



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Anthony Riederer – Principal Planner
(801) 535-7625 or anthony.riederer@slcgov.com

Date: November 30, 2016

Re: Cottage Court Development –
Petition PLNPCM2016-00542 – Zoning Map Amendment
Petition PLNSUB2016-00541 – Subdivision
Petition PLNSUB2016-00540 – Planned Development

ZONING MAP AMENDMENT, SUBDIVISION & PLANNED DEVELOPMENT

PROPERTY ADDRESSES: Approximately 3075-3129 South 900 East
PARCEL IDS: 16-20-329-069, 16-20-329-070, 16-20-329-003, & 16-20-329-004
ZONING DISTRICT: R-1/7,000 (Single Family Residential District)
MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

REQUEST: Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots on six properties located at from approximately 3075-3129 South 900 East. The existing buildings on the properties would be demolished to allow for the proposed redevelopment. The project requires a zoning map amendment, subdivision, and planned development approval. Specifically,

- Zoning Map Amendment – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential).
- Preliminary Subdivision Plat – A request to subdivide and reconfigure six existing parcels into sixteen new parcels.
- Planned Development – A request for planned development approval to address the creation of lots without street frontage, the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 zone, and for relief from some front and side-yard setbacks.

The project site is currently zoned R-1/7,000 (Single Family Residential District), and is located in City Council District 7, represented by Lisa Adams.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Subdivision and Planned Development requests as proposed at approximately 3075-3129 South 900 East. Planning Staff also recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Zoning Map Amendment request as proposed. The Subdivision and Planned Development are conditioned upon approval of the new zoning. Hence, should the City Council not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests become null and void.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Planning Commission approve the Subdivision and Planned Development requests as proposed, and forward a positive recommendation on to the City Council regarding the Zoning Map Amendment request to rezone the property from R-1/7,000 to R-1/5,000. If the City Council does not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests becomes null and void. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E, F and G of this staff report. The approval of the Planned Development and Subdivision requests is subject to the following conditions:

1. A Final Plat application is required and shall be submitted to finalize the plat.
2. Compliance with all City Department/Division comments and requirements as noted in Exhibit H.

BACKGROUND AND PROJECT DESCRIPTION: Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots across six properties located at approximately 3075-3129 South 900 East. The existing buildings on the site will be demolished to allow for the proposed redevelopment. The project requires a zoning map amendment, subdivision, and planned development approval.

The applicant is requesting that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District). This rezone request is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development. Additionally, the proposed lots are consistent in size and associated density with surrounding residential development. The City Council has final decision making authority in map amendment requests. The Planning Commission's responsibility is to make a recommendation to the City Council regarding the map amendment request.

The subdivision request involves the division of six existing parcels into sixteen parcels meeting the average minimum lot size for the R-1/5,000 Zone. Please refer to the attached preliminary plat for lot configuration information – Exhibit B. The Planning Commission has decision making authority for subdivision requests.

The lots internal to the proposed subdivision do not have public street frontage. Through the Planned Development process, the applicant is requesting relief from *Section 20.12.010(E)(1) – Access to Public Streets* which states that all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by code, unless modified standards are approved by the Planning Commission as part of a Planned Development, and *Section 21A.36.010(C) – Use of Land and Buildings* which states that all lots shall front on a public street unless specifically exempted from this requirement by other provisions in the code. The parcels lacking direct access to a public street will be accessed via two private drives. The Planning Commission has decision making authority in Planned Development matters.

In the case that City Council does not approve the map amendment request, any approvals of the Planned Development and Subdivision granted by the Planning Commission will become null and void. In other words, the realization of the Planned Development and Subdivision, as proposed, is contingent upon City Council approval of the Zoning Map Amendment request.

PHOTOS OF SUBJECT SITE:



Aerial View of Subject Property, circa 2014



View of Northern parcel (3075 South 900 East), with home to be demolished for Phase 2.



View of Northern parcel (3089 South 900 East), with home to be demolished for Phase 2.



View of Southern parcels, now vacant. Location of Phase 1



View of Southern parcels, now vacant. Location of Phase 1

KEY ISSUES:

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

Issue 1: The applicant is requesting that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District).

Discussion: This rezone request is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development and therefore one of the reasons that Planning Staff supports the request. Additionally, the proposed lots are consistent in size and associated density with surrounding residential development. A study of the surrounding properties shows that lot sizes in the general vicinity range from approximately 3,884 to 22,585, and lot sizes immediately adjacent to the subject lots range in size from 3,884 square feet to 22,585 square feet. In many if not all of the larger lots, there are multiple dwellings per lot. Lot sizes in the 5,000 square foot range are consistent with property sizes in the immediate vicinity. An analysis of the standards that are used for map amendment decisions is included in this staff report and demonstrates that the request is appropriate as proposed – Exhibit E.

Issue 2: The applicant is requesting that the Planning Commission modify the street frontage requirement for the internal lots of the subdivision.

Discussion: The internal lots of the proposed subdivision do not front a public street. These lots will be accessed via a private drive, as shown on the site plan. The proposed design consolidates access points onto 900 East, reducing the number of curb cuts and vehicle/pedestrian conflict points needed. The proposed lots in the subdivision are essentially regularly shaped rectangular lots. Planning Staff supports the proposed lot configuration and therefore recommends that the Planning Commission approve the lots with the access as proposed by the applicant.

Issue 3: Some of the internal lots are slightly less than 5,000 square feet in size (+/- 50 square feet) as required in the R-1/5,000 Zone. However, the overall density of the project meets the 5,000 square foot minimum threshold.

Discussion: Through the Planned Development process, the Planning Commission has the authority to modify lot size as long as the overall density is not increased. The fact that Lot 4 is less than 5,000 square feet is not an issue as the overall project density does not increase due to this reduced lot size. As proposed, a 4,095 square lot is reasonable for residential development. There is a plethora of lots less than 5,000 square feet in the R-1/5,000 Zone across the City that are developed residentially; it is very common. The important issue on which to focus is that the overall density of the development does not exceed one unit per 5,000 square feet.

Issue 4: Across the project, the applicant has requested some measure of relief from the required yards.

Discussion: The applicant has requested a reduced front yard setback for the 4 properties along 900 East to allow for side-facing garages. This would reduce the number of curb cuts necessary along 900 East and result in a better overall project from both an aesthetic and transportation standpoint. Additionally, the applicant has requested relief from side yard setbacks, shifting them from 4 feet and 10 feet, to 5 feet on each side. This would allow for the development of slightly wider houses, enabling a more balanced architectural composition on the front façade, such that the garage doors do not dominate the façade. Finally, the applicant has requested a reduced rear-yard setback to allow for the creation of a product that they feel most adequately meets market demand for new-construction houses in this area. In the opinion of staff each of these modifications will support the creation of a more successful development that will lend health to the overall area.

NEXT STEPS:

Any action taken by the Planning Commission regarding the Planned Development and Subdivision requests would complete City decision making processes regarding these matters. If the Subdivision request is approved a Final Plat application is required. The proposed Zoning Map Amendment request would then move on to the City Council for a decision. If the approval of the Zoning Map Amendment is granted, the applicant would then move forward to the building permit stage. If the City Council denies the requested Zoning Map Amendment, any approvals granted by the Planning Commission would become null & void.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Development Plan Set
- C.** Applicant Information
- D.** Analysis of Map Amendment Standards
- E.** Analysis of Planned Development Standards
- F.** Analysis of Subdivision Standards
- G.** Public Process and Comments
- H.** Alternate Motion

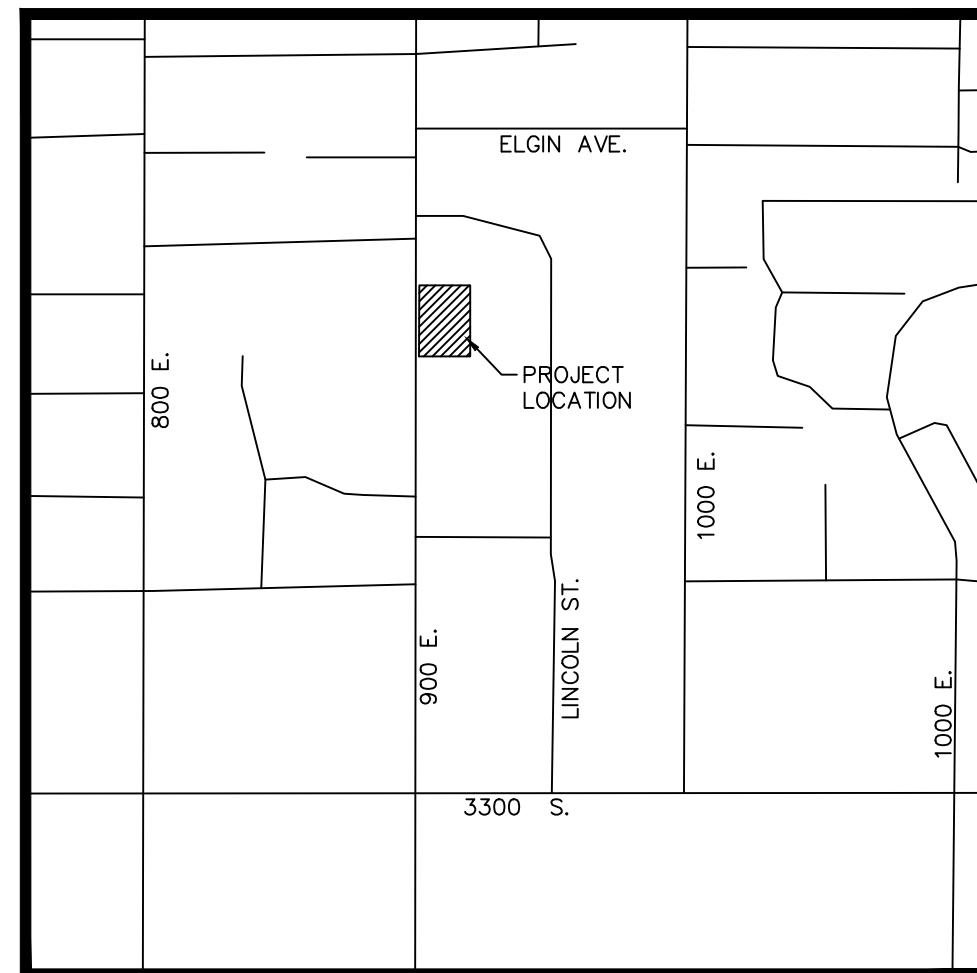
ATTACHMENT A: VICINITY MAP



ATTACHMENT B: DEVELOPMENT PLAN SET

PRELIMINARY COTTAGE COURT (RESIDENTIAL)

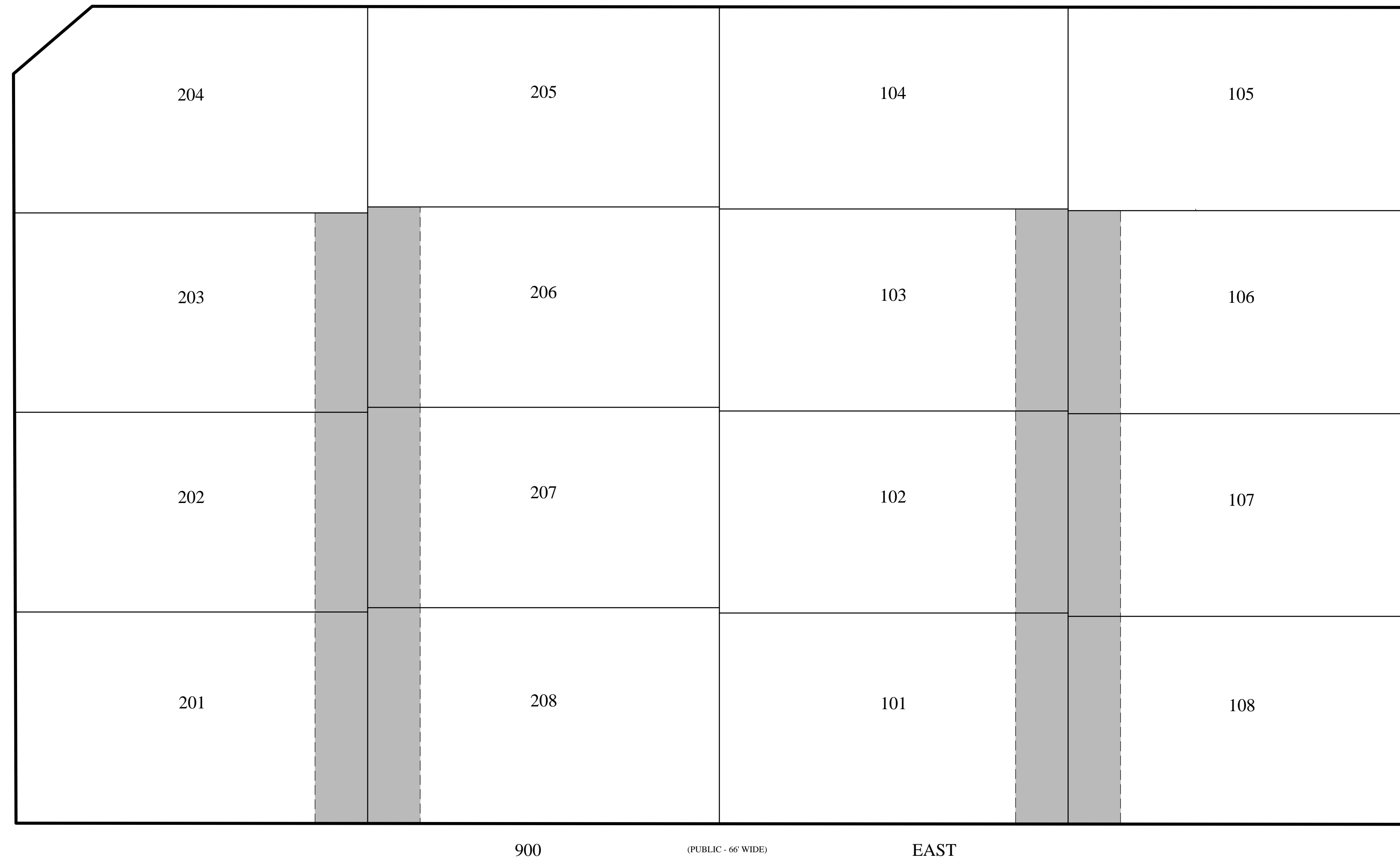
PREPARED FOR:
GROWTH AID
LOCATED IN:
**3115 SOUTH 900 EAST
SALT LAKE CITY, UTAH**



VICINITY MAP
N.T.S

LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
X - X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
☆	STREET LIGHT
⊠	SD MH, INLET, AND COMBO
⊞	SEWER MANHOLE
⊞	VALVE, TEE & BEND
⊞	WATER BLOW-OFF
⊞	FIRE HYDRANT
⊞	STREET MONUMENT (TO BE SET)
⊞	EXIST. STREET MONUMENT
⊞	EXIST. SD INLET & MH
⊞	EXIST. SEWER MH
⊞	EXIST. VALVE, TEE, & BEND
⊞	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



SITE MAP
NTS

TABULATIONS

OVERALL PROPERTY AREA	1.86 ACRES
SINGLE FAMILY LOTS	16 LOTS
DENSITY	8.60 DU
PROPOSED ZONE	R-1-5

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
CONTACT: JASON BARKER

OWNER/DEVELOPER
LAND DEVELOPMENT LLC
4376 SOUTH 700 EAST, SUITE 200
SALT LAKE CITY, UTAH 84107
ADAM@GROWTHAID.COM
(801) 580-1428
CONTACT: ADAM NASH



PRELIMINARY
COTTAGE COURT
SALT LAKE CITY, UTAH
COVER SHEET

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
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	4		
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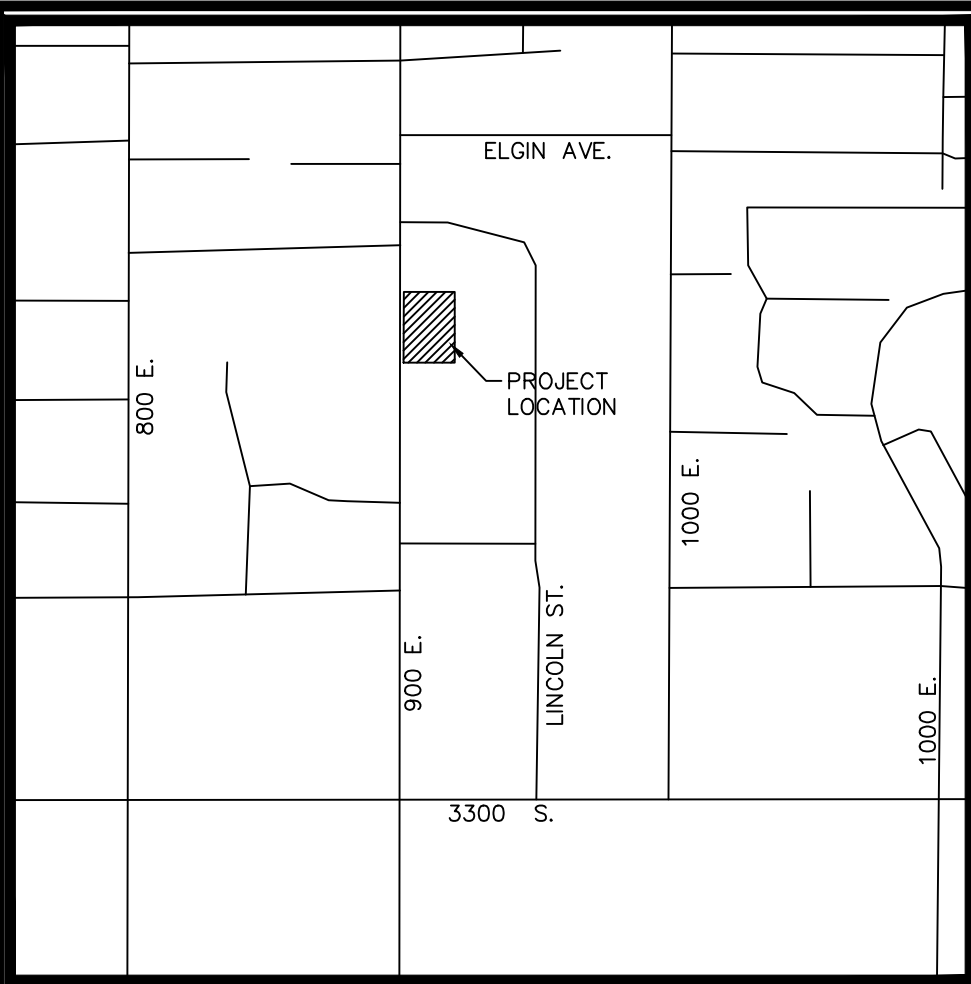
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PLNSUB2016-00540 - Cottage Court Planned Development
PLNPCI2016-00542 - Cottage Court Zoning Map Amendment



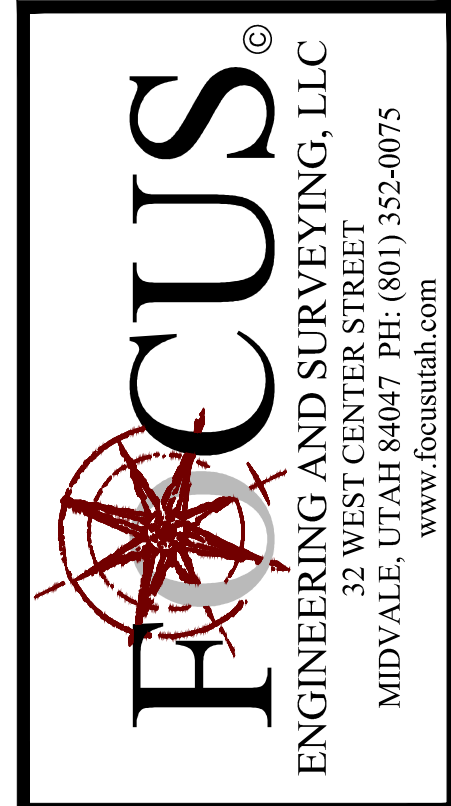
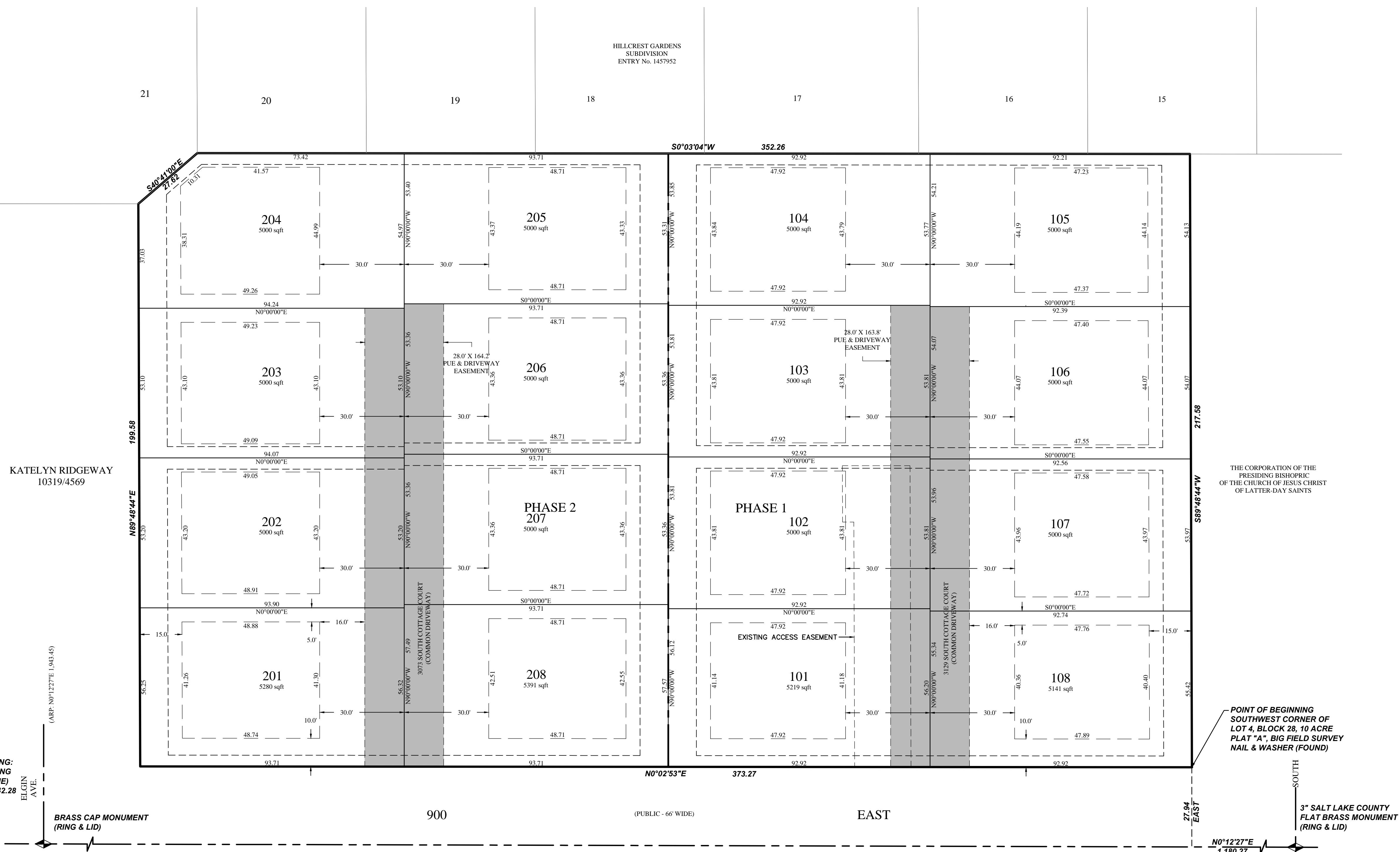
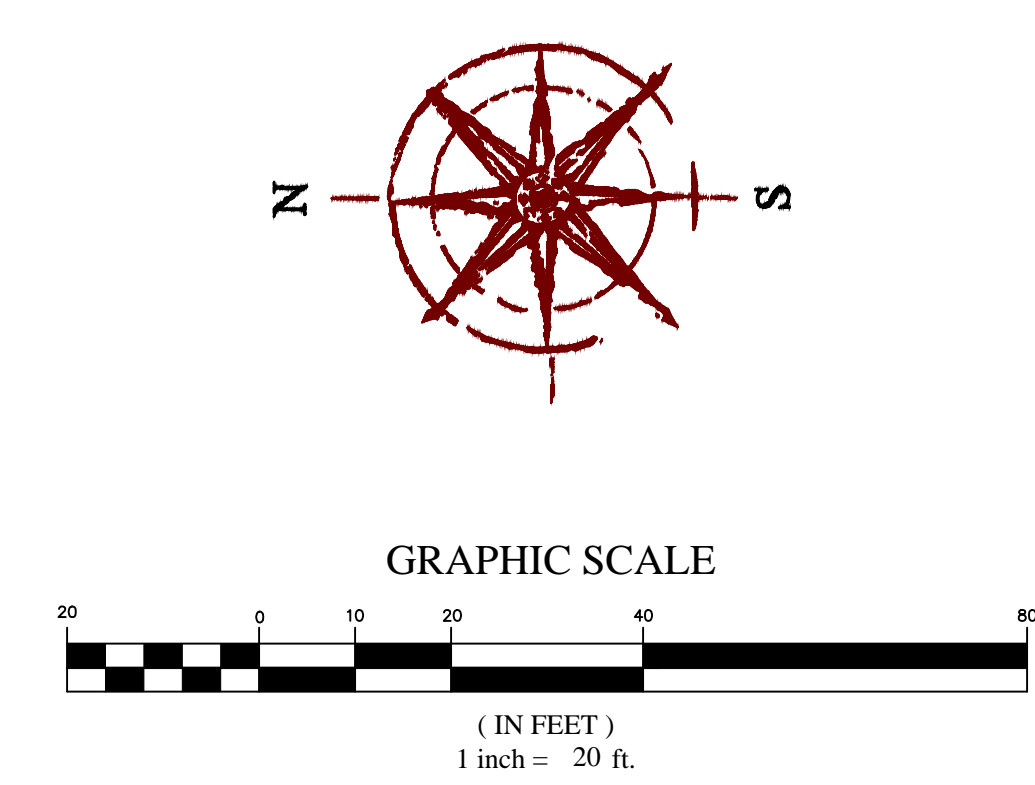
VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXXX) TO BE SET
- ⊕ SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)

PROPOSED BOUNDARY DESCRIPTION

A portion of Lot 4, Block 28, 10 Acre Plat "A", Big Field Survey, more particularly described as follows:
 Beginning at the Southwest corner of Lot 4, Block 28, 10 Acre Plat "A", Big Field Survey located N0°12'27"E along the monument line of 900 East Street 1,180.27 feet and East 27.94 feet from a Salt Lake County monument at 3900 South; thence N0°02'53"E along said Block line and the easterly line of 900 East Street 373.27 feet; thence N89°48'44"E parallel with the south line of said lot 199.58 feet to the west line of HILLCREST GARDENS Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S40°41'00"E 27.62 feet; thence S0°03'04"W along said plat 352.26 feet to the south line of said lot; thence S89°48'44"W along the south line of said lot 217.58 feet to the point of beginning.
 Contains: 1.86 +/- acres



PRELIMINARY COTTAGE COURT
 SALT LAKE CITY, UTAH
LOT LAYOUT

REVISION BLOCK	
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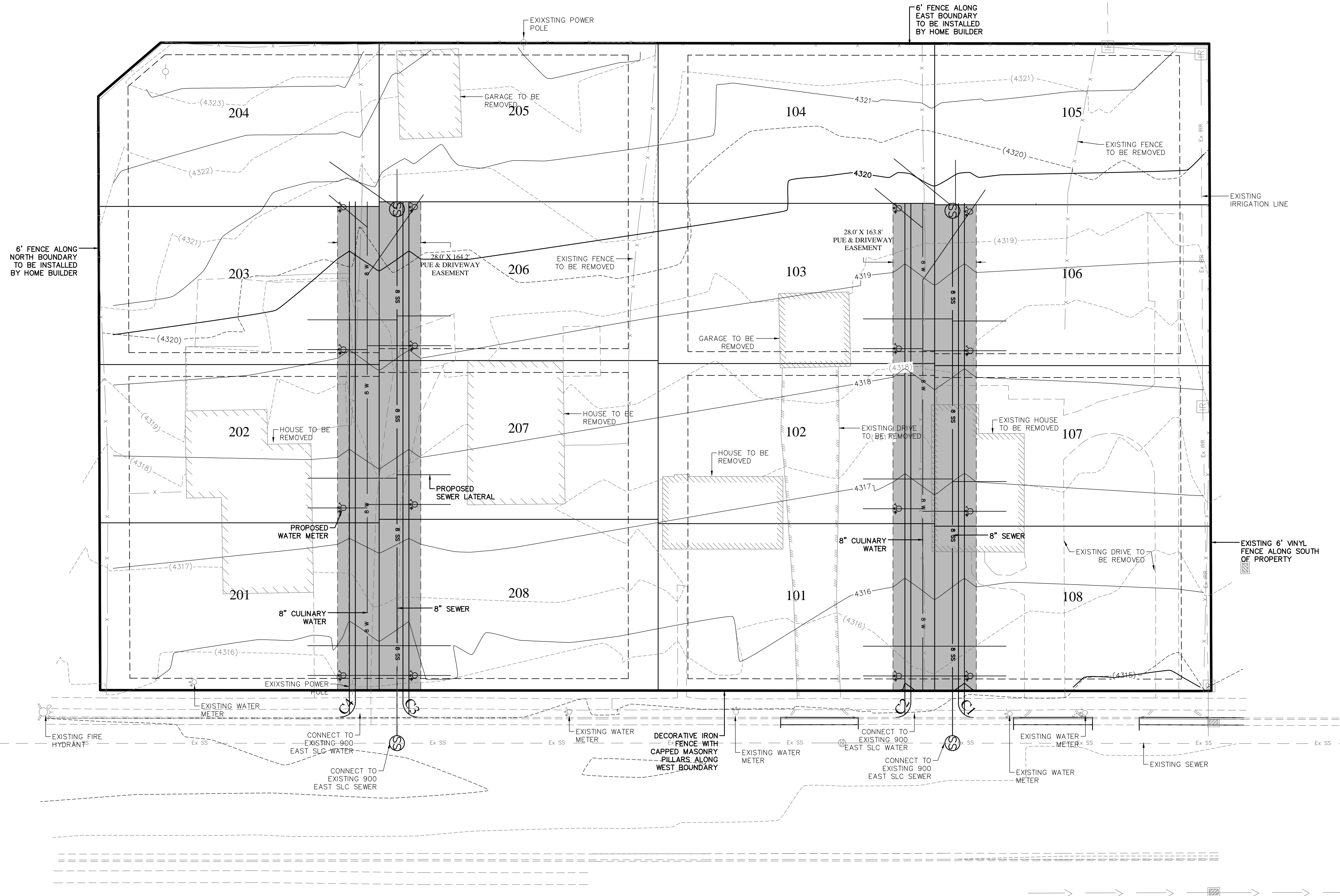
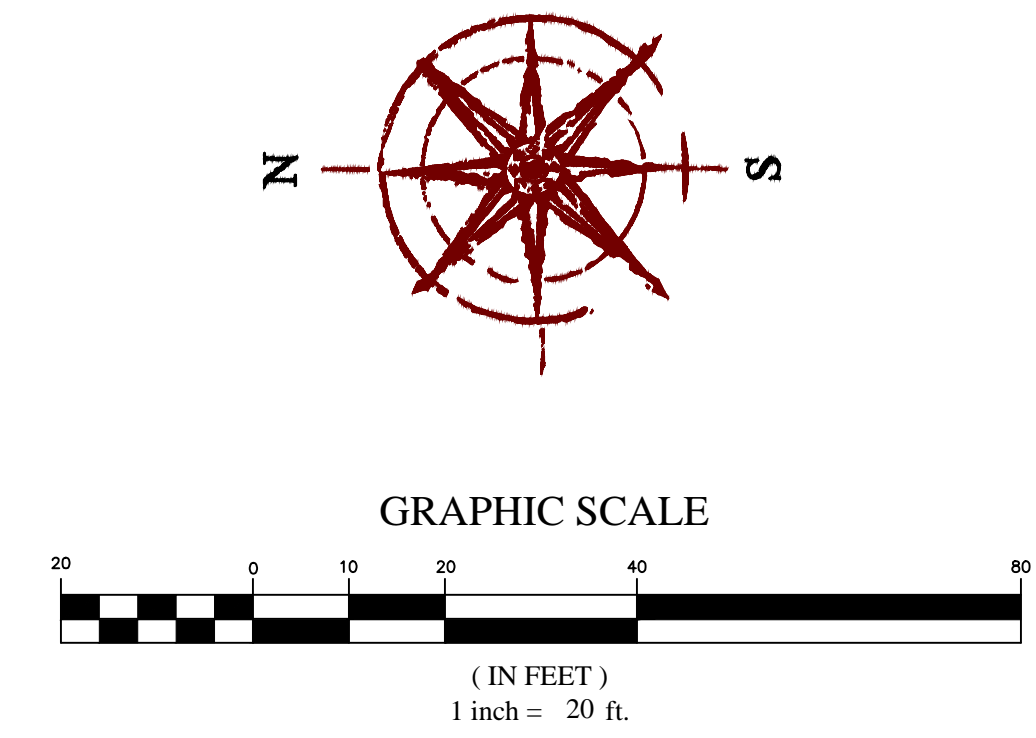
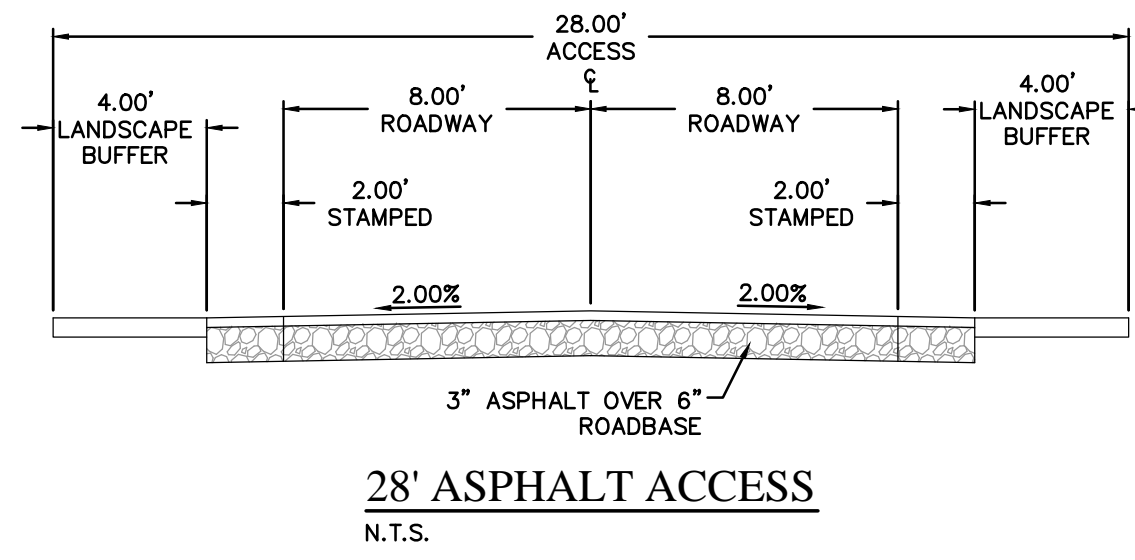
LOT LAYOUT

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Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	7.85'	5.00'	89°57'28"	5.00'	S45°01'16"W	7.07'
C2	7.86'	5.00'	90°02'32"	5.00'	S44°58'44"E	7.07'
C3	7.85'	5.00'	89°57'28"	5.00'	S45°01'16"W	7.07'
C4	7.86'	5.00'	90°02'32"	5.00'	S44°58'44"E	7.07'



- NOTES**
- STORM DRAIN PIPE SIZES ARE TO BE DETERMINED AT FINAL.
 - STORM DETENTION POND TO MEET THE FOLLOWING CRITERIA:
-MINIMUM 1 FOOT FREEBOARD
-3:1 SIDE SLOPES OR FLATTER
-GRASS COVERING WITH UNDERGROUND SPRINKLER SYSTEM
 - POWER LINE RELOCATION ALONG MAIN STREET WILL BE REQUIRED, AND A LINE EXTENSION FROM THE NORTH FOR POA (LIKELY STUBBED TO PROPERTY)

LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
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(XXXX)	EXIST. CONTOUR MINOR
SIGN	
☀	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊕	SEWER MANHOLE
⊕	VALVE, TEE & BEND
⊕	WATER BLOW-OFF
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⊕	STREET MONUMENT (TO BE SET)
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⊕	EXIST. SD INLET & MH
⊕	EXIST. SEWER MH
⊕	EXIST. VALVE, TEE, & BEND
⊕	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

**PRELIMINARY
COTTAGE COURT
SALT LAKE CITY, UTAH
SITE & UTILITY PLAN**

REVISION BLOCK	
#	DESCRIPTION
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SITE & UTILITY PLAN

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ATTACHMENT C: APPLICANT INFORMATION

COTTAGE COURT



**Planned Development
3073 - 3129 South 900 East
Salt Lake City, Utah 84106**



Sugarhouse Planning District



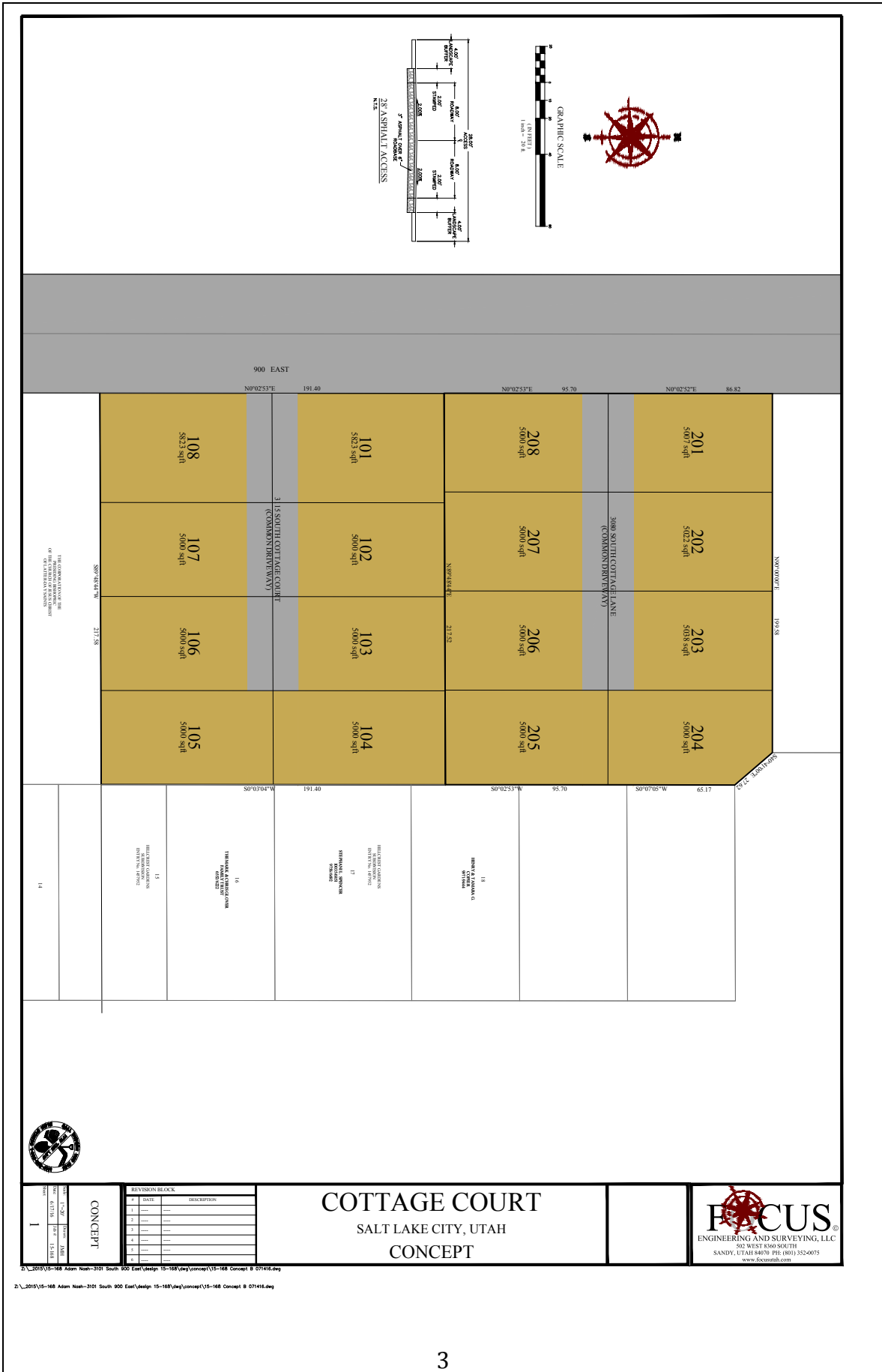
**PLNSUB2016-00540 - Planned
Development**

**PLNPCM2016-00542 - Zoning Map
Amendment**

**PLNSUB2016-00541 - Preliminary
Subdivision**

**Adam Nash
Land Development LLC
Growth Aid LLC**

**16 Single Family Homes
Redevelopment and Replatted
Subdivision**



2:_2015\15-168 Adam Noon-3101 South 900 East\design\15-168\img\concept\15-168 Concept B 07416.dwg
 2:_2015\15-168 Adam Noon-3101 South 900 East\design\15-168\img\concept\15-168 Concept B 07416.dwg

Introduction and Overall Community Plan

PLNSUB2016-00540 - Planned Development

The subject property consists 4 homes on almost 2 acres of land currently in the R-1-7 Zone. Three of the homes are vacant. The other is renter occupied. 3101 South 900 East has been vacant and boarded up for the past two years. 3109 South 900 East is an undeveloped flag lot. 3125 South 900 East was the scene of two separate fires that destroyed the property. The garage caught fire and was destroyed in January and the home in May. 3129 is a vacant lot that once had a house on it but was demolished over 30 years ago. All of the properties from 3101 – 3129 South 900 East are blighted and has been the subject of numerous emergency and police calls. 3089 South 900 East is a nice home but sits so far off of 900 East that it is in the way of the redevelopment of the entire site.

The Cottage Court Community is planned to provide much needed housing in the Sugarhouse District of Salt Lake City. There have been many developments of a high density or high-rise nature built and planned recently throughout Sugarhouse but there has been almost no single-family residential subdivision developed during this same time. New homes on individually deeded single-family homes are extremely rare but are highly sought after and desirable in this community.

The homes will be two-story with an average of 3,400 square feet, full basements and two car-attached garages. The lots will be 5,000 square feet minimum. In todays market these will be considered affordable to a large segment of the residents looking to live in Sugarhouse.

Hamlet Homes is the builder for this development. They have indicated prices beginning at \$375,000. Based upon HUD determination “**Affordable housing**” is housing deemed affordable to those with a [median household income](#)

The overall plan consists of combining 5 parcels for a total of 1.86 acres of land to redevelop into a 16 lots single-family residential community.

The homes will have modern cottage style architecture features, front porches and various exterior elements. They will have brick, rock or stone together with hardy plank style siding and stucco. This will create a pleasing environment for the residents as well as the Sugarhouse Community.

Exceptions that require the Planned Development Land Use would be for lots that do not have frontage on a public street, (unless the city will accept the minimum requirements of our roads in a dedication) and setbacks reduced to fit the plans. We also need the minimum lot size of 5,000 square feet with a minimum width of 50’ to develop the community as planned.

In summary, the application will meet several objectives of the master plan for Sugarhouse.

A – The use of design and architectural elements that will create a pleasing environment.

B – Elimination of blighted structures and incompatible uses through the redevelopment and re-platting of the property.

C – Hamlet Homes is committed to the utilization of Green building techniques in the construction of homes.

The application meets the Standards set forth for Planned Developments of the codebook.

This 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 and;

H. Utilization of "green" building techniques in development. (Ord. 23-10 § 21, 2010)

Floor Plans and Elevations are attached.

Development Plans and Plats are attached.

PLNPCM2016-00542 - Zoning Map Amendment

The Zoning Application Request is to change the current zone from R-1-7 to the R-1-5 zone.

This request still meets the master plan of the area.

The application is consistent with the purposes, goals and objectives of the community and will enhance the adjoin properties by the elimination of blight and the renewal of residential housing suitable for owner occupants.

The current zone was established during the 1990's and overlaid onto the community in an attempt to stabilize the housing market with single family zoning in an attempt to get owner occupied properties rather the RM, R-2-6.5, R-2-8 and R-2-10 zone that the neighborhood was developed under while in the jurisdiction of Salt lake County.

Attached is a map that illustrates that the overlay zone does not represent the lots and land uses of the community.

The R-1-5 Zone would be much more consistent with the desired effect when the area was rezoned. It provides for single-family homes on individually deeded lots. Several lots in

the area are long and narrow and lack enough frontages to be developed further. These lots tend to be mostly weed patches and unmaintained rear yards adding to the blight in the area.

By way of land use illustration:

Numerous lots along the interior street, which surround the development on the east side of 900 East Street, are duplexes that are legal nonconforming. These duplexes are on lots that range in size from 5,000 to 8,000 square feet. The actual land use per dwelling is actually 2,500 to 4,000 square feet. On the west side of 900 East Street is R-1-6 zone in Salt Lake County, Millcreek District. The same dynamic occurs throughout this area where there are multiple homes on deeded lots and Duplex or Apartments in legally nonconforming buildings or mother-in-law apartments.

Adjacent to the southern development boundary is a large LDS Stake Center and several acres of surface parking lots. South of that are condominiums and townhouses. The first parcel to the south of our development boundary is now a parking lot. It was once a residential lot, which was made into parking. It does not tie in to the balance of the churches parking lot.

In summary the zoning request is well founded and should be approved:

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;**

B. 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, and

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 uses, 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.**

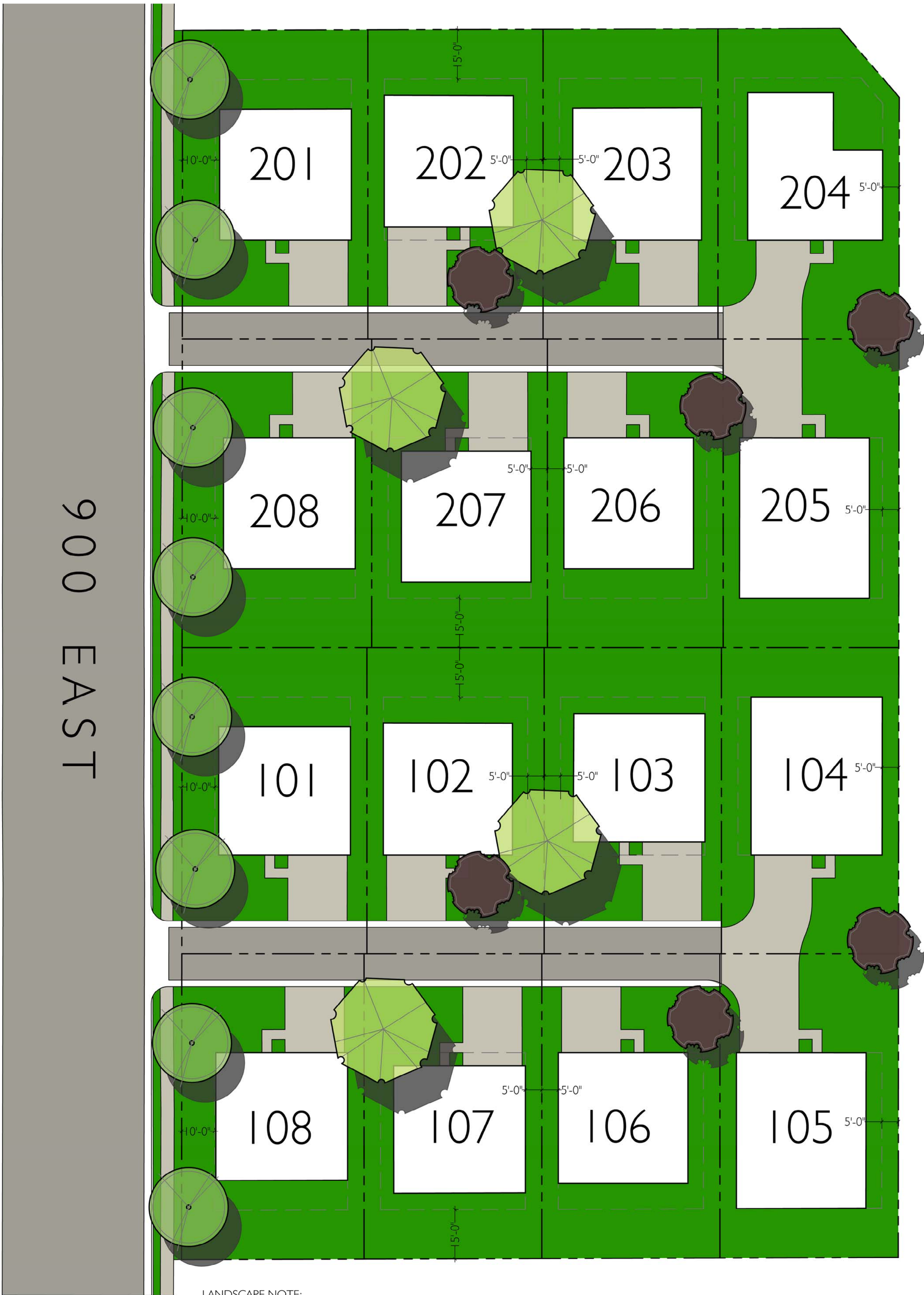
If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

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;

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

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

Attached are maps depicting land use of various parcels throughout the area and the lot size per dwelling unit.



900 EAST

LANDSCAPE NOTE:
ENTIRE LOT INCLUDING FRONT, SITE AND REAR YARDS TO BE
LANDSCAPED BY BUILDER. FRONT YARDS OF HOMES TO
INCLUDE PLANTER BED WITH SHRUBS

COTTAGE COURT
3073 - 3129 SOUTH 900 EAST
SALT LAKE CITY, UTAH

PRELIMINARY

CONCEPTUAL
SITE PLAN

CONCEPTUAL SITE PLAN 
SCALE: 1"=20'-0" NORTH

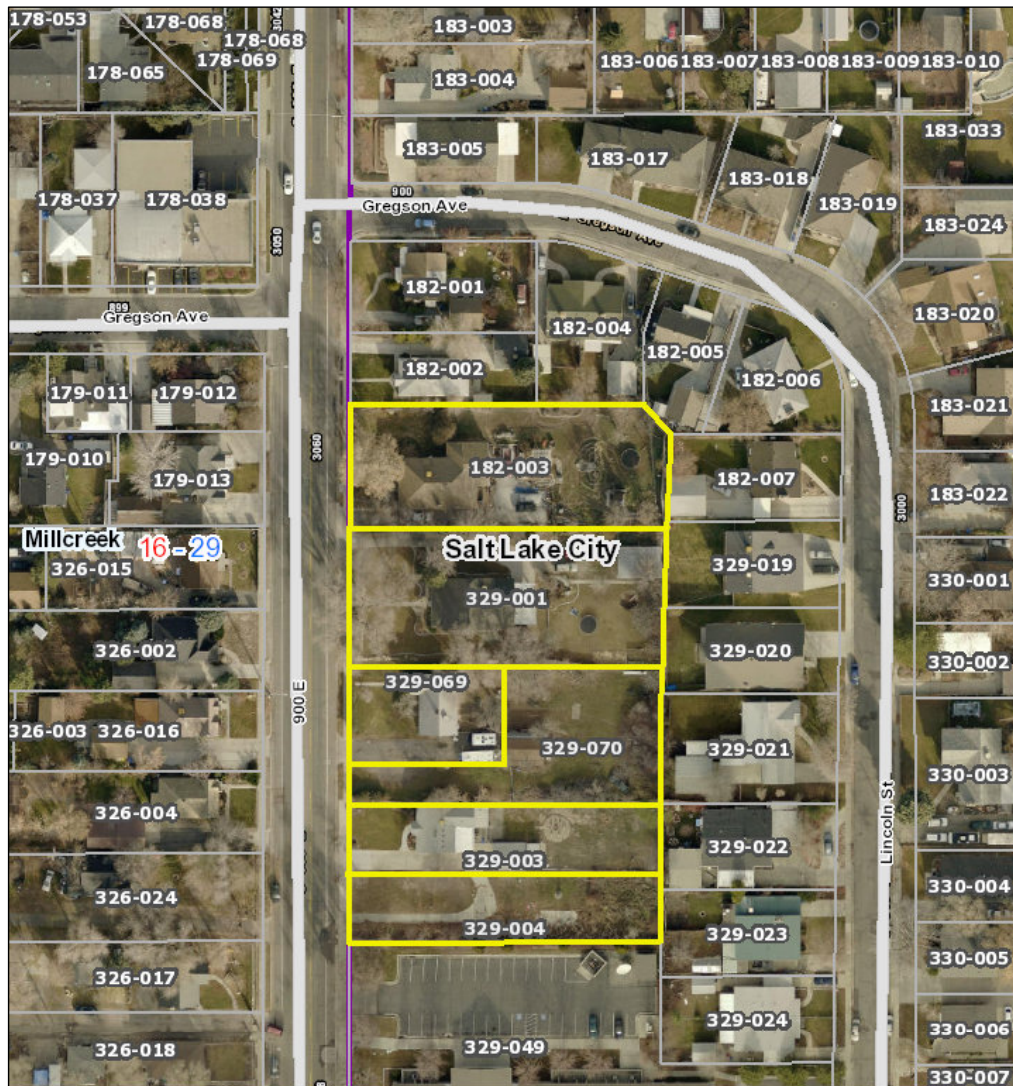
A

L100

PLNSUB2016-00541 – Preliminary Subdivision

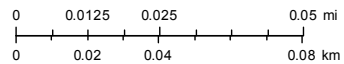
The preliminary plat consists of two phases, each phase has 8 lots.

Cottage Court Project Boundary



July 9, 2016

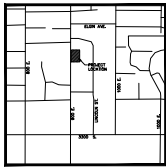
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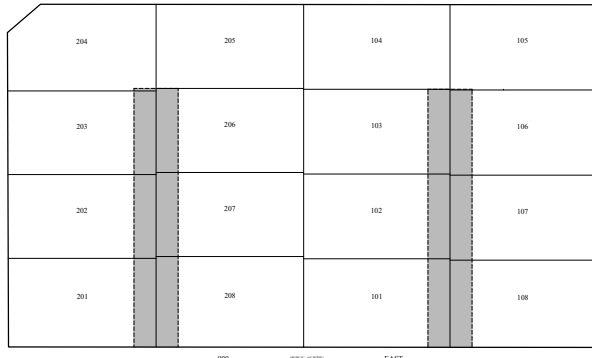
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. It is an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

PRELIMINARY COTTAGE COURT (RESIDENTIAL) PREPARED FOR: GROWTH AID LOCATED IN: 3115 SOUTH 900 EAST SALT LAKE CITY, UTAH



LEGEND table with 4 columns: SYMBOL, DESCRIPTION, and other details. Includes symbols for lot lines, easements, and utility lines.



SITE MAP

TABULATIONS

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for lot lines, easements, and utility lines.

GENERAL NOTES

- 1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE UTAH BUILDING CODE AND ALL CITY STANDARDS AND SPECIFICATIONS.

ENGINEER'S NOTES TO CONTRACTOR

- 1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE UTAH BUILDING CODE AND ALL CITY STANDARDS AND SPECIFICATIONS.

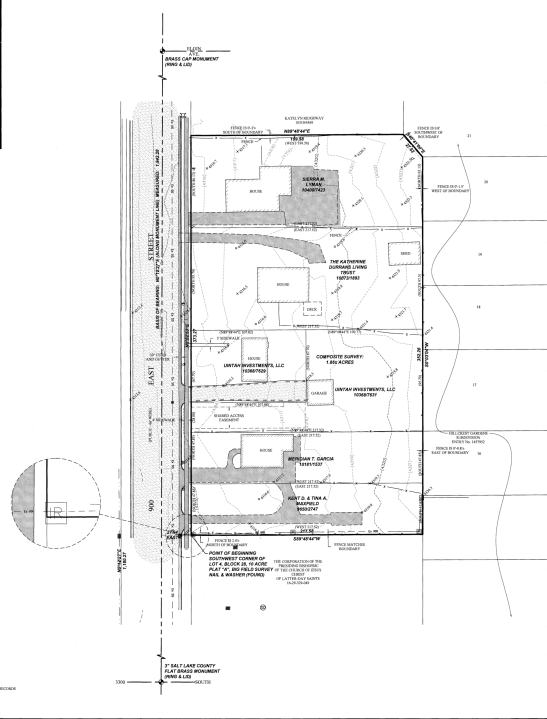
CONTACTS

ENGINEER & SURVEYOR: FOCUS ENGINEERING & SURVEYING, 32 WEST CENTER STREET, MOHAVE, UTAH 84047. CONTACT: JASON BARKER. OWNER/DEVELOPER: LAND DEVELOPMENT LLC, 4375 SOUTH FOO EAST SUITE 200, SALT LAKE CITY, UTAH 84107. CONTACT: ADAM NASH.

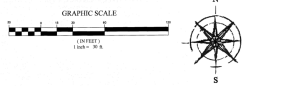
Vertical title block on the right side of the page containing the FOCUS logo, project name 'COTTAGE COURT', location 'SALT LAKE CITY, UTAH', and sheet number 'COVER SHEET C1'.



VICINITY MAP



LEGEND



- NOTES: The purpose of this survey is to provide a Boundary/Topographic Survey of the above parcel and described items.
2. The block of records for the survey is 100' x 100' feet. The monument is a 600' Iron Pipe Stake.

LEGAL DESCRIPTIONS: BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows: BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows.

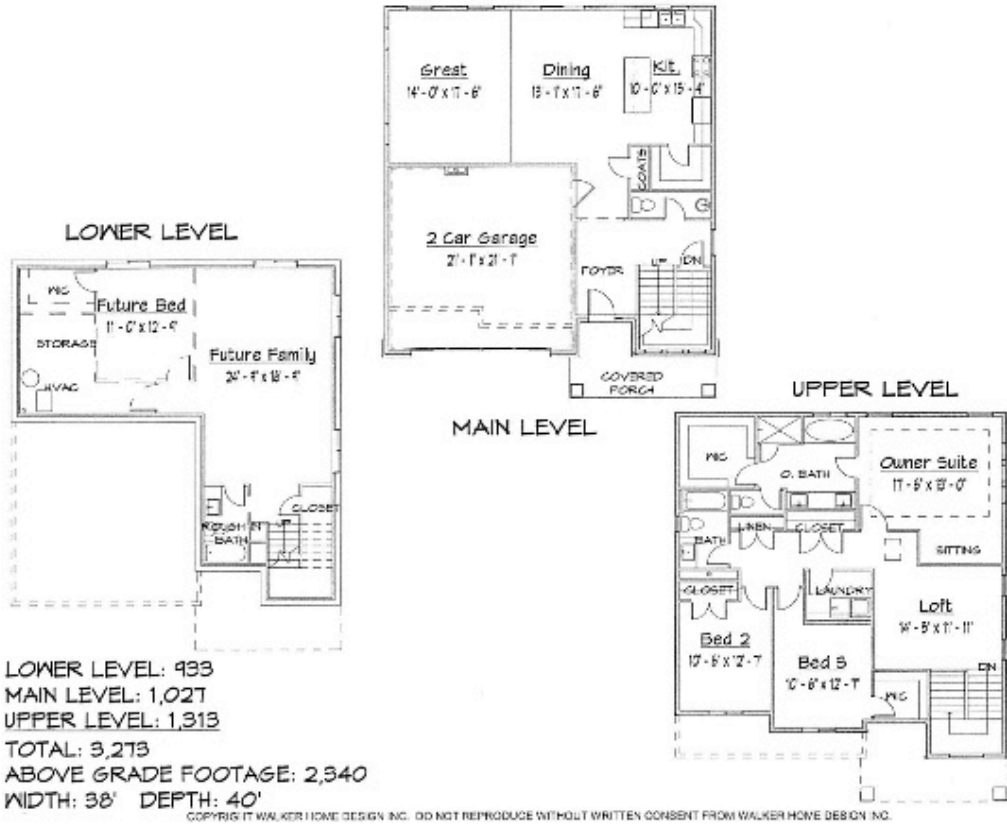
BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows. BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows.

BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows. BEING 1/4 ACRES, BEING 1/4 SECTION 28, T12N, R10E, S11W, Salt Lake County, Utah, and being more particularly described as follows.

SURVEYOR'S CERTIFICATE: I, Jason Barker, a duly Licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the above land.

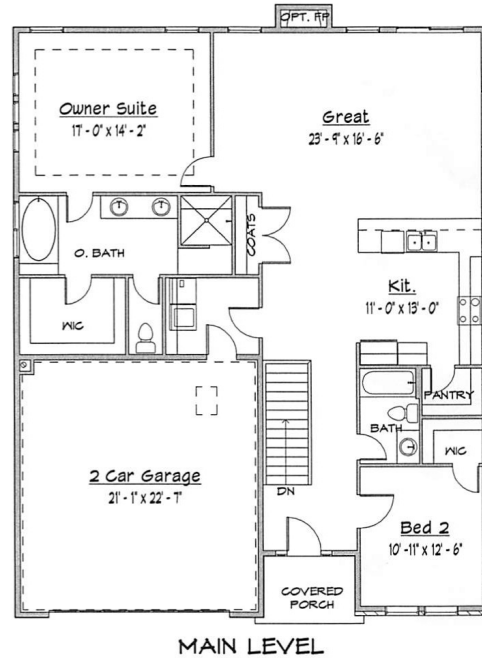
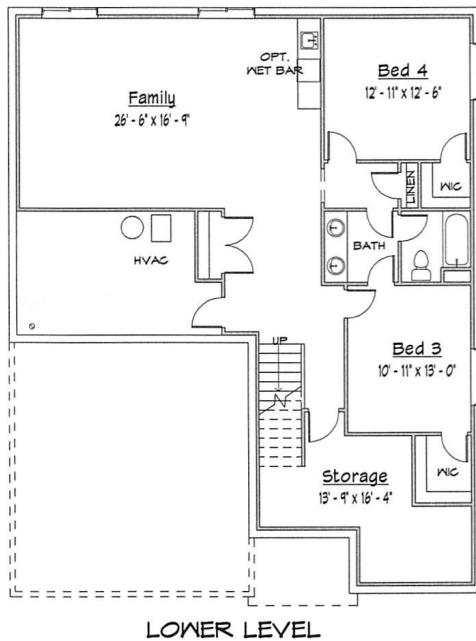
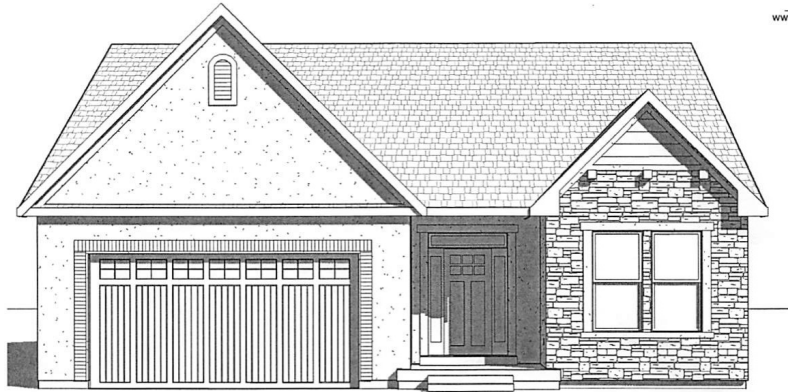
Vertical title block on the right side of the page containing the FOCUS logo, project name 'BOUNDARY/TOPOGRAPHICAL SURVEY', location 'SECTION 28, T12N, R10E, S11W, SALT LAKE COUNTY, UTAH', and sheet number '1 OF 1'.

GLASGOW



Cameron


WALKER
HOME DESIGN
 801.930.9499
 www.walkerhomedesign.com



LOWER LEVEL: 1,540
MAIN LEVEL: 1,655
TOTAL: 3,195
ABOVE GRADE FOOTAGE: 1,655
WIDTH: 42' DEPTH: 52'-6"

COPYRIGHT WALKER HOME DESIGN INC. DO NOT REPRODUCE WITHOUT WRITTEN CONSENT FROM WALKER HOME DESIGN INC.

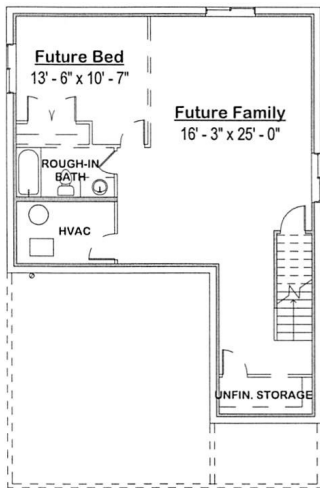
Maxwell



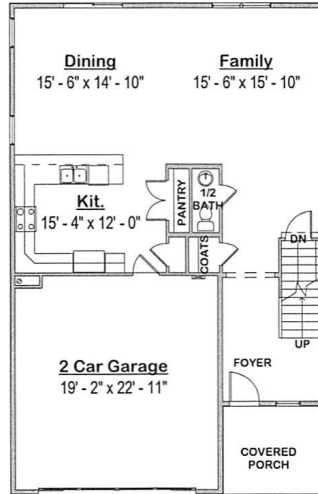
1725 E 4020 S
SALT LAKE CITY, UT 84117
(801) 930-8489 office • (801) 955-7512 cell
www.walkerhomedesign.com



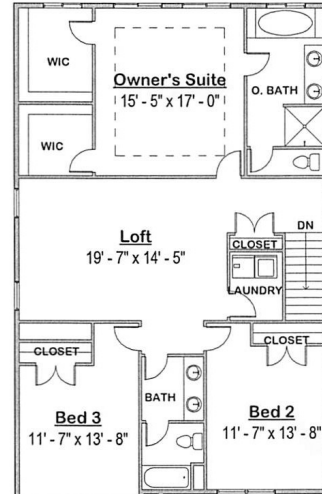
TOTAL: 3,546
 MAIN LEVEL: 1,034 UPPER LEVEL: 1,573 LOWER LEVEL: 939
 WIDTH: 32' DEPTH: 50'
 TOTAL FINISHED: 2,607



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

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ATTACHMENT D: ZONING ORDINANCE STANDARDS

Existing Conditions: The existing buildings on the site will be demolished to make way for the proposed development. Should the Map Amendment, the Subdivision, and the Planned Development requests receive approval, the following standards will need to be met at the time of a request for a building permit for single family homes on the new vacant lots.

Zoning Ordinance Standards for R-1/5,000 (Single Family Residential Zone)

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 5,000 square feet per single family detached dwelling unit and 50' of lot width.	Relief being requested through PD process.	The interior lots, as proposed, do not have street frontage. As previously discussed, this configuration is appropriate and Planning Staff recommends that the Planning Commission approve the lots as proposed.
Maximum Building Height: Varies depending on type of structure (pitched or flat roof) built on subject lots.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Minimum Front Yard Requirements: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are not existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the record subdivision plat, the requirement specified on the plat shall prevail. For buildings existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	Relief being requested through PD process.	Applicant is requesting reduced front yard depth for lots along 900 East be reduced to 10 feet to allow for side-facing garages. Planning Staff recommends that the Planning Commission approve the lots as proposed.
Interior Side Yard: Four feet (4') on one side and ten feet (10') on the other.	Relief being requested through PD process.	Applicant is requesting interior side yards of internal lots be reduced to 5 feet on each side, to allow for improved architectural design of front facades. Planning Staff recommends that the Planning Commission approve the lots as proposed.
Rear Yard: 25% of the lot depth or 20' whichever is less.	Relief being requested through PD process.	Applicant is requesting rear yards of all lots be reduced to 15 feet to allow for the creation of a housing product to meet market demand. Planning Staff recommends that the Planning Commission approve the lots as proposed.
Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to sections 21A.36.020, table 21A.36.020B of the Code.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	

<p>Standards For Attached Garages: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p>	<p>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</p>	
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ATTACHMENT E: MAP AMENDMENT 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. In making a decision to amend the zoning map, the City Council should consider the following:

Standard	Finding	Rationale
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;	Complies	<p>Sugar House Master Plan: Calls for low density residential development (5-10 DUs) per acre for the subject lots. The proposed density is generally consistent with this future land use designation, and further is consistent with existing development in the immediate vicinity.</p> <p>Salt Lake City Community Housing Plan: The following City Council policy regarding housing is outlined in this Plan and is relevant to the proposed rezone:</p> <p>The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.</p>
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	Complies	The decision to amend the zoning map in this instance is a matter of changing from one single family residential zone (R-1/7,000) to another single family residential zone (R-1/5,000), the difference being one of minimum lot size. As previously discussed, the proposed lot sizes are compatible with surrounding lots. The proposed rezone furthers the specific purpose of the zoning ordinance by providing area for single family residential development.
The extent to which a proposed map amendment will affect adjacent properties;	Complies	The proposed development is consistent with the use and density of surrounding development in the immediate vicinity. The proposed new development will most likely have a positive impact on the neighborhood as underutilized properties and somewhat blighted structures will be removed and replaced with new residential development.
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Not applicable	There are no overlay zoning districts that apply to the subject property.
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.	Complies	The proposal was routed to applicable City Department/Divisions for comment. There were no comments received that would indicate that the adequacy of public facilities and services is insufficient to serve the proposed development.

ATTACHMENT F: 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 achieves objective D and F, through the proposed design. New development on the site, with sensitive architectural design, will certainly serve to create a pleasing environment. The elimination of a blighted structures, particularly as relates to the southern area of the project site, will certainly be an improvement to the surrounding area.</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 map applicable to the site where the planned</p>	<p>Complies</p>	<p>Sugar House Master Plan: Calls for low density residential development (5-10 DUs) per acre for the subject lots. The proposed density is generally consistent with this future land use designation, and further is consistent with existing development in the immediate vicinity.</p> <p>Salt Lake City Community Housing Plan: The following City Council policy regarding housing is outlined in this Plan and is relevant to the proposed PD:</p>

<p>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>The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.</p> <p>The request in this instance is a matter of changing from one single family residential zone (R-1/7,000) to another single family residential zone (R-1/5,000), the difference being one of minimum lot size. As previously discussed, the proposed lot sizes are compatible with surrounding lots. The proposed project furthers the specific purpose of the zoning ordinance by providing area for single family residential development, and the PD is allowed in the Zone.</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 or means of access to the site provide the necessary ingress/egress without materially degrading the service 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, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to</p>	<p>Complies, under conditions from city departments</p>	<p>The proposed residential PD is to be located in an existing residential neighborhood and therefore compatible. As previously discussed, the proposed size and scale of the project is consistent with the surrounding neighborhood in terms of use and density.</p> <p>The PD will be served by internal private drives and is not anticipated to degrade the level of service on any street. The PD will not create any unusual pedestrian or vehicle traffic pattern or volumes that would not be normally expected based on the orientation of driveways, parking area location and size, or hours of peak traffic. The level of traffic associated with the proposed PD will not unreasonably impair the use and enjoyment of adjacent property.</p> <p>The proposal was routed to applicable City Department/Divisions for comment.</p> <p>There was concern raised by the Sustainability Division about the adequacy of the private streets for garbage collection and the potential challenges associated with the necessary number of collection bins at curbside. The development may be required to use private trash collection.</p> <p>The entire project is designed and will be sited in such a manner as to focus on the street, with limited impact on adjacent parcels.</p>

<p>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 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>Must comply at the time of building permit issuance.</p>	
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Does not apply</p>	<p>The subject property is not located in a local historic district nor are any of the existing structures individually listed.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Requires PC approval for the creation of a lot without street frontage and relief from required yards.</p>	<p>The applicant is specifically seeking relief of the requirement for all lots to have street frontage on some of the required yards. The Planning Commission has decision making authority in this case. Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.</p>

ATTACHMENT F: SUBDIVISION STANDARDS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements.
B. All buildable lots comply with all applicable zoning standards;	Complies with PC approval for overall lot size/density	The proposed lots will comply with the zoning standard given that average lot size is greater than 5,000 square feet.
C. All necessary and required dedications are made;	Complies	
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies by condition	The provisions of 20.40.010 shall be met through compliance with all City Department/Division comments.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
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.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

September 19, 2016 & October 5, 2016 – The applicant met with the Sugar House Community Council at their Land Use Committee meeting and then again in front of the entire SHCC. The SHCC's comments are attached. In general, the SHCC appears to be in favor of the proposal.

Notice of the Planning Commission public hearing for the proposal include:

- Newspaper notice sent on November 15, 2016
- Notices mailed on November 17, 2016.
- Property posted on November 7, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 17, 2016.

Comments

City Department/Division comments regarding the planned development and subdivision are attached. No comments were received that would preclude the proposed development or subdivision.

Any approval granted by the Planning Commission would be conditional based upon the requirement of the applicant satisfying all City Department/Division comments and requirements through the permitting process.

PLNSUB2016-00540: Planned Development

Public Utilities:

There is sewer and water service in 900 East. The water main is a 6" main and will most likely need to be upsized to an 8" main from the intersection of 900 East and Gregson Avenue south along the frontage of the proposed project.

There is no storm drain in 900 East so the excess drainage from the increase of pervious areas will need to be handled. Green Infrastructure solutions should be used as much as possible.

An agreement with the Homeowners association will be required for water and sewer service. Water meter and sewer laterals will need to be designed and installed per SLCPU standards and policies. Meters must be accessible from the public right of way, generally in the public park strip or behind sidewalk. Sewer laterals will need to be combined with a maintenance and management agreement in the HOA agreements.

A SWPPP document will be required for the project.

Existing sewer and water services will need to be capped per SLCPU standards. Connection, survey, inspection and permit fees will apply.

Sustainability:

The cans on the road would take up a lot of space and road is narrow.

In addition, they are dead ends that would require us to back in or out of the development onto a busy street, which we try to avoid whenever possible.

We have recently been denying services in private developments for this reason. They can get private waste service for garbage and recycling only, which would cut the # of cans down to 32—still a lot.

Zoning:

-It is highly suggested that specific house footprints be provided to show how each lot can accommodate each dwelling unit and its parking.

-Roadway widths were not provided on the proposals. Will the street be wide enough to

accommodate trash/recycling pick-ups? Large delivery, fire, and waste removal trucks will need to back-out onto 900 E. because a proper turn-around is not being proposed. On trash pick-up days, will the proposed two roads be wide enough to accommodate all bins and accommodate maneuverability for the trucks. Note that most waste management vehicles have the bin pick-up on the passenger side, meaning that a truck would first need to back into the proposed roads for bin pick-up on the north side. How will trash be pick-up for the eastern most lots?

-This area is in close proximity to a suspected fault line and will require a site specific natural hazards report to verify that no house will be constructed over a fault line.

-A demolition permit will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.

-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each lot.

-This proposal will need to comply with the appropriate provisions of 21A.24.010, .060 or .070 as appropriate - Residential height, area and bulk criteria.

This proposal will need to comply with any appropriate provisions of 21A.40 if accessory structures are being proposed.

-This proposal will need to comply with the provisions of 21A.44 for parking and maneuvering.

-This proposal will need to comply with the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818).

PLNSUB2016-00541: Preliminary Subdivision

Public Utilities

There is sewer and water service in 900 East. The water main is a 6" main and will most likely need to be upsized to an 8" main from the intersection of 900 East and Gregson Avenue south along the frontage of the proposed project.

There is no storm drain in 900 East so the excess drainage from the increase of pervious areas will need to be handled. Green Infrastructure solutions should be used as much as possible.

An agreement with the Homeowners association will be required for water and sewer service. Water meter and sewer laterals will need to be designed and installed per SLCPU standards and policies. Meters must be accessible from the public right of way, generally in the public park strip or behind sidewalk. Sewer laterals will need to be combined with a maintenance and management agreement in the HOA agreements.

A SWPPP document will be required for the project.

Existing sewer and water services will need to be capped per SLCPU standards.

Connection, survey, inspection and permit fees will apply.

Sustainability

The cans on the road would take up a lot of space and road is narrow.

In addition, they are dead ends that would require us to back in or out of the development onto a busy street, which we try to avoid whenever possible.

We have recently been denying services in private developments for this reason. They can get private waste service for garbage and recycling only, which would cut the # of cans down to 32—still a lot.

Zoning

- It is highly suggested that specific house footprints be provided to show how each lot can accommodate each dwelling unit and its parking.
- Roadway widths were not provided on the proposals. Will the street be wide enough to accommodate trash/recycling pick-ups? Large delivery, fire, and waste removal trucks will need to back-out onto 900 E. because a proper turn-around is not being proposed. On trash pick-up days, will the proposed two roads be wide enough to accommodate all bins and accommodate maneuverability for the trucks. Note that most waste management vehicles have the bin pick-up on the passenger side, meaning that a truck would first need to back into the proposed roads for bin pick-up on the north side. How will trash be pick-up for the eastern most lots?
- This area is in close proximity to a suspected fault line and will require a site specific natural hazards report to verify that no house will be constructed over a fault line.
- A demolition permit will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each lot.
- This proposal will need to comply with the appropriate provisions of 21A.24.010, .060 or .070 as appropriate - Residential height, area and bulk criteria. This proposal will need to comply with any appropriate provisions of 21A.40 if accessory structures are being proposed.
- This proposal will need to comply with the provisions of 21A.44 for parking and maneuvering.
- This proposal will need to comply with the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818).

PLNPCM2016-00542: Map Amendment

Public Utilities

There is sewer and water service in 900 East. The water main is a 6” main and will most likely need to be upsized to an 8” main from the intersection of 900 East and Gregson Avenue south along the frontage of the proposed project.

There is no storm drain in 900 East so the excess drainage from the increase of pervious areas will need to be handled. Green Infrastructure solutions should be used as much as possible.

An agreement with the Homeowners association will be required for water and sewer service. Water meter and sewer laterals will need to be designed and installed per SLCPU standards and policies. Meters must be accessible from the public right of way, generally in the public park strip or behind sidewalk. Sewer laterals will need to be combined with a maintenance and management agreement in the HOA agreements.

A SWPPP document will be required for the project.

Existing sewer and water services will need to be capped per SLCPU standards.

Connection, survey, inspection and permit fees will apply.

Sustainability

No comments on Map Amendment.

Engineering

No Objections to the Zoning Amendment

Zoning

There is currently no R-1-5000 zoned properties in the area. Will this proposal meet the criteria of 21A.50.050(B) for zoning map amendments. It is highly suggested that specific house footprints be provided to show how each lot can accommodate each dwelling unit and its parking.

October 19, 2016

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2016-00542 Zoning Map Amendment
PLNSUB2016-00541 Preliminary Subdivision
3073-3129 South 900 East



The Sugar House Community Council recently reviewed this request, first at our Land Use and Zoning Committee on September 19, and then at the full Sugar House Community Council meeting October 5. We put a flyer on the porches of the homes immediately surrounding the project, a copy is attached. We posted the project on our website, and announced the project in our email newsletter, which reaches about 1500 people. We had a few comments, they are attached to this letter.

About a year ago, Adam Nash came to the Sugar House Community Council, asking for a flag lot at 3101 South 900 East. The lot was about 225' deep and 50' wide, way too large for just a single family home, and we approved the project because it would be a definite upgrade to the neighborhood. I also suggested that this might spur redevelopment in other places along 900 East, and Mr. Nash took me at my word. Now he is back, proposing an infill project of 16 new homes, as a planned development with two roads off the east side of 900 East.

This development requires a rezone from R1/7000 to R1/5000, because the lots will be made much smaller so that 16 new lots can be created. We agree with that change, it is in keeping with the future land use map of the Sugar House Master Plan (SHMP). We appreciate the fact that the houses will each be on their own separately deeded lot. The Planned Development is required because the developer is asking for relief from the side yard setback requirement of 4' and 10' (these homes will be closer to 5' and 5'). Because these lots are approximately 225' deep from 900 East, in order to more fully utilize the parcels, they will be combined and then subdivided again to allow for 16 single-family homes and two small streets to allow access.

We have not had many new single-family homes built in Sugar House in recent years, and the few that have been built have sold quickly. There is clearly a need for this type of housing. These will be larger homes, about 3500 sf with a price point of \$350-\$400k. Not a starter home, but affordable according to the developer for someone with a 20% (\$75,000) down payment.

There are a few concerns. We have several comments that 16 homes is too many, that maybe 12 would be a better number, and allow for a larger lot. There is concern that the garage doors may be too wide and not be legal according to the new city garage door ordinance, which allows for a garage door to be less than 50% of the width of the house. If that is a violation, the garage doors should be made smaller. We have also heard complaints that there may not be enough parking, and it would spill over along 900 East. There are 2 spaces in the garage, and 2 additional spaces in the driveway for each home. The neighbor to the north says she has to park on the street and is worried that the street parking may disappear with this development. These are large homes, so it is not unreasonable to think that there could be more than four cars per home. The neighbor to the north expressed concern about losing privacy in her back yard, and Mr. Nash told me that he would have to move a fence, and there were enough trees, so the neighbor is happy. Someone else expressed a concern that the fees might be low now to make it easier to get financing, but could increase in the future. This individual lives in an HOA

where this has happened and the fees are making it difficult for people to make their payments. Finally, there was concern expressed that there might not be space to store snow in the event of a big storm.

At the same time, we have heard from some neighbors who live in surrounding homes, who are very glad that this new development is happening because it will clean up some neighborhood problems that have been going on for quite a while. There have been vagrants camping in the back of lots, one house repeatedly set on fire, multiple police reports, verified by the area detective. We have had comments that the neighbors would prefer home owners who might take better care of their property than the renters do.

The Sugar House Community Council supports your approval of this project. Our SHMP calls for us to provide a diversity of housing types, sizes and prices in the community as a whole. Infill housing through the use of Planned Developments is another way to increase housing. Adding this planned development furthers that goal. We agree to allow 12 units to not face a public street.

COMMENT CARD

Name Katelyn Ridgeway

Issue/Land Use Topic Cottage Courts

Email Address Katelynridgeway@sbcglobal.net



Done

Sign me up for email newsletter to be informed of future issues and meeting dates

- ① Issue - Multiple 2nd story homes overlooking ~~the~~ my single story home.
- ② Issue - I park on 9th E outside my home. Going ~~for~~ from 3 to 16 houses (no street parking in community) would limit street parking a lot, I think.
- ③ Issue - The plans overlap my property line by 3 ft, which is ~~is~~ www.sugarhousecouncil.org
- ④ I was never once contacted by the developer. I own 3063 S 900 E

COMMENT CARD

Name George Chapman



Issue/Land Use Topic South of 30735

Email Address gec Chapman 2@gmail.com^{900#}

Sign me up for email newsletter to be informed of future issues and meeting dates

3089 S is a historic building that
deserves more consideration.

Putting in 16 units for 3 homes
seems much higher density - a compromise
should be considered. It would make more
sense.

5 new homes are nice

COMMENT CARD

Name George Chapman

Issue/Land Use Topic 31²⁹⁻⁵⁰th S / 100E

Email Address gechapman2@gmail.com



Sign me up for email newsletter to be informed of future issues and meeting dates

I am against 16 units going into an area with 3 houses.

I am also against the deterioration in privacy on the home lot north of project land

Big trees should be saved.

all 9 LUZ guests

add me
to your
newsletter
list

Please sign in

	name	address	email	
✓	Katelyn Ridgeway	3063 S 900 E	Katelynridgeway@sbcglobal.net	✓
property owner	Colin Strasser	1935 S. 900 E	CSTRASSER@gmail.com	
	Colin Quinn-Hurst	148 E. Yale Ave.	colin.quinn-hurst@	
	LEX TRAUHBER	451 S. STATE ST.	LEX.TRAUHBER@slcgov.com	

ATTACHMENT H: ALTERNATE MOTION

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Planning Commission deny the Subdivision and Planned Development requests as proposed, and forward a negative recommendation on to the City Council regarding the zoning map amendment request to rezone the property from R-1/7,000 to R-1/5,000.

The Planning Commission finds that the proposed project does not comply with the review standards as indicated in Attachments E, F, and G of this staff report.

The Planning Commission shall make findings on the review standards and specifically state which standard or standards are not being met.