EXHIBIT G: COMPLIANCE WITH PERFORMANCE STANDARDS
WALNUT LANE

17.68.050 Performance standards.

A. **Affordability Concept.** Applicants are encouraged to include a mix of one-bedroom (or studio), two-bedroom, or three-bedroom units. PAD units shall have a maximum of three bedrooms. The application shall demonstrate that the units for sale or rent qualify as affordable housing, as defined by this chapter. Units developed under this chapter (including affordable and market rate units) shall not be used or offered as overnight accommodations. Where an application includes phased development, affordable units shall be constructed as part of each phase with not less than the minimum required ratio of market rate and affordable units in each phase.

*Staff Comment: The Walnut Lane Apartments will be built in three phases to ensure current tenants are not displaced during the redevelopment. The first phase will take place in the southeast corner of the site and includes four stacked 2-bedroom duplex units. The second phase will be in the southwest corner and will include one 24-unit apartment building with 1- and 2-bedroom units. Phases one and two will all be deed restricted, and all the current residents will be relocated into the first two phases of the project. Phase three will include 38 units, including two apartment buildings and nine stacked duplex buildings, and will be a mix of market rate and deed restricted units. 66 of the 80 units (82.5%) will be deed restricted in accordance with the PAD requirements, and the remaining 14 will be market rate. All units will be long-term rentals. ”*

B. **Market Rate Limits and Income Tiers.** For PAD developments proposing up to five units in a project area the number of market rate units shall not exceed one. In all other PAD developments the percentage of market rate units shall not exceed thirty percent of the total number of units. Applicants are encouraged to provide a mix of units that are affordable to moderate-income, low-income, very-low-income, and extremely-low-income households. Where the percentage of any required type of unit in a PAD development, as applied to the total number of units, results in decimal of 0.5 or higher, the number of required units of a particular type shall be rounded upward.

*Staff Comment: 66 of the 80 units (82.5%) will be deed restricted in accordance with the PAD requirements, and the remaining 14 will be market rate. All units will be long-term rentals. ”*

C. **Minimum Unit Sizes.** All housing units developed under this chapter shall contain, at minimum: a permanently installed kitchen (including, at minimum, a sink, stove, refrigerator, counters and cabinets); bathroom (including a sink, toilet, shower (or bathtub)); bedroom (or sleeping area); living area; parking; and storage space. Housing units may contain multiple bedrooms or other functional spaces as needed. The minimum total area of the habitable rooms of PAD units (excluding closets, storage spaces, bathrooms, and utility spaces) shall be not less than two hundred seventy-five square feet, measured from the interior of the unit. All housing units, and all habitable rooms within those units, shall comply with applicable building code minimum requirements, including the International Residential Code, as adopted by the State of Utah.
Staff Comments: Each unit will contain all of the required elements. Building permits will be required for construction of the units.

D. Height of Structures. The maximum building height of all buildings in a PAD development shall be as follows:

- R-3 and R-4: 30 feet
- C-1, C-2, C-3, C-4, and C-5: 40 feet

Building height shall be measured from the average finished grade of the building to the midpoint of the highest plane of the roof.

Staff Comment: All buildings in walnut lane with fit within these building height parameters. The maximum building height will be 30 feet.

E. Setbacks—Adjacent Solar Access. Except as necessary to preserve solar access, the front, back, and side setbacks of a PAD development relative to other properties shall be provided by the underlying zoning district. PAD developments may be required to provide additional setbacks where necessary to provide adequate solar access to adjacent properties located immediately to the north of the project boundary.

Staff Comment: Setbacks will meet or exceed the requirements in the R-4 Zone. Vegetated screening is being proposed adjacent to single family neighbors.

F. Open Space/Common Facilities. PAD rental developments shall include open space for residents consistent with the size and scope of the project area. Open space, such as landscaping, recreation areas, entryways, commons spaces, bicycle racks, and setback areas shall comprise not less than five percent of the project area. Required parking spaces, stairways, elevators, and hallways shall not be calculated as open space. PAD subdivisions are not subject to the five percent requirement of this subsection (F).

Staff Comment: The site plan includes outdoor space for the residents and, when the project is completed, there will be an indoor common space. The project will as designed contains 28% open space. The site plan includes a bike barn area near the central open space, and the City will collect feedback from the current tenants, surrounding neighborhood, and community about other amenities to include in the open spaces; such amenities could include, but are not limited to, picnic tables, a playground, outdoor fitness equipment, and shade structures.

G. Storm Water. Projects shall include engineered plans for the detention and conveyance of reasonably anticipated storm water attributable to the project. Storm water conveyances shall not connect to sanitary sewers.

Staff Comment: The project team has been working with the City Engineer to ensure that storm water will be managed on site and will not connect to sanitary sewer.
H. *Sidewalks/Trails.* PAD developments shall incorporate elements to facilitate pedestrian and bicycle access. Sidewalks are required along at least one side of all public street frontages. Trails may be required to connect to existing or planned trail systems or public streets.

*Staff Comment:* The proposal includes curb, gutter and sidewalk along Walnut Lane. There is also a trail connection proposed to connect to another street.

I. *Parking.* Vehicle parking shall be provided for all PAD developments at a rate of not less than one off-street space per one-bedroom unit and a maximum of two off-street parking spaces for each two-bedroom or larger unit. Wherever possible, parking areas shall be located within the perimeter of the building envelope. Hardscape semi-permeable materials may be used for parking spaces.

*Staff Comment:* 132 parking spaces will be provided. This meets the requirement of the PAD.

J. *Lighting.* All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 17.09.069.

*Staff Comment:* The staff is working with the project team to ensure that all outdoor lighting meets the City’s dark sky lighting provisions.

K. *Manufactured Housing.* All manufactured housing to be utilized in developments under this chapter shall comply with all other provisions of the Building Code.

*Staff Comment:* All buildings will have to comply with the Building Code. No new manufactured homes are proposed in the project. Some of the existing trailers will remain through the first and second phase. All trailers will be removed as a part of phase three.

L. *Culinary Water/Wastewater.* All housing units shall be served by municipal culinary water and wastewater service. Fire flows shall be provided and hydrants installed in conformity with building codes and fire department requirements.

*Staff Comments:* The project team is working with the City Engineer and Public Works Director to ensure adequate sewer and water. The Fire District has been involved in the project development. The proposal will meet Fire Code.

M. *Streets.* Developments shall provide adequate public street access to each dwelling. All streets within an application shall be hard surfaced or paved and constructed in conformity with City design specifications, as determined by staff. Streets shall include concrete curb, gutter, and sidewalk, and be configured to allow adequate vehicle and emergency access. Streets shall be designed to promote efficient circulation and connectivity to other parcels and the remainder of the City street system. Street signage must be installed consistent with staff requirements.

*Staff Comment:* The development fronts on Walnut Lane, a City Street. There will be a U-shaped driveway/access road through the site to serve individual units. Some of that driveway area may not be fully paved until Phase three. At the time of project completion, the interior roadway will be fully paved.
N. **Utilities.** Applications must include a utility plan showing feasibility and placement of electrical, telephone, cable, and internet services.

*Staff Comment:* The project team has been coordinating with all of the service providers.

O. **Site Specific Elements or Standards.** Depending on the scope of the project area, the City may require that site-specific design elements or standards be incorporated into an application as needed to address public safety, recreation, construction requirements, access, connectivity, or future phases of development.

*Staff Comment:* This will be a phased project and no residents are to be displaced during construction. This requires special consideration and conditions to make sure residents maintain a positive living environment during construction.

P. **Storage.** Each dwelling unit shall be provided with a separate, covered lockable storage space that is at least large enough to store as many adult bicycles as there are bedrooms in the unit.

*Staff Comment:* There will be covered, locked bike storage on site as required by this standard.

Q. **Advisory Document Consistency.** All applications shall demonstrate substantial consistency with advisory documents. The land use authority may deviate from advisory documents on a case-by-case basis upon a showing of good cause.

*Staff Comment:* No deviations are proposed.

R. **Lot Sales with Finished Dwellings.** PAD subdivisions shall include the sale of an affordable housing unit together with the sale of a lot, unless exempted by the terms of a development agreement.

*Staff Comment:* All units will be rented at this time.