

**DATE:** March 22, 2006

**TO:** Salt Lake City Planning Commission

**FROM:** Sarah Carroll, Principal Planner

**RE:** Staff Report for the April 12, 2006 Planning Commission Meeting. Petition #490-06-03, by Aaron Olsen, is a request for a Subdivision Amendment to subdivide Lot 3 (Amended Lots 24 and 26) of the Indian Terrace Subdivision into two lots (3A and 3B) for purposes of constructing a twin home in a Special Development Pattern Residential (SR-1) Zoning District.

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**PETITION NUMBER:** #490-06-03

**APPLICANT:** Aaron Olsen

**STATUS OF APPLICANT:** Property Owner

**PROJECT LOCATION:** 1932 and 1934 South Broadmoor Street  
Parcel number: 16-15-479-019

**PROJECT/PROPERTY SIZE:** 8,030 square feet (0.184 acres)

**COUNCIL DISTRICT:** District 7, Council Member Søren Simonsen



**SURROUNDING ZONING DISTRICTS:**

Special Development Pattern Residential (SR-1)

**SURROUNDING LAND USES:**

**North:** Vacant Lot  
**South:** Duplex  
**East:** Duplex  
**West:** Two-family condo and Single-Family Residence

**REQUESTED ACTION:**

That the subject property be subdivided into two lots in order to facilitate the construction of a twin home.

**PROPOSED USE(S):**

Twin Home

**APPLICABLE LAND USE REGULATIONS:**

Salt Lake City Zoning Ordinance: Title 20, Subdivisions; Chapter 21A.24, Residential Districts

**MASTER PLAN SPECIFICATIONS:**

The adopted land use policy document that guides development in this area is the East Bench Master Plan. Adopted in April of 1987, this document identifies the subject property for low density residential uses with 4-8 units per gross acre. The proposed development is for a twin home on 0.184 acres of land and complies with the zoning district requirements.

**SUBJECT PROPERTY HISTORY:**

Lots 24 and 26 of the Indian Terrace Subdivision were amended in 2001 in order to create three buildable lots. The subject lot is currently identified as Indian Terrace Subdivision Lot 3. Duplex's and twin homes are a permitted use in the SR-1 zone and can be constructed without any public review. The applicant is requesting to subdivide the property and construct a twin home, rather than a duplex, in order to provide the option of ownership for both sides of the structure, which will increase home ownership opportunities within the City. The applicant submitted their building plans for plan check prior to adoption of the new infill ordinance and therefore their plans are being reviewed for compliance with the old ordinance.

An administrative hearing was scheduled for March 16, 2006 and notices were mailed regarding the subject request. After notices were mailed planning staff received phone calls from members of the public who were concerned about the potential loss of views if the proposed twin home is to be constructed. Due to the public concern, planning staff cancelled the administrative hearing and is deferring this subdivision request to the Planning Commission for decision.

**ACCESS:**

The proposed twin home will be accessed from Broadmoor Street.

**DESCRIPTION:**

The property is in a Residential zone (SR-1) and is approximately 0.184 acres in size.

## COMMENTS, ANALYSIS AND FINDINGS

### OVERVIEW:

The Planning Director, or designee, may at an administrative hearing, approve a subdivision amendment if it meets the requirements specified in Section 20.31.090 of the Salt Lake City Code. Planning Staff elected to refer this subdivision amendment request to the Planning Commission due to phone calls received from citizens who expressed concern about the potential for views to be blocked by the development of this property.

### COMMENTS:

The comments received from pertinent City Departments/Divisions are attached to this staff report. The following is a summary of the comments and concerns received (see Exhibit A for full comments):

**Public Utilities:** Public Utilities' finds no conflict with the City's utility lines. The lots are serviced by a private sewer main.

**Transportation:** The Division of Transportation reviewed a preliminary proposal for a twin home and approved a shared 36 foot wide driveway, subject to meeting setback and grade requirements.

**Salt Lake City Engineering:** Engineering stated that two sidewalk panels are broken and must be replaced as part of this project. The plat must conform to the requirements of the attached plat checklist.

**Fire Department:** A fire hydrant must be within 250 feet of the property and have a minimum fire flow of 1000 gpm and 20 psi.

**Police Department (CPTED):** The Police Department did not submit any comments.

**Building Services:** Building Services stated that the proposed lots meet the lot area and lot width for a twin home. A Routine and Uncontested application is required for the proposed grade changes.

**Community Council:** The H Rock Community Council Chair was notified by mail on March 6, 2006 and contacted by phone on March 10, 2006. The Chair returned planning staff's phone call on March 22, 2006 and stated that he is not aware of any comments regarding the proposal but if any arise he will inform the Planning Commission.

### ANALYSIS AND FINDINGS:

#### STANDARDS FOR APPROVAL:

A subdivision amendment petition may be approved only if it meets the requirements specified in Section 20.31.090 of the Salt Lake City Code. The requirements are as follows:

#### A. The amendment will be in the best interest of the City.

**Analysis:** The proposed amendment will be in the best interest of the City because the proposed twin home must meet all City requirements and will provide home ownership opportunities within the City.

**Finding:** Staff finds that the amendment is in the best interest of the City.

**B. All lots comply with all applicable zoning standards**

**Analysis:** The proposed lots comply with all applicable lot standards for the SR-1 Zoning District. The building plans are being reviewed under the old ordinance because the plans were submitted prior to adoption of the compatible infill ordinance (see attached Plan Review log, Exhibit D). The attached elevations (Exhibit C) indicate that the twin home will be 18 feet tall, to the ridgeline, at the Broadmoor Street level and approximately 34 feet tall, to the ridgeline, at the rear of the dwelling.

**Finding:** Staff finds that the proposed lots comply with all applicable zoning standards.

**C. All necessary and required dedications are made.**

**Analysis:** No dedications are required as the streets, curb, gutter and sidewalk already exist. Two sidewalk panels must be repaired, as noted by the Engineering Division.

**Finding:** Staff finds that no dedications are required.

**D. Provisions for the construction of any required public improvements are included.**

**Analysis:** No public improvements are required with this request.

**Finding:** Staff finds that no public improvements are required.

**E. The amendment complies with applicable laws and regulations.**

**Analysis:** The proposed preliminary plat has been reviewed by the pertinent City Departments as to applicable laws and regulations. Each of these Departments has given preliminary approval of the subdivision amendment.

**Finding:** Staff finds that the proposed amendment complies with applicable laws and regulations.

**F. The amendment does not materially injure the public or any person and there is good cause for the amendment.**

**Analysis:** Staff can find no evidence that the amendment would injure the public or any person. Staff finds that there is good cause for the amendment because it is in the best interest of the City (see requirement "A" above).

**Finding:** Staff finds that the amendment will not materially injure the public or any person and there is good cause for the amendment.

### **STAFF RECOMMENDATION**

Planning Staff recommends that the Planning Commission grant preliminary approval for the requested amendment to the Indian Terrace Subdivision, Lot 3 (Amended Lot 24 and 26), and the creation of lots 3A and 3B, based on the following findings:

1. All applicable City Departments have consented to the subdivision subject to final plans complying with applicable City codes and policies.
2. The newly created lots will comply with all applicable zoning standards.
3. The subdivision will be in the best interest of the City.
4. The proposed twin home must comply with all City standards.

### **CONDITIONS OF APPROVAL**

Approval is conditioned upon:

1. Compliance with departmental comments as outlined in this staff report.
2. Repair of the damaged sidewalk panels as required by Engineering, prior to the recording of the final plat.
3. Approval of a Routine and Uncontested application for the proposed grade changes.
4. Final subdivision approval and final plat recordation prior to the issuance of a certificate of occupancy.

Sarah Carroll  
Principal Planner

#### **Attachments:**

Exhibit A - Department/Division Comments  
Exhibit B - Site Plan and Preliminary Plat  
Exhibit C - Twin Home Elevations  
Exhibit D - Plan Review Log