

3625 E. Doverhill Drive

13-lot Planned Unit Development/Public Park/Preliminary Plat

SUB-22-005

Summary

- Applicant – Ivory Homes
- Project – SUB-22-005
- Request – Certificate of Design Compliance
- Owner – Church of Jesus Christ of Latter-Day Saints
- Size – 6.17 acres

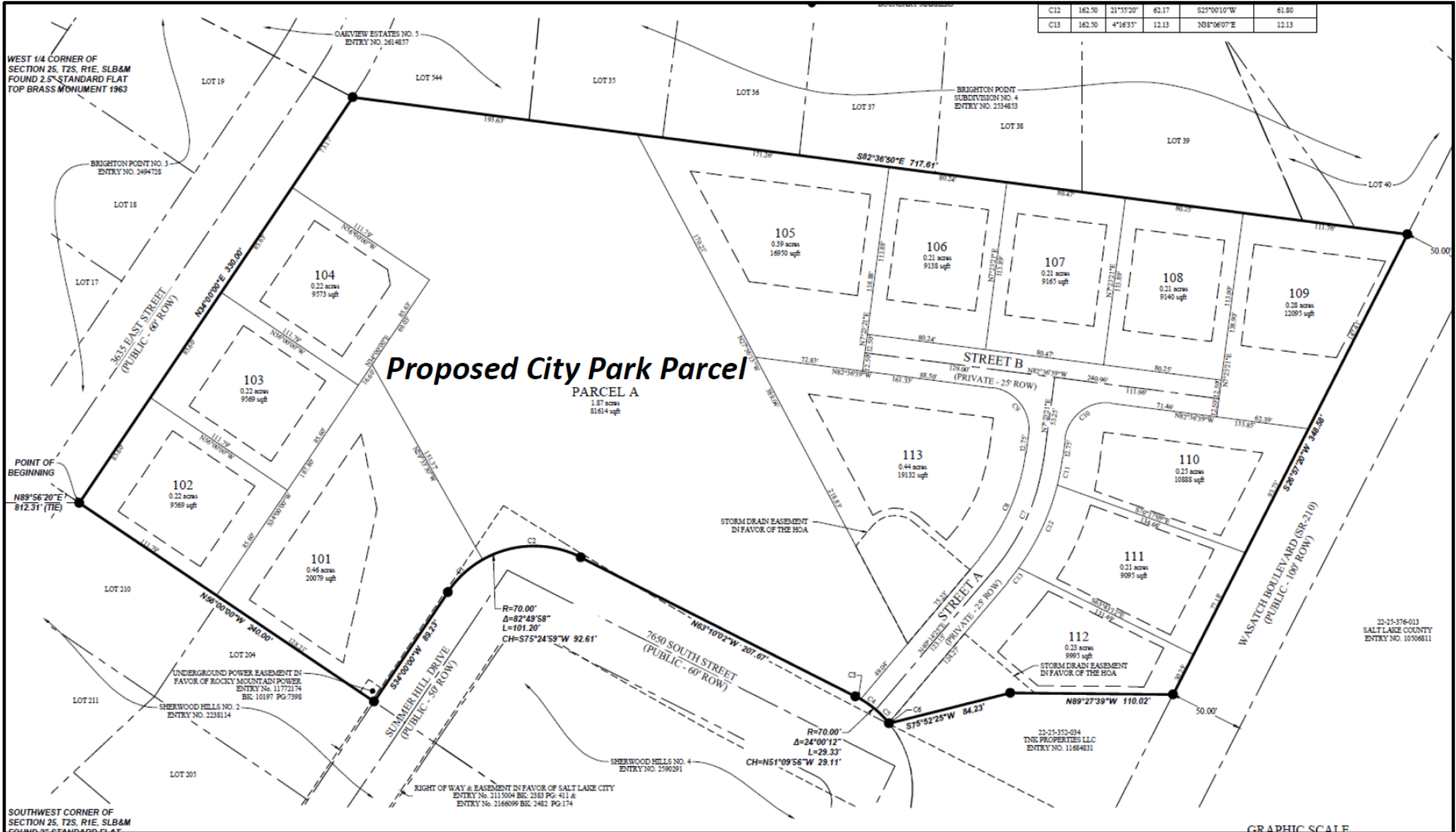




Residential Single-Family (R-1-8)

Residential Multi-Family (R-2-8)

Public Facilities (PF)



Proposed Subdivision Plat

Background

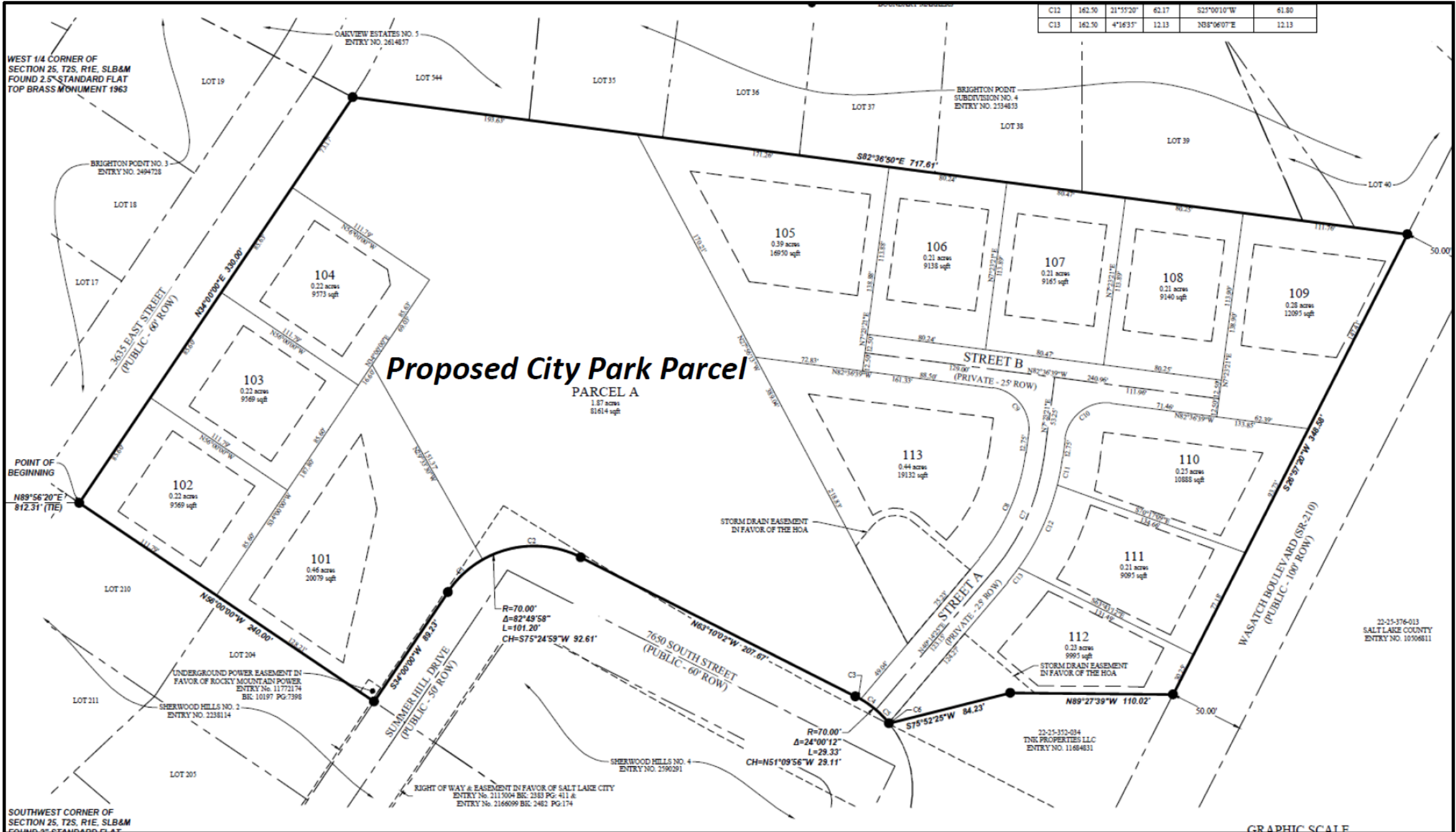
- 2020 – City became aware that Church was considering property for surplus
 - City met numerous times with Church officials and representatives to express clear interest in retaining, purchasing, preserving, etc. open space on property
- 2021 – Property listed for sale
- Spring 2021 – City submitted offer to purchase three acres of open space
 - Heavy involvement by local neighborhood and church congregation
- Church made final decision to offer approximately two acres to city (eastern two acres), remaining acreage to Ivory Homes
 - Both parties under contract
- City worked with Ivory to maximize park design
 - Via development agreement/land swap
- Ivory presented PUD with 17 lots in December 2021
 - Commission approved with setback conditions
- Fault Study Completed in Summer 2022 identified numerous fault hazards. Previous layout does not work.
- Ongoing discussions have occurred between all parties to find a reasonable configuration.
- Revised Planned Unit Development concept submitted
- **Planning Commission – Unanimous Approval on January 4, 2023**
- **Parks, Trail, & Open Space Committee Review on January 25, 2023**
- **Architectural Review Commission – Certificate of Design Compliance issued on January 26, 2023**



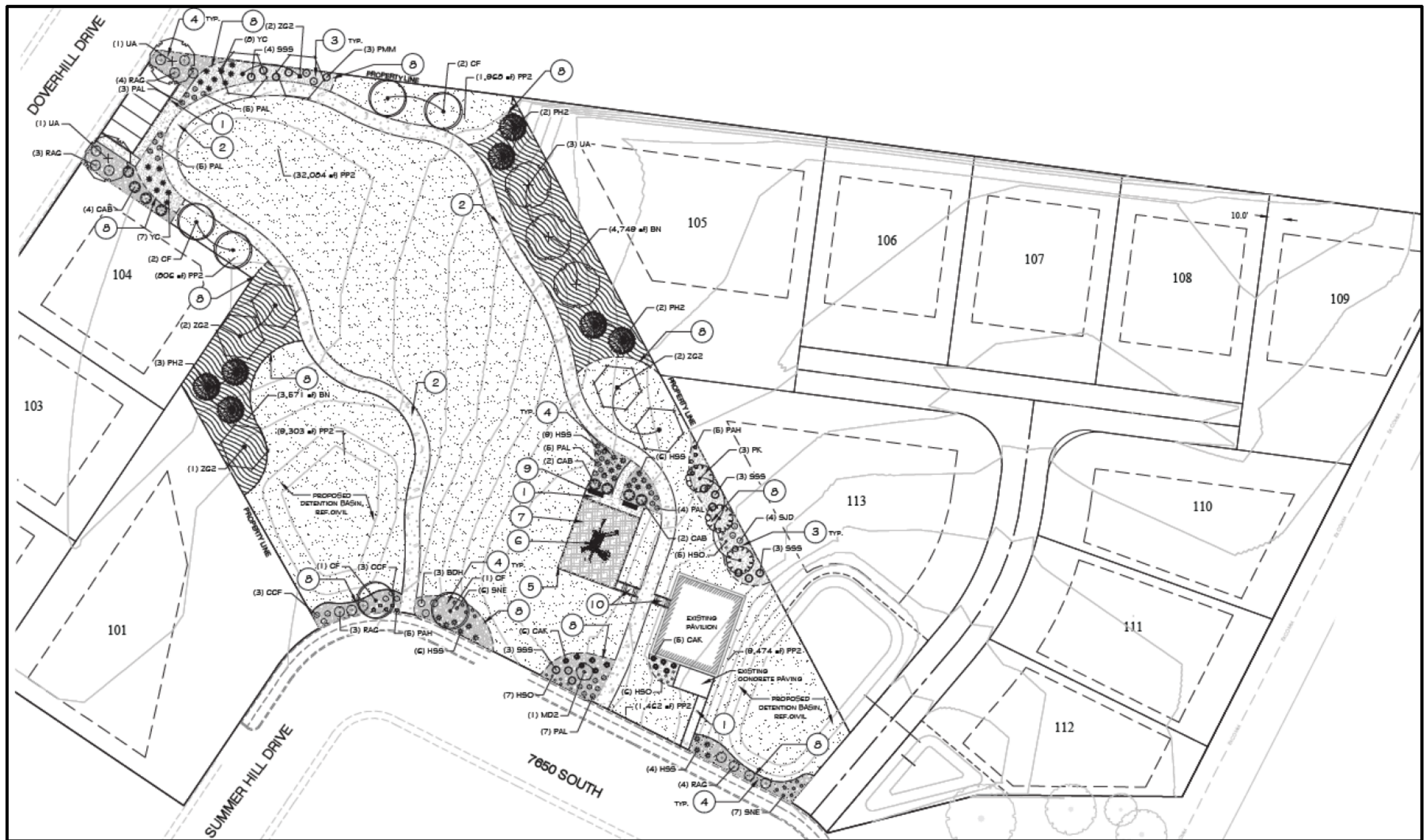


Fault Setback Requirements

Westernmost Trace = 20' on west side
 Easternmost Trace = 20' on east side



Proposed Subdivision Plat



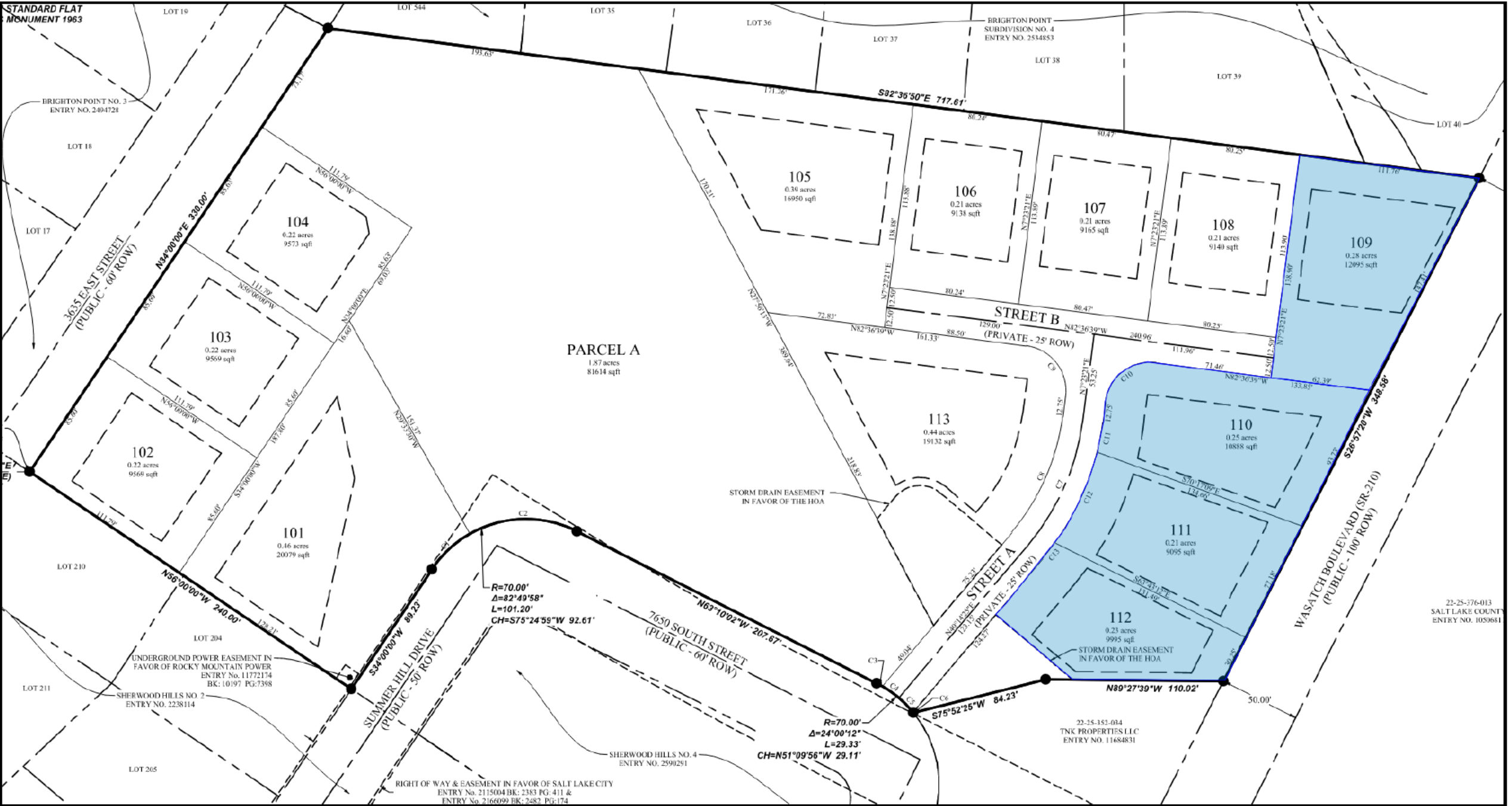
Preliminary Park Design Concept



PUD Details

- Acreage – 6.17
- Lots – 13
- Density proposed – 2.11 units per acre
- R-1-8 Density permitted – 5.45 units per acre (33 lots possible, 13 proposed)
- Open space provided – 30% (public park)
- PUD Exceptions requested:
 - Private roadway
 - Lot 109 – reduced side setback adjacent to Wasatch Boulevard, reduced lot width
 - Lots 110 – 112 – reduced lot width, reduced side setbacks (5')

STANDARD FLAT
MONUMENT 1963

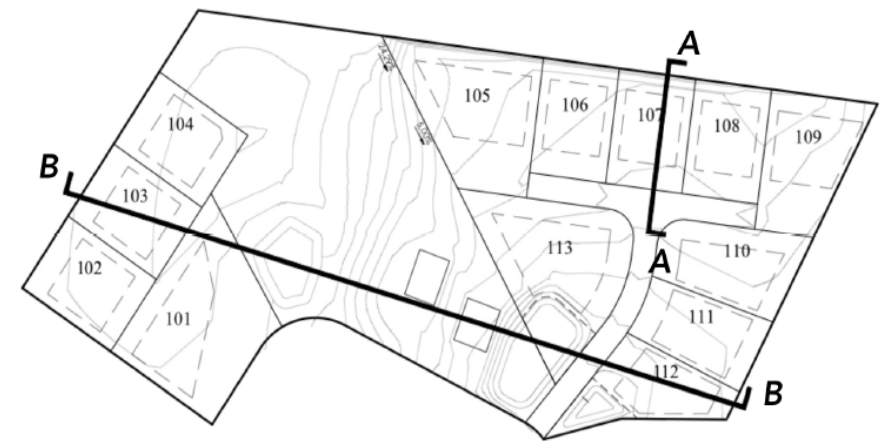


22-25-376-013
SALT LAKE COUNTY
ENTRY NO. 1050681

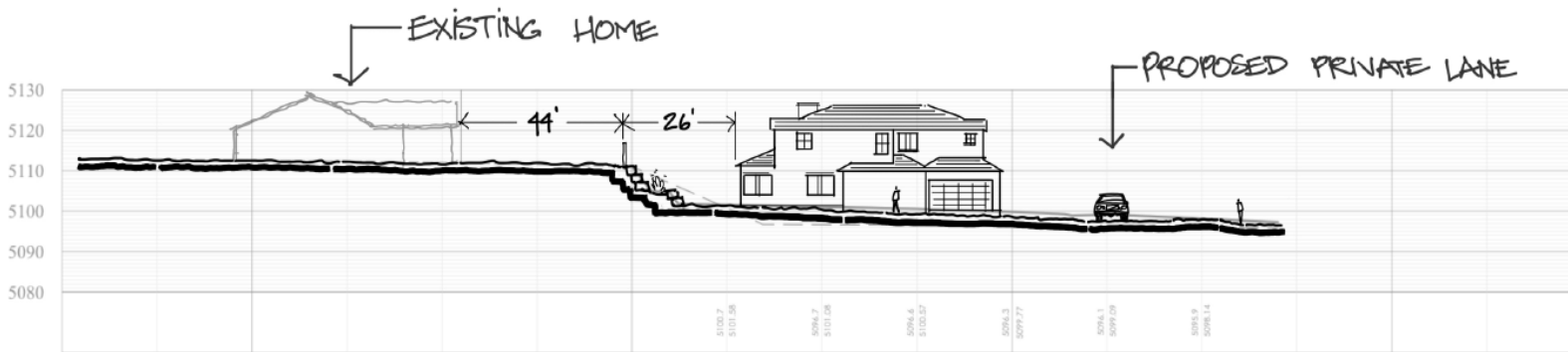
22-25-153-004
TNC PROPERTIES LLC
ENTRY NO. 11684831

RIGHT OF WAY & EASEMENT IN FAVOR OF SALT LAKE CITY
ENTRY No. 2115004 BK: 2383 PG: 411 &
ENTRY No. 2166099 BK: 2482 PG: 174

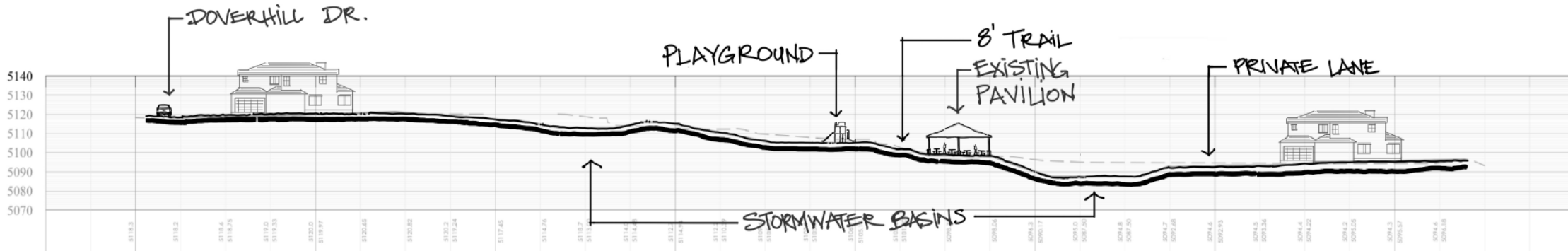
LOT NUMBER	LOT WIDTH	SIDE SETBACKS PROPOSED	LOT SIZE (sq ft)
101	120'	Standard R-1-8	20,079
102	85.6'	Standard R-1-8	9,569
103	85.6'	Standard R-1-8	9,569
104	85.63'	Standard R-1-8	9,573
105	77'	Standard R-1-8	16,950
106	80.24'	Standard R-1-8	9,138
107	80.47'	Standard R-1-8	9,165
108	80.25'	Standard R-1-8	9,140
109	**67'	**5' east side yard	12,095
110	**65'	**5' south side yard	10,888
111	**65'	**5' side yards	9,095
112	134'	**5' north side yard	9,995
113	182'	Standard R-1-8	19,132



scale 1:80 ↑N



Section A - A
scale 1:20



Section B - B
scale 1:30

ARC Conditions

1. Lots 105-109 should be graded with the minimum amount of fill possible that still achieves site functionality.
2. Retaining wall tiers should be designed with planting beds between the levels.
3. Access along Street B should be extended to improve pedestrian connectivity to the park.
 - a. Add a sidewalk which extends access along Street B into the park, westward.
 - b. Provide an easement which allows for future pedestrian access to Wasatch Blvd., eastward, while still allowing Lot 109's owners to landscape their front yard.
4. Minimize the crowding between homes on lots 110, 111, and 112 by articulating buildings to maximize the sites in different directions.
5. Animate the park by closing the walking loop internally within the park.
6. Augment the playground with more amenities for young children, including swings and "tot lot" equipment.
 - a. Sink the playground equipment into the grade to match that of the pavilion. **Contact Scott Peters, ARC Chair, with questions.**
7. Reduce neighborhood bifurcation by eliminating dedicated parking spaces, in favor of on-street parking instead.
 - a. If off-street parking is required, minimize the number of stalls on Doverhill Drive to provide clearer visibility into the park.

- b. Improve the pedestrian access from Doverhill into the park area by making the walking path more clear and easily accessed.
- 8. Minimize the slope of the retention basin to keep it as shallow as possible.
 - a. Contour the shape to make this space feel more natural rather than crater-like.
 - b. Maximize the amount of retention safely done on lots to limit the amount needed in the pond.
 - c. Provide a greater buffer between the pavilion and the pond, so that pavilion users aren't tipping right into the pond.
 - d. Loop the walking path around the pavilion.
 - e. Landscape the pond in sod to encourage use.
- 9. Add seating and shade trees around the playground, which provide direct shade to the equipment.
- 10. Maintain lighting to the pavilion, if feasible.
 - a. Articulate required street lighting to benefit the park.
- 11. Include 1-2 pet waste stations along the walking loop.
- 12. Utilize low-water species that are also pollinator-friendly in landscaping.

Next Steps

- Negotiations between buyers (City, Ivory) and seller (Church of Jesus Christ of Latter-day Saints)
 - Price reduction for park construction
- Submittal of full construction plans by Ivory Homes (final plat process)
- Development Agreement Approval by City Council
 - To establish park construction timelines, final park design, etc.
- Final approval of real estate transaction for park space