



## Recognized Organization Input Notification Planned Development

**TO:** Landon Clark, Chair, Sugar House Community Council  
**FROM:** Katia Pace, Salt Lake City Planning Division ([katia.pace@slcgov.com](mailto:katia.pace@slcgov.com) or 385 226-8499)  
**DATE:** October 14, 2020  
**RE:** **Sugar House Commons Planned Development** (PLNPCM2020-00727)

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The Planning Division has received the request below and is notifying your organization to solicit comments on the proposal:

**Request Type:** Planned Development  
**Location:** 1966 S. Windsor Street  
**Zone:** Moderate Density Multi-Family Residential District (RMF-35)  
**Request Description:**

Mike Spainhower is requesting approval for a multi-family dwelling at 1966 S. Windsor Street. The project would be built on an existing vacant lot with 17 units. The building would be apartments for rent, it would comprise of 3 three-bedroom units, 10 two-bedroom units and 4 one-bedroom units. The building would be approximately 35 feet high at its highest point. The total site is 0.708 acres.

A Planned Development, **PLNPCM2020-00727**, is needed to address the lack of street frontage and setback modifications to the RMF-35 zoning regulations.

I have attached information submitted by the applicant relating to the project.

### **Request for Input from Your Recognized Organization**

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty-five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty-five (45) day notice period. This notice period ends on the following day:

**November 28, 2020**

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45-day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision-making process.

### **Comment Guidance**

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice for those comments to be included in the staff report to the Planning Commission.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

## **Approval Criteria for the Requests**

For your reference, the standards of review that the Planning Commission will use to make its decision are attached on the following pages. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the approval criteria.

### **Comment Submission Address**

You may submit your written comments via email to [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com) or mail them to:

**ATTN Katia Pace**  
**Salt Lake City Planning Division**  
**451 S State St Rm 406**  
**PO Box 145480**  
**Salt Lake City UT 84114-5480**

If you have any questions, please call me at (385) 226-8499 or contact me via email.

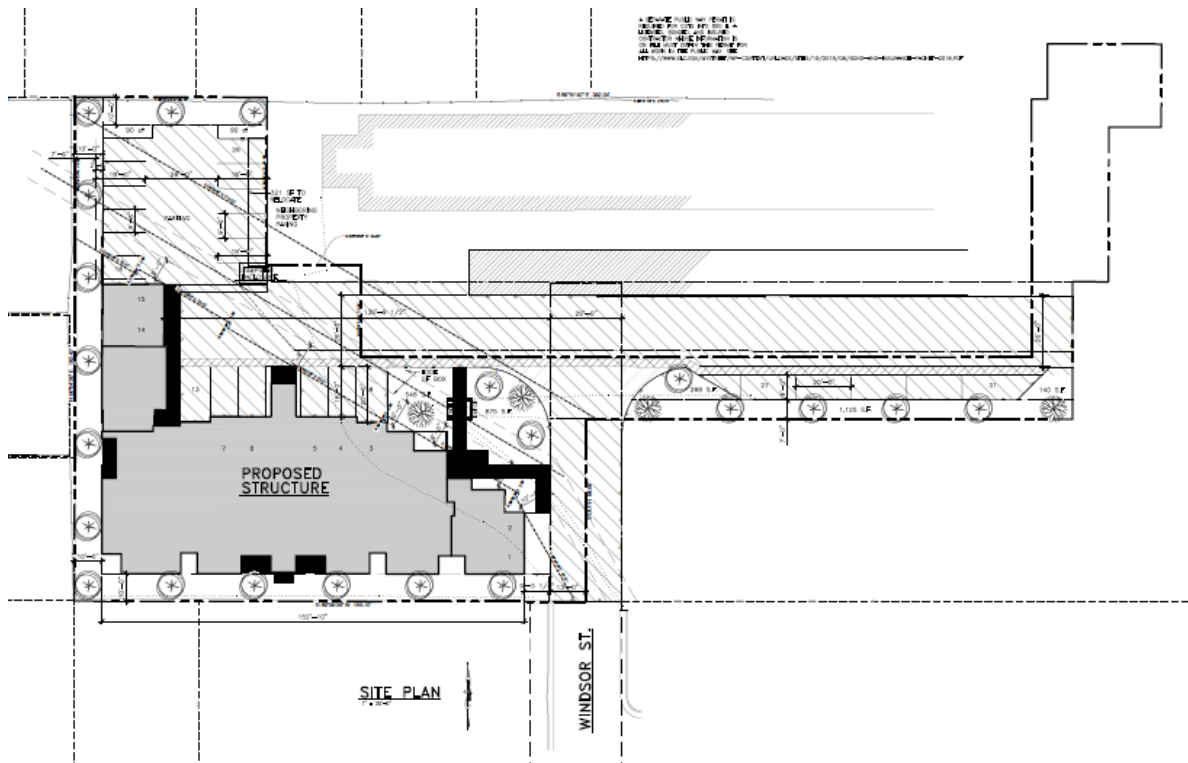
## **Approval Criteria for the Planned Development, Design Review and Preliminary Subdivision Requests**

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

### **Planned Development (21A.55.050):**

- 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;
- 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.
- 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;
  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;
  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.
  4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
  5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
  6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and

7. Whether parking areas are appropriately buffered from adjacent uses.
- 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;
  2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
  3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
  4. Whether proposed landscaping is appropriate for the scale of the development.
- 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:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
  2. Whether the site design considers safe circulation for a range of transportation options including:
    - 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;
  3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
  4. Whether the proposed design provides adequate emergency vehicle access; and
  5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
- 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.
- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)





# VICINITY MAP

