

# PLANNING COMMISSION STAFF REPORT

Sherwood Oak Subdivision No. 2  
Subdivision Amendment #490-08-10  
at approximately 3049 E. Sherwood Circle  
May 28, 2007



Planning and Zoning Division  
Department of Community  
Development

## **Applicant:**

Karen Huntsman, represented by  
Brigham Wilcox

## **Staff:**

Katia Pace, 535-6354,  
katia.pace@slc.gov.com

## **Tax ID:**

16-11-453-005  
16-11-453-014  
16-11-453-015  
16-11-453-016  
16-11-451-014

## **Current Zone:**

FR-3/12,000 (Foothill  
Residential Zoning District)

## **Master Plan Designation:**

East Bench Community Master  
Plan:  
Very Low Density Residential

## **Council District:**

District 6,  
Council member JT Martin

## **Acresage:**

Approximately 4.74 acres

## **Current Use:**

Single-Family Residential

## **Applicable Land Use**

### **Regulation:**

Title 20 Subdivision  
Ordinance  
21A.24.040 FR-3/12,000  
Foothill Residential District

## **Attachments:**

- A. Department Comments
- B. Preliminary  
Subdivision Plat

## **REQUEST**

Karen Huntsman, represented by Brigham Wilcox, is requesting a preliminary approval of a subdivision amendment to change the lot line between lots 1 and 2, and merge lots 2 and 3 of the Sherwood Oak Subdivision. The property is located at approximately 3049 E. Sherwood Circle in the FR-3/12,000 (Foothill Residential) zoning district.

The Sherwood Oak Subdivision was approved in 1972 prior to the adoption of the maximum lot size requirement. The proposed amendment creates lots larger than the 18,000 square feet maximum allowed on the FR-3/12,000. The purpose of the amendment is to make the existing and proposed principal structures and accessory uses comply with zoning regulations.

## **PUBLIC NOTICE**

Notices were mailed on May 14, 2008 14 days prior to the Public Hearing to all property owners within 450 feet of the subject property and to the East Bench Community Council Chairperson. The property was also posted on that date. The Planning Division also notified interested parties on the Divisions List Serve as well as posted the agenda on the Divisions web page.

## **STAFF RECOMMENDATION**

Planning staff recommends the Planning Commission grant preliminary approval of the *Sherwood Oaks Subdivision No.2* amendment based on compliance with the following zoning standards and conditions of approval:

### **Section 21A.24.040.J Maximum Lot Size:**

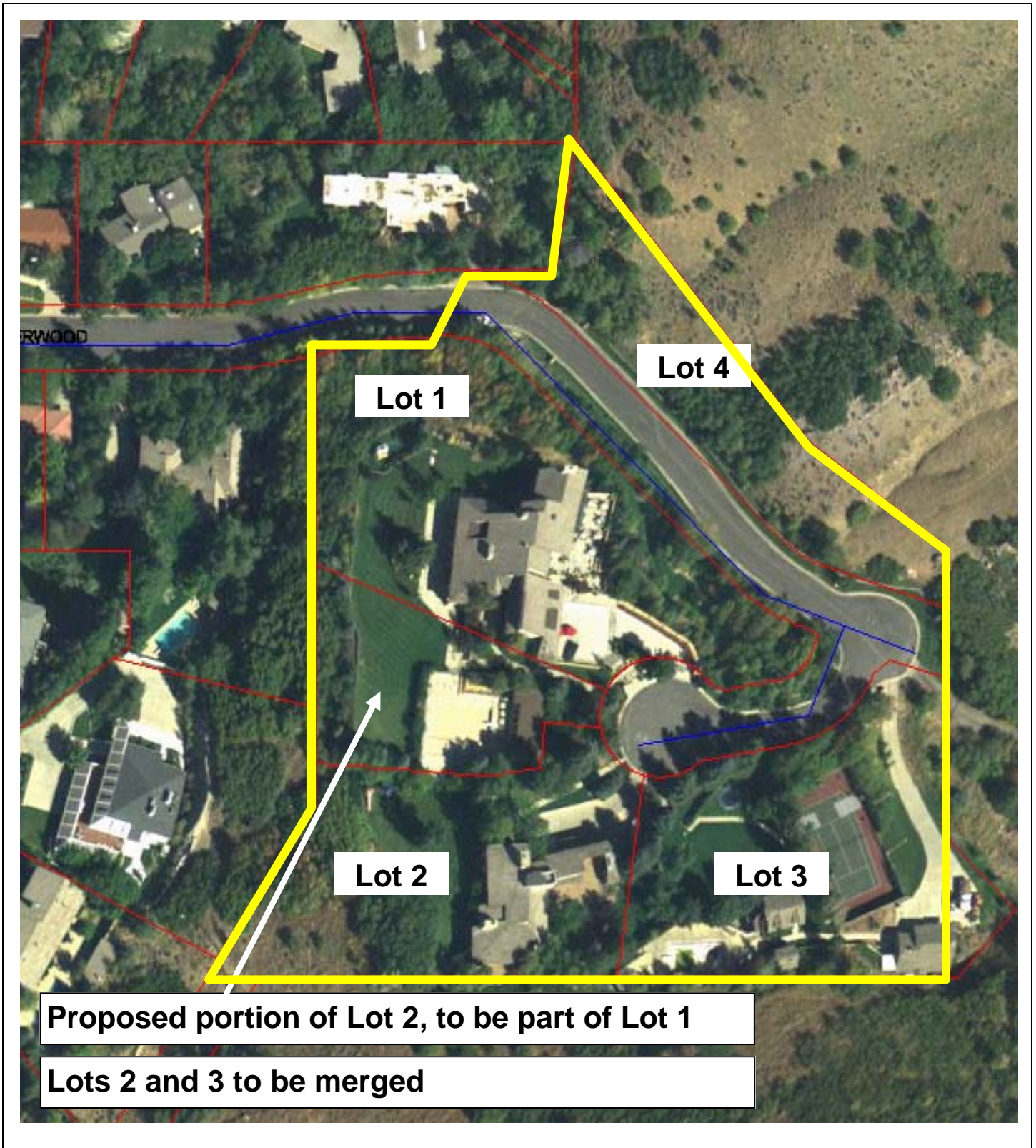
With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed eighteen thousand (18,000) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

### **Conditions of Approval:**

1. Approval is subject to compliance with all departmental comments attached to this staff report (see Attachment A – Department Comments).
2. Applicant shall prepare and submit to the City a final subdivision application and plat.
3. Final subdivision plat shall be recorded within 18 months of preliminary approval.
4. Any future development activities associated with this property will require that all inadequate or absent public improvements be installed. Additionally, any future development will be subject to requirements of the zoning ordinance.

VICINITY MAP



## **PROJECT DESCRIPTION**

The four lot *Sherwood Oaks Subdivision* was recorded in 1972 prior to the adoption of the maximum lot size requirement. Currently, Lot 4 (28,923.84 square feet) is vacant. There is a single-family residence on Lot 1 (61,942.32 square feet.) Originally, there was a single-family residence on Lot 2 (69,696 square feet) which was recently demolished; also part of Lot 2 was subdivided by deed in 1991, creating a separate parcel (18,295.2 square feet) without approval from Salt Lake City. This parcel houses accessory structures belonging to the residents on Lot 1. Likewise, Lot 3 (28,923.84 square feet) housed accessory structures belonging to the residents on Lot 2.

The proposed subdivision amendment creates lots that will include the associated accessory structures, clarifying development issues and allowing the existing and proposed principal structures and accessory uses to comply with zoning regulations.

<b>Existing Lots</b>	<b>Acres</b>	<b>Square Footage</b>	<b>Proposed Lots</b>	<b>Acres</b>	<b>Square Footage</b>
<b>Lot 1</b>	1.422	61,942.32	<b>Lot 1**</b>	1.980	86,239.07
<b>Lot 2*</b>	1.600	69,696	<b>Lot 2***</b>	2.070	90,329.96
<b>Lot 3</b>	1.051	45,781.56			
<b>Lot 4</b>	0.664	28,923.84	<b>Lot 4</b>	0.664	28,923.84

\* Existing Lot 2 minus the .42 acre (18,295.2 square feet) parcel created by deed in 1991

\*\* Proposed Lot 1 adding the parcel with accessory structures

\*\*\* Proposed Lot 2 merging the remainder of Lot 2 and Lot 3

## **COMMENTS**

### **Public Comments:**

Community Council review is not required under the subdivision ordinance and no comments from the public were received.

### **City Department Comments:**

A request for Salt Lake City Departmental comments was mailed to all applicable City Departments. A summary of the comments received are as follows:

#### **Building Services:** Nole Walkingshaw

The proposed lot area of the lot consolidation is 1.98 acres or 86,239 square feet. The maximum allowed lot size in the FR3/12,000 district is 18,000 square feet. There are exceptions to allow for greater lot size based on some standards of compatibility. Please review these standards 21A.24.040.J (exceptions)

#### **Public Utilities:** Justin Stoker

SLCPU allows only one water meter and sewer connection per lot. It appears that a water meter and lateral may need to be abandoned as part of the combination of lots. Water laterals must be removed at the main and sewer laterals are capped at the property line. These line abandonments must be done to SLCPU standards.

#### **Transportation:** Barry Walsh

The proposed lot line revision to adjust the lot line for lot 1 and combine lot 2 and 3 into one lot indicates no change to the abutting public right of way transportation corridors of Sherwood Circle or Sherwood Dr. Standard public way upgrades or repairs are required per the subdivision process as indicated in the city engineering review letter for curb repairs.

**Engineering:** Randy Drummond

The public way improvements exist along the frontage of both Sherwood Circle and Sherwood Drive, and sufficient right-of-way exists on both streets. On Sherwood Circle and Sherwood Drive, there are 22 sections of curb and gutter that either have spalled surfaces or have settled to the point that they meet the criteria of APWA Std. Dwg. No. 291 for replacement. They must be replaced by the applicant as per APWA Std. Dwg. No. 205A and 251 or 252. In addition, the concrete drive approach near the northeast corner of lot 2 meets the same criteria for replacement and must be replaced by the applicant as per APWA Std. Dwg. No. 221. All of this work shall be completed by a licensed, bonded and insured contractor who will obtain a Public Way Permit for such work from our Division.

**Fire/Permits:** Edward Itchon

This project should comply with all the Fire standards listed on Attachment B.

**STAFF ANALYSIS AND FINDINGS**

**Master Plan Discussion**

The 1987 East Bench Community Future Land Use Plan identifies the subject property as Very Low-Density Residential. The East Bench Community Plan further states that development on the foothills “should be limited to maximum density of 4 units per gross acre or less as physical conditions dictate.” The existing land use is consistent with this designation.

**Zoning Ordinance Standards**

**FR-3/12,000 Foothill Residential District**

Section 21A.24.050.J of the FR-3/12,000 Foothill Residential District contains specific guidelines for the creation of parcels that would result in a lot larger than 18,000 square feet. The Planning Commission may approve the proposed subdivision amendment if the Planning Commission finds that:

**1. The size of the new lot is compatible with other lots on the same block face;**

**Analysis:** The block face as defined on Section 21A.62 Definitions means all of the lots facing one side of a street between two (2) intersecting streets. Since this is a circle, the block face is considered to be the lots facing the circle. (See table on page 4 for sizes of existing and proposed lots on the block face.)

**Finding:** Staff finds that the sizes of the proposed lots are compatible because they are within the range of lot sizes on the same block face.

**2. The configuration of the lot is compatible with other lots on the same block face; and**

**Analysis:** The lots on this block face front a cul-de-sac and consequently are irregular in shape. The irregular shapes of the proposed lots fit the pattern found around Sherwood Circle and are compatible with other lots on the same block face. In addition, the exterior boundary of the proposed subdivision amendment will not change, only the interior movement of lot lines.

**Finding:** Staff finds that the configuration of the proposed lots is still compatible with other lots on the same block face.

**3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.**

**Analysis:** The proposed amendment does not change the lot depths, only the lot widths. The relationship of the lot widths to the lot depths remains similar to the lots within the circle.

**Finding:** Staff finds that the relationship of the proposed lot widths and depths to be compatible with other lots on the same block face.

### **Approval of Subdivision Amendment**

According to Section 20.31.090 Standards for Approval of Amendment, an amendment petition shall be approved only if it meets all of the following requirements:

#### **A. The amendment will be in the best interests of the city.**

**Analysis:** The parcels are located in the area covered by the East Bench Community Plan. The Master Plan identifies the area as low density residential. The current and proposed use is single-family residences. The surrounding land uses are single-family residential in nature. The properties surrounding the subject property are also zoned FR-3/12,000 Foothill Residential. The City departments that have submitted comments on the proposed amendment have all recommended approval of the amendment subject to the petitioner adhering to all applicable regulations.

**Finding:** Staff finds that the proposed amendment will be in the best interest of the City based on compliance with approval standards for subdivision amendment for properties within the FR-3/12,000 District.

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

**Analysis:** The revised subdivision amendment will comply with all applicable zoning standards pending compliance with the conditions of approval recommended on page 1 of this staff report. Furthermore the request should comply with the specific standards of approval found within the following City Code:

**FR-3/12,000 Foothills Residential District, 21A.24.040J Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed eighteen thousand (18,000) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

**Finding:** Staff finds that the proposed subdivision amendment does comply with the intent of applicable zoning standards because the area and dimensions of the modified lots are compatible with other lots on the same block face.

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

**Analysis:** According to the comments and review from the appropriate City Departments/Division, the subdivision amendment does not require any dedications to be made.

**Finding:** Since the proposal does not require any dedication of property to the City, this standard is not applicable.

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

**Analysis:** The following public improvements should be completed before the final plat is recorded:

1. Water meter and lateral may need to be abandoned as part of the combination of lots. Water laterals must be removed at the main and sewer laterals are capped at the property line.
2. On Sherwood Circle and Sherwood Drive, there are 22 sections of curb and gutter that must be replaced, as well as the concrete drive approach near the northeast corner of lot 2.
3. The project should comply with all the Fire standards listed on Attachment B.

**Finding:** The recordation of the final plat will be subject to the applicant addressing the requested public improvements.

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

**Analysis:** The Zoning Ordinance limits new lots to a maximum of 18,000 square feet unless it can be shown that the proposal meets the standards listed in 21A.24.040.J.

**Finding:** Staff finds that the proposed *Sherwood Oaks Subdivision No.2* will comply with applicable laws and regulation subject to the Planning Commission's finding that the standards found on Section 21A. 24.040.J are applicable to this proposal. Furthermore, the purpose for the amendment is to make the existing principal structure and accessory uses comply with zoning regulations.

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

**Analysis:** Staff has not received any public or departmental comment that is opposed to the proposed subdivision amendment.

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

**ATTACHMENT A**  
**DEPARTMENT COMMENTS**

**BUILDING & SERVICES**

**From:** Walkingshaw, Nole  
**Sent:** Tuesday, April 29, 2008 7:46 AM  
**To:** Pace, Katia  
**Cc:** Butcher, Larry  
490-08-10 Sherwood Oaks Subdivision No.2

May 28, 2008

**Re:** Sherwood Oaks Subdivision 490-08-10

Categories: Program/Policy

Katia,

Building Services has the following comments:

- The proposed lot area of the lot consolidation is 1.98 acres or 86,239 square feet. The maximum allowed lot size in the FR3/12,000 district is 18,000 square feet. There are exceptions to allow for greater lot size based on some standards of compatibility. Please review these standards 21A.24.040.J (exceptions)
- The proposed lot consolidation combines and existing accessory use to the principle use, clarifying some potential development issues.

Thanks,

Nole

Nole Walkingshaw  
Salt Lake City Planning and Zoning  
Senior Planner  
801-535-7128



# PUBLIC UTILITIES

**From:** Stoker, Justin  
**Sent:** Wednesday, April 23, 2008 1:34 PM  
**To:** Pace, Katia  
**Cc:** Garcia, Peggy  
**Subject:** Petition 490-08-10 - Preliminary Subdivision Amendment - Sherwood Oaks Subdivision No.2

**Categories:** Program/Policy

Katia,

We have reviewed the proposed subdivision changes and has the following that must be addressed: SLCPU allows only one water meter and sewer connection per lot. It appears that a water meter and lateral may need to be abandoned as part of the combination of lots. Water laterals must be removed at the main and sewer laterals are capped at the property line. These line abandonments must be done to SLCPU standards.

Thanks,  
Justin

**Justin D. Stoker, PE**  
**Salt Lake City Public Utilities**  
1530 S. West Temple, SLC, UT 84115  
ph. (801) 483-6786 - justin.stoker@slcgov.com

# TRANSPORTATION

**From:** Walsh, Barry  
**Sent:** Tuesday, April 22, 2008 6:02 PM  
**To:** Pace, Katia  
**Cc:** Young, Kevin; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Butcher, Larry  
**Subject:** Pet 490-08-10 Sherwood Oaks Sub amendment No. 2

**Categories:** Program/Policy  
April 22, 2008

Katia Pace, Planning

Re: Petition 490-08-10 – Preliminary Subdivision Amendment for Sherwood Oaks Subdivision at 3049 East Sherwood Circle.

The division of transportation review comments and recommendations are for approval as follows:

The proposed lot line revision to adjust the lot line for lot 1 and combine lot 2 and 3 in to one lot indicates no change to the abutting public right of way transportation corridors of Sherwood Circle or Sherwood Dr. Standard public way upgrades or repairs are required per the subdivision process as indicated in the city engineering review letter for curb repairs.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Randy Drummond, P.E.  
Ted Itchon, Fire  
Peggy Garcia, Public Utilities  
Larry Butcher, Permits

# ENGINEERING

TO: KATIA PACE, PLANNING  
FROM: RANDY DRUMMOND, P.E., ENGINEERING  
DATE: APR. 18, 2008

SUBJECT: **Sherwood Oaks Subdivision No. 2** 3049 E. Sherwood Circle  
**Petition # 490-08-10**

Engineering review comments are as follows:

1. This submission consists of moving a lot line between two existing lots in the Sherwood Oaks Subdivision located at 3049 E. Sherwood Circle. The public way improvements exist along the frontage of both Sherwood Circle and Sherwood Drive, and sufficient right-of-way exists on both streets. On Sherwood Circle and Sherwood Drive, there are 22 sections of curb and gutter that either have spalled surfaces or have settled to the point that they meet the criteria of APWA Std. Dwg. No. 291 for replacement. They must be replaced by the applicant as per APWA Std. Dwgs. No. 205A and 251 or 252. In addition, the concrete drive approach near the northeast corner of lot 2 meets the same criteria for replacement and must be replaced by the applicant as per APWA Std. Dwg. No. 221. All of this work shall be completed by a licensed, bonded and insured contractor who will obtain a Public Way Permit for such work from our Division.
2. The plat is being reviewed, and any required changes will be made known to the applicant's consultant via red-lined drawings after the review is complete.

cc: Scott Weiler  
Barry Walsh  
Brad Stewart  
Craig Smith  
George Ott  
Vault

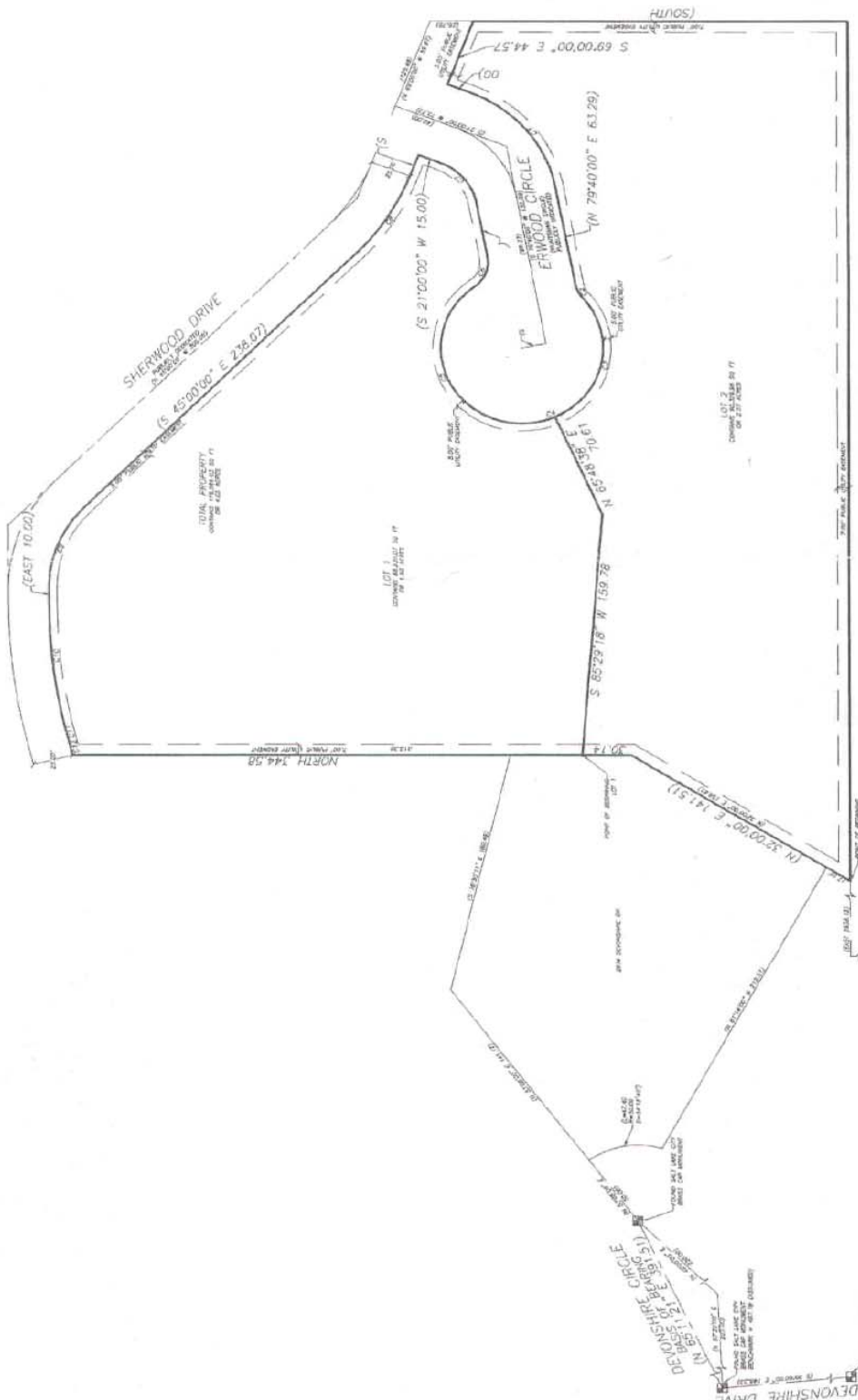
**From:** Itchon, Edward  
**Sent:** Tuesday, April 15, 2008 7:29 AM  
**To:** Pace, Katia  
**Cc:** Butcher, Larry; McCarty, Gary; Montanez, Karleen  
**Subject:** 490-08-10 Preliminary Subdivision Oaks Subdivision No. 2  
Katia,

The following items are required for any structures which are built in this subdivision.

1. Provide Fire Hydrants at the street a minimum 350 feet on centers.
2. No part of the building maybe further than 400 feet from a fire hydrant.
3. The primary fire hydrant shall be within 400 feet of a fire hydrant.
4. Additional fire hydrants maybe required to meet the required fire flow of
5. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
6. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
7. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
8. Fire hydrants shall not be installed closer than 30' to a building.
9. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
10. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
11. Fire Hydrants shall be obstruction free within 3' around the hydrant.
12. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
13. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
14. Fire Department Connection (FDC) shall be placed at the front of the structure and be no further than 100 feet from a fire hydrant.
15. Fire Department Connections (FDC) for any fire extinguishing system shall be placed along the road. The FDC shall be within 100 feet of a fire hydrant.
16. Post Indicator Valve (PIV) shall be installed between the water main and the automatic fire sprinkler riser. This PIV shall be placed 30 feet away from the building.
17. Fire Department access roadway both temporary and permanent shall be installed and maintained to meet the requirements of Public Works Department.
18. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
19. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
20. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.

21. Fire Department access roads shall be a minimum of 26 foot clear width. This access road turning radius shall be a minimum of 20 foot inside and 45 foot outside. The minimum clear height is 13 feet 6 inches.
22. Provide a temporary address sign which is visible and distinguishable from the street from both directions.
23. Fire hydrants shall not be blocked by building materials, equipment or temporary offices.
24. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
25. On street parking is permitted on one side of the street. No parking signs and red curb shall be installed on the same side as the fire hydrants.
26. On streets 30 foot in width parking is prohibited on one side. No parking fire lane signs and red curbs are required on the same side as the fire hydrants.
27. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
28. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

**ATTACHMENT B**  
**PRELIMINARY SUBDIVISION PLAT**



	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	83.28	85.00	58°40'00"	83.28	N 50°20'00" E
C2	10.80	20.00	30°55'34"	10.66	N 64°12'13" E
C3	93.44	50.00	107°04'26"	80.42	S 77°43'35" E
C4	240.50	50.00	275°36'04"	67.17	S 06°31'43" W
C5	147.06	50.00	168°31'30"	59.46	S 60°04'10" W
C6	22.57	20.00	64°40'00"	21.39	N 68°00'00" W
C7	35.64	35.00	58°40'00"	34.29	S 50°20'00" W
C8	60.74	143.00	24°00'00"	60.29	S 57°00'00" E
C9	58.50	75.00	45°00'00"	57.40	S 67°30'00" E
C10	62.35	355.00	13°17'30"	62.17	N 83°21'12" E
C11	10.58	355.00	01°12'30"	10.58	N 75°51'15" E
C12	9.41	405.00	01°19'55"	9.41	N 75°39'56" E

0' 10' 20' 30'  
SCALE: 1" = 40'

