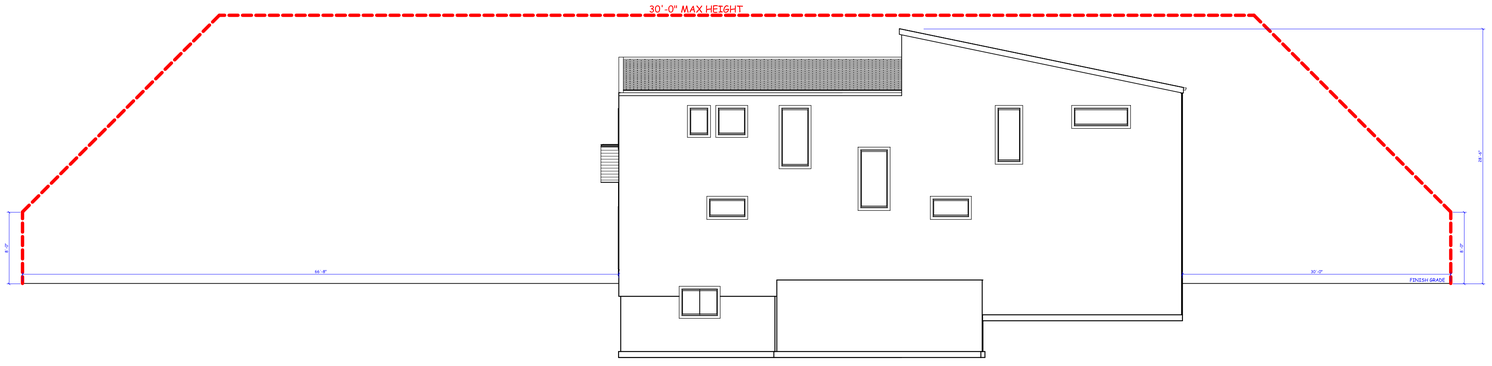

WEST ELEVATION




SOUTH ELEVATION

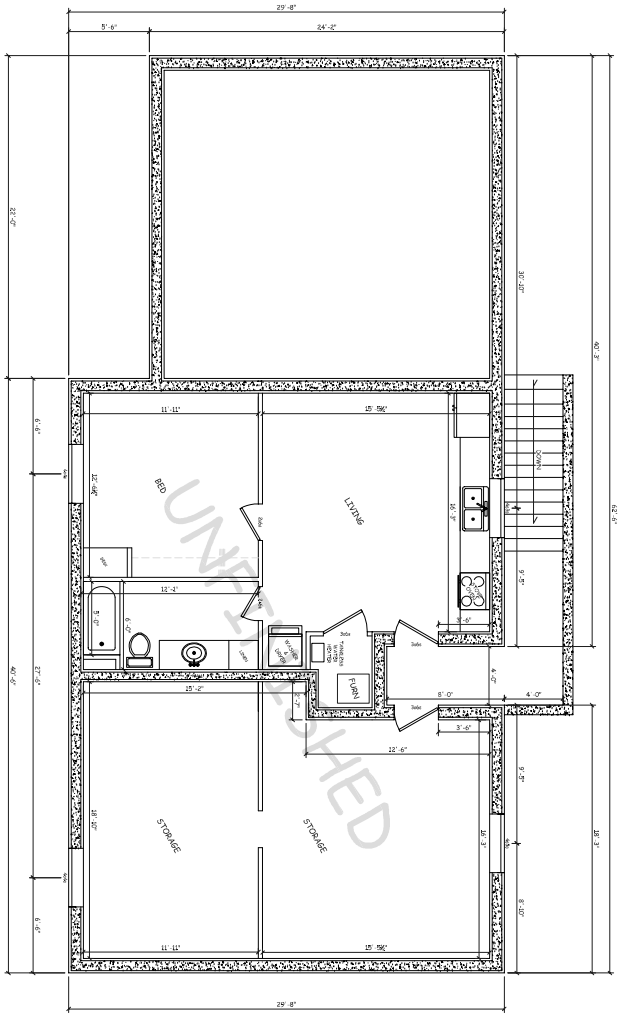



EAST ELEVATION




NORTH ELEVATION

1/8" SCALE




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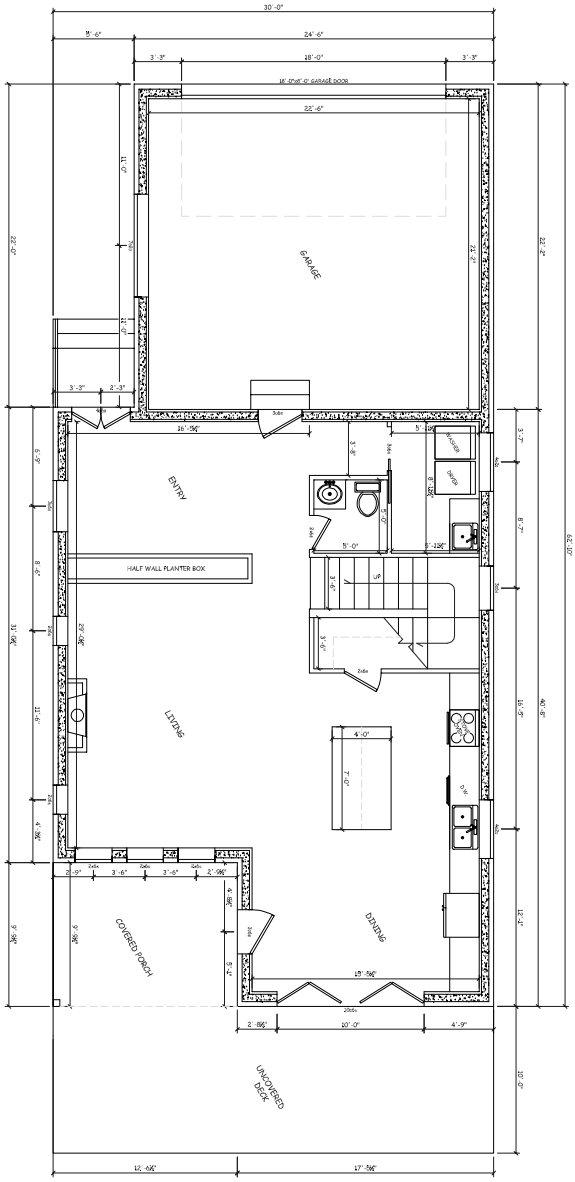
BASEMENT PLAN

PROJECT: **GONZALEZ RESIDENCE**

LOCATION: 4347 S. GARDEN DR. SALT LAKE CITY, UTAH

| | |
|---|---|
| BASEMENT: | 1202 sf |
| MAIN LEVEL: | 1097 sf |
| 2nd FLOOR | 1590 sf |
| 3rd FLOOR: | 534 sf |
| TOTAL: | 4434 sf |
| GARAGE: | 543 sf |

designed by:
CHRIS FIELD
(435) 757-8113




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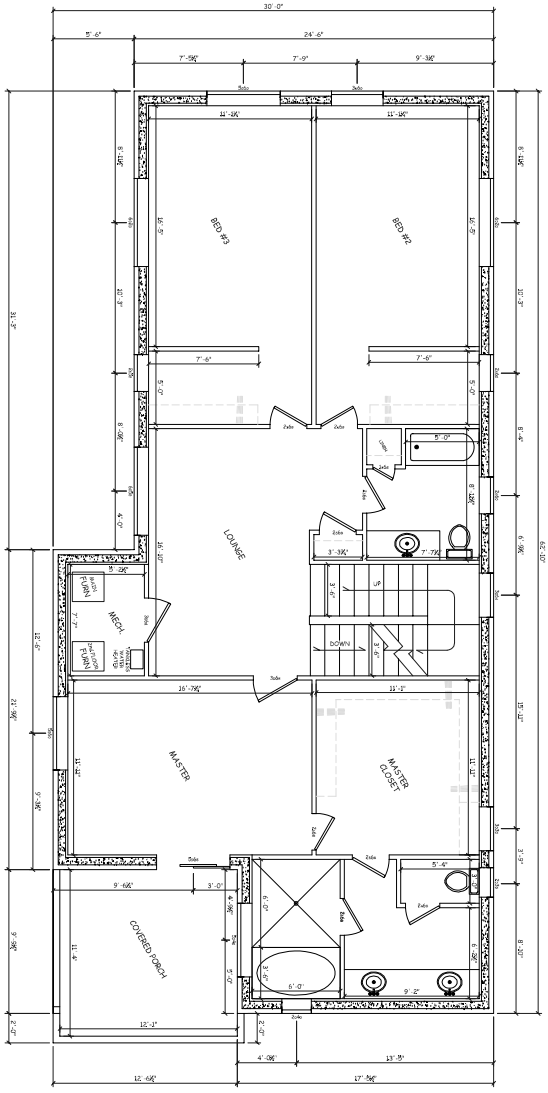
MAIN PLAN

PROJECT: **GONZALEZ RESIDENCE**

LOCATION: 4347 S. GARDEN DR. SALT LAKE CITY, UTAH

| | |
|---|---|
| BASEMENT: | 1202 sf |
| MAIN LEVEL: | 1097 sf |
| 2nd FLOOR | 1590 sf |
| 3rd FLOOR: | 534 sf |
| TOTAL: | 4434 sf |
| GARAGE: | 543 sf |

designed by:
CHRIS FIELD
(435) 757-8113




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11-23-21

2nd FLOOR PLAN

PROJECT: **GONZALEZ RESIDENCE**

LOCATION: **4347 S. GARDEN DR. SALT LAKE CITY, UTAH**

| | |
|---|---|
| BASEMENT: | 1202 sf |
| MAIN LEVEL: | 1097 sf |
| 2nd FLOOR | 1590 sf |
| 3rd FLOOR: | 534 sf |
| TOTAL: | 4434 sf |
| GARAGE: | 543 sf |

designed by:
CHRIS FIELD
(435) 757-8113

# Minutes of the
# Millcreek Planning Commission
# September 21, 2022
# 5:00 p.m.
# Regular Meeting

The Planning Commission of Millcreek, Utah, met in a regular public meeting on Wednesday, September 21, 2022, at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was conducted electronically and live streamed via the City's website with an option for online public comment.

**PRESENT:**

**Commissioners**
Shawn LaMar, Chair
Victoria Reid, Vice Chair
Aryel Cianflone
Scott Claerhout
David Hulsberg
Christian Larsen
Nils Per Lofgren
Skye Sieber (excused)
Ian Wright (excused)

**City Staff**
John Brems, City Attorney
Elyse Sullivan, City Recorder (electronic)
Francis Lilly, Planning & Zoning Director
Kurt Hansen, Facilities Manager
Brad Sanderson, Current Planning Manager
Katie Larsen, Planner
Robert May, Long Range Planner
Sean Murray, Planning Admin. Asst.
Jen Smith, Staff Engineer

**Attendees:** Jay Larsen (electronic), Mitch Vance (electronic), Diana Johnson (electronic), Trevor Stevens (electronic), Chip Spencer, Britton Knaphus

**REGULAR MEETING – 5:00 p.m.**
**TIME COMMENCED: 5:10 p.m.**

Chair LaMar called the meeting to order and read a statement describing the duties of the Planning Commission.

**1. Public Hearings**

**Consideration of GP-22-001, a Moderate Income Housing Element General Plan Amendment Planner: Robert May**

Robert May noted that general plan amendments were directed by H.B. 462, Utah Housing Affordability Amendments. Millcreek's Moderate Income Housing Plan was an appendix to the General Plan. May said he went through every goal and strategy in the General Plan to identify moderate income housing (MIH) and added the strategies and implementations into chapter 4. H.B. 462, which updated State Code 10-9a-403, requires municipalities to update strategies in general plans with moderate income housing elements from a list of 24 strategies options and that each city develop actionable implementation plans for each of those strategies which includes a timeline for each within the next five years. Cities with a fixed guideway transit station must choose a minimum of 4 strategies, one of which must be the adoption of a Station Area Plan (SAP). To be considered a priority municipality for state funding, cities would need to adopt at least 6 strategies, but staff was proposing to adopt 9.

May noted this was a typical carrot and stick approach with the state. May said of the 24 strategy options, staff chose strategies that were most supported already through existing goals in the General Plan. May said within a half-mile radius of Millcreek's boundaries, there are two fixed guideway transit stations (Murray North and Meadowbrook Trax Stations). Millcreek would work with Murray and South Salt Lake on adopting station area plans as required. The plans did not need to be adopted until 2025.

May went over the community council responses to the proposed strategies. The Mt. Olympus Community Council voted to approve the proposed amendments to the General Plan. They were concerned with waiving commercial use requirements for MIH development, eliminating commercial components that may threaten the tax base, and reducing off-street parking, especially with accessory dwelling units (ADUs). The East Mill Creek Community Council voted to approve the proposed amendments. They wondered about reducing minimum yard sizes for detached ADUs, had concern with waiving requirements for MIH developers and providing them too many incentives, and they wanted verification that community reinvestment area funds were being used for MIH and/or seniors. The Canyon Rim Citizens Association voted to approve the proposed amendments. They recommended including incentives for tiny home projects. The Millcreek Community Council voted to approve the recommended amendments with the condition of removing proposed strategies 1, 2, 6, and 9. They felt Millcreek had already done a lot with affordable housing and expressed concern about MIH mainly being constructed within their boundaries.

May noted a section of state code 10-9a-403:
(b) In drafting the moderate-income housing element, the planning commission:
(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

May recommended the Planning Commission recommend adoption of the MIH amendments as presented by staff. The application would then go to the city council for final approval ahead of the October 1 state deadline.

Commissioner Reid asked if there was an advantage for Millcreek to adopt 9 strategies instead of 6. May felt that having more would prioritize Millcreek for available transportation funding. Commissioner Reid asked about a distinction between municipalities already doing a lot for moderate income housing versus those who were adding opportunities. May said Millcreek was a leader, but there was no distinction. Francis Lilly said staff wanted to provide the Planning Commission and City Council as many options as possible to choose from in case some did not work; having more options would give Millcreek more options for various funding. Commissioner Reid asked about implications of the number of strategies adopted now versus later. May said the bill provided 24 strategies, and Millcreek could do more later.

Chair LaMar asked about the SAP being the sixth strategy. May said there was confusion with the bill, but 4 strategies were required for fixed transit way cities, but 2 more were

needed for prioritized funding. Chair LaMar wondered about partnering with neighboring cities. May showed the commission images of the UTA stations with half mile radiuses. The stations are not in Millcreek, but the radial boundaries are in Millcreek. The strategies can still apply. Commissioner Larsen asked for clarification on strategy 1, implementation 2; [re-visit the Future Land Use Map and Land Use Framework chapter of the General Plan and include moderate income housing development as "use" and "key characteristic" for all categories well served by transit and near activity centers by 2027] what was "well served by transit and near activity centers." May said well served meant within a reasonable distance. Lilly noted the type of transit could be considered. Commissioner Larsen expressed concern with reducing minimum off-street parking requirements in areas well served by transit. He asked that the off-street parking areas be considered appropriately with transit.

May noted these amendments would not change the code, he kept the General Plan language intentionally vague. Chair LaMar asked about the 5 year timeframe. May said some strategies included the words "continue to collaborate" and others would be addressed in the comprehensive zoning update in 2023. Chair LaMar acknowledged that the city had time to figure out details. May said within the next 5 years. Every year the city would have to produce a MIH report to the state.

*Chair LaMar opened the public hearing.*

Chip Spencer, 3443 S. 1300 E., said he was a member of the Millcreek Community Council. Personally, he wondered when the state would stop making requirements for Millcreek. He felt in principle, the state employing the carrot and stick approach was inappropriate. He wondered where the money the city would be eligible for in implementing these strategies would come from. He said there was language about giving incentives to developers. He felt that the developers should be held to the stick or carrot too. He was against the use of force to cause people to do certain things; this was a social engineering project. If Millcreek residents wanted to provide MIH, then that would be great. He was surprised the state of Utah was forcing this on communities.

*Chair LaMar closed the public hearing.*

May noted that every city was approaching strategies differently, but implementing strategy 2 [create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones] garnered the most feedback. Chair LaMar said reductions would have to be considered thoughtfully. Commissioner Larsen interpreted 2 as one Millcreek was already doing with having adopted an accessory dwelling unit (ADU) ordinance. May said strategy 2 was meant to be vague and the adoption of the code would take place later. Chair LaMar felt strategy 2 was already met. May said the Commission could reword the strategy. Commissioner Larsen did not want to eliminate the strategy. May said one of the strategies to replace 2 was to eliminate impact fees for detached ADUs. Commissioner Cianflone said implementation 2.1 and reducing off street parking requirements gave her pause. May said he could reword strategy 2 to review/explore ways to reduce regulations for detached ADUs and then refine it the next year with the code update. Chair LaMar was not in favor of going smaller on minimums but was for allowing for larger square footage ADUs based on larger lots. May said the city needed to look at measurable, achievable steps.

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Commissioner Hulsberg did not object to any strategies. Commissioner Reid wanted to ensure that new projects were of quality materials and design. She asked about reducing commercial requirements. May said the regulations were not reduced for commercial, it would be more specific for qualifying moderate income housing projects. Lilly noted that Millcreek got to decide when those credits were given. Commissioner Lofgren was in favor of vague language to leave options open. May noted the strategies would be adopted, not the implementation action. Chair LaMar asked where the state funding came from. Lilly said two sources, anything that was approved by the State Transportation Commission (class b & c road funds paid through gas tax), and American Rescue Plan Act and coronavirus related federal grants dispersed through the state. Chair LaMar said he was not opposed to off-street parking reductions if the neighborhood was considered.

**Commissioner Larsen, regarding GP-22-001, a moderate income housing element general plan amendment, moved to recommend adoption with revisions to strategy 2 as discussed. Commissioner Reid seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

**1.2 Consideration of CU-22-010, Request for a Conditional Use Permit for Two Businesses with Drive Up Uses Location: 4750 S. Highland Drive Applicant: Jay Larsen, Holladay Corner LLC Planner: Brad Sanderson**

Brad Sanderson said this was an amendment to a site plan as a conditional use permit. The applicant was proposing to reconfigure the site plan to add a second drive thru on the south side of the building. He noted a traffic study was commissioned with Hales Engineering and there were two parcels of property.

The proposal included: removal of the fuel canopy and related facility, update building façade, remove driveway access along Highland Drive near the intersection, relocate driveway access along Murray Holladay Road further west away from the intersection and reduce the overall width to 30 feet wide, remove approximately 36 parking stalls and add 18 stalls back, reconfigure a west drive thru as proposed, add a second drive thru along the south side of the building as proposed, add planter islands at the ends of parking rows with trees and other landscape material required by code, add landscaped berm near intersections as a buffer between the drive thru and right-of-way, relocate dumpster enclosure to a more accessible location near the south property line, and record any necessary easements. Sanderson showed the commission the proposed site plan. Staff had concern about queuing onto the streets but felt the site plan addressed it. Staff recommended approval of the application subject to the following conditions:

- The applicant shall install and maintain adequate directional signage and drive thru separation barriers such as, median with bollards or other similar physical barrier between the south drive thru and south drive aisle, as recommended by the City Engineer.
- The applicant is to limit the uses contemplated by a certain traffic impact study, conducted by Hales Engineering on 3/07/2022, otherwise, a new traffic study shall be conducted, whereupon a new conditional use permit shall be obtained through the City.

- The applicant shall provide approvals for all utility providers including but not limited to water, sewer, power, gas communication, irrigation, etc.
- The applicant shall provide all geotechnical hazard declarations, and a floodplain development permit, as required by the City Engineer.
- Prior to construction, the applicant shall obtain a property line adjustment or property consolidation approval from the City and record applicable documents with Salt Lake County Recorder's Office, ensuring that the property lines do not bisect the building.
- The applicant shall provide an irrigation easement determined by the irrigation company or water users, and a minimum 10' public utility easement parallel to and abutting both Highland Drive and Murray Holladay Road.

Commissioner Larsen asked if the building would be for one tenant with two drive thrus or if it was two tenants with two drive thrus. Sanderson said the latter, with businesses in between. Chair LaMar asked about the entrance. Sanderson said it would move to the west. Lilly said there were existing trees that would be preserved or replaced. Commissioner Reid asked about control over what kind of businesses went in. Sanderson said the conditions were on the drive thru, any businesses permitted by the zone could go in. The second staff condition would limit the uses as recommended by the traffic study, kept to a medium use business. Commissioner Reid asked if there was a problem, if there would be a mechanism to remedy the situation. Sanderson said the business and owner would have to work it out.

Jay Larsen, applicant, said he did not want a large impact on the drive thru and access. The market would regulate itself.

Commissioner Hulsberg asked about the Murray Holladay Road access being used as an exit only. Jen Smith, staff engineer, said it was not addressed for the western entrance. Sanderson noted there would be bollards outlining the drive thru. Larsen said the traffic study looked at the east entrance and they did not give a recommendation to close it, it would be a right in-right out. Chair LaMar asked about the applicant having a relationship with the other nearby landowners if extra parking was needed. Larsen said they controlled the whole center, and it was currently overparked.

Chip Spencer, Millcreek Community Council, said the council supported the project.

*Chair LaMar opened the public hearing.*

There were no comments.

*Chair LaMar closed the public hearing.*

Chair LaMar asked about sod. Sanderson said there would be no sod. Chair LaMar wanted to avoid temporary barriers, cones and chain, to add more queuing. He felt if queuing became a problem, he would like the site plan revisited. Larsen said he was okay with revisiting it if there was a problem. Lilly suggested that in the event the city received repeated non-seasonal complaints regarding queuing or vehicle stacking on the public right-of-way or in a manner that interfered with parking, it would be the property owner's responsibility to seek solutions or approach staff with solutions to the problem.

**Commissioner Lofgren moved that the Planning Commission approve the site plan and conditional use permit, application CU-22-010, as proposed, subject to the conditions with parking and queuing as discussed and in the staff report. Commissioner Cianflone seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

The Planning Commission took a break from 7:04-7:21 p.m.

**1.3 Consideration of CU-22-011, Request for a Conditional Use Permit to Modify and Add to an Existing Monopole per Millcreek Code 19.83 Location: 3401 S. 2000 E. Applicant: Britton Garr Knaphus, T-Mobile Planner: Katie Larsen**

Katie Larsen said the applicant was requesting a conditional use permit to modify and upgrade an existing monopole. She reviewed Millcreek code 19.83 in that monopoles were a conditional use in the R-1 Zone and were allowed with public or quasi-public uses, the height limit was 60 feet, and the monopoles shall be setback from any residential structure a distance equal to its height. The 60-foot monopole would be black steel and may have antennas that extend from the pole up to 5 feet from the surface edge. She noted the closest home was 96 feet away. Larsen showed the commission elevations of the existing and proposed poles. The East Mill Creek Community Council unanimously approved the application. Larsen recommended approval of the application.

Britton Knaphus, applicant representing T-Mobile, said the wooden utility pole was owned by PacifiCorp and was too small to be a stealth pole. This proposal would increase the antenna count and stay in the 5 foot standoff window. Commissioner Cianflone asked about the condition of the wood pole. Knaphus said the pole would be replaced by a steel pole. PacifiCorp did not allow modifications to existing poles.

*Chair LaMar opened the public hearing.*

There were no comments.

*Chair LaMar closed the public hearing.*

**Commissioner Cianflone moved that the Planning Commission approve application number CU-22-011 per the proposed plans. Commissioner Hulsberg seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

**1.4 Consideration of SD-22-007/PUD, Request to Subdivide an Approved Townhouse Development into One Hundred Units to Allow for Individual Ownership Location: 525 E. 4500 S. Applicant: Mitch Vance, JF Capital Planner: Brad Sanderson**

Brad Sanderson said the application was previously approved with conditions in February 2021. The original conditions of approval had been met through a site plan review. The applicant would like to subdivide the property to create individual ownership. Sanderson

showed the commission the proposed plat. The application was a conditional use as a planned unit development (PUD). The plat would vacate existing easements and record new ones. The Millcreek Community Council unanimously recommended approval of the application. Chair LaMar asked why this subdivision went to the community council. Sanderson said it was a PUD and therefore a conditional use permit.

Mitch Vance, applicant, said the developer was values-driven. They were attempting to offer missing middle housing, some of which would be rented. Commissioner Larsen appreciated the applicant's efforts. He wanted to see more owner-occupancy.

Chip Spencer, Millcreek Community Council, said the council supported the project. They had questions about the homeowner's association and maintenance of common areas. He wondered about "most" of the units being owner occupied. Vance said they did not have a specified proportion of owner-occupancy units.

*Chair LaMar opened the public hearing.*

There were no comments.

*Chair LaMar closed the public hearing.*

**Commissioner Larsen moved that the Planning Commission approve the PUD/subdivision and conditional use permit, application file SD-22-007, as proposed. Commissioner Cianflone seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

**1.5 Consideration of ZM-22-010, Request to Rezone from R-1-8 to R-2-8 to Accommodate Multifamily Housing, Which Would Also Require a General Plan Amendment Location: 4326 S. 900 E. Applicant: Diana Johnson Planner: Katie Larsen**
Katie Larsen said the rezone request from R-1-8 to R-2-8 was to accommodate the existing duplex and provide for the construction of another duplex. The existing units cannot be rented out because they are in single family R-1 zoning. The property is located in the Neighborhood 1 designation in the Future Land Use Map of the General Plan. A General Plan amendment would be needed for the property to be designated as Neighborhood 2 in order to facilitate the zone change. The overall lot size is 0.39 acres which exceeds the R-1-8 standards. The existing and proposed plans would fall under the standards of the R-2-8 Zone, which required 4,000 square feet of lot area for each unit. If the rezone was granted, the applicant would subdivide the lot and build another duplex on the new lot. The site is surrounded by many uses and zones. The additional living space on the existing structure was constructed without proper building permits, code case #225135. Two units cannot be rented out in an R-1 zone without an owner living on the property and the other unit being an accessory dwelling unit.

Larsen reported the applicant held an onsite neighborhood meeting on June 4, 2022. Two neighbors showed interest in the project, one largely in favor of the improvements proposed and the other expressing concerns about increased traffic. The Millcreek Community Council

voted with 5 in favor of this project and 2 opposed. Many of the concerns were centered around amending the General Plan and creating a precedence for forgiving nonconformities. Community council members suggested height restrictions, and design characteristics that would be in harmony with single family homes within the surrounding neighborhood.

Larsen reviewed the following staff findings:

1. The purpose of a land use designation and general plan is to lend some level of predictability to all landowners, both present and future, as to what uses could be reasonably anticipated within certain areas of the city.
2. Rezoning the property would deviate from the intended purpose for original land use designation of the property from the current Neighborhood 1 land use designation.
3. Two family dwellings, such as duplexes, twin homes, townhomes, etc., are not permitted within the R-1 Zone or Neighborhood 1 land use designation.
4. Attached housing would be an allowed use within the R-2 Zone and Neighborhood 2 land use designation.
5. The property is located on the hard corner of Rowley and 900 East and is near other multi-family uses and zones within the vicinity.
6. 900 East is considered a minor collector street, which might be able to accommodate some additional, though limited housing or other more intense uses.
7. No building permit was obtained by the current applicant to convert the property to a two unit dwelling.
8. Rezoning the property would resolve a pending code case, file #225135, regarding the recent unpermitted construction and change of use of the property.
9. All further applications and improvements must be further reviewed and obtained by Millcreek.

Staff's conclusions were:

1. Rezoning the subject parcel sets a precedent in forgiving nonconformities that may be self-created which are contrary to the general plan.
2. Allowing the property to be rezoned does create additional housing, although largely insignificant, to meet city goals and policies to expand housing stock.
3. Due to the location, the property may be considered as a transition property since it is located between 900 East and other single family uses located further west along Rowley Drive.
4. Imposing certain design criteria could make future housing on the property somewhat more compatible with the surrounding single family uses.

Larsen said there were two possible recommendations that could be derived from and supported by the findings and conclusions, essentially approval or denial of the rezone.

Commissioner Reid asked about constructing an additional building. Larsen confirmed another duplex would be built after the rezone and a subdivision. Commissioner Cianflone expressed concern for setting a precedent with not following city standards. She asked if the applicant could subdivide then rezone the property. Larsen said they could do a subdivision first. Lilly said a property owner could request a rezone any time. The General Plan provides the guidance whether a rezone was appropriate at all. Commissioner Larsen asked when the construction was conducted. Larsen said in the fall of 2021.

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Diana Johnson, applicant, said construction started in December 2021 and a stop work order was issued due to lack of required permits. She worked with the contractors and city to get the proper permits. The current code case was regarding the two individual units though the site was only being rented to one individual.

Chair LaMar asked about a letter in the packet from the applicant stating the units would be rented to low-income families. He asked how the city would know if it was being rented to low-income tenants. Johnson said the home was old and unique, so it would not be appealing for higher-income tenants. The rent being charged was below the 80% median income of the county.

Chip Spencer, Millcreek Community Council, said the council had concerns with changing the zoning. Commissioner Reid asked if the council considered four units on the property. Spencer said yes, the rezone would facilitate the other duplex and the council considered that.

*Chair LaMar opened the public hearing.*

Trevor Stevens, Diana Johnson's general contractor, felt it was presented that the Johnson's were doing work improperly but rather they used another contractor initially and that contractor failed to file permits. He thought they tried to work with the city. They would like to create a valued project with the additional duplex.

*Chair LaMar closed the public hearing.*

Commissioner Larsen did not feel the rezone was appropriate to forgive a nonconforming use and did not want to set a precedent. He did not think changing the neighborhood in the General Plan was appropriate for the area. He had reservations about how the property would be managed going forward. He noted in his personal neighborhood there were nonconforming units before Millcreek incorporated, and they were the bane of the neighborhood. Commissioner Lofgren agreed, however, he said 900 E. was not solely a single-family neighborhood. A potential alternative would be to deny the rezone, subdivide the lot, then rezone the 900 E. lot but not let the zoning go into the neighborhood. Commissioner Hulsberg said preserving the intention of the General Plan was a priority. Commissioner Cianflone pointed out that an amendment to the General Plan should be a separate conversation than one for this application. Commissioner Hulsberg asked if the applicant was intending to occupy the property. Larsen said no.

Commissioner Reid asked if height or design restrictions differed from the two zones. Lilly said no, that was dictated by the Residential Compatibility Overlay Zone (RCOZ). Chair LaMar asked if the General Plan neighborhood designations were a policy guideline or a strict standard. Lilly read from the General Plan. Neighborhood 1 was single-family detached homes with typically 1-6 dwelling units per acre. Neighborhood 2 was single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multi-family buildings with typically 6-18 dwelling units per acre. "Range of Density and Scale. It is important to note that the General Plan's upper limits in the Range of Density Scale and the Key Characteristics for each Category must not be interpreted as a presumption of right or entitlement by those planning to develop or redevelopment a property or group of properties. What constitutes an ultimately acceptable use, density, scale and key characteristics for a

specific location is dependent on a robust public process, the guidance and goals provided by this General Plan and, most importantly, the current zoning ordinances."

Chair LaMar was not opposed to the duplexes, but felt the robust public process was missing in changing the neighborhood designation in the General Plan. Lilly said state law protects the applicant in having an ADU in a single-family zone if the owners lived onsite and met Millcreek code. Commissioner Cianflone wondered if the internal ADU was larger than the primary unit. Commissioner Larsen would like to resolve the code case file. Johnson noted all the work had been permitted. Commissioner Reid did not feel comfortable having the lot split with another duplex. She acknowledged the property was surrounded by R-2 and C-2 zoning and pointed out the community council voted 5-2 for it so that should be considered. She would be okay with the duplex on 900 E. and a single-family dwelling on the other lot. Commissioner Larsen was inclined to deny the application for the rezone and address a subdivision application later. Lilly said it was good policy to change the Future Land Use Map before approving a rezone. Chair LaMar reiterated that a duplex may be ok on one lot and not the other. Commissioner Larsen noted his experience with this type of nonconforming home was not good. Commissioner Lofgren clarified that the commission was not giving assurance for future application approvals.

**Commissioner Larsen moved that the Planning Commission forward the recommendation of denial to the City Council regarding the rezone and General Plan amendment, file ZM-22-010, as proposed.** He expressed concern with setting a precedent with resolving nonconformities through a rezone and changing the neighborhood from Neighborhood 1 to 2 to accommodate this application. He said if the commission wanted to consider the neighborhood change, they should look at the neighborhood comprehensively. **Commissioner Lofgren seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

**2. Commission Business**

**2.1 Approval of July 20, 2022 Special Meeting Minutes**

**Chair LaMar moved to approve the June 20 special meeting minutes as prepared in the packet. Commissioner Cianflone seconded. Chair LaMar called for the vote. Chair LaMar voted yes, Commissioner Cianflone voted yes, Commissioner Claerhout voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. Commissioner Reid abstained. The motion passed.**

**2.2 Approval of July 20, 2022 Regular Meeting Minutes**

**Chair LaMar moved to approve the July 20 regular meeting minutes. Commissioner Cianflone seconded. Chair LaMar called for the vote. Commissioner LaMar voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. Commissioner Reid abstained. The motion passed.**

**2.3 Updates from the Planning and Zoning Director**

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Francis Lilly asked about doing a second meeting in October since there were a lot of applications. Chair LaMar asked about the temporary homeless shelter coming before the commission. Lilly said homeless shelters were permitted uses in the C Zone. The city was working on a management plan with the shelter operator, Switchpoint.

**2.4 City Center Overlay Zone Update**
Lilly would like to set up small group meetings with commissioners to discuss specific sites pertaining to the future of the City Center Overlay Zone.

**2.5 Utah APA Fall Conference Discussion**
Lilly asked the commission if they had any take aways from the APA Conference. Chair LaMar noted a lot of entities were involved with the Jordan River. Commissioner Reid said she heard there were enough housing units permitted in the state to solve the housing crises, but developers did not want to build where cities wanted them to. She said she went on a tour of Lehi and appreciated the historic signs. She learned that streetcars were effective for economic development and not transportation. Cities should be requiring a water use landscaping plan and use emitters, not restricting the amount of grass. Lilly said the legislature would intervene when they felt they had a compelling interest to do so. Sustainability was on the horizon, especially with water. He anticipated structuring incentives in zoning to get wanted outcomes. In a few years, the General Plan would need a comprehensive update.

**3. Calendar of Upcoming Meetings**

- City Council Mtg., 9/26/22, 7:00 p.m.
- Mt. Olympus Community Council Mtg., 10/3/22, 6:00 p.m.
- Millcreek Community Council Mtg., 10/4/22, 6:30 p.m.
- Canyon Rim Citizens Association Mtg., 10/5/22, 7:00 p.m.
- East Mill Creek Community Council Mtg., 10/6/22, 6:30 p.m.
- City Council Mtg., 10/10/22, 7:00 p.m.
- Historic Preservation Commission Mtg., 10/13/22, 6:00 p.m.
- Planning Commission Mtg., 10/19/22, 5:00 p.m.

Lilly suggested October 26th as the second commission meeting date in October.

**ADJOURNED: Commissioner Cianflone moved to adjourn the meeting at 8:41 p.m. Commissioner Reid seconded. Chair LaMar called for the vote. Chair LaMar voted yes, Commissioner Reid voted yes, Commissioner Cianflone voted yes, Commissioner Hulsberg voted yes, Commissioner Larsen voted yes, and Commissioner Lofgren voted yes. The motion passed unanimously.**

**APPROVED: _____ Date**
**Shawn LaMar, Chair**

**_____**
**Attest: Elyse Sullivan, City Recorder**

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