

# PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division  
Department of Community and  
Economic Development

Flanders Planned Development  
PLNSUB2013-00227 Planned Development  
PLNSUB2013-00550 Subdivision Amendment  
331 South 1000 West  
August 25, 2013

**Applicant:**

Neighbor Works, represented by Bob Lund

**Staff:**

John Anderson, 535-7214  
John.anderson@slcgov.com

**Tax ID:**

15-02-401-003

**Current Zone:**

R-1/5000

**Master Plan Designation:**

Low Density Residential

**Council District:**

District 2; Kyle LaMalfa

**Community Council:**

Poplar Grove

**Lot Size:**

10,500 square feet

**Current Use:**

vacant

**Applicable Land Use Regulations:**

- 21A.24.070 R-1/5000 Single Family Residential District
- 21A.55 Planned Developments
- 20.31.090 Subdivision Amendments

**Notification**

- Notice Mailed: September 16, 2013
- Sign Posted: September 16, 2013
- Posted to Planning Division and Utah State Public Meeting websites: September 16, 2013

**Attachments:**

- A. Site Plan & Proposed Subdivision Plat
- B. Letter from Applicant
- C. Department Comments
- D. Site Photos

## ***Request***

This is a request from Mr. Bob Lund, representing Neighborworks for a Planned Development and subdivision amendment on a property located at 331 South 1000 West. The parcel of property is currently vacant. The applicant is proposing to split the existing parcel into two separate parcels to accommodate the construction of two single family dwellings. A Planned Development is required as the applicant is requesting a reduction in the lot width for each parcel from the required 50 feet to 37.5 feet.

## ***Staff Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the proposal generally meets the applicable standards for a Planned Development and therefore, recommends the Planning Commission approve petition PLNPCM2013-00227, with the following conditions:

1. A landscaping plan shall be provided that meets all landscaping requirements of the Zoning Ordinance.
2. All other departmental/division comments found in Attachment C.

Further, based on the finding in the staff report, Planning Staff recommends approval of the subdivision amendment, petition PLNSUB2013-00550. The project and subdivision shall comply with all applicable City codes and all comments from City departments

## VICINITY MAP



### **Background**

#### **Project Description**

The applicant is proposing to split the existing lot located at 331 South 1000 West into two separate lots to accommodate the construction of two single family dwellings. The lot is located in the Martins Subdivision and the applicant would be required to amend the existing plat. The existing lot is currently vacant; at one time a single family dwelling was located on the lot but has since been demolished.

The site is presently zoned R-1/5000 Single Family Residential District as are all adjacent properties.

The applicant is proposing to split the existing 10,500 square foot lot into two buildable lots. Each lot would contain 5,250 square feet which meets the standards of the R-1/5000 zoning district. The existing lot currently

has 75 feet in lot width and with the proposed lot split each lot would have 37.5 feet in lot width which does not meet the current standards of the zoning district. The applicant has requested an approval through the Planned Development process for a reduction in the required lot width from 50 feet to 37.5 feet on each lot. As proposed the development meets all other standards listed in the zoning ordinance.

There is a development pattern in the neighborhood of properties with narrowed lot widths, on the west side of the block the average lot width is 34.5 feet with the smallest at 32.5 feet and the largest at 39 feet. On the same block face as the property in question, the average lot width is 47 feet with 11 of the lots at 37.5 feet and two others including the property in question that are at 75 feet. The proposal to reduce the required lot width from 50 feet to 37.5 feet would make the lot more similar to other lots in the surrounding neighborhood.

## **Comments**

### **Public Comments**

Staff and the applicant attended the Poplar Grove Community Council on Wednesday April 24, 2013. The project was generally accepted favorably by the group though there was one resident present who felt that the proposed lot widths were too small and that the lot should stay as a single lot. There was no vote taken at the meeting.

### **City Department Comments**

Department comments are listed in Appendix C. There are no issues raised by the departments that cannot be addressed.

## **Analysis and Findings**

**City Code 21A.55.050: Standards for Planned Developments:** The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

**A. Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section;

City Code 21A.55.010 provides the following purpose statement and objectives for planned developments:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities.

A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion
  - C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
  - D. Use of design, landscape, or architectural features to create a pleasing environment;
  - E. Inclusion of special development amenities that are in the interest of the general public;
  - F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
  - G. Inclusion of affordable housing with market rate housing; or
  - H. Utilization of "green" building techniques in development.

**Analysis:** Based on information received from the applicant, the proposed planned development seeks to achieve objectives D, E and G.

The development of two single family dwellings would be an improvement to this neighborhood which currently consists mostly of single family, bungalow style homes built prior to World War II. The proposed homes will be compatible with the general pattern of development of the neighborhood as they are proposed to be single level homes with architecture that is complimentary to the neighborhood and the proposed lots sizes are common in the neighborhood as was discussed earlier in the staff report. Also they homes will meet the required setbacks and lot coverage which are required to avoid potential nuisances between properties.

The existing lot is vacant and generally blighted. There have been numerous enforcement cases with regard to this property because of weeds and junk. Developing these lots will help to alleviate this continual blight. The development of these single family dwellings would also increase the housing stock of the neighborhood and diversify it, adding newer housing stock to a neighborhood which is mainly older homes.

The applicant, Neighborworks has partnered with the city in the past to construct affordable housing throughout the city, with an emphasis in west side communities. These two proposed single family dwellings will be owner occupied and will be offered only to those who meet the moderate income requirements.

**Finding:** Based on findings by staff the proposal does appear to satisfy objectives D, E and G of the planned development purpose statement.

- C. Master Plan and Zoning Ordinance Compliance:** The proposed planned development shall be:
1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and;
  2. Allowed by the zone where the planned development will be located or by another applicable

provision of this title.

**Analysis:** The West Salt Lake Future Land Use Map has designated the entirety of the existing parcel of property as low density residential. In that same plan, when discussing future residential uses and needs on page 8, it describes infill development as, “an opportunity to protect, enhance, and revitalize older neighborhoods with new construction.” The plan also later states that development that occurs should be designed to be compatible with the existing neighborhood. This proposal, as described earlier does meet the intent of the master plan because it would result in infill development that is of similar scale to the existing residential development pattern. The existing lot would provide a much larger buildable area on the property, which could produce a large home that is out of scale with the existing development pattern.

Planned Developments are permitted within the R-1/5000 Single Family Residential District, and Table 21A.55.060 of City Code states that a planned development does have a minimum size requirement of 10,000 square feet in the zoning district.

**Finding:** The proposed development is a permitted used in the R-1/5000 zoning district, and is consistent with the West Salt Lake Community Master Plan.

**C. Compatibility:** The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
  - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
  - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
  - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land use, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

**Analysis:** The surrounding neighborhood consists mainly of one level single-family dwellings on small and narrow lots. There is a consistent pattern of undersized lot widths on the both sides of the block face of 1000 West between 300 and 400 South and also on surrounding blocks in the vicinity. This is evident in the vicinity map provided and was discussed earlier in the report.

As proposed the two new homes would be compatible with the existing low density residential neighborhood. The lots do meet the minimum lot size standards and with a reduction in lot width should not be obtrusive as it is already a part of the neighborhood pattern of development to have narrow lots. The proposed homes would meet the setback and lot coverage requirements of the Zoning Ordinance which will reduce any potential negative effects on adjacent properties.

As proposed, two new single family dwellings would be constructed on the two lots, each with a garage in the rear with access to an existing alley. As designed, it would require the removal of an existing drive approach on 1000 West, which should improve the streetscape and make for a safer environment for pedestrians as well as providing additional space for on-street parking. There should be no adverse impacts to the neighborhood due to parking or traffic flow.

With regard to engineering or utilities issues, the Transportation Division, Engineering Division, and Public Utilities have reviewed the petition and recommended approval subject to compliance with City Code and applicable policies.

**Finding:** With respect to vehicle access, vehicle circulation, parking area, compatibility and utility services, staff finds the proposed planned development is compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use is located. Furthermore, the proposed use is permitted within the R-1/5000 Single Family Residential District.

**D. Landscaping:** Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

**Analysis:** There is currently no existing mature vegetation on the lot to maintain. It is vacant with some weed and small shrub growth. A landscaping plan was not submitted with the original plans. The existence of street trees is prevalent throughout the neighborhood and one street tree per lot of a species approved by the Urban Forester should be required to ensure that it is compatible with the surrounding development. The requirement of drought tolerant species throughout the lot should also be a condition of approval.

**Finding:** Proposal does sufficiently comply with this standard because of its lack of existing landscaping and with the requirement of street trees and drought tolerant species on the remainder of the lots.

**E. Preservation:** The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

**Analysis:** There are no existing buildings on the property.

**Finding:** The proposed planned development will not impact any historical or architecturally significant structures or features.

**F. Compliance with Other Applicable Regulations:** The proposed planned development shall comply with any other applicable code or ordinance requirement.

**Analysis:** The proposed development does comply with existing Zoning Code regulations except in those areas that were earlier mentioned in the request portion of the staff report. Information provided by other city departments has not mentioned any applicable code or ordinance requirements that cannot reasonably be met.

**Finding:** Staff finds the proposed planned development conforms with all applicable regulations except as has been recommended in earlier portions of the staff report.

**Standards:** Ordinance 20.31.090 lists the standards that have to be met for a subdivision amendment to be approved. These standards are listed below:

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

**Analysis:** The proposed subdivision amendment would split an existing lot into two lots accommodating the construction of two new single family dwellings. Single family dwellings are permitted uses in the zoning district and the proposal would develop the lots in a similar fashion to the existing development pattern of the neighborhood. The lot is currently vacant and generally blighted. There have been several zoning enforcement cases over the past 5 years dealing with weeds and junk on the lot. Further, the city in its approved Housing Plan does encourage an increase to the housing stock of the city. The proposal would fulfill that intent and eliminate what is currently a vacant, blighted lot.

**Finding:** Staff finds that the proposal is in the best interest of the City and complies with this standard based on the analysis above.

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

**Analysis:** Staff has reviewed the proposal for compliance with all applicable Zoning Ordinance standards and found that they currently do not meet the minimum standards.

The R-1/5000 Single Family Residential District has the following yard and bulk regulations:



District	Minimum Lot Area	Maximum Lot Area	Minimum/Maximum Front and Corner Yard	Interior Side Yard	Minimum Rear Yard	Minimum Lot Width
R-1/5000	5,000 s.f.	7,500 s.f.	Average of the block face	4 feet and 10 feet	25% of lot depth or 20 feet, whichever is less	50 feet

The lots do meet the size requirements and the two homes on the lot as proposed would meet all setback and lot coverage requirements. If the proposed planned development is approved allowing a reduction in the required lot width from 50 feet to 37.5 feet the subdivision amendment will meet all other applicable zoning standards.

**Finding:** Staff finds that as proposed both lots will comply with applicable zoning standards provided the modification to the required lot width is approved as part of the Planned Development (Petition PLNPCM2013-00227).

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

**Analysis:** All required dedications have already been made along the frontage of this property. In review of the proposed plat, no division or department has required any dedications as a condition of approval.

**Finding:** Staff finds that this standard has been met as no dedications are required.

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

**Analysis:** The Transportation Division has stated that the existing drive approach on 1000 West must be removed and the curb and gutter replaced. The Engineering Division has required that one sidewalk panel is replaced and that a concrete panel in the park strip west of the existing fire hydrant be removed.

**Finding:** Staff finds that there are limited public improvements required by any division or department in the city and those improvements are a condition of approval.

**E. The subdivision otherwise complies with all applicable laws and regulations.**

**Analysis:** The proposed subdivision is subject to numerous applicable laws and regulations. To assess compliance with these regulations, staff forwarded the attached plans to all pertinent City Departments/Divisions for comment. In addition to the regulations discussed within this staff report, all subdivision improvements will comply with all applicable City Departmental standards.

**Finding:** Staff finds that the proposed subdivision is compliant or will be made compliant with all applicable laws and regulations as a condition of approval.



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

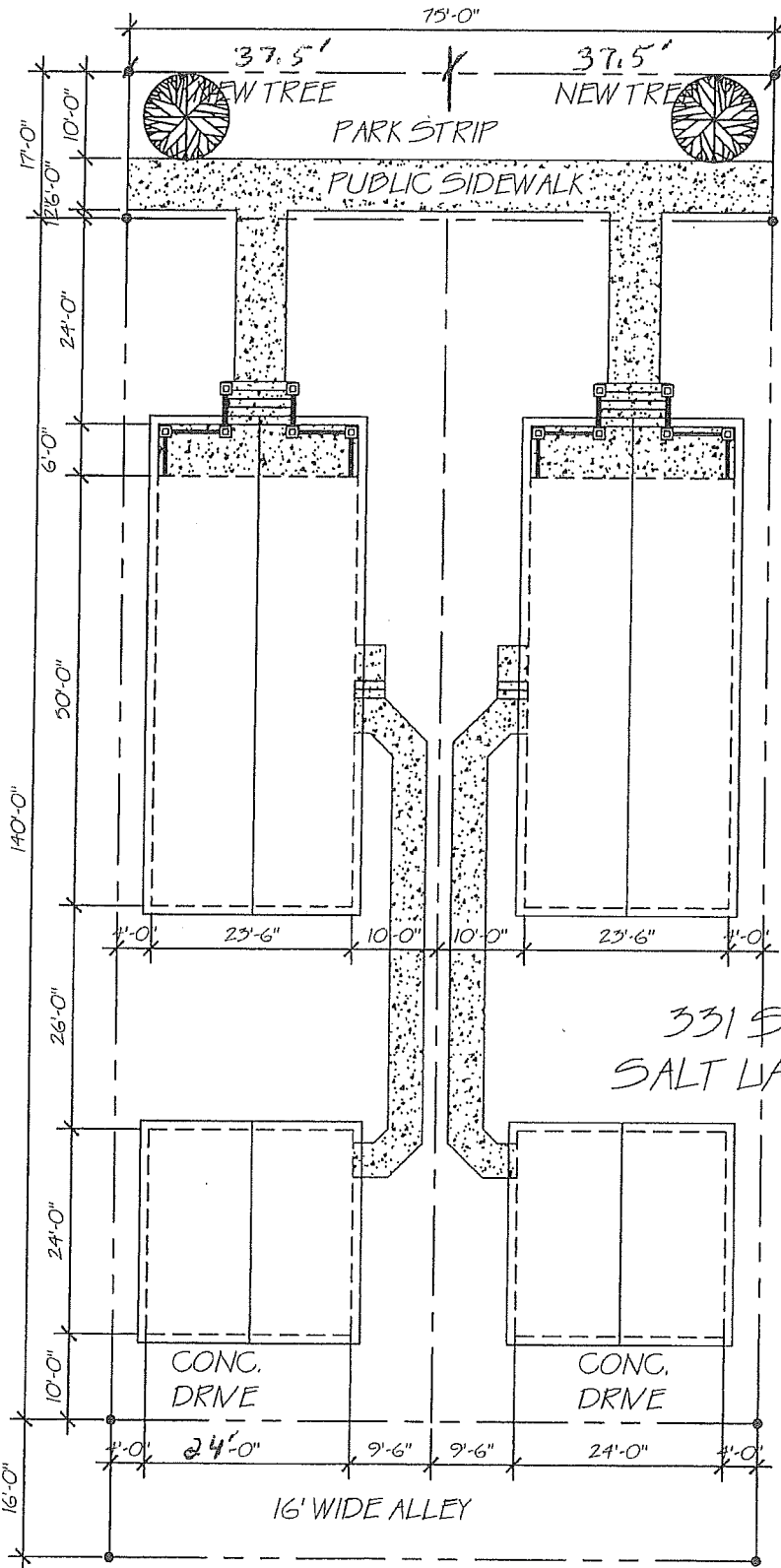
**Analysis:** Only one comment from the public has been received objecting to the proposal as of the publication of this staff report. That comment came during the Poplar Grove Community Council Meeting. There were multiple positive comments made during the discussion as well. None of the adjacent property owners have made comment on the project.

The standards of the zoning ordinance provide existing property owners, and potential or future property owners, and tenants a basic understanding of what type of land uses and what types of development may occur in the area. The proposed use is a permitted use in the zoning district and would continue to meet all setback, parking, building height and lot coverage regulations and would be built in a manner that is compatible with the existing neighborhood. As proposed the project meets the standards of the Zoning Ordinance provided the modification to the required lot width is approved as part of the Planned Development (petition PLNPCM2013-00227).

**Finding:** There is no evidence that the proposed minor subdivision will materially injure the public or any person if the Planned Development (petition PLNPCM2013-00227) is approved in conjunction with the subdivision amendment.

**Attachment A**  
Site Plan

# 1000 WEST STREET



NORTH  
1"=20'

Proposed Lot Split  
Divide 75' wide lot  
into 2 - 37'6" lots.

331 SOUTH 1000 WEST  
SALT LAKE CITY, UTAH 84104

**DESIGN CRITERIA**

GOVERNING CODE 2009 IBC

**ROOF LOADINGS**

GROUND SNOW LOAD 45.2  
 ROOF LIVE LOAD 30.0  
 ROOF DEAD LOAD 15.0

**FLOOR LOADINGS**

FLOOR LIVE LOAD 40.0  
 FLOOR DEAD LOAD 15.0

**SOIL**

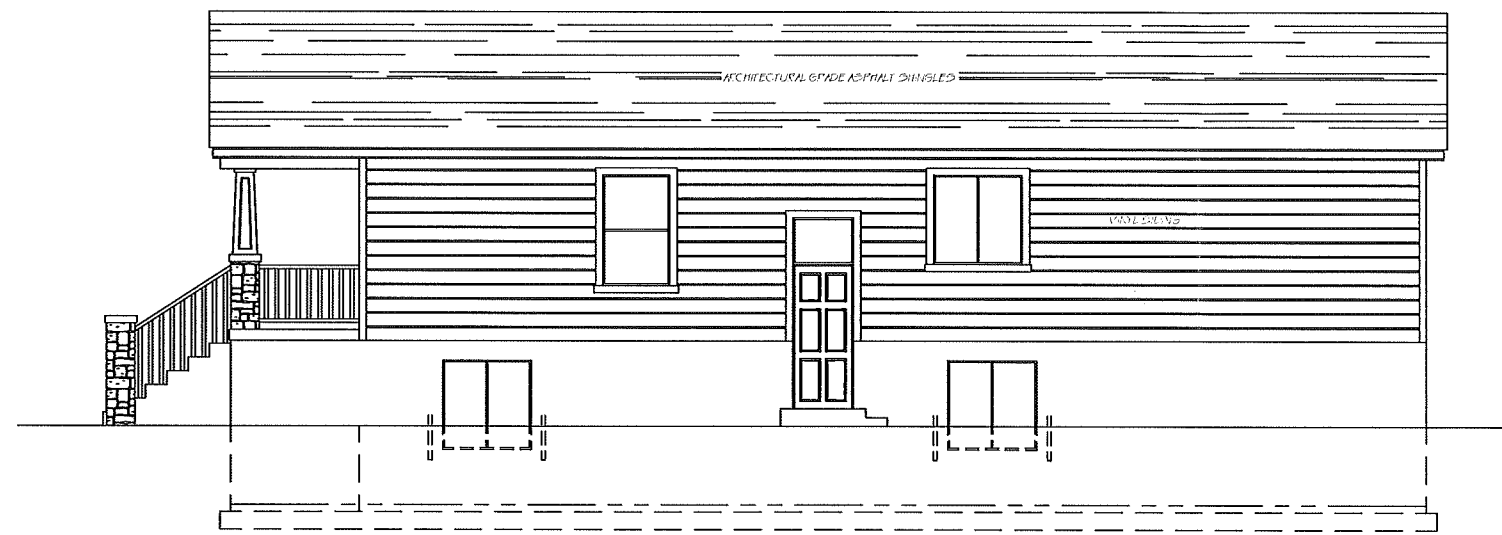
SOIL BEARING CAPACITY 1500  
 SITE CLASS D

**SEISMIC**

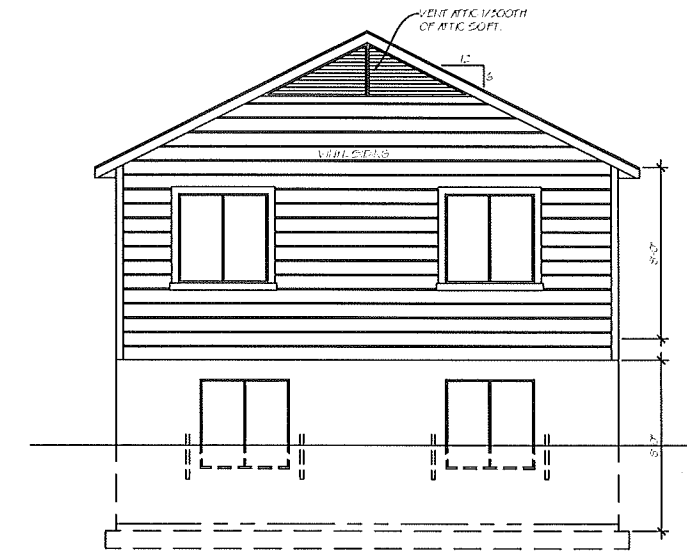
SEISMIC DESIGN CATEGORY D  
 IMPORTANCE FACTOR 1.0

**WIND**

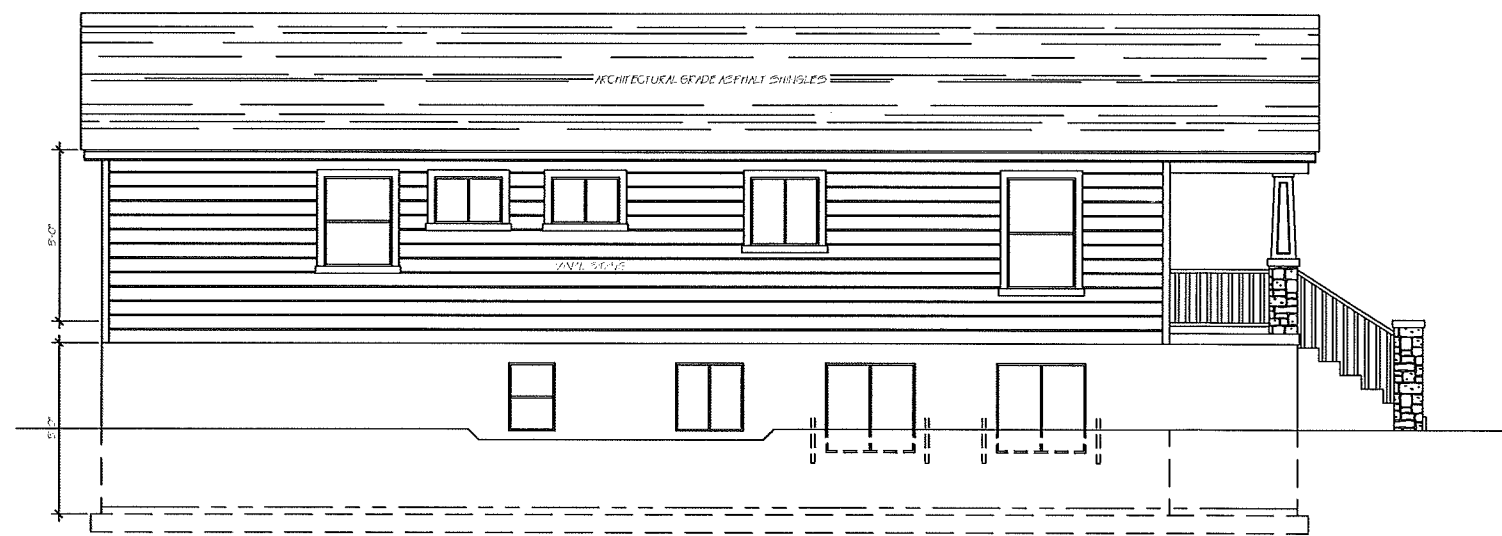
DESIGN WIND SPEED (MPH) 90  
 EXPOSURE B  
 WIND IMPORTANCE FACTOR 1.0



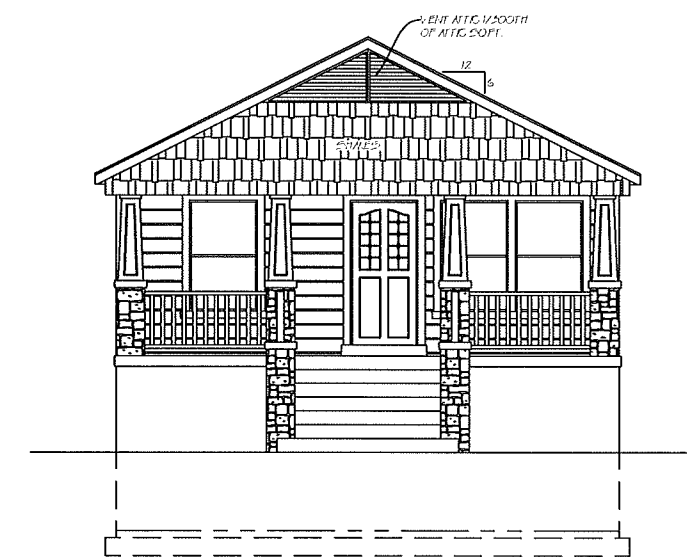
**RIGHT SIDE ELEVATION**  
 1/4" = 1'-0"



**REAR ELEVATION**  
 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"

**Inside/Outside**  
 Architectural Drafting & Design  
 4777 1/2 West 12400 South Springdale, Utah  
 (801) 465-1915

**EUCLID ARMS PROJECT**

**ELEVATIONS**

DOOR SCHEDULE			
QTY	MARK	SIZE	REMARKS
1	⊙	30 X 65 1 1/2" X 4"	PANED ANGLUED ALUMINUM PANEL
1	⊙	180" X 70" X 1 1/2"	OVERHEAD PULP-FIBER PANEL

WINDOW SCHEDULE			
QTY	MARK	SIZE	REMARKS
1	⊙	40" X 40" PROTECTIVE SHEETS	VIBRATED FIBER FLOOR

FOOTING & FOUNDATION SCHEDULE					
MK	SIZE		TYPE		T.F.E
	WIDTH	LENGTH	DEPTH	CROSS-SECTION	
F1	12"	CONF.	30"	(2) #4 BARS	CONCRETE
W1	24 BEAM WALL 1/2" DOUBLE FASCIAS @ 6" OC				
F2	6 X 6" CONCRETE FOUNDATION WALL REINFORCED WITH #4 BARS @ 24" OC VERTICAL AND (3) #4 BARS HORIZONTAL UPTO 1/2" X 12" WALL THICKNESS @ 24" OC				

SHEAR WALL SCHEDULE				
MARK	SIZE	NAILS	EDGE	FIELD
1	7 1/2" OSB CD SHEATHING	ED	6"	12"
2	7 1/2" OSB CD SHEATHING	ED	4"	12"

USE 16D NAILS BETWEEN TOP PLATE SPICE POINTS SHEAR WALLS.

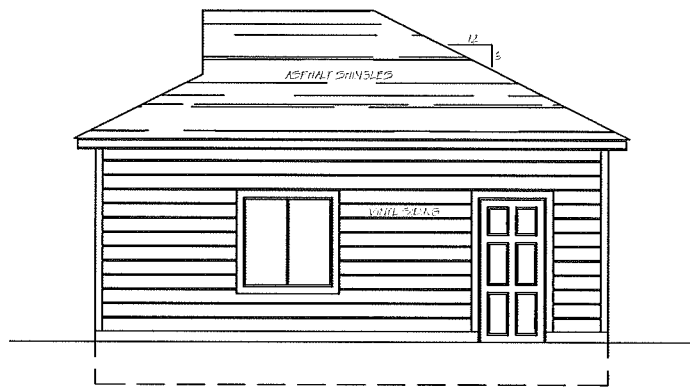
**HOLDOWN SCHEDULE**

MARK	ANCHOR CONNECTION
1	15000 (1) FICAL (1) 1/2"

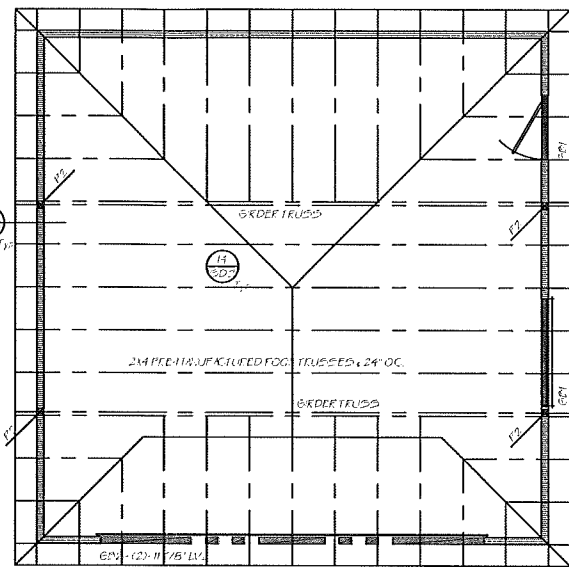
NOTES:  
ALL ANCHORS ARE SIMPSON STRONG-TIE.  
INSTALL ANCHORS PER MANUFACTURER'S SPECIFICATIONS.

POST SCHEDULE	
MARK	SIZE
P1	2X6 TRIMMER/STUD
F2	TWO TRIMMER/STUDS
F3	THREE TRIMMER/STUDS
F4	FOUR TRIMMER/STUDS
P5	4X4 POST
P6	6X6 POST
P7	8X8 12X14 PILLARI
P8	12X14 12X14 PILLARI
P9	2X6 12X14 PILLARI
P10	2X6 12X14 PILLARI
P11	12X14 PILLARI

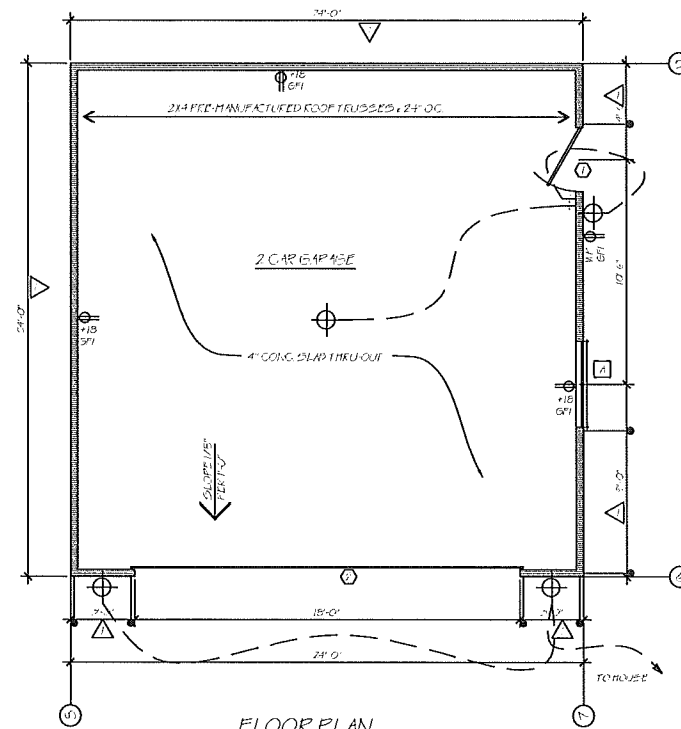
BEAM SCHEDULE	
MARK	SIZE
B1	(2) 2X8
B2	(2) 12X8 14X14



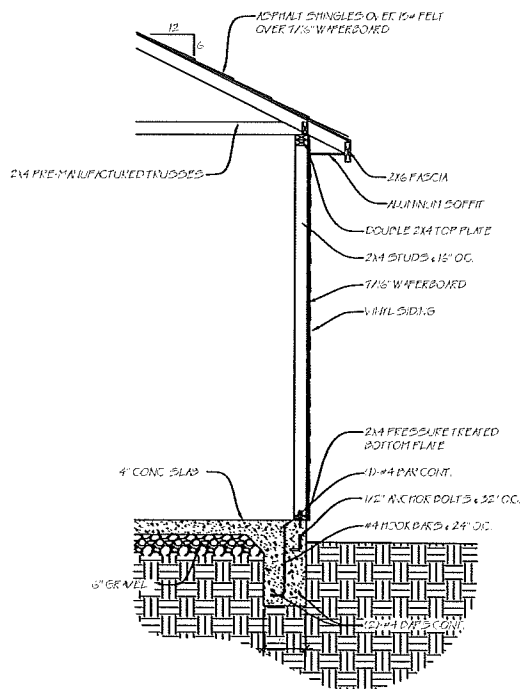
**SIDE ELEVATION**  
1/4" = 1'-0"



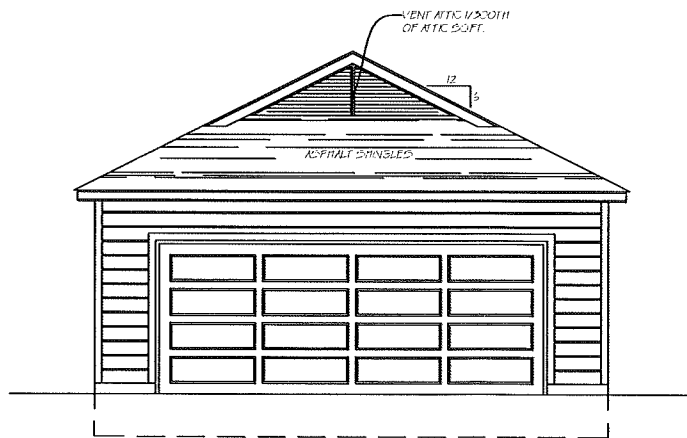
**ROOF FRAMING PLAN**  
1/4" = 1'-0"



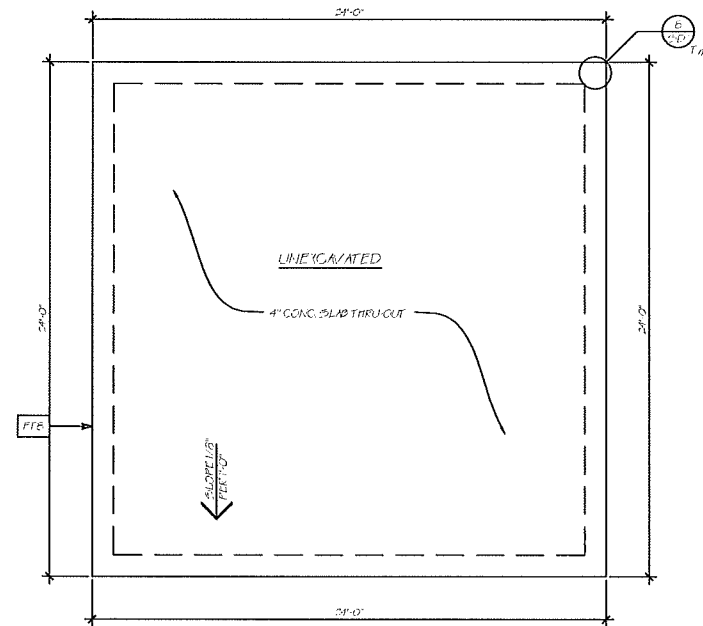
**FLOOR PLAN**  
1/4" = 1'-0"



**WALL SECTION**  
1/2" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



**FOUNDATION PLAN**  
1/4" = 1'-0"

**Inside/Outside**  
Architectural Drafting & Design  
4777 West 12400 South, Spring Lake, Utah  
(801) 465-1915 (801) 592-8884

**EUCLED ARMS PROJECT**

**DETACHED GARAGE**

**Attachment B**  
Letter from the Applicant



Rebuilding Neighborhoods  
house by house... block by block!

622 West 500 North, Salt Lake City, Utah 84116

t: 801.539.1590 f: 801.539.1593

[www.nwsaltlake.org](http://www.nwsaltlake.org)

April 10, 2013

To Whom it may concern:

Subject: Planned Development, for lot split at 331 South 1000 West  
Parcel # 15-02-401-003-0000

Zoning: R-1 5000 (minimum of 50' of frontage and 5000 sq. ft. lot)

NeighborWorks Salt Lake purchased this property back in 2011 with the intent to build a new single family home. The lot that was purchased was 2 times the size of other lots on the block. The other lots have 37.5' frontage. We are asking to be allowed to divide our lot into 2 lots and build 2 single family homes. This would match what is on the block face.

On February 16, 2012 a pre-submittal meeting was held at SLC offices with Nick Norris and Nick Britton from SLC Planning Dept. and Robert Lund and David Galvan representing NWSL. It was suggested that NWSL apply for a Planned Development to split the lot into 2 lots. Plans would need to be drawn and average setbacks would have to be established. These items were taken care of by July 1, 2012. Due to the poor housing market and sales of existing NWSL homes it was decided to wait until the market improved and we sold some existing homes.

Here we are today April 10, 2013 with homes sales picking up and inventory of homes low we are ready to proceed with our project of 2 s/f homes.

Please feel free to call me if you have questions? 801 539-1590

Sincerely,

Robert Lund





**Attachment C**  
Department Comments

**Police Review**

No comments

**Public Utilities—Justin Stoker (801)483-6786**

The project site current has a 3/4" water service and a 4" sanitary sewer service. The sewer service is 93-years old and should be replaced at the time the lots are developed. The existing water service may remain in service if it is found to be in good condition. Separate water and sewer services would need to be connected to the public utility mains for the second lot that is to be created. It should be noted that the lot is located within a FEMA designated Zone X - Shaded which indicates that the lot is subject to flooding during the 0.2% annual chance flood event (commonly referred to as the 500-year flood). This is not a Special Flood Hazard Area, but may have private requirements from money lenders regarding flood insurance and floor elevations and/or basements.

**Zoning Review—Alan Michelsen (801)535-7142**

- 1) The two lots do not meet the minimum 50 feet lot width requirement for single-family dwellings in the R-1/5000 zone.
- 2) The width of the principle structure on the foundation plan, (24' 6") does not match the width of the structure on the site plan and main floor plan (23' 6").
- 3) The garage footprint dimensions are in conflict on the foundation plan. The front wall of the garage is indicated at 34 feet and the rear wall at 24 feet.
- 4) Front yard setback average data does not meet the R-1/5000 zoning district requirements.
  - a) In the R-1/5000 the front yard setback is calculated as the average of all the front yard setbacks on the block face. Excluding properties with the largest and smallest setback is only specified in the SR-1A zone.
  - b) The corner property and 305 S. 1000 West needs to be included in the front yard setback averaging because it is a front yard. The corner property located at 974 W. 400 South shall not be included because corner side yards are specified as a fixed measurement in the R-1.5000 zone rather than as an average.
  - c) Front yard setback measurements shall be specific to the inch rather than rounded to the nearest foot.
- 5) Plans need to show compliance with the overall maximum building height requirements for dwellings and garages.

**Building—Kenneth Anderson (801)535-6624**

No comments

**Transportation Review—Barry Walsh (801)535-6630**

Transportations review comments are as follows: The proposal to develop two single family homes with rear yard two stall garages complies with city standard access geometrics for the 24x24' garage setback shown at 10 feet from the property line and the 16' wide alley way. The minimum setback for the proposed 18' wide door opening is 22'-7" minus the 16' alley or 6'-7" from door to rear property line. The front yard access, an existing drive approach, needs to be removed and replaced with curb & gutter. The past request, case 420-08-079 to split the lot was Denied.

**Engineering Review- Scott Weiler (801)535-6159**

Engineering has no objection to the proposed PUD. If any work is to occur in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering prior to performing the work.

**Fire Review**

No comments

**Attachment D**  
Site Photos





Photographs looking east at the vacant lot in question.





Photograph looking west at the homes directly across from the property in questions. Note the narrow frontages that are similar to the request made by the applicant.