



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Diana Martinez, Senior Planner // diana.martinez@slc.gov // 801-535-7215

Date: February 11, 2025

Re: PLNPCM2025-00916 - Planned Development
PLNSUB2025-00928 - Preliminary Subdivision Plat

Planned Development/Preliminary Subdivision Plat

PROPERTY ADDRESS: 1032/1036/1046 S. Jefferson St.

PARCEL ID: 15-12-408-014-0000, 15-12-408-015-0000, and 15-12-408-016-0000

MASTER PLAN: [Central Community Master Plan](#)

ZONING DISTRICT: [21A.27.050: FB-UN1 FORM BASED URBAN NEIGHBORHOOD DISTRICT:](#)

REQUEST:

Drake Powell, with PDG Jefferson LLC, is requesting Planned Development approval to develop 16 townhome units, each with three bedrooms, 3.5 bathrooms, and a one-car-attached garage. He is also requesting Preliminary Subdivision Plat approval to subdivide the subject property into 16 individual lots. The subject property is located in the FB-UN-1 (Form-Based Urban Neighborhood District) zoning district and is situated within the Central Ninth Community Council area.

The project will require the approval of two petitions:

a. **Planned Development with the following modifications:**

1. The applicant is requesting a modification to allow two buildings without public street frontage – two of the four proposed buildings will have public street frontage. (Ord. 21A.36.010.B.1)
2. The applicant is requesting a modification to allow 14 lots without street frontage – only two lots will have public street frontage. (Ord. 21A.36.010.C. and 20.26.090.A.)
3. The applicant is requesting a modification to allow a reduced rear yard setback from 25' to 10'. (Ord. 21A.27.050.B.)
4. The applicant is requesting a modification for the increase from 2.5 stories to three stories, which would also increase the allowable wall height for the third floor from five feet (5) to seven and a half (7.5) feet. (Ord. 21A.24.160.C.)

Case number: PLNPCM2025-00916

- b. **Preliminary Subdivision Plat:** The applicant requests preliminary approval to create 16 individual lots with common areas, that will be regulated by an established Homeowners Association (HOA).

Case number: PLNSUB2025-00928



Rendering of proposed townhomes

RECOMMENDATION:

Based on the information and findings listed in this report, staff recommends that the Planning Commission approve the preliminary subdivision plat petition PLNSUB2025-00928 and approve the following modifications requested in the planned development petition PLNPCM2025-00916:

1. Allow two buildings without public street frontage
2. Allow 14 lots without public street frontage
3. Allow the rear yard setback to decrease to 10 feet.
4. Allow three stories, with an increased wall height of 2.5' on the third floor

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant's Narratives](#)
- C. [ATTACHMENT C: Plan Set](#)
- D. [ATTACHMENT D: Property and Vicinity Photos](#)
- E. [ATTACHMENT E: FB-UN1 Zoning Standards](#)
- F. [ATTACHMENT F: Preliminary Subdivision Plat Standards](#)

G. [ATTACHMENT G: Planned Development Standards](#)

H. [ATTACHMENT H: Public Process & Comments](#)

I. [ATTACHMENT I: Department Review Comments](#)

PROJECT DESCRIPTION

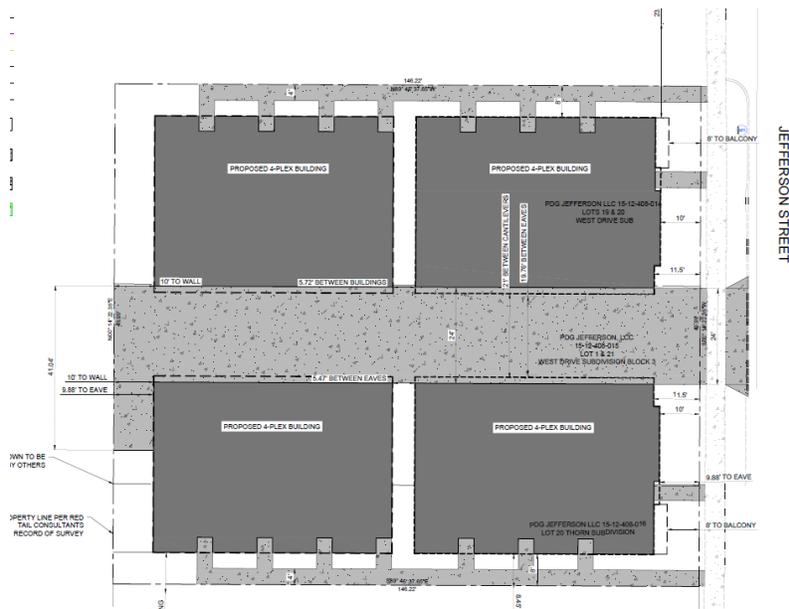
The property is in the FB-UN1 zoning district. The subject properties comprise of three lots, one of which is vacant, and the other two have existing dwellings. The dwellings are in good condition and are currently occupied by tenants.

From the North, West Temple Street becomes Jefferson Street and becomes a one-way southbound street as it passes under the I-15 West Temple off ramp. This section of Jefferson Street is primarily single-family one-story dwellings. At the southwest corner of Jefferson Street and Goltz Avenue, just five properties to the south, there is a six-story apartment building built around 2018 (now zoned MU-8).

The subject properties were rezoned through the Ballpark zoning map amendment in 2024 from the RMF-35 (Moderate Density Multi-Family Residential) zoning district to the FB-UN1 (Form Based Urban Neighborhood) zoning district to maintain the continuity with the mix of low and moderate-density residential uses in that area.

The purpose statement for the FB-UN1 states that this zone *generally includes small-scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot, depending on building type. Reuse of existing residential structures is encouraged.*

The proposal is for a 16-townhome development within four buildings on three parcels: 1032, 1036, and 1046 S. Jefferson Street. The property is approximately 0.42 acres, or 18,295 square feet. All of the units will have three bedrooms, three and 1/2 bathrooms, and one parking space in each attached garage. Only two of the four buildings have public right-of-way frontage along Jefferson Street; the other two residential structures will be situated along a private drive in the middle of the project.



There will be two main vehicular access points to enter and exit the townhome site, one from Jefferson Street and the other from the public alley abutting the property to the west. The width of the proposed center driveway is 24'.



Quick Facts:

Building Height – 31’11” to the top of the structure ridge

Number of Residential Units – 16 townhouse units

Parking Spaces – one space in each attached unit garage

Minimum required = 1 space/unit Maximum required = 4.0/unit

Exterior Building Materials – Brick Veneer, Wood Siding, and fiber cement batten & board

Review Process & Standards – Planned Development, Preliminary Condo Plat & additional zoning standards.

APPLICABLE REVIEW PROCESSES AND STANDARDS

Review Processes: Planned Development and Preliminary Subdivision Plat guidelines.

Applicable Standards: General zoning standards (landscaping, parking, etc.)

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of the several objectives related to City Plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether they align with City policies and goals, and whether they are compatible with the area or the City’s master plan development goals for the area.

Preliminary Subdivision Plat: Preliminary subdivision plats are typically approved administratively; however, the preliminary plat must be approved after the Planning Commission approves the planned development application, since it cannot be approved without the necessary

modifications.

KEY CONSIDERATIONS

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

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Requested Zoning Modifications -Planned Development
3. Preliminary Subdivision Plat

Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

Plan Salt Lake:

Neighborhoods- Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community therein.

- *The proposal brings new housing into the area/community.*

Growth- Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- *The proposal would replace two smaller homes, adding more housing that can be owner-occupied in the area.*

Transportation & Mobility- A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

- *The proposal is within two blocks (less than 1/3 of a mile) of the UTA Trax route on 200 West. The areas to the North (Granary) and South (1300 South Ballpark) offer employment opportunities, shopping, restaurants, and other services accessible to patrons visiting the proposal without a car.*

Air Quality- Air that is healthy and clean.

- *The proposal's proximity to other activities of daily life and to mass transit improves residents' ability to choose alternative means of transportation and contribute less to greenhouse emissions.*

Ballpark Station Area Plan:

The Ballpark Station Area Plan states, “*smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.*”

Most of the dwellings along Jefferson Avenue, between Mead Avenue and Goltz Avenue, were built before 1950. The housing is primarily masonry structures on small lots. Newer structures are on larger lots, generally consolidated from original small lots. The transition to higher-density housing...is expected to continue. (pg. 2)

- *The applicant is proposing 3-story townhomes that would be three-bedroom, three-and-a-half bath, owner-occupied properties that could accommodate families.*

Consideration 2: Requested Zoning Modifications -Planned Development

The applicant is requesting four zoning modifications through the Planned Development process:

- allow two (2) buildings without public street frontage
- allow 14 lots without public street frontage
- allow a reduced rear yard setback to 10' from the required 25'
- allow an increase from 2.5 stories to three stories, which would increase the allowable wall height for the third floor by two and a half feet.

Allow two (2) buildings without public street frontage (Planned Development)

Ordinance 21A.36.010.B.1 states:

With the exception of buildings located in the FR, R-1, SR, and R-2 Districts, more than one principal building may be located on a lot, subject to all principal buildings having frontage along a public street.

Only two of the four buildings will have frontage along Jefferson Street. The other two buildings will be located behind the buildings that front along Jefferson Street and will be accessible via a private driveway located in the middle of the development. Therefore, the applicant will need a modification approved through the Planned Development process to have two (2) buildings without street frontage.

Allow 14 lots without public street frontage (Planned Development)

Ordinance 21A.36.010.C. states:

Frontage of Lot on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.

Ordinance 20.26.090.A. states:

Frontage on Public Streets: All lots or parcels shall have frontage on a public street and the frontage shall comply with the minimum lot width requirements of the underlying zoning district. This standard is not applicable if Title 21A allows lots or parcels without street frontage. This provision may be modified as part of a planned development in accordance with [Chapter 21A.55](#).

The applicant is requesting approval of a preliminary subdivision plat. If this request is approved, it would create 16 individual lots on the subject property. Because only two lots would front along Jefferson Street, a public street, the other 14 lots would require planned development approval to front along the private driveway within the development.

By creating individual lots through the preliminary subdivision plat process, this development can become a for-sale project, meaning the units can be individually owned. This is encouraged in the Ballpark Station Area Plan. If the development were to remain as one large lot under one ownership, the townhomes could only be rented, and in that case, the modification through the planned development (lots without public street frontage) would not be necessary.

Allow a reduced rear yard setback to 10' (Planned Development)

The proposed rear yard setback in the FB-UN1 zoning district is a minimum of 20% lot depth up to

25' (Ord. 21A.27.050.B.). The applicant would like to reduce this setback to 10', since the subject property abuts an alleyway to the west. Directly across the alley to the West, there is a four-story apartment building and its parking lot.



Yellow outline: Subject property

Red line: alleyway

Green outline: property lines for a 4-story apartment building & its parking lot

The lot depth of the properties is approximately 147'; therefore, the rear yard setback at 20% of the lot depth would be 29'. The required setback is then 25'. The ordinance considers the lot area of a property as such:

The total area within the property lines of the lot, plus one-half ($\frac{1}{2}$) the right-of-way area of an adjacent public alley

However, the alleyway area is not to be included for density or setback calculations. The 20' width of the alleyway would, however, give a perception of more area between the proposed development and the property to the west, if the modification were allowed.

Allow an increase in the building height from 2.5 stories to 3 stories (Planned Development)

The ordinance definition for a "story (floor)" was modified with the adoption of the MU (Mixed Use) zoning consolidation; however, the applicant's application was submitted before the publishing of the new definition, so this application is vested under the definition for a story (floor)

as: *The vertical distance between the finished floor of one level and the finished floor of the level above or below.*

Under ordinance 21A.27.030.C.4.a.(1) & (2), the building height can exceed the maximum height of 30 feet by five feet, provided:

- (1) The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.
- (2) The slope of the roof is a minimum of a twelve-four pitch or a quarter barrel shape.

Although this section was removed from the current ordinance, the applicant applied before its removal and, therefore, has been approved to use this provision to increase the building height for his proposal. This section permits the building to be five feet taller than the height limit of 30'; because of this, the applicant wants to increase the wall height of the third floor, so that it is a full height story. Typical full-story height is 10 feet; therefore, a 1/2 story would be a 5-foot wall height.

Webster's definition for "1/2 story" is used: *an uppermost story which is usually lighted by dormer windows and in which a sloping roof replaces the upper part of the front wall*

The applicant is increasing the wall height on the third floor to approximately 7.5'; therefore, the wall height will be approximately 2.5 feet taller than that for a half-story, and therefore, a modification approval is required for that increase.

Consideration 3: Preliminary Subdivision Plat

The applicant requests approval of a preliminary condominium plat to create separately owned units. The preliminary plat must meet the approval standards set forth in Ordinance 20.16.060, Preliminary Approval Standards.

Since all of the proposed open spaces will be common space for the project, the applicant will be required to establish a homeowner's association (HOA) that will regulate the rules and limitations of the townhome community through recorded covenants, conditions, and restrictions (CCRs).

STAFF RECOMMENDATION

Planning staff is recommending approval of all requested Planned Development modifications. The proposal aligns with many of the policies and goals outlined in the adopted Ballpark Master Plan. The requested modification would enhance the proposal as a better product for the community by incorporating a family-sized, three-bedroom, three-bath housing development in the area. Planning staff has reviewed the preliminary subdivision plat and finds that it generally meets the approval standards.

NEXT STEPS

Approval of Planned Development, Preliminary Subdivision Plat

If the request is approved, the applicant must comply with the conditions of approval, including any conditions required by other City departments and the Planning Commission. The applicant will be required to apply for final plat approval and can submit plans for building permits once all

conditions of approval are met.

Denial of the Planned Development

If the Planned Development request is denied, the project cannot be built as proposed and will need to be redesigned.

Denial of the Preliminary Subdivision Plat Request

If the Preliminary Subdivision Plat Request is denied, the proposed multi-family project could proceed to the building permit process; however, individual ownership of the units would not be allowed, and the entire project would have to remain under a single ownership.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant's Narrative

Planned Development Application

1032,1036 & 1046 S Jefferson St, Salt Lake City, UT 84101

Parcel ID: 15-12-408-016-0000, 15-12-408-015-0000,15-12-408-014-0000

PROJECT DESCRIPTION

Situated near Jefferson Park, the PDG Jefferson project offers a unique opportunity for harmonious living in the Central 9th Community. This development features sixteen family-sized townhomes, each with three bedrooms and 3.5 bathrooms, thoughtfully designed to maximize efficiency and livability. The homes will include modern open floor plans, private garages, and high-quality finishes that meet the needs of today's families.

The project is carefully integrated into the fabric of the neighborhood, providing walkable access to parks, schools, transit, and local amenities. With its strategic location and resident-focused design, PDG Jefferson will not only deliver much-needed housing but also contribute to the long-term vibrancy and growth of the Central 9th Community.

PURPOSE STATEMENT OF PLANNED DEVELOPMENT

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.

The PDG Jefferson project exemplifies the purpose and objectives of a Planned Development by thoughtfully applying flexibility in zoning standards to achieve a superior outcome for both residents and the surrounding community. The modest zoning exemptions we are requesting do not increase density beyond what is already permitted. Instead, they enable us to design a community that is more livable, efficient, and visually engaging.

For example, reduced setbacks and the private drive configuration allow for more efficient land use, accommodating sixteen family-sized townhomes in a manner that integrates well with the neighborhood. The slight increase in building height provides the design flexibility needed for varied rooflines and safe stairwell access to half-stories, improving architectural character and functionality without adding additional living area.

These exemptions also support broader City goals, such as promoting housing diversity, encouraging walkability, and ensuring high-quality infill development near parks, schools, and

transit. By embracing the flexibility offered through the Planned Development process, PDG Jefferson delivers an enhanced product that strengthens the Central 9th Community fabric, aligns with adopted Master Plans, and provides lasting benefits to both current and future residents.

The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

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

6. Clustering of development to preserve open spaces.

By situating multiple townhomes on this property in the proposed orientation, we can create 16 new housing units with convenient access to nearby green spaces. The layout of the lots will be designed to encourage an open and engaging atmosphere, enhancing the overall living experience for residents while promoting connectivity and activity within the neighborhood and Jefferson Park, located just down the street.

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

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.

PDG Jefferson aptly fulfills this criterion by presenting "missing-middle" townhomes in a context largely defined by expansive apartment complexes to the south and single-family residences. Additionally, the proposed plans for the site are meticulously crafted to align with the area's scale and intensity, ensuring that the development will not encroach upon the neighboring properties. While the proposed development would be market-rate housing, it is still increasing the overall housing supply in the city and will be a lot more affordable to families than a large single-family home built on the lot.

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. 74-23, 2023: Ord. 8-18, 2018)

Plan Salt Lake (2015)

Plan Salt Lake is the Citywide vision for the next 25 years and includes guiding principles for sustainable growth and development. The goal of the plan is to create a city that is resilient,

inclusive, and economically viable. With this in mind, the plan outlines goals and initiatives to support the development of new housing. Applicable initiatives from the plan are below:

Growth / Growing responsibly, while providing people with choices about where they live, how they live, and how they get around

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)

Housing / 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

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

The proposal is largely consistent with the goals and policies in Plan Salt Lake. The proposed development would rely on existing infrastructure without requiring significant investment from the city. The project is located within .25 mi. from 2 different TRAX stations. Additionally, a handful of recreational amenities are nearby, including Jefferson Park. A park that the city is actively investing in and improving. The proposal will allow infill development of an underutilized parcel and provide 16 new residential units within an existing neighborhood where residential uses of varying scales are present. The proposal promotes an increase in the City's population by increasing the available housing stock. Strict application of the zoning regulations would prohibit efficient development of the site.

Housing SLC (2023- 2027)

The city has recently adopted a citywide 5-year housing plan to increase the overall supply and stability of housing throughout Salt Lake City in response to the ongoing housing crisis. This plan expands Growing SLC; Salt Lake City's previous housing plan for 2017-2022. The goals of Housing SLC are oriented towards '...creating a city where everyone belongs and can live affordably.' Throughout 2022, the city collected data on housing throughout Salt Lake City and developed key findings to guide the efforts of this plan. These findings indicated that in general, residents want more 'missing middle' housing and more family-sized housing. Housing SLC outlines the following goal as a key strategy to increase the overall supply of housing in the city:

Goal 1: Increase the supply of housing at all levels of affordability.

- Entitle 10,000 new housing units throughout the city.

The proposal supports the goals of Housing SLC by providing 16 additional housing units within an existing neighborhood. Each unit will have 3 bedroom 3.5 Bathroom configurations and an attached garage. The Planned Development process is a zoning tool that provides flexibility for projects that would not typically be permitted through strict application of the zoning code standards. The proposed development is utilizing this process to allow more efficient use of the subject property in a way that would otherwise be prohibited. The requested modifications to the zoning regulations will allow for more dwelling units to be built on otherwise underutilized parcels, assisting with the need for additional housing units within the city.

Ballpark Station Area Plan

Our small infill development is located within the Medium Density Transitional Area, a district characterized by a harmonious blend of residential and commercial uses, with the TRAX line serving as a key transportation corridor. This area has been identified for redevelopment that promotes medium-density housing and commercial structures.

Our development will play a vital role in advancing the city's objective of fostering an urban environment, especially within the emerging entertainment zone near the Ballpark. These townhomes will contribute to the growing urban infrastructure, enhancing the neighborhood's overall vibrancy, safety, and walkability. By focusing on a well-planned design that incorporates pedestrian-friendly elements, we aim to create a safer, more cohesive community experience.

Furthermore, the architectural design of these townhomes has been thoughtfully crafted to elevate the quality of urban design in the area. Our design approach balances modern aesthetics with respect for the existing neighborhood context, creating a seamless integration that complements the surrounding area while addressing the city's vision for urban renewal. The development aligns with the city's broader goals of fostering sustainable growth, improving the overall neighborhood feel, and supporting the area's long-term prosperity.

MODIFICATIONS TO ZONING CODE

Reduction in Rear Yard Setback

The FB-UN1 zoning ordinance (21A.27.050) requires a rear yard setback of 20% of the lot depth, up to a maximum of 25 feet. Our proposal requests a reduction of this setback to 10 feet. This adjustment is essential to achieving the project's goal of providing family-sized, attainable housing within the Central 9th neighborhood.

This adjustment not only supports the intent of the Planned Development ordinance—to promote superior urban design and efficient land use—but also aligns directly with multiple adopted City plans, including the *Ballpark Station Area Plan*, *Central 9th Small Area Plan*, and *Growing SLC Housing Plan (2018)*. Each of these planning documents encourages flexibility in dimensional standards where doing so results in better urban form, greater housing diversity, and improved neighborhood connectivity.

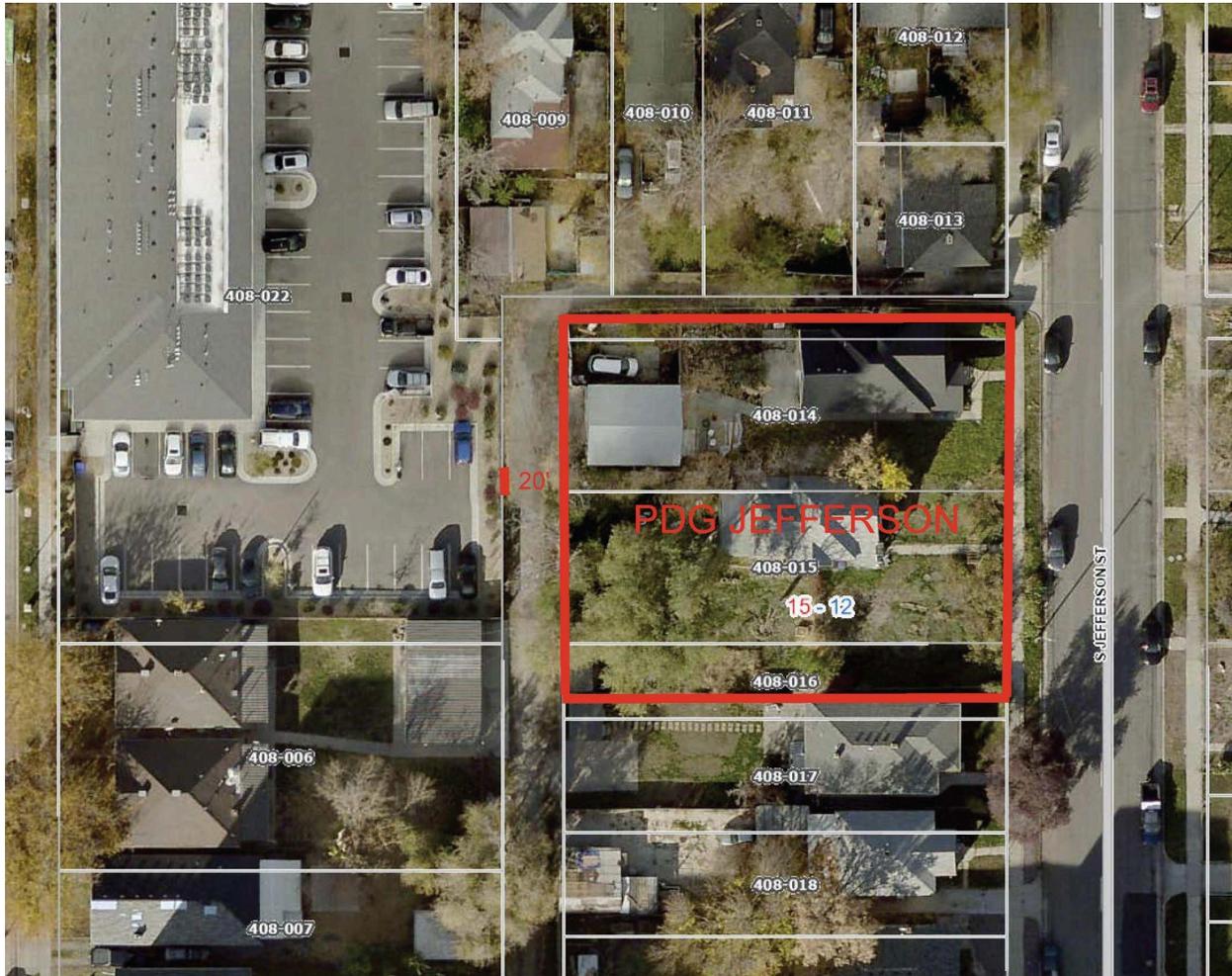
The *Ballpark Station Area Plan* specifically envisions the surrounding corridor as a compact, mixed urban neighborhood where “buildings frame and activate the public realm” and where “transit-supportive densities and pedestrian-oriented design” are key implementation goals.

Reducing the rear setback to 10 feet enables a more urban and efficient site utilization consistent with that vision. It allows the proposed townhomes to address both the street and alley frontages in a manner that contributes to a cohesive streetscape and fosters walkability.

The *Central 9th Small Area Plan* further emphasizes “context-sensitive infill housing that strengthens neighborhood character and provides attainable options for families.” The proposed (16) 3 bedroom 3.5 bath townhomes directly respond to that objective by introducing ownership-oriented housing types that expand family housing options in proximity to high-capacity transit, employment, and neighborhood amenities.

If developed with the standard 20% rear setback, the site could accommodate approximately 18 smaller two-bedroom units. While this layout would conform to base zoning standards, it would not advance the City’s policy goals articulated in *Growing SLC*, which calls for increasing “missing middle” and family-sized housing in established urban areas. By granting the requested reduction, the project will deliver a more livable, balanced, and contextually responsive design that aligns with City housing, land use, and transportation priorities.

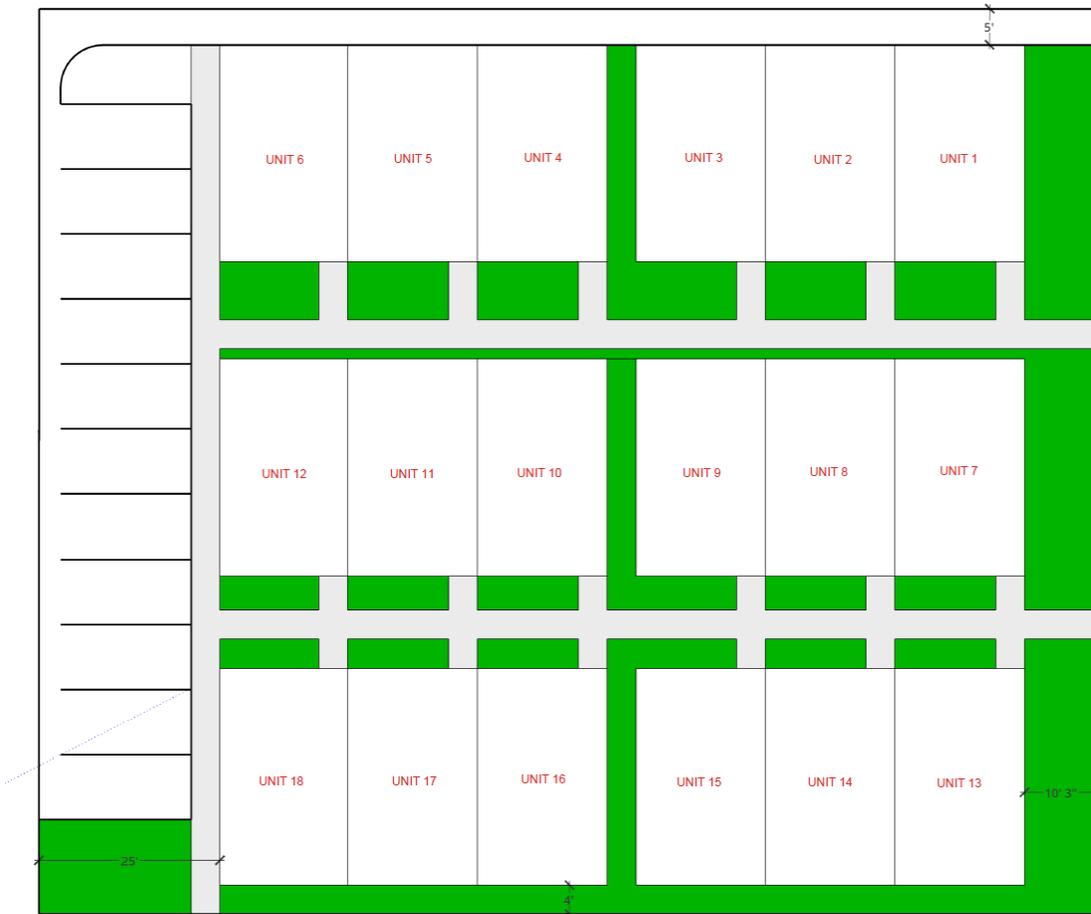
The proposed adjustment is contextually appropriate. A 20-foot-wide public alley buffers the rear property line, and the adjacent parcel is occupied by a surface parking area and a five-story apartment building located approximately 85 feet from the property line. The reduced setback therefore, has no adverse impact on light, air, or circulation for neighboring properties. Moreover, a reduction in the rear yard setback allows the project to have an interior side-yard setback roughly twice the minimum required, further enhancing spatial separation and compatibility with adjacent residential uses.



Proximity to other Buildings in the Rear



View From the Rear of the Property



18-Unit Plan with No Reduction in Rear Yard Setback

Legal Precedent - Goltz Ave PUD

A similar adjustment was just approved in the Goltz Ave Planned Development, an FB-UN1 Zoned property down the street, demonstrating that modest setback flexibility can enable more efficient, enhanced infill development while maintaining compatibility with surrounding uses.

This modest zoning flexibility exemplifies the intent of the Planned Development process, allowing thoughtful, community-oriented design that enhances neighborhood character, supports family housing, and activates Jefferson Park as a central public amenity within a walkable, transit-rich district.

Increase from 2.5 to 3 Stories

The applicant is requesting approval to classify the building as three (3) stories, which in this case is limited solely to increasing the maximum third-level wall height from 5 feet to 7.5 feet. This request does not increase the overall height of the building, does not expand the building envelope, and does not increase the square footage of the units. Roof form, ridgelines,

stepbacks, and exterior massing remain unchanged from what would otherwise be permitted under a 2.5-story configuration.

The purpose of this request is to improve interior livability. The additional wall height allows the third level to function as comfortable, usable living space without increasing density or development intensity. The project consists of family-sized, for-sale townhome units, and this modification is intended to make the homes more comfortable and functional for the families who will reside in them. The request is narrowly tailored, results in no material external impacts, and is consistent with the intent of the City's Planned Development standards to allow flexibility where it produces higher-quality housing outcomes.

Lots without street frontage

Granting this exemption supports the subdivision of the parcel into individually owned townhomes, promoting accessibility to homeownership. This modification aligns with the City's housing objectives by fostering opportunities for young families and first-time buyers, contributing to community stability and economic mobility.

Buildings without Street Frontage

Allowing the creation of a building without direct street frontage is a necessity due to the configuration of the property. The homes will be accessed by a private drive, which provides safe and adequate circulation for vehicles and pedestrians. Requiring frontage on a public street would impose an undue hardship, as the parcel does not allow for it without significantly reducing the buildable area. This design approach is common in infill developments and has proven effective in maintaining neighborhood character while maximizing the efficient use of land. Granting this allowance ensures the property can be developed responsibly, supports broader housing goals, and provides quality access without compromising safety or functionality.

Long-Term Maintenance Plan

The HOA will oversee maintenance of all shared infrastructure, including roads, sidewalks, utilities, and landscaping. A "notice to purchasers" will be recorded on the subdivision plat, providing transparency regarding maintenance cost estimates and responsibilities for common area infrastructure. This proactive approach ensures sustainable upkeep and long-term functionality of the development.

ATTACHMENT C: Plan Set

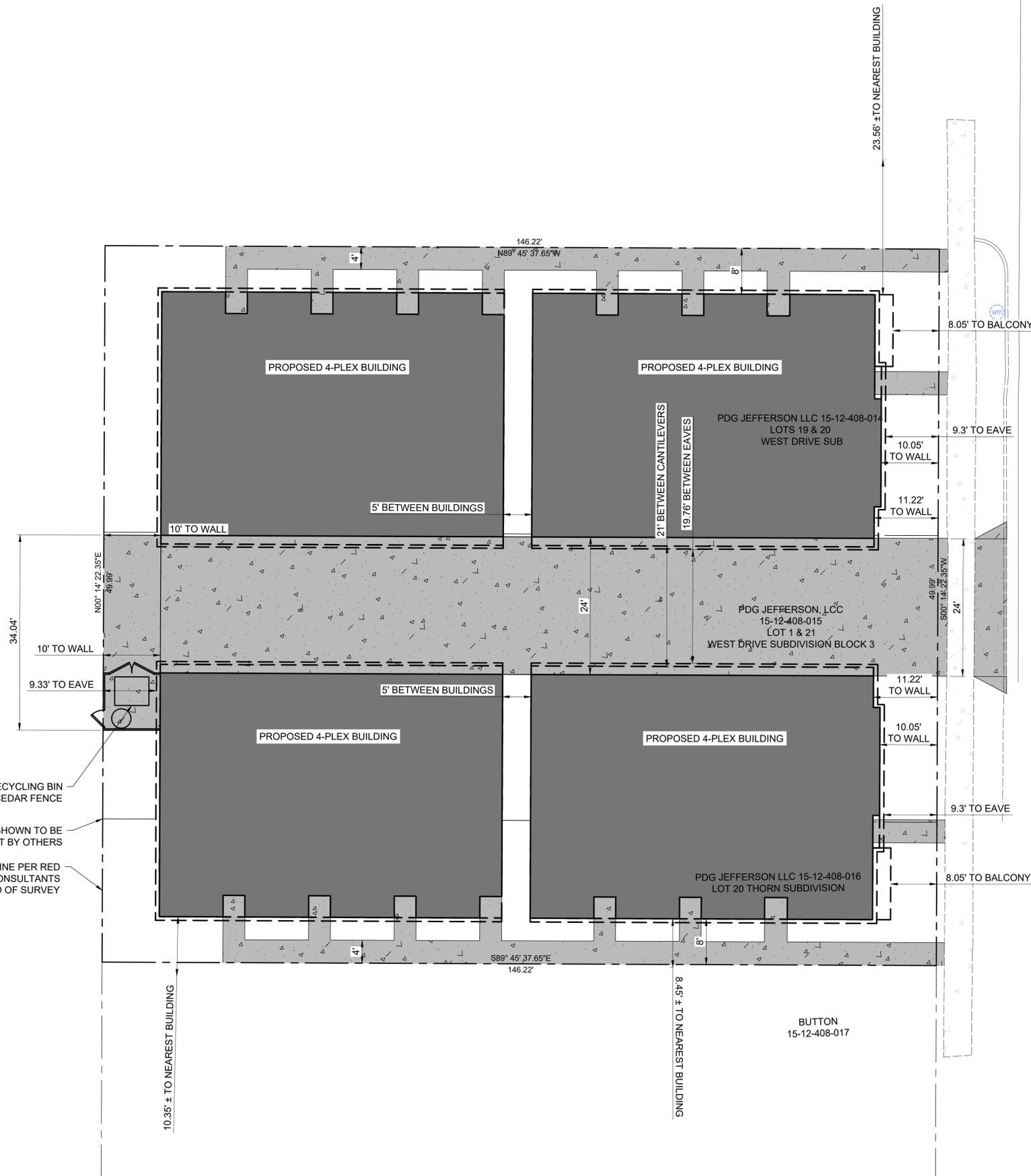
LEGEND:

(EXISTING/PROPOSED) PROPERTY LINE	---	---
EXISTING GRADE (MINOR/MAJOR) CONTOUR LINE	--- 4286 ---	--- 4286 ---
FINISHED GRADE (MINOR/MAJOR) CONTOUR LINE	--- 4558 ---	--- 4558 ---
(EXISTING/PROPOSED) BUILDING		
(EXISTING/PROPOSED) FENCE LINE	-x-	-x-
(EXISTING/PROPOSED) WATER LINE	-w-	-W-
(EXISTING/PROPOSED) SEWER LINE	-s-	-S-
(EXISTING/PROPOSED) SEWER FORCE MAIN	-fm-	-FM-
(EXISTING/PROPOSED) STORM DRAIN LINE	-sd-	-SD-
(EXISTING/PROPOSED) IRRIGATION LINE	-irr-	-IRR-
(EXISTING/PROPOSED) GAS LINE	-g-	-G-
(EXISTING/PROPOSED) OVERHEAD ELECTRIC LINE	-oe-	-OE-
(EXISTING/PROPOSED) UNDERGROUND ELECTRIC LINE	-ue-	-UE-
(EXISTING/PROPOSED) TELPEHONE/COMM LINE	-t-	-T-
(EXISTING/PROPOSED) CONCRETE		
(EXISTING/PROPOSED) ASPHALT PAVEMENT		
(EXISTING/PROPOSED) GRAVEL AREAS/PAVEMENT		
PROPOSED LANDSCAPED AREAS		

DUMPSTER AND RECYCLING BIN ENCLOSURE WITH 6' TALL CEDAR FENCE

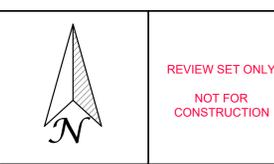
3 PARCELS SHOWN TO BE CONSOLIDATED. PLAT BY OTHERS

PROPERTY LINE PER RED TAIL CONSULTANTS RECORD OF SURVEY



435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com
P.O. BOX 669
HYDE PARK, UTAH
84318

POWELL DEVELOPMENT GROUP 1032 S
JEFFERSON
1032 SOUTH JEFFERSON
SALT LAKE CITY, UTAH



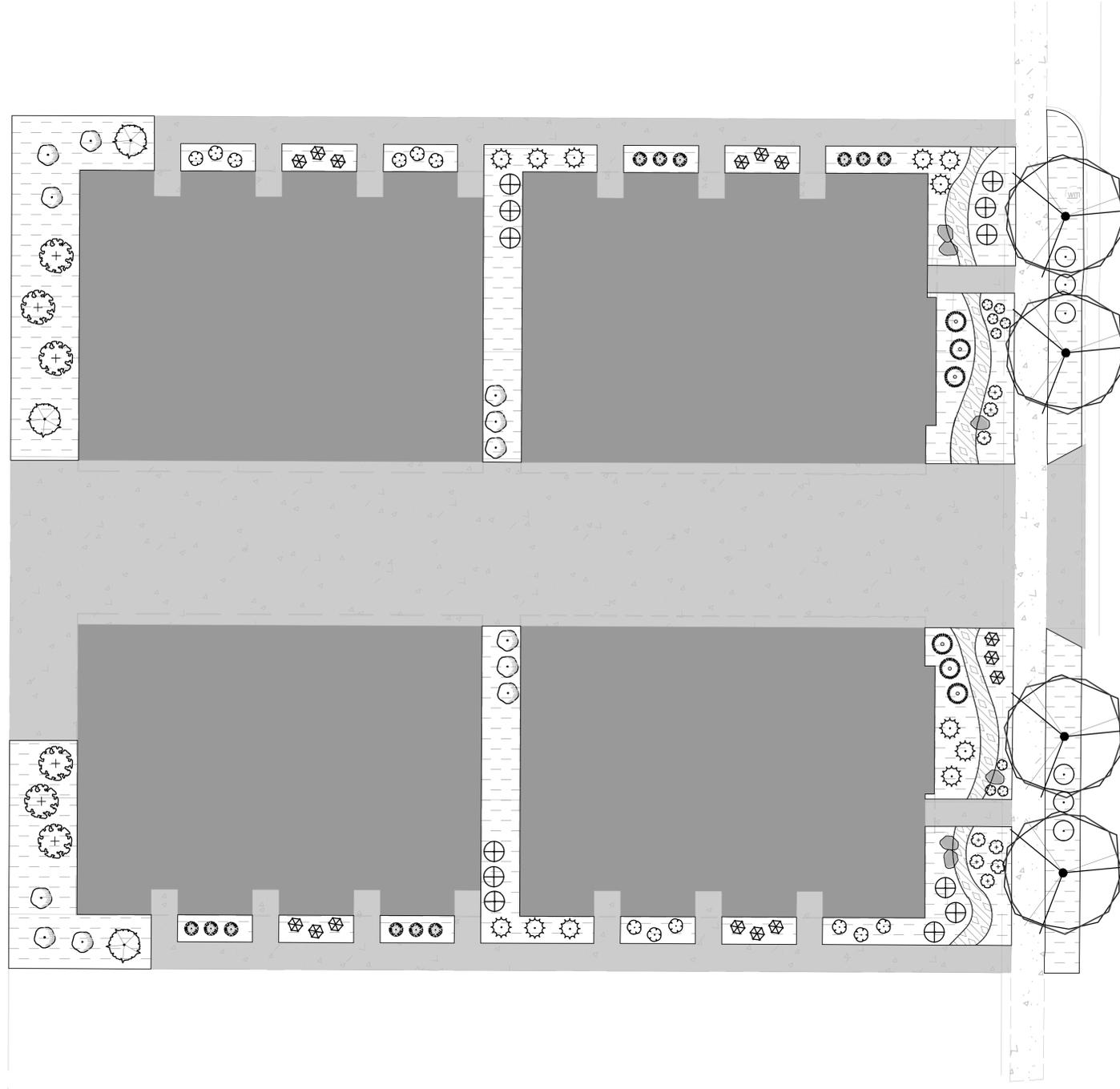
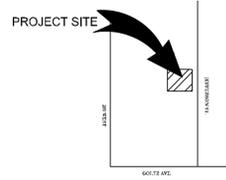
0' 10' 20'
SCALE: 12"x18": 1" = 20'
24"x36": 1" = 10'

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
SITE PLANS
SITE LAYOUT

C-101

VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ZSC	4	Zelkova serrata 'JFS-KW1'™ City Sprite Zelkova T44; 24x18; AV 490; sun; z3; Utah Lake water tolerant	B & B	2" Cal
DECIDUOUS SHRUBS					
	AMM	8	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal	
	BTC	15	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	HB	6	Euphorbia polychroma 'Bonfire' Bonfire Cushion Spurge	5 gal	
	FXS	12	Forsythia x 'NIMBUS'™ Show Off Sugar Baby Dwarf Forsythia Sd2; 2.5x3; AV 7; full to part sun; z5; Utah Lake water tolerant	5 gal	
	HS	12	Diervilla x splendens 'El Madrigal' Firefly Nightglow Bush Honeysuckle	5 gal	
	VB	6	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	5 gal	
EVERGREEN SHRUBS					
	JCD	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	PMS	12	Pinus mugo 'Slowmound' Slowmound Mugo Pine low to moderate; 3x3; sun; z3; Utah Lake water tolerant; slow	5 gal	
GRASSES					
	CAK	6	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	MRU	12	Muhlenbergia reverchonii 'PUND01S'™ Undaunted Ruby Mahly Tw1; 3x3; AV 7; sun; z5; Utah Lake water tolerant	1 gal	
PERENNIALS					
	HSD	6	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal	
ROSES					
	R'RD	12	Rosa x 'Meigalpio'™ Red Drift Groundcover Rose moderate; 1-2 x 2; sun; z4; Utah Lake water tolerant	5 gal	

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1.1L	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,512 sf
	1.2R	2-4" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	229 sf
2 HARDSCAPE			
	2.01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	6

ISSUE DATE: 9/3/2025 PROJECT NUMBER: UT25096 PLAN INFORMATION: THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/29/25 PROJECT INFORMATION: 1032 S. JEFFERSON SALT LAKE CITY, UTAH DEVELOPER / PROPERTY OWNER / CLIENT: PDG ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP LICENSE STAMP: [Stamp] DRAWING INFO: PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 9/3/2025

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

GRAPHIC SCALE: 1" = 10'

0' 5' 10' 20' 40'

NORTH

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

1032 S. JEFFERSON
SALT LAKE CITY, UTAH

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- SUMMARY**
 - THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THIS PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:
 - SITE CONDITIONS
 - GUARANTEES
 - MAINTENANCE
 - SOIL AMENDMENTS
 - FINE GRADING
 - LANDSCAPE EDGING
 - FURNISH AND INSTALLING PLANTS
 - TREE PLANTING
 - WEED BARRIER
 - SITE CONDITIONS**
 - EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRORS OR INCONGRUITIES. INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.
 - PROTECTION:** CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.
 - IRRIGATION SYSTEM:** DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE, AND IS COMPLETELY OPERATIONAL.
 - PERMITS**
 - BLUE STAKES: DIG LINES WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINES" THE WORK SITE, AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.
 - PLANT DELIVERY, QUALITY, AND AVAILABILITY**
 - UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREPARED BEFORE THE BID DATE.
 - FINAL INSPECTION**
 - ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.
 - LANDSCAPE SUBSTANTIAL COMPLETION**
 - A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR LANDSCAPE AND IRRIGATION IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.
 - MAINTENANCE**
 - PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE: MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUINING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.
 - GUARANTEE**
 - A GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE IN POOR HEALTH OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS WIND AND/OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS**
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE SURFACE OF THE GROUND WITHIN 10 FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROVIDE DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALLS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL WALLS, BERMS, OR GRADE.
 - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER.

- GENERAL LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY CONTRACTOR'S RESPONSIBILITY WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. LE SUBSTITUTIONS ARE NECESSARY, PROPOSED AND SPECIFIC CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 2" OF EXISTING SUBSOIL AND INCORPORATE 1" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO EACH FINISHED GRADE.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE TRING OF THE SAME EDGING.

- LAWN CARE**
- SOD**
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP UP SPRAY HEADS AND GEAR DRIVEN ROVERS. ALL DEFOLIERS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SEED**
 - SOIL TEST SOIL FOR ADJQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE. SOIL AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18

- LANDSCAPE MATERIALS**
- TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE RIPE ACED. STAKES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.
 - TREE WRAP: TREE WRAP IS NOT TO BE USED.
 - MULCH/ROCK SEE PLANS. ALL PLANTER BEDS TO RECEIVE AN MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
 - WEED BARRIER: DEWITT 5.0Z W/HD BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT@COMPANY.COM OR APPROVED EQUAL.
 - TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
 - TOPSOIL: REQUIRED FOR TREE AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
 - PH: 5.5-7.5
 - EC (ELECTRICAL CONDUCTIVITY): < 20 MICMOS PER CENTIMETER
 - SAR (SODIUM ABSORPTION RATION): < 30
 - d% OM (PERCENT ORGANIC MATTER): >1%
 - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%, CLAY < 30%, SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.
 - TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOIL FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.
 - HANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:
 - WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
 - PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
 - REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT BASED COMPOSITES.
 - ONLY POTABLE WATER FOR MIXING.
 - LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWN J INTO THE GROUND FOR STABILIZATION.
- PART II - EXECUTION**
- GRADING**
 - TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
 - TOPSOIL PLACEMENT: SLOPE SURFACE AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE. ON ADJACENT PAVED SURFACES, PROVIDE FINAL, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE ALL EXCESS SOIL AND TOPSOIL FROM THE SITE.
 - COMPACTION: COMPACTION UNDER HARD SURFACES, AREAS ASPHALT PATHS AND CONCRETE SURFACES SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.
 - TREE PLANTING**
 - THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE GROWN THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.
 - WATER PLANTS** IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
 - BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
 - THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
 - TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
 - THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK SHALL, USING THE TOP OF THE ROOT BALL AS A GUIDE.
 - PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
 - SEAL TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

- INCHES BEFORE ADDING 6" OF WHOLE FINE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR PROPER DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
- SEED:** USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER THE LAY SNOWPACK. SEED WILL LAY DOWN AND BE READY TO GERMINATE ONCE THE GROUND THAW AND WARM IN LATE WINTER. IF SLEDDING IS LATE FALL IS NOT POSSIBLE, SOD BEFORE APRIL 1. CONTACT SUBMITTER, DARRIN@SUBMITTISHDING.COM 435.700.8003.
 - APPLICATION:** HYDROSEEDING SHALL CONSIST OF SEED, TRACKER, WOOD FIBER MULCH AND FERTILIZER. A WATER WASHED SLURRY TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE TRUCK WILL FORCE THE SLURRY THROUGH TWO (2) MOUNTED DISCHARGE NOZZLES (TOWERS) USING 2000 POUNDS WOOD FIBER MULCH AND 30-100 POUNDS OF TRACKER PER ACRE.
 - IRRIGATION:** ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAILY WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
 - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULES: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT. DEPENDENT ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED UNTIL TEMPORARY IRRIGATION FOR ONE YEAR. INSTANTLY STOP GROWING WATER APPLICATION TO ONCE A WEEK, THEN ADJUST EVERY TWO WEEKS TO FINALLY ON A MONTHLY MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.

- WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIENNIALY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZING. FERTILIZER APPLICATION IS SET AT 6.6 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAGE FOR WHEN TO MOW. WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE RE-REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS ESTABLISHED AND COMPETING WEEDS WITH WEEDS IMPACT FROM 1 TO 3 YEARS.
- ORGANIC BIOCIDE SOIL MEDIA:** WHEN CONDITIONS MAY PROHIBIT ADDING TOPSOIL, ORGANIC BIOCIDE SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 5000 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS ACRE) COMBINED WITH TRACKER (50-100 LBS/ACRE).
- ADDING FORBS:** SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

- BEGINNING AND BACKFILL OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALLS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.**
- APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
 - UPON COMPLETION OF BACKFILL OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COMMERCE MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUMPS AND DO NOT CUT THE LEAD BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.
 - PREPARE A WATERING CIRCLE OF 2 DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
 - TURF SOD LAYING
 - TOPSOIL AMENDMENTS PRIOR TO LAYING SOD: COMMERICAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.
 - FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
 - SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT THE COMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR FLEASHERS. THE CONTRACTOR SHALL VERIFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.
 - SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWO (2) INCHES). NO PARIAL STRIP OR PIECES WILL BE ACCEPTED.
 - SOD SHALL BE LAYED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL THE AREAS UNTO THE LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.
 - SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL. IS MADE.
 - APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.
 - WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.
 - PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE HARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPIS BUT NOT BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC. UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.
 - ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.
 - WEED BARRIER**
 - FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
 - CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
 - OVERLAP ROWS OF FABRIC MIN. 6"
 - STABLE FABRIC EDGES AND OVERLAPS TO GROUND.
- END OF SECTION

- MULCH**
- ORGANIC**
 - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 1/2" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
 - IF REQUIRED BY CITY, INSTALL DENSITY 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 30 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
 - ANNUAL PLANTING AREAS AS SHOWN ON PLAN, TO RECEIVE 4" OF SOIL AND MATERIAL. ORGANIC MULCH. NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - INORGANIC**
 - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - IF REQUIRED BY CITY, INSTALL DENSITY 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 30 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.

- GENERAL IRRIGATION NOTES**
- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FIVE DRAINAGE TO EACH TREE AND SHRUB. CONSOLE SOURCE DRIP OR IN LINE DRIP TUBING TO BE LOCATED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADVERTENT ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	1.14	1" MINUS TAN CRUSHED ROCK	3,512 sf
	2.01	2-4" BROWN CRUSHED ROCK	229 sf

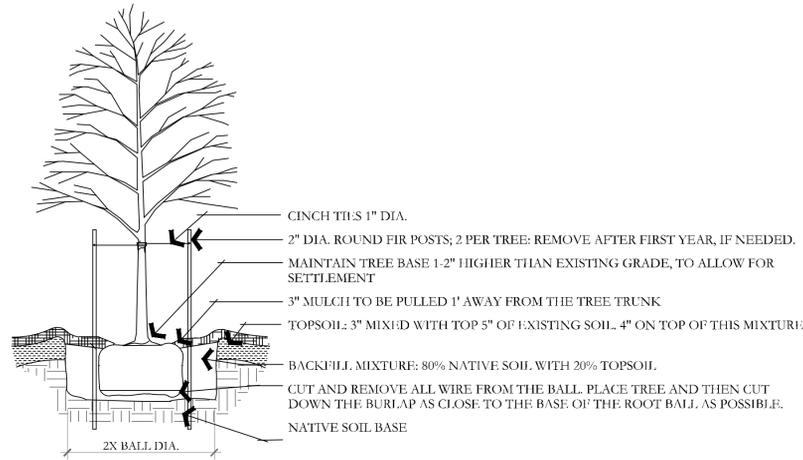
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	ZSC	4	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova T44; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2" Cal
	AMM	8	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal	
	BTC	15	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	FNX	12	Forsythia x 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia Sd2; 2.5x3; AV 7; full to part sun; z3; Utah Lake water tolerant	5 gal	
	HS	12	Diervilla x splendens 'El Madrigal' Firefly Nighthow Bush Honeysuckle	5 gal	
	VB	6	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	5 gal	
	JCD	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	PMS	12	Pinus mugo 'Slowmound' Slowmound Mugo Pine low to moderate; 3x3; sun; z3; Utah Lake water tolerant; slow	5 gal	
	CAK	6	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	MKU	12	Muhlenbergia reverchonii 'PUND01S' TM Undaunted Ruby Muhly Tw1; 3x3; AV 7; sun; z5; Utah Lake water tolerant	1 gal	
	HSD	6	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal	
	RKD	12	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose moderate; 1-2 x 2; sun; z4; Utah Lake water tolerant	5 gal	

PLANT LEGEND

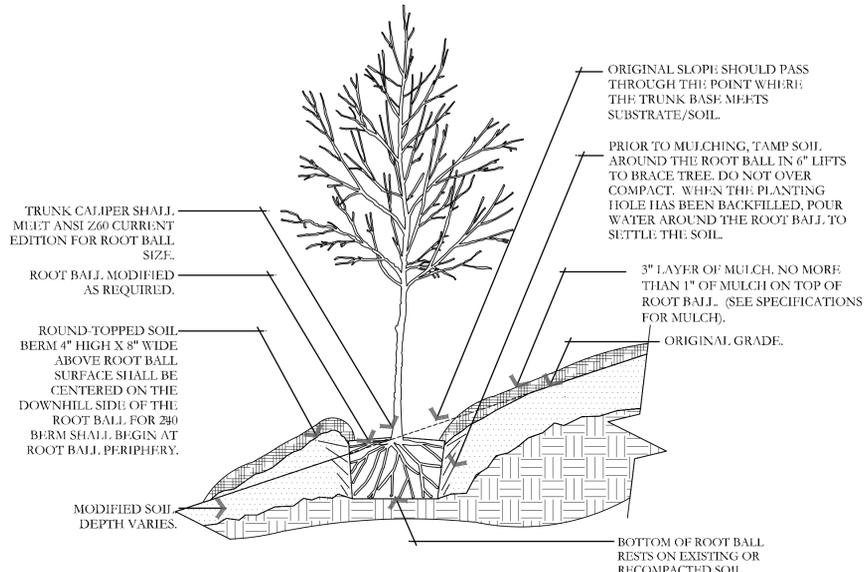
NOTE: PLANT AVAILABILITY ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE QUANTITIES WILL VARY. PRE-FERENCE BY YOU. NEED HELP WITH A WATER AERATION CONSULTATION, OR A PLANT AVAILABILITY CHECK, CONTACT: PERMITS@PKJDESIGNGROUP.COM

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/3/2025	UT25096	THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/29/25		PDG ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 9/3/2025
811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org				1032 S. JEFFERSON SALT LAKE CITY, UTAH			
NO. REVISION DATE 1 XXXX XX-XX-XX 2 3 4				LANDSCAPE COVER CITY PERMIT SET LP-100			

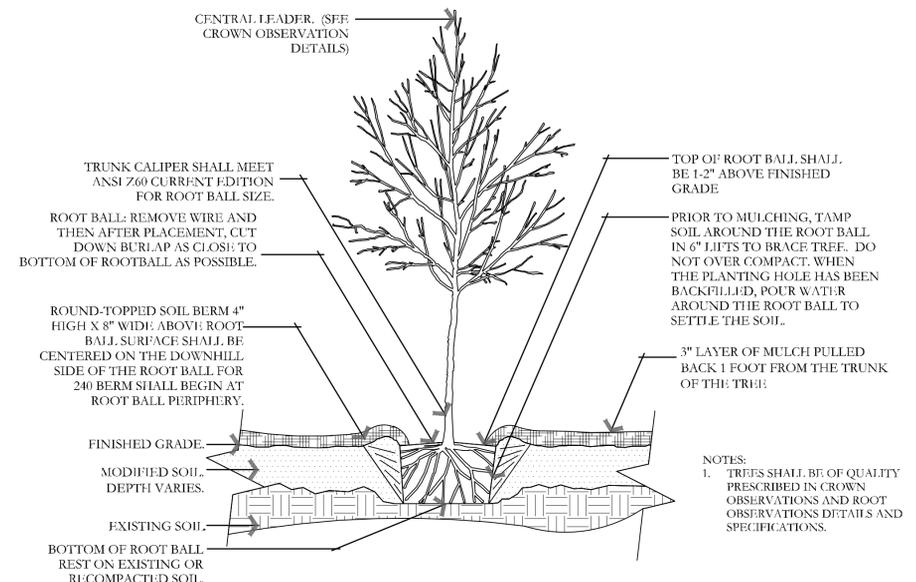
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.



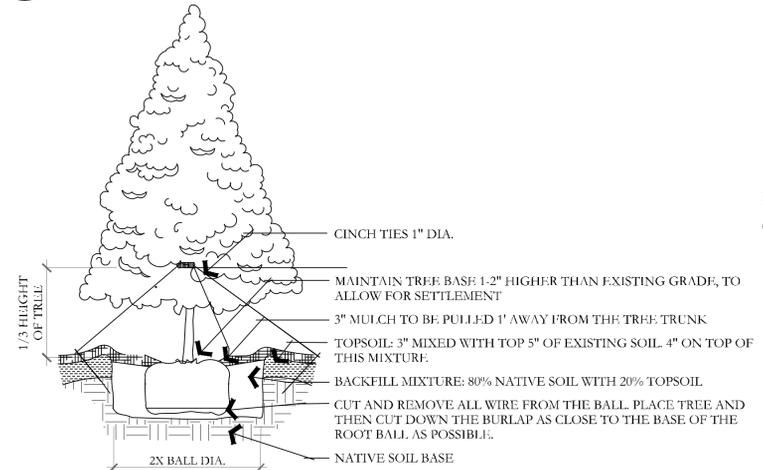
A DECIDUOUS TREE PLANTING
NOT TO SCALE



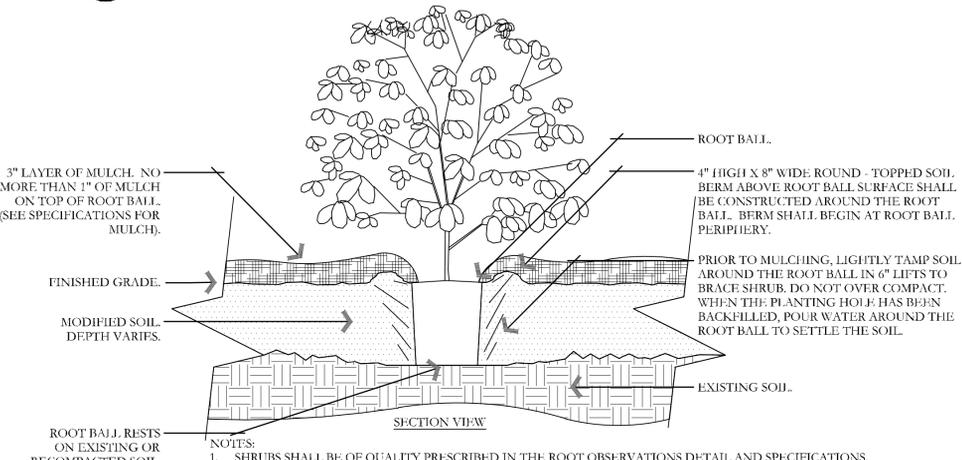
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



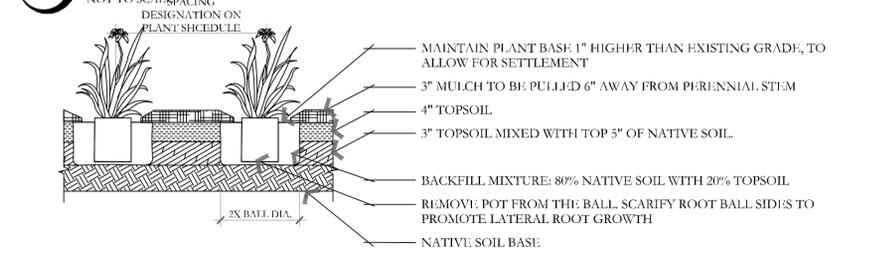
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



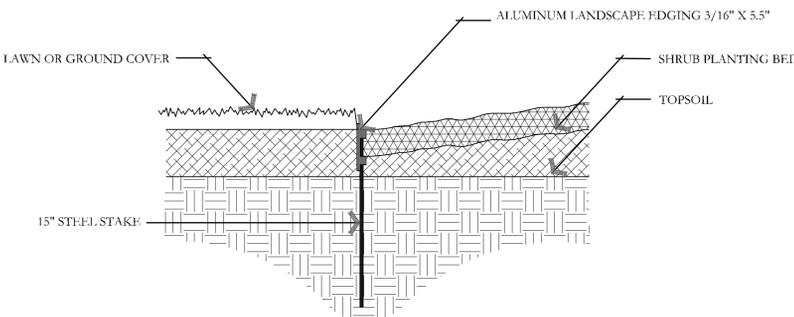
D EVERGREEN TREE PLANTING
NOT TO SCALE



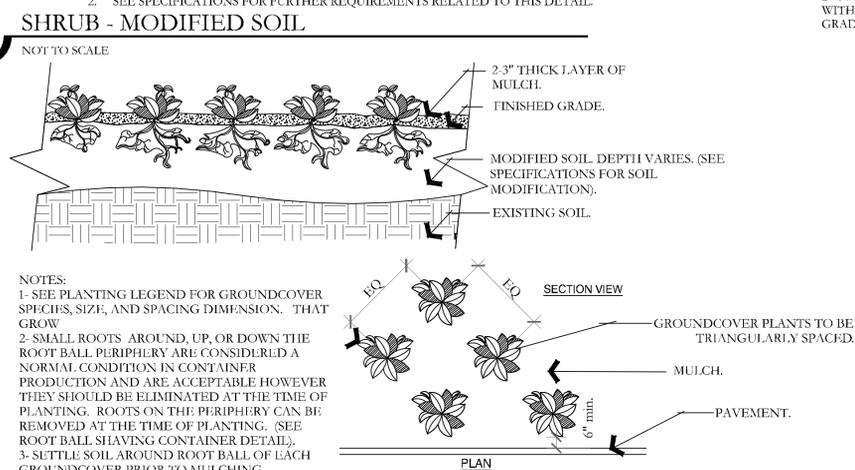
E SHRUB - MODIFIED SOIL
NOT TO SCALE



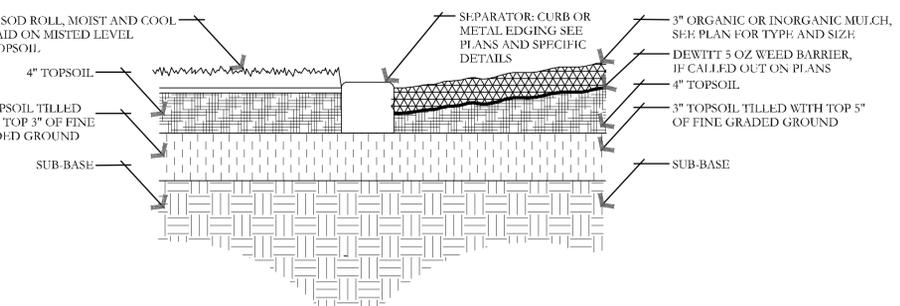
F PERENNIAL PLANTING
NOT TO SCALE



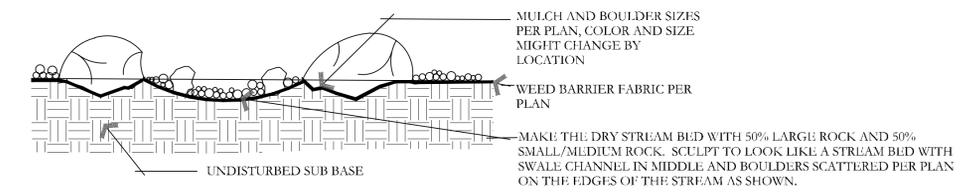
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
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NO.		REVISION		DATE		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		1032 S. JEFFERSON SALT LAKE CITY, UTAH		COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		LANDSCAPE DETAILS CITY PERMIT SET LP-501	



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TOWNHOMES

SALT LAKE CITY -
 UT

SQUARE FOOTAGE

TOTAL BUILDING	6583 SF
MAIN LEVEL	1303 SF
2ND LEVEL	2640 SF
3RD LEVEL	2640 SF
TOTAL	6583 SF

GARAGE 1190 SF

UNIT 1	1646 SF
MAIN LEVEL	326 SF
2ND LEVEL	660 SF
3RD LEVEL	660 SF
TOTAL	1646 SF

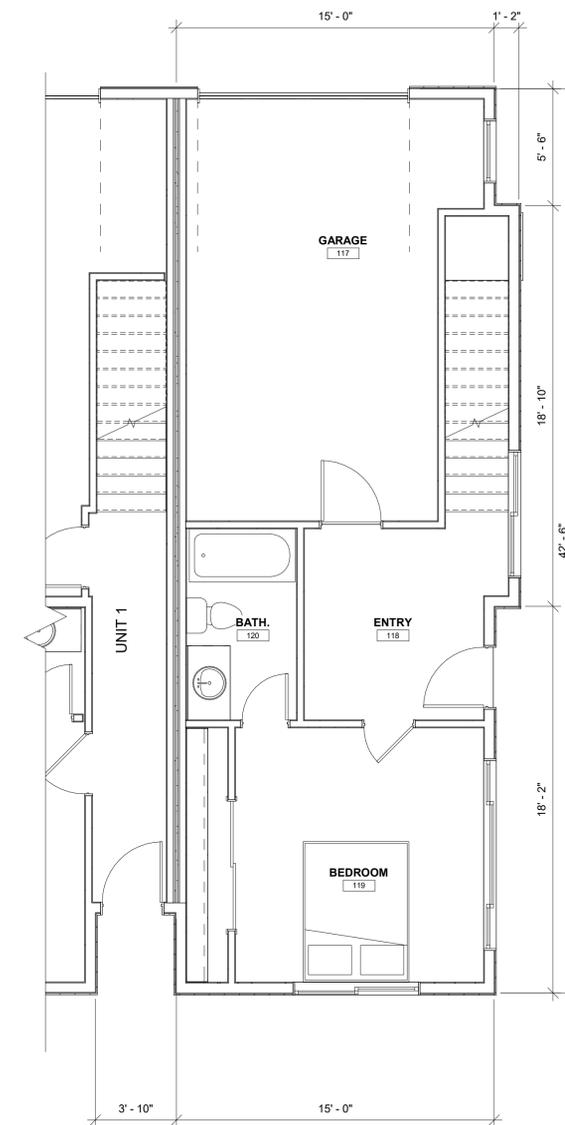
GARAGE 298 SF

2/2/2026

A1



PACKET -UNIT 1 - MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



PACKET - UNIT 2 - MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



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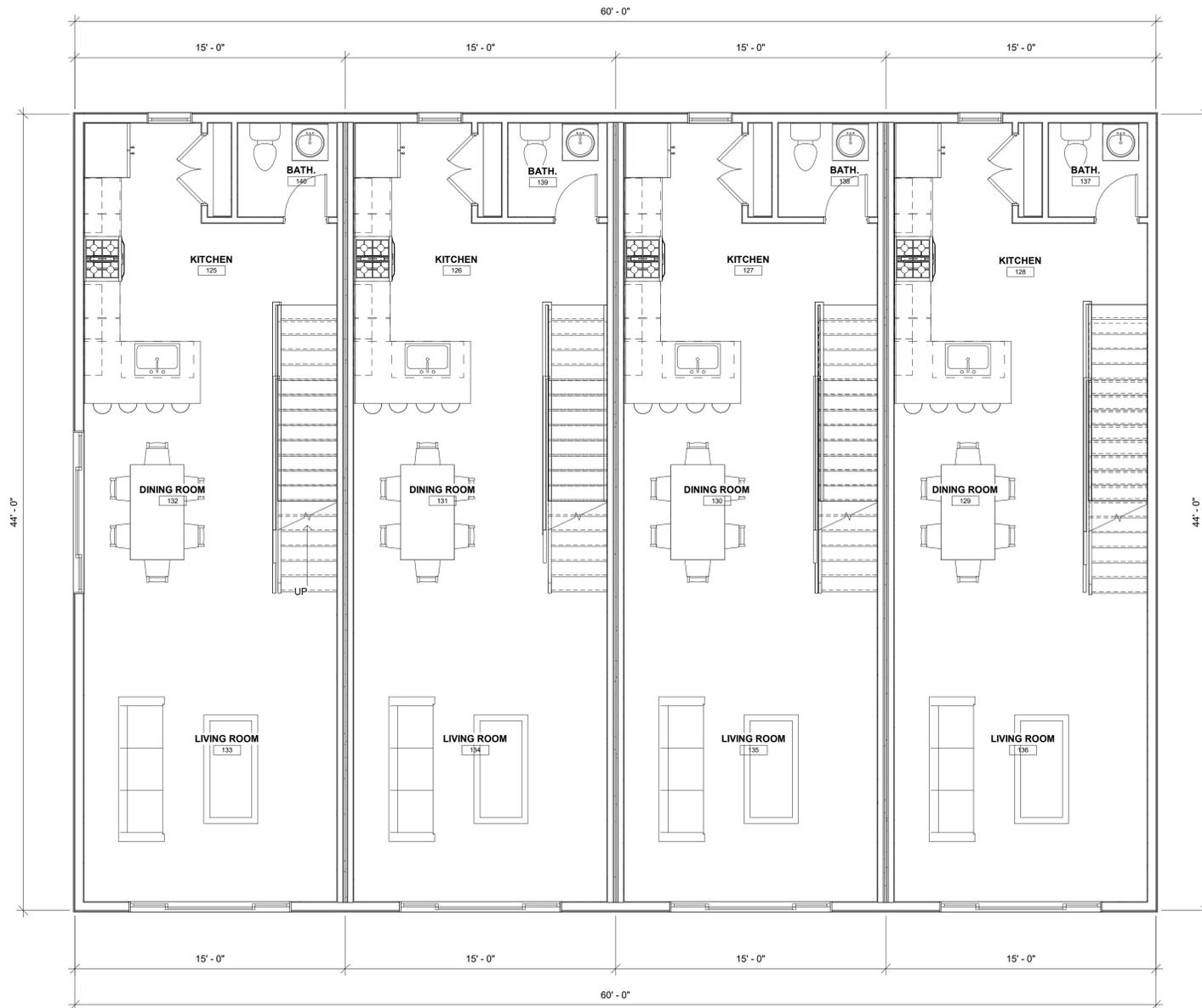
SALT LAKE CITY -
UT

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
MAIN LEVEL	1303 SF	MAIN LEVEL	326 SF
2ND LEVEL	2640 SF	2ND LEVEL	660 SF
3RD LEVEL	2640 SF	3RD LEVEL	660 SF
TOTAL	6583 SF	TOTAL	1646 SF
GARAGE	1190 SF	GARAGE	298 SF

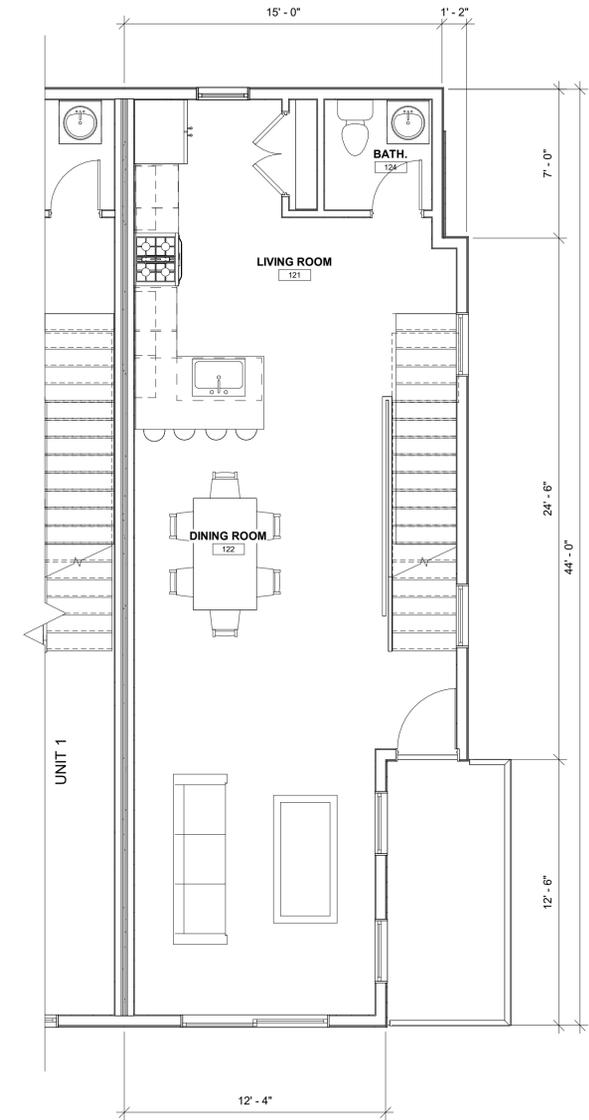
2/2/2026

A2



PACKET - UNIT 1 - SECOND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



PACKET - UNIT 2 - SECOND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



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SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
MAIN LEVEL	1303 SF	MAIN LEVEL	326 SF
2ND LEVEL	2640 SF	2ND LEVEL	660 SF
3RD LEVEL	2640 SF	3RD LEVEL	660 SF
TOTAL	6583 SF	TOTAL	1646 SF

GARAGE 1190 SF

GARAGE 298 SF

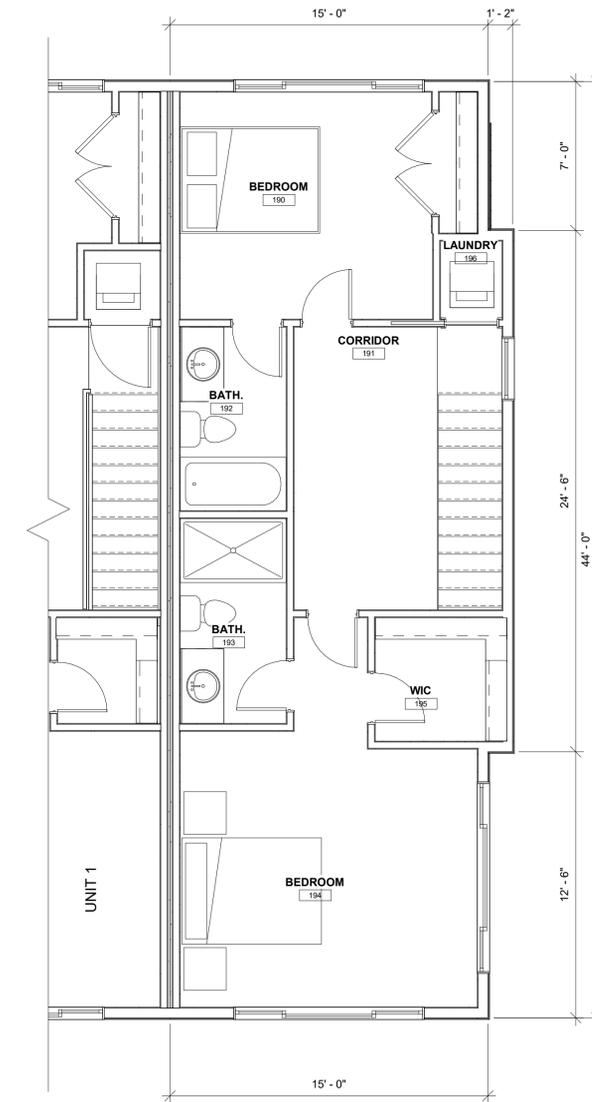
2/2/2026





PACKET - UNIT 1 - THIRD LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



PACKET - UNIT 2 - THIRD LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



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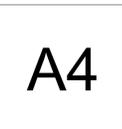
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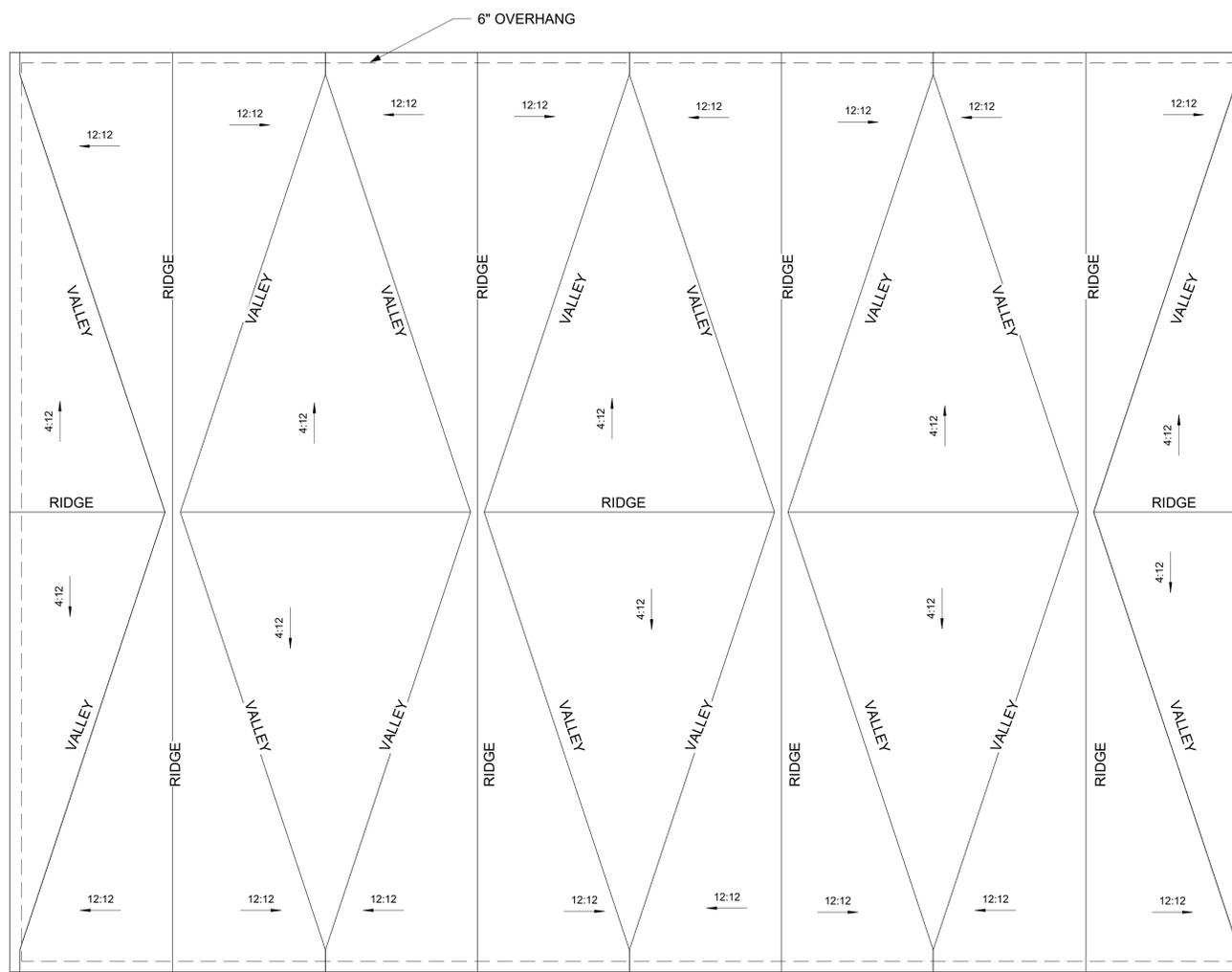
SALT LAKE CITY -
UT

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
MAIN LEVEL	1303 SF	MAIN LEVEL	326 SF
2ND LEVEL	2640 SF	2ND LEVEL	660 SF
3RD LEVEL	2640 SF	3RD LEVEL	660 SF
TOTAL	6583 SF	TOTAL	1646 SF
GARAGE 1190 SF		GARAGE 298 SF	

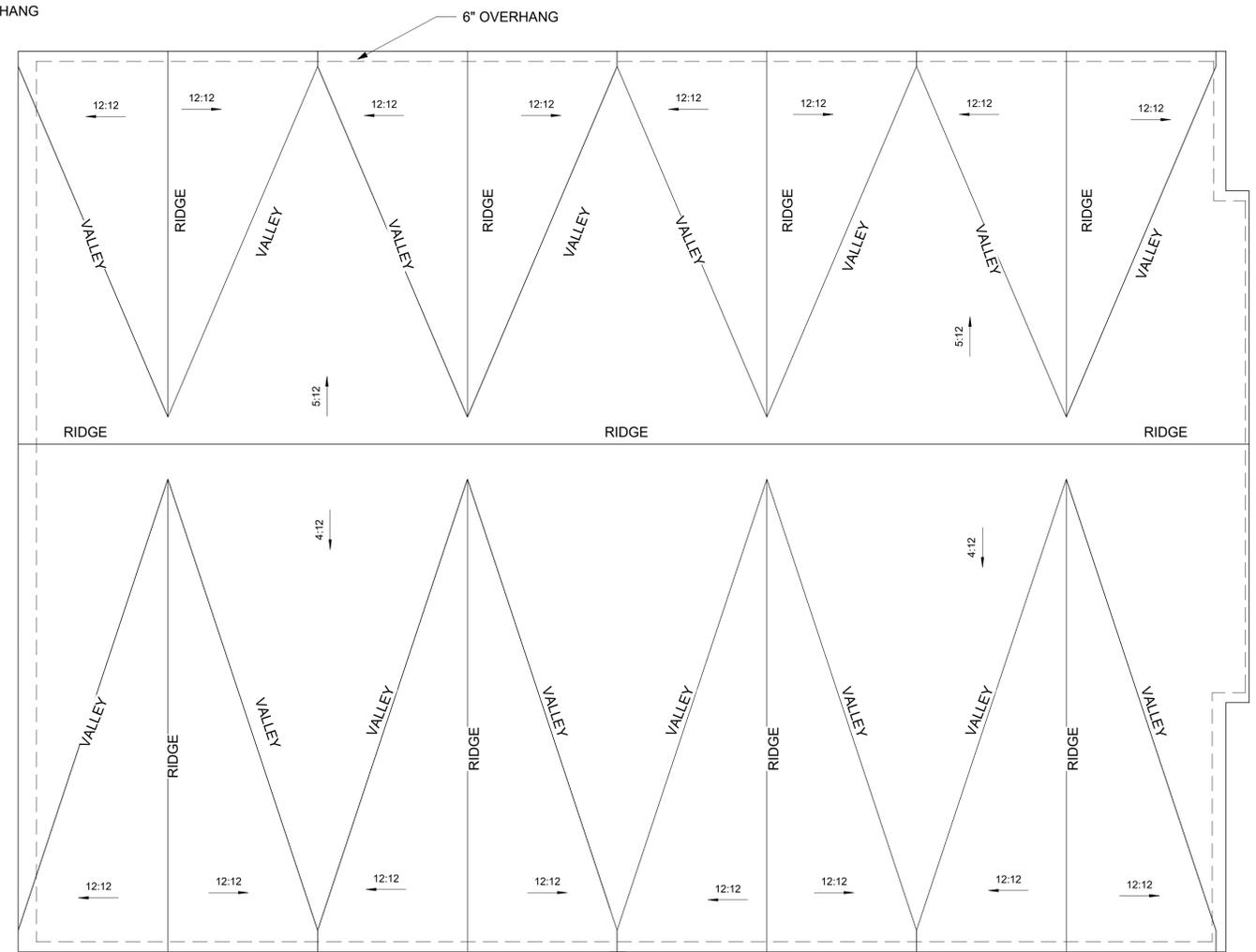
2/2/2026





PACKET - UNIT 1 BUILDING - ROOF PLAN

SCALE 1/4" = 1'-0"



PACKET - UNIT 2 BUILDING - ROOF PLAN

SCALE 1/4" = 1'-0"



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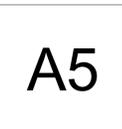
TOWNHOMES

SALT LAKE CITY -
UT

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
MAIN LEVEL	1303 SF	MAIN LEVEL	326 SF
2ND LEVEL	2640 SF	2ND LEVEL	660 SF
3RD LEVEL	2640 SF	3RD LEVEL	660 SF
TOTAL	6583 SF	TOTAL	1646 SF
GARAGE 1190 SF		GARAGE 298 SF	

2/2/2026





PACKET - NORTH ELEVATION

SCALE 1/4" = 1'-0"



PACKET - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
MAIN LEVEL	1303 SF	MAIN LEVEL	326 SF
2ND LEVEL	2640 SF	2ND LEVEL	660 SF
3RD LEVEL	2640 SF	3RD LEVEL	660 SF
TOTAL	6583 SF	TOTAL	1646 SF
GARAGE 1190 SF		GARAGE 298 SF	

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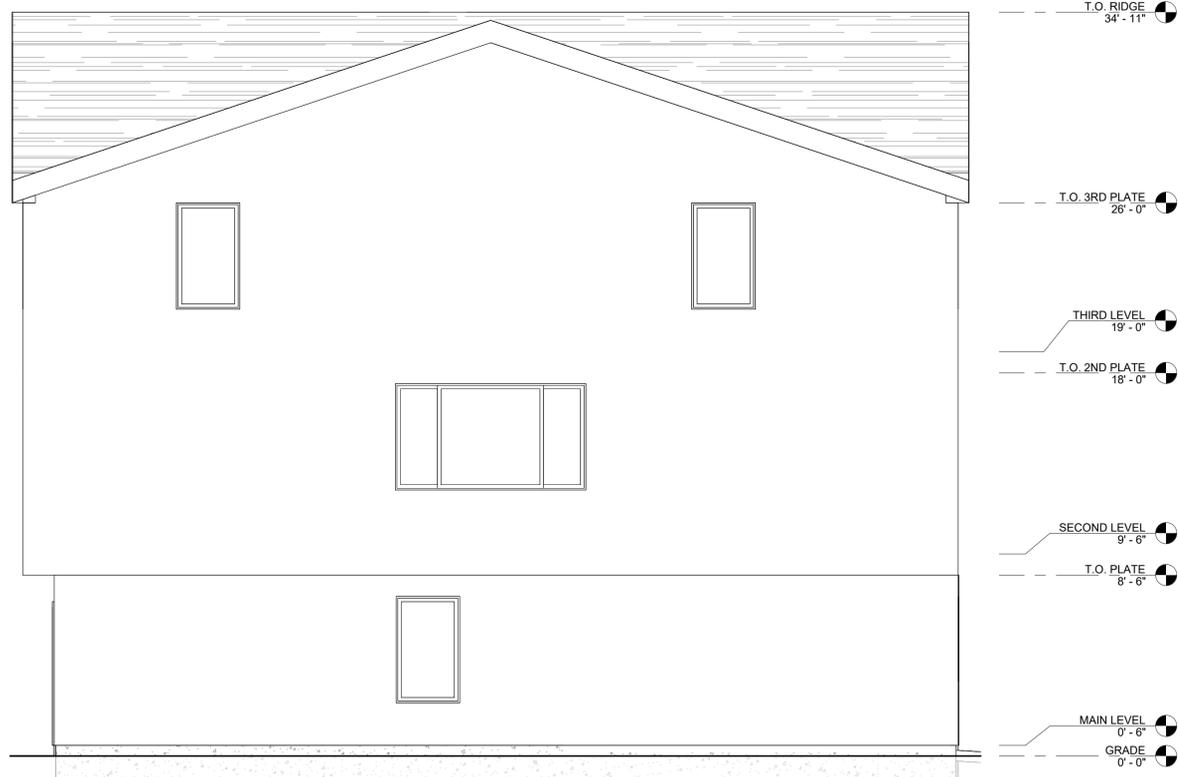
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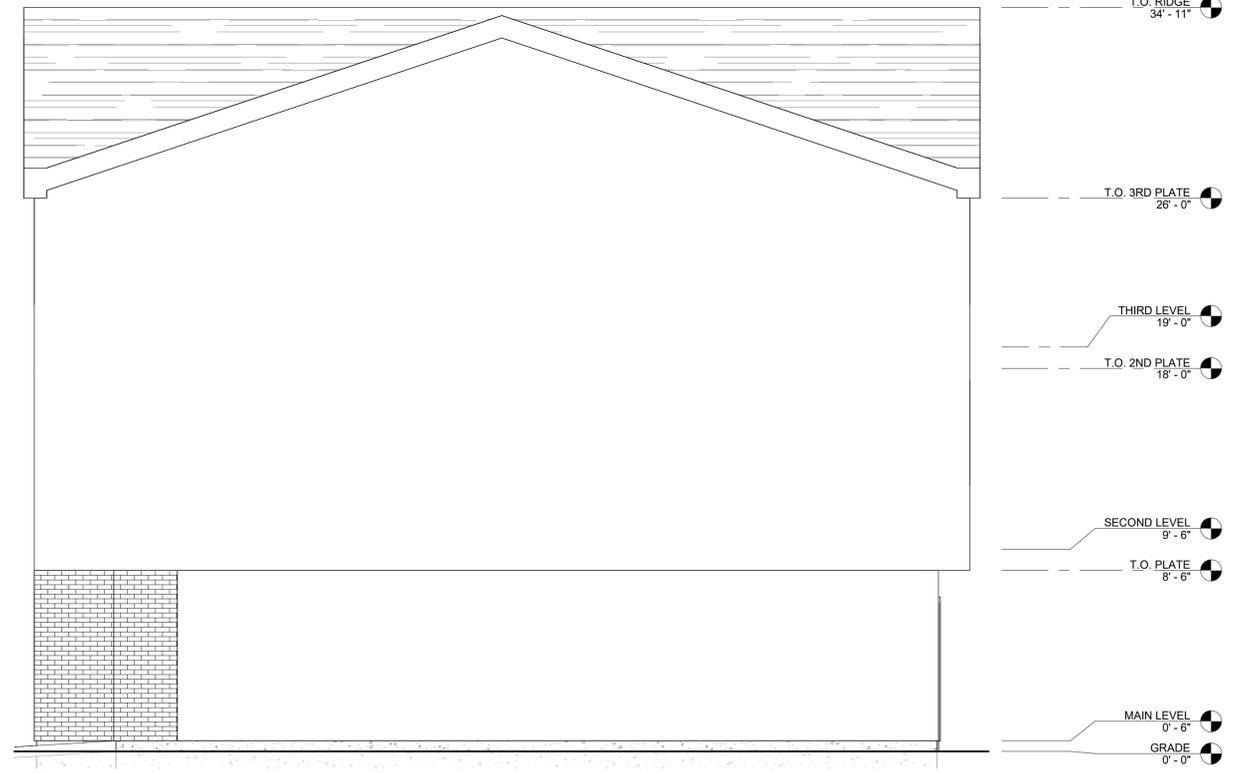
2/2/2026

A6



PACKET - WEST ELEVATION

SCALE 1/4" = 1'-0"



PACKET - EAST ELEVATION

SCALE 1/4" = 1'-0"

STREET FACING (BASED OFF NET)	BRICK VENEER	20 YR DURABLE STUCCO	WOOD SIDING	BOARD AND BATTEN	TOTAL	GLAZING (BASED OFF GROSS)
MAIN LEVEL	100%	0%	0%	0%	100%	25%
SECOND LEVEL	0%	4%	40%	56%	100%	15%
THIRD LEVEL	0%	27%	9%	64%	100%	15%
UPPER LEVEL DURABLE MATERIALS (BASED OFF NET)	0%	17%	23%	60%	100%	(83%)
	DURABLE	(NON-DURABLE)	DURABLE	DURABLE	DURABLE	DURABLE



PACKET - UNIT 2 - EAST ELEVATION

SCALE 1/4" = 1'-0"



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TOWNHOMES

SALT LAKE CITY - UT

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
TOTAL BUILDING	1303 SF	MAIN LEVEL	326 SF
MAIN LEVEL	2640 SF	2ND LEVEL	660 SF
2ND LEVEL	2640 SF	3RD LEVEL	660 SF
3RD LEVEL	2640 SF	TOTAL	1646 SF
TOTAL	6583 SF		
		GARAGE	298 SF

2/2/2026

A7



COLOR - NORTH ELEVATION

SCALE 1/4" = 1'-0"



COLOR - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
TOTAL BUILDING	6583 SF	MAIN LEVEL	326 SF
MAIN LEVEL	1303 SF	2ND LEVEL	660 SF
2ND LEVEL	2640 SF	3RD LEVEL	660 SF
3RD LEVEL	2640 SF	TOTAL	1646 SF
TOTAL	6583 SF		
GARAGE	1190 SF	GARAGE	298 SF

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TOWNHOMES

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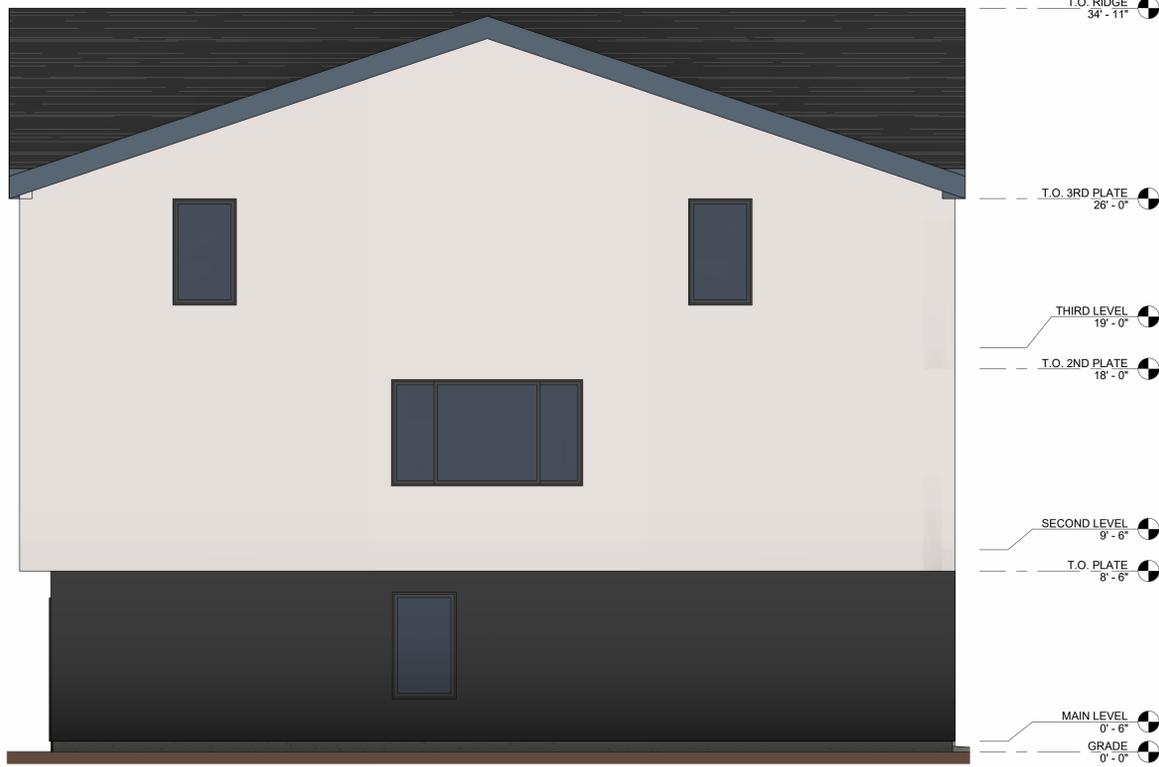
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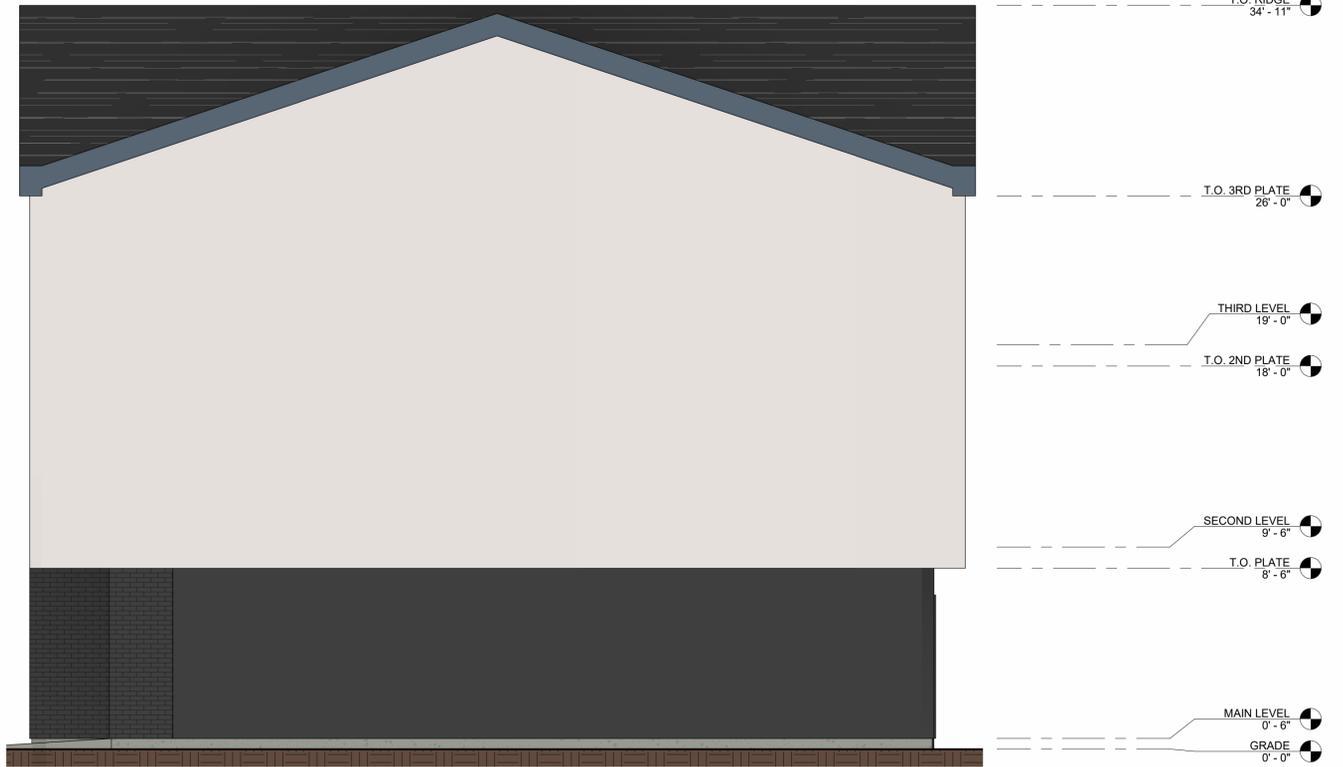
2/2/2026

A8



COLOR - WEST ELEVATION

SCALE 1/4" = 1'-0"



COLOR - EAST ELEVATION

SCALE 1/4" = 1'-0"

STREET FACING (BASED OFF NET)	BRICK VENEER	20 YR DURABLE STUCCO	WOOD SIDING	BOARD AND BATTEN	TOTAL	GLAZING (BASED OFF GROSS)
MAIN LEVEL	100%	0%	0%	0%	100%	25%
SECOND LEVEL	0%	4%	40%	56%	100%	15%
THIRD LEVEL	0%	27%	9%	64%	100%	15%
UPPER LEVEL DURABLE MATERIALS (BASED OFF NET)	0% DURABLE	17% (NON-DURABLE)	23% DURABLE	60% DURABLE	100% (83%) DURABLE	



COLOR - UNIT 2 - EAST ELEVATION

SCALE 1/4" = 1'-0"



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TOWNHOMES

SALT LAKE CITY - UT

SQUARE FOOTAGE

TOTAL BUILDING		UNIT 1	
TOTAL BUILDING	6583 SF	MAIN LEVEL	326 SF
MAIN LEVEL	1303 SF	2ND LEVEL	660 SF
2ND LEVEL	2640 SF	3RD LEVEL	660 SF
3RD LEVEL	2640 SF	TOTAL	1646 SF
TOTAL	6583 SF		
GARAGE	1190 SF	GARAGE	298 SF

2/2/2026



JEFFERSON STREET P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
1032 SOUTH JEFFERSON AVENUE, SALT LAKE CITY, UTAH

BOUNDARY DESCRIPTION
Part of the SE quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base & Meridian
ENTRY: 1427384 BOOK: 11512 PAGE: 2886
ENTRY: 14376012 BOOK: 11566 PAGE: 4289

Lots 1, 19, 20 AND 21, Block 3 WEST DRIVE SUBDIVISION BOOK B PAGE 82 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

&
LOT 20 BLOCK 1 THORN SUBDIVISION BOOK D PAGE 048 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

ALSO DESCRIBED AS FOLLOWS

COMMENCING AT THE STREET MONUMENT AT THE INTERSECTION OF 200 WEST AND MEAD AVENUE STAMPED REDCON LS 8498 THENCE ALONG THE MONUMENT LINE S 00°03'08" E 574.45 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 200 WEST AND GOLTZ AVENUE STAMPED REDCON LS 8495; THENCE ALONG THE MONUMENT LINE N 89°59'48" E 30.64 FEET TO A WITNESS MONUMENT STAMPED REDCON LS 8498; THENCE CONTINUING ALONG THE MONUMENT LINE N 89°59'48" E 349.86 FEET (N89°56'40" E 349.90 FEET BY ATLAS RECORD) TO A 2 1/2" BRASS CAP MONUMENT; THENCE N00°03'04" E 287.13 FEET; THENCE N 89°56'56" W 33 FEET. TO THE SHARED CORNER OF SAID THORN SUBDIVISION AND SAID BLOCK 3 WEST DRIVE SUBDIVISION

THENCE AROUND THE BOUNDARY OF THE JEFFERSON AVENUE PUD THE FOLLOWING 5 COURSES.

- 1) N00°03'04" E 100 FEET
- 2) N89°56'56" W 146.25 FEET
- 3) S00°03'04" W 125 FEET
- 4) S89°56'56" E 146.25 FEET
- 5) N00°03'04" E 25 FEET TO THE POINT OF BEGINNING

16 Lots and 1 Parcel
Contains: 18,273.85 square feet
0.419 Acres

LIEN HOLDER CONSENT TO RECORD

On 25th day of August, 2025, the PDG Jefferson LLC, entered into a Trust Deed ("Deed of Trust") with Canyon View Federal Credit Union, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on AUGUST 27th 2025, Entry No. 14428056 in Book 11596 at Page 2396, in the official records of the Salt Lake County Recorder's Office.

Canyon View Federal Credit Union is fully aware that PDG Jefferson, LLC is in the process of recording a Plat creating a project known as Jefferson Street PUD, and Canyon View Federal Credit Union hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this ___ day of _____, 20__.

CANYON VIEW FEDERAL CREDIT UNION
By: _____
Print Name: _____
Title: _____

Notary Acknowledgment

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this ___ day of _____, in the year 20__, before me (name of notary public), a notary public, personally appeared _____ the _____ of Canyon View Federal Credit Union proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder Consent to Record regarding the Jefferson Street PUD and was signed by him/her on behalf of said Canyon View Federal Credit Union and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

OWNER'S DEDICATION

PDG JEFFERSON LLC, the owner of the described tract of land to be hereafter known as JEFFERSON STREET P.U.D., does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ___ day of _____, 20__.

PDG JEFFERSON, LLC
By: Powell Development Group, LLC
Its: Manager

By: _____
Print Name: Drake Powell
Title: Member

Notary Acknowledgment

STATE OF UTAH)
county of salt lake)

On this ___ day of _____, in the year 20__, before me, a notary public, personally appeared Drake Powell, the member of Powell Development Group, the manager of PDG JEFFERSON, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the JEFFERSON STREET P.U.D. and was signed by him/her on behalf of said Powell Development Group, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

SURVEYOR'S CERTIFICATE

I, NICHOLAS WARDELL, WITH RED TAIL A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT LICENSE NO. 8885968, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DRAKE POWELL
2. THE LAND SURVEY LIES WITHIN SECTION 20, T1S, R1E, SLB&M AND THE SURVEY WAS COMPLETED ON 6/15/2024.
3. MEASUREMENTS HAVE BEEN VERIFIED, NEW MONUMENTS HAVE BEEN PLACED AT P.U.D. CORNERS STAMPED REDTAIL 8885968
4. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.



JEFFERSON STREET P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
1032 SOUTH JEFFERSON STREET, SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER

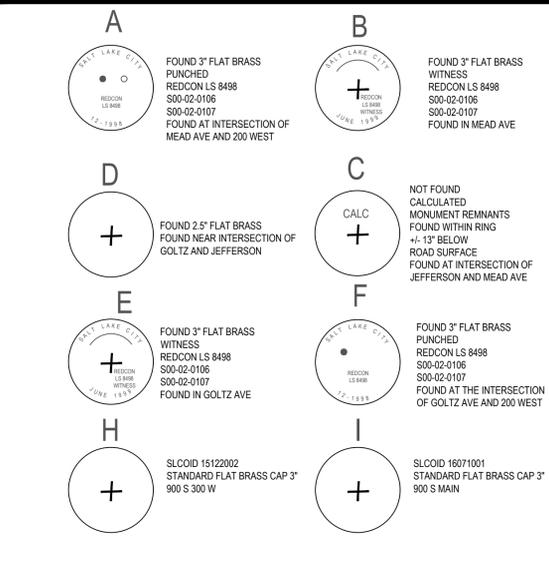
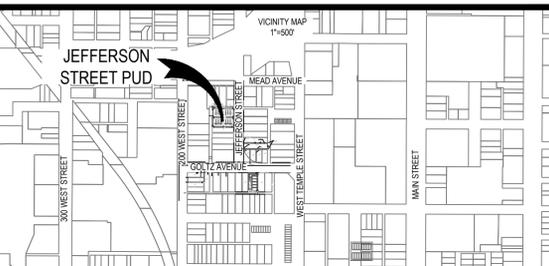
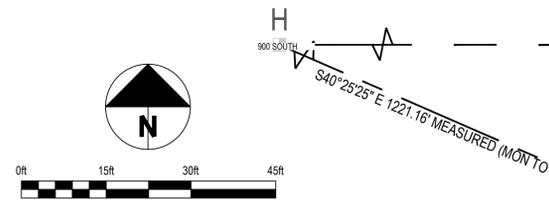
SHEET NO.

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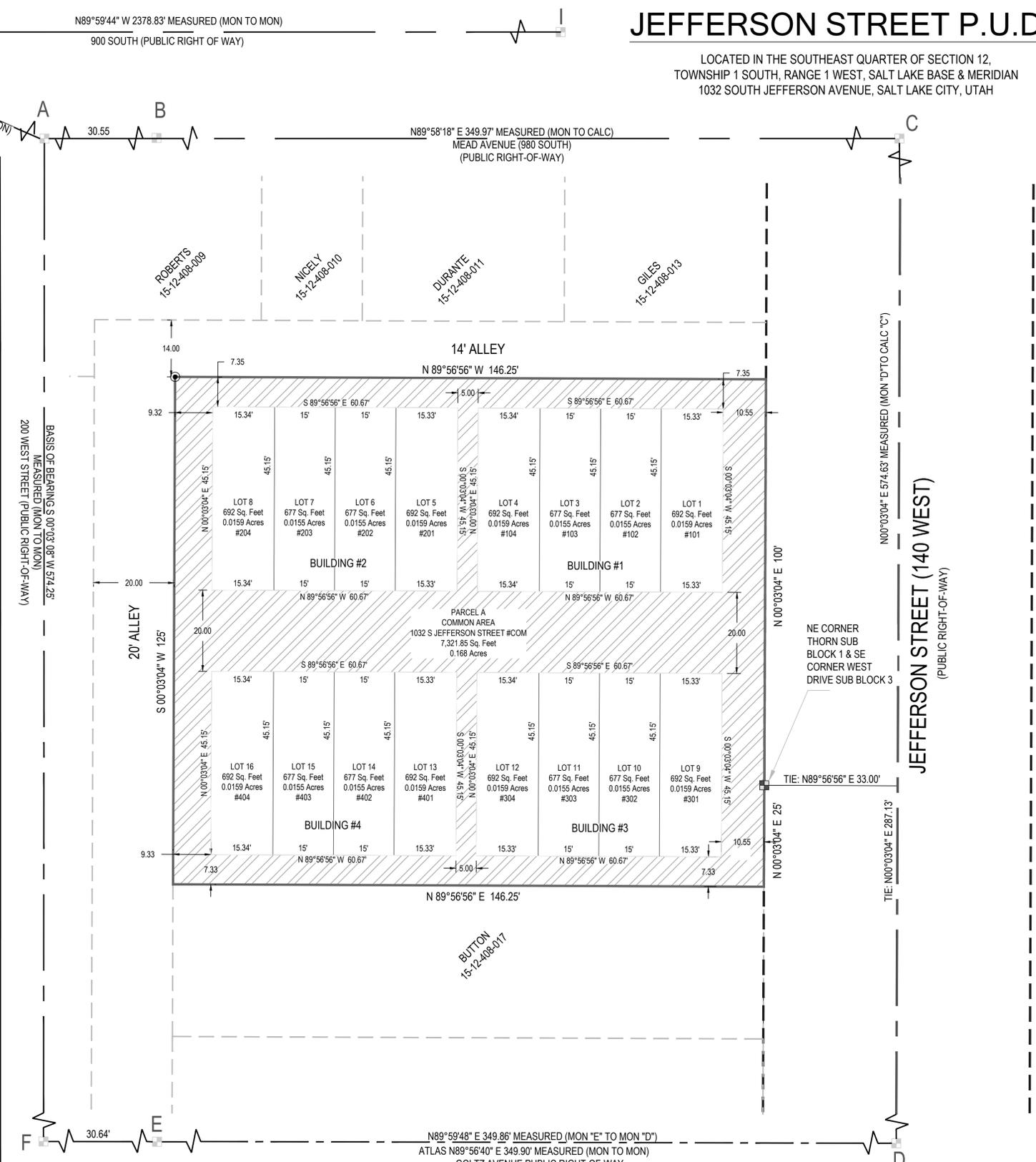
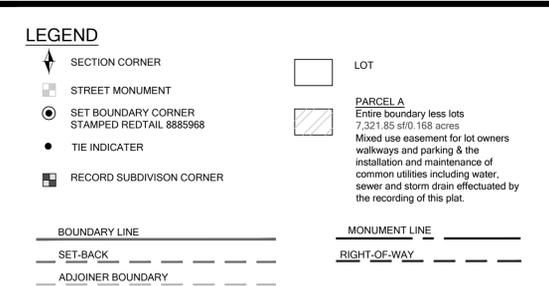
OF

1

TOTAL SHEETS



- ### GENERAL SURVEY NOTES
1. THE BASIS OF BEARING FOR THIS PLAT IS S 00° 03' 08" W BETWEEN THE STREET MONUMENTS "A" AND "F" (200 WEST)
 2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN BRACKETS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
 3. PER SALT LAKE CITY SURVEYOR. THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:15,000.
 4. THIS DEVELOPMENT HAS SHARED UTILITIES. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THESE SHARED UTILITIES. COMMON AREAS WILL SERVE AS EASEMENTS FOR SHARED & PRIVATE UTILITIES, INCLUDING WATER, SEWER, STORM DRAIN AND SURFACE DRAINAGE, EFFECTUATED BY THE RECORDING OF THIS PLAT
 5. THE BENCHMARK FOR THIS PLAT IS A STREET MONUMENT "E" GOLTZ AVENUE 1080 SOUTH ELEVATION OF 4231.30 FEET (NAVD88)
 6. THE PARCEL OF LAND IS CURRENTLY KNOWN BY THE FOLLOWING TAX ID NO'S. 15-12-408-014, 15-12-408-015, 15-12-408-016
 7. ALL RELEVANT PUBLIC UTILITY COMPANIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS SUBDIVISION UPON ITS RECORDING HAVE BEEN NOTIFIED BY THE OWNER
 8. EASEMENTS, RESERVATIONS, RESTRICTIONS, NOTES AND ALL MATTERS AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION (WEST BOULEVARD SUBDIVISION)
 9. EASEMENTS, RESERVATIONS, RESTRICTIONS, NOTES AND ALL MATTERS AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION (THORN SUBDIVISION)
 10. ROS# 2024-09-0607 & ROS# 2025-04-0345
 11. ALL COMMON AREA IS CONVEYED TO THE HOME OWNERS ASSOCIATION.



SALT LAKE CITY - PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____ A.D., 2025,
BY THE SALT LAKE CITY PLANNING COMMISSION
PLANNING DIRECTOR _____

SALT LAKE CITY - ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED
SALT LAKE CITY ENGINEER _____ DATE _____
SALT LAKE CITY SURVEYOR _____ DATE _____

SALT LAKE CITY - PUBLIC UTILITIES DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D., 2025,
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D., 2025,
SALT LAKE COUNTY HEALTH DEPARTMENT _____

SALT LAKE CITY - CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 2025, AND IS HEREBY APPROVED.
CITY RECORDER _____ CITY MAYOR _____

SALT LAKE CITY - CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2025,
CITY ATTORNEY _____

SHEET NO.
1 OF 1



ATTACHMENT D: Property & Vicinity Photos



Subject properties: Two existing houses, both have tenants in them (View from the East)



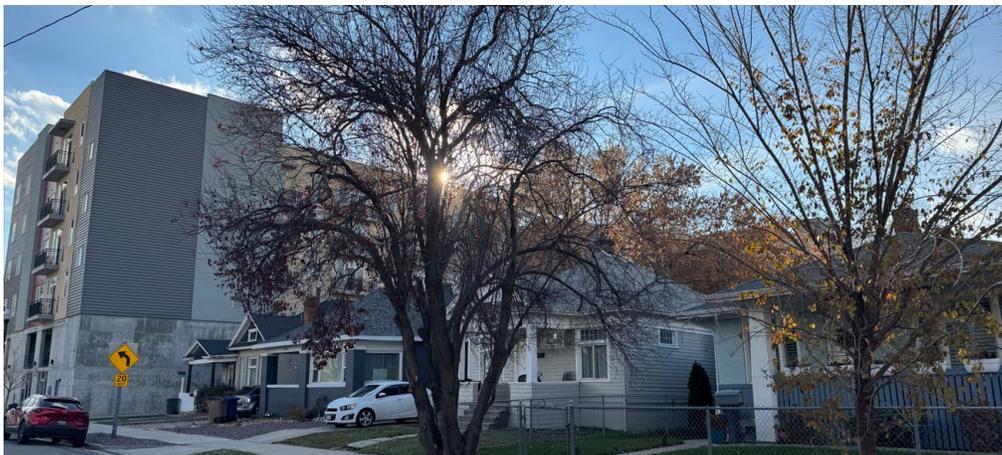
***Subject properties: most south parcel of the proposal is vacant (View from the East)
Adjacent to the south is a single-family dwelling***



Properties to the Northeast



Property directly to the East



Properties to the South of the proposal – single-family dwellings along Jefferson Street and a six-story apartment building on the corner of Jefferson Street and Goltz Avenue



Alley abutting the subject property to the North (View looking West)



Alley to the North of the property (View looking West) -4 story apartment building to West



View of the Alley West of the subject property



(View looking South) the alley that runs along the West property lines of the subject property



(View looking North) Jefferson Street is a one-way street going South from the 1-15 West Temple Exit



Looking South on Jefferson Street – subject property on the right

ATTACHMENT E: FB-UN1 (Form-Based Urban Neighborhood District) Zoning Standards

FB-UN1 (Form-Based Neighborhood District) Purpose Statement:

Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.

Standard	Requirement	Proposed	Finding																
Maximum Building Height	2.5 stories, maximum of 30', measured from established grade	3 stories, 32' total height	Does not comply w/out Planned Development approval																
Front/Corner/Side/Rear Yard Setbacks	<p>Front and corner side yard: Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'</p> <p>Rear: Minimum of 20% lot depth up to 25'</p> <p>Interior side: Minimum 4'</p>	<p>Front: 10'</p> <p>Rear: 10'</p> <p>Sides: 8'</p> <p>The applicant supplied the current block setbacks and average of the block face:</p> <table border="1"> <thead> <tr> <th>Addresses</th> <th>Front Yard Setback</th> </tr> </thead> <tbody> <tr> <td>1022 S Jefferson</td> <td>3.5</td> </tr> <tr> <td>1052 S Jefferson</td> <td>12</td> </tr> <tr> <td>1056 S Jefferson</td> <td>13</td> </tr> <tr> <td>1058 S Jefferson</td> <td>11</td> </tr> <tr> <td>1062 S Jefferson</td> <td>13</td> </tr> <tr> <td>1075 S 200 W</td> <td>2</td> </tr> <tr> <td>Average of the Block Face</td> <td>9.1 Feet</td> </tr> </tbody> </table>	Addresses	Front Yard Setback	1022 S Jefferson	3.5	1052 S Jefferson	12	1056 S Jefferson	13	1058 S Jefferson	11	1062 S Jefferson	13	1075 S 200 W	2	Average of the Block Face	9.1 Feet	<p>Rear setback is proposed to be 10 feet and does not comply without Planned Development approval</p> <p>Rear setback should be a minimum of 25' without the requested modification</p>
Addresses	Front Yard Setback																		
1022 S Jefferson	3.5																		
1052 S Jefferson	12																		
1056 S Jefferson	13																		
1058 S Jefferson	11																		
1062 S Jefferson	13																		
1075 S 200 W	2																		
Average of the Block Face	9.1 Feet																		
Buffer Yard	N/A	N/A	N/A																
Lot Size -number of building forms per lot	1 building form permitted for every 1,500 sq. ft. of lot area	<p>4-buildings</p> <p>Each building is approximately 2,738 sq ft.</p> <p>The entire property is approximately 18,295 sq. ft.</p>	Complies																
Lot Width	15' per unit. Side orientation allowed provided building configuration standards are complied with	15' per unit	Complies																
Building Coverage	N/A	N/A	N/A																

Mid-Block Walkway	N/A	N/A	N/A
Parking	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted	Parking will be one space per private garage. The garages will be accessed from the alleyway adjacent to the west or from Jefferson Avenue to the east via a private driveway in the middle of the project.	Complies
Electric Vehicle Parking	N/A	N/A	N/A
Building Materials Ground Floor	70%	100% Brick veneer	Complies
Building Materials Upper Floor	70%	83% durable materials	Complies
Ground Floor Glass	60% - can be reduced to 20% if it is a row house	25%	Complies
Upper Floor Glass	15%	15% on 2 nd and third levels	Complies
Building Entrances	75%	Doors will be private resident doorways to each unit. The street facing units will have doors facing the public street.	Complies
Minimum Bicycle Parking	N/A	N/A	N/A

ATTACHMENT F: Preliminary Subdivision Plat Standards

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet 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.

Standards of Approval
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.16 of this title;
Complies
Discussion: The proposed preliminary subdivision plat meets the standards established in Ordinance 20.16. for a preliminary plat.
Condition(s): n/a
B. All buildable lots comply with all applicable zoning standards;
Complies
Discussion: The buildable lots meet the applicable zoning standards; however, the Planned Development must be approved for the buildings and lots without street frontage to be developed.
Condition(s): n/a
C. All necessary and required dedications are made;
Not Applicable
Discussion: Any common or open space will be dedicated to the project HOA and regulated by the HOA Covenants, Conditions and Restrictions (CCRs).
Condition(s): n/a

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Complies

Discussion: The Public Utilities Department Division has completed an initial review and has given requirements and recommendations for accepting this project. A complete review will be done at the time the applicant makes an application for building permits.

Condition(s): n/a

E. Provisions for the construction of any required public improvements, per section 20.12.020 of this title, are included;

Complies

Discussion: The subdivision plat will include the provisions for the construction of any public improvements per section 20.12.020. A complete engineering review will be completed at the time of the building permit, to determine what improvements will be required.

Condition(s): n/a

F. The subdivision otherwise complies with all applicable laws and regulations;

Does not comply

Discussion: The subdivision must have Planned Development approval for lots without public street frontage.

Condition(s): Approval of Planned Development is required before preliminary subdivision plat approval.

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Not Applicable

Discussion: The proposal will amend the existing subdivision called West Drive Subdivision. The preliminary subdivision plat generally complies with the standards for the new subdivision.

Condition(s): n/a

ATTACHMENT G: Planned Development Standards

Planned Development Standards

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 permits medium-density housing in a community area with nearby services and public transportation. This housing will provide the Ballpark community with more opportunities for owner-occupied housing. The proposed units will be three-bedroom, three-and-a-half-bathroom, giving larger families the opportunity to purchase housing that is appropriately sized for this area/community.

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: Although there are no natural lands or open spaces to preserve or protect, the proposed development will keep the buildings clustered, leaving open space and landscaping around them.

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 subject property is not in a historic district, and there are no contributing historic buildings. Therefore, this will not apply.

Finding: Objective Satisfied Objective Not Satisfied N/A

- 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: Although the applicant does not offer affordable housing units through the Affordable Housing Incentives ordinance, he is offering family-sized units with three bedrooms and three and a half baths, to be owner-occupied. This is not a common-sized housing type in this area, though it will be very comparable in scale to the neighborhood.

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: This development provides an interior block walkway, creating a connection from the alley to Jefferson Avenue on the east side of the proposed development. The project will also provide walkways and sidewalks that connect to other modes of transportation, such as biking and walking. The Trax line Ballpark station is within 2 blocks (less than 0.5 miles) of this property to the southwest.

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: No on-site renewable resources have been noted to be used in the development, and it is not located on 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 is meeting the objectives of Plan Salt Lake by providing new housing options and opportunities to the community. In addition, the proposal is meeting the growth, transportation & mobility, air quality objectives of Plan Salt Lake as discussed in Key Considerations #1. The Ballpark Master Plan also encourages for-sale units to provide residents with the ability to own their own dwelling and property.

Finding: ~~X~~ 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: This proposal revitalizes the housing options for this subject property. Master plan policies call for neighborhoods to provide a safe environment and housing opportunities within their community. More information on how this project meets this standard can be found in the Key Considerations section of this staff report.

Condition(s): n/a

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: The subject property abuts properties zoned MU-5 and MU-8 (previously zoned RMF-35 [Moderate Density Multi Family Residential] and R-MU [Mixed-Use]), which now allow up to 5 and 8 stories, respectively. On these properties, there is currently a 4-story multi-family building to the northwest of the subject property and a six-story multi-family building to the south of the property. The other properties abutting the subject property are one-story and one-and-a-half-story single-family dwellings, and mostly zoned FB-UN1.

The proposal adds medium density at a smaller building scale that is compatible to the scale of the other dwellings along Jefferson Street between the underpass and Goltz Avenue.

The future land use area descriptions indicate the future land use designation of the subject properties in medium residential: *“Smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.”* (pg. 18)

Condition(s): n/a

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 building orientation and materials will be compatible with those of the buildings and dwellings along Jefferson Street. The materials will be brick veneer, fiber-cement horizontal siding, fiber-cement batten siding, and wood siding, all similar to those used on nearby dwellings. The building will have the front units facing the street, with pathways from the south- and north-facing units connecting to the sidewalk along Jefferson Street.

Condition(s): n/a

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: Does not comply

Discussion: The project is currently meeting the front and side setbacks. The applicant is asking for a Planned Development modification on the rear yard setback from 25' to 10'. Since the subject property abuts an active alleyway to the west, the distance to the property to the west would still have a significant separation from the proposed project, and therefore, the request for the reduction in the rear yard setback to 10 feet seems reasonable.

Condition(s): The applicant will need Planned Development approval for the rear setback decrease to 10'.

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

Finding: Complies

Discussion: The buildings' facades will be residential townhome units with garages and one bedroom on the ground floor. The pedestrian interest will be a residential community with pathways and amenities for pedestrian interaction. The townhome that fronts Jefferson Street will have its front door and windows facing the street, creating pedestrian interaction for those walking, biking, or driving along the street.

Condition(s): n/a

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

Finding: Complies

Discussion: Lighting on the property will be limited to on-site illumination and will not impede the adjacent properties.

Condition(s): n/a

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

Finding: Complies

Discussion: The proposal will include a trash bin for the entire project area at the property's southwest rear corner.

Condition(s): n/a
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: The proposal will have a one-car garage for each unit; therefore, buffering from adjacent uses is not required.
Condition(s): n/a

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: Not complying
Discussion: The landscaping plan shows an upgrade from the existing landscaping. Trees and plants will be added to the property, primarily around the perimeter of the subject property. Trees will be planted along Jefferson Street, as required.
Condition(s): n/a
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Not complying
Discussion: The existing landscaping will be removed due to the buildings' location. The proposal will offer landscaping around the side setbacks of the buildings.
Condition(s): n/a
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies

Discussion: The proposed landscaping upgrades will enhance the project, making it more attractive and improving the subject property's appearance. The landscaping will help mitigate potential impacts from the size or height of the proposed buildings.

Condition(s): n/a

4. Whether proposed landscaping is appropriate for the scale of the development.

Finding: Complies

Discussion: The proposed landscaping is well-suited to the scale of the development. Most of the proposed plant life and trees will be placed around the perimeter of the project.

Condition(s): n/a

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;

Finding: Complies

Discussion: The entrances to this property will be from the alley to the west or Jefferson Street. The drives will improve the safety, purpose or character of the street. There are currently two driveways that back onto Jefferson Street. The proposal is for one central driveway that will connect to Jefferson Street and to the alley to the west.

Condition(s): n/a

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;

Finding: Complies

Discussion: The orientation of the site allows safe circulation for pedestrians and vehicular traffic. Sidewalks are provided on the site to safely guide pedestrians along the project. The proposal provides personal garage storage for bicycles, and Trax service is available at 200 West (0.4 miles away). No conflicts are expected.

Condition(s): n/a

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Finding: Complies

Discussion: Most commercial retail goods and service businesses are located to the north along Jefferson Street to West Temple or 200 West. They are easily accessed via the public sidewalk. The Trax station is less than ½ mile from the subject property.

Condition(s): n/a

4. Whether the proposed design provides adequate emergency vehicle access;

Finding: Complies

Discussion: Emergency vehicular access has been reviewed by the Fire reviewer. Fire will do a full review during the building permit stage. Initially, Fire accepts the project.

Condition(s): n/a

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

Discussion: Loading berths were intended for large-scale multi-family buildings, not for individual dwellings with garages. Therefore, a loading berth is not required.

Condition(s): n/a

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: There are currently no natural features on the subject property that contribute to the character of the neighborhood and/or environment.

Condition(s): n/a

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: Public Utilities has reviewed the initial plans. A full review of the utility plans will be conducted when the applicant applies for a building permit.

Condition(s):

ATTACHMENT H: 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:

- September 15, 2025 – The Central Ninth and Ball Park Community Councils were sent the 45-day required notice for recognized community organizations. Neith has sent no letter in comment.
 - November 6th, 2025 – The applicant presented to the Ball Park Community Council at their meeting.
- September 16, 2025 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- January 30, 2025
 - Public hearing notice sign posted on the properties
- January 29, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff has received six emails regarding this application (see following pages):

- Three emails from Neighbor 1
- One email from Neighbor 2
- One email from Neighbor 3
- One email from Neighbor 4
- One petition -sent from Neighbor 1

No phone calls were received.

Hello Diana and happy Friday!

Proposed 16-Unit Development PLNPCM2025-00916

To the Planning/Zoning Board and Concerned Citizens,

I'm writing to strongly oppose the proposed development of sixteen new residential units across three lots at 1032/1036/1046. My opposition is based on fundamental concerns regarding zoning compliance, critical infrastructure strain (particularly parking), negative impacts on neighborhood safety and sanitation, a deficit in residential quality of life, and the history of property maintenance by the current owner.

1. Zoning Compliance and Density Concerns (FB-UN1 Zoning)

The proposal of **16 new units across just three lots** raises serious questions about compliance with the **FB-UN1 (Form-Based Urban Neighborhood 1)** zoning designation.

FB-UN1 urban neighborhood 1 subdistrict: Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four **(4) dwelling units per lot** depending on building type. Reuse of existing residential structures is encouraged.

- **Density Discrepancy:** I kindly request a clarification on how 16 units satisfy the density requirements for FB-UN1 zoning on these specific parcels. This density appears to be a significant overreach for the intended character of this district.
- **Lot Size Integrity:** The specific configuration of the lots is also problematic, particularly Lot 1046, which *appears to be only a half-lot*. If this is the case, including it as a full buildable lot for density calculations severely misrepresents the available space and further exacerbates the over-development of the site. The project must strictly adhere to the established lot-size and density regulations.

2. Critical Parking and Infrastructure Failure

The proposed parking plan is wholly inadequate and will immediately and severely impact the quality of life on Jefferson Street and surrounding areas.

- **Zero Guest/Overflow Parking:** The plan allows for only **one garage per home**, providing zero overflow parking for guest vehicles, delivery drivers, or residents with more than one car. This is a formula for parking chaos.
- **Existing Parking Crisis:** Jefferson Street is already operating at capacity and struggling with overflow parking from the large apartment building, C9, on the corner. That complex charges tenants a \$50/month parking fee, incentivizing tenants to use public street parking on Goltz and Jefferson, effectively privatizing our public street parking.

- **Impact on Public Assets:** Our neighborhood is home to **two public parks, neither of which has dedicated parking**. Adding 16 new units with no external parking provision will saturate the remaining street parking, making it impossible for community members and visitors to access and utilize these valuable public spaces.

3. Public Health, Safety, and Sanitation Risk

The proposed design includes **large, open garbage storage**, which poses a significant and recognized risk to neighborhood safety and sanitation.

- **Nuisance and Health Hazard:** Open, communal waste areas in our alleyway are already magnets for illegal dumping, vermin, and create a persistent public health hazard.
- **Safety and Homeless Encampments:** Based on prior experience in this neighborhood, large open waste areas are frequently exploited by homeless individuals who pull materials out of the bins, create unsanitary conditions, and **use the alleyway as a site to set up temporary camps**. This creates an ongoing nuisance and genuine safety concern for adjacent property owners and residents.

4. Deficit in Residential Quality of Life

The design choices for the proposed units sacrifice basic residential quality and privacy for the sake of maximizing density.

- **Lack of Backyard Privacy:** The units appear to be **pushed too far back on the property**, resulting in inadequate setback and severely compromised backyard privacy for future residents and neighboring homes. This design choice negates the possibility of creating usable, private outdoor space, which is a key component of urban residential living.

5. History of Property Neglect

Finally, the track record of the current property owner offers no confidence that this high-density project will be properly maintained.

- **Current Neglect:** The existing properties owned by the developer are chronically **unkempt, poorly maintained, and contribute to the blight of the neighborhood**. I'm highly concerned that an even larger project of **16 homes** will only multiply this problem, leading to sustained neglect that will depress the property values and degrade the appearance of the entire block.

For these reasons—including critical zoning concerns, unacceptable parking strain, clear public safety/sanitation risks, and compromised residential quality—we urge the board to **reject this proposal** and require the developer to submit a project that is in genuine compliance with the spirit and letter of the FB-UN1 zoning and the needs of our existing community.

1 example of one of their properties, it's almost impossible to walk on the sidewalk:



I'll work on other property photos, ask my lawyer about how they can blast my name/parcel number out and a petition from the neighborhood against it as well.

Thank you for the support during this project.

“Neighbor 1”

Hi Diana,

I am reaching out to ask for more information regarding the proposed townhome development located at 1032, 1036, and 1046 S. Jefferson Street. This development will be very close to my home (165 W Mead), yet I only received a single-page printout in the mail with a few details. I am generally supportive of building, but I want to understand the plans and how they may impact my family.

Specifically, I am curious about 1) what the plan is for the alleyway, 2) will windows be facing over/into my backyard, 3) what the plan is for trash removal (e.g., I am concerned about a dumpster in the alley attracting more transient residents, among other concerns), and 4) what the lighting will look like around the property (i.e., will it be pointing into my back windows).

I would appreciate any information. Thank you.

“Neighbor 2”

Good Morning Diana,

I have a few more comments/emails to send before 11/3 but also want to be open to development as well:

I want to try to support the development of 1032/1036/1046 and recognize that growth often requires some personal sacrifice, such as losing my views of downtown SLC skyline which is ok but not front yard and backyard. For this to be a truly beneficial change for the community, the developer must also make a compromise on density. Building 16 homes on three lots is excessive; we urge them to consider a more reasonable limit of 9-12 units to preserve the character of neighborhood. Other concerns like development company's direct comments leaning on angled parking on Jefferson to help with parking when most of the neighborhood is against it is still a concern among others but new homes are good for the neighborhood.

Thank you!

“Neighbor 1”

Evening Diana!

Just want to add a comment and concern to the 1032/1036/1046 S Jefferson st project.

I was walking around the neighborhood and I bumped into Drake Development Groups father and I asked him if he would support the same project in his neighborhoods backyards and he said “no”. Why is it ok in ours?

Thank you!

“Neighbor 1”

November 3, 2025

From "Neighbor 3"

Jefferson Residents

Diana Martinez

Senior Planner

Re: Townhome Development - 1032/1036/1046 S. Jefferson Street.

-Public Concerns/Comments

Ms. Martinez,

We recently learned about the proposed townhome development on Jefferson Street from our neighbors.

According to our understanding, Drake Powell from PDG Jefferson LLC plans to build townhomes on this street. As homeowners on Jefferson Street, my family and I felt compelled to express our concerns regarding these developments.

We have several reasons for our apprehension. Firstly, we are worried about the potential impact on on-street parking availability. The situation has already been challenging since the construction of the C9 Flats on Goltz Avenue, which has exacerbated parking issues in our neighborhoods. Although the C9 Flats includes a parking garage, many renters either own multiple cars or choose not to pay for garage parking, resulting in increased congestion on local streets. This shortage of on-street parking is one of our primary concerns, and we believe it will only worsen with the addition of new townhomes, even if they come with garages. Many families today own two or more vehicles.

Additionally, our neighborhood has recently seen the arrival of the new Mead Avenue underpass, a futsal court, and a series of community events, further increasing traffic and parking demands on weekends and during certain seasons.

With more apartment or townhome complexes being introduced, the availability of onstreet parking for local residents will decrease. This development could also worsen traffic conditions and congestion in the area. Therefore, we would like to know how the City plans to address on-street parking issues related to these developments. Is there a strategy in

place to protect residents from unreasonable difficulties in finding parking near their homes?

We are concerned about the potential loss of sunlight if taller buildings are constructed nearby. The natural light that currently fills our home is essential for us, our pets, and our garden, and we truly value it. While we are not opposed to the construction of two-story homes, we feel that building 16 townhome units is excessive for such a small neighborhood. Specifically, if these units will be taller, we worry about the privacy of the smaller homes next to them.

Furthermore, we have concerns about the potential sewer issues that may arise from adding too many buildings in the area.

As residents of Jefferson Street, we strongly recommend that the City implement a Residential Permit Parking Program for Jefferson Street and Goltz Avenue. This program would help protect local residents from difficulties in finding parking near our homes.

Additionally, if the development is approved, we believe that homeowners should be allowed to obtain driveway permits. We look forward to the public meeting and are eager to hear how the City plans to manage these developments without imposing excessive burdens on the residents of our area.

Dear Ms. Martinez and the Planning Committee.

My name is Kai Yee, and I reside on S. Jefferson St., directly neighboring the proposed Townhome Development at 1032/1036/1046 S. Jefferson St. (Petition Numbers PLNPCM2025-00916 and PLNSUB2025-00928). I am writing to formally and strongly oppose the approval of this project in its current design.

While I support responsible growth, I am deeply concerned that this design places the burden of excessive density onto current residents. This proposal threatens the safety and habitability of our established homes.

My objections focus on three critical issues that directly impact my life and property: **unmitigated water drainage, traffic safety/parking, and neighborhood incompatibility.**

1. Unmitigated Water Drainage Risk and Flooding

This cluster development replaces significant porous ground with a massive increase in impervious surfaces (rooftops, concrete). Our existing land and municipal drainage infrastructure are not designed to handle this sudden surge in runoff.

I fear the developer has not proven how they will prevent this excessive stormwater from flooding adjacent properties, including mine. The **risk of severe erosion, property damage, and basement flooding is unacceptably high and remains unmitigated.** We urge you not to approve a plan that shifts an inherent flooding risk onto current neighbors.

2. Traffic and Parking Safety Hazards

The proposed density will generate a significant, unsafe increase in daily vehicle trips on S. Jefferson St. and the alley, which are already narrow and ill-equipped for this volume.

If the developer's on-site parking is insufficient, overflow vehicles will **clog our local streets and the alley.** This is a serious **public safety hazard,** as congested streets create dangerous sight-line issues and, most critically, **impede rapid access for emergency vehicles.**

3. Incompatibility with Neighborhood Character

The scale and massing of this cluster design are excessive for the site.

We chose this neighborhood for its established, low-density residential feel. Placing a high-density structure directly next to our existing single-family homes fundamentally alters the street's amenity and character. Approving this design prioritizes maximum developer yield over the preservation of our existing community.

The current plan fails to meet basic standards for responsible development by creating clear and present dangers related to flooding, traffic, and safety. I implore the Committee to reject this application and require the developer to submit a plan that genuinely and robustly addresses these fundamental concerns for the people who live here.

Thank you for your time and earnest consideration.

Sincerely,

“Neighbor 4”

Hello Diana,

We were trying to get some last minute signatures, this is a petition signed by almost 20 local residents against the planned development on 1032/1036/1046 S Jefferson ST. We ask PDG Jefferson LLC to please make this a smaller development and resubmit a new plan with solutions to neighborhood concerns voiced through public comment period.

Sincerely, 19 concerned citizens of S.Jefferson St

PETITION AGAINST
NEW TOWNHOME DEVELOPMENT 1032/1036/1046

Purpose: This petition seeks to garner support AGAINST this new development PLNPCM2025-00916 Townhomes Planned Development Sixteen family sized town homes located at 1032, 1036, and 1046 S Jefferson Street.

We formally oppose the proposed development for several compelling reasons, primarily centered on zoning compliance and impact on the surrounding community. The current plan for sixteen residences, including Accessory Dwelling Units (ADUs), on only three lots exceeds the established maximum density of twelve units. Furthermore, the development will exacerbate existing parking constraints on Jefferson Street, and the proposed building placement significantly compromises the privacy of adjacent properties by eliminating the current buffer zone.

#	Name	Signature	Address or Email	Date
1	CHUCK BASTON		1032 S. JEFFERSON 1032 S. JEFFERSON	10/24/25
2	Alex Mlinar		alexm4756238@gmail	10/24/25
3	Andy Haas		alexhaas588@icloud.com	10/24/25
4	Jimmy Lee		1049 S. 84101 200 W	10/24/25
5	Alex Rudowski		getajobalex@gmail.com	10/24/25
6	Daniel Candland		1015 S 200 W #308	10/24/25
7	Alex Candland		1015 S 200 W #308	10/24/25
8	Kai Yee		1052 S JEFFERSON kaiyueyee@gmail.com	10/24/25
9	Abigail Gonzalez		abigailgonzalez@comcast.net	10/25/25
10	Jennifer Gonzalez		1035 S Jefferson St SL 01	10/25/25
11	Robin Gonzalez		1035 Jefferson St	10/25/25
12	Abigail Lopez		1035 Jefferson St	10/25/25
13	Ree Sanzenbacher		921 S. 200 W	10/29/25
14	JOSEPH L. HERNANDEZ		1047 JEFFERSON ST	10/29/25
15	Job Cowon		147 Goldz Ave	10-29-25

ATTACHMENT I: Department Review Comments

Transportation- Jena Carver

No transportation concerns

Public Utilities – Kristeen Beitel

PLNSUB2025-0928

Please indicate the floodplain on this plat, even if Zone X.

General Survey Note 4 meets SLCDPU requirements. Please verify that this note remains.

PLNPCM2025-00916

Public Utilities has no issues with the proposed special exceptions for buildings without street frontage, maximum building height increase, or lots without street frontage. In regard to reduced setbacks, applicant should be aware that reducing setbacks and landscape areas may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.

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.

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. Specifically, the water main in Jefferson Street is undersized at 6” in size, and the sewer basin that this property lies in may have capacity issues. A water main and sewer main upsize may be required.

- *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 building permit review.*
- *CC&R’s must address utility service ownership and maintenance responsibility from the public main to each individual unit.*
- *Utilities cannot cross property lines without appropriate easements and agreements between property owners.*

- *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, SLCDDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.*
- *Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDDPU 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.*
- *State Law requires 8" minimum size water mains for fire hydrants. If a new fire hydrant is required for this project, then a water main upsize to 12" will be required. This requirement will be triggered by any new hydrant or relocated hydrant. This is in addition to any upsize requirement that may result from the system's capability to meet the required fire hydrant demands of the property. It is recommended to consider that a water main upsize may likely be required for this project.*
- *One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.*
- *A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main.*
- *A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.*
- *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). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development:
<https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and
<https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.*

Urban Forestry – Rick Nelson

Overall Urban Forestry has no concerns with this proposal. Rather than the four small species Zelkova trees that are currently proposed as street trees, we would prefer a medium species be selected as a street tree in this parkstrip. I have attached a list of recommended species in the size range that we prefer.

Engineering – Corey Legge

No comments.

Fire- Douglas Bateman

*Fire department access roads shall be provided so that all ground-level exterior walls are located within 150 feet. Unclear if this has been met. Fire access roads shall meet IFC Chapter 5 and Appendix D requirements

*Approved firefighter access shall be provided to and around all buildings. The clearance is calculated by taking the height of the building X (multiply) .3 + 4-feet. This is the clear distance needed to lot lines or other permanent obstructions for fire access. It appears this may need to increase or look to AMM for reductions

*Fire hydrants, which provide the minimum required fire flows, shall be provided within 600-feet of all exterior portions of the buildings. Measurements follow the route the hose would be deployed and in straight lines and right angles.

Housing Stability – Tony Milner

The Housing Stability Division's comments on the plan review related to the proposed 16 new townhome units, by developer PDG Jefferson, located at 1032, 1036, and 1046 South Jefferson Street, SLC, 84101, in relation to the City's five-year housing plan, *Housing SLC: 2023-2027*, is as follows:

Recommendations:

- To help advance the goals of the City's Moderate Income Housing Plan, referred to as [Housing SLC: 2023-2027](#), to increase affordable housing in Salt Lake City, we encourage the developer to review the [City's Affordable Residential Development Guide](#) and the [City Planning Division's Guide to Affordable Housing Incentives](#) for available incentives, fee waivers, and low-interest loan opportunities that support the development and operations of deed-restricted affordable units.
 - For example: Code 18.98.060: EXEMPTIONS:
 - "E. The following housing may be exempt from the payment of impact fees, to the following extent:
 2. A one hundred percent (100%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals eighty percent (80%) of the median income for Salt Lake City, as determined by HUD;
 3. A seventy five percent (75%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals ninety percent (90%) of the median income for Salt Lake City, as determined by HUD; and
 4. A fifty percent (50%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals one hundred percent (100%) of the median income for Salt Lake City, as determined by HUD.

- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Sustainability – Christopher Bell

We'd like to provide this feedback:

This subdivision meets screening requirements for single-family homes due to each home having a garage (and, thus, space to store waste & recycling carts). Not sure how the developer envisions waste & recycling service being provided. But, it could probably be done a couple different ways:

1. Recommended: Each resident keeps individual garbage and recycling carts in their garages, then pull them out to Jefferson and align on curb north/south of driveway on pick up day.
2. Alternative, although not ideal from a safety standpoint: Common area dumpsters for garbage and recycling (in an enclosure) at west of driveway. The developer may likely not want this appearance and fact a garbage truck would have to back out quite aways onto Jefferson.

Doable just considering the length of curb space both to north and south of driveway. I realize it could conflict with street parking as well.