



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: January 28, 2026

Re: PLNPCM2025-00671 - Planned Development
PLNSUB2025-00670 - Preliminary Subdivision Plat

Planned Development/Preliminary Subdivision Plat

PROPERTY ADDRESS: 344 W. 400 N.

PARCEL ID: 08-36-177-031-0000

MASTER PLAN: [Capitol Hill Master Plan](#)

ZONING DISTRICT: [21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN](#)

RESIDENTIAL DISTRICT:

REQUEST:

Greg Walker, with WOW Atelier LLC, who represents the property owner, is requesting Preliminary Subdivision Plat approval to subdivide the subject property into four lots and Planned Development approval to develop two twin homes on the four lots. Two of the lots will not have public street frontage. All four lots propose a primary dwelling with an attached two-car garage, and an accessory dwelling unit above the garage on each lot. The subject property is in the SR-1A (Special Development Pattern Residential) zoning district and is located in the Capitol Hill Neighborhood Council area.

RECOMMENDATION:

Based on the information and findings listed in this report, staff recommends that the Planning Commission approve the Planned Development petition PLNPCM2025-00671, and preliminary subdivision plat petition PLNSUB2025-00670 with the following condition:

- The applicant must note a cross-access easement on the final subdivision plat for any stairs that are shared between two units/lots.

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: SR-1\(Special Development Pattern Residential\) 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



Quick Facts:

Building Height – 23”

Number of Residential Units – Two twin homes (4 units), and four (4) attached accessory dwelling units (above garages). Total of 8 units.

Parking Spaces – Two per dwelling unit in the attached garages for the twin homes, and two additional spaces located on Lot 1., and one additional space on Lot 3.

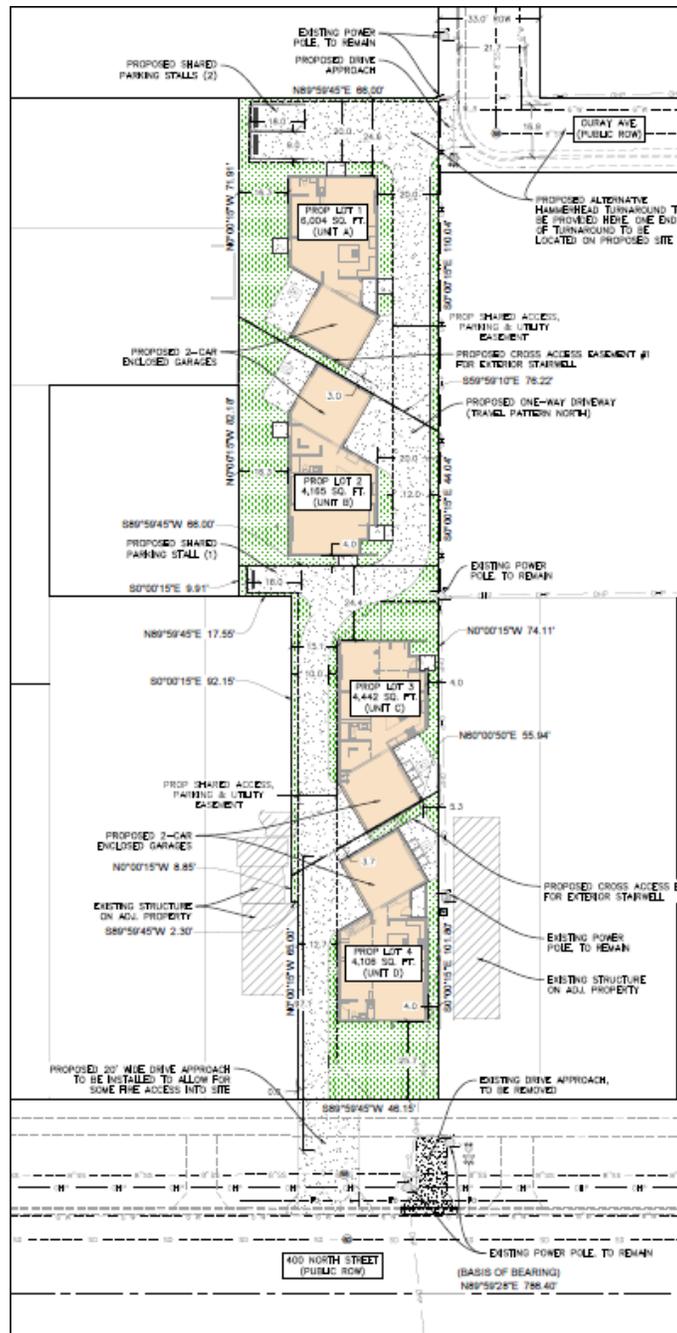
Minimum required = Two spaces per dwelling unit required and one space per ADU unless the ADU is located near a public transit stop or within 1/2 mile of a designated city bike lane/path. The subject property is within 500 feet of a UTA bus stop.

Exterior Building Materials – Stucco and siding.

Review Process & Standards – Planned Development, Preliminary Subdivision Plat, zoning regulations.

The proposal is for a twin home development with two twin homes. Each twin home would be situated on its own lot and would have an accessory dwelling unit (ADU) above each attached garage, creating eight units within the development. The parcel is approximately 0.43 acres or 18,731 square feet. Each lot would range from 4,100 to 6,004 square feet. The twin home units will all have two bedrooms, three bathrooms, and two parking spaces in each attached garage with an accessory dwelling unit (ADU) above.

The attached ADUs above each garage will be one-bedroom, one-bath. There are three additional parking spaces on the property for guest parking: two are located at the most northern part of the subject property, and one is located in the middle of the property along the west property line. The ADU parking requirement is one parking space per ADU unit, unless the units are near a public transportation station/stop or a road with a city-designated bike lane. The subject property is within 500 feet of a UTA bus stop, meaning off-street parking is not required for the ADUs.



Three public roads give access to this property. The road to the south is 400 North, and the two roads that intersect at the northeast are Pugsley Street and Ouray Avenue. The applicant proposes that 400 North serve as the ingress point, while Pugsley St/Ouray Avenue be the property's egress (exit point). The access driveway is proposed to be along the west of Lots 3 and 4, then meanders to the east side along Lots 1 and 2.

The current frontage along Pugsley St/Ouray Avenue is approximately 24.6'. The required frontage is 25'; therefore, the applicant will need a planned development modification approval for the lack of six inches of frontage along those streets. The frontage along 400 North meets the requirement. However, because Lots 2 and 3 do not have public street frontage, they would also require a planned development modification approval to be permitted.

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 it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area.

Preliminary Subdivision Plat: The Planning Commission may approve preliminary subdivision plats or report its actions and recommendations to the mayor, who ultimately approves or denies final subdivision plats. Preliminary subdivision plats are typically approved administratively; however, the preliminary plat cannot be approved without the Planning Commission's approval of the planned development application, as it requires the necessary modifications (lots without public street frontage).

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
4. Parking

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 wellbeing of the community therein.

- *The proposal brings new infill 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 gives home-ownership options as well as smaller rental options.*

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 close to UTA Frontrunner and 300 West bus routes. The neighborhood includes employment opportunities, shopping, restaurants, and other services accessible to residents of 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 greenhouse emissions.*

Housing SLC

The guiding principles of the Housing SLC plan include the following:

- Create gentle infill and rental housing opportunities in every neighborhood.
- Support new housing at all income levels.
- Incentivize lower priced for-sale housing to provide homeownership opportunities to moderate and lower income people.
- Make it easy and attractive to build affordable housing.

The proposal offers for-sale housing opportunities in an almost entirely built-out area of the city. The proposal also offers family-sized housing and rental housing opportunities in this area.

Capitol Hill Master Plan:

The policies of the West Capitol Hill neighborhood are to ensure the existence of low-density residential development and to ensure infill development is compatible with neighborhood characteristics.

- *The proposal offers individual ownership of homes and smaller unit rentals.*

Many of the dwellings in this immediate area of the subject property were built in the late 1800s or early 1900s, prior to the advent of the automobile; many of the areas in this west Capitol Hill neighborhood do not have adequate off-street parking.

- *The proposal offers two parking spaces inside the attached garages, and three additional shared parking spaces for the project. The subject property is within 0.6 miles of the UTA Frontrunner North Temple Station and within one block of the 300 West bus route.*

Consideration 2: Requested Zoning Modifications -Planned Development

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

- allow two (2) lots without public street frontage – Lots 2 and 3

- allow the lot width requirement to be reduced for Lot 1 from 25' to 24.6' along Pugsley Street/Ouray Avenue

Allow two (2) lots without public street frontage – Lots 2 and 3

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 four individual lots on the subject property. Because only one lot would front along 400 North, a public street with the required amount of lot width, the other three lots would require a planned development approval to allow them without fronting on a public street.

Through the preliminary subdivision plat process, individual lots can be created, allowing this development to become a for-sale project with individually owned lots. If the development were to remain as one large lot under one ownership, the twin homes could only be rented. In that case, the modification through the planned development (lots without public street frontage) would not be necessary.

Allow the lot width requirement to be reduced for Lot 1 from 25' to 24.6' along Pugsley Street/Ouray Avenue.

Ordinance 21A.24.080.C. states:

*Minimum Lot Width: The minimum lot widths required in this district are as follows:
Twin home dwellings, 25 feet.*

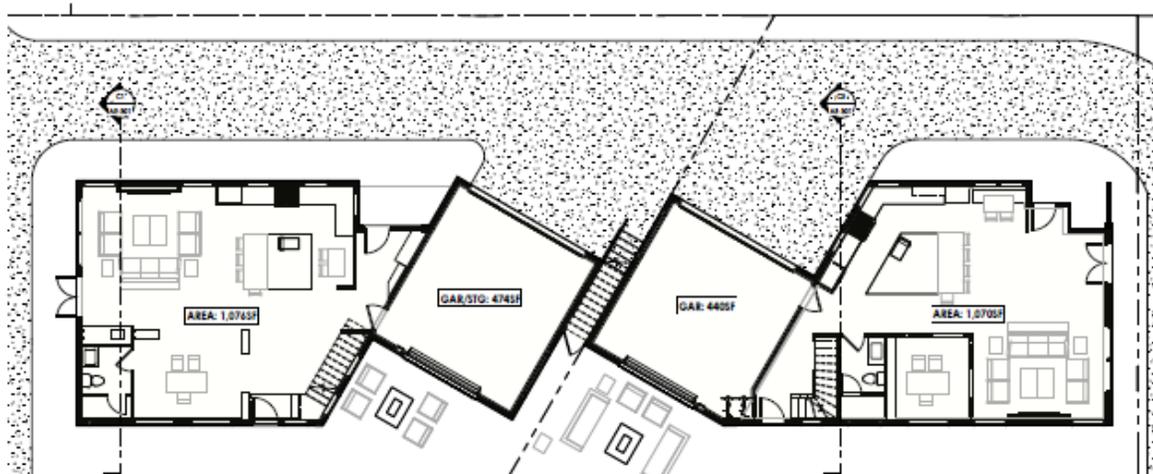
Only Lot 1 has the required lot width along 400 North. In the SG-1 zoning district, twin homes are required to have a minimum of 25' lot width. Although the subject property has frontage along Pugsley Street/Ouray Avenue, it does not meet the minimum amount of 25 feet.

Consideration 3: Preliminary Subdivision Plat

The applicant requests approval of a preliminary subdivision plat to make each unit a separately owned property. The preliminary plat must meet the approval standards of Ordinance 20.16.060 Preliminary Approval Standards.

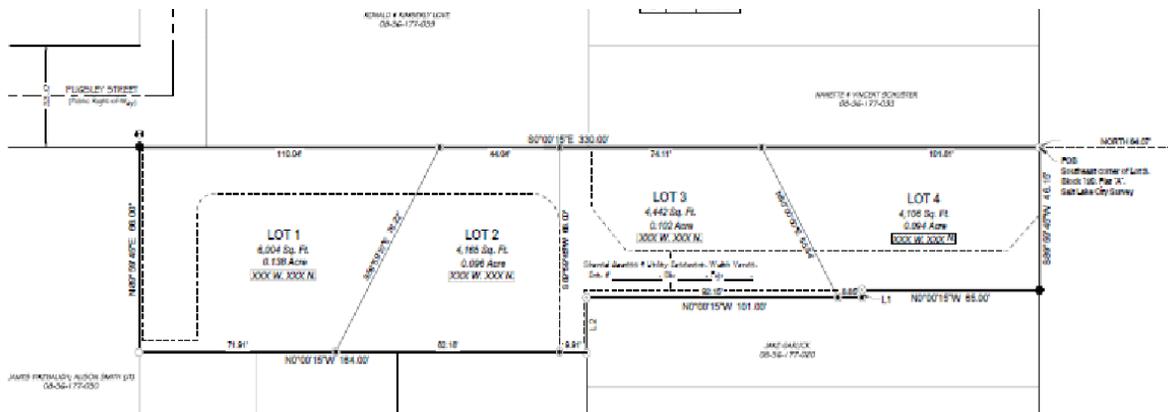
Since the applicant is proposing that the twin homes share the driveway, the water line, the storm and sewer lines, and the two proposed shared parking spaces on Lot # 1 and #3, the applicant will be required to set up a homeowner's association (HOA), which will regulate the rules and limitations of the townhome community through the recorded covenants, conditions, and restrictions (CCRs). The stairs located between the twin homes are only on one lot; therefore, the applicant will need to

provide a cross-access easement for the ADUs to share the stairs. This must be noted on the final subdivision plat. Planning staff has reviewed the preliminary subdivision plat and finds that it generally meets the approval standards.



A1 GROUND LEVEL - TWIN HOME - UNITS 'A' & 'B'
SCALE: 1/8" = 1'-0"

Plan showing stairs on one lot: cross-easement needed



Preliminary subdivision: showing four lots

Consideration 4: Parking

The applicant proposes that each dwelling have a two-car attached garage. This will fulfill the parking requirement for the twin homes. He is also proposing three additional on-site parking shared parking spaces that will be located in the most northwest corner of the property (2 spaces) on Lot 1, and one additional on-site space in the middle of the property on Lot 3.

Although the site plan shows an open area in the oversized park strip, parking for regular vehicles will not be allowed in or around this space. This area will be reserved for emergency vehicles only. The Transportation Engineer is requiring “no parking” signage in this area.

There is on-street parking along 400 North; however, no parking is permitted on either side of the street along Pugsley Street or Ouray Avenue.

STAFF RECOMMENDATION

Planning staff is recommending approval of the Planned Development petition. The proposal aligns with many of the policies and goals outlined in the adopted Capitol Hill Master Plan. The requested modification would enhance the proposal as a better product for the community by incorporating a medium-density twin-home development in the area. The proposal would develop a historically vacant parcel and add housing to the community.

Planning staff has reviewed the preliminary subdivision plat and finds that it generally meets the approval standards.

NEXT STEPS

Approval of Preliminary Subdivision Plat, Planned Development

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.

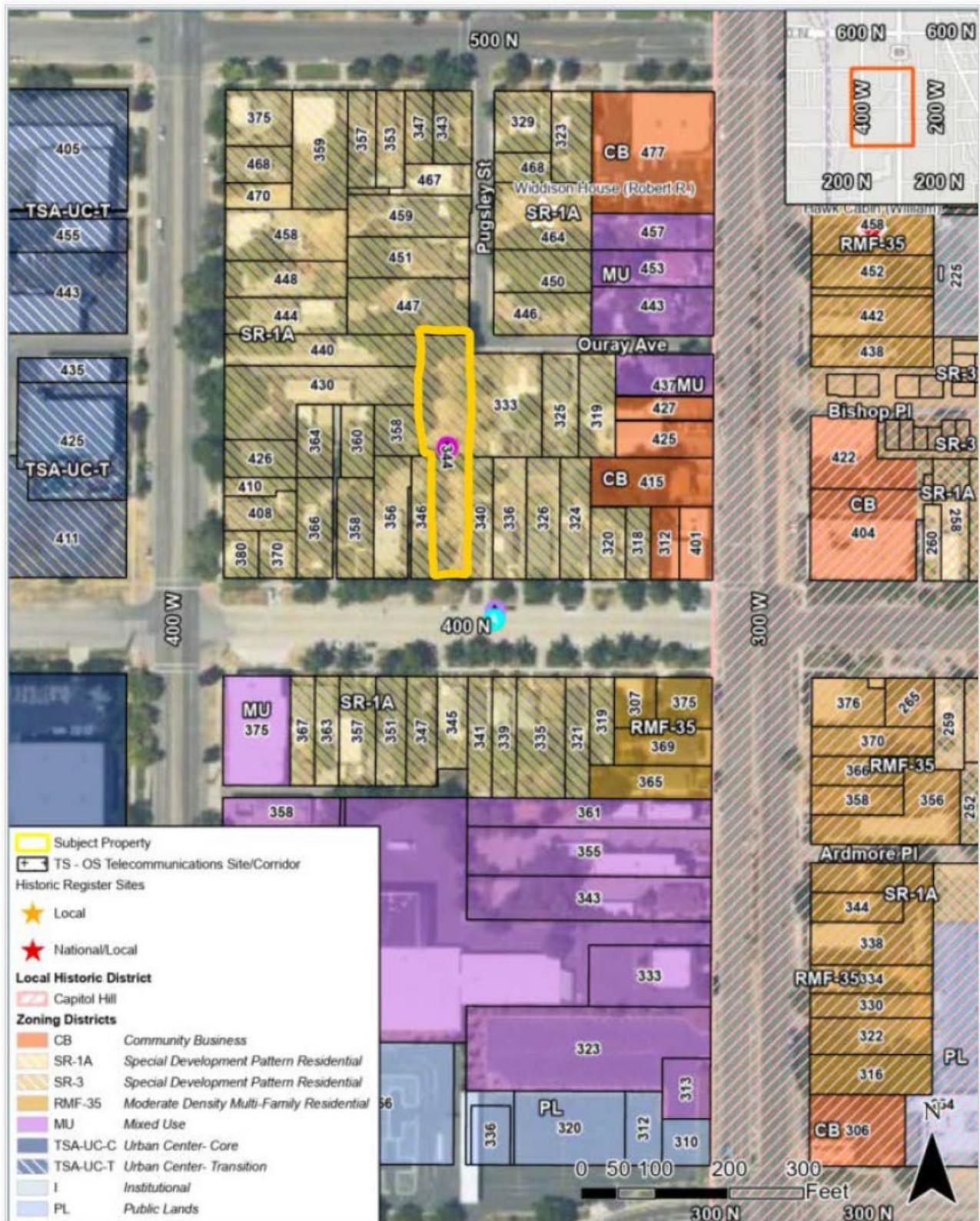
Denial of the Planned Development

If the Planned Development request is denied, the property cannot be subdivided into four lots because three of the lots lack adequate public street frontage; therefore, the project would need to be redesigned.

Denial of the Preliminary Subdivision Plat Request

If the Preliminary Subdivision Plat Request is denied, the property cannot be subdivided into four lots because three of the lots lack adequate public street frontage, and the project would have to be redesigned.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant's Narrative

.Planned Development Application

Project Description

SL Twins is a 4 unit Twin Home Planned Development project which incorporates two (2) Twin Homes into a vacant 18,717 square foot site. The project has a private driveway with an entry on 400 North as well as a 2nd point of access / egress at the intersection of Pugsley Street and Ouray Avenue in the Marmalade district of Salt Lake. The current frontage at this intersection is 24'-9", 3 inches shy of the required frontage, so approval of the 3" reduction of frontage is requested as part of this PD. Additionally, the inner two lots and buildings don't have public frontage, so consideration for that is also requested.

Each of the Twin Homes is designed with an ADU over a 2-car garage which includes independent access via exterior stairs. The private driveway will be one-way directional south-to-north, and there will be several surface parking stalls for guests and ADU residents. A fire department access hammerhead is being added to the north of the project to meet the requirements of the fire department. This will include a no parking zone.

SL Twins, while designed as twin homes, will provide a single-family dwelling experience in a more affordable configuration. The underlying zoning is SR-1A (Special Development Pattern Residential) and requires a minimum lot area of 4,000 square feet per dwelling unit. The current design provides for an "alley-like" experience that exists in so many areas of West Capitol Hill / Marmalade (see SLC Capitol Hill Master Plan - and allows for each lot to meet or exceed the minimum land area requirement.

Each twin home is anticipated to have a building footprint of less than 1,500 sq ft (typical for the surrounding area) which carries a lot coverage ratio between 30 and 37.5%, depending on the unit, and adheres to the zoning requirement of less than 40% of the lot area.

SL Twins have been designed with thoughtfulness to surrounding homes, yards and view corridors. With 400 North being the main thoroughfare, we have intentionally placed the southernmost twin home facing the right-of-way and tucking the garage behind the home.

Twin homes A&C provide approximately 2,103 square feet of living space, with an attached 2 car garage and 458 square foot ADU. Residences B&D provide 2,124 square feet of living space, as well as an attached 2 car garage and 444 square foot ADU.

It is anticipated that each of these twin homes will be SOLD to owner occupants. The inclusion of a separate ADU, provides additional affordability to the neighborhood while providing the primary homeowner a means to supplement income, but it could also allow for multi-generational housing space with direct access / connection to the primary home. Each unit is designed with designated open green space and hardscape to truly create a private dwelling, while remaining part of a larger community in the heart of the West Capitol Hill / Marmalade Neighborhoods.

The Twin Home Development will include the following private infrastructure:

1. Private, common shared driveway including paved surface, concrete gutters and curbs
2. Private, common water line servicing the individual parcels and private water meters

3. Private, common fire water liens servicing the individual parcels and private water meters
4. Private, common storm and sewer lines with laterals to the individual parcels
5. Private, common shared stairs between each twinhome building
6. Private, common surface parking stalls (2)

Due to the shared drive aisle, shared utilities and common areas, this development will set up an HOA for management purposes. Prior to final plat recordation, and in accordance with the requirements as stated in [21A.55.110](#), the following items will be included with this development:

A. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities ("infrastructure"), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later.

B. Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:

1. The cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.

2. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City.

3. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.

C. Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.

D. Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the City for emergency and other services and to ensure that the condition of the private infrastructure allows for the City's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent. (Ord. 8-18, 2018)

Demonstrate how your project meets the purpose and at least one objective of a planned development (21A.55.010) –

The applicant believes SL Twins have been designed with thoughtfulness and supports the Planned Development purpose in several ways.

- 1) The twin homes have been clustered next to each other to allow for greater open space around the property.
- 2) While the site is not required to adhere to historic preservation, great care has been taken to review HLC approved new construction homes east of 300 West.

- 3) The SL twins have been laid out in a manner consistent in size and orientation with neighboring properties with “minor courts” and alleys / long driveways accessing several residences / dwellings, “none carry significant traffic and provide access to only the immediate neighboring properties”. The “front” residence has been oriented to the streetscape similar to other residential structures along 400 North, with off-street parking located behind the dwelling structure.
- 4) SL Twins supports the Capitol Hill Master Plan (CHMP), as it “encourages appropriate housing opportunities in the community in appropriate locations through renovation....and compatible infill development.” The CHMP calls for projects that “strive to protect and enhance the residential neighborhoods” and “carefully reinforce the special identity, human scale and character of the area.” The applicant believes the necessary steps have been taken to “ensure new development is compatible with the existing built environment and natural environment.”
- 5) Specific to the West Capitol Hill Neighborhood (North Temple to Victory Road between 200 West and 400 West) calls for low-density residential structures with medium density developments, as such “infill development should be compatible with neighborhood characteristics”.
- 6) It should be noted one of the major Planning Goals of the West Capitol Hill Neighborhood plan is to help provide “off-street parking”. Our primary residential structures all have 2-car garages and additional surface stalls are available for the ADUs.

Demonstrate how your project meets the standards of a planned development (21A.55.050) –

- A) SL Twins have been designed with the southernmost unit facing the 400 North, matching the streetscape on both sides of the street. In doing this, it could be interpreted that the “rear” (north) units front-yard and side-yard are inverted. The applicant believes the proposed orientation both complies with adjacent properties and allows for better design / compatibility but may require Planning Commission approval. With thoughtfulness to surrounding homes, yards and view corridors. With 400 North being the main thoroughfare, we have intentionally placed the southernmost twin home facing the right-of-way and tucking the garage behind the home.
- B) Twin Home Development Compatibility was outlined in multiple bullet points above.
- C) Design & Compatibility – As mentioned above the strict interpretation of the zoning ordinance would permit for 2 or 3 much larger lots and larger structures, with one facing 400 North and 1 or 2 units facing the narrow entrance onto Pugsley. The applicant believes the proposed design is more compatible with surrounding properties, provides for housing units similar in size and scale of the neighborhood, and a product that is similar but contributes to the eclectic housing stock of the area.
 - a. Each of the twin homes has sufficient landscape and space to allow for private uses, including larger outdoor areas adjacent to the living areas. Additionally, the garage has been designed in a manner that will allow for private amenity overflow into the private yard space.
 - b. One of the smallest structures in the neighborhood is located directly west of the property. As such, the design has been oriented to keep the short wall height (less than 16’) adjacent to the smaller structure to be closer in size and scale.
 - c. With the addition of a 2 car garage in each unit, adequate space has been provided for off-street parking, as well as trash enclosures (residents will be required to place SLC waste and recycling cans out on 400 North or Pugsley).
- D) Landscaping – The majority of the mature landscaping on site are “junk trees”, however, in an effort to keep the site as mature as possible, several around the perimeter will remain or be enhanced with new plantings.
 - a. The existing trees located in the ROW will remain and will be protected during development.

- E) Mobility – One of the West Capitol Hill Neighborhood planning goals is to provide off-street parking for new residential uses so as not to overload on-street parking. Each twin home has a 2 car garage. There are additional parking stalls for the ADUs. Additionally, it has been anticipated that bike storage can be achieved in each twin home garage.
 - a. The anticipated ONE WAY private drive should help with traffic patterns and circulation as residents will have an opportunity to travel east or north from the northern egress. The applicant believes this orientation and design minimizes conflicts and confusion while providing access for emergency vehicles, loading services and utilizes existing curb-cuts and public right of way access points.
- F) Existing Site Features – There really are no existing site features but care has been taken to utilize the existing curb-cuts and public right of way access points.
- G) Utilities – Per the attached DRT meeting minutes all utilities have current capacity, and if during final modeling they do not, it will be the requirement of the applicant to make such upgrades / improvements.

Demonstrate how the proposed planned development is compatible with other property in the neighborhood –

- A) Multiple points of compatibility with adjacent properties have been identified in further detail above, including, but not limited to land area coverage, streetscape, building orientation, off-street parking located behind the primary structure, minor courts / drive-aisles accessing multiple residences, and building materiality.

ATTACHMENT C: Plan Set

dbURBAN Communities

SL TWINS TWIN HOMES PD

344 W 400 N
SALT LAKE CITY, UTAH 84103

PD/SUBDIVISION APPLICATION

06.24.2025

PROJECT CONTACT INFORMATION

OWNER **ARCHITECT**

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Park City, Utah 84098
telephone: 435.640.5683
Contact: Pete Jarratt
email: pjarrattkar@gmail.com

MECHANICAL ENGINEER **ELECTRICAL ENGINEER**

LANDSCAPE ARCHITECT **INTERIOR DESIGNER**

CONTRACTOR

DRAWING INDEX

GENERAL DRAWINGS
GI-001 COVER SHEET
GI-004 CODE ANALYSIS

CIVIL DRAWINGS
1 OF 1 PRELIMINARY SUBDIVISION MAP
EXH1 CONCEPT SITE PLAN
EXH2 CONCEPT UTILITY PLAN

ARCHITECTURAL SITE
AS-101 ARCHITECTURAL SITE PLAN

ARCHITECTURAL DRAWINGS
AE-100 KEY PLANS
AE-100.1 KEY PLANS - A & B
AE-100.2 KEY PLANS - C & D
AE-101 LEVEL 01 FLOOR PLANS
AE-101.1 LEVEL 01 FLOOR PLANS
AE-102 LEVEL 02 FLOOR PLANS
AE-102.1 LEVEL 02 FLOOR PLANS
AE-105 ARCHITECTURAL ROOF PLAN
AE-200 ELEVATIONS
AE-201 ELEVATIONS
AE-202 ELEVATIONS
AE-203 ELEVATIONS
AE-301 SECTIONS

WOW

CIVIL: CIR ENGINEERING
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

SL TWINS
TWIN HOMES PD
344 W 400 N
SALT LAKE CITY, UTAH 84103

PROJECT #: 250003
ISSUE DATE: 06.24.2025
ISSUE: PRE-DESIGN REVISIONS

COVER SHEET

GI-001

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The concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Ateller, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
 plot date: 12/22/2025 4:11:59 PM
 Autodesk Docs://Fovvero/250003 Fovvero_v2.rvt



Parcel	Acreage	Sqft	Structure 1 (ground floor area)	Ancillary Structures	Total Structures	Building Coverage	Parcel	Acreage	Sqft	Structure 1 (ground floor area)	Ancillary Structures	Total Structures	Building Coverage	
8-361-77-001	0.16	6,970	864	-	864	12%	8-362-52-007	0.15	6,534	2,989	-	2,989	46%	
8-361-77-002	0.1	4,356	1,190	245	1,435	33%	8-362-52-005	0.1	4,356	1,800	-	1,800	41%	
8-361-77-004	0.27	11,761	1,832	-	1,832	16%	8-362-52-016	0.18	7,841	1,683	560	2,243	29%	
8-361-77-005	0.19	8,276	1,244	-	1,244	15%	8-362-52-003	0.16	6,970	2,040	-	2,040	29%	
8-361-77-006	0.19	8,276	1,292	770	2,062	25%	8-362-52-002	0.16	6,970	1,366	525	1,891	27%	
8-361-77-007	0.26	11,326	1,064	625	1,689	15%	8-361-77-039	0.32	13,939	1,678	1,106	2,784	20%	
8-361-77-044	0.43	18,731	2,807	-	2,807	15%	8-361-77-030	0.29	12,632	1,439	720	2,159	17%	
8-361-77-038	0.11	4,792	1,508	620	2,128	44%	8-361-77-040	0.21	9,148	1,310	-	1,310	14%	
8-361-77-012	0.07	3,049	1,434	-	1,434	47%	8-361-77-042	0.22	9,583	1,935	440	2,375	25%	
8-361-77-013	0.08	3,485	1,350	-	1,350	39%	8-361-77-026	0.09	3,920	1,170	198	1,368	35%	
8-361-77-014	0.11	4,792	886	500	1,386	29%	8-361-77-024	0.09	3,920	1,066	-	1,066	27%	
8-361-77-015	0.1	4,356	943	440	1,383	32%	8-361-77-023	0.12	5,227	1,176	208	1,384	26%	
8-361-77-017	0.15	6,534	809	875	1,684	26%	8-361-77-022	0.12	5,227	963	-	963	18%	
8-361-77-018	0.16	6,970	980	348	1,328	19%	8-361-77-021	0.28	12,197	3,233	-	3,233	27%	
8-361-77-035	0.18	7,841	1,776	-	1,776	23%	8-362-51-001	0.15	6,534	1,390	200	1,590	24%	
8-361-77-020	0.11	4,792	654	-	654	14%	8-362-51-002	0.07	3,049	1,086	-	1,086	36%	
8-361-77-033	0.12	5,227	1,072	-	1,072	21%	8-362-51-006	0.16	6,970	1,380	-	1,380	20%	
8-361-77-034	0.17	7,405	1,134	1,001	2,135	29%	8-362-51-003	0.27	11,761	1,369	-	1,369	12%	
8-362-52-009	0.17	7,405	1,353	1,033	2,386	32%	8-362-51-004	0.17	7,405	753	-	753	10%	
8-362-52-010	0.16	6,970	1,295	427	1,722	25%	8-362-51-005	0.17	7,405	1,088	-	1,088	15%	
8-362-52-012	0.11	4,792	1,179	305	1,484	31%	8-362-51-010	0.25	10,890	1,644	-	1,644	15%	
8-362-52-013	0.08	3,485	1,060	-	1,060	30%	8-362-51-009	0.19	8,276	1,388	800	2,188	26%	
8-362-52-014	0.08	3,485	1,148	-	1,148	33%	8-362-51-008	0.19	8,276	1,557	320	1,877	23%	
8-362-52-015	0.1	4,356	4,356	-	4,356	100%	8-362-51-007	0.62	27,007	8,326	-	8,326	31%	
8-362-52-008	0.25	10,890	1,948	396	2,344	22%			8.64	376,358	79,007	12,662	91,669	27%

ADDRESS: "344 W 400 N
 PARCEL #: 08361770310000"
 CITY, COUNTY SALT LAKE CITY, SALT LAKE COUNTY
 DISTRICT SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT
 ZONING TYPE 5B
 OVERLAYS NONE
 CONSTRUCTION TYPE TITLE 21A ZONING - SALT LAKE CITY
 APPLICABLE CODES 2021 INTERNATIONAL EXISTING BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL FIRE CODE
 NATIONAL FIRE PROTECTION ASSOCIATION 13 STANDARD FOR INSTALL. OF SPRINKLER SYSTEMS
 NATIONAL FIRE PROTECTION ASSOCIATION 14 STANDARD FOR INSTALL. OF STANDPIPE AND HOSE SYSTEMS
 ANSI A117.1 - 2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"

BUILDING GUIDELINES (ZONING)
 MASTER PLAN R-1A
 USE PROVISIONS TWO FAMILY DWELLINGS / TWIN HOME DWELLINGS
 OTHER PERMITTED OR CONDITIONAL USES AS LISTED IN SECTION 21A.33.020" 21A.24.080.C

- MAXIMUM BUILDING HEIGHT PITCHED ROOF :
- 23' MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE PER 21A.24.080.D.1.B
 - FLAT ROOFS : 16' PER 21A.24.080.D.2.B
 - EXTERIOR WALLS : 16' FOR EXTERIOR WALLS PLACED AT THE BUILDING SETBACK ESTABLISHED BY THE MINIMUM REQUIRED YARD PER 21A.24.080.D.3.B
 - EXTERIOR WALL HEIGHT MAY INCREASE BY 1 FOOT FOR EACH FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED INTERIOR SIDE YARD. IF A REDUCED SETBACK IS APPROVED, THE MAXIMUM WALL HEIGHT DECREASES BY 1 FOOT FOR EACH FOOT THE WALL IS CLOSER TO THE PROPERTY LINE THAN THE REQUIRED SETBACK PER 21A.24.080.D.3.C

- MINIMUM YARD REQUIREMENTS
- FRONT YARD: THE MINIMUM DEPTH OF THE FRONT YARD FOR ALL PRINCIPAL BUILDINGS SHALL BE EQUAL TO THE AVERAGE OF THE FRONT YARDS OF EXISTING BUILDINGS WITHIN THE BLOCK FACE, WHERE THERE ARE FOUR (4) OR MORE SR-1 PRINCIPAL BUILDINGS WITH FRONT YARDS ON A BLOCK FACE, THE AVERAGE SHALL BE CALCULATED EXCLUDING ONE PROPERTY WITH THE SMALLEST FRONT YARD SETBACK AND EXCLUDING THE ONE PROPERTY WITH THE LARGEST FRONT YARD SETBACK. 21A.24.080.E.1.B
 - CORNER SIDE YARD: 10' 21A.24.080.E.2.B
 - "INTERIOR SIDE YARD: TWIN HOME DWELLINGS: NO SIDE YARD IS REQUIRED ALONG ONE SIDE LOT LINE WHILE A TEN FOOT (10') YARD IS REQUIRED ON THE OTHER.
 - INTERIOR LOTS: 4' ON ONE SIDE AND 10' ON THE OTHER." PER 21A.24.080.E.3
 - REAR YARD: 25% OF THE LOT DEPTH, BUT NOT LESS THAN 15' AND NEED NOT EXCEED 30'. PER 21A.24.080.E.4

MAXIMUM BUILDING COVERAGE: 40% PER 21A.24.080.F

MAXIMUM LOT SIZE "THE MAXIMUM SIZE OF A NEW LOT CANNOT EXCEED 150% OF THE MINIMUM LOT SIZE ALLOWED BY THE BASE ZONING DISTRICT, EXCEPT FOR LOTS CREATED THROUGH SUBDIVISION AMENDMENTS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE. LARGER LOTS MAY BE ALLOWED THROUGH THE SUBDIVISION PROCESS IF THEY MEET THESE CRITERIA:

- THE NEW LOT SIZE IS COMPATIBLE WITH OTHER LOTS ON THE SAME BLOCK.
 THE LOT CONFIGURATION MATCHES OTHERS ON THE BLOCK.
 THE RELATIONSHIP BETWEEN THE LOT WIDTH AND DEPTH ALIGNS WITH OTHER LOTS ON THE BLOCK." PER 21A.24.080.G
 ATTACHED GARAGE WIDTH: AN ATTACHED GARAGE FACING THE STREET CANNOT EXCEED 50% OF THE WIDTH OF THE FRONT FACADE OF THE HOUSE. THE GARAGE WIDTH IS MEASURED BY THE WIDTH OF THE GARAGE DOOR(S) OR, IF THERE ARE MULTIPLE DOORS, THE TOTAL WIDTH OF ALL DOORS PLUS ANY WALLS BETWEEN THEM PER 21A.24.080.H.1
 "AN ATTACHED GARAGE CANNOT BE BUILT IN FRONT OF THE "FRONT LINE OF THE BUILDING" UNLESS:
 1. THE NEW GARAGE REPLACES AN EXISTING ONE THAT IS ALREADY FORWARD OF THE FRONT LINE, AND THE NEW GARAGE IS IN A SIMILAR LOCATION AND DOES NOT INCREASE THE NONCOMPLIANCE.
 2. AT LEAST 50% OF THE EXISTING GARAGES ON THE BLOCK ARE LOCATED FORWARD OF THE FRONT LINE OF THE BUILDING." PER 21A.24.080.H.2

RELEVANT TERMS 21A.62.040

TWIN HOME A BUILDING WITH TWO SEPARATE HOMES, EACH ON ITS OWN LOT, SEPARATED BY A VERTICAL WALL. 21A.62.040

HEIGHT, BUILDING - MEASURED FROM ESTABLISHED GRADE: THE VERTICAL DISTANCE BETWEEN THE TOP OF THE ROOF AND ESTABLISHED GRADE AT ANY GIVEN POINT OF BUILDING COVERAGE (SEE ILLUSTRATION A IN SECTION HYPERLINK "HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/SALT LAKE CITY/UT/LATEST/SALT LAKE CITY_UT/0-0-0-107519#JD_21A.62.050"21A.62.050 OF THIS CHAPTER).

HEIGHT, EXTERIOR WALL: THE VERTICAL DISTANCE OF ANY BUILDING WALL MEASURED FROM FINISHED GRADE TO THE TOP OF THE WALL PLATE.

D. MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT LIMITS VARY, DEPENDING UPON THE LOCATION. THE FOLLOWING REGULATIONS APPLY FOR EACH AREA WITHIN THE SR-1 DISTRICT:

- PITCHED ROOFS: THE MAXIMUM HEIGHT OF BUILDINGS WITH PITCHED ROOFS, AS MEASURED FROM THE ESTABLISHED GRADE, SHALL BE:
 - SR-1: TWENTY EIGHT FEET (28') MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE.
 - SR-1A: TWENTY THREE FEET (23') MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE.**
- FLAT ROOFS: THE MAXIMUM HEIGHT OF A FLAT ROOF BUILDING, AS MEASURED FROM THE ESTABLISHED GRADE, SHALL BE:
 - SR-1: TWENTY FEET (20').
 - SR-1A: SIXTEEN FEET (16').
- EXTERIOR WALLS: MAXIMUM EXTERIOR WALL HEIGHT ADJACENT TO INTERIOR SIDE YARDS:
 - SR-1: TWENTY FEET (20') FOR EXTERIOR WALLS PLACED AT THE BUILDING SETBACK ESTABLISHED BY THE MINIMUM REQUIRED YARD.
 - SR-1A: SIXTEEN FEET (16') FOR EXTERIOR WALLS PLACED AT THE BUILDING SETBACK ESTABLISHED BY THE MINIMUM REQUIRED YARD.**
 - IN BOTH THE SR-1 AND SR-1A DISTRICTS, THE EXTERIOR WALL HEIGHT MAY INCREASE ONE FOOT (1') (OR FRACTION THEREOF) IN HEIGHT FOR EACH FOOT (OR FRACTION THEREOF) OF INCREASED SETBACK BEYOND THE MINIMUM REQUIRED INTERIOR SIDE YARD. IF AN EXTERIOR WALL IS APPROVED WITH A REDUCED SETBACK THROUGH A SPECIAL EXCEPTION, VARIANCE OR OTHER PROCESS, THE MAXIMUM ALLOWABLE EXTERIOR WALL HEIGHT DECREASES BY ONE FOOT (1') (OR FRACTION THEREOF) FOR EACH FOOT (OR FRACTION THEREOF) THAT THE WALL IS LOCATED CLOSER TO THE PROPERTY LINE THAN THE REQUIRED SIDE YARD SETBACK.**

WOW

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

CIVIL: CIR ENGINEERING

STRUCTURAL: JARRAT ENGINEERING

MECHANICAL:

ELECTRICAL:

LANDSCAPE:

INTERIOR:

SL TWINS

TWIN HOMES PD

344 W 400 N
SALT LAKE CITY, UTAH 84103

PROJECT #: 250003

ISSUE DATE: 06.24.2025

ISSUE: PRE-DESIGN

REVISIONS

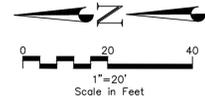
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GI-004

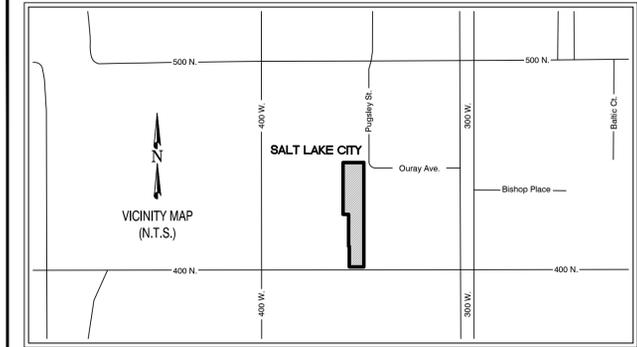
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FAVERO SUBDIVISION

LOCATED IN LOT 3, BLOCK 120, PLAT "A", SALT LAKE CITY SURVEY,
IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



Found Street Monument
Salt Lake City 3" Brass Cap
400 North 300 West
(08362003)



SURVEYOR'S CERTIFICATE

I, CAMERON J. LISTER, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12286333 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **FAVERO SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____.



BOUNDARY DESCRIPTION

A parcel of land being a part of Lot 3, Block 120, Plat "A", Salt Lake City Survey, recorded in the Office of the Salt Lake County Recorder and also described in that Warranty Deed recorded December 5, 2016, as Entry No. 12427149 in Book 10507, at Page 4623 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northwest Quarter of Section 36, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southeast corner of Lot 3, Block 120, Plat "A", Salt Lake City Survey; thence S.89°59'45"W. 46.15 feet (Record = East 46.5 feet); thence N.00°00'15"W. 65.00 feet (Record = South); thence S.89°59'45"W. 2.30 feet (Record = East); thence N.00°00'15"W. 101.00 feet (Record = South); thence S.89°59'45"W. 17.55 feet (Record = East); thence N.00°00'15"W. 164.00 feet (Record = South); thence N.89°59'45"E. 66.00 feet (Record = West 4 rods); thence S.00°00'15"E. 330.00 feet (Record = North 20 rods); to the **Point of Beginning**.

The above-described parcel of land contains 18,717 square feet in area or 0.430 acre, more or less, 4 lots.

Statement of Accuracy: Minimum linear closure of 1:15,000
Parcel Tax ID Number: 08-36-177-031

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

FAVERO SUBDIVISION

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

Kelly C. Favero

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of _____)
) ss
County of _____)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Kelly C. Favero 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 and consent regarding the **FAVERO SUBDIVISION** and was signed by him/her on behalf of said Kelly C. Favero and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

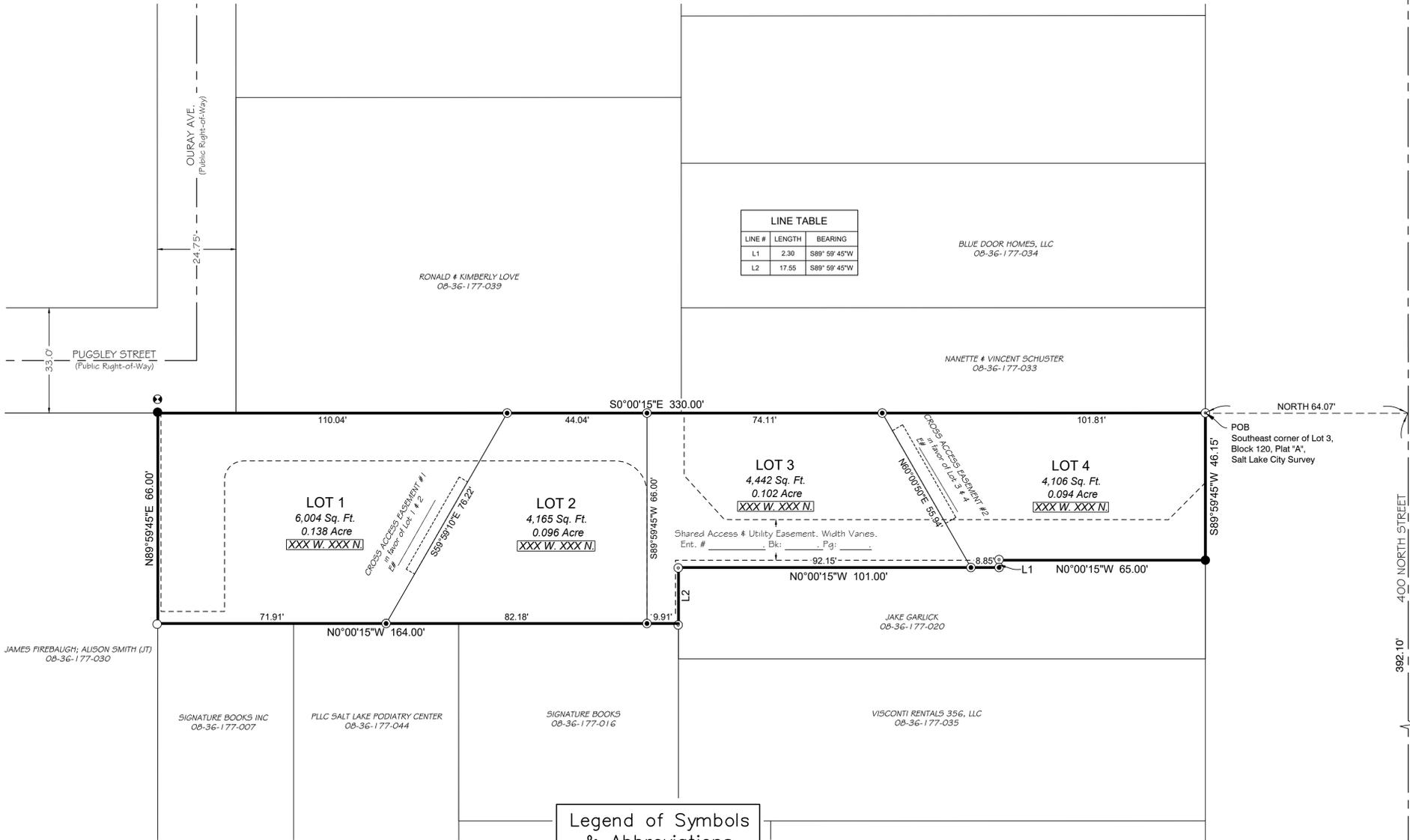
Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

FAVERO SUBDIVISION

LOCATED IN LOT 3, BLOCK 120, PLAT "A", SALT LAKE CITY SURVEY,
IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



Legend of Symbols
& Abbreviations

- Boundary Line
- - - - - Adjacent Parcel Line
- Lot Line
- Street Monument Line
- - - - - Shared Access & Utility Easement
- - - - - Cross Access Easement for stairwell access to upper level dwelling units
- ⊕ Found Street Monument
- ⊙ Set rebar/cap stamped "CIR"
- ⊙ Found rebar/cap stamped "VARA 3D" (Held)
- ⊙ Found rebar/cap stamped "175114" (Held)
- Found property corner
- ⊕ Found rivet in back of curb on extended boundary line (Held)

OWNER / DEVELOPER:

OWNER
Kelly C. Favero
3443 Monte Verde Drive
Salt Lake City, UT 84109

DEVELOPER
d:URBAN Communities
344 W. 400 N. Suite 105
Salt Lake City, Utah 84103

Found Street Monument
Salt Lake City 3" Brass Cap
400 North 400 West

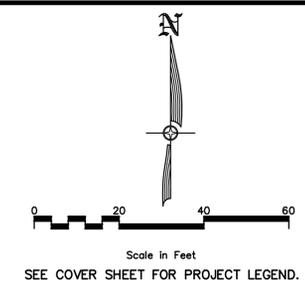
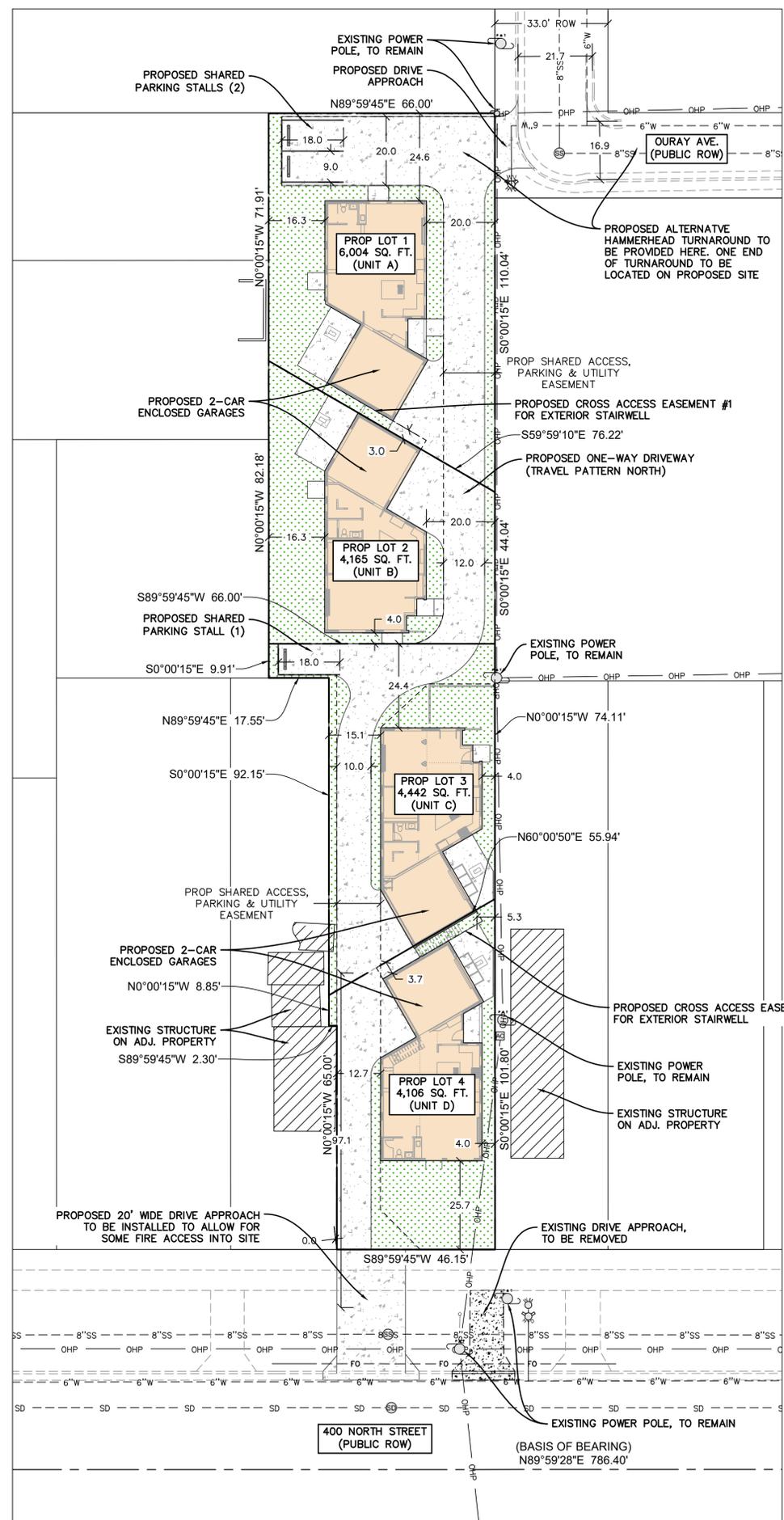


SHEET
1 / 1

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

- PLAT NOTES:**
- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
 - This subdivision affects Parcel No.: 08-36-177-031.
 - Statement of Accuracy: Minimum linear closure of 1:15,000

PROJECT: _____ NUMBER: _____ ACCOUNT: _____ SHEET 1 OF 1 SHEETS	S.L. CITY PUBLIC UTILITIES DEPT. Approved as to sanitary sewer and water details this _____ day of _____ A.D. 20____. Director, S.L. City Public Utilities	S.L. COUNTY HEALTH DEPARTMENT Approved this _____ day of _____ A.D. 20____. S.L. County Health Department	CITY ENGINEERING DIVISION I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. City Engineer _____ Date _____ City Surveyor _____ Date _____	CITY PLANNING DIRECTOR Approved this _____ day of _____ A.D. 20____ by the Salt Lake City Planning Commission. Planning Director _____	CITY ATTORNEY Approved as to form this _____ day of _____ A.D. 20____. Salt Lake City Attorney _____	CITY APPROVAL Presented to Salt Lake City this _____ day of _____ A.D. 20____ and is hereby approved. Salt Lake City Mayor _____ Salt Lake City Recorder _____	SALT LAKE COUNTY RECORDER Recorded # _____ State of Utah, County of Salt Lake, Recorded and filed at the request of _____ Date: _____ Time: _____ Book: _____ Page: _____ Fee \$ _____ Deputy, Salt Lake County Recorder _____	PROJECT: _____ NUMBER: _____ ACCOUNT: _____ SHEET 1 OF 1 SHEETS
---	--	---	---	--	--	---	---	---



PARCEL ID:
08-36-177-031-0000
CITY ZONING:
SR-1A ZONE
SPECIAL DEVELOPMENT PATTERN
RESIDENTIAL ZONE

LOT 1 AREAS:

	SQ. FT.	ACRES.	LOT COVERAGE
LOT 1	6,004	0.138	
BUILDING FOOTPRINT	1,521	0.035	25.33 %
LANDSCAPE	1,619	0.037	26.96 %
CONCRETE	2,865	0.066	47.71 %

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 AREAS:

	SQ. FT.	ACRES.	LOT COVERAGE
LOT 2	4,165	0.096	
BUILDING FOOTPRINT	1,508	0.035	36.21 %
LANDSCAPE	1,502	0.034	36.07 %
CONCRETE	1,155	0.027	27.72 %

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 AREAS:

	SQ. FT.	ACRES.	LOT COVERAGE
LOT 3	4,442	0.102	
BUILDING FOOTPRINT	1,508	0.035	33.96 %
LANDSCAPE	1,089	0.025	24.52 %
CONCRETE	1,844	0.042	41.52 %

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 AREAS:

	SQ. FT.	ACRES.	LOT COVERAGE
LOT 4	4,106	0.094	
BUILDING FOOTPRINT	1,521	0.035	37.05 %
LANDSCAPE	1,324	0.030	32.24 %
CONCRETE	1,261	0.029	30.70 %

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS (PD SUBMITTAL)		12/01/25

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
CIR
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095

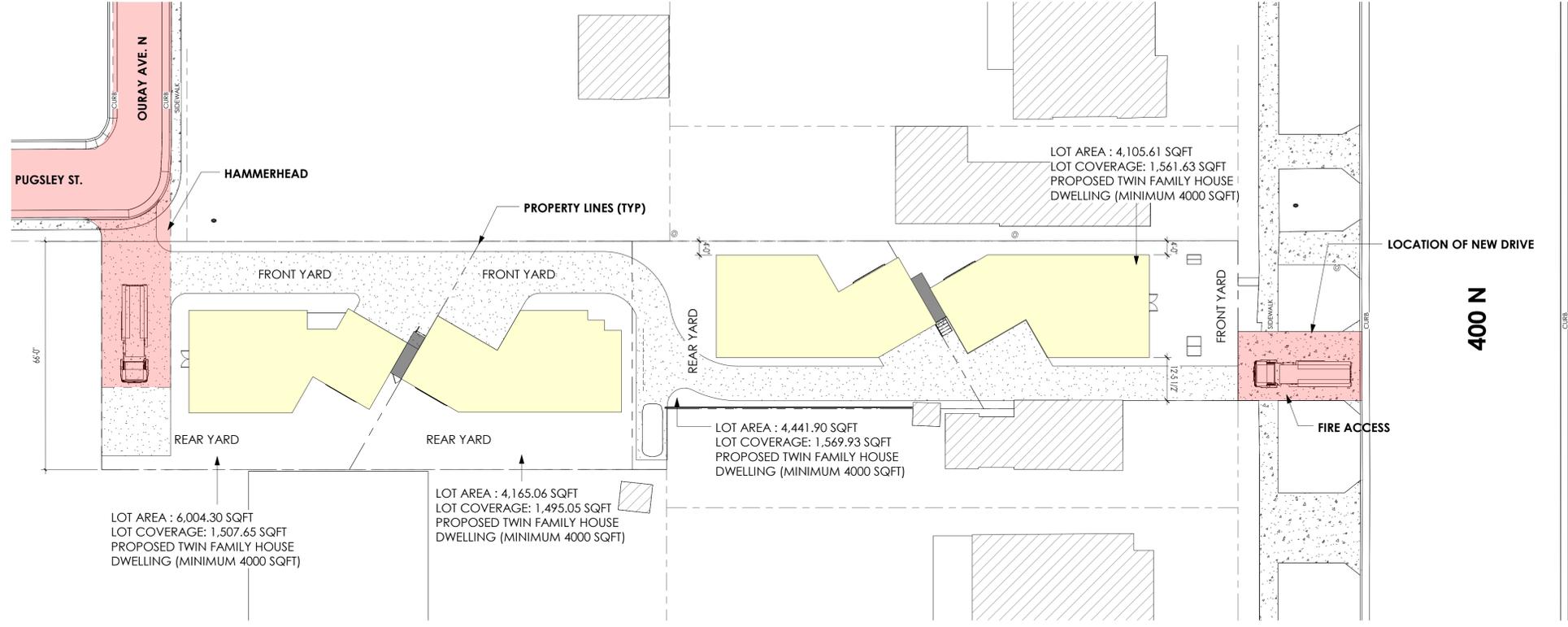
SLC FAVERO RESIDENTIAL
344 WEST 400 NORTH, SALT LAKE CITY, UTAH 84103
CONCEPT SITE PLAN



SHEET NO.	EXH1
PROJECT ID	E25-082
DATE	12/01/25
FILE NAME	PRJ-SLFR
SCALE	1"=20'

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 12/22/2025 4:12:11 PM Autodesk DWGPlotter/250003 Fovero_v2.rvt

A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



ARCHITECTURAL SITE
PLAN
AS-101
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PROJECT #:
250003
ISSUE DATE:
06.24.2025
ISSUE:
PRE-DESIGN
REVISIONS

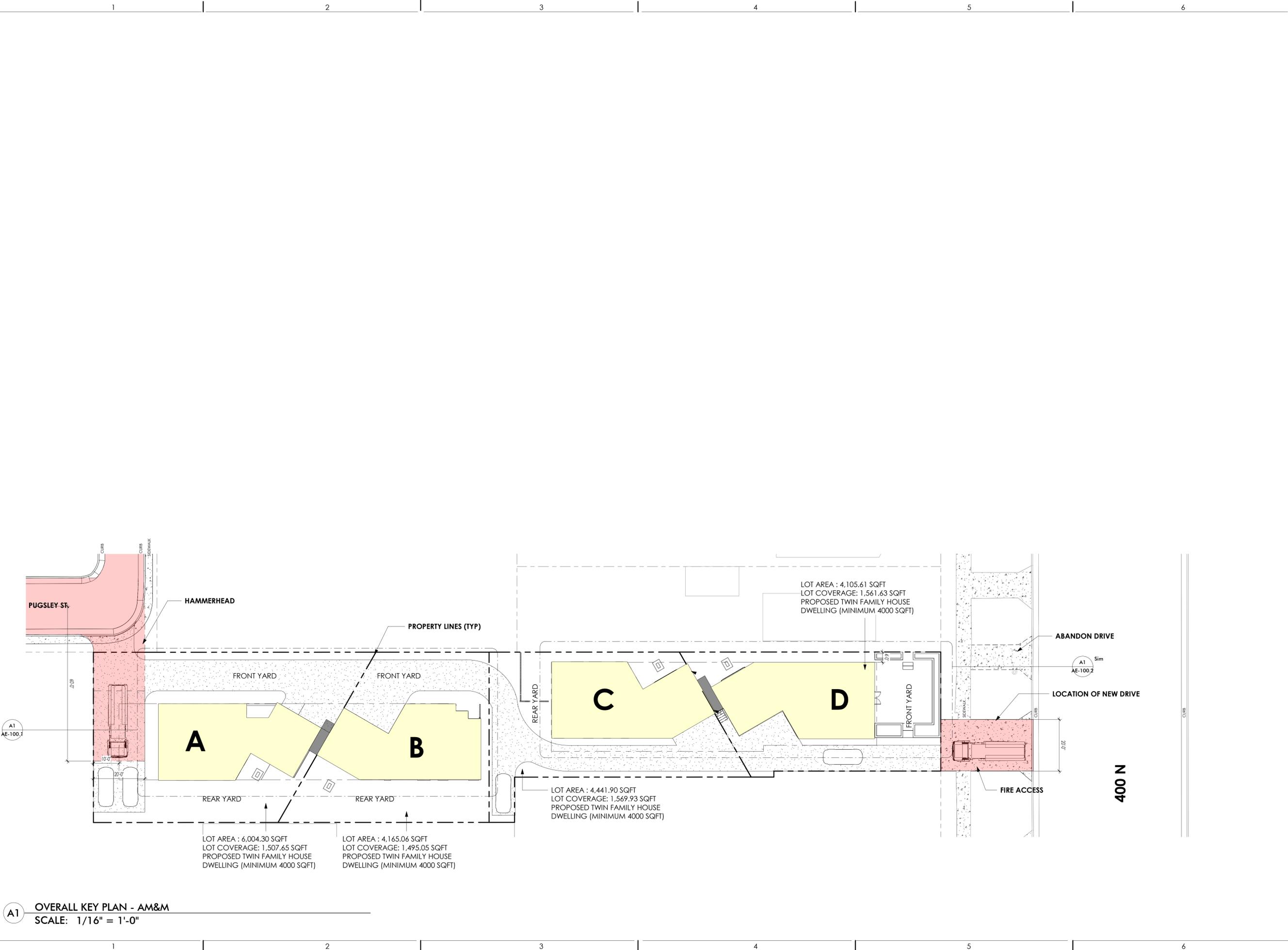
SL TWINS
TWIN HOMES PD
344 W 400 N
SALT LAKE CITY, UTAH 84103

CIVIL:
CIR ENGINEERING
STRUCTURAL:
JARRAT ENGINEERING
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:



WOW

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A1 OVERALL KEY PLAN - AM&M
SCALE: 1/16" = 1'-0"

KEY PLANS

AE-100

PROJECT #: 250003
ISSUE DATE: 06.24.2025
ISSUE: PRE-DESIGN REVISIONS

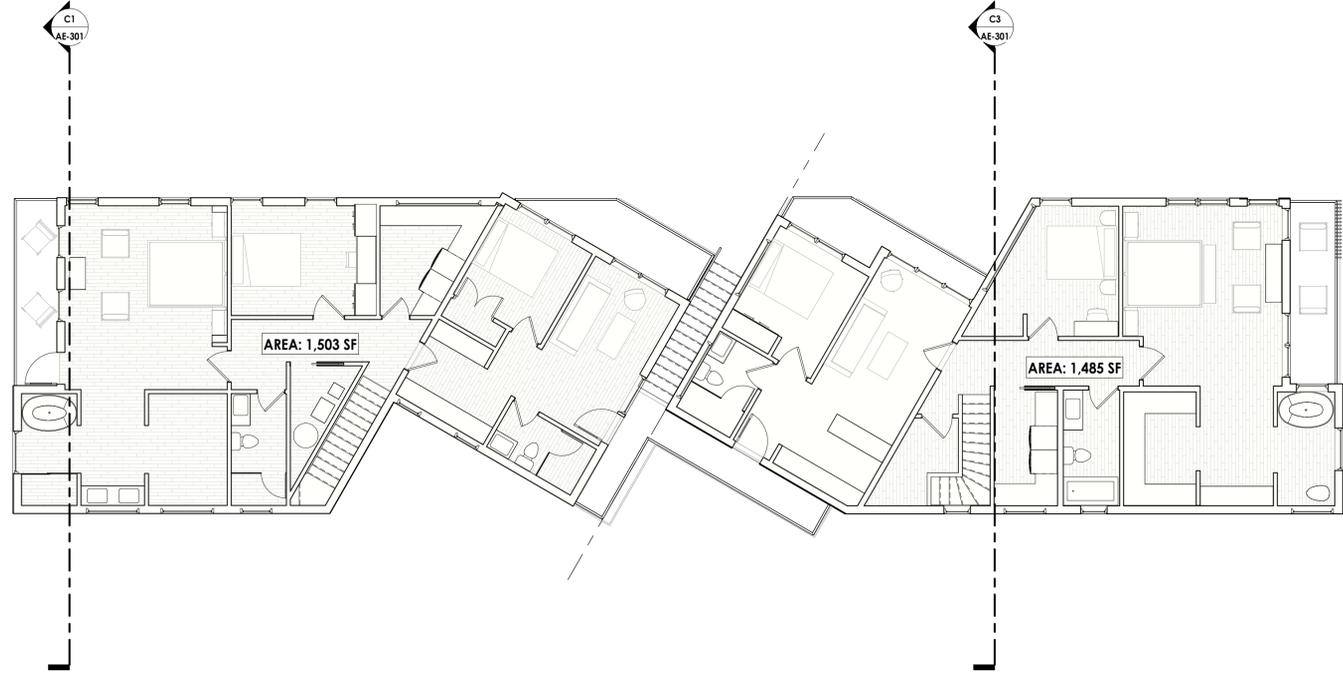
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344 W 400 N
SALT LAKE CITY, UTAH 84103

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STRUCTURAL: JARRAT ENGINEERING
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

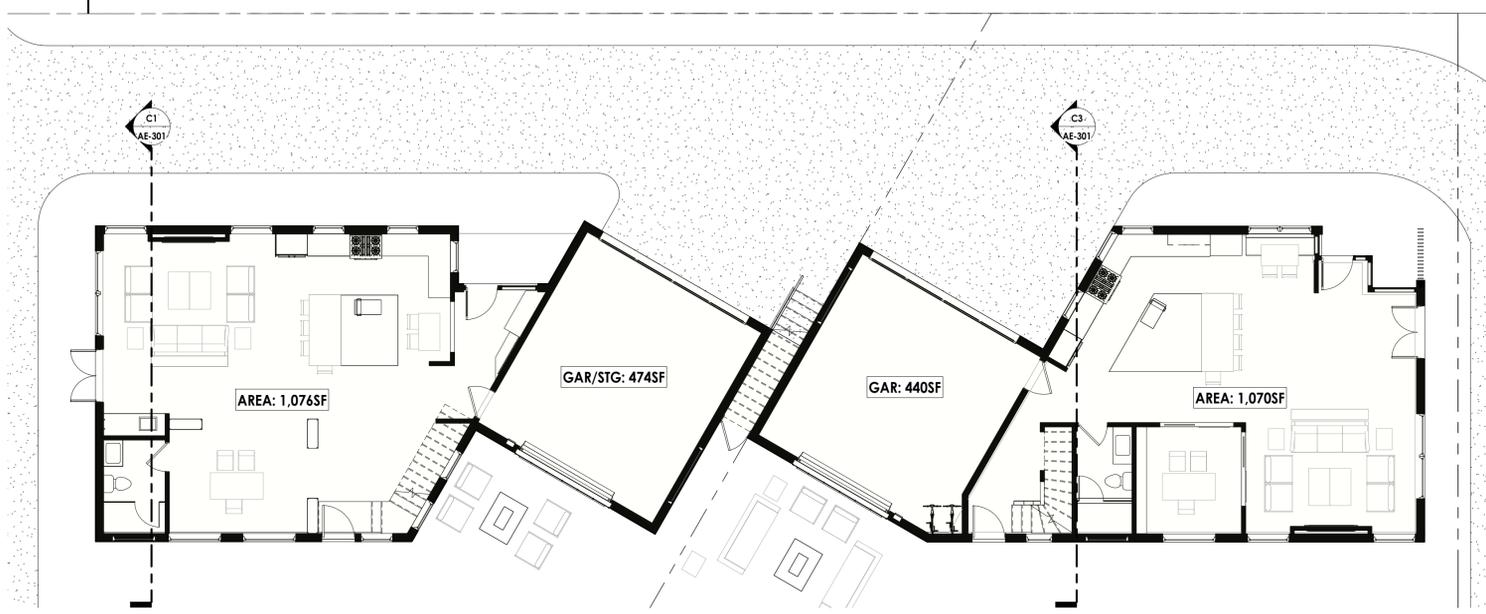


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C1 SECOND LEVEL - TWIN HOME - UNITS 'A' & 'B'
SCALE: 1/8" = 1'-0"



A1 GROUND LEVEL - TWIN HOME - UNITS 'A' & 'B'
SCALE: 1/8" = 1'-0"

WOW

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NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL: CIVIL ENGINEERING
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: MECHANICAL
ELECTRICAL: ELECTRICAL
LANDSCAPE: LANDSCAPE
INTERIOR: INTERIOR

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TWIN HOMES PD
344 W 400 N
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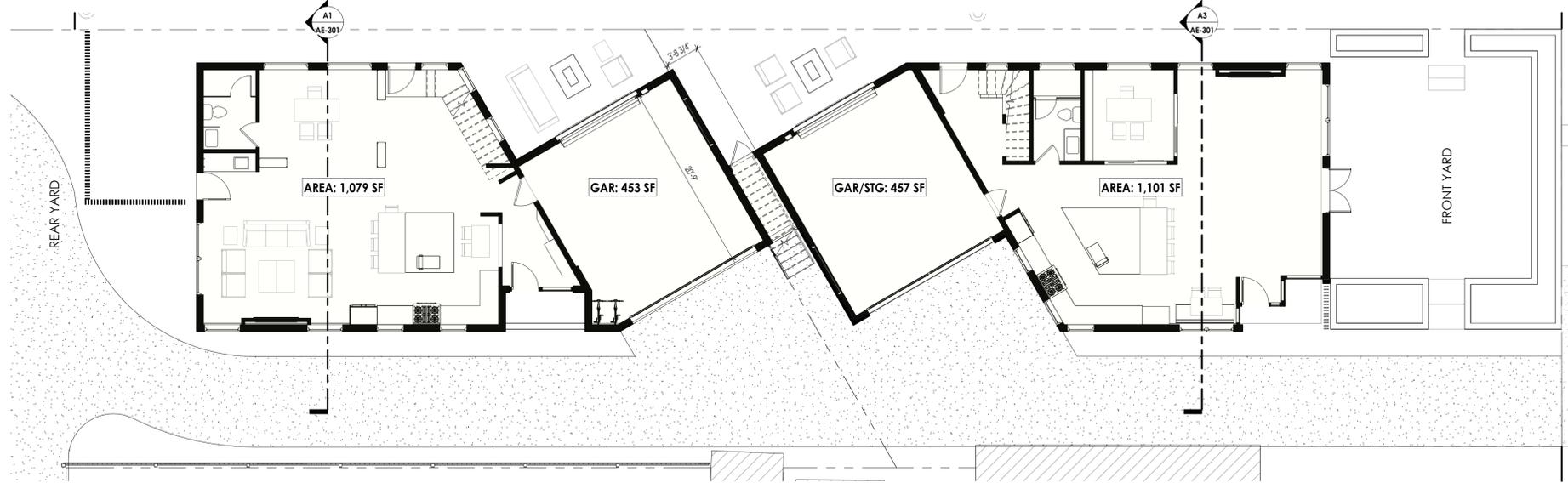
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ISSUE DATE: 06.24.2025
ISSUE: PRE-DESIGN REVISIONS

KEY PLANS - A & B

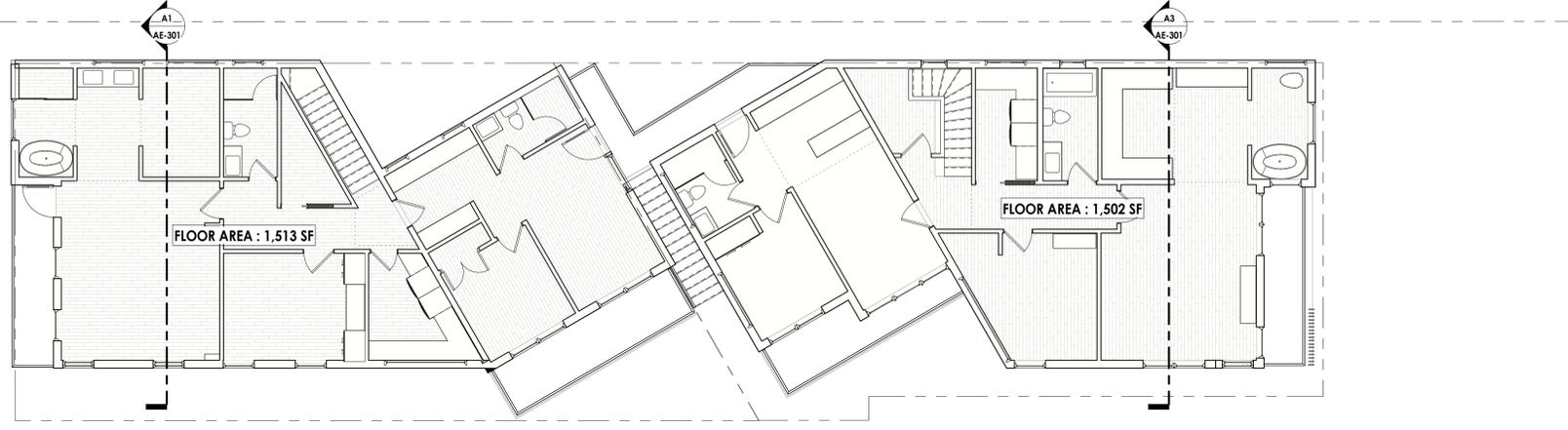
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A1 GROUND LEVEL - TWIN HOME - UNITS 'C' & 'D'
SCALE: 1/8" = 1'-0"



C1 SECOND LEVEL - TWIN HOME - UNITS 'C' & 'D'
SCALE: 1/8" = 1'-0"

KEY PLANS - C & D

AE-100.2

PROJECT #:
250003
ISSUE DATE:
06.24.2025
ISSUE:
PRE-DESIGN
REVISIONS

SL TWINS
TWIN HOMES PD
344 W 400 N
SALT LAKE CITY, UTAH 84103

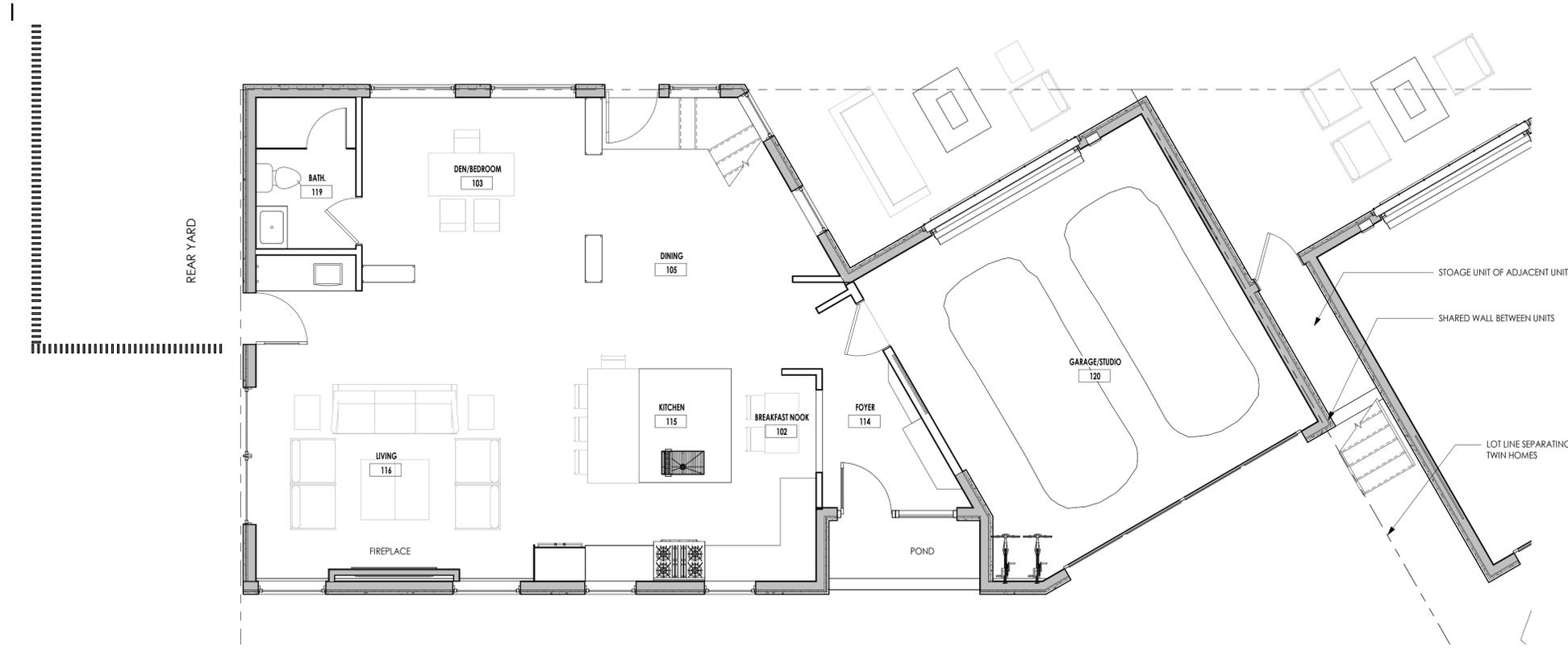
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CIVIL ENGINEERING
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:



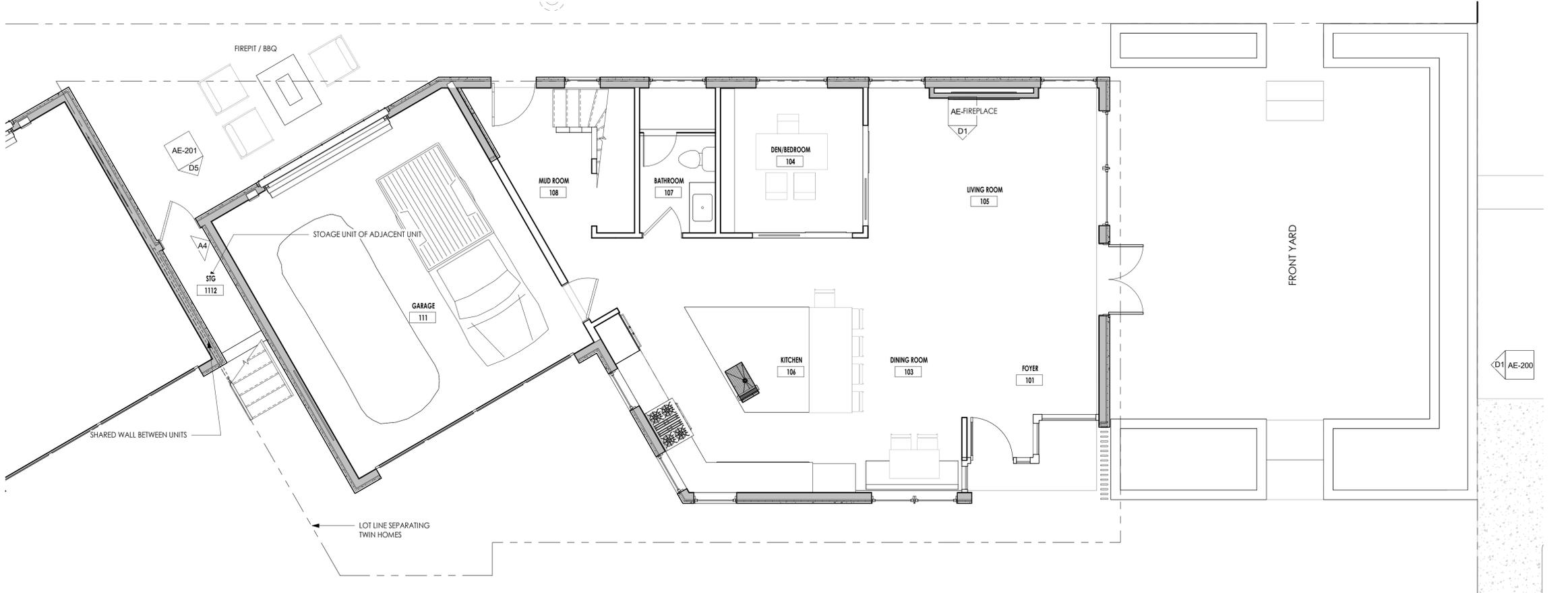
WOW

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C1 LEVEL 01 FLOOR PLAN - UNIT 'C'
SCALE: 1/4" = 1'-0"



A1 LEVEL 01 FLOOR PLAN - UNIT 'D'
SCALE: 1/4" = 1'-0"

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CIVIL: CIVIL ENGINEERING
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: MECHANICAL
ELECTRICAL: ELECTRICAL
LANDSCAPE: LANDSCAPE
INTERIOR: INTERIOR

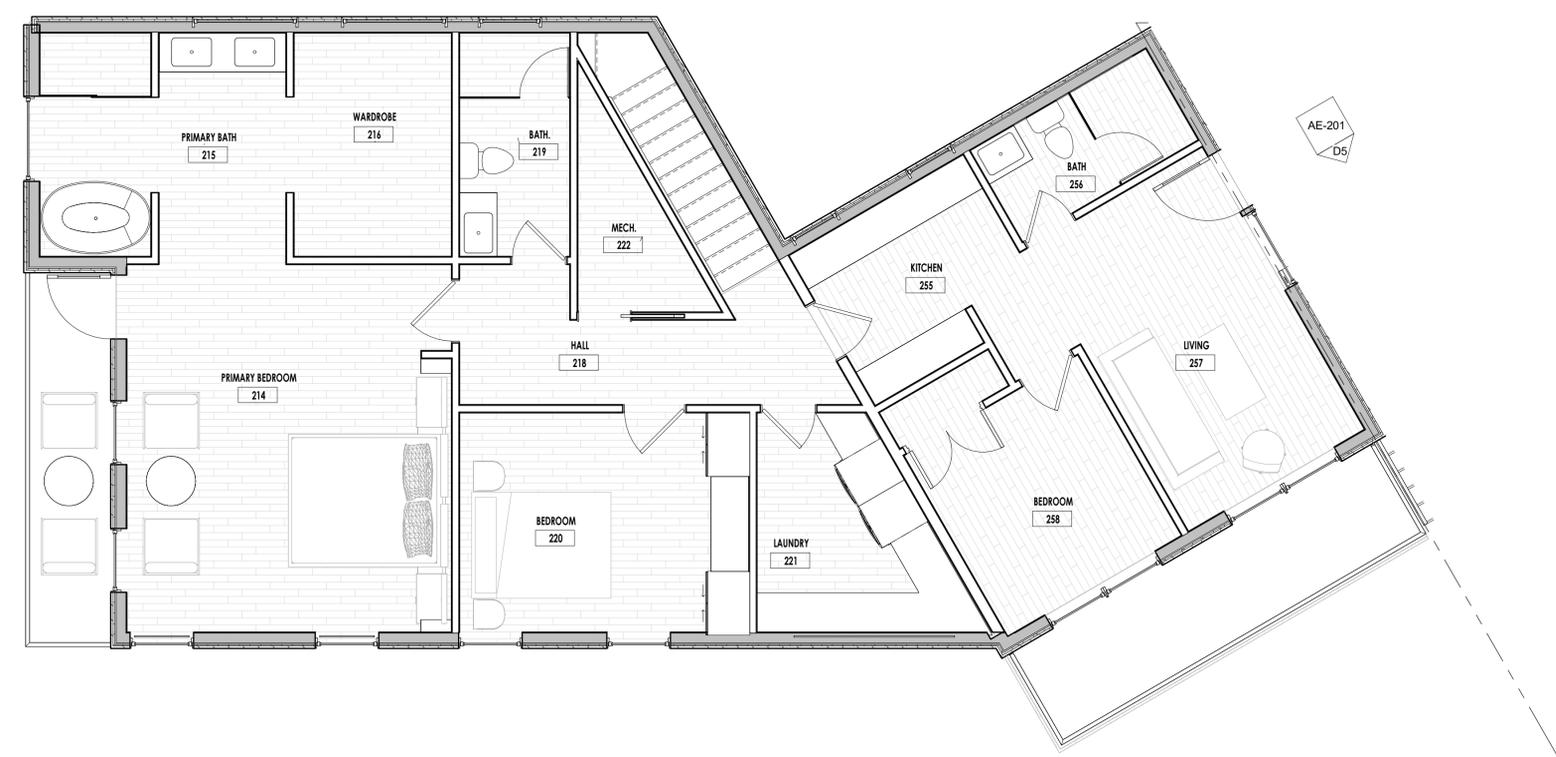
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TWIN HOMES PD
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ISSUE: PRE-DESIGN REVISIONS

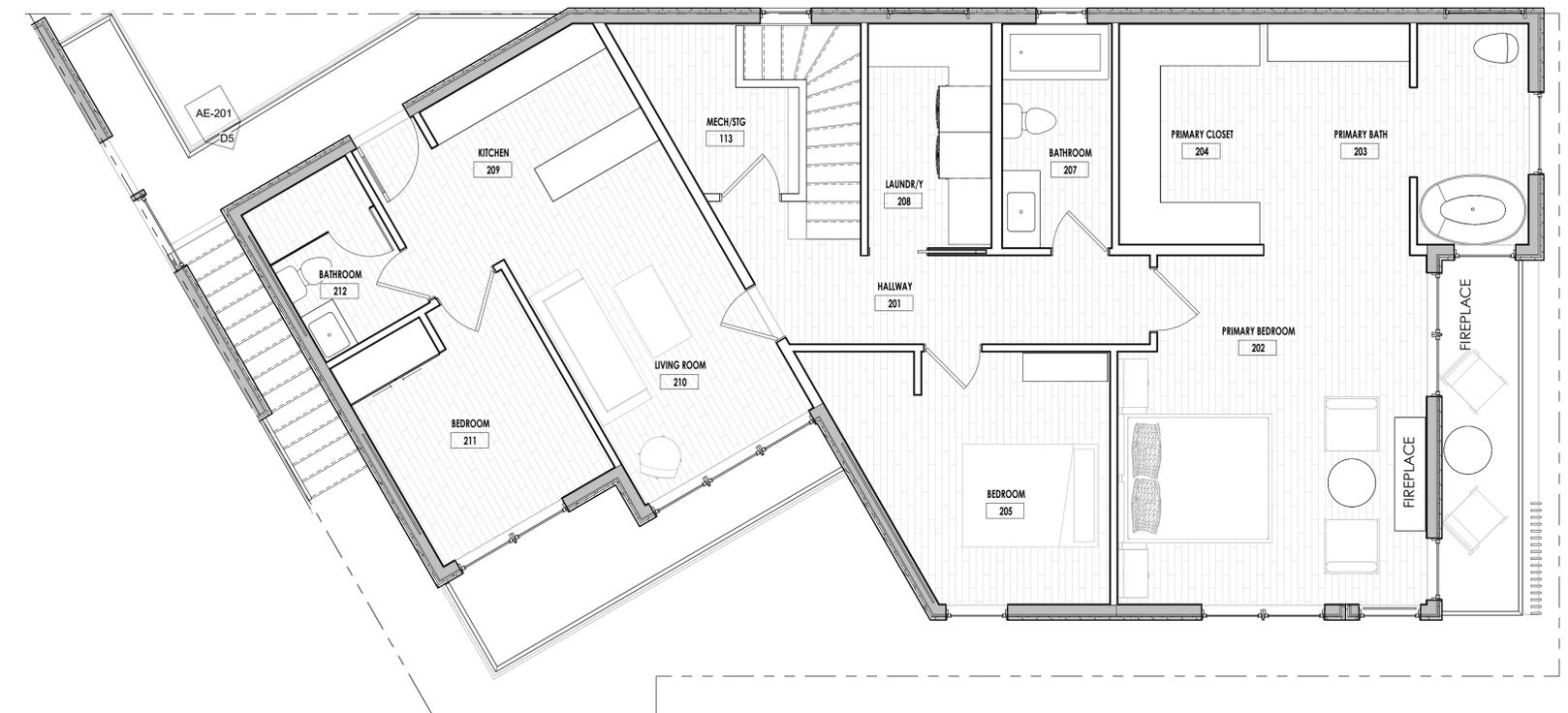
LEVEL 01 FLOOR PLANS
AE-101.1
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1 2 3 4 5 6



C1 LEVEL 02 FLOOR PLAN - UNIT 'C'
SCALE: 1/4" = 1'-0"



A2 LEVEL 02 FLOOR PLAN - UNIT 'D'
SCALE: 1/4" = 1'-0"

1 2 3 4 5 6

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INTERIOR: INTERIOR

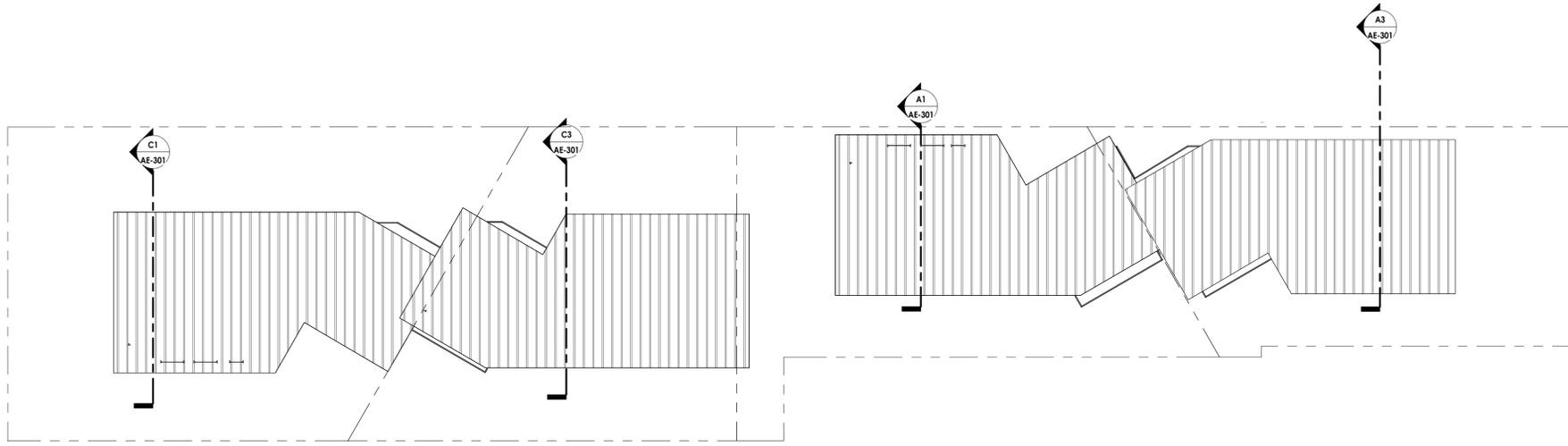
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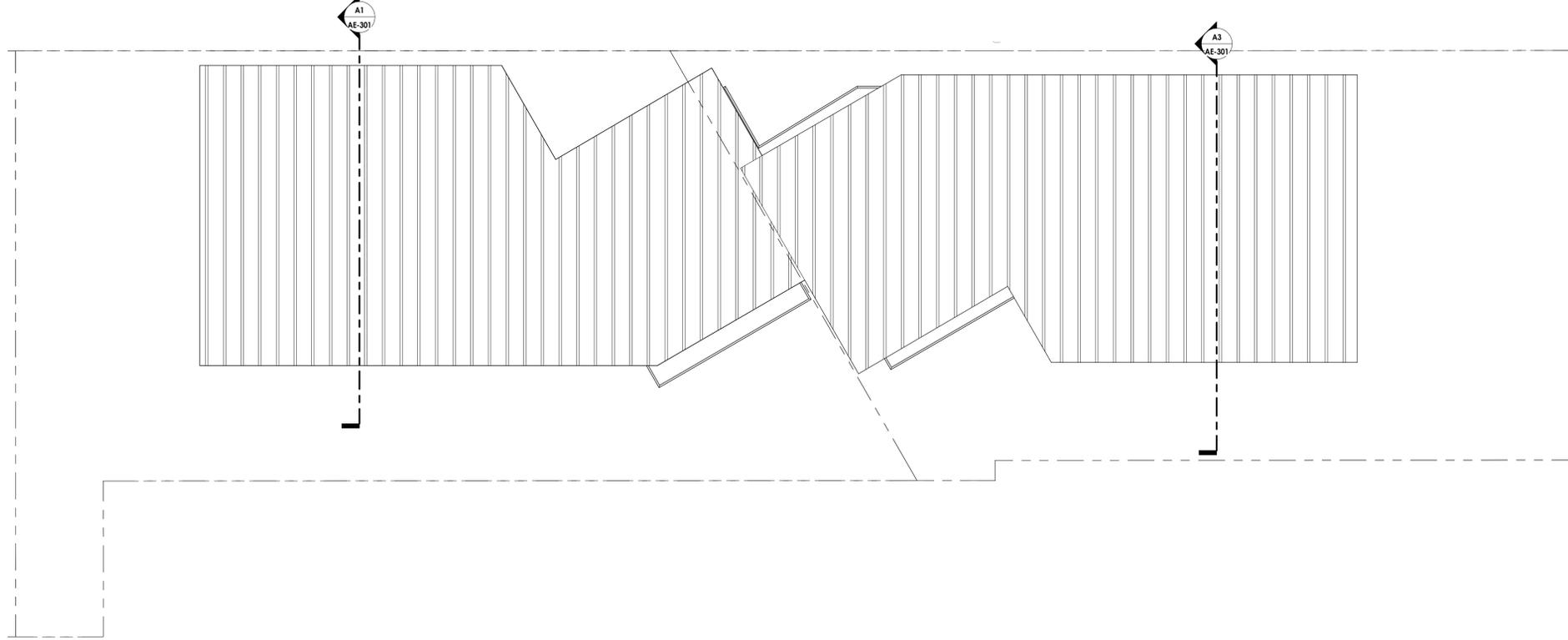
LEVEL 02 FLOOR PLANS
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A1 SITE ROOF PLAN
SCALE: 1/16" = 1'-0"



C1 ROOF PLAN - TYP
SCALE: 1/8" = 1'-0"



ARCHITECTURAL ROOF
PLAN

AE-105

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WOW

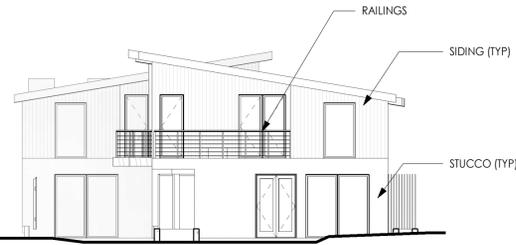
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ELECTRICAL: ELECTRICAL
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ELEVATIONS
AE-200
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MATERIAL/GLAZING AREAS
STUCCO: 3125F (30%)
SIDING: 3865F (37%)
GLAZING (INCLUDING GLASS DOORS): 3545F (33%)

D1 SITE - SOUTH ELEVATION
SCALE: NOT TO SCALE:



MATERIAL/GLAZING AREAS
STUCCO: 3845F (34%)
SIDING: 3325F (30%)
GLAZING (INCLUDING GLASS DOORS): 4105F (36%)

D3 SITE - NORTH ELEVATION
SCALE: NOT TO SCALE:



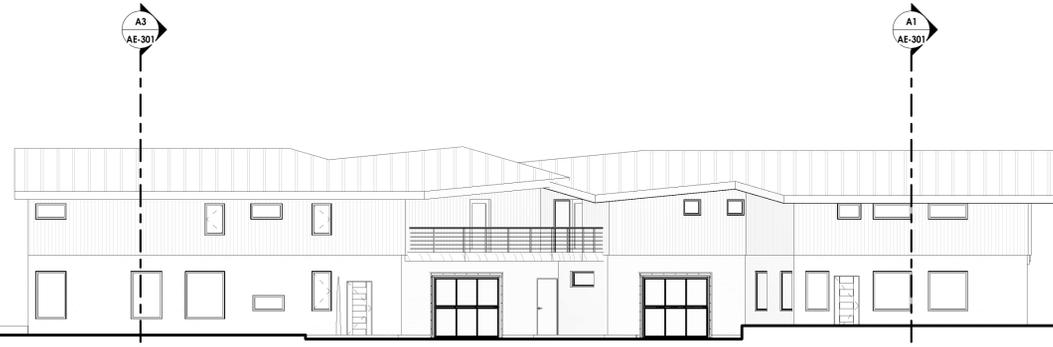
MATERIAL/GLAZING AREAS
STUCCO: 9955F (41%)
SIDING: 9965F (41%)
GLAZING (INCLUDING GLASS DOORS): 4295F (18%)

B1 SITE REAR ELEVATION
SCALE: NOT TO SCALE:



MATERIAL/GLAZING AREAS
STUCCO: 9375F (32%)
SIDING: 1.0975F (36%)
GLAZING (INCLUDING GLASS DOORS): 9445F (32%)

A1 SITE FRONT ELEVATION
SCALE: NOT TO SCALE:



MATERIAL/GLAZING AREAS
STUCCO: 1.1045F (43%)
SIDING: 1.0175F (40%)
GLAZING (INCLUDING GLASS DOORS): 4395F (17%)



MATERIAL/GLAZING AREAS
STUCCO: 9375F (32%)
SIDING: 1.0975F (37%)
GLAZING (INCLUDING GLASS DOORS): 9445F (31%)

1 2 3 4 5 6

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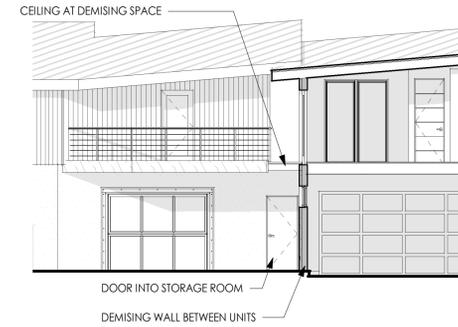
D

C

A



D1 EAST ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"



D5 STORAGE ELEVATION
SCALE: 1/8" = 1'-0"



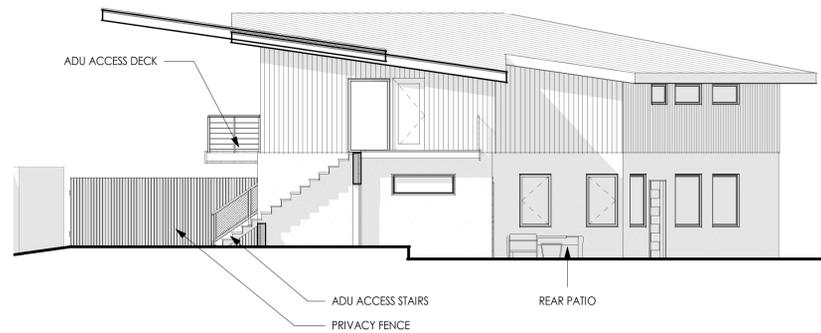
B1 WEST ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"



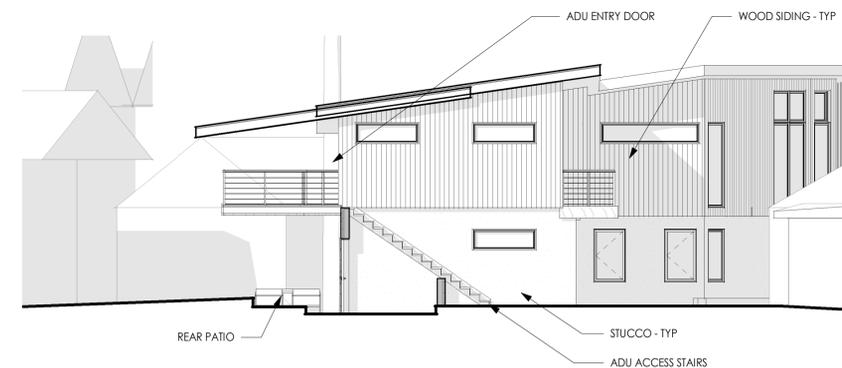
B4 NORTH ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"



A2 NORTH MID ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"



A4 SOUTH MID ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"

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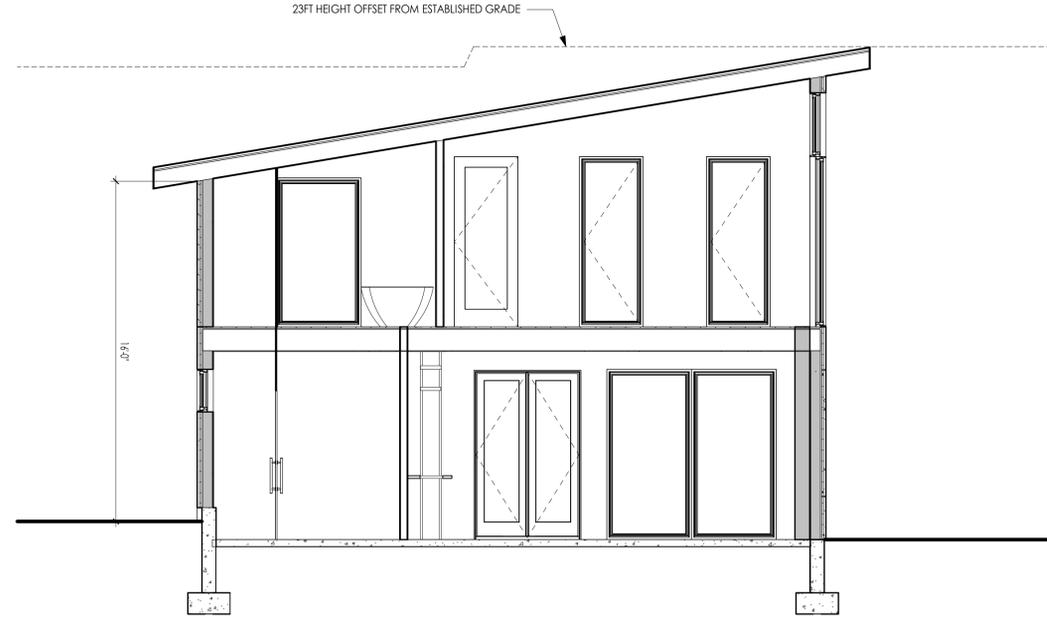
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ELEVATIONS

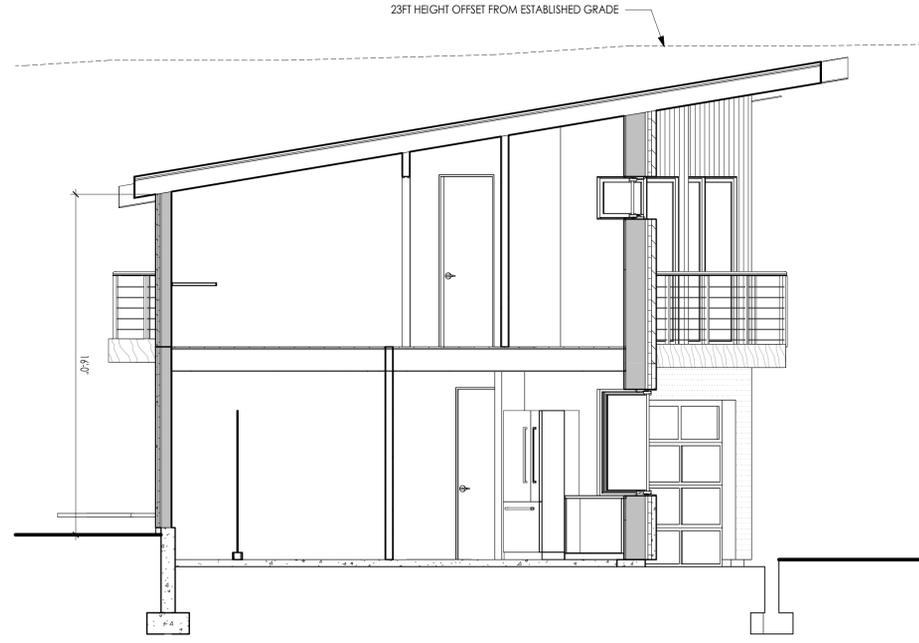
AE-201

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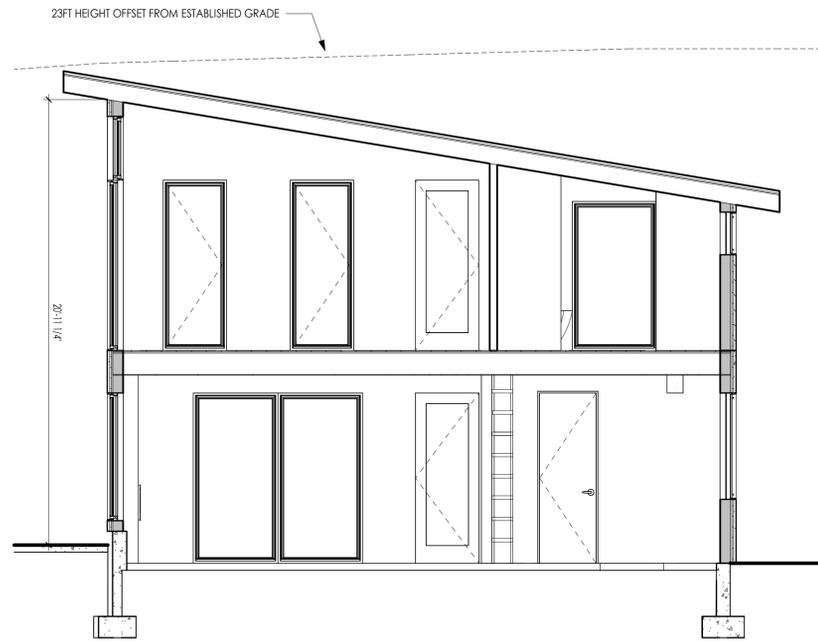
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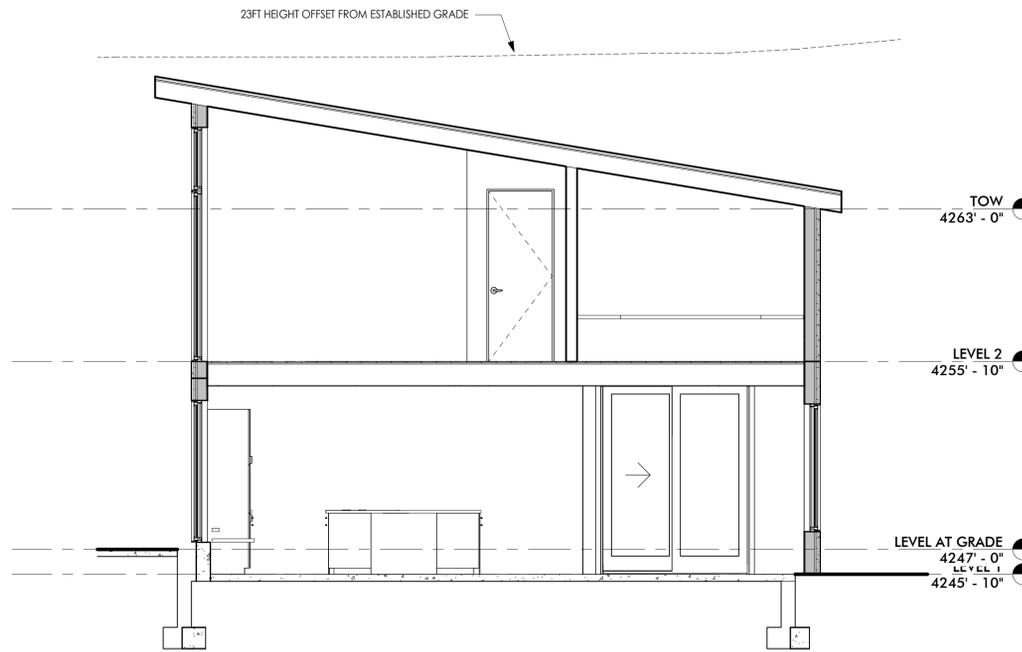
C1 UNIT A SECTION
SCALE: 1/4" = 1'-0"



C3 UNIT B SECTION
SCALE: 1/4" = 1'-0"



A1 UNIT C SECTION
SCALE: 1/4" = 1'-0"



A3 UNIT D SECTION
SCALE: 1/4" = 1'-0"

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SECTIONS

AE-301

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ATTACHMENT D: Property & Vicinity Photos



Subject property- view from the South



West property line -view from South



East property line -view from the South



Looking at East property line and house to the East -view from the South



Subject property – view from South



Houses to the South -view from subject property



Houses to the East -looking from 400 North



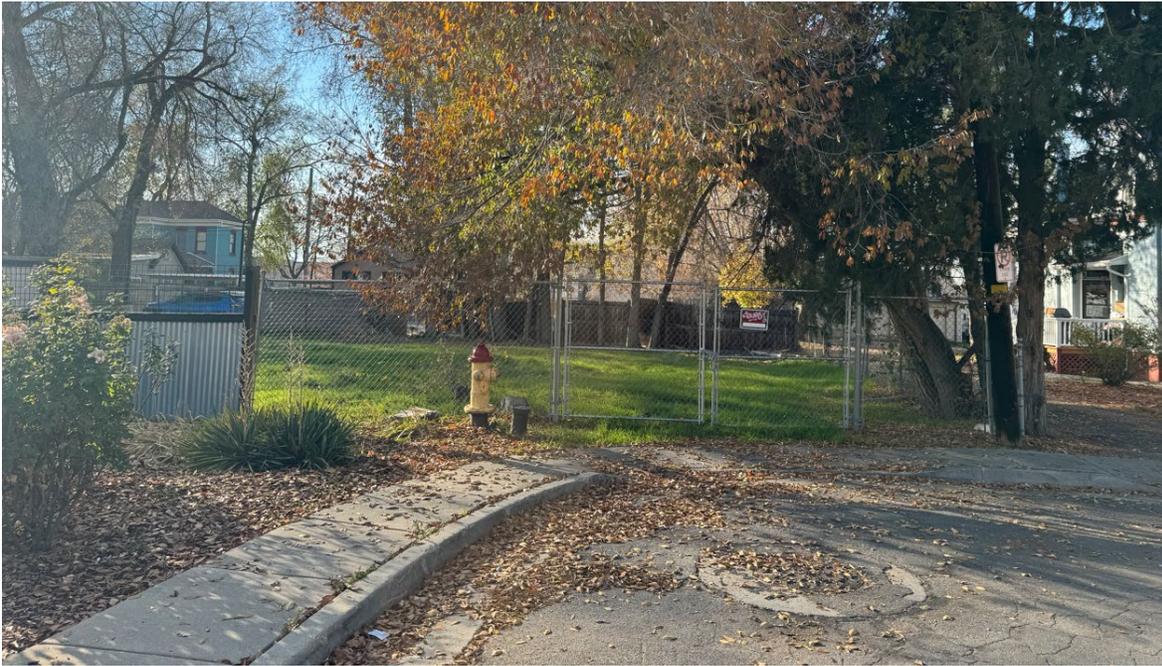
Houses to the West of the subject property



Subject property (shown with an X) on the right – view from Pugsley Street looking South



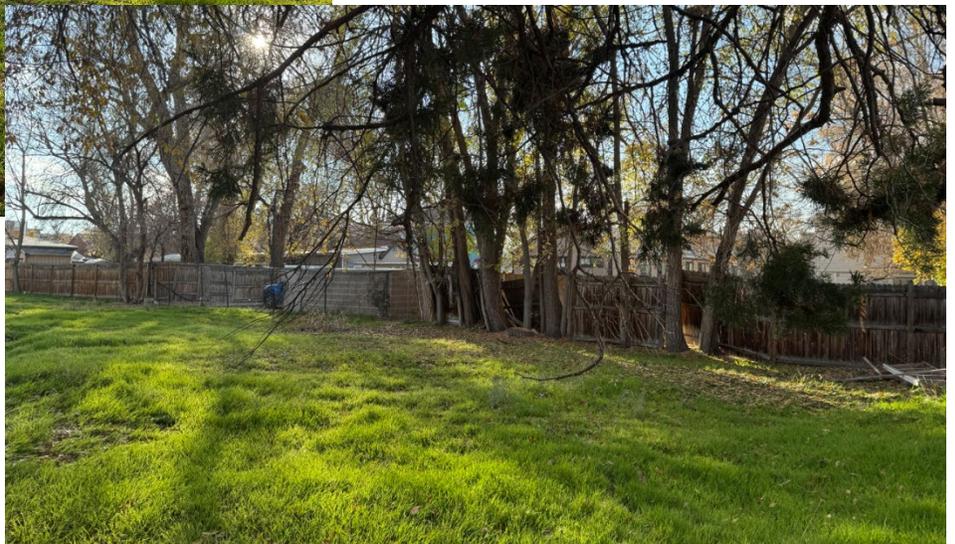
Looking East up Ouray Avenue from the subject property



Looking West from Ouray Avenue at the subject property



View from the North -looking at the subject property





Looking from the Northeast at the subject property

ATTACHMENT E: SR-1 (Special Development Pattern Residential) Zoning Standards

SR-1 (Special Development Pattern Residential) Zoning District

The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Requirement	Proposed	Finding
Maximum Building Height	<p>1. Pitched Roofs: The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:</p> <p>b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.</p>	23'	Complies
Front/Corner/Side/Rear Yard Setbacks	<p>Front: equal to average of the front yards of existing buildings within the block face or a minimum of 20' where there are no existing buildings.</p> <p>SR-1A: Four feet (4') on one side and ten feet (10') on the other.</p> <p>Rear: Twenty-five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').</p>	<p>Front: 25'</p> <p>Sides: 4' & 10'</p> <p>Rear: The lot depth for Lots 1 & 2 is approximately 65.5', 25% would be 16.3' for the rear setback.</p> <p>Lot 3/4 lot depth is approximately 177'. The rear setback for Lot 3 is 24.4'</p>	Complies
Buffer Yard	None	n/a	n/a
Lot Size	Minimum Lot Area: 4,00 square feet per dwelling unit for twin home development	Total square footage 18,731	Complies

Lot Width	25 feet	400 North- 46' Ouray Avenue/Pugsley Street 24.9'	Needs Planned Development modification from 25' to 24.6' for lot width for Lot #1 Does Not Comply
Building Coverage	40% for all principal and accessory buildings	Lot 1=26% Lot 2=36% Lot 3= 35% Lot 4=39%	Complies
Mid-Block Walkway	None	N/A	N/A
Parking	Two parking spaces per SFD unit and one parking space per ADU unless	Two spaces in each attached garage plus three shared uncovered parking spaces within the development. The proposal is within 500 feet of a UTA bus route	Complies
Electric Vehicle Parking	None	N/A	N/A
Ground Floor Use	N/A	N/A	N/A
Building Materials	N/A	N/A	N/A
Ground Floor Glass	N/A	N/A	N/A
Upper Floor Glass	N/A	N/A	N/A
Building Entrances	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 if the Planned Development is approved.
Condition(s):
C. All necessary and required dedications are made;
Not Applicable
Discussion: There are none.
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 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

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 is not an amendment to an existing subdivision.

Condition(s): n/a

ATTACHMENT G: 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 allows individually owned infill housing to be built in a community area that has services and public transportation options nearby. This housing will give the West Capitol Hill community more options for buying or renting.

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

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

Discussion: The proposal does not meet this objective. The applicant is not preserving, protecting or creating open space and/or natural lands.

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 existing buildings that are 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: The applicant is not offering affordable housing under the AHI ordinance; however, he is offering family-sized units for sale, in addition to rental ADUs. This will provide many housing options in this area.

Finding: X 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 does not require providing an interior block walkway. The project will provide walkways, sidewalks, and interior roads that will lead to other means of transportation, such as biking, walking, and public transportation, along 300 West and to the UTA Frontrunner North Temple Station. The project driveway within the proposed development will create a connection between 400 North and Pugsley Street/Ouray Avenue.

Finding: X 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 X 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 the Plan Salt Lake plan 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 Capitol Hill 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 is available 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 proposal is compatible with the scale, mass and intensity of the neighborhood. The development scale in the immediate area may change over time, however, at this time the twin homes proposed offer a single-family dwelling/low density residential feel to this neighborhood, with buying and rental options.

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 orientation of the buildings will differ from that of the surrounding buildings; however, the proposed dwellings facing 400 North and Pugsley/Ouray will have front facades facing the streets. The interior units will face the private driveway in the proposed development, which is similar in width to public streets in that neighborhood (Ouray Avenue and Pugsley Street).

Many of the buildings in the area have been built with brick, siding, or stucco. The applicant is proposing stucco and siding for the twin homes. This will be compatible with the neighborhood.

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: Complies

Discussion: The project currently meets the front, side, and rear setbacks, determined by the outline of the project area. The project maintains the neighborhood's visual character and provides space for private yards/amenities. The proposal provides sufficient open space between the development and the neighboring properties. It offers adequate sight lines to streets, driveways, and sidewalks and provides sufficient space for maintenance. The proposal does not maximize the lot coverage, which allows for more open space than required.

Condition(s): n/a

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

Finding: Complies

Discussion: The facades of the buildings will be residential units on the ground floor. The pedestrian interest will be a residential community with pathways for pedestrian interaction. The home that front along 400 North, will have the front door and windows facing 400 North, therefore, creating a pedestrian interaction with 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 applicant has indicated that each unit will have individual trash containers that a private trash collection company will pick up which meets this standard.

Condition(s): n/a

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

Finding: Complies

Discussion: The proposal will have a 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: Complying

Discussion: No landscaping plan has been submitted; however, the applicant has stated that “the majority of the mature landscaping on site are junk trees...in an effort to keep the site as mature as possible, several around the perimeter will remain or be enhanced with new plantings”.

Condition(s): n/a

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

Finding: Complying

Discussion: The applicant has noted that most of the mature landscaping on the site is “junk trees”. They have stated that they will keep several around the perimeter and will enhance with new planting.

Condition(s): n/a

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

Finding: Complying

Discussion: The applicant has not submitted a landscaping plan. The buildings on the adjacent property are very close. Landscaping buffers will most likely not involve large trees, but only smaller plants and shrubs.

Condition(s): n/a

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

Finding: N/A

Discussion: The applicant has not submitted a landscaping plan, but states that the landscaping will be enhanced by new plantings. The applicant will be required to submit a landscaping plan during the building permit process. They will need to meet any landscaping requirements through the zoning review process.

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 applicant proposes entering the project from 400 North and exiting onto Pugsley Street/Ouray Avenue. Providing ingress and a separate egress will help mitigate vehicular traffic in the neighborhood. Driving access to local streets will not negatively impact the safety, purpose, and character of the streets in the vicinity.

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. Since the driveway within the project is private, pedestrians can safely walk along it to get to the main roads.

The proposal is close to transit along 300 West. No conflicts are expected. The driveway within the property will have an ingress at 400 North and an egress at Ouray Ave./Pugsley St.

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 east along 300 West. They are easily accessed via the public sidewalk. There is a bus line along 300 West within walking distance of the subject property.

Because this proposal has a driveway that enters on the west and exits at the northeast, the project is accessible to uses and amenities at both sides of the block (to the north and south).

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. The Fire Dept. accepts the project with specific alternate means and methods.

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: Although this is a large-scale multi-family development, loading berths were intended for multi-family buildings, not for units that have individual ground floor doors and 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: N/A

Discussion: The project will revitalize the subject property, adding a new residential product that will enhance the area; however, there are no natural or built features on the subject property that significantly 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): n/a

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:

- July 30, 2025 – The Capitol Hill Neighborhood Council was sent the 45-day required notice for recognized community organizations and has sent no letter in comment.
- July 30, 2025- Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July to December 2025 revised plans reviewed.

Notice of the public hearing for the proposal included:

- January 16, 2026
 - Public hearing notice sign posted on the property
- January 22, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff received two emails opposing the application. See below:

To whom it may concern,

My name is Cortney Anderson and I own/occupy the property at 328/326 W. 400 N. I am writing with concerns over the proposed site development that is two parcels to the west of me. My first question is the setbacks on the proposed site plan. The letter that was sent out via mail was very blurry, but it looks as though there will be very little space between the east property line and the proposed drives. I understand that back when my building was built, the regulations were more lenient in that my drive and my neighbors drive are on the property line. Have these regulations changed? The west set back looks a little bigger, but still seems very close.

Secondly, and more importantly, I feel that there appears to be a lack of parking for these four units. The owner will claim that there is a two car garage per unit, but that will more than likely facilitate enough parking for one and storage. At the proposed square footage, it is highly likely that each unit will have a minimum of 2 vehicles. It is proposed that there will be two shared spaces, but I feel that is still highly inadequate. He is my ultimate issue with parking. There are a few houses on this street that currently do not have off street parking. This, coupled with the fact that Blue Copper does not have off street parking, keeps the street quite congested. I see a major issue of the street becoming unusable for the current residence due to the fact that the number of units being slammed into such a small space will cause an overflow of parking onto the street.

Finally, I am frustrated with the whole situation. Five years ago I built onto my house with an attached garage with a master bedroom and bathroom above it. The city had such tight regulations on what I could and couldn't do. One of the big regulations was the percentage of the lot I was allowed to develop. Could you provide the percentage of this current lot that is going to be built and what are the current regulations of how much may be built.

Cortney L. Anderson

Hi Diana,

I'm reaching out regarding the 45-Day Public Input Notice I received for the proposed land use application for the Twin Home Development at **334 W. 400 N.** (Petition Number: **PLNPCM2025-00671**).

My comment pertains specifically to **existing and worsening street parking constraints** on the 400 N. block between 400 W. and 300 W. Several residences on this block, including mine, do **not** have off-street parking (e.g., driveways or dedicated lots) and rely entirely on **public, on-street spaces** for daily access.

Recent growth in commercial activity—including the addition of **Blue Copper Coffee** and the **Utah Film Center**—has significantly increased traffic and demand for limited street parking. Once the Utah Film Center is fully operational (with expanded programming and event rentals), the strain on parking will escalate further.

While I acknowledge that the proposed development includes private parking for residents, **guest and overflow parking from these new units** will inevitably spill over into an already saturated streetscape. This adds further burden to existing residents who rely on street access for basic mobility and livability.

As such, I respectfully request the City consider **proactive mitigation strategies** should this development be approved. Options I would encourage your team to explore include:

1. **Resident Permit Parking Program:** Establishing a residential permit system for this block, with at least two permits per household.
2. **Angled (45-degree) Parking Conversion:** Assessing the feasibility of angled parking to increase overall capacity along the corridor.
3. **Other traffic-calming or parking demand management solutions** recommended by the City Planning or Transportation Division.

I would greatly appreciate your insight on whether these interventions are feasible, or if there are alternative approaches the City recommends to ensure balanced and equitable access to parking for long-term residents.

Thank you in advance for your time and attention to this matter. Please let me know if there are additional forums, contacts, or meetings where this input should be shared.

Sincerely,

Karen Bono

ATTACHMENT I: Department Review Comments

Transportation- Jena Carver

An administrative exception for the drive approach wider than the private access is approved by Transportation for fire access. The fire access area on 400 North and the turn around must be signed with No Parking Fire Lane Signs. The private drive must be signed and striped for one way traffic. Submit signing and striping plans. Please contact me directly if you have questions about the signing and striping requirements.

Public Utilities – Kristeen Bietel

Public Utilities has no issues with the 3 lots that will not have public frontage. Lots will be provided utility service via shared water, sewer, and storm drain owned and managed by the HOA. Please see Preliminary Plat review for plat comments.

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.

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.

- 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 streetlight 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. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public

water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.

- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. 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. One culinary service will be allowed for the HOA.
- 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. AND Shared laterals require a request for variance.
- 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=MYO1SV&OCID=MYO1SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MYO1SV&OCID=MYO1SV>.

Urban Forestry – Rick Nelson

If one small species tree is included in the plans to fulfill the street tree code requirement in the public ROW park strip along 400 N, then Urban Forestry has no concerns with this proposal.

Engineering – Corey Legge

A final note: This application did not have any of the condominium plat features we normally see (and the title of the plat is "Favero Subdivision," not "Favero Condominiums.") We also didn't get any of the typical paperwork associated with a condominium project. With all that in mind, we redlined this plat as though it was a subdivision.

Fire- Doug Bateman

The creation of 4 lots that will be access from 400 North has the following issues and comments:
*Ouray and Pugsley street do not meet the minimum width requirements to be considered a fire department access road, which is 20-feet in clear width. All fire department access would be from 400 North.

*Any new structure shall be located within 150-feet of 400 North to meet fire department access. The distances may be increase up to 200-feet with alternative means and methods to install fire sprinklers in each unit. See this office for more information. Distances in excess of 200-feet to all ground level exterior walls need Fire Code Official approvals and alternative means and methods.

*Fire access roads shall provide a minimum of 20-feet

*Approved routes around buildings need to be provided. Lots 3 and 4 do not appear to provide the clearances required by fire prevention based on height of building. To calculate the clear distance required you take the height of building X .3 + 4 feet. This is the clear opening needed from lot lines or other permanent obstructions to be provided for fire operations. You may have this distance reduced through AMM approvals and stipulations. See this office for more information.

*Fire hydrant located on 400 North is acceptable if it provided the required fire flow as shown in IFC appendix B

*If a private drive is utilized for fire access it shall provided a minimum width of 20-feet, be constructed of concrete or asphalt to withstand 75,000 pounds and not be greater in length than 150-feet without an emergency turn a round provided.