

# PLANNING COMMISSION STAFF REPORT

## Country Club Acres Amended Plat of Blocks 11 to 18

Subdivision Amendment – Preliminary Plat

PLNSUB2012-00017

2268 Country Club Drive

Hearing date: March 14, 2012



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:**

Blake Luther/Luther Studio Architects-  
Agent  
Katherine Eccles- Owner

**Staff:**

Daniel Echeverria (801) 535-7165  
daniel.echeverria@slcgov.com

**Tax ID:**

16-22-327-005, 16-22-327-006

**Zone:**

R-1/12,000 Single Family Residential  
Zoning District

**Master Plan Designation:**

Very Low Density Residential, Sugar  
House Master Plan

**Council District:**

District 7, Søren Simonsen – Council  
Chair

**Community Council:**

Sugar House

**Current Lot Size:**

2268 E: .53 acres or 23,087 sq ft  
2272 E: .59 acres or 25,700 sq ft

**Current Use:**

Residential

**Applicable Land Use Regulations:**

- 20.31 Subdivision Amendments
- 21A.24.050 R-1/12,000 Single Family Residential District
- 18.64.050 Residential Demolition Provisions
- 21A.40.052 Accessory Uses on Accessory Lots

**Attachments:**

- A. Preliminary Subdivision Plat
- B. Department/Division Comments
- C. Original Subdivision Plat

**Request**

The property owner is requesting a subdivision amendment to the Country Club Acres Amended Plat of Blocks 11 to 18. The purpose of the subdivision amendment is to increase the size of the lot at 2268 E in order to increase the buildable area of the parcel while reducing the size of the lot at 2272 East. The proposed subdivision amendment is located in the R-1/12,000 Single Family Residential Zoning District.

**Staff Recommendation**

Staff recommends that the Planning Commission approve the amendment to the Country Club Acres Amended Plat of Blocks 11 to 18 Subdivision as proposed according to the findings and analysis in this staff report and the following conditions of approval:

1. A final subdivision plat application shall be filed with the Planning Division and the final plat shall be recorded with the Salt Lake County Recorder.
2. Applicant shall comply with all department/division requirements prior to the recording of this plat.
3. Applicant shall obtain the required demolition permits, satisfying the Residential Demolition Provisions in Section 18.64.050 of the City code and remove structures to comply with the setback requirements of the proposed lots.

**Potential Motions**

**Approve**

Based on the findings and analysis in this staff report, I move that the Planning Commission approve the amendment to the Country Club Acres Amended Plat of Blocks 11 to 18 Subdivision as proposed according to the findings and analysis in this staff report and the conditions of approval.

**Deny**

Based on the findings and analysis in this staff report, I move that the Planning Commission deny the amendment to the Country Club Acres Amended Plat of Blocks 11 to 18 Subdivision as proposed by the applicant.

## Vicinity Map



## Background

### Project Description

The proposed subdivision amendment is located at 2268 and 2272 East Country Club Drive. This consists of two parcels with single family homes located on each lot. The properties are owned by Katherine Eccles. The purpose of the subdivision is to create one larger lot for the purpose of developing a larger single family home that would not currently fit on the parcel at the current dimensions with the required setbacks. The current single family homes and accessory structures on the parcels would be demolished and the smaller parcel created would be used as a landscaped accessory lot.

The proposed subdivision amendment is located in the R-1/12,000 Single-Family Residential District. The lot created in the proposed subdivision must comply with the R-1/12,000 zoning district standards.

### Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on March 2, 2012.

- Sign posted on property on March 2, 2012.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on March 2, 2012.

## Public Comments

Staff received six separate phone calls concerning the proposal. Two of these phone calls related to the proposed width of the lot at 2268 E Country Club Drive and the callers expressed concern about the size of the change in relation to the existing neighborhood. Two other callers were concerned that the existing homes would be torn down as they regarded the homes as significant structures. Two calls were inquiries for additional information about the application and did not provide any specific comments.

## City Department Comments

The proposed subdivision was reviewed by the applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. Completion of these requirements to the satisfaction of the departments and divisions who provided them is a condition of approval. None of the comments would preclude approval of the project.

## Analysis and Findings

### Subdivision Amendment 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 standards for approval are as follows:

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

**Analysis:** The purpose of the proposal is to increase the lot size of one of the parcels to allow for a larger buildable area, while decreasing the size of the adjoining lot. The new lot would allow for the development of a larger single family home, but would necessitate the demolition of a single family home on the smaller lot. The demolition of these homes would be subject to the City Residential Demolition Provisions as per Section 18.64.050 of City code and is a condition of approval. The proposed subdivision shall be used for residential purposes consistent with the R-1/12,000 Residential Zoning District and the Very Low Density Sugar House Future Land Use map designation.

**Finding:** Staff finds that the proposed subdivision amendment will be in the best interests of the City provided the conditions of approval are met.

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

**Analysis:** Staff has reviewed the property for compliance with all applicable Zoning Ordinance standards and found that it meets the minimum standards. There is a maximum lot size limitation of .41 acres or 18,000 square feet. The proposed lot areas are .68 acres (29,929 square feet) and .43 acres (18,606 square feet.) Sections 21A.24.030J and 21A.24.040J of the Zoning Ordinance state that lots in excess of maximum area requirement may be created through the subdivision process if:

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

**Staff Comment:** *Except for the two corner lots, the existing lots on the block face are larger than the maximum lot size limitation of 18,000 square feet or .41 acres. The average lot size for the 6 lots on the block face is .47, but this is slightly skewed due to the two small corner lots of .36 and .37 acres which were subdivided from their original dimensions as shown in the original plats. The proposed lot sizes are .68 and .43 acres. The larger parcel represents a 16% increase from the size of the largest of the*

existing subject parcels. The smaller proposed parcel represents a 19% decrease from the size of the smaller of the existing subject parcels, but is within the range of the existing lots.

2. The configuration of the lot is compatible with other lots on the same block face; and  
**Staff Comment:** *The access to the parcels is the same as other lots on the block face and the general rectangular configurations of the parcels are compatible with the other lots on the block face. An additional side yard setback beyond the ordinance requirement of 10 feet has been incorporated into the proposed plat for a total 24 foot side yard setback on the west side of the parcel at 2268 East. This provides for a buildable area width of approximately 122 feet at the front setback line of the lot. The proposed lot at 2272 East has a buildable area width of approximately 66 feet at the front setback line of the lot.*
  
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.  
**Staff Comment:** *The lot widths for the proposed parcels are 150 feet and 80 feet. The other lots on the block have lot widths between approximately 120 and 140 feet, with an average of 120 feet, measured from the front of the lot. The lot depths vary between approximately 106 and 200 feet. The approximate lot depths will not change in this proposal. The average ratio of width to depth for lots on the block face is .79. Without including the square corner parcels this ratio is .60. The range of ratios for all lots on the block face is approximately .56 to 1.30. The proposed lots have ratios of .78 and .4. These ratios maintain the general relationship of lot width to lot depth along the block face.*

The R-1/12,000 Zoning District has the following yard and bulk regulations:

District	Minimum Lot Size	Maximum Lot Size	Minimum Front and Corner Yard	Interior Side Yard	Minimum Rear Yard	Minimum Lot Width
R-1/12,000	12,000 sq ft (.28 acres)	18,000 sq ft (.41 acres)	Average of block face or 20'	8' / 10'	25'	80'

The single family home at 2272 E would need to be demolished to comply with the zoning requirements for the district, as the proposed lot line would result in this home violating the 8 foot required side yard setback. As the lot amendment cannot create any new noncompliance with the zoning ordinance, demolition of this home is a condition of approval. The use of this parcel as a landscaped accessory following demolition of the structure would be allowed as per chapter 21A.40.052 Accessory Uses on Accessory Lots.

The home at 2268 E would continue to meet the zoning standards and would not need to be demolished before recording of the final plat. However, the associated accessory structure shown on the proposed plat will need to be demolished prior to recording of the final plat so as to not violate the 8 foot side yard setback requirement of the zoning district, as well as the accessory structure requirements of 21A.36.020B and 21A.40.050. Any other existing accessory structures which also violate the setback requirements of the proposed plats will need to be removed prior to recording of the final plat.

**Finding:** Staff finds that the proposed lots comply with the zoning standards and the exception for additional lot area provided the conditions of approval are met, which includes the demolition of existing structures that would violate setback requirements with the proposed parcel boundaries.

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

**Analysis:** This proposal was reviewed by all applicable city divisions and departments who responded that no additional dedications are necessary for approval of the subdivision amendment.

**Finding:** There are no additional dedications required pursuant to the preliminary plat review.

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

**Analysis:** City department comments indicate that there are currently no existing public sidewalks along Country Club Drive and this may need to be evaluated in the context of the Complete Streets ordinance with new development. A portion of the gutter and the drive approaches for the lots will need to be replaced or removed as per comments from the Engineering and Transportation divisions. The Public Utilities Department states that demolition of the structures will require some changes to the existing utility lines. Please see Attachment B for the full extent of department/division comments and requirements.

**Finding:** Staff finds that provisions for the construction of any required public improvement will be included as part of the final plat and or building permit processes.

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

**Analysis:** The proposed subdivision amendment has been reviewed by pertinent city departments and divisions as to its adherence to applicable laws and regulations. No departments or divisions had objections to the request, subject to conditions as discussed in this staff report.

**Finding:** Staff finds that the amendment meets all 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:** There is no evidence that the proposed subdivision amendment will materially injure the public or any person and staff finds that there is good cause for the amendment. No public comments objecting to the subdivision were received as of the finalization of this staff report.

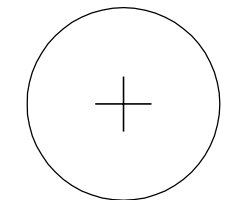
**Finding:** The proposal meets this standard.

**EXHIBIT A**  
Preliminary Plat

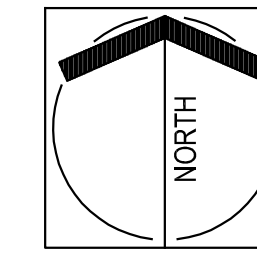
# AMENDED PLAT OF COUNTRY CLUB ACRES LOT 9 AND 10 AMENDED

LOCATED IN SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB&M

FOUND STREET MONUMENT  
STRINGHAM AVE. & 2300 E.

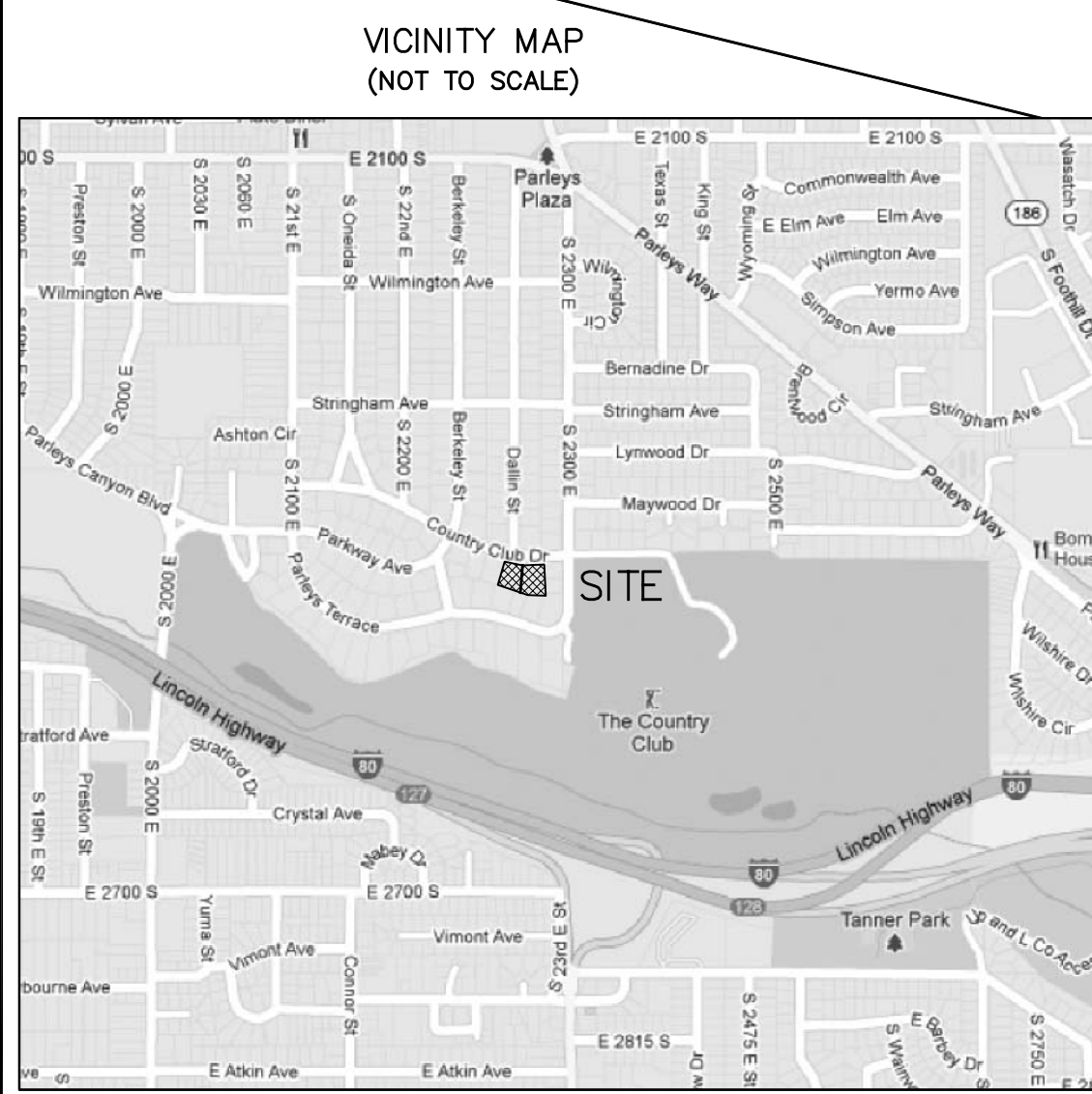
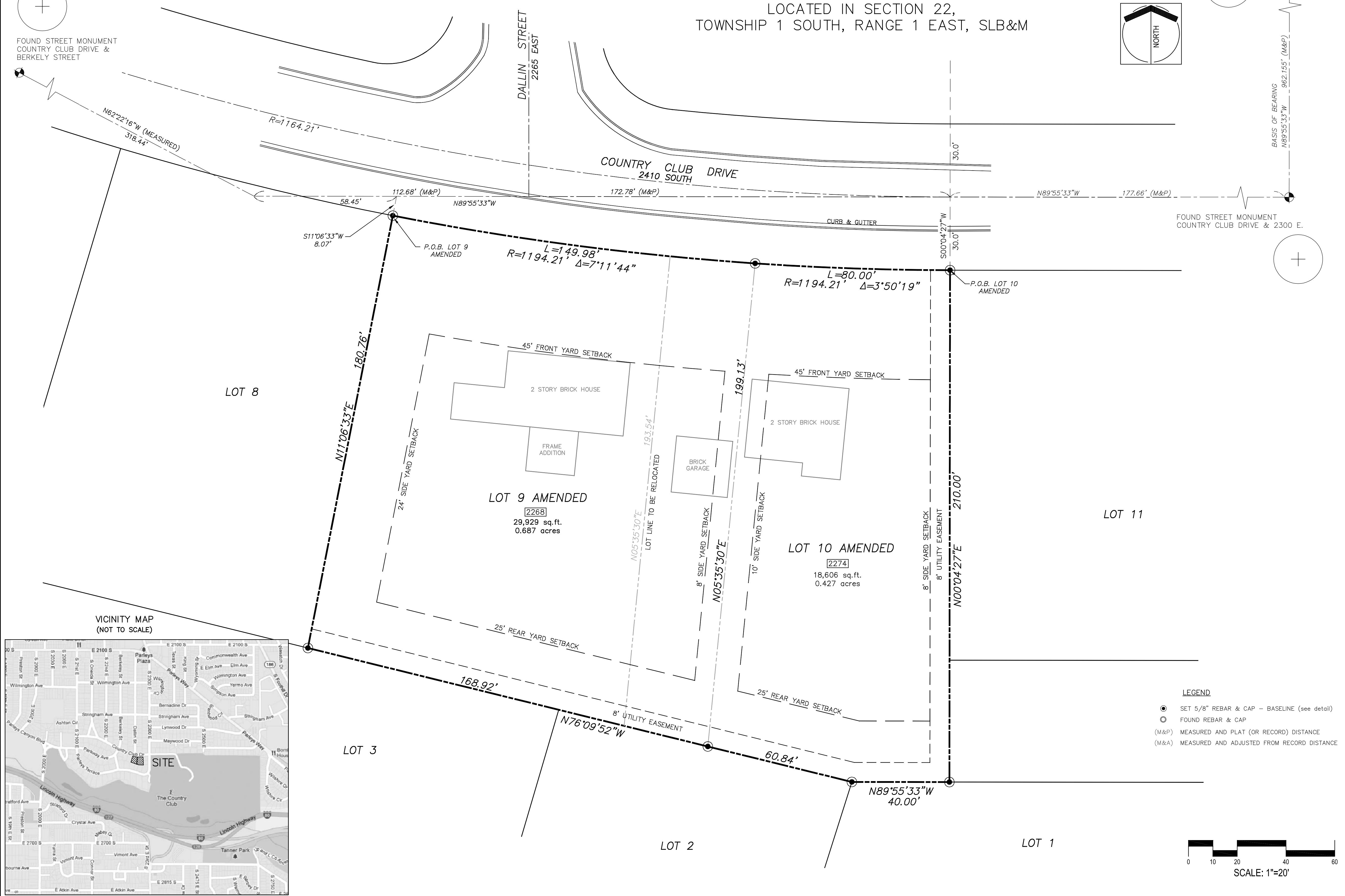
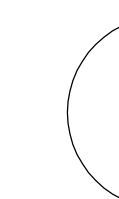


FOUND STREET MONUMENT  
COUNTRY CLUB DRIVE &  
BERKELEY STREET

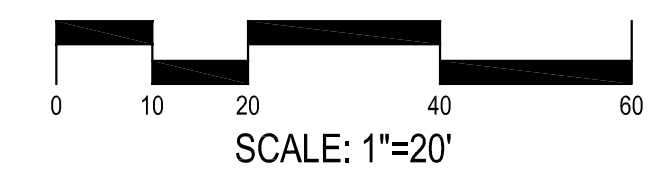


NORTH

BASIS OF BEARING  
N89°55'33"W 962.155' (M&P)



- LEGEND**
- SET 5/8" REBAR & CAP - BASELINE (see detail)
  - FOUND REBAR & CAP
  - (M&P) MEASURED AND PLAT (OR RECORD) DISTANCE
  - (M&A) MEASURED AND ADJUSTED FROM RECORD DISTANCE



**SURVEYOR'S CERTIFICATE:**  
I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

## AMENDED PLAT OF COUNTRY CLUB ACRES LOT 9 AND 10 AMENDED

and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage and area requirements of the applicable zoning ordinances and the minimum leasor closure is 1:15,000 or greater.

Russell E. Campbell \_\_\_\_\_ Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

ALL OF LOTS 9 & 10, BLOCK 16, AMENDED PLAT OF COUNTRY CLUB ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL 16-22-327-005 (LOT 9) & 16-22-327-006 (LOT 10)

**LOT DESCRIPTIONS**

**LOT 9 AMENDED**

Beginning at the Northwest Corner of Lot 9, Block 16, Amended Plat of Country Club Acres, said point being North 89°55'33" West 406.22 feet and South 00°04'27" West 7.92 feet from the street monument at the centerline intersection of Country Club Drive and 2300 East Street, and running thence South 11°06'33" West 180.76 feet; thence South 76°09'52" East 168.92 feet; thence North 03°55'30" East 199.13 feet to a point of curvature of a 1194.21 foot radius curve to the right, the center of which bears North 03°54'46" East; thence westerly along the arc of said curve 149.98 feet through a central angle of 07°11'44" to the point of beginning.

Containing 29,929 square feet or 0.687 acres.

**LOT 10 AMENDED**

Beginning at the Northeast Corner of Lot 10, Block 16, Amended Plat of Country Club Acres, said point being North 89°55'33" West 177.66 feet and South 00°04'27" West 30.00 feet from the street monument at the centerline intersection of Country Club Drive and 2300 East Street, and running thence South 00°04'27" West 210.00 feet; thence North 89°55'33" West 40.00 feet; thence North 76°09'52" West 60.84 feet; thence North 05°35'30" East 199.13 feet to a non-tangent point of curvature of a 1194.21 foot radius curve to the left, the center of which bears North 03°54'46" East; thence easterly along the arc of said curve 80.00 feet through a central angle of 03°50'19" to the point of beginning.

Containing 18,606 square feet or 0.427 acres.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

Know all men by these presents: That the owners of the hereon described tracts of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

KATHERINE ANN ECOLES, OWNER

**ACKNOWLEDGMENT**

State of Utah  
County of Summit

On this \_\_\_\_\_ day of \_\_\_\_\_, 2012, personally appeared before me,

the signers of the above Owner's Dedication, \_\_\_\_\_ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## AMENDED PLAT OF COUNTRY CLUB ACRES LOT 9 AND 10 AMENDED

2268 & 2274 COUNTRY CLUB DRIVE  
SALT LAKE CITY, UTAH

LOCATED IN  
BLOCK 16, AMENDED PLAT OF THE COUNTRY CLUB ACRES  
SALT LAKE COUNTY, UTAH

PREPARED BY

**BASELINE SURVEYING, Inc**

1058 East 2100 SOUTH  
Salt Lake City, UT 84106 (801) 209-2152

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 20____. DIRECTOR S.L.CO. BOARD OF HEALTH	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR DATE	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 PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	PREPARED BY <b>BASELINE SURVEYING, Inc</b> 1058 East 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152							NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS

**EXHIBIT B**  
Department/Division Comments



**PLNSUB2012-00017**  
**Country Club Acres Amended Plat**  
**Department Comments**

**Public Utilities**

If the buildings are going to be demolished, then demolition plans will need to be submitted to public utilities that show the utilities temporarily terminated at the water meter and at the property line (sewer). If the building is to be rebuilt, then improvement plans would need to be reviewed and permitted showing new lines running from the temporary termination points to the building. If buildings are not rebuilt then the utility lines will need to be permanently terminated. To kill a water service, the lateral must be killed at the point of connection to the main and the meter removed and meter box filled. Review of the utilities shows that the services that are meant for 2272 E Country Club are not impacted by the proposed adjustment to the lot line. Those services may be reused in place if a building is to be rebuilt that required water and sewer services.

**Zoning**

Proposal is subject to the standards provided in 21A.24.050.G of the zoning ordinance. Applicant must take out separate demolition permits for both lots with an approved reuse per Title 18.64 of the city code.

**Engineering**

The initial plat review has been completed. Redlined comments on the plat have been sent directly to Baseline Surveying, requiring corrections and resubmittal of the plat. The condition of the existing gutter at the drive approach for 2268 E Country Club Drive is very bad. The gutter must be replaced as part of this project.

**Transportation**

The proposed lot line revision does not impact or change the existing public right of way transportation corridor of Country Club Drive. The proposed demolition of both existing residences requires the removal of the existing drive approaches. New development will need to comply with current city design standards and regulations at that time. There are currently no public sidewalks along Country Club Drive, which will need to be evaluated to determine compliance with the "Complete Streets" regulation for public way improvements.

**EXHIBIT C**  
Original Subdivision Plat

# AMENDED PLAT OF BLOCKS 11 TO 18 INCL. COUNTRY CLUB ACRES

A SUBDIVISION OF PART OF  
SEC. 22 T.1.S. R.1.E. S.L.B.&M.  
SCALE 1"=100'

Presented to the Board of City Commissioners &  
the City Engineer authorized to approve-24-1926

W.A. Leatham  
City Recorder

Approved \_\_\_\_\_ 1926

City Engineer

### SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by the Hayes Land Company is described as follows: Beginning at a point 30°04'27"W. 300.0ft. from the S.E. Corner of Block 6 Country Club Acres, a subdivision of Part of the West Half of Sec. 22 T.1.S. R.1.E. S.L.B.&M., running thence S. 0°04'27"W. 1792.18 ft., thence N. 1°45'33"W. 500.0, thence N. 30°0'0"W. 490.05, thence S. 59°0'0"W. 142.7, thence S. 47°25'W. 171.6, thence S. 73°30'W. 109.5, thence N. 84°06'W. 178.66, thence N. 03°35'W. 142.7, thence N. 24°08'W. 123.17, thence N. 52°28'W. 461.20, thence N. 35°34'W. 224.6, thence N. 23°09'W. 233.13, thence S. 89°52'40"E. 169.85 to the place of beginning and containing 66.70 Acres, that I have by authority of said owners thereof subdivided same into lots, blocks and streets to be known as Amended Plat of Blocks 11 to 18 Incl. of Country Club Acres, that the same has been correctly staked out on the ground and that the steel tape used in making the Survey was correct, all lots are as shown on the map.

### OWNER'S DEDICATION

Know all men by these presents that the Hayes Land Company a corporation of the State of Colorado, owners of the above described tract of land, having caused the same to be subdivided into blocks, lots and streets to be hereafter known as Amended Plat of Blocks 11 to 18 inclusive Country Club Acres, do hereby dedicate for the perpetual use of the public, all parcels of land shown on this map as intended for public use, including parks, streets and easements for public utilities only.

In witness whereof we have hereunto set our hands this 20<sup>th</sup> day of March, A.D. 1926.

The Hayes Land Company

*James H. Newbert* President  
*W.A. Leatham* Secretary

### ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF COLORADO } s.s.  
COUNTY OF EL PASO }

On this 20<sup>th</sup> day of March, A.D. 1926, personally appeared before me, the undersigned, a notary public in and for the county of El Paso, *James H. Newbert* president and *W.A. Leatham* secretary of the Hayes Land Company, each of whom did say that they are the president and secretary, respectively of the Hayes Land Company, a corporation, and the accompanying instrument was signed in behalf of said corporation by authority of its Board of Directors, and said *James H. Newbert* and *W.A. Leatham* acknowledged to me that said corporation executed the same.

*Reginald E. Sullivan*  
NOTARY PUBLIC

My Commission Expires  
February 1927

564045

SOURCE OF LOTS:  
COUNTY OF SALT LAKE.

Filed and recorded at Request of Hayes Land Company, July 7, 1926.  
24-2-28 Colorado Book #21 11621-2024 125

*William Cutler* County Recorder  
*Samuel H. Cummings* Deputy Recorder

Constructed in 1925 page 31 lines 24-28  
3-19-25 25 75-88

