



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: J.P. Goates, 801-535-7236, or jp.goates@slcgov.com
Date: October 14, 2015
Re: PLNPCM2015-00436 Zone Change from R-1/7,000 to SR-3; PLNSUB2015-00474 Planned Development ; PLNSUB2015-00790 Preliminary Subdivision

Planned Development, Subdivision, and Zoning Amendment

PROPERTY ADDRESS: approximately 1196 South 700 West
PARCEL ID: 15-11-478-075, 15-11-478-036, 15-11-478-053
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: R-1/7,000, Single Family Residential District

REQUEST: The applicant, Melynda Geronimo, is proposing to develop an approximately 1.8 acre vacant property located at 1196 S 700 W. The proposed development involves 18 lots with twin homes that do not front a public street and are accessed by a reduced width private drive, which is subject to Planned Development and Subdivision review. In addition, the applicant is requesting to amend the zoning map for the properties to SR-3 Special Development Pattern Residential from R-1/7000 Single Family Residential to accommodate the proposed development.

RECOMMENDATION (Planned Development, Subdivision and Zoning Amendment): Based on the findings listed in the staff report, it is the opinion of Planning Staff that the project generally meets the applicable standards overall, and therefore recommends the Planning Commission forward a positive recommendation to the City Council for a Zoning Amendment of the properties located at 1196 S 700 West and approve the Planned Development and Subdivision. In order to comply with the planned development standards, Staff recommends the following conditions of approval:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. Preliminary Subdivision and Lot Consolidation requirements must be met and approved as part of final approval.
3. The applicant shall file a final subdivision plat for approval by the City.
4. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
5. The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping" for building permit approval.
6. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in this staff report.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Site Plans
- C.** Building Elevations
- D.** Additional Applicant Information
- E.** Property Photographs
- F.** Analysis of Standards - Existing Conditions
- G.** Analysis of Standards - Zoning Amendment
- H.** Analysis of Standards - Planned Development
- I.** Analysis of Standards - Preliminary Subdivision
- J.** Public Process and Comments
- K.** Department Review Comments

PROJECT DESCRIPTION:

ZONING AMENDMENT

The objective of this Project is to convert a vacant mid block interior lot into a development of moderate and more diverse housing types in the neighborhood that meet the goals of the Westside Master Plan. In order to achieve the twin home housing option proposed, the applicant is proposing to rezone the properties at 1196 South 700 West from R-1/7,000, Single-Family Residential to SR-3 Special Development Pattern Residential, which is intended for development of interior portions of city blocks. The properties are currently completely vacant with a cinder block wall lining the perimeter of the lots. The existing 3 lots combined are equal to approximately 1.83 acres. The lots about R-1/7,000 Single-Family Residential to the North, East, and West of the property. The abutting property to the South is zoned R-1/5,000. This property was rezoned from R-1/7,000 to R-1/5,000, and the planned development approved for **a private street and reduced rear setbacks of 15 feet** in June 2000. (see attachment D).

PLANNED DEVELOPMENT

The applicant is proposing to develop all of the property and subdivide with 18 individual lots, a common area and a private street. The proposed development will require Planned Development approval due to modification of subdivision and zoning standards for a reduced width private street with lots that do not front a public street. All of the proposed residential units would be two story attached twin homes (each unit separated by a shared wall but each located on its own lot). The lots will be accessed from a private street running midblock East and West at 1196 S 700 West. The sidewalk standard will be met and the private drive surface will be reduced in width from the standard 30 feet to 20 feet including roadway rated reinforced rolled curb and gutter. All lots in the subdivision will front a private street due to the nature of the midblock access.

SUBDIVISION

The proposed subdivision of 18 lots and common area at the entrance of the property will be reviewed as a preliminary subdivision and be subject to final subdivision approval by the City. The private drive will be a modification of the Subdivision Design Standards which is subject to Planning Commission approval. The proposed individual lots vary in size from 2,645 to 5,814 square feet averaging approximately 3,350 square feet. The lot sizes vary due to the nature of the odd shaped mid-block development and exceed the standard 1,500 square feet for twin-homes in the SR-3 requirement. Lots that exceed the 200% 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.

The proposed development will essentially create its own block faces and the relationship to itself fulfills this requirement.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Rezone to higher density
2. Limited Private Street Width
3. Public street frontage
4. Environment and safety

Issue 1- Rezone to higher density

The proposed rezone from R-1/7,000 to SR-3 allows for a greater number of units than is found in the surrounding area. The individual lots of the proposed subdivision would generally be around 3,000 square feet with the exception of two odd lots being approximately 5,000 square feet. The 18 total subdivided lots will total approximately 60,240 square feet (1.38 acres). The proposed rezone to SR-3 is flexible and designated for "Medium Density Residential" uses. This land use is described as consisting of 15 to 30 dwelling units per acre. The proposed project will be approximately 13 units per acre, falling more in line with the existing character of the surrounding of the neighborhood. Each building lot will be paired with twin homes, divided by the property line. One desired effect of the twin-home footprint and two lots may create the feel of a 7,000 square foot lot with a 2,000 square foot building, yet contains two housing units. According to the Westside Master Plan, the property is in an area considered to be an established stable area of "Big Blocks". The property is underutilized and unmaintained and is being identified for rezoning using flexible zoning standards of the SR-3 zone which was created for "interior portions of city blocks" that can be built to be compatible with existing neighborhoods. This type of development and rezoning is specifically called out in the Westside Master Plan.

Issue 2- Limited private street width

The City generally requires 50 feet of right-of-way dedication for a residential street. The lot width on 700 West frontage that accesses the property is 42 feet. Creating a typical road section of 50 feet would not be possible under that requirement and would prevent access to the midblock property without a planned development. The proposed 20 foot width would accommodate the narrow lot access and maintain adequate width for two way vehicle movement and emergency access. Due to this exception, the applicant is applying for consideration of reduced width private street per 20A.12.010 General Regulations and Standards for access to public streets. The relevant City departments have reviewed the street proposal and have provided comments regarding the proposed private street in Attachment K. The Transportation division has also identified conflicts with driveway access and shared driveways which will need to be addressed as part of the approval process.

The street will not be maintained by the City. Private property owners are responsible for their own garbage collection. The services can be contracted with the city pending access availability or through private waste services. The water and sewer line maintenance, snow removal, and pavement maintenance will be the responsibility of the property owners. The private street will need to meet current city standards for approval. The developer will need to disclose established maintenance costs and owners association plans as part of the planned development as per 21A.55.170.

Condition: Applicable department requirements for private street access must be met.

Issue 3- Frontage of lots on a private street

The Salt Lake City Zoning Ordinance in section 21A.36.010.C requires that "all lots front on a public street unless specifically exempted from this requirement by other provisions of this title." The intent of this regulation is to ensure orderly development that can be easily accessed and is visible from public streets. The lack of such a regulation before zoning standards were adopted allowed for haphazard development that was sometimes tucked away behind other properties and structures and hidden from public view. These developments were often accessed on substandard private roads which were difficult to access for emergency vehicles and were served by inadequate utility infrastructure. However, in some cases it is appropriate to modify this street frontage standard through the Planned Development process if such a modification will result in a better development result.

Issue 4- Public environment and safety

Qualitative aspects of the development environment and safety have been raised in public comments. The nature of the dead-end street has raised concerns over visibility, police and emergency access. Other issues that general community input identified as concerns were parking, private street maintenance/HOA, safety, and lighting. The perception exists that homes not readily visible from 700 West will lead to high crime. Salt Lake City has a Street Lighting Master Plan and Policy that was adopted in 2006. Lighting levels and design requirements are contained therein and should be adhered to.

The required parking in the SR-3 is one space per dwelling unit. The current private street configuration will not allow for on street parking, no parking signs would need to be posted. The dwellings would have one attached garage space and space for two vehicles is provided on driveways. Any excess parking for units would need to utilize public streets which 700 West immediately outside the development would satisfy. The street is lined with commercial uses that are primarily day uses and on street parking is readily available.

Condition: Street lighting shall be installed according to public street standards for residential local streets.

Condition: Disclosure of private infrastructure costs shall be established as per 21.A.55.170

Condition: Private street shall be signed with “no parking” signs.

DISCUSSION:

As discussed above and in attachment G and I, the proposal generally meets the goals set in the Westside Master Plan and standards for a Planned Development that provides expanded housing product options that would not otherwise be allowed with strict application of the zoning ordinance. Specifically, the proposed modifications allow the development to access the expanse of property at the mid-block and utilize the asset for more housing choices in the community. Development of the interior portions of the block will not be possible without a reduced width street and planned development approval or modification to the current R-1/7,000 zone. The proposed increase in density is an increment that is meant to follow the development pattern of the area through a twin-home style compatible with existing properties.

NEXT STEPS:

Zoning Amendment Recommendation for 1196 S 700 West

With a recommendation of approval or denial for the zoning amendment, the amendment proposal will be sent to the City Council for a final decision by that body.

If the zoning amendment is approved, the property will be allowed to subdivide into smaller lots that are allowed in the SR-3. The residential land uses that would then be allowed as proposed in the Planned Development are as follows:

- Dwelling, single-family (attached)
- Dwelling, single-family (detached)
- Dwelling, twin home and two-family
- Dwelling, accessory unit
- Dwelling, manufactured home
- Dwelling, group home (small)

If the zoning amendment is denied, the property could accommodate approximately 8 lots with the approval of a reduced width street. The uses that would be allowed in the R-1/7,000 zoning district are as follows:

- Dwelling, single-family (detached)
- Dwelling, accessory unit
- Dwelling, group home (small)

Planned Development/Subdivision Approval

If the Planned Development is approved, the applicant will need to need to comply with the conditions of preliminary subdivision approval and file a Final Subdivision Plat that incorporates any changes required by City departments and the Planning Commission. The planned development and subdivision would also be conditioned upon the zone change from R-1/7,000 to S-R3.

Planned Development/Subdivision Denial

If the Planned Development proposal is denied, the applicant would not be able to develop the property as proposed without Planned Development approval and modification to the R-1/7,000 zoning ordinance or typical roadway standards. The lot size and width does not comply with current R-1/7,000 standards of maximum lot size or minimum lot width, respectively.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLANS

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

1. Project Description

The objective of this project is to convert a vacant infill lot that has been the home to many passing vagrants into a small community that will contribute and beautify the neighborhood (West Salt Lake Master Plan p. 33). Currently, there is just less than 2 acres that is made up of 3 different parcels which sit nestled in the center of a city block. The street front access is wide enough to create a road that meets public safety standards and allows enough extra space for low maintenance landscaping on either side of the street entrance. From there, it will open up to classic twin style homes running along both sides of the street and compliment surrounding single family homes. The architecture, height and building materials were selected based on their compatibility with the homes on neighboring streets. Upon completion of the vertical development, the low maintenance landscaping will run throughout the development.

2. Planned Development Information

The proposed changes for these lots would accomplish three of the objectives listed for planned developments.

- a. First, this development would create an area consisting of classic style homes that would blend well with the current architecture of the surrounding neighborhood. We specifically looked for a lot which would accommodate a cul-de-sac in order to create a beautiful, clean and safe place for people to live. In our review of the recently accepted West Salt Lake Master Plan, we noticed that the plan intentionally does not include a development map with the objective of providing flexibility for developers and in fact encourages reinvestment and redevelopment through changes in land use among other things (p.4).
- d. Second, through the use of water-wise and native plants we will achieve a lush and inviting landscape that will be easy residents to maintain year round. The selection of plants, will be strategically placed to reduce water consumption and the need for fertilizers in decorative areas while still providing tuff in recreation areas.
- g. Lastly, the design and layout will facilitate the ability to provide affordable housing. With the Jordan Park and the surrounding trails close-by, the need and desire for large lots used for recreation is mitigated. Although much of the surrounding area is low-density housing, the demand for medium-density housing in the area has increased and supply is low. Similar developments in the area have cleaned up previously unused and untidy lots. Two projects that come to mind are the 700 South Apartments (700 S and 900 W) and the cul-de-sac of duplexes completed by Signature Homes (500 W and 400 N), both properties are well maintained and have added value to the area which in turn attracts regional commercial activity which has been a long time desire of the residents.

1. A statement declaring the purpose for the amendment

The purpose for the amendment is to develop an affordable housing project that will help to improve the area that is consistent with the Master Plan Community Modes objective by developing an infill lot along the 700 West corridor that will blend in with surrounding single family homes. As a long-time resident of the area, I know that the majority of families living in Glendale consist of both parents working outside the home, (this is also supported by the study that was included in the city's West Side Master Plan). This makes it difficult for many families maintain the up-keep of larger lots that are common in the neighborhood. By going with moderate sized homes on smaller lots we hope to create a welcoming and open feel to the community. With the Jordan River Parkway and the nine-line so near and now with the 1300 South Bridge Rehabilitation which will include improved pedestrian and bicycle access to the nearby Trax Station, shopping, and better access to additional recreation, the need for additional affordable housing in the area is imminent. On the flip side, one of the biggest deterrents of drawing good people to the area is the condition of many of the lots. Some of this is due to a lack of care but in most situations, it is due to a lack of time and know-how. If we create neighborhoods and homes that are simple to maintain and contribute to the revival efforts of the city and private entities, collectively, we can revitalize the area.

2. A description of the proposed use of the property being rezoned

The objective of this project is to convert an unkempt infill lot that has been the home to many passing vagrants into a small community feeling that will beautify the neighborhood. Currently, there is just less than 2 acres that is made up of 3 difference parcels which sit nestled in the center of a city block. The street front access is wide enough to create a road that meets public safety standards and allows enough extra space for low maintenance landscaping on either side of the street entrance. From there, it will open up to classic twin style homes running along both sides of the street and compliment surrounding single family homes. Upon completion of the vertical development, the low maintenance landscaping will run throughout the development. We anticipate that the landscaping will consist of a variety of trees, shrubs, flowers and some grass, all of which will be native to northern Utah landscape or non-natives that can survive the (sometimes) harsh winters and thrive with the summer heat and relatively low water.

3. Reasons why present zoning may not be appropriate for the area

The biggest reason why the present zoning does not work is that it limits the ability to increase the number of affordable housing units to support a growing area in the city. By changing the current zoning from R-1-7 to SR-3 to would greatly improve the availability for affordable homes in an area where affordable housing can still be provided for young families. The Planning Commission foresaw this potential and noted possible zoning modifications to accommodate the possibility of multi-family residential zoning in infill lots (p.33 & 34) as long as the impact on adjacent properties was insignificant. Currently West Salt Lake lacks multi-family housing options and as noted in the West Side Master Plan, most of the available options "are not well integrated into the rest of the community" (p.10). This is emphasized even more when compared to most other districts in Salt Lake City; the ratio of medium density housing in Glendale is very limited. Utilizing this space for twin-homes will help meet this need while integrating well with the surrounding area. The development is within easy walking distance to the nearby Sorenson Center, Riley Elementary School and Jordan Park. One of the things that makes

Glendale unique is the diversity of its people – not just considering race and ethnicity, but we have a good mix of everything from young adults working on college degrees or just trying to establish their independence in life, to families at all stages, to our wise seniors friends who have been in the area for 50+ years and have worked and raised their families and are now enjoying their retirement.

4. I would like to amend the Zoning Map related to parcel #'s:

- 478-075
- 478-036
- 478-053



JUSTIN KAY COURT SUBDIVISION

A PLANNED DEVELOPMENT SUBDIVISION
 LOCATED IN BLOCK 8, 5 ACRE PLAT "B", BIG FIELD SURVEY.
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, ROBERT BYRON JONES, A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 127636, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS JUSTIN KAY COURT SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 1300 SOUTH STREET, SAID POINT OF BEGINNING BEING SOUTH 89°56'40" WEST 127.690 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, 5 ACRES PLAT "B", BIG FIELD SURVEY & RUNNING THENCE SOUTH 89°56'40" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 126.260 FEET; THENCE NORTH 00°00'55" WEST 172.000 FEET; THENCE SOUTH 89°56'40" WEST 378.050 FEET; THENCE NORTH 00°00'55" WEST 173.000 FEET; THENCE NORTH 89°56'40" EAST 504.310 FEET; THENCE SOUTH 00°00'55" EAST 345.000 FEET; TO THE POINT OF BEGINNING. CONTAINS 108,962 SQUARE FEET, OR 2.50 ACRES.
 THIS SURVEY HAS A MAXIMUM ALLOWABLE ERROR OF 1:15,000 AS SET FORTH FOR CLASS A SURVEYS BY SALT LAKE STANDARD 5-R-3, PAGES 6 & 7.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, TO BE KNOWN AS JUSTIN KAY COURT SUBDIVISION A PLANNED UNIT DEVELOPMENT, THE UNDERSIGNED HEREBY DEDICATES FOR PERPETUAL USE BY THE PUBLIC OR PRIVATE UTILITY COMPANIES OR ENTITIES ALL STREETS & UTILITY EASEMENTS SHOWN ON THIS PLAT, FOR INSTALLATION, USE, OPERATIONS AND MAINTENANCE OF UTILITY ZONES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF September 2000.

Alan A. Prince
 ALAN A. PRINCE, PRINCE DEVELOPMENT LLC
 STEPHEN WARDEN, FIRST SECURITY BANK

Ronald B. Dodge
 RONALD B. DODGE
 MARION BEVERLY INGERSOLL

June B. Dodge
 JUNE B. DODGE
 EVELYN INGERSOLL

L.L.C. ACKNOWLEDGEMENT

ON THE 15 DAY OF September A.D. 2000, PERSONALLY APPEARED BEFORE ME, ALAN J. PRINCE WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE IS MEMBER MANAGER OF PRINCE DEVELOPMENT, A UTAH LIMITED LIABILITY CORPORATION, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A VALID OPERATING AGREEMENT.

MY COMMISSION EXPIRES: 5/31/04

NOTARY PUBLIC: [Signature] DATE: 9/15/00

CORPORATE ACKNOWLEDGEMENT

ON THE 31st DAY OF January A.D. 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Steve Warden WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF FIRST SECURITY BANK, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 02/15/03

NOTARY PUBLIC: [Signature] DATE: 01-31-01

ACKNOWLEDGEMENTS

STATE OF UTAH)
 COUNTY OF SALT LAKE) S.S.

ON THE 15 DAY OF September A.D. 2000, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER () OF THE ABOVE OWNER'S DEDICATING, 2 IN NUMBER, WHO DULY TESTIFIED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: [Signature] DATE: 9/15/00 Residing in SLC, Salt Lake County

ACKNOWLEDGEMENTS

STATE OF UTAH)
 COUNTY OF SALT LAKE) S.S.

ON THE 15 DAY OF September A.D. 2000, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER () OF THE ABOVE OWNER'S DEDICATING, 2 IN NUMBER, WHO DULY TESTIFIED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: [Signature] DATE: 9/15/00 Residing in SLC, Salt Lake County

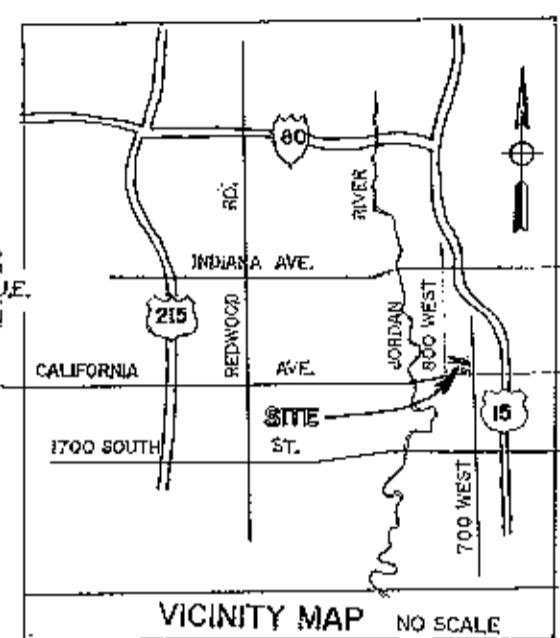
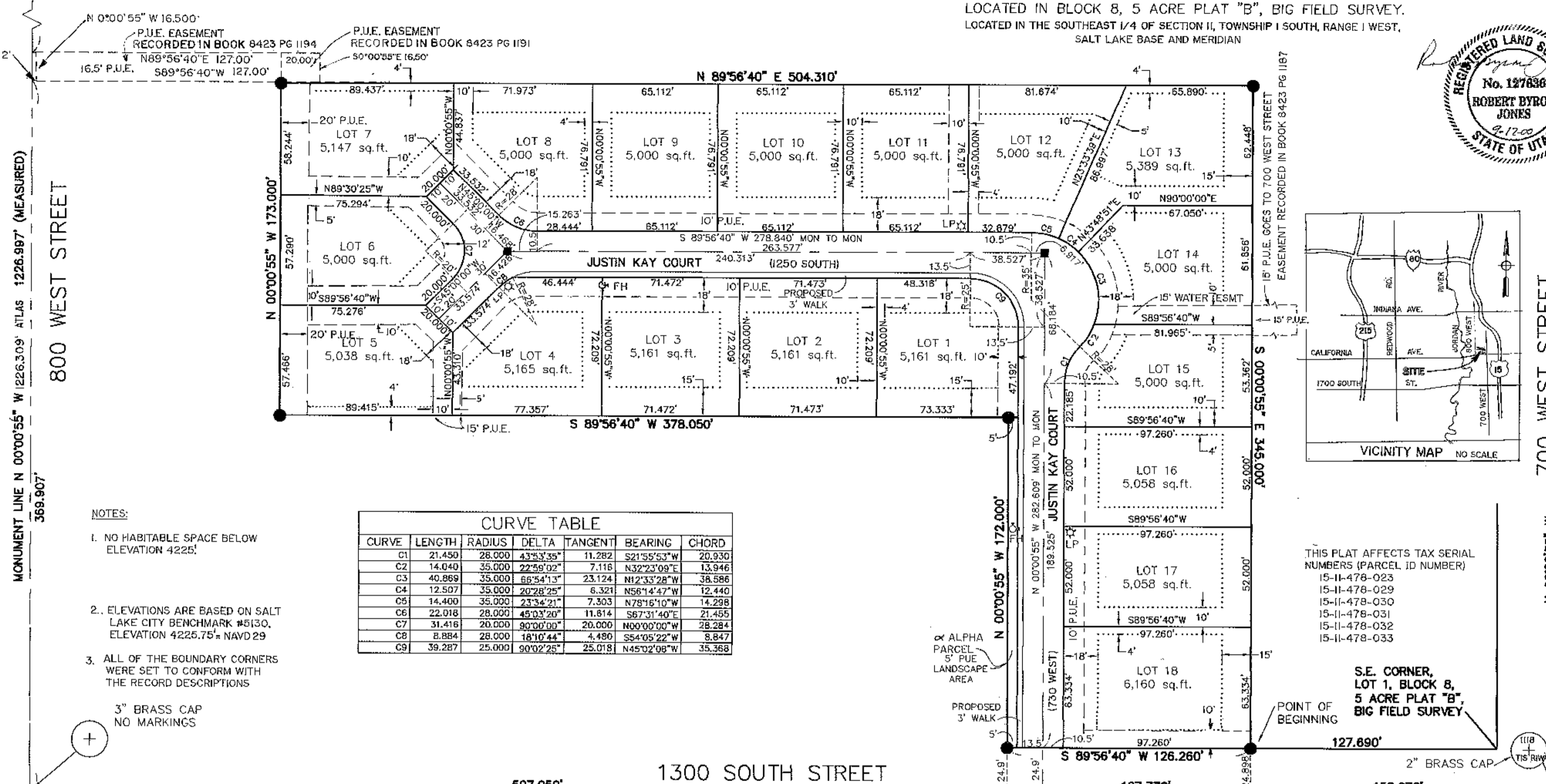
ACKNOWLEDGEMENTS

STATE OF UTAH)
 COUNTY OF SALT LAKE) S.S.

ON THE 15 DAY OF September A.D. 2000, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER () OF THE ABOVE OWNER'S DEDICATING, 1 IN NUMBER, WHO DULY TESTIFIED TO ME THAT she SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

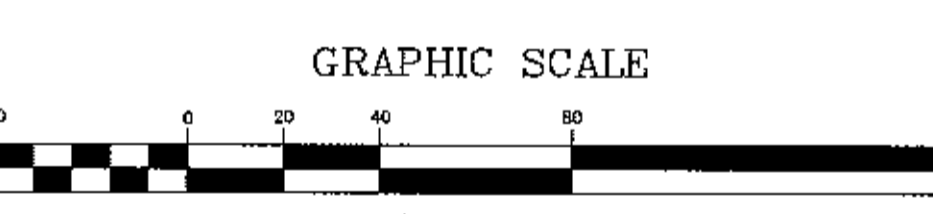
NOTARY PUBLIC: [Signature] DATE: 9/15/00 Residing in SLC, Salt Lake County

2" BRASS CAP
 NO MARKINGS
 FOUND SLC MONUMENT
 FREMONT AVENUE & 800 WEST



CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	21.450	28.000	43°33'39"	11.282	S21°55'53"W	20.930
C2	14.040	35.000	22°28'02"	7.116	N32°23'09"E	13.946
C3	40.889	35.000	66°54'13"	23.124	N12°33'28"W	38.586
C4	12.597	35.000	20°28'25"	6.321	N56°14'47"W	12.440
C5	14.400	35.000	23°54'21"	7.303	N79°16'10"W	14.298
C6	22.018	28.000	43°37'20"	11.814	S87°31'40"E	21.455
C7	31.416	20.000	90°00'00"	20.000	N00°00'00"W	28.284
C8	8.884	28.000	18°10'44"	4.480	S54°05'22"W	8.847
C9	39.287	25.000	90°02'25"	25.018	N45°02'08"W	35.368

- NOTES:
- NO HABITABLE SPACE BELOW ELEVATION 4225'
 - ELEVATIONS ARE BASED ON SALT LAKE CITY BENCHMARK #45130, ELEVATION 4225.75± NAVD 29
 - ALL OF THE BOUNDARY CORNERS WERE SET TO CONFORM WITH THE RECORD DESCRIPTIONS



- LEGEND
- EXISTING MONUMENT
 - MONUMENT TO BE SET
 - SET 1/2" REBAR CAP W/ LS NO. 127636
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - STREET CENTER LINE
 - FIRE HYDRANT
 - BUILDABLE AREA
 - LIGHT POLE

JUSTIN KAY COURT SUBDIVISION

A PLANNED DEVELOPMENT SUBDIVISION
 LOCATED IN BLOCK 8, 5 ACRE PLAT "B", BIG FIELD SURVEY.

NOTICE TO PURCHASERS:
 THIS IS A PLANNED DEVELOPMENT THAT WAS APPROVED BY THE SALT LAKE CITY PLANNING COMMISSION ON JUNE 15, 2000, CASE #410-470 FOR A PLANNED DEVELOPMENT INCLUDING USE OF A PUBLIC STREET, A REDUCTION IN THE REQUIRED FRONT YARD SETBACK FROM 20 FEET TO 18 FEET AND REDUCING THE 50 FOOT LOT WIDTH REQUIREMENT ON LOTS 5, 7 AND 13 AS INDICATED ON THIS SUBDIVISION PLAT.

ALPHA PARCEL
 5' P.U.E. LANDSCAPE AREA, OWNED IN PERCENT BY EACH LOT OWNER AND MAINTAINED BY THE JUSTIN KAY COURT HOMEOWNERS ASSOCIATION.

Final landscaping plan, architecture and building materials approval authority was granted to the Planning Director by the Planning Commission.

ASSIGNED ADDRESS	2nd ADDRESS Corner Lots
Lot #1 737 W. Justin Kay Court	1263 S. Justin Kay Court
Lot #2 745 W. Justin Kay Court	
Lot #3 755 W. Justin Kay Court	
Lot #4 765 W. Justin Kay Court	
Lot #5 769 W. Justin Kay Court	
Lot #6 773 W. Justin Kay Court	
Lot #7 768 W. Justin Kay Court	
Lot #8 764 W. Justin Kay Court	
Lot #9 756 W. Justin Kay Court	
Lot #10 748 W. Justin Kay Court	
Lot #11 740 W. Justin Kay Court	
Lot #12 734 W. Justin Kay Court	
Lot #13 1232 S. Justin Kay Court	
Lot #14 1256 S. Justin Kay Court	
Lot #15 1264 S. Justin Kay Court	
Lot #16 1272 S. Justin Kay Court	
Lot #17 1280 S. Justin Kay Court	
Lot #18 1290 S. Justin Kay Court	726 W. 1300 South

PREPARED BY	
BUSH AND GUDGELL, INC. ENGINEERS, PLANNERS, SURVEYORS	
555 SOUTH 300 EAST ST. SALT LAKE CITY, UTAH 84111 (801) 364-1212	
DATE: 08/10/00 B&G: 45714	
No	Date
By	Revision

<p>CITY PLANNING DIRECTOR APPROVED THIS <u>15th</u> DAY OF <u>MARCH</u> 2001 BY THE SALT LAKE CITY PLANNING COMMISSION</p> <p><i>[Signature]</i> PLANNING DIRECTOR</p>	<p>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.</p> <p><i>[Signature]</i> 2-14-01 CITY ENGINEER</p> <p><i>[Signature]</i> Feb. 14, 2001 CITY SURVEYOR</p>	<p>CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>12</u> DAY OF <u>February</u> 2001</p> <p><i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>CITY ATTORNEY APPROVED AS TO FORM THIS <u>16th</u> DAY OF <u>March</u> 2001</p> <p><i>[Signature]</i> SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>19th</u> DAY OF <u>March</u> A.D. 2001 AND IT IS HEREBY APPROVED.</p> <p><i>[Signature]</i> SALT LAKE CITY MAYOR</p>	<p>SALT LAKE CO HEALTH DEPT. APPROVED THIS <u>13th</u> DAY OF <u>FEB.</u> A.D. 2000</p> <p><i>[Signature]</i> DIRECTOR S. L. CO. BOARD OF HEALTH</p>	<p>SALT LAKE COUNTY RECORDER RECORDED # <u>754730</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>PRINCE DEVELOPMENT LLC</u></p> <p>DATE <u>3/20/01</u> TIME <u>11:04AM</u> BOOK <u>2001P</u> PAGE <u>64</u> FEE: <u>48.00</u></p> <p><i>[Signature]</i> SALT LAKE COUNTY RECORDER</p>
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15-11-42
 15-11-478-033(042,044,046,048,00001000)

ATTACHMENT E: PROPERTY PHOTOGRAPHS



Looking West from the proposed drive access into the property



Southeast view from 900 West



West view of drive access from 900 West



South wall and Justin Kay Court homes



View of North wall and abutting properties



East property line abutting single family homes



South view of street access on 900 W



Access view from West

ATTACHMENT F: EXISTING CONDITIONS

Westside Master Plan Discussion

The proposal is located within the Westside Master Plan area. While there is no future land use map, the plan designates mid-block property of this type to adhere to the prevailing development pattern in the immediate area. The plan also calls for infill using design elements to increase density, such as height and bulk and landscaping.

The proposed rezone to SR-3 will allow for additional density through twin-home types using planned development techniques called for in the Master Plan. Building height and setbacks will be equal to the surrounding properties and in some cases exceeding requirements of the SR-3 zone with larger lots and greater setbacks. The attached single-family or “twin-home” use is an allowed use in this zone.

SR-3 Zone Standards for “Twin Home Dwellings”	Finding	Rationale
<p>Minimum lot area for single-family attached and twin home dwellings: 1,500 square feet per dwelling unit. Maximum lot size shall not exceed 200% of the minimum lot size other than through the subdivision process</p>	<p>Maximum lot area all lots exceeds the overall maximum lot size in the SR-3 for twin-homes but is allowed when created by the subdivision process</p>	<p>The proposed lots, on average, exceed 3,000 square feet and are allowed through a subdivision process. Lots created by a subdivision are an exception to the maximum requirement if the lot size is compatible with other lots on the block face. The proposed subdivision will create uniform and compatible lots on the entirety of the private street.</p>
<p>Minimum yard requirements:</p> <ol style="list-style-type: none"> 1. Front yard: 10 feet 2. Interior Side Yard, single-family attached: No less than 4 feet where a yard is provided 3. Rear Yard: 20% of lot depth but not less than 15 feet, and not to exceed 30 feet. 4. Accessory Buildings And Structures In Yards: Wholly behind primary structure 5. Maximum building coverage: 70% for single-family attached dwellings <p>Perimeter setback for planned developments that abut residential with greater side and rear yard setbacks: Equal to the side and rear yard setback of the abutting residential zone.</p>	<p>Complies</p>	<ol style="list-style-type: none"> 1. The front yard for all lots is a minimum of 10 feet 2. The side yards for all lots exceed 4 feet 3. Rear Yards for all lots are a minimum of 15 feet and 20 feet for lots that abut R-1/7,000 zoned lots 4. N/A 5. Complies <p>Perimeter setbacks are met for each lot abutting districts with their own individual requirements</p> <p>The proposed setbacks meet required setbacks for perimeter setbacks under 21A.55.100</p>
<p>Landscaped yard requirements: Front and corner side yards shall be maintained as landscape yards.</p>	<p>Complies</p>	<p>The front and side yards will be landscaped.</p>
<p>Maximum building height: 28 feet</p>	<p>Complies</p>	<p>The proposed buildings are 27 feet 8 inches tall. Chimney venting exceeds the height of 28 feet, but is allowed under 21A.36.020.C.</p>

ATTACHMENT G: ANALYSIS OF STANDARDS

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

B. In making a decision to amend the zoning map, the city council should consider the following:

Standard	Finding	Rationale
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>Complies</p>	<p>The applicant is proposing to amend the zoning for the properties located at approximately 1196 S 700 West from R-1/7,000 Single Family Residential, to SR-3, Special Development Pattern Residential. The proposed zoning amendment is located in the Westside Master Plan community area. The residential land use implementation items from the Westside Master Plan include:</p> <ul style="list-style-type: none"> • Determine unique and compatible ways to add incremental density through infill development. • All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques. • The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single family residential units. <p>The plan also addresses some of the treatment for new development.</p> <ul style="list-style-type: none"> • New residential and commercial development that is adjacent to established single-family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings. <p>The Westside master plan specifically calls out large mid-block areas for redevelopment through flexible zoning:</p> <ul style="list-style-type: none"> • With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards. <p>The proposed planned development will encourage redevelopment of large midblock vacant property. The options for redevelopment are being explored and meet the criteria of the master plan for attached single family units called out in the master plan.</p> <p>The proposed development will meet all of the standards for rear yard setbacks and match surrounding properties for compatibility of neighboring property.</p>

		<p>Planned Development consideration requires that the area of the proposed development meets a minimum size. For properties in the SR-3 zone, this minimum is 4,000 square feet, which this proposal complies with.</p> <p>The area zoned SR-3 has a density limitation of 1,500 square feet for twin homes. The planned development area has over 55,000 square feet of developable area, sufficient for at least 35 attached or twin home dwellings. Only 18 new twin home dwellings are proposed in the development, maintaining compliance with the density of the SR-3 zone and compatibility of the surrounding neighborhood.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>Complies</p>	<p>The SR-3 zoning district purpose statement is as follows:</p> <p><i>The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.</i></p> <p>A re-zone of the property to SR-3 will promote residential uses for the property that are compatible with the scale, density, and intensity of the neighborhood. Specifically, it would better serve the character of the neighborhood by activating the interior block which otherwise would be limited to very few homes or no development at all. The proposal meets the intent and purpose of the SR-3 zoning district.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>The proposed zoning map amendment is not expected to have a negative effect on adjacent properties. Re-zoning the property to SR-3 and utilization of the planned development and subdivision process may allow development of an unmaintained field in a mid-block area. The perimeter setback will match all abutting residentially zoned parcels buffering the development from adjacent single-family development.</p> <p>The height limitation for the SR-3 district is 28 feet which matches height limits for all surrounding properties. The proposed amendment is not expected to negatively impact the adjacent properties any differently than development under the current zone.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and</p>	<p>Complies</p>	<p>The property is not located within any overlay districts.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection</p>	<p>Complies</p>	<p>The subject properties are located within a built environment where public utilities and services already exist. Any required utility and drainage systems will be identified by City departments and divisions and addressed through the building permit process. The subject property is in very close proximity to a newly built library, recreation center, parks and recently upgraded roadways and bike lanes on 1300 South. The nature of the private street will require the developer and subsequent owners associations to be responsible for utility upgrades and maintenance in addition to waste collection all being satisfactory to relevant City divisions. Because this is an infill lot from once existing residential use, Police and fire protection should be adequate.</p>

ATTACHMENT H: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

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:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The applicant intends to achieve objectives A and D. These objectives involve cape cod inspired architectural styles that will be a unique complement to the character of the neighborhood, and landscaping and design that will create a pleasing environment.</p> <p>The heights and setbacks of the proposed structures will fit the existing neighborhood. The architectural styles proposed are twin homes and will be single units with a shared wall, each unit located on separate lots. The lot sizes are designed to be more compatible with surrounding single family properties in order to achieve this; the lots exceed standard lot sizes for the SR-3 district. Landscaping requirements and street lighting as covered on page 3 will further enhance the proposed environment.</p> <p>The lot has been vacant for several years and is surrounded by a solid cinder block wall. The property creates an incompatible unsafe environment for vagrancy and criminal activity in the neighborhood. Development of the property will create a compatible development that fits the character of the community.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use</p>	<p>Complies</p>	<p>The property is located in the Westside Master Plan area. The properties are identified as Low Density Residential and the changes would reflect Medium Density Residential use. The residential land use implementation items from the Westside Master Plan include:</p> <ul style="list-style-type: none"> • All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing

<p>map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>		<p>development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.</p> <ul style="list-style-type: none"> The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single family residential units. <p>The plan also addresses some of the treatment for new development.</p> <ul style="list-style-type: none"> New residential and commercial development that is adjacent to established single-family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings. <p>The Westside master plan specifically calls out large mid-block areas for redevelopment through flexible zoning:</p> <ul style="list-style-type: none"> With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards. <p>The proposed planned development will encourage redevelopment of large midblock vacant property. The options for the redevelopment proposed meet the criteria of the master plan for attached single family units called out in the master plan.</p> <p>The proposed development will meet all of the standards for rear yard setbacks and match surrounding properties for compatibility with neighboring property.</p> <p>The area zoned SR-3 has a lot size limitation of 1,500 square feet for twin homes which may increase through a subdivision process. The planned development area has over 60,000 square feet of developable area, sufficient for at least 35 attached dwellings. Only 18 new dwellings are proposed in the development in an effort to, maintain compatibility with the surrounding neighborhood.</p>
<p>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:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service</p>	<p>Complies</p>	<p>1. The property accessed from 700 West and 1196 South. The addition of 18 new homes is not expected to have any detrimental impact on the service level of 700 West, which is a considered a local street with very low traffic volumes. The new private street and subsequent access point on 700 West will provide sufficient means of access to the properties.</p> <p>2.a. The curb cut and driveway for access to the property currently exists. Access to the property, with proper sight distance should not negatively impact the nature of the local</p>

<p>level on such street/access or any</p> <p>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:</p> <p>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;</p> <p>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;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</p> <p>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 uses, public services, and utility resources;</p> <p>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</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>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</p>		<p>street.</p> <p>2.b. The SR-3 district requires one parking space per dwelling unit due to the generally limited size of lots expected in areas zoned with this district. Guest parking will be limited within the development due to the smaller lots and no on-street parking. With these constraints, the only area available for guest parking will be 700 West and tandem parking on proposed driveways. However, properties across the street are day uses with ample on street parking on the East side of 700 West.</p> <p>2c. This is not a substantially high density residential development and is not expected to have a high traffic generation that would impair the use or enjoyment of adjacent properties. Furthermore, 700 West is a low volume street and is able to accommodate a much higher volume of traffic than currently exists.</p> <p>3. The circulation of traffic will be isolated to the interior of the development due to the dead end nature of the street. The street will include a 5 foot sidewalk connecting to 700 West. The property is surrounded by a wall and all ingress/egress will be isolated to one entrance. The design will be that of a typical driveway and circulation and traffic flow that should not impact adjacent properties.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Public Utilities Department and other responsible entities in order to adequately provide service.</p> <p>5. The planned development concerns single-family attached dwellings, unlike higher density multifamily or commercial uses, the proposed dwellings are not expected to have excessive adverse impacts on adjacent properties from trash collection, deliveries, or mechanical equipment use. The perimeter setback will be equivalent to all surrounding properties and exceed adjacent structure setbacks in some cases.</p> <p>6. The general intensity, size and scale of the planned development lots are compatible with the height and rear yard setbacks for all surrounding properties and are not expected to have a negative impact on adjacent properties. The proposed twin homes are similar in scale to other single-family homes in the area and compatible with surrounding uses. Additionally, the proposed rear yard setbacks reflect adjacent zoning.</p> <p>The proposal does not involve commercial or mixed use development and is not subject to the Conditional Building and Site Design Review.</p>
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<p>and site design review standards set forth in chapter 21A.59 of this title.</p>		
<p>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;</p>	<p>Complies with conditions</p>	<p>No desirable mature vegetation exists on the property; the existing condition of the lots consists entirely of weeds. The proposed development will include common space at the entrance with drought tolerant plants. The final landscape plan will be prepared for building permit approval and will need to identify the "hydrozones" for plant watering purposes, as well as comply with all other applicable provisions of 21A.48.055 "Water Efficient Landscaping."</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>No historical, architectural, or environmental features exist on the property which is currently a vacant lot.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies with conditions</p>	<p>The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions particularly the subdivision standards for lots that exceed the maximum lot size for the SR-3 zoning district and standards for private streets. The Planned Development is subject to all other department and division requirements and conditions.</p>

ATTACHMENT I: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.	Complies with approved Planned Development	<p>The applicant is requesting modification to the subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development:</p> <ol style="list-style-type: none"> 20.12.010.E “Access to Public Streets.” The applicant is requesting that this provision be modified to allow the lots to be accessed by a private driveway, as opposed to directly from the public street, 700 West. The proposed private street access will provide adequate access to the lots from the public street and is the most logical way to provide this access. <p>The proposed subdivision otherwise complies with the applicable standards.</p>
B. All buildable lots comply with all applicable zoning standards	Complies with subdivision approval	<p>The lots in the proposed subdivision will not comply with the standards of the base SR-3 zoning district as they are greater than 1,500 square feet. The following standard applies in the case of a subdivision:</p> <p>21A.24.100.G Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed two hundred percent (200%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> The size of the new lot is compatible with other lots on the same block face; The configuration of the lot is compatible with other lots on the same block face; and The relationship of the lot width to the lot depth is compatible with other lots on the same block face. <p>The proposed preliminary subdivision will satisfy this requirement with all of the lots being on two block faces with consistent new construction throughout.</p>
C. All necessary and required dedications are made;	Complies	<p>The proposal will not require any public dedications, such as new public right-of-way. The private street will provide private walkways and driveways to accommodate pedestrian and vehicle access to the properties and will be recorded on the final plat.</p>
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies, with conditions	<p>The proposal was reviewed by the Public Utilities department and issues were identified. Please see attachment K for details. The applicant will need to develop an acceptable utility proposal before building permits can be issued and the final plat can be recorded. This is a condition of approval.</p>
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies, with conditions	<p>The proposal underwent cursory review by the Engineering department for compliance with this standard. Engineering has no objection to the proposed development. The final preliminary plat will be subject to compliance with all comments received from Engineering as a condition of approval.</p>
F. The subdivision otherwise complies	Complies	<p>There is no evidence that the subdivision does not comply with all other</p>

with all applicable laws and regulations.		applicable laws and regulations.
<p>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</p>	<p>Not applicable</p>	<p>This proposal does not involve vacating a street, right-of-way, or easement.</p>

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of Application:

A notice of application was mailed to the Glendale Community Council chairperson. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. The Council requested the applicant present their project at the September 16, 2015 Glendale Community Council meeting. The applicant presented the project and handed out an informational sheet for attendees and Council members. The nature of responses was primarily inquisitive of items including: Emergency turnaround, HOA establishment and maintenance, a private street, and view sheds. Several comments reflected that it would be much better that what is existing. Community Council member Jay Ingleby was insistent on the applicant circulating a petition to surrounding property owners and returning it to the Council for a vote, which is not required. He was supportive of the project however, and stated he would like the process to go smoothly.

The applicant circulated an informational sheet to surrounding property owners on September 29, 2015 and offered an on-site informational meeting on October 3, 2015.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on October 1, 2015

Public hearing notice posted on October 2, 2015

Public notice posted on City and State websites and Planning Division list serve: October 1, 2015

Public Input:

The applicant met requirements for notification and meeting with and presenting to the Glendale Community Council. In addition to the presentation the applicant circulated flyers to adjacent property owners explaining the project and goals.

Comments have been received by city staff through email and telephone calls. In total two property owners have called staff to express concerns and ask questions. Neither caller was opposed to the project. One email was received with a list of concerns and opposed the project.

ATTACHMENT K: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Zoning (Greg Mikolash)

Applicable DRT notes: Each property will need to obtain a certified address from the Engineering Dept. for use in the plan review and permit issuance process. Only one parking stall per dwelling is required. Development will need to keep in mind; the zoning requirements of 21A.24, the fencing requirements of 21A.40, the driveway requirements of 21A.44, the landscaping requirements of 21A.48 and the planned development requirements of 21A.55.

Suggestion to add fenestration above the garage doors.
See all DRT notes from all departments - dated 7-20-15.

DRT 7/20/15: R-1-7,000 Zone / Change to SR-3 Zone (PLNPCM2015-00436) – Discuss planned development with a private road vs public street for 18 twin home dwelling units and including the 1197 S. 800 W. parcel (PLNSUB2-15-00474). Each property will need to obtain a certified address from the Engineering Dept. for use in the plan review and permit issuance process. Only one parking stall per dwelling is required. Development will need to keep in mind; the zoning requirements of 21A.24, the fencing requirements of 21A.40, the driveway requirements of 21A.44, the landscaping requirements of 21A.48 and the planned development requirements of 21A.55.

DRT 10/08/14: R-1-7,000 Zone - New planned development with a private road (18 dwelling units) and including the 1197 S. 800 W. parcel. Possible rezone to SR-3 for twin home development. Any zoning map amendment, subdivision and planned development application/s will need to be submitted to the Planning Desk in the Building Permits Office. Each property will need to obtain a certified address from the Engineering Dept. for use in the plan review and permit issuance process. If zoned SR-3, only one parking stall per dwelling is required. Development will need to keep in mind; the zoning requirements of 21A.24, the fencing requirements of 21A.40 and the landscaping requirements of 21A.48.

Public Utilities Department (Peggy Garcia)

We have no objection to the rezone. 700 West infrastructure has sufficient capacity.

There are public mains for water sewer and storm drain in 700 West.

The applicant will need to petition the department for a private sewer main.

The water will need to be from a master meter off of 700 West. The HOA can then manage the sub meter and private water connections from this master meter.

If a fire hydrant is required on private property, a detector check and fire line will need to be installed – this must be 8” minimum.

The water and sewer mains (including private mains) must maintain 10 feet of separation.

Private mains must meet salt lake city public utilities standards.

Police Department

No comments received

Transportation Division (Mike Barry)

The design for the driveways of lots 9 through 12 introduces conflicts with vehicles backing out of driveways; likewise for the driveways of lots 1 through 4. The shared driveway of lots 11 and 12 must be at least six feet from property lines; likewise for the shared driveways of lots 1 and 2 and lots 3 and 4. Due to the roadway width being less than 20 feet, the street would need to be signed “No Parking” on both sides.

Engineering Division (Scott Vaterlaus)

Engineering has no objection to the proposed Planned Development.

We anticipate a preliminary plat will be submitted, at which time we will assign addresses to the proposed lots. Prior to performing work in the public way of 700 West, a Permit to Work in the Public Way must be obtained from SLC Engineering.

Fire Department (Ted Itchon)

No comments

ATTACHMENT L: MOTIONS

Potential Motions

Staff Recommendation:

Based on the findings listed in the staff report, it is the opinion of Planning Staff that the project generally meets the applicable standards overall, and therefore recommends the Planning Commission forward a positive recommendation to the City Council for a Zoning Amendment of the properties located at 1196 S 700 West and approve the Planned Development and Subdivision. In order to comply with the planned development standards, Staff recommends the following conditions of approval:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. Preliminary Subdivision and Lot Consolidation requirements must be met and approved as part of final approval.
3. The applicant shall file a final subdivision plat for approval by the City.
4. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21A.55.170.
5. The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping" for building permit approval.
6. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in this staff report.

Not Consistent with Staff Recommendation: (Planned Development/Subdivision)

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Preliminary Subdivision and Planned Development request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Subdivision standards and specifically state which standard or standards are not being complied with.)

(Zoning Amendment)

Based on the testimony, plans presented, and following findings I move that the Planning Commission forward a negative recommendation to the City Council for the zoning amendment of the property at 1196 South 700 West due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with.)