



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Planning Commission

**From:** Lex Traughber – Senior Planner  
(801) 535-6184 or lex.traughber@slcgov.com

**Date:** November 30, 2016

**Re:** 27<sup>th</sup> Street Cottages –  
Petition PLNPCM2016-00577 – Zoning Map Amendment  
Petition PLNSUB2016-00578 – Subdivision  
Petition PLNSUB2016-00579 – Planned Development

## ZONING MAP AMENDMENT, SUBDIVISION & PLANNED DEVELOPMENT

**PROPERTY ADDRESSES:** Approximately 868 E. 2700 South & 2716 S. 900 East  
**PARCEL IDs:** 16-20-381-016 & 018  
**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 five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. 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 property 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 two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created.
- Planned Development – A request for planned development approval to address the creation of a lot without street frontage and 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.

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 868 E. 2700 South and 2716 S. 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. 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 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 five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. 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 two exiting parcels into five 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.

Lot 4 of the proposed subdivision does 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 subject parcel will be accessed via an access easement to 2700 South. The Planning Commission has decision making authority in Planned Development matters.

In this case, if the 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 is contingent upon City Council approval of the Zoning Map Amendment request.

**PHOTOS OF SUBJECT SITE:**



View of 2700 South property with home to be demolished.



View of 900 East property. This home will remain.



View of subject property from Claybourne Circle.



Second view of subject property from Claybourne Circle.

#### **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 3,485 to 12,632, and lot sizes immediately adjacent to the subject lots range in size from 3,702 square feet to 9,583 square feet. 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 proposed Lot 4 of the subdivision.

**Discussion:** Lot 4 of the proposed subdivision does not front a public street. The lot will be accessed off of an existing access easement as shown on the plat. Lot 2 of the proposed subdivision and the existing duplex located adjacent to the subject property will also have access via this easement. This access configuration for three lots is ideal as it will consolidate access points along 2700 thereby reducing the overall number of accesses needed. The proposed lots in the subdivision are essentially regularly shaped rectangular lots. Although proposed Lot 4 does not have street access, it is a rectangular lot that will certainly be developable for a new residence meeting the zoning ordinance standards under the R-1/5,000 Zone. Planning Staff supports the proposed lot configuration and therefore recommends that the Planning Commission approve Lot 4 with the access as proposed by the developer.

**Issue 3:** Lot 4 of the proposed subdivision is less than 5,000 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 change with one lot being less than 5,000 square feet.

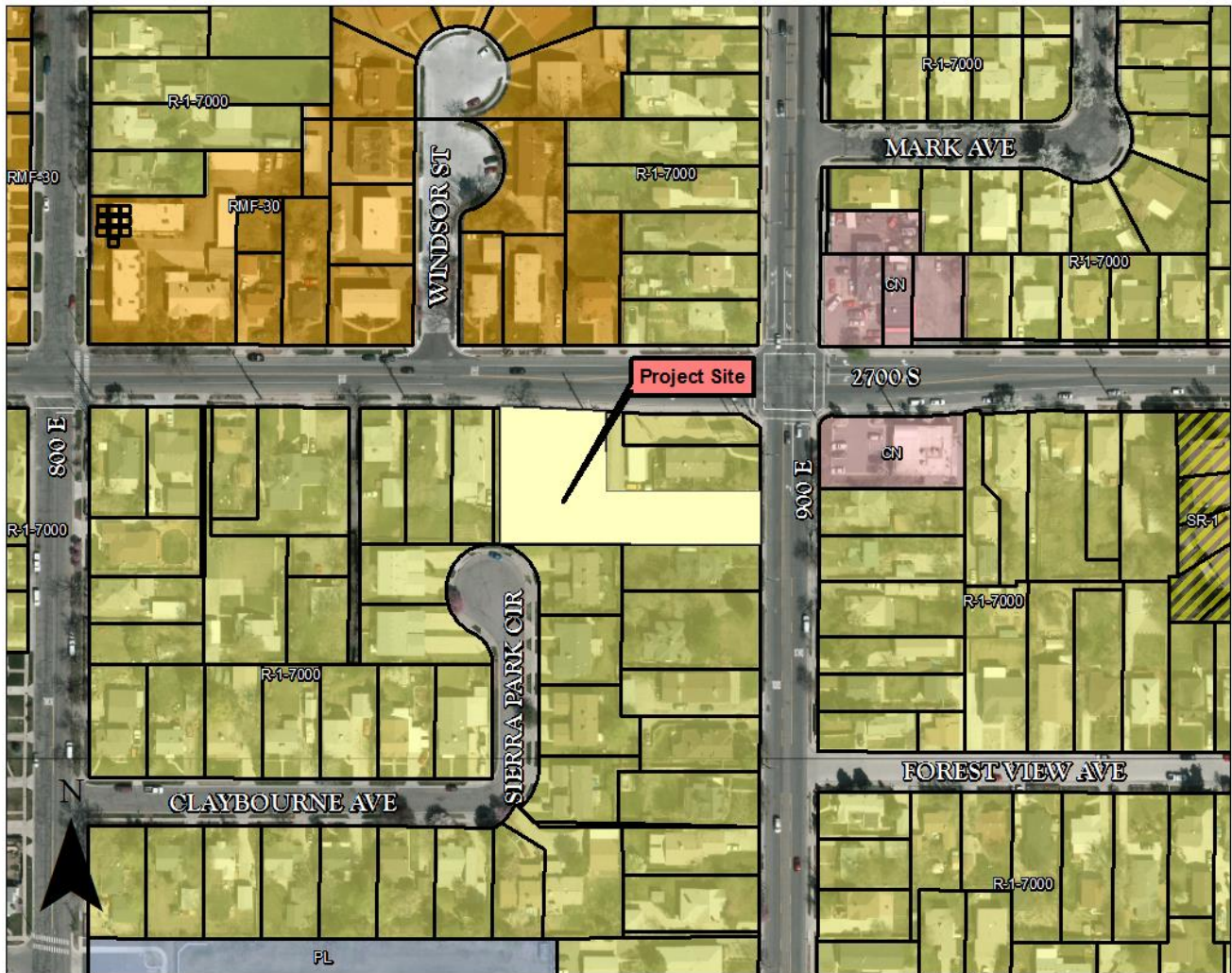
#### **NEXT STEPS:**

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:**

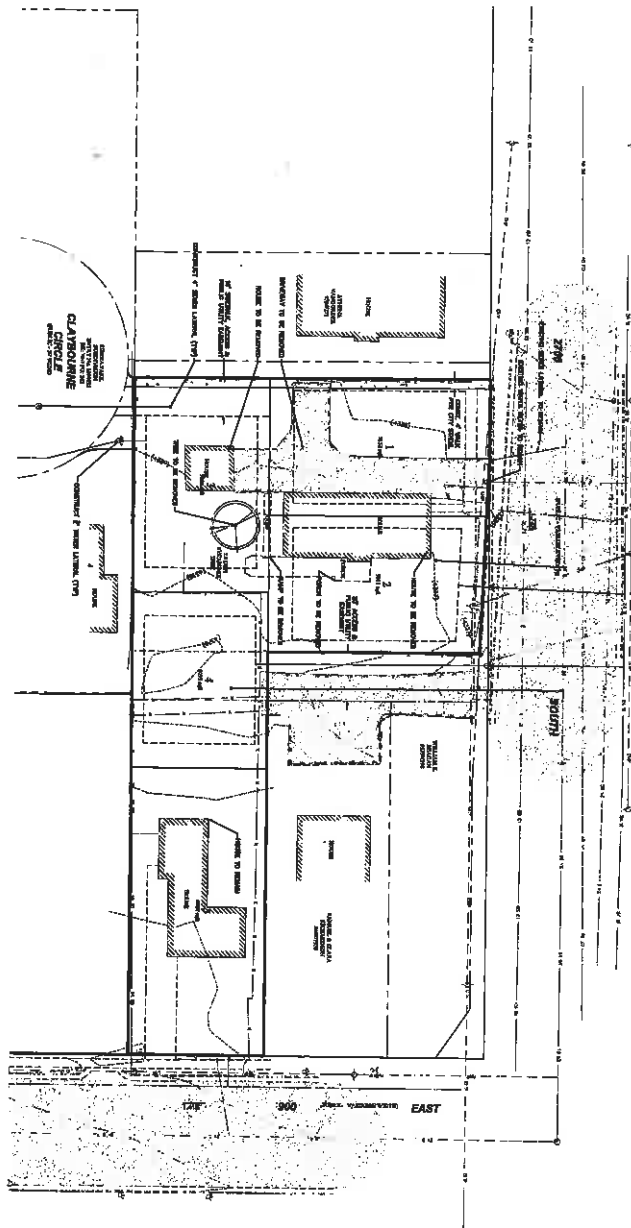
- A.** Vicinity Map
- B.** Development Plan Set
- C.** Applicant Information
- D.** Existing Conditions
- E.** Analysis of Map Amendment Standards
- F.** Analysis of Planned Development Standards
- G.** Analysis of Subdivision Standards
- H.** Public Process and Comments
- I.** Alternate Motion

## ATTACHMENT A: VICINITY MAP



## **ATTACHMENT B: DEVELOPMENT PLAN SET**

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**LEGEND**

1	EXISTING LOT LINES
2	EXISTING BUILDING FOOTPRINTS
3	EXISTING DRIVEWAYS
4	EXISTING SIDEWALKS
5	EXISTING CURBS
6	EXISTING UTILITY LINES
7	EXISTING EASEMENTS
8	EXISTING SETBACKS
9	EXISTING ZONING
10	EXISTING ADJACENT PROPERTIES
11	EXISTING STREETS
12	EXISTING PARKING AREAS
13	EXISTING LANDSCAPING
14	EXISTING FENCES
15	EXISTING SIGNAGE
16	EXISTING UTILITIES
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18	EXISTING SETBACKS
19	EXISTING ZONING
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27	EXISTING EASEMENTS
28	EXISTING SETBACKS
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30	EXISTING ADJACENT PROPERTIES
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96	EXISTING UTILITIES
97	EXISTING EASEMENTS
98	EXISTING SETBACKS
99	EXISTING ZONING
100	EXISTING ADJACENT PROPERTIES



**SITE AND UTILITIES PLAN**

02

**REVISION BLOCK**

NO.	DATE	DESCRIPTION
1		
2		
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10		

# 27TH STREET COTTAGES SALT LAKE CITY SITE AND UTILITIES PLAN



**FOCUS**

ENGINEERING AND SURVEYING, LLC

12 WEST CENTRAL STREET

MIDVALE, UTAH 84047 P.O. BOX 122-2075

www.focusllc.com



27TH STREET COTTAGES

LOCATED IN SW 1/4 OF SECTION 20, T16, N16, R16W  
A PORTION OF SW 1/4 OF SECTION 20, T16, N16, R16W

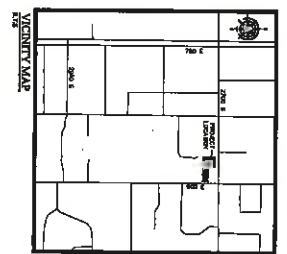
OWNER: JAMES L. HARRIS  
OWNER ADDRESS: 1000 N. 1000 W.  
SALT LAKE CITY, UT 84119

DEVELOPER/OWNER: JAMES L. HARRIS  
DEVELOPER/OWNER ADDRESS: 1000 N. 1000 W.  
SALT LAKE CITY, UT 84119

CONTRACT NO.: 1000-1000  
CONTRACT DATE: 10/1/2015

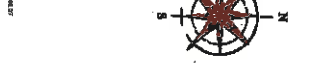
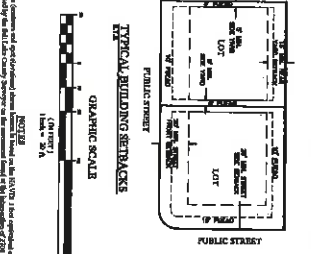
WATER NARRATIVE  
CONNECT TO EXISTING WATER LINE IN 27TH STREET AND  
CLAYBOURNE CIRCLE

SEWER NARRATIVE  
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CLAYBOURNE CIRCLE

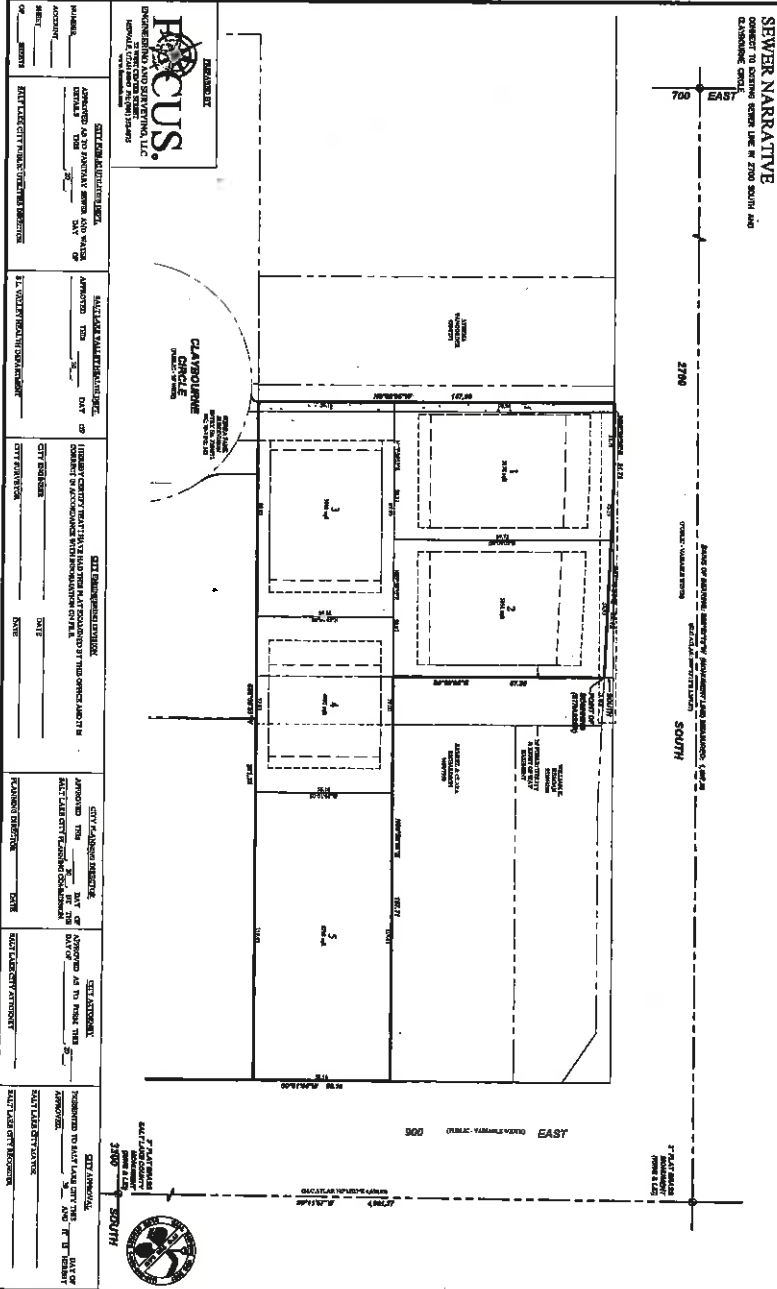


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27TH STREET COTTAGES  
SUBDIVISION  
LOCATED IN SW 1/4 OF SECTION 20, T16, N16, R16W  
SALT LAKE CITY, UTAH



27TH STREET COTTAGES  
SUBDIVISION  
LOCATED IN SW 1/4 OF SECTION 20, T16, N16, R16W  
SALT LAKE CITY, UTAH

RECEIVED  
OCT 20 2015  
BY: [Signature]

## **ATTACHMENT C: APPLICANT INFORMATION**

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# 27<sup>TH</sup> STREET SUBDIVISION



**Planned Development**  
**868 East 2700 South**  
**Salt Lake City, Utah 84106**

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**Sugarhouse Planning District**

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**PLNPCM2016-00577- Planned Development  
PLNSUB2016-00578- Zoning Map Amendment  
PLNSUB2016-00579 - Preliminary Subdivision**

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**Developed by Colin Strasser**

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**Applicant and Authorized Agent  
Adam Nash  
Land Development LLC  
Growth Aid LLC**

\*\*\*\*\*

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

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868 East 2700 South (PLNPCM2016-00577, PLNSUB2016-00578 and PLNSUB2016-00579)

## Introduction and Overall Community Plan

### **PLNSUB2016-00577 - Planned Development**

The subject property consists 2 parcels of land located at 868 East 2700 South, and 2711 South 900 East. The homes are on 26,136 square feet of land currently in the R-1-7 Zone. One of the homes is blighted and vacant. The other is renter occupied. 2700 South 911 East has been vacant and boarded up for the past two years. The property located at 868 East 2700 South has been the scene of several emergency vehicle calls and response. The property has been vandalized and covered with graffiti. Both of the properties are blighted.

The home located at 868 South 900 East is a vacant abandoned home. The property is too obsolete and in too poor of condition to be salvaged. It will need to have redevelopment of the entire site to become an asset to the neighborhood and the community.

The 27<sup>th</sup> Street Subdivision 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 of 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 one or two car-attached garages. The lots will be 5,000 square feet minimum. In today's market these will be considered affordable to a large segment of the residents looking to live in Sugarhouse.

The builder we have targeted for this development has 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 the two parcels for a total of .61 acres of land to redevelop into a 4 new single-family homes and a remodeled home in a 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, 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 – **Provide affordable housing**

B – **Low Density Residential land use**, consistent with the general location.

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 – **Housing Preservation** – 2711 South 900 East will be upgraded and remodeled to meet modern standards.

C – The developer and builder is committed to the utilization of **Green Building** techniques in the development of the property and construction of homes.

E – **Increasing Housing Opportunities** by adding 4 new single-family residential homes to the housing pool.

The application meets the Standards set forth by the Sugarhouse Community Master Plan and for Planned Developments in the city code and policy.

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 meets the master plan of the area and conforms to the Sugarhouse Residential Land Use Plan.

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 and in an attempt to get owner occupied properties rather the RM, R-2-6.5, R-2-8 and R-2-10 zone. The neighborhood was developed under the R-2 zone while in the jurisdiction of Salt Lake County.

Although the current zoning is R-1-7 very few properties fit the development standards or lot sizes for the zone. See attached maps illustrating that very few lots even meet the R-1-7000 Zoning standard of minimum lot size of 7,000 square feet.

Most SFR lots in the 4-block area surrounding the subject parcels are .11-.14 acres or 4,780-6,098 square feet. If you take into account that there are duplexes on several 6,000-8,000 square feet lots, the actual land use would be lots of 3,000-4,000 square feet per dwelling unit.

There is a very large outdoors advertising sign on a deeded lot at the SWC of 2700 South and 900 East and commercial land use on the SEC and NEC.

There are several side-by-side duplexes that are legal non-conforming and virtually every single family home has been converted legally and illegally into multi family residential uses.

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 unkempt and lack the showing of owner occupied homes. The lots 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 south side of 2700 South East, are actually 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 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.



Other properties to the south of the development boundary are condominiums and townhouses. The first parcel to the east of our development boundary is a duplex located at 2707 South 900 East. It was built in the mid 1990's with a detached covered carport parking, with the lot accessing the rear of the property from 2700 South. It was once a residential lot that adjoined 2711 South 900 East and was subdivided leaving the house on the balance of the 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;

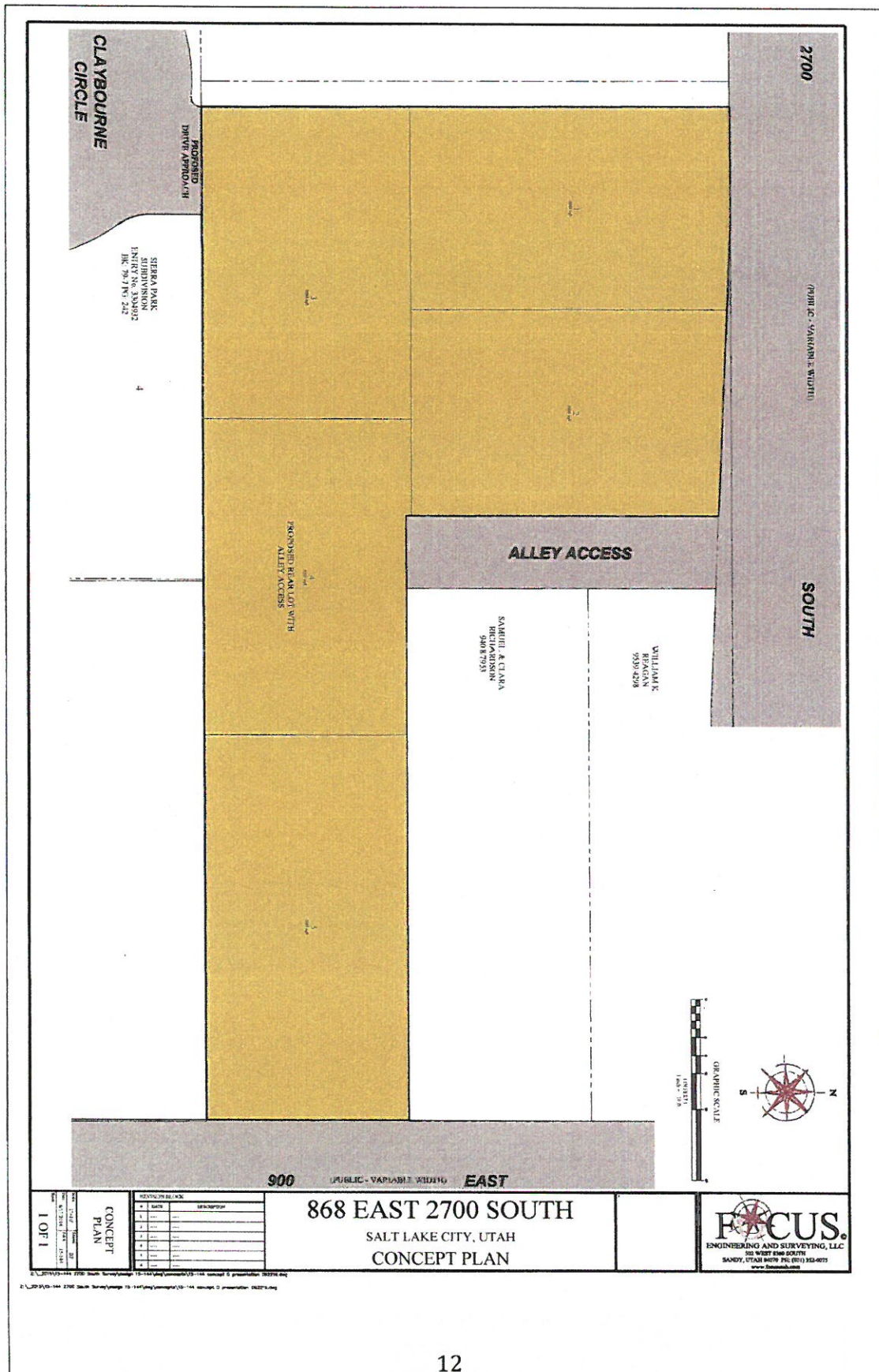
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

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.

**PLNSUB2016-00541 - Preliminary Subdivision**

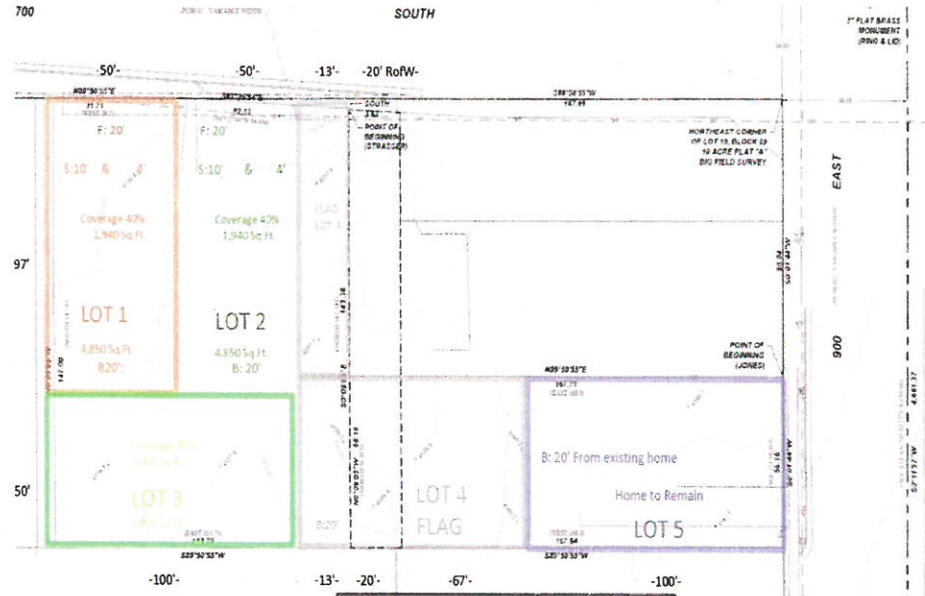
The preliminary plat consists of a single phase with 4 new lots and an existing home on the other lot.



# 5 Lot Configuration

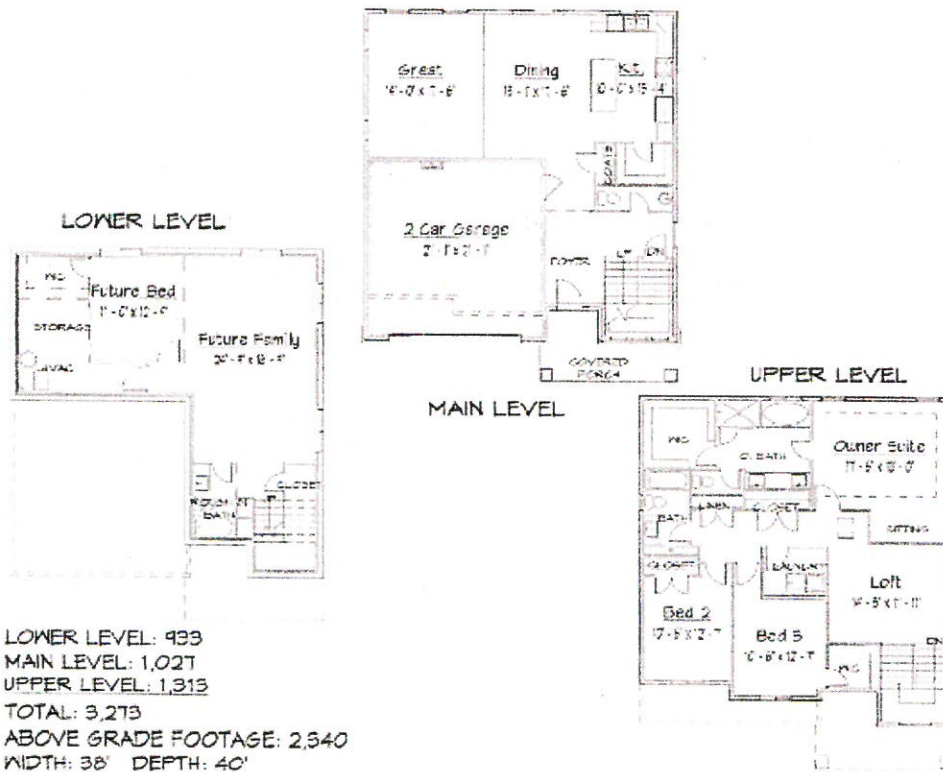
Monday, June 27, 2016 12:52 PM

3 lots off of 2700 S w/ 1 being a Flag lot, 1 lot off of Clay  
Bourne Cir., and one lot off of 900 E, existing home to remain on 9th.





## An architectural sketch of a two-story house. The house features a gabled roof with three distinct gables. The front facade includes a large two-car garage with a stone or brick texture. To the right of the garage is a front entrance with a small porch. The second story has three windows, each set within a gabled section. The drawing is a black and white line art style.



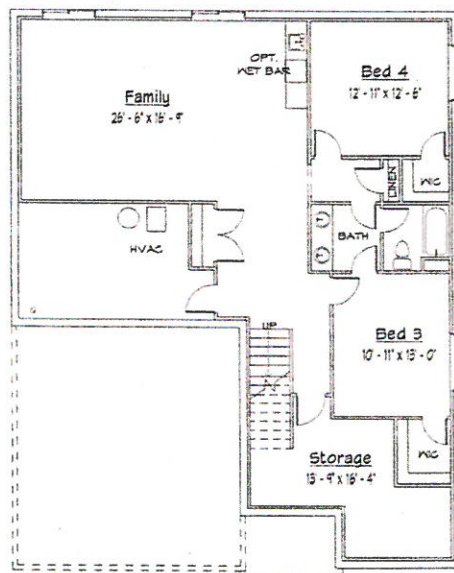
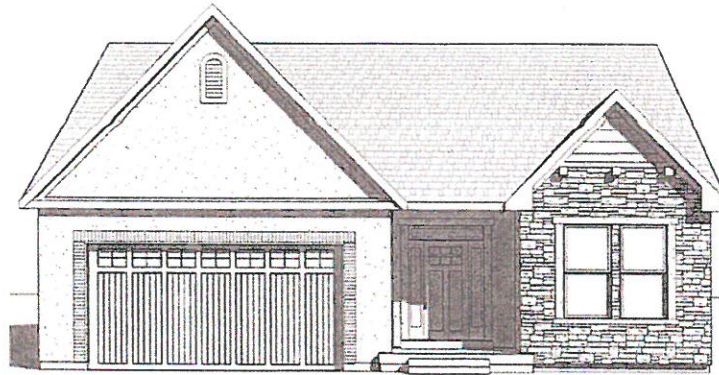
Copyright © 1994, Corbette Design, Inc. Do not reproduce without written consent from VNA, Inc. Home Design, Inc.



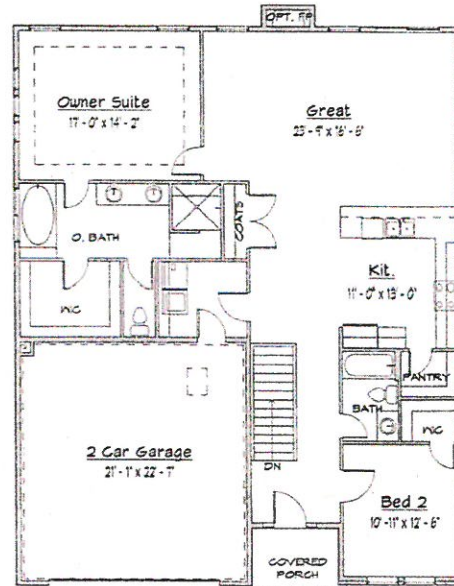
# Cameron



WALKER  
HOME DESIGN  
801.532.9499  
www.walkerhomedesign.com



LOWER LEVEL



MAIN LEVEL

LOWER LEVEL: 1,540

MAIN LEVEL: 1,655

TOTAL: 3,195

ABOVE GRADE FOOTAGE: 1,655

WIDTH: 42' DEPTH: 52'-6"

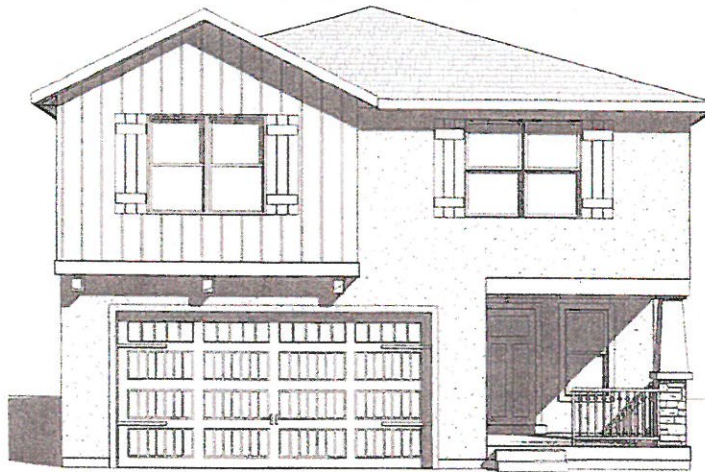
COPYRIGHT WALKER HOME DESIGN INC. DO NOT REPRODUCE WITHOUT WRITTEN CONSENT FROM WALKER HOME DESIGN INC.

# Maxwell



**Walker  
Home Design**

10715 W. 13<sup>th</sup>  
SAV. LAKE CITY, UT 84092  
(801) 938-8800 Fax: (801) 938-8771  
www.walkerhomedesign.com

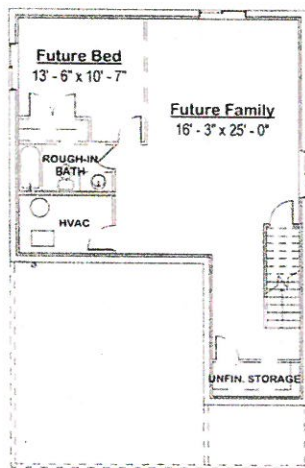


TOTAL: 3,546

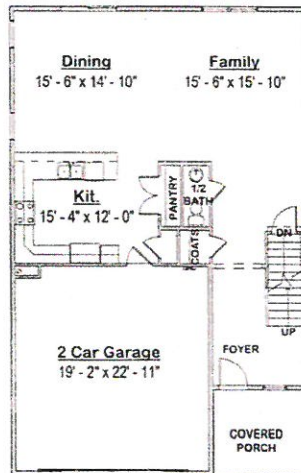
MAIN LEVEL: 1,034 UPPER LEVEL: 1,573 LOWER LEVEL: 939

WIDTH: 32' DEPTH: 50'

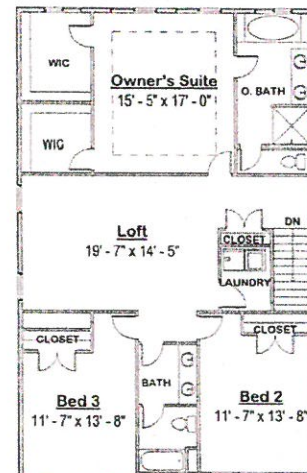
TOTAL FINISHED: 2,607



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

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## COMMITMENT FOR TITLE INSURANCE

ISSUED BY

### Integrated Title Insurance Services, LLC

1092 East South Union Avenue

Midvale, Utah 84047

Phone (801)307-0160 Fax (801)307-0170

First American Title Insurance Company, a CA corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Order No: 64567

RE STRASSER



Attn: Salt Lake City

First American Title Insurance Company

By *Carl B. Johnson* President

Attest *Christy L. Hays* Secretary

Countersigned: *[Signature]*  
Authorized Signature





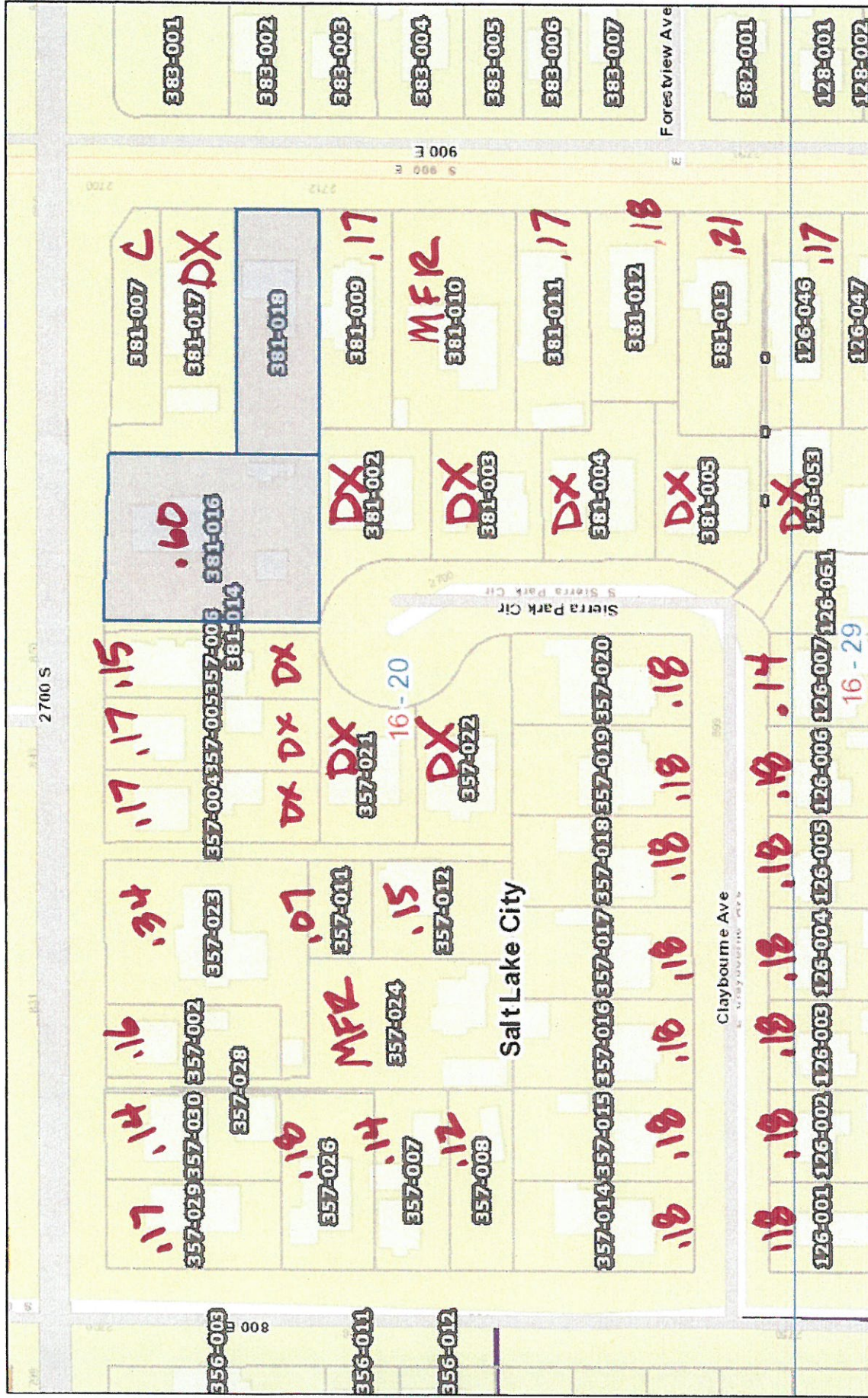






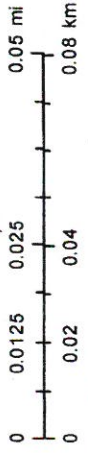


# SWC 2700 South 900 East



September 6, 2016

1:1,505



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).



# SWC 2700 South 900 East



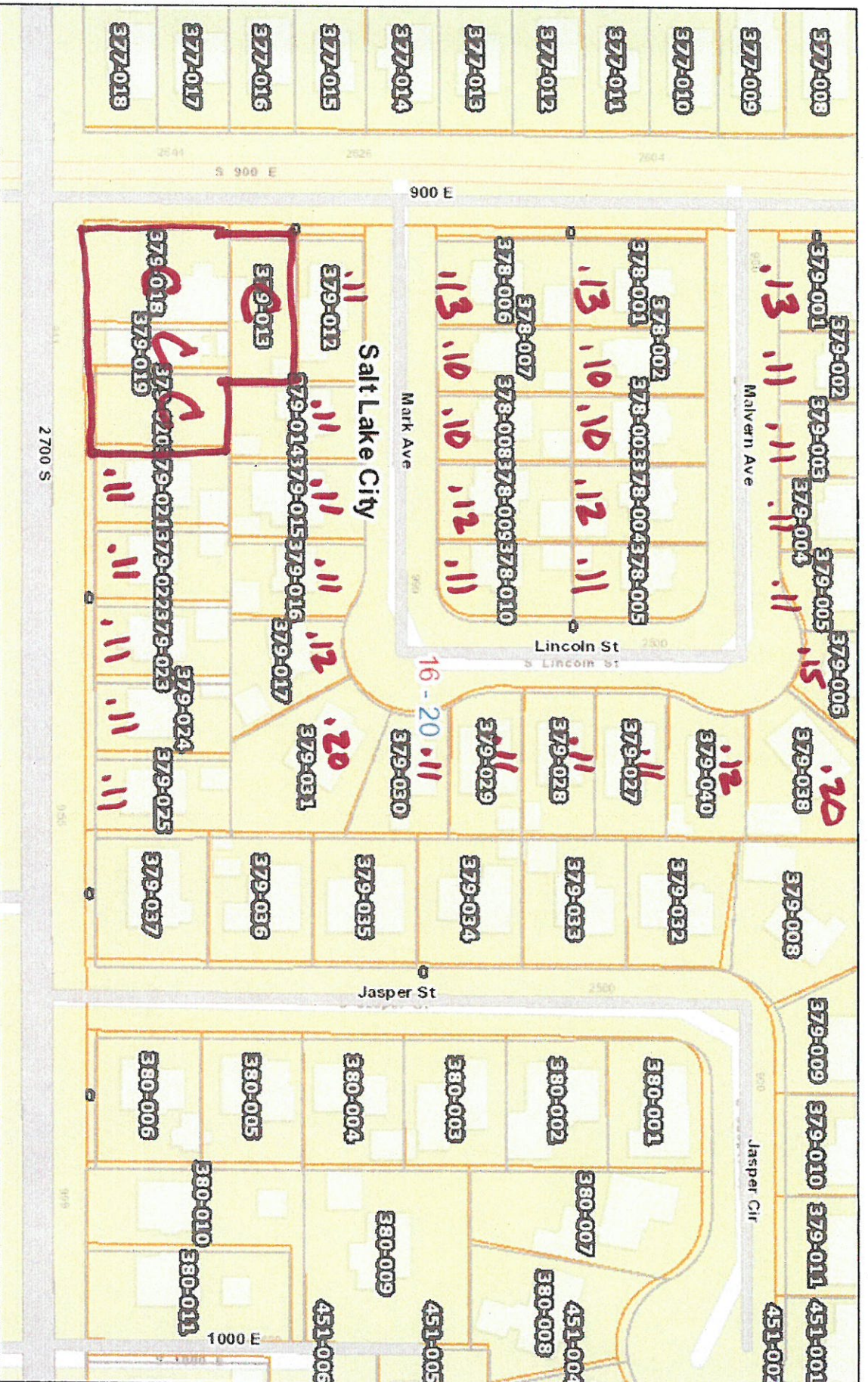
September 6, 2016

1:1,343  
0 0.01 0.02 0.035 0.04 mi  
0 0.0175 0.035 0.07 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

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.



# NEC 2700 South 900 East



September 6, 2016

## ATTACHMENT D: ZONING ORDINANCE STANDARDS

**Existing Conditions:** The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The existing 900 East home will be grandfathered and not subject to the R-1/5,000 standards. 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
<b>Minimum Lot Area And Lot Width:</b> 5,000 square feet per single family detached dwelling unit and 50' of lot width.	<b>Complies with Planning Commission action.</b>	Lot 4 is the only lot proposed without the required street frontage. As previously discussed, this configuration is appropriate and Planning Staff recommends that the Planning Commission approve the lots as proposed.
<b>Maximum Building Height:</b> Varies depending on type of structure (pitched or flat roof) built on subject lots.	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Minimum Front Yard Requirements:</b> 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.	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Interior Side Yard:</b> Four feet (4') on one side and ten feet (10') on the other.	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Rear Yard:</b> 25% of the lot depth or 20' whichever is less.	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Accessory Buildings and Structures in Yards:</b> Accessory buildings and structures may be located in a required yard subject to sections 21A.36.020, table 21A.36.020B of the Code.	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Standards For Attached Garages:</b> The width of an attached garage facing the street may not exceed fifty	<b>Must comply with the R-1/5,000</b>	

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.	<b>zoning standards at the time of building permit issuance.</b>	
---	--	--



## 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;	<b>Complies</b>	<p><b>Sugar House Master Plan:</b> 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><b>Salt Lake City Community Housing Plan:</b> 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;	<b>Complies</b>	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;	<b>Complies</b>	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 an underutilized property and somewhat blighted structure 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	<b>Not applicable</b>	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.	<b>Complies</b>	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><b>A. Planned Development Objectives:</b> The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p><b>A.</b> Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p><b>B.</b> Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p><b>C.</b> Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p><b>D.</b> Use of design, landscape, or architectural features to create a pleasing environment;</p> <p><b>E.</b> Inclusion of special development amenities that are in the interest of the general public;</p> <p><b>F.</b> Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p><b>G.</b> Inclusion of affordable housing with market rate housing; or</p> <p><b>H.</b> Utilization of "green" building techniques in development.</p>	Complies	<p>The applicant achieves objective D and F, through the proposed design. A pleasing environment and the elimination of a blighted structure will certainly be an improvement to the surrounding area.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance:</b> The proposed planned development shall be:</p> <p><b>1.</b> 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</p>	Complies	<p><b>Sugar House Master Plan:</b> 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><b>Salt Lake City Community Housing Plan:</b> The following City Council policy regarding housing is outlined in this Plan and is relevant to the proposed PD:</p> <p>The City Council supports a citywide variety of residential housing units, including affordable</p>

<p><b>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</b></p>		<p>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><b>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:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> <li><b>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:</b> <ol style="list-style-type: none"> <li><b>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></li> <li><b>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;</b></li> <li><b>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</b></li> </ol> </li> <li><b>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;</b></li> <li><b>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels</b></li> </ol>	<p><b>Complies</b></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 existing streets and will not 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>None of the City Departments/Divisions contacted have made any indication that there is a lack of utility or public services to support the proposed development.</p> <p>The entire project is designed and will be sited in such a manner as to focus on the street, with little impact on adjacent parcels.</p>

<p>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>		
<b>D. Landscaping:</b> 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;	<b>Must comply at the time of building permit issuance.</b>	
<b>E. Preservation:</b> The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	<b>Does not apply</b>	The subject property is not located in a local historic district nor are any of the existing structures individually listed.
<b>F. Compliance With Other Applicable Regulations:</b> The proposed planned development shall comply with any other applicable code or ordinance requirement.	<b>Requires PC approval for the creation of a lot without street frontage.</b>	The applicant is specifically seeking relief of the requirement for all lots to have street frontage. 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.



## ATTACHMENT G: SUBDIVISION STANDARDS

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

Criteria	Finding	Rationale
<b>A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12</b>	<b>Complies</b>	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>B. All buildable lots comply with all applicable zoning standards;</b>	<b>Complies with PC approval for overall lot size/density</b>	The proposed lots will comply with the zoning standard given that average lot size is greater than 5,000 square feet.
<b>C. All necessary and required dedications are made;</b>	<b>Will comply prior to plat recording</b>	The access easement must be dedicated to the residential uses on proposed Lots 2 & 4.
<b>D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;</b>	<b>Complies</b>	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.
<b>E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;</b>	<b>Complies by condition</b>	The provisions of 20.40.010 shall be met through compliance with all City Department/Division comments.
<b>F. The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	The subdivision otherwise complies with all applicable laws and regulations.
<b>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.</b>	<b>Complies</b>	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 H: PUBLIC PROCESS AND COMMENTS**

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### **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.

October 19, 2016

TO: Salt Lake City Planning Division

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

RE: PLNPCM2016 00577 Planned Development  
PLNSUB2016-00578 Zoning Map Amendment  
PLNSUB2016-00579 Preliminary Subdivision  
868 E 2700 South and 2711 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, and 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.

Adam Nash is requesting a Planned Development for this project because of the two parcels that do not front on a public street, along with reduced setbacks. He is requesting a rezone from R-1/7000 to R 1-5000 because the new lots will be more the latter size, once the subdivision is done. He is proposing a subdivision because the new parcel will need to be subdivided into reasonably sized lots in the new zone.

This project will remove two houses and replace them with two new houses, remodel an existing home, and add two new houses. The net result will be five additional new single-family homes for Sugar House. We have a shortage of new homes, these will be a great addition. The house at 2711 South 900 East will be preserved and remodeled. This is a more efficient use of the land, the large lots now provide a lot of empty, unused space that gather weeds and trash. He is removing some blighted homes.

One challenge of this development is that there is a very large billboard on the corner of 900 East and 2700 South. Mr. Nash built that apartment building on that parcel. The Planned Development will clear up the problems existing, by making these parcels more cohesive with the surrounding properties. We think the two parcels that do not front on a public street will be easily able to feel part of the neighboring community and existing development. We feel the ingress/egress to the property using an existing street/alley will not cause problems; this road is also shared with the apartment building on the corner and has not been a problem for many years. The garage and driveway together should provide enough needed parking space for each home, without spillover into the alley or existing public streets. We do not think there will be any excess noise created by this new development. They will have Salt Lake /city trash pickup.

One thing we ask for is that access be provided for the neighborhood children that cut through behind the apartment building on their way from school or to or from the bus stop. Even the dog walkers use it. As far as we can tell from the plans, there shouldn't be anything to disrupt this travel.

The Sugar House Community Council is in favor of adding more single-family homes to our neighborhood, and ask that you approve this project.



## COMMENT CARD

Name George Chapman

Issue/Land Use Topic 27THS/900 E

Email Address gechapman2@gmail.com

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

Big trees on 900E should be saved.

There should be a walkway for children  
from Nibley to walk through  
to 2700S 900E like they do  
now



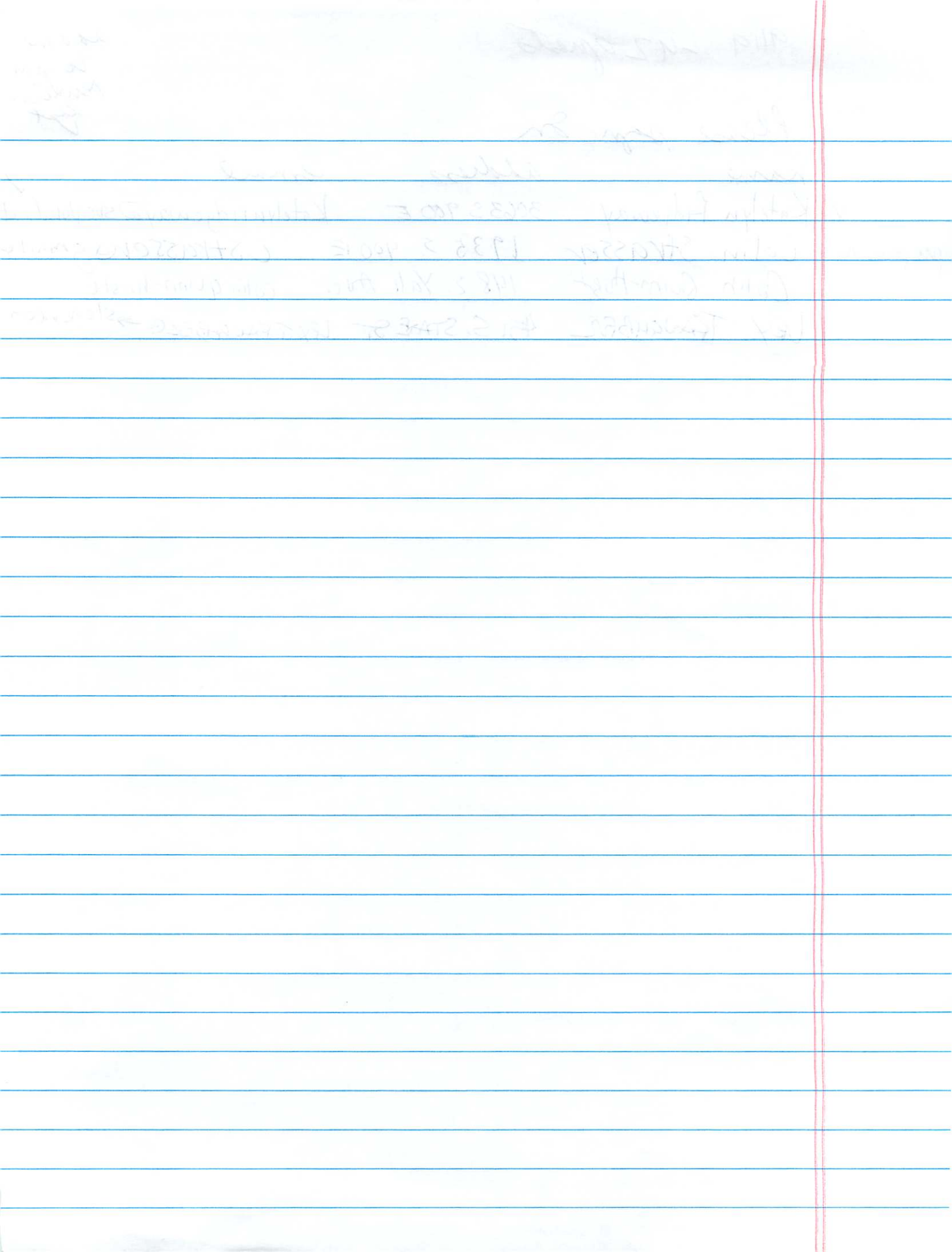
[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

9/19 L42 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 TRAUGHER	451 S. STATE ST.	LEX.TRAUGHER@slcgov.com	





# Community Meeting

Hosted by: Sugar House Community Council

WHEN: September 19 5:30 and October 5,  
7:00 p.m.

LOCATION: Sprague Library (2131 S Highland Dr)

## WHY:

These parcels at 868 East 2700 South and 2711 S 900 East will be subdivided, and turned into five lots. 2711 will be remodeled and remain. The other lots will have new single-family homes on them.

This is the first community meeting to be held on this project. Come learn more and comment. You can find the plans as submitted by the developer on our website

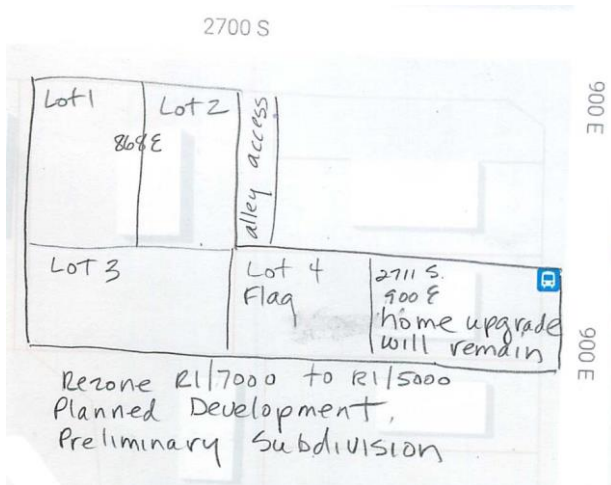
[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org) and a comment form. **We need to hear from you!!**

CONTACT US:

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

[sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

**\*To sign up for the monthly newsletter visit our website and select "Join" to enter in your email.**





# Work Flow History Report

## 868 E 2700 S

### PLNPCM2016-00577

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	No zoning related issues associated with this rezone at this time. I will be necessary for the development to meet all planned development and zoning regulation, criteria at the time of each lots building permit review. This includes waste management, recycling, ingress, egress, driveways and landscaping.
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex email with survey review.
10/31/2016	Building Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Community Council Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Community Open House	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Police Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Public Utility Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Staff Review and Report	In Progress	Traughber, Lex	
10/31/2016	Sustainability Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Transporation Review	Complete	Traughber, Lex	See PLNSUB2016-00579



# Work Flow History Report

## 868 E 2700 S

### PLNSUB2016-00578

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	Assigned	Traughber, Lex	
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	<p>-5 Single family planned development that involves a zoning map amendment to create R-1-5000 zoning.</p> <p>-Demolition permits 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.</p> <p>-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each dwelling.</p> <p>-This proposal will need to comply with the appropriate provisions of 21A.24 where applicable.</p> <p>-This proposal will need to comply with any appropriate provisions of 21A.40 for any accessory structures.</p> <p>- The provisions of 21A.44 for parking and maneuvering shall be met.</p> <p>- The provisions of 21A.48 for landscaping shall be met (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry.</p> <p>-It will be necessary for the project to meet all bulk an area criteria of the zoning ordinance for future issuance of building permits for each new lot.</p>
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex an email with survey and address review.
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Police Review	Complete	Traughber, Lex	PLNSUB2016-00578
10/31/2016	Public Utility Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Staff Review and Determination	In Progress	Traughber, Lex	





# Work Flow History Report

## 868 E 2700 S

### PLNSUB2016-00579

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	<p>-5 Single family planned development that involves a zoning map amendment to create R-1-5000 zoning.</p> <p>-Demolition permits 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.</p> <p>-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each dwelling.</p> <p>-This proposal will need to comply with the appropriate provisions of 21A.24 where applicable.</p> <p>-This proposal will need to comply with any appropriate provisions of 21A.40 for any accessory structures.</p> <p>- The provisions of 21A.44 for parking and maneuvering shall be met.</p> <p>- The provisions of 21A.48 for landscaping shall be met (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry.</p> <p>-It will be necessary for the project to meet all bulk and area criteria of the zoning ordinance, particularly the planned development requirements, for future issuance of building permits for each new lot.</p>
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex and email with survey and address review.
10/5/2016	Community Council Review	Complete	Traughber, Lex	
10/14/2016	Transportation Review	Complete	Traughber, Lex	The documents uploaded are limited in detail regarding driveway access and vehicle maneuvering. Development would need to comply with 21A.44.020 regarding parking and vehicle maneuverability. The house plans show 2-car garages which meet the minimum parking requirements.
10/31/2016	Building Review	Complete	Traughber, Lex	See Zoning Review
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	
10/31/2016	Police Review	Complete	Traughber, Lex	Received no comments

10/31/2016	Public Utility Review	Complete	Traughber, Lex	<p>Public utilities has no objections to moving forward with the planned development and rezone.</p> <p>Public Utilities Comments.</p> <p>All improvements will need to meet Public Utilities Standards.</p> <p>Lot 3 will require easements from the neighboring property to install water and sewer services.</p> <p>The existing sewer service will need to be inspected prior to reuse.</p> <p>Properties may not drain onto neighboring properties.</p> <p>Water and sewer service lines must meet minimum vertical and horizontal separation requirements.</p>
10/31/2016	Staff Review and Report	Draft	Traughber, Lex	
10/31/2016	Staff Review and Report	In Progress	Traughber, Lex	

## **ATTACHMENT I: ALTERNATE MOTION**

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### **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 demonstrated 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.