



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, AICP, sara.javoronok@slcgov.com, 801-535-7625
Date: May 22, 2024
Re: PLNPCM2023-00891, 2020 Main Townhomes

Planned Development

PROPERTY ADDRESSES: 2020 & 2030 S Main Street
PARCEL IDs: 15-13-482-030-0000 & 15-13-482-031-0000
MASTER PLAN: [Central Community](#)
ZONING DISTRICTS: [CC](#) (Corridor Commercial)

REQUEST:

Danielle Clark of Blackbox Design Studios, representing the property owner, Chris Towson of Wiltow Enterprises, is requesting Planned Development approval. The proposal is to construct eight townhomes on the subject property. The applicant is seeking planned development approval for four items:

- 1) Building without street frontage: The proposed rear building would not have frontage on a public street.
- 2) Building height: The applicant is requesting an additional 2'6" in height to allow for 9' ceilings.
- 3) Transformer: The applicant is requesting a modification for the transformer to be in the landscape buffer to the rear.
- 4) Condensing units: The applicant is requesting a modification from the required 4' distance for condensing units from side property lines.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards, including lighting and landscaping.

ATTACHMENTS:

- A. [ATTACHMENT A: Zoning Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: CC Zoning Standards](#)

- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

The proposed development consists of two buildings, each with four townhome units. One building faces Main Street and the second building is located to the rear and fronts the alley. The parking for the units is rear loaded and accessed via the alley to the south. The applicant is requesting Planned Development approval for the rear building without street frontage, additional building height of 2'6" for a total of 32'6", for the transformer to be in the landscape buffer yard to the rear, and for the condensing units to be less than 4' from the north and south property lines. The applicant anticipates renting the units and a separate, administrative lot consolidation process would be required to combine the two existing lots.



Proposed townhome building – facing Main Street

Quick Facts

Height: Proposed height is 32'6", requesting additional 2'6" with Planned Development

Number of Residential Units: 8

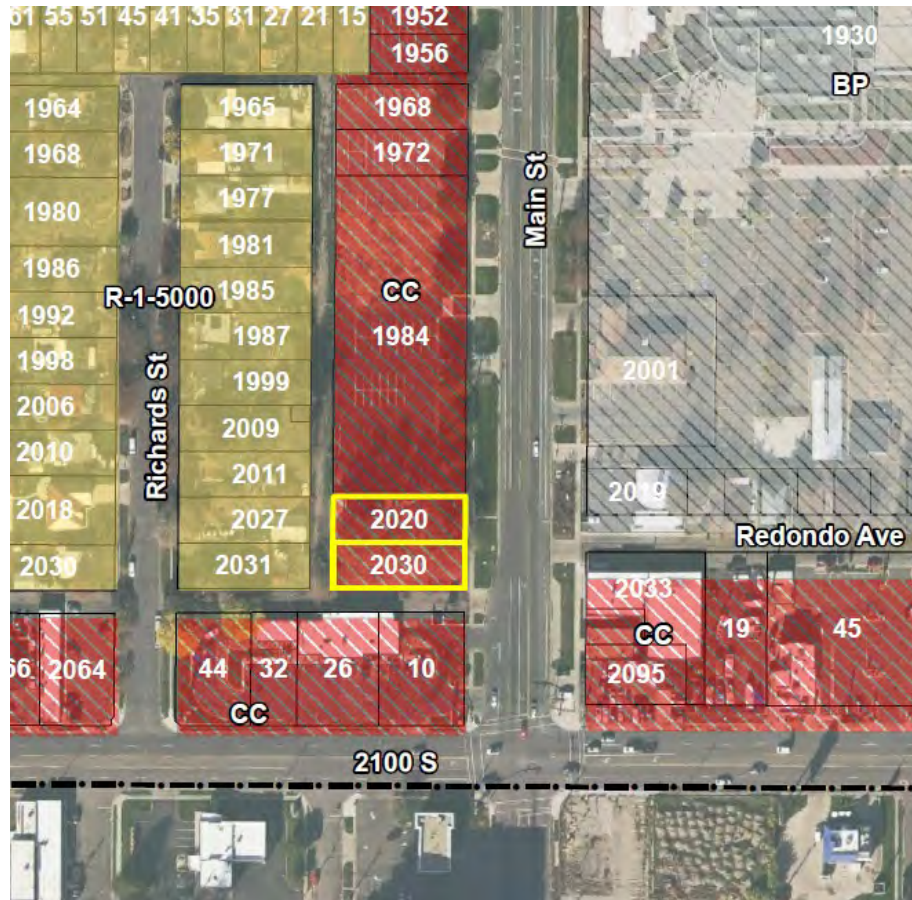
Number of Parking Spaces: 16

Exterior Materials: Metal siding and hardcoat stucco

Lot size: 14,425 square feet (0.33 acres)

Review Process & Standards: Planned Development, CC zoning standards, design standards, and general zoning standards.

The subject property faces Main Street and is zoned CC (Corridor Commercial) and is generally vacant with some storage of goods on the property. There was previously a commercial building on the northern parcel that was demolished in 2017. To the north are several properties with parking lots for O.C. Tanner (CC). To the east are commercial buildings, Living Home Construction, owned by the applicant (BP, Business Park), and Robertson's Marine (CC). To the south is the Take 5 Car Wash (CC) and to the west are single and two-family structures (R-1/5,000).



Zoning of subject property and surrounding area



Site Plan

The site plan shows the location of the two buildings. The Planned Development requests include constructing a building without street frontage, additional height, locating the transformer in the required buffer yard to the rear, and locating the condensing units less than 4' from the side property lines. The applicant anticipates paving the public alley to the south and will include this on the civil site plan submitted for building permit review. A sidewalk would extend from Main Street along the alley to the rear building and alley.



Front/east elevation - Faces Main Street

The primary materials on the front elevation of the proposed townhomes are hardcoat stucco and aluminum siding in a cedar bark color. The balconies have a metal railing. Similar materials are proposed for the side elevations. The rear of each building faces the drive aisle and is hardcoat stucco. Each of the units facing the alley will be enclosed with a 6' wood slat fence. There will be an accessible path along the west alleyway.



Side elevation



Rear elevation

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Planned Development approval per Salt Lake City Code Chapter 21A.55. The Planned Development process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compliance with Zoning Requirements

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The proposed Planned Development is compatible with *Plan Salt Lake*, the *Central Community Plan*, and *Housing SLC*.

Plan Salt Lake (2015)

Consistent with *Plan Salt Lake*, the applicant is proposing new housing units. The plan identifies several principles and initiatives that the proposed Planned Development helps to implement.

In the Growth Chapter, several initiatives apply:

1. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
2. *Encourage a mix of land uses.*
3. *Promote infill and redevelopment of underutilized land.*

The proposed development is in an area with existing infrastructure and amenities. The site is approximately ¼ mile from two bus routes with frequent service (Routes 200 and 21), 1/3 mile from the S-Line, and is approximately ½ mile from the 2100 South Trax station, which is served

by all three light rail lines. The townhomes provide an additional development type in an area that was historically more residential than it is currently, later saw additional commercial development, and is again transitioning to increased residential development. The land is currently vacant and a portion of it is used for material storage. Historically, this side of the block was occupied by single-family homes. More recently, a vacant commercial structure on the site was demolished in 2017. The proposal for eight townhomes is consistent with a historic use and the number of units is appropriate for the location and zoning district.

In the Housing Chapter, the Guiding Principle and several initiatives apply:

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Initiatives

- 2. Increase the number of medium density housing types and options.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*

The proposal for townhome units is consistent with the Housing Chapter of *Plan Salt Lake*. It will provide a housing type that is not common near this property, but is increasing in the neighborhood. The medium density type is appropriate for the neighborhood and provides a moderate increase in density as compared to the single-family neighborhood to the west. As identified above, the area has existing infrastructure and services. Additional housing and residents will increase the likelihood of more people-oriented infrastructure and services.

Central Community Plan (2005)

The proposed Planned Development is consistent with master plan goal to “Protect and improve the quality of life for everyone living in the community, regardless of age or ability.” The plan identifies the land use of the site as Community Commercial and the site is in the People’s Freeway Neighborhood. The proposal is for residential development, which is permitted in the zoning district. Since the adoption of the plan, the expansion of commercial and light industrial development in the neighborhood has decreased. Instead, there is increased residential development at a similar scale to the proposed townhome development, and at a larger scale.

The proposal is consistent with several of the Residential Land Use Policies as follows:

RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The proposed eight townhomes would provide additional medium density housing in the neighborhood and would serve as a transition from more intensive development on State Street and 2100 South to the lower density residential neighborhood located to the west of the site. The townhomes are anticipated to be rental units and would provide additional housing in the neighborhood. The Planned Development process is being used to provide additional units in a building without frontage on a public street.

Housing SLC

The proposal is consistent with the recently adopted *Housing SLC*.

It is consistent with the following goal and metrics:

GOAL 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metrics: Entitle 10,000 new housing units throughout the city.

1. Minimum 2,000 units deeply affordable (30% AMI or below)
2. Minimum 2,000 units affordable (31% - 80% AMI)

The proposal does not include affordable housing units, but the eight townhomes meet the metric to entitle 10,000 new housing units throughout the city.

Consideration 2: Compliance with Zoning Requirements

The proposal requires Planned Development review for three items:

- 1) Building without street frontage: The proposed rear building would not have frontage on a public street.
- 2) Building height: The applicant is seeking up to an additional 2'6" in height to allow for 9' ceilings.
- 3) Transformer: The applicant is requesting a modification for the transformer to be in the rear yard landscape buffer.
- 4) Condensing units: The applicant is requesting a modification from the required 4' distance for condensing units from the side property line.

Staff supports the four Planned Development requests. The applicant worked with staff to make modifications to the layout that meet the rear yard requirements. This decreases the impact of the proposal to the single-family zoned properties to the west and allows for larger yards for the rear building.

The first Planned Development request, which is for a building without street frontage, is a common request. In this case, it allows for four additional dwelling units. This results in a density of approximately 24 dwelling units per acre. This is consistent with moderate density residential development that is recommended by the Central Community Plan.

The applicant is also requesting an additional 2'6" of building height out of the maximum 5' that can be requested per Chapter 21A.55, Planned Developments. Without a planning process, the maximum height permitted in the zoning district is 30'. An additional 5' may be requested through the Planned Development process and an additional 15' could be requested through the Design Review process. The applicant is seeking an additional 2'6" of building height to allow for 9' ceilings on the dwellings.

The third request is related to the required Rocky Mountain Power transformer for the development. The application was submitted under the requirements for the previous Chapter 48, Landscaping and a 7' landscape buffer is required in the rear yard where the property abuts R-1/5,000 single-family zoned properties across the alley and to the west of the property. The applicant has discussed the proposed location with Rocky Mountain Power and this is the only location they can readily approve. This location provides the necessary clearances for Rocky Mountain Power and the power will be pulled from a pole to the west. The meters will be on the north side of each building.

The final request is for locating the condensing units approximately 3' from the north side yard property line and 2' from the south side yard line. A minimum of 4' is required. The alternative would be to place them on the roof and there is not a parapet, plus maintenance and access is more difficult. Alternatively, they could be placed in the front yard. Staff recommended the request to place them in the side yards since this is less visible, particularly compared to placing them in the front yard. The property to the north is also zoned CC and there is a parking lot on it. To the south is an alley and a car wash is located further south.

STAFF RECOMMENDATION

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following condition:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards, including lighting and landscaping.

NEXT STEPS

Approval of the Request

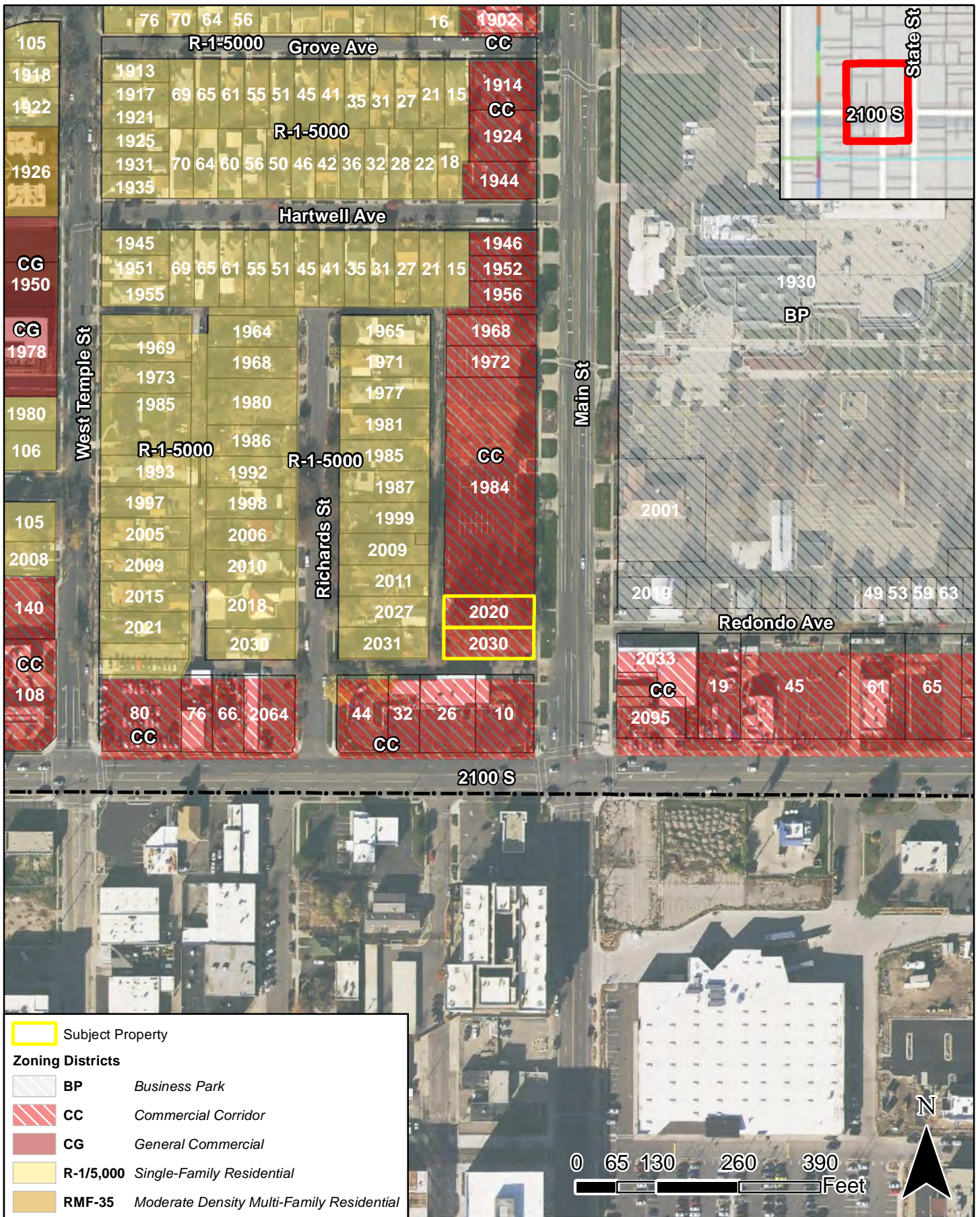
If the proposal is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. Final certificates of occupancy for the building will only be issued once all conditions of approval are met.

Denial of the Planned Development Request

If the Planned Development is denied, the applicant would need to meet the requirements of the CC zoning district. There could not be a building without frontage on a public street and height would be limited to the 30' permitted by right. The applicant would need to meet the other requirements of the zoning district regarding the additional 5' in building height. The transformer would need to be located outside of the buffer yard. The condensing units would need to be located a minimum of 4' from the property line and would likely be in the front yard.

ATTACHMENT A: Zoning Map

Zoning Map



ATTACHMENT B: Plan Set

PROJECT NAME

2020 MAIN TOWNHOUSES

2030 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

REVISIONS

PROJECT NO.

2231

DRAWN BY

JD

CHECKED BY

DC

TITLE

SITE PLAN

SHEET NO.

A100

20240425 - PROGRESS SET - NOT FOR CONSTRUCTION

SITE PLAN LEGEND

-  ARTIFICIAL TURF
-  ASPHALT ROAD
-  CONCRETE
-  WOOD MULCH WITH NATIVE PLANTS AS LISTED:
 - KARL FOERSTER GRASS
 - BLUE BEARDS
 - DAPHNE
 - SALVIA

ZONING INFORMATION

- 21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:**
D. MINIMUM YARD REQUIREMENTS:
- FRONT AND CORNER SIDE YARDS: FIFTEEN FEET (15').
 - INTERIOR SIDE YARDS: NONE REQUIRED.
 - REAR YARDS: TEN FEET (10').
 - BUFFER YARDS: ALL LOTS ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT SHALL CONFORM TO THE BUFFER YARD REQUIREMENT OF CHAPTER 21A.48 OF THIS TITLE.
- 21A.48.080: LANDSCAPE BUFFERS:**
3. CN, CB, CC AND CSHBD DISTRICTS: LOTS IN THE CN, CB, CC OR CSHBD DISTRICTS WHICH ABUT A LOT IN A RESIDENTIAL DISTRICT SHALL PROVIDE A SEVEN FOOT (7') LANDSCAPE BUFFER.
- 21A.48.090: LANDSCAPE YARDS:**
ALL LANDSCAPE AREAS SHALL BE MAINTAINED WITH AT LEAST 33% OF THE YARDS AREA COVERED BY VEGETATION, WHICH MAY INCLUDE TREES, SHRUBS, GRASSES, ANNUAL OR PERENNIAL PLANTS AND VEGETABLE PLANTS.
(CITY CODE OF SALT LAKE CITY, UTAH)

KEYNOTE LEGEND - SHEETS

Key Value	Keynote Text
1	A/C UNIT
2	6' TALL WOOD SLAT FENCE AND GATE
3	POWER METER
4	PROPOSED TRANSFORMER LOCATION BY ROCKY MOUNTAIN POWER
6	5' WIDE SECTION OF ACCESSIBLE PATH WILL BE IMPROVED ALONG THIS BOUNDARY
7	ACCESS GATE WITH LOCKS APPROVED BY RMP TO ACCESS METERS



1 SITE PLAN
A100 1/8" = 1'-0"



Grid lines A through F and 1 through 5 are marked along the top and bottom edges of the drawing.

SITE PLAN - LIVE PLANT MATERIAL LEGEND

-  ARTIFICIAL TURF
-  ASPHALT ROAD
-  CONCRETE
-  WOOD MULCH WITH NATIVE PLANTS AS LISTED:
- KARL FOERSTER GRASS
- BLUE BEARDS
- DAPHNE
- SALVIA
-  FRONT YARD AREA
-  NON-LIVE PLANT MATERIAL

ZONING INFORMATION

21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:
D. MINIMUM YARD REQUIREMENTS:
 1. FRONT AND CORNER SIDE YARDS: FIFTEEN FEET (15').
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(CITY CODE OF SALT LAKE CITY, UTAH)

KEYNOTE LEGEND - SHEETS

Key Value	Keynote Text



1 SITE PLAN - LIVE PLANT MATERIAL EXHIBIT
 A101 1/8" = 1'-0"

PROJECT NAME

2020 MAIN TOWNHOUSES
 2030 SOUTH MAIN STREET
 SALT LAKE CITY, UTAH 84115

REVISIONS

PROJECT NO.

2231

DRAWN BY

JD

CHECKED BY

BB

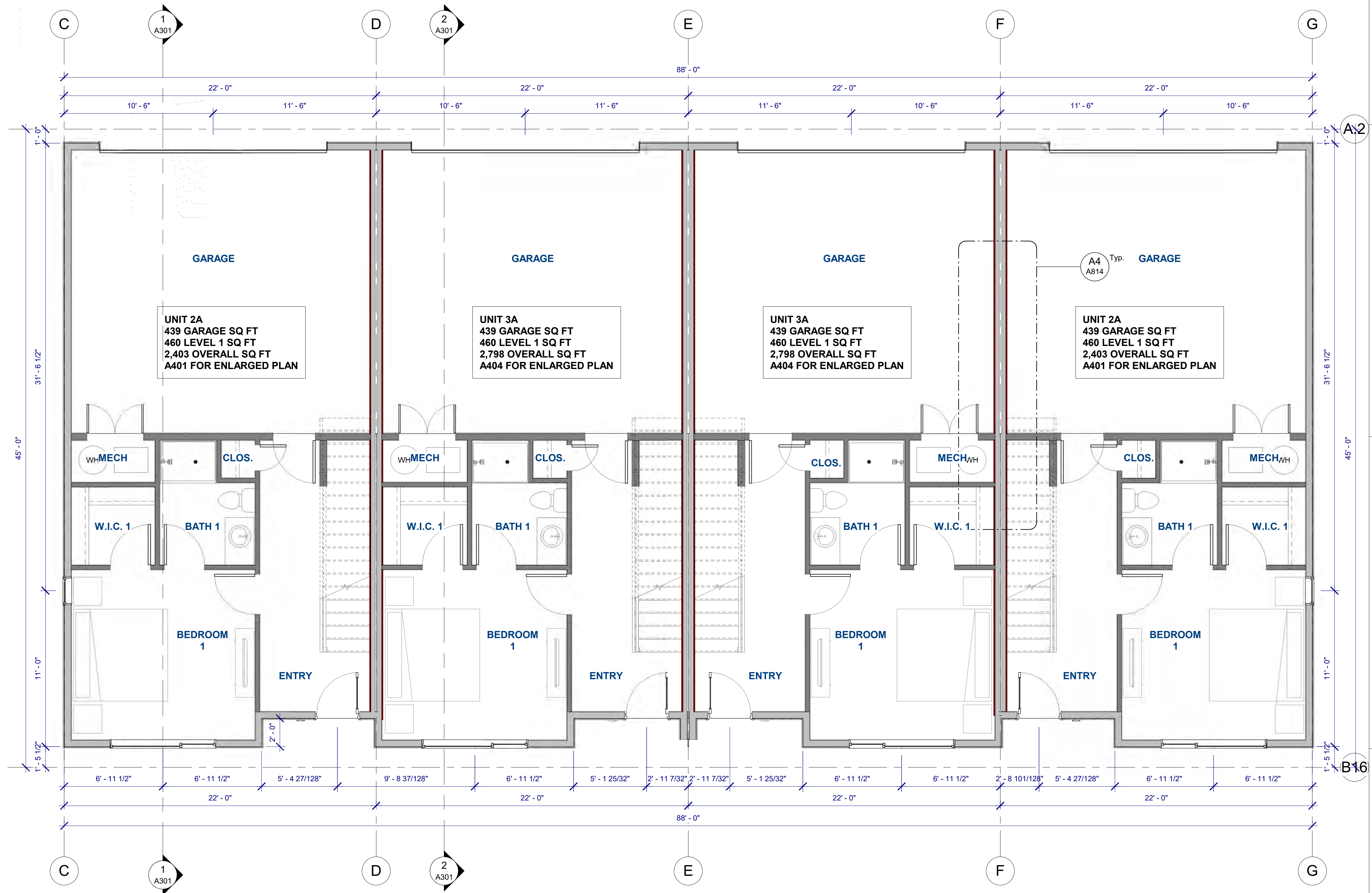
TITLE

SITE PLAN - LIVE PLANT MATERIAL EXHIBIT

SHEET NO.

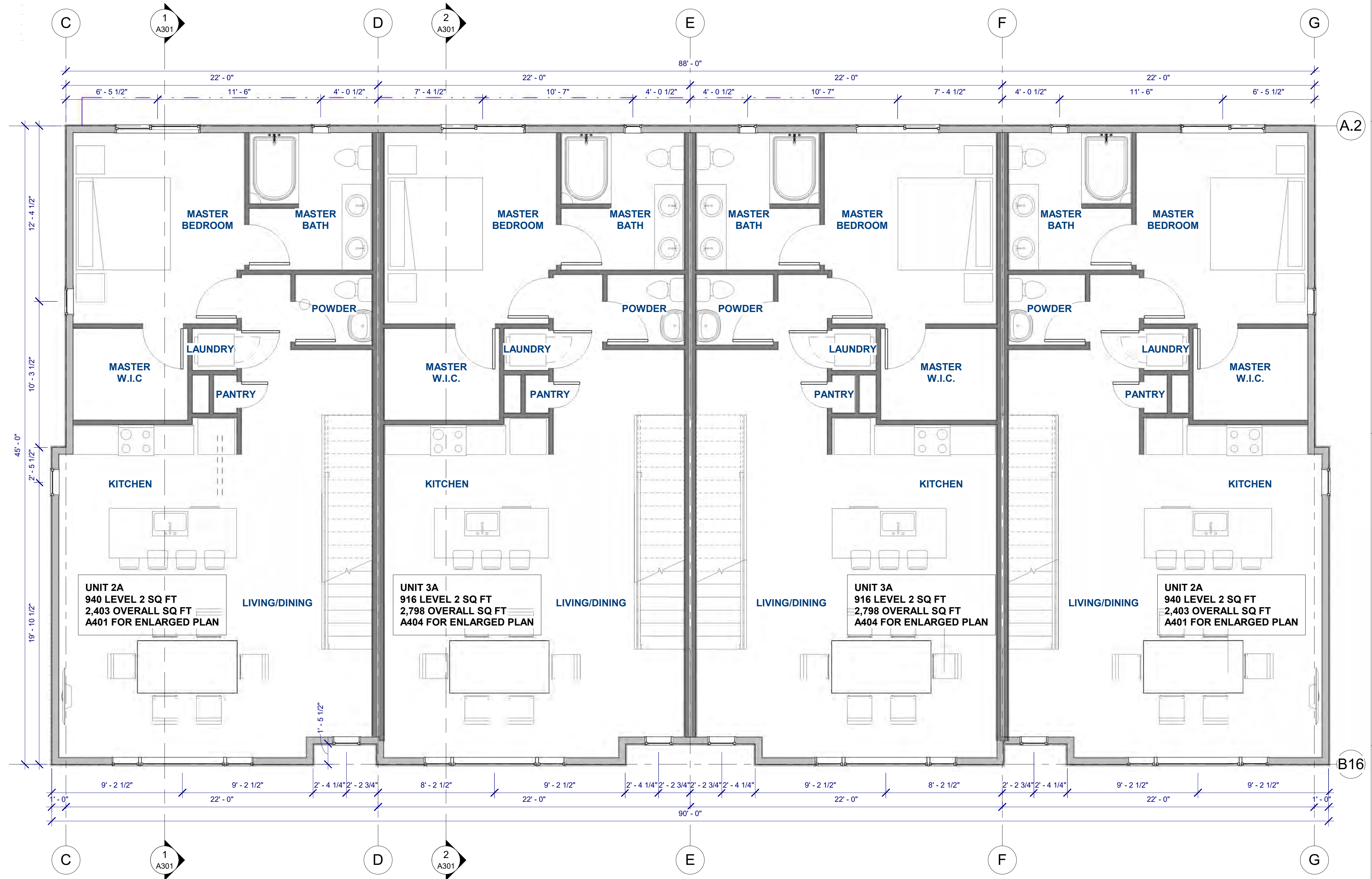
A101

202404147 - PROGRESS SET - NOT FOR CONSTRUCTION

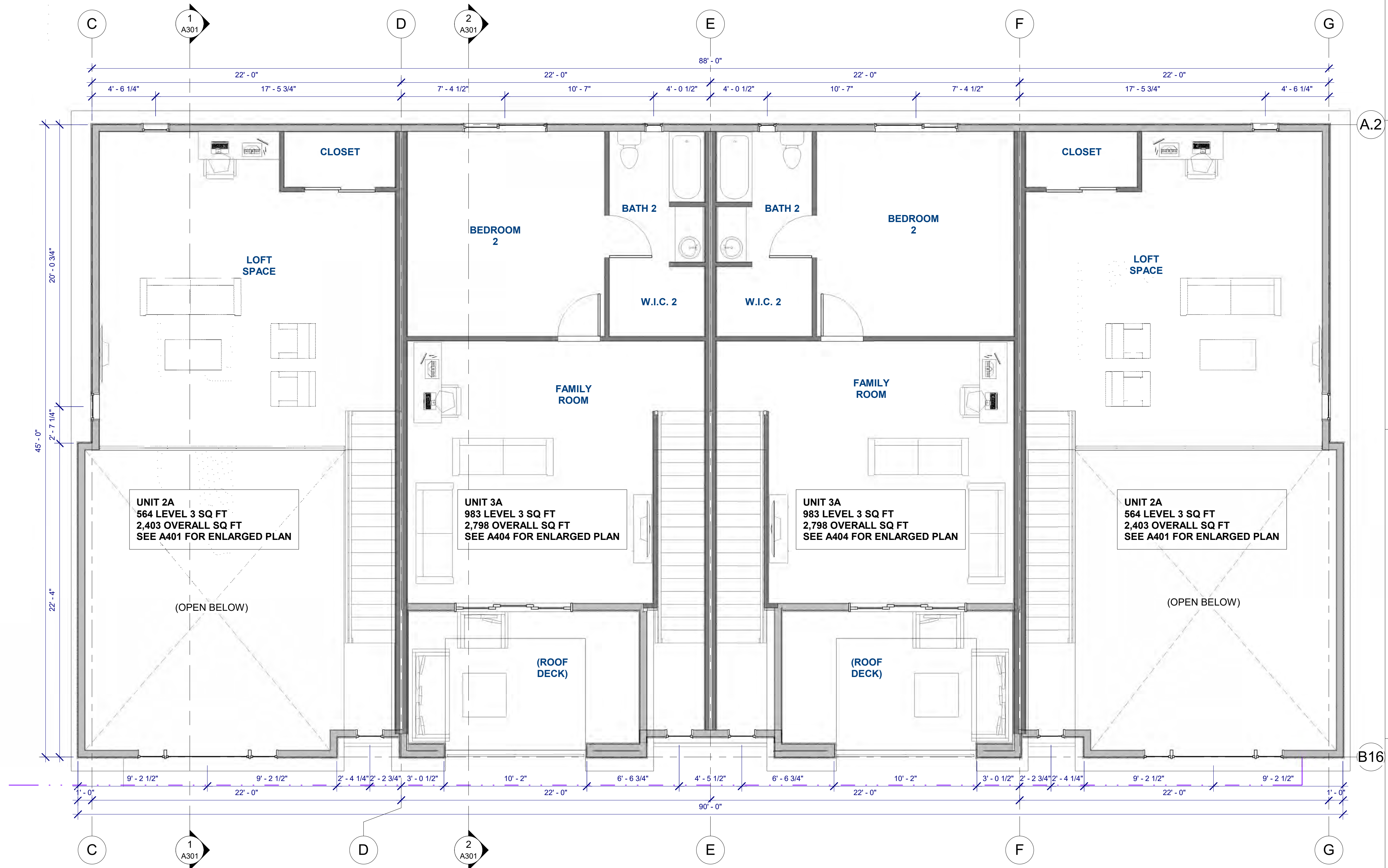


1 OVERALL FLOOR PLAN - FIRST LEVEL
A102 1/4" = 1'-0"

20240112 - PD SUBMITTAL



1 OVERALL FLOOR PLAN - SECOND LEVEL
A103 1/4" = 1'-0"



1 MASTER - LEVEL 3 Copy 1
A104 1/4" = 1'-0"

20240112 - PD SUBMITTAL

11/20/2024 5:00:31 PM



ELEVATION COLOR LEGEND

A

METAL SIDING
6" ALUMINUM SIDING
COLOR: CEDAR BARK

B

HARDCOAT STUCCO
COLOR: SW 7069 IRON ORE

C

PREFINISHED METAL TRIM, FASCIA,
GUARDRAILS
COLOR: BLACK



ELEVATION COLOR LEGEND

A

METAL SIDING
6" ALUMINUM SIDING
COLOR: CEDAR BARK

B

HARDCOAT STUCCO
COLOR: SW 7069 IRON ORE

C

PREFINISHED METAL TRIM, FASCIA,
GUARDRAILS
COLOR: BLACK



A3 RENDER SHOWING EAST FACADE FACING MAIN ST
A203 3" = 1'-0"



A4 RENDER SHOWING BETWEEN BUILDINGS
A203 3" = 1'-0"



C4 RENDER SHOWING WEST FACADE FACING ALLEY
A203 3" = 1'-0"

BLACKBOX
design studios

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2020 MAIN TOWNHOMES

2020 MAIN TOWNHOMES
8 UNIT DEVELOPMENT
2030 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

REVISIONS

PROJECT NO.
2231

DRAWN BY
JD

CHECKED BY
BB

TITLE
EXTERIOR RENDERINGS

SHEET NO.

A203

20240112 - PD SUBMITTAL

2020 MAIN TOWNHOMES
8 UNIT DEVELOPMENT
2030 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

REVISIONS

PROJECT NO.
2231

DRAWN BY
JD

CHECKED BY
BB

TITLE
BUILDING SECTIONS

SHEET NO.

A301

20240112 - PD SUBMITTAL



1 UNIT TYPE A - LIVING SECTION
A301 1/4" = 1'-0"

2 UNIT TYPE B - LIVING SECTION
A301 1/4" = 1'-0"

11/20/2024 5:00:28 PM

ATTACHMENT C: Property and Vicinity Photos



Subject property – north half (2020)



Subject property – south half (2030)



Alley to the west and duplex at the rear of 2027 S Richards



Alley to the south, facing east



Property to the north (O.C. Tanner parking)



Property to the south



Property to the east (Living Home Construction)



Property to the southeast (Robertson's Marine)



Property to the west (vacant lot, single family home facing Richards, duplex to the rear)

ATTACHMENT D: CC Zoning Standards

CC CORRIDOR COMMERCIAL DISTRICT

Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Standard	Requirement	Proposed	Finding
Minimum lot area	10,000 sq. ft	14,425 sq. ft.	Complies
Minimum lot width	75'	100'	Complies
Front yard	15'	15'	Complies
Interior Side/	None	6'10" on the north, 5' on the south	Complies
Rear Yard/	10'	14'9"	Complies
Landscape Buffer	Abuts R-1/5,000, 7' landscape buffer required	14'9" building setback provided. Transformer is located in landscape buffer.	Does not comply, part of Planned Development request
Landscape Yard	A landscape yard of fifteen feet (15') shall be required on all front and corner side yards	15' front yard provided, will meet landscape yard requirements.	Complies

ATTACHMENT E: Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards.

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposal meets the Planned Development purpose statement. The Planned Development allows for the rear building that does not have street frontage. This provides greater efficiency since there are additional units. The modifications for a building without street frontage, height, the transformer location, and condensing unit location allow for a better design of the development. Without the modifications, the design may need to be modified or mechanical equipment, such as the AC condensing unit or transformer, may need to be in more visible locations that may be less aesthetically appealing. The Planned

Development meets *Central Community Plan* goals for medium density housing that is compatible with the surrounding neighborhood.

Finding: **Meets Purpose Statement** **Does Not Meet Purpose Statement**

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

- 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.**
- 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.**
- 3. Development of connected greenways and/or wildlife corridors.**
- 4. Daylighting of creeks/water bodies.**
- 5. Inclusion of local food production areas, such as community gardens.**
- 6. Clustering of development to preserve open spaces.**

Discussion: The proposal does not preserve, protect or create open space.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

- 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.**
- 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.**

Discussion: The property is vacant and used for storage.

Finding: Objective Satisfied Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

- 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
- 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

Discussion: The proposal for eight townhomes provides a housing type that is not commonly found in the neighborhood. See discussion in Key Consideration #1 for more information.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

- 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.**
- 2. Improvements that encourage transportation options other than just the automobile.**

Discussion: The proposal does not meet the objective of enhancing accessibility or mobility. It is located near transit but does not have elements that necessarily enhance accessibility or mobility.

Finding: Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

- 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.**
- 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.**

Discussion: The project will be 100% electric but does not have on-site energy generation and it is not a brownfield site.

Finding: Objective Satisfied Objective Not Satisfied

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

- 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)**

Discussion: The proposal meets goals and policies in *Plan Salt Lake*, *Housing SLC*, and the *Central Community Plan*. These are detailed in Key Consideration #1. In *Plan Salt Lake*, it meets initiatives in the growth and housing chapters. In *Housing SLC*, the proposal meets the metric to entitle additional units in the city. In the *Central Community Plan*, this property is designated as Community Commercial, and the proposal meets several of the policies for residential land use.

Finding: Objective Satisfied Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion: As detailed in Key Consideration #1, the proposal is consistent with adopted plans and policies, including *Plan Salt Lake*, the *Central Community Plan*, and *Housing SLC*.

Condition(s): NA

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

As detailed in Key Consideration #1, the proposal is compatible with the neighborhood where it will be located and the Central Community Master Plan.

Condition(s): NA

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The proposed townhomes have two buildings. One building is oriented to the street and the second is behind it and oriented with the front yards facing the alley. This allows for a larger yard for these units and lessens the impact of the height of the building on the properties zoned for single-family residential uses to the west.

Condition(s): NA

3. Whether building setbacks along the perimeter of the development:

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

- b. Provide sufficient space for private amenities.
- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
- d. Provide adequate sight lines to streets, driveways and sidewalks.
- e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

The block face has few buildings, and the townhouses will be the first recent development. To an extent, they will establish the setback and character for the block face. Main Street has a large park strip, and the required yard allows for private amenities, open space, sight lines, and space for maintenance.

Condition(s): NA

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion:

The front façade of the building facing Main Street is 90' in length, which is appropriate given the 75' minimum lot width for the zoning district. There are four units, each with entries and windows facing the street on the ground level. The upper levels have windows, and the center units have balconies. The length of the building, its architectural elements, and the landscaping will facilitate pedestrian interest and interaction.

Condition(s): NA

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies

Discussion:

Lighting is not shown at this stage and will be subsequently reviewed by staff to ensure compliance with requirements.

Condition(s): NA

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies

Discussion:

The refuse and recycling dumpsters are located on the north side of the property at the end of the drive aisle. They are screened with a 6' CMU block enclosure.

Condition(s): NA

7. Whether parking areas are appropriately buffered from adjacent uses.

Finding: Complies

Discussion:

The proposal includes two garage parking spaces for each unit, which meets the parking requirements for the use in the CC zoning district.

Condition(s): NA

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Finding: Complies

Discussion:

Urban Forestry provided comments on the proposal and will require that the two 2" caliper Mackia park strip trees be preserved and protected.

Condition(s): NA

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Finding: Complies

Discussion:

The proposal maintains the existing park strip trees that are in good condition and adds additional landscaping on the periphery of the property.

Condition(s): NA

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies
<p>Discussion:</p> <p>The applicant submitted the development under the previous Chapter 48, Landscaping. The proposed landscaping and orientation of the development will lessen potential impacts created by the development. Two existing park strip trees will be maintained, and two additional trees will be added. The yards will have additional plantings including Karl Foerster grass, bluebeards, daphne, and salvia. Artificial turf is proposed and the percentage of it meets the landscaping requirements.</p>
Condition(s): NA
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
<p>Discussion:</p> <p>The proposed landscaping is appropriate for the scale of the development and provides a buffer to the single-family properties to the west.</p>
Condition(s): NA

<p>E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p>
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Finding: Complies
<p>Discussion:</p> <p>Parking access for the proposed development is from the alley to the south of the property. The alley will be improved as part of the development. This will improve its condition and access to Main Street.</p>
Condition(s): NA
<p>2. Whether the site design considers safe circulation for a range of transportation options including:</p> <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;

Finding: Complies
<p>Discussion:</p> <p>Main Street has 5' sidewalks and the proposed development provides pedestrian sidewalk access to each unit. Main Street has bicycle lanes to the north and south of the property. Vehicular access is provided via the alley to the south, which will be improved as part of the development. The property is near frequent service bus routes, the S-Line, and the 2100 South Trax station.</p>
Condition(s): NA
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
<p>Discussion:</p> <p>The improvements to the alley to the south will enhance alley access and connectivity for adjacent uses.</p>
Condition(s): NA
4. Whether the proposed design provides adequate emergency vehicle access;
Finding: Complies
<p>Discussion:</p> <p>The proposal is required to provide fire suppression to meet all fire code requirements.</p>
Condition(s): NA
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies
<p>Discussion:</p> <p>The eight townhouse units do not require loading access or service areas.</p>
Condition(s): NA

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies
Discussion: The site is generally vacant. Two park strip trees will be preserved.
Condition(s): NA

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Finding: Complies
Discussion: The proposal will need to comply with all requirements from other divisions and departments.
Condition(s): NA

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- February 12, 2024 – The Ballpark Community Council was sent the 45-day required notice for recognized community organizations. The applicant and owner presented, and the council discussed the proposal at their May 2nd meeting. The community council asked general questions regarding the development including setbacks, ownership, size, and rental prices.
- February 12, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- February-May 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- May 9, 2024
 - Public hearing notice sign posted on the property
- May 9, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Public Input:

Comments received as of the date of posting the report are attached. Commenters expressed concern about alley access and parking.

From: [Javoronok, Sara](#)
To: [Jason Bankhead](#)
Subject: RE: (EXTERNAL) PLNPCM2023-00897
Date: Tuesday, March 19, 2024 8:15:00 AM
Attachments: [image001.png](#)

Hi Jason,

Thanks for your email. I will include your message in the public comments section of the staff report that will be reviewed by the Planning Commission.

In response to your questions, people will gain access to the rear building from the alley that is in between the car wash and the property. The zoning district allows for 30' in height and an additional 5' may be requested with a Planned Development, which is the process that they're going through now. Other properties in the same zoning district could make the same request for additional height.

Let me know if you have additional questions.

Sara



SARA JAVORONOK
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7625
Email: Sara.Javoronok@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Jason Bankhead [REDACTED]
Sent: Monday, March 18, 2024 4:06 PM
To: Javoronok, Sara <sara.javoronok@slcgov.com>
Subject: (EXTERNAL) PLNPCM2023-00897

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Good afternoon,

My Name is Jason Bankhead, I tried to respond through the link to comment period for the project near my house.

1st question: how will people gain access to the rear property?

2nd question: will I be able to build to a height of 32'6" (or up to 5' higher)?

Comment: max heights should be the standard.

From: [Michael Kaneko](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) 2020 Main Townhomes
Date: Friday, February 16, 2024 3:55:57 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi,

I live off of Hartwell, just had a couple of questions.

How many of the newly built homes in South Salt Lake are currently occupied?

How are the developers intending to handle guest parking?

ATTACHMENT G: Department Review Comments

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

Planning:

Sara Javoronok – sara.javoronok@slcgov.com, 801.535.7625

- Identify the building setbacks on all sides of the property. The alley frontage is the rear yard.
- Identify the height of the fence in the rear yard.
- Provide sidewalks that extend from the entry of the rear units to the alley.
- Identify the percentage of live plant material in the front yard, [21A.48.090](#) requires 33%. Artificial turf cannot be used to meet this required landscaping, but can be requested with Planned Development.
- Have you discussed the need for any transformers and their locations with Rocky Mountain Power?
- Consider placing HVAC equipment on the roof or, where appropriate, on side elevations rather than front yards. If less than 4' from the property lines, these can be included in the Planned Development request.
- If rental units are proposed, the lots will need to be consolidated. This can be completed with a separate administrative lot consolidation process.

Building Code:

Tim Burke – Tim.Burke@slcgov.com, 385.261.3957

We have no Building Code review comments for the proposed Planned Development application as presented at this time.

Any proposed construction/remodeling will need to be submitted for formal review for Building, Mechanical, Electrical and Plumbing Permits as applicable.

Comments/corrections may arise when any proposed construction project is submitted for formal review and compliance with the applicable Codes.

All proposed construction within the corporate limits of Salt Lake City shall comply with all State of Utah adopted construction codes including any applicable state or local amendments to those codes.

RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels or neighboring structures or spaces within the same parcel shall not be made less complying to the construction codes than they were prior to this proposed construction.

Fire:

Doug Bateman – Douglas.Bateman@slcgov.com, 385.261.8395

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

*Please verify Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance

with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

*Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (See Figure D103.6 for example).

*Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide (See Figure D103.6 for example).

*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

*Please verify that Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds.

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Your building is greater than 30-feet and would need to meet the following: Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Aerial access shall be located parallel to long side of building

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Engineering:

Scott Weiler – Scott.Weiler@slcgov.com, 801.535.6159

No objections. The public alley might need to be paved.

Public Utilities:

Andrea Osojnak – Andrea.Osojnak@slcgov.com, 801.483-6824

Public Utilities provides the following regarding the requested items:

1. Building without street frontage: Applicant must consider routing all utility services to the back building while maintaining adequate utility spacing (see additional comments for utility clearance requirements).

2. Additional height up to 5'. Design and planning of window locations at this height should consider public streetlights in the area.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Public street light requirements are determined during the building permit review.
- Depending on ownership of these units a CC&R's may be required. If required, it must address utility service ownership and maintenance responsibility from the public main to each individually owned unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. Shared laterals require a request for variance. Laterals must be 4" or 6". Any unused sewer laterals must be capped and plugged at the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used

whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).

Sustainability:

Peter Nelson – Peter.Nelson@slcgov.com, 801.535.6477

Sustainability's comments pertain to the project's energy use and generation (pg. 3 of Submittal Narrative). Sustainability supports proposed building envelope insulation that exceeds energy code standards, and would also encourage the design team to consider an all-electric design concept, such as utilizing air source heat pumps, heat pump water heaters, and induction ranges (if these are not already being considered). One [Utah-specific report](#) found that all-electric homes and multi-family properties can be built at lower cost in Utah compared to mixed-fuel properties, and result in energy bill savings for residents.

Police:

Andrew Cluff – Andrew.Cluff@slcgov.com, 801.799.3805

No concerns for the Police Department.

Transportation:

Jena Carver – Jena.Carver@slcgov.com, 801.535.6694

No Transportation concerns at this stage.

Urban Forestry:

Rick Nelson – Rick.Nelson@slcgov.com, 801.972.7839

No concerns for the Police Department

Thank you for forwarding this development proposal to me. There are existing trees at this location that are important to Urban Forestry to preserve and protect. The procedures described below are what we require from the developer to fulfill the city's Urban Forestry code requirements. Please see the attached policies and specifications for more details.*

The existing 2" caliper Mackia parkstrip trees located in the parkstrip in front of 2020 S Main St must be preserved and protected. This is a less common species of tree in Salt Lake City and though these trees are young, they are doing good. We would like to preserve these trees because of their uniqueness in our city. Specific plans within the Plan Set including Demolition plan, Site plan, Grading and Drainage plan, and Utility plan must depict Tree Protection Zone (TPZ) fencing completely enclosing the trees. The fencing shall be shown to extend the length of the parkstrip in which the trees reside and from curb to sidewalk. The plan must identify the TPZ fencing as 6-foot-tall free-standing chain-link panels.

Tree Protection Zone (TPZ) fencing is required to be installed prior to all demolition and/or construction activity on the site and shall remain in place for the entire duration of exterior work associated with this project. TPZ shall be defined to extend 36" below existing grade. The TPZ shall not be subjected to paving, filling, excavation, or soil compaction. No materials shall be stored or disposed of in the TPZ and no protected tree shall be used to support any construction material, debris, fencing, scaffolding, or signs. Material washout and cleaning shall occur in such a way that it does not enter the TPZ as delineated by the chain link fencing. The fencing is not to be removed or otherwise altered without first obtaining written authorization from Salt Lake City Urban Forestry. An irrigation schedule and method of irrigation must be provided. All public and private property trees must be irrigated throughout demolition and construction at a minimum of 20 gallons twice weekly.

A Planting Permit is required for the two small species trees proposed to be planted in the public ROW parkstrip in front of 2030 S Main St. Please note their specific species on the Planting Plan in the submitted plan set. I have attached a list of recommended species for consideration.

This permit will be required prior to approval of the building permit. To obtain the required permit, go to the city's Urban Forestry web page at <https://www.sl.gov/parks/urban-forestry/> and scroll down to find Tree Work Permit Application, click, and fill out the application. Once the application has been reviewed and approved, an e-mail will be sent with the required permit.

**May be requested from Planning Staff*