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WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115

14062286 B: 11395 P: 8699 Total Pages: 7
01/13/2023 12:15 PM By: aallen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH SALT LAKE CITY
220 E MORRIS AVESOUTH SALT LAKE , UT 84115



CONDITIONAL USE PERMIT

Location: 2354 South State Street
Use: Public Multifamily Dwelling
Zone: Downtown
APN: 16-19-153-004; 005; 0006; 007; 008; 009; 010
Fee Title Owner: Edison Way LLC
File Number: C-22-007
Date: October 20, 2022

Permit Issued to: Edison Way LLC
2354 S State Street
South Salt Lake City, UT 84115

Findings of Fact:

1. On May 27, 2022, Ross Robb submitted a Subdivision application on behalf of Parallel Acquisitions, LLC to build and operate a Multi-Family building located at 2354 S State Street.
2. The subject properties are located at 2354 S State Street.
3. The subject properties consist of seven separate lots.
4. All subject properties are located in the Downtown – Mixed Use subdistrict.
5. The proposed subdivision will consolidate the seven existing lot located at the above subject properties.
6. The proposed subdivision will create one lot that will be 1.73 acres in size.
7. The property owner is applying for a conditional use permit application to construct a 319-unit Multi-Family Dwelling development.
8. The Multi-Family Dwelling use is a conditional land use in the Downtown District.
9. The subject properties currently have vacant buildings that will be demolished before construction begins.

10. There are no specific conditional use standards for Multi-Family Dwellings in Section 17.05.040 of the South Salt Lake Municipal Code.
11. The proposed lot will be served by existing and new vehicular and pedestrian access points on Truman and Burton Avenue.
12. Staff has reviewed this conditional use permit application for compliance with SSL Municipal Code Sections 17.05.010, 17.05.020, 17.05.050, 17.05.060, and 17.05.100, and found that this conditional use permit application is compliant with this section, as outlined above.
13. Staff has reviewed this Conditional Use Permit for compliance with SSL Municipal Code Section 17.05 and found that this Conditional Use Permit is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision and use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The subdivision and use, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in Downtown District.
3. The subdivision and use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The subdivision and use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The proposed Multi-Family development shall meet all requirements of the South Salt Lake municipal code;
2. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
3. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;
4. The applicant shall obtain approval from South Salt Lake City prior to any murals being painted;
5. The applicant shall apply for and complete a South Salt Lake Rental Business License

application;

6. The development shall be limited to a maximum of 319 residential units;
7. The final design of the building shall comply with the Downtown Code Section 5, Building Types for urban style multi-family building;
8. The property owner shall continually meet all amenity requirements as outlined in the Building Types Standards and below;
 - a. 35% transparency across all four facades;
 - b. Public art amenity – this will be located inside the lobby and visible from the corner of State Street and Truman Avenue;
 - c. Full-time on-site management;
 - d. Upgraded floor coverings;
 - e. A washer and dryer provided in each unit;
 - f. Open space that is at least 5% more than required for a total of approximately 46% or approximately 34,505 square feet;
 - g. On-site recycling provided for tenants;
 - h. Water efficient fixtures provided in each unit;
 - i. A lobby located on the corner of State Street and Truman Avenue that is approximately 6,200 square feet;
 - j. Fitness and Wellness Center – this will be a multi-use fitness and wellness area located on the fourth level that is approximately 3,000 square feet;
 - k. Resident Lounge, located on the eighth level;
 - l. Outdoor patio – this will be located in the courtyard on the fourth level;
 - m. An approximately 750 square foot swimming pool that is located in the courtyard on the fourth level;
9. The property owner shall continually maintain approximately 46% common open space on-site;
 - a. The courtyard area located on the fourth level, is approximately 7,550 square feet, and includes a swimming pool, an outdoor kitchen area, a game area, and

landscaped planters;

- b. The sky terrace located on the eighth level, is approximately 1,372 square feet;
 - c. The active streetscape area located on the ground level on the State Street, Burton Avenue, and Truman Avenue frontage. The active streetscape is approximately 3,809 square feet and includes seating, bike racks, 32 trees in tree grates, landscaped planters, and a fenced dog run on Burton Avenue;
10. On-site amenities and useable open space will not be removed or materially repurposed without city approval;
 11. The property owner will continuously comply with all applicable eligible rate reductions to justify a 15% reduction in parking, for a total of 302 stalls on-site;
 - a. Bike Storage (5% parking reduction) – The bike storage will be located in the parking garage;
 - b. Unbundled Parking (10% parking reduction) – Parking costs will not be included in the monthly rent rate;
 12. The site shall comply with the Downtown Code Section 7, Landscape Standards;
 13. The property owner shall continually maintain on-site management, as proposed;
 14. The trash/recycle room shall be kept free of trash buildup and shall be emptied on a regular basis;
 15. Deliveries (other than third party food services) shall be limited to normal and conventional hours of operation for a residential apartment building;
 16. Residential delivery, service, and loading / unloading shall take place off Burton Avenue at the southwest corner of the property;
 17. The property owner shall require a written lease for every rental unit;
 18. The property owner shall require all adult occupants of the unit be listed on the lease;
 19. The property owner shall run a criminal background check on every adult tenant listed on each lease;
 20. The property owner shall provide the City with a telephone number, email, and postal address for the property owner or property owner's representative to which information regarding inappropriate behavior by tenants, occupants or their guests and other notices, which may be sent to the property owner or property owner's representative. The property

owner agrees that this information is sufficient to provide notice, is accurate, and will be kept up to date;

21. The property owner shall practice CPTED (Crime Prevention through Environmental Design) on the premises;
22. The property owner will maintain the rental dwelling in a fit and habitable condition, as required by State code and relevant building, fire, and land use codes;
23. The property owner shall utilize a lease form that, subject to applicable local, state and federal housing statutes, allows eviction for criminal acts or maintaining a nuisance by a tenant, occupant, or guest;
24. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: Plat

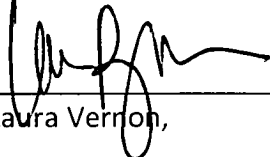
EXHIBIT B: ALTA Survey

EXHIBIT C: Apartment Renderings

EXHIBIT D: Landscape Plan

EXHIBIT E: Civils

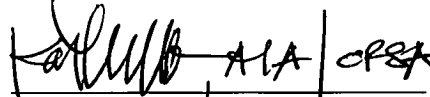
FOR SOUTH SALT LAKE CITY:



Laura Verron,

Planning Commission Chair

FOR THE APPLICANT:



Edison Way, LLC

Legal Description:

16191530070000 -- LOTS 1, 2 & 3, BLK 1, BURTON PLACE PLAT A. 4758-1420 4936-0689, 5511-662 THRU 667 5511-0669 6073-1963 6225-0613 7208-0519 7300-0578 9410-8969,8971

16191530100000 -- LOTS 4 THRU 8, BLK 1, BURTON PLACE PLAT A 4340-0005 5328-0535 5372-0346 5414-1299 5591-0456 7300-0579 8367-1511 9410-8969,8971

16191530060000 -- LOTS 39 & 40, BLK 1, BURTON PLACE PLAT A, 4738-1068 4738-1066 5651-947 5651-0948 5823-1884 6519-1281 7296-0888 7300-0583 7325-1989 9147-4387 9410-8969,8971

16191530050000 -- LOTS 36, 37 & 38 BLK 1, BURTON PLACE PLAT A 4709-0321 5651-947 5651-0948 5823-1883 6519-1281 7300-583 7296-0888 7296-0888 7325-1989 9147-4387

16191530090000 -- LOTS 9 & 10 BLK 1 BURTON PLACE PLAT A 8276-6622 8276-6624 8702-5466,5467

16191530080000 -- LOTS 11 & 12 BLK 1 BURTON PLACE PLAT A 8276-6622 8276-6624 8702-5466 8702-5467

16191530040000 -- LOTS 34 & 35 BLK 1 BURTON PLACE PLAT A 5561-2054 6046-2334 6145-2214 6365-0877 7300-0580 9410-8969,8971

Acknowledgment

State of Utah)

County of Salt Lake)

On this 13 day of January, in the year 2023, before me, Jody Engar a notary
date month year notary public name

public, personally appeared Damian Rodriguez, proved on the basis of satisfactory
name of document signer

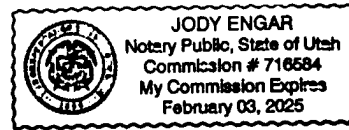
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Damian Rodriguez 1/13/2023

Witness my hand and official seal.

Jody Engar
(notary signature)



(seal)