



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Lauren Parisi, Associate Planner; 801-535-7932  
Date: December 14, 2016  
Re: PLNSUB2016-00772  
Hamilton Planned Development – 1611 South 1600 East

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## PLANNED DEVELOPMENT

**PROPERTY ADDRESS:** 1611 South 1600 East  
**PARCEL ID:** 16-16-179-016  
**MASTER PLAN:** East Bench  
**ZONING DISTRICT:** R-1/5,000 (Single-Family Residential District)

**REQUEST:** Tamara Hamilton, the owner of the property, is requesting Planned Development approval from the City to modify zoning and subdivision standards related to the subdivision of a lot at 1611 South 1600 East. The proposed subdivision would create two new lots without the required lot width of 50 feet in the R-1/5,000: Single-Family Residential zoning district. New development is not being considered as a part of this request. The Planning Commission has final decision making authority for planned development applications.

**RECOMMENDATION:** Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Planned Development request with conditions.

**The following motion is provided in support of the recommendation:**

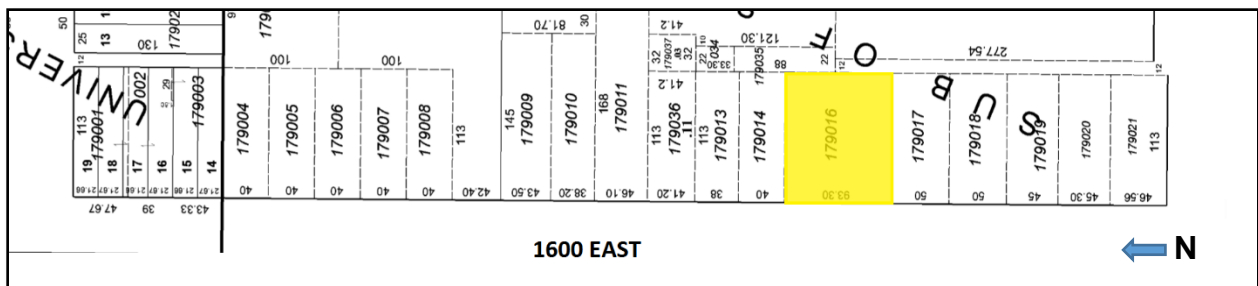
*Regarding **PLNSUB2016-00772**, based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Planned Development request with the following conditions:*

- 1. The applicant shall submit a Preliminary Subdivision Plat application to the Planning Division within 12 months of the Planned Development approval.*
- 2. All other applicable zoning standards not modified by the Planned Development approval shall apply to any future development of the new lots.*
- 3. The applicant shall comply with all department comments and conditions.*

**PROJECT DESCRIPTION:** The applicant is requesting Planned Development approval in order to accommodate the subdivision of a lot resulting in two new lots without the required lot width of 50 feet in the R-1/5,000 zoning district. The existing lot at 1611 South 1600 East is approximately 93.3 feet wide and 10,543 square feet in area. An existing single-family home built in 1926 sits on the northern portion of the lot, while the southern portion is empty. A driveway runs along the south side of the home that leads to a detached garage towards the rear of the property. The property is surrounded by single-family homes to the north, west and south (also zoned R-1/5,000) and its backyard abuts the Wasatch Hollow Park to the east (zoned OS: Open Space).

The applicant is proposing to subdivide the lot down the center of the property – along the south side of the existing driveway – to create two new lots approximately 47.3 and 46.0 feet wide. As depicted on the submitted concept plans, “Lot A” where the existing house sits would be approximately 5,349 square feet in area and “Lot B” would be approximately 5,194 square feet in area. As such, both of the proposed lots would meet the minimum area requirement of 5,000 square feet in the R-1/5,000 zoning district, but fall short of the 50-foot width requirement.

As depicted on the Plat Map below, the lot directly north of the subject property is approximately 40 feet wide and 4,520 square feet in area. The lot directly south is approximately 50 feet wide and 5,650 square feet in area. The average lot width of all 21 lots on the block face between Kensington Avenue and 1600 South is 45.2 feet wide. Excluding the subject property, the average lot width is 42.8 feet wide. Only two of the 21 lots on the block face meet the current 50-foot lot width requirement in the R-1/5,000 zoning district.



Additionally, the applicant has submitted two *concept* plans that depict what could be built on the property as it exists today and what could be built if it were to be subdivided based on the R-1/5,000 zoning standards. The existing lot could accommodate an addition with a footprint of 1,480 square feet. If subdivided, the vacant lot could accommodate a single-family home with a footprint of 1,200 square feet. The existing home has a footprint of 1,183 square feet. Both concept plans meet all R-1/5,000 zoning standards (height, setbacks, lot coverage, etc.) besides the 50-foot lot width requirement. However, the applicant is not proposing any new development at this time.

**PHOTOS OF SUBJECT SITE:**



View of subject property at 1611 South 1600 East.



View of existing single-family home on the lot.



View of empty portion of the lot.



View of existing home and homes to the north of the subject property from 1600 East.



View of homes to the south of the subject property from 1600 East.



Looking directly across the street from the driveway of the subject property.

**KEY ISSUES:**

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

1. Reduced Lot Width
2. Parking Accommodations
3. Planned Development Standards

**Issue 1:** The proposed subdivision would create two new lots that do not meet the minimum lot width standards as specified within Chapter 21A.24.070.C: R-1/5,000 Single-Family Residential District of the Zoning Ordinance and required by Chapter 20.12.020.C: Lot Design Standards of the Subdivision Ordinance for all new lots.

**Discussion:** The Zoning Ordinance requires that any new lots created in the R-1/5,000 zoning district have a minimum lot width of 50 feet and the Subdivision Ordinance states, “The minimum lot width shall conform to the requirements of the zoning district in which the proposed subdivision is located.” The applicant is proposing to create a 47.3-foot wide and a 46.0-foot wide lot. In terms of access, both of the proposed lots would still be accessed off of a public street – 1600 East. All of the other lots on the block face are also accessed from 1600 East. Additionally, the majority of the existing lots on the block face do not meet the current 50-foot lot width requirement. Again, the average lot width on the block is 45.2 feet wide. The proposed lots will, however, meet the current lot area requirement. By granting relief from this lot width requirement, the existing home on proposed “Lot A” is more likely to be preserved rather than demolished and replaced by a larger home that’s out of scale with the rest of the homes on the block face and in the general area. As the lot stands, a large addition could also be constructed on the lot that may jeopardize the architectural integrity of the existing home. This is what the applicant has tried to convey in their concept elevations. The proposed subdivision, though it creates narrower lots than typically desired, would allow for the development of “Lot B” with a home that’s much more compatible with the rest of the homes on the block face and in the neighborhood.

**Issue 2:** How will “Lot B” accommodate a new driveway/parking on a narrower lot?

**Discussion:** The off-street parking requirement for a single-family detached home is two spaces per dwelling unit. Driveways are also required to have a minimum single lane driveway width of twelve feet (12’) and be at least at least six feet (6’) from abutting property lines. On a narrower lot, this size of a driveway may be more difficult to accommodate. However, most of the driveways on the block face are closer to abutting property lines than six feet. The Transportation Division also has the authority to sign off on driveways proposed closer than six feet to property lines if necessary. Additionally, many of the homes on the block face have underground basement garages (including the home directly to the south) with driveways towards the center of the lot, which is what the applicant has proposed in their concept plans. This design solution would not only accommodate the required parking as well as a driveway on the site, but it’s compatible with the design of many other homes/garages in the area. As the garage would be built into the existing slope on the lot, this design concept could potentially require a special exception for a grade change over four feet outside of the buildable area.

**Issue 3:** The planned development process allows applicants to modify zoning and subdivision regulations in order to achieve a more enhanced product and enable development that’s more compatible and congruent with adjacent and nearby land developments. However, in this particular case, actual development is not being proposed at this time.

**Discussion:** The applicant has stated that they feel they are meeting Standard A, “coordinate and combination of architectural styles, building forms, building materials, and building relationships” as well as Standard C, “Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.” Again, by subdividing the lot, it is more likely that the existing home is preserved rather than demolished and replaced with a large single-family home. Though not within a historic district, the existing bungalow-style home was built in the 1920s and contributes to the overall character of the neighborhood. Additionally, creating a smaller lot would create a smaller building envelope to work with. In general, a smaller single-family home would be more compatible with the size and scale of the other homes on the block face. However, as development is not being proposed at this time, it is uncertain whether a newly constructed home on “Lot B” would be compatible with the other homes on the block face in terms of architectural style and building materials. The current property owners have the option of developing the newly created lot themselves or selling it to another developer.

**NEXT STEPS:**

If the Planned Development is approved, the applicant will need to need to comply with any conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will need to submit a Preliminary Subdivision Plat application to the Planning Division in order to execute the subdivision of the lot with reduced lot width. The applicant will then be able to submit for building permits to develop the new lot or sell the lot if they so choose. Any new development would need to meet the standards of the R-1/5,000 zoning district.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Applicant’s Narrative
- C. Concept Site Plan and Elevations
- D. R-1/5,000 Zone Standards Summary
- E. Analysis of Planned Development Standards
- F. Public Process and Comments
- G. Alternate Motion



## **ATTACHMENT B: APPLICANT'S NARRATIVE**

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### **Project Description:**

We are proposing to divide the lot at 1611 South 1600 East, Salt Lake City; which is in the Wasatch Hollow/Sugarhouse area. There is an existing house on the North side of the property, with a large lot to the south. The whole property is 10,543 square feet, which qualifies for the R-5000 designation for each lot. The problem we have is that the current frontage for each lot is less than the 50 feet required. There are only 5 homes out of 29 on our street that have a frontage of 50'. The rest of them are 36',38',39',40, etc. As you can tell the homes with a 50' frontage are in a definite minority. We feel that there is a huge benefit to be proactive in changing the size of the existing lot. By limiting the lot size, you are limiting the size home that can be built on it. It would assure the neighbors and the city that only homes that would fit into the neighborhood could get built. Instead of someone coming in and building a monstrosity over two lots. Dividing the current lot in half, would still have lot sizes of 47.3' and 46'. Those frontages would still be some of the larger ones on the street.

### **Planned Development Information:**

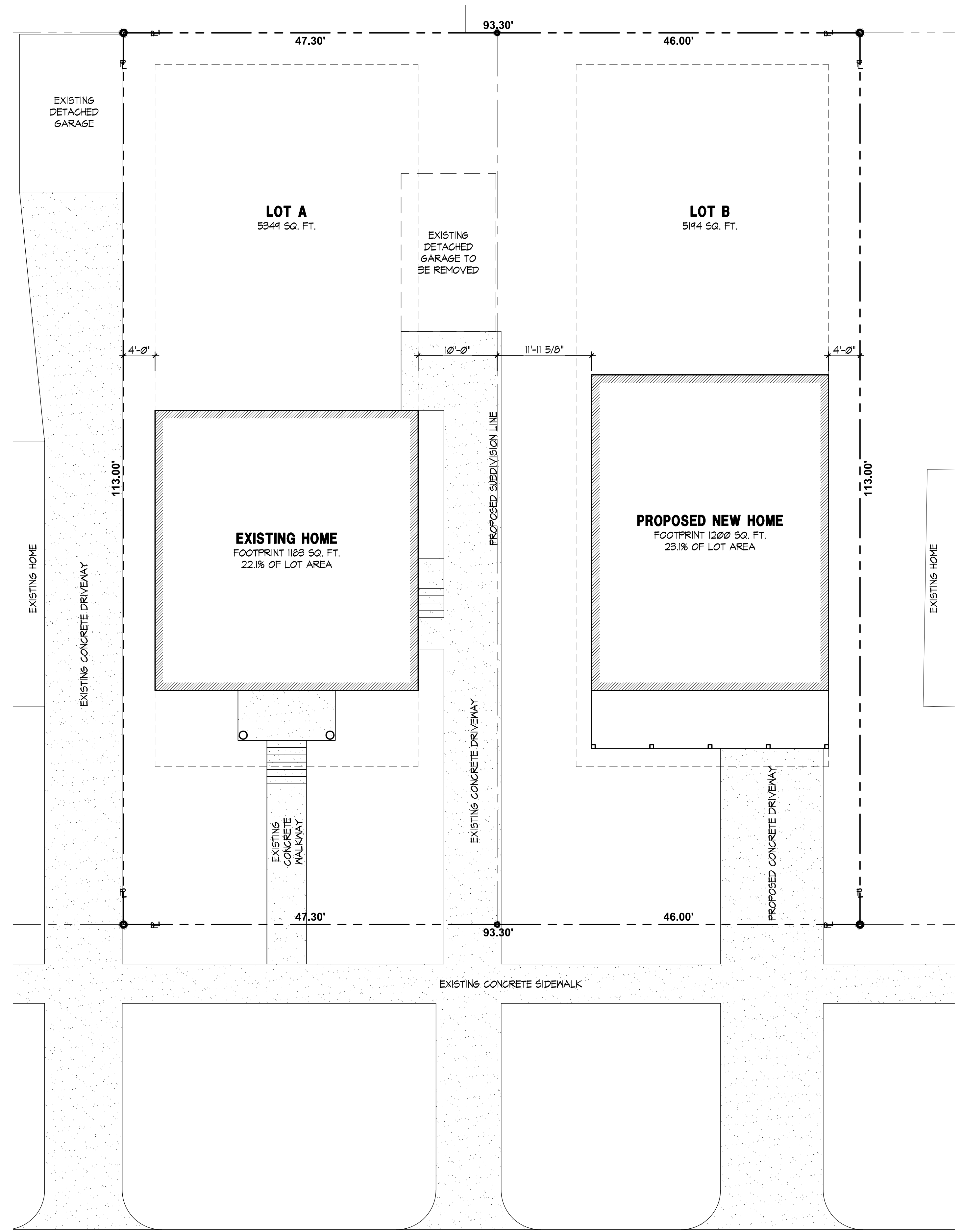
Our project meets objectives A and C. By splitting the current lot, the architectural style and size would be upheld. Most of the homes on the street are smaller bungalow style homes, with similar size and scale. By splitting this large lot, we would be staying with the original look of the neighborhood.

The Preservation of the existing building would be important to keep the integrity of the neighborhood and the overall look of Wasatch Hollow. With two smaller homes built on two lots, the character of the whole area would be preserved.

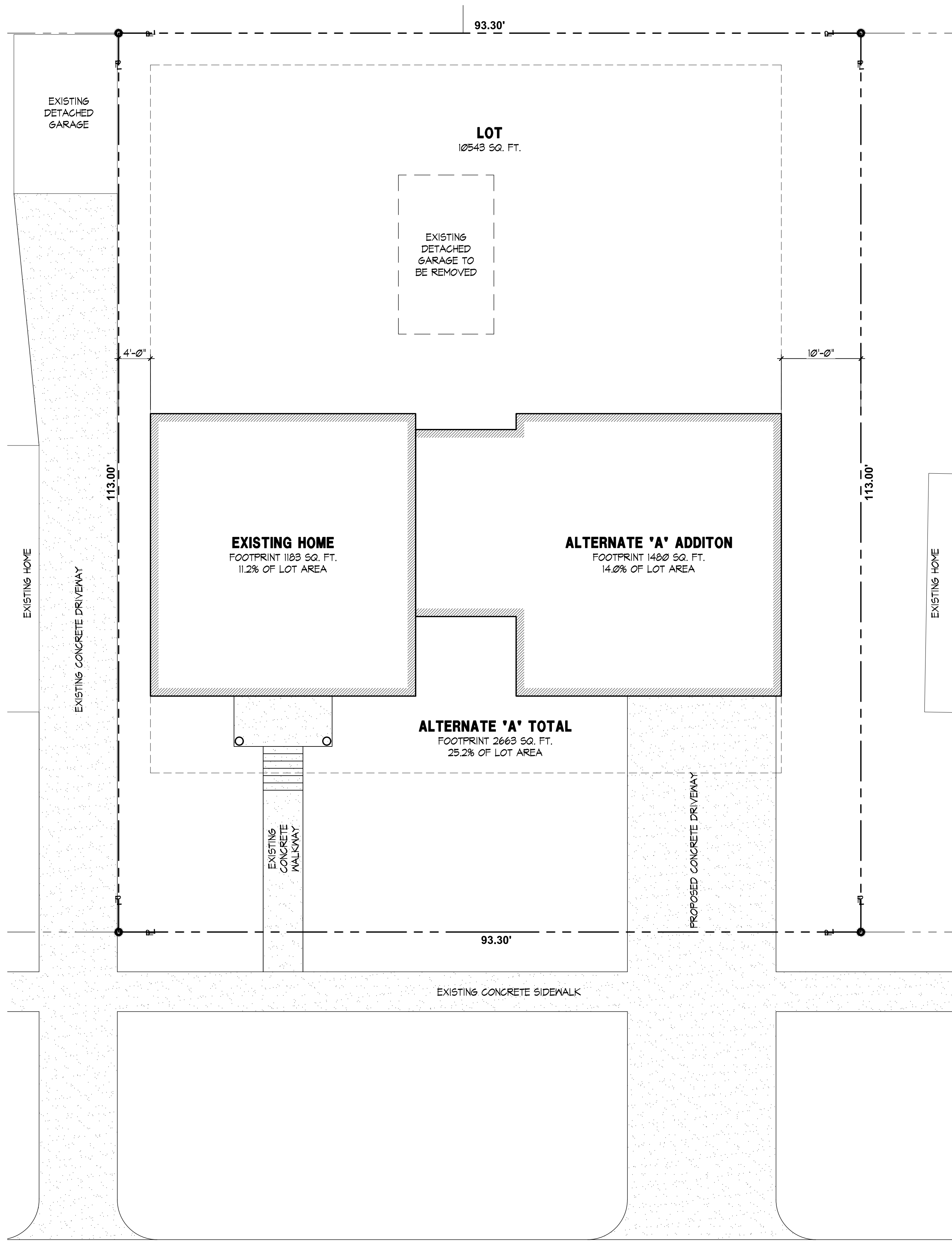


# **ATTACHMENT C: CONCEPT PLANS**

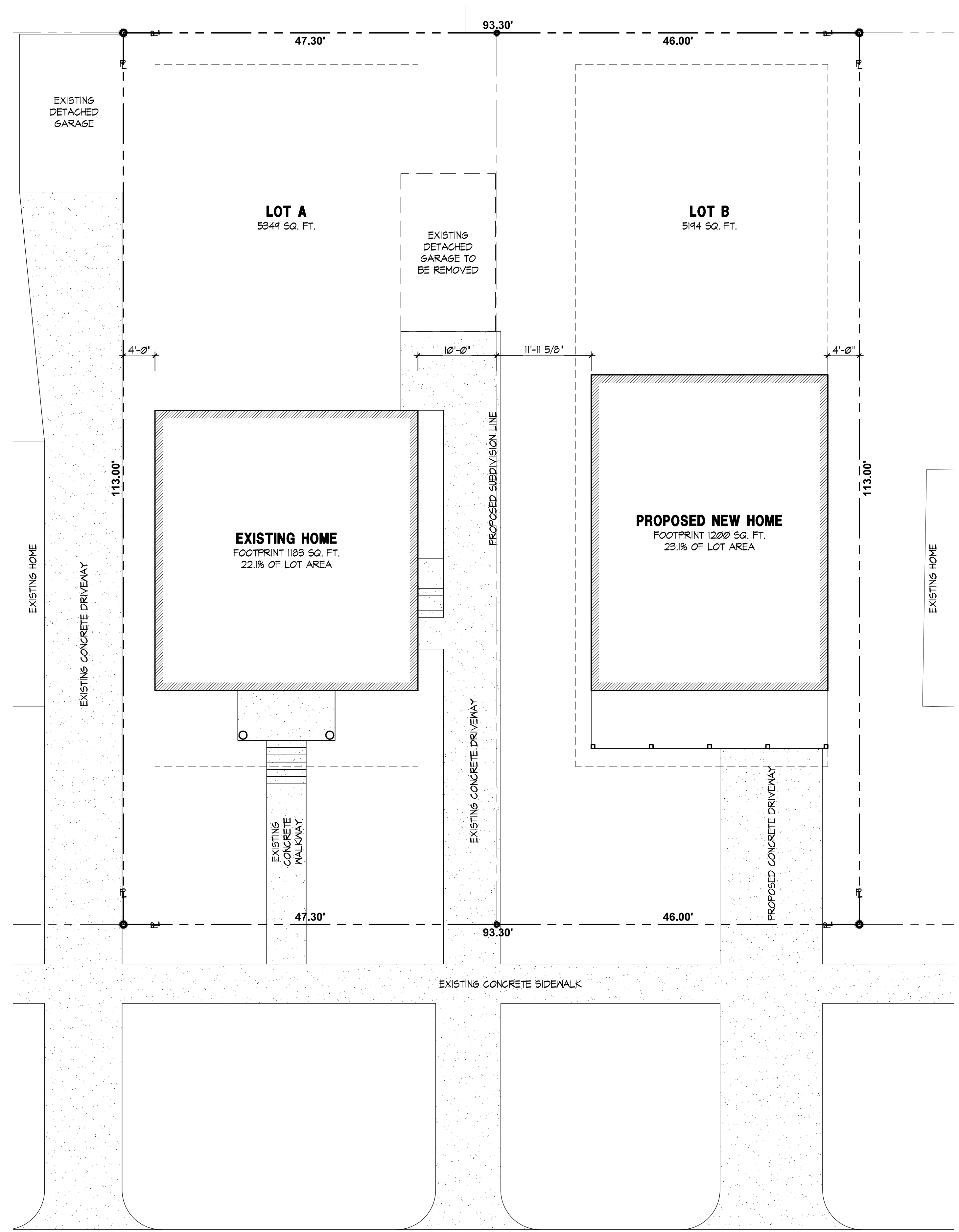
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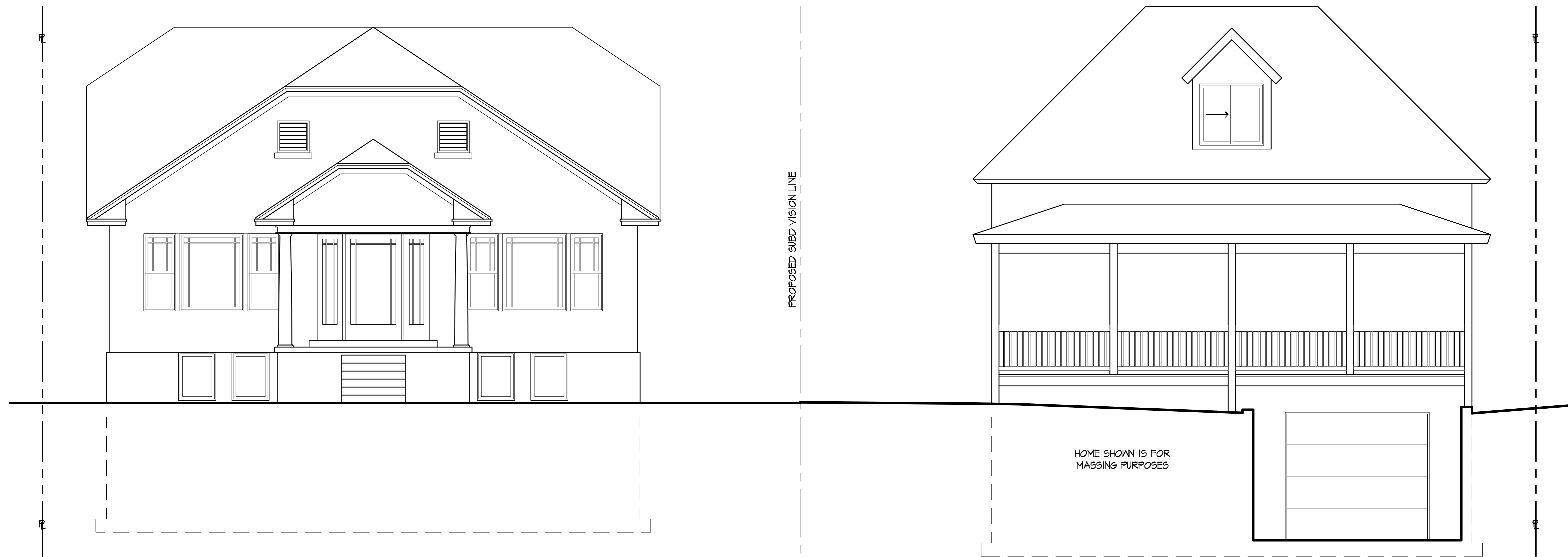
**1 SITE PLAN - PROPOSED SUBDIVISION WITH FUTURE HOME**  
1/8" = 1'-0"



**2 ALTERNATE SITE PLAN - ADDITION TO EXISTING HOME**  
1/8" = 1'-0"



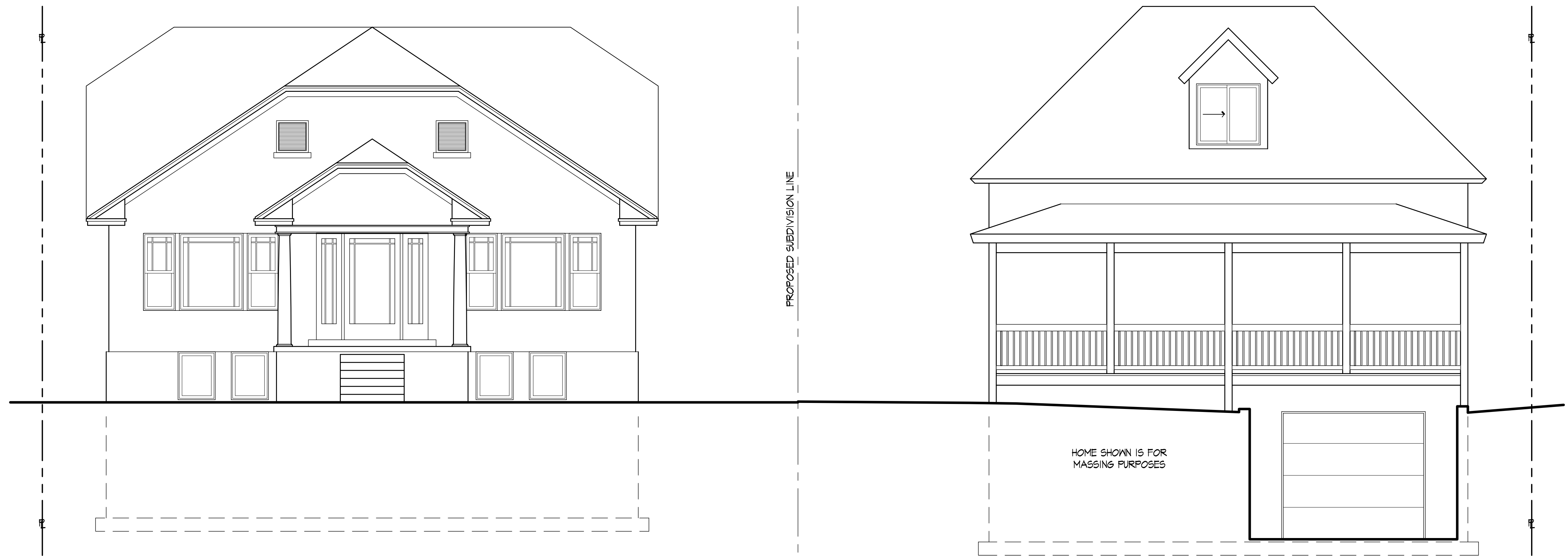
**1 SITE PLAN - PROPOSED SUBDIVISION WITH FUTURE HOME**  
1/8" = 1'-0"



1 STREETScape ELEVATION - PROPOSED SUBDIVISION WITH FUTURE HOME  
 1/4" = 1'-0"



**2 ALTERNATE STREETSCAPE ELEVATION - ADDITION TO EXISTING HOME**  
 1/4" = 1'-0"



**1 STREETSCAPE ELEVATION - PROPOSED SUBDIVISION WITH FUTURE HOME**  
 1/4" = 1'-0"

HOME SHOWN IS FOR MASSING PURPOSES

## **ATTACHMENT D: ZONING ORDINANCE STANDARDS**

**Existing Conditions:** The subject property at 1611 South 1600 East is zoned R-1/5,000. Should the Planned Development request receive approval, the following standards will need to be met at the time of the request for a building permit for any developments on the newly created lots.

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

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
<b>Minimum Lot Area And Lot Width: 5,000 square feet per single family detached dwelling unit and 50' of lot width.</b>	<b>Complies with Planning Commission action.</b>	The proposed subdivision would create two new lots without the required lot width of 50 feet per lot. As discussed, this configuration is appropriate and compatible with the existing lots on the block face. Planning Staff recommends that the Planning Commission approve the modified lot widths as proposed. The new lots would have to be at least 5,000 square feet in area.
<b>Maximum Building Height: Varies depending on type of structure (pitched or flat roof) built on subject lots.</b>	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>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.</b>	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Interior Side Yard: Four feet (4') on one side and ten feet (10') on the other.</b>	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Rear Yard: 25% of the lot depth or 20' whichever is less.</b>	<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: 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>	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	
<b>Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).</b>	<b>Must comply with the R-1/5,000 zoning standards</b>	

	<b>at the time of building permit issuance.</b>	
<b>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.</b>	<b>Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.</b>	

# **ATTACHMENT E: 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: 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:</b></p> <p><b>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</b></p> <p><b>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</b></p> <p><b>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</b></p> <p><b>D. Use of design, landscape, or architectural features to create a pleasing environment;</b></p> <p><b>E. Inclusion of special development amenities that are in the interest of the general public;</b></p> <p><b>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</b></p> <p><b>G. Inclusion of affordable housing with market rate housing; or</b></p> <p><b>H. Utilization of "green" building techniques in development.</b></p>	<p><b>Complies</b></p>	<p>The applicant feels their proposal achieves objective A, as the proposed subdivision would promote the development of the vacant lot with a single-family home that coordinates with the existing building forms and building relationships in the area. However, as the home has yet to be proposed, the subdivision proposal does not guarantee coordination with architectural styles and building materials.</p> <p>The applicant's proposal does achieve objective C and D, as the proposed subdivision would promote the preservation of the existing home on the lot that contributes to the character of the neighborhood and the City as a whole. The proposed subdivision would also encourage the development of a single-family home on the vacant portion of the site. This would create a more pleasing environment than having an oversized lot on the block with vacant, underutilized space or an oversized addition/home that's out of character with the rest of the homes in the neighborhood. A single-family development would also most likely preserve the historic grade on the block face.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</b></p> <p><b>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</b></p>	<p><b>Complies</b></p>	<p><b>East Bench Master Plan:</b> Calls for low density residential development – 4 to 8 units per gross acres on the subject lot. The proposed density is consistent with this future land use designation, and further is consistent with existing development in the immediate vicinity.</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>Single-family residential homes are permitted in the R-1/5,000 zoning district.</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> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><b>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</b></p>	<p><b>Complies</b></p>	<p>The proposed planned development would promote the development of vacant space in the neighborhood with a single-family home similar in size and scale to the other homes on the block face. The reduced lot widths of the proposed lots would also be compatible with the size of other lots on the block face – the average lot width being 45.2 feet.</p> <p>The planned development 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 planned development would not have an unreasonable impact on the adjacent parcels.</p>

<p>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><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;</p>	<p><b>Must comply at the time of building permit issuance.</b></p>	
<p><b>E. Preservation:</b> The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p><b>Complies</b></p>	<p>The subject property is not located in a local historic district; however, the existing home on the site appears to be architecturally significant and the proposed subdivision would promote its preservation.</p>
<p><b>F. Compliance With Other Applicable Regulations:</b> The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p><b>Requires PC approval for the creation of a two lots less than 50 feet wide.</b></p>	<p>The applicant is specifically seeking relief from the required lot width standards in the R-1/5,000 zoning district. The Planning Commission has the decision making authority in this case. Other than this specific modification requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits if/when the vacant lot is developed.</p>

## **ATTACHMENT F: 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.

**October 26, 2016** – The applicant met with the Wasatch Hollow Community Council at their regular October meeting. The WHCC's comments are attached. In general, the WHCC appears to be in favor of the proposal.

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

- Notices mailed on November 29, 2016.
- Property posted on December 2, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 8, 2016.

### **Comments**

City Department/Division comments regarding the planned development can be found below. No comments were received that would preclude the proposal. Any approval granted by the Planning Commission would be conditional based upon the requirement of the applicant satisfying all City Department/Division comments.

Comments for PLNSUB2016-00772:

**Zoning Reviewer:** No zoning related issues associated with this subdivision or Planned Development. Zoning comments will be associated with a future building permit for construction on the new lot.

**Engineering Reviewer:** No comment.



# Wasatch Hollow Community Council

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wasatchhollowcc.org | whccadmin@wasatchhollowcc.org | www.facebook.com/groups/whccinfo  
P.O. Box 520756, Salt Lake City, UT 84152

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RE: Notice of Application - 1611 S. 1600 E.

To Whom It May Concern:

On October 11, 2016, I received an email from Lauren Parisi, Associate Planner of the Planning Division, Department of Community and Neighborhood, Salt Lake City Corporation. The email informed me that a Planned Development request was submitted to Salt Lake City, to accommodate the subdivision of a lot at 1611 S. 1600 E., without the required 50-foot minimum lot width per each newly created lot as required by Salt Lake City. The plans also depicted what could potentially be built on the existing lot as well as the newly created lot following the standards of the R-1-5,000 single-family residential zoning district.

I shared the email and plans with the other Wasatch Hollow Community Council (WHCC) executive board members. After a brief discussion amongst ourselves, the general feeling was accepting, but we wanted more information and felt the community at large would want to weigh in on this planned subdivision.

Lauren Parisi and Tamara Hamilton, the applicant, accepted my invitation to present the plans and answer questions at our monthly WHCC meeting held on October 26, 2016. The general attitude towards the subdivision by those in attendance was positive. The general attitude of the WHCC executive board is also positive.

The following is a list of some of the reasoning behind our support:

- Currently there is a home on the north end of the lot, while the south end of the lot looks as though it is a separate vacant lot with no landscaping. It seems out of place and strange in our neighborhood.
- Many people in the neighborhood had assumed that this lot was already two lots.
- The “vacant lot” has been empty for many years, providing no esthetic or real value to the neighborhood.
- While Salt Lake City requires a 50’ lot width in this area, the Applicant correctly points out that many existing lots in the area are somewhat less than the current requirement.
- The two new lots would be 47’ and 48’ wide, which is only a few feet less than required and would not seem out of place in the Wasatch Hollow area.
- This would allow two medium size homes to occupy the space, rather than one large home, which would maintain the character of the neighborhood.

In closing, the Wasatch Hollow Community Council supports the subdivision of the above mentioned lot.

Sincerely,

Michael Dodd  
WHCC Executive Board Chair

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WHCC Chair: Michael Dodd | 801.706.9413 | ohmikedodd@comcast.net

## **ATTACHMENT G: 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 Planned Development requests as proposed.

The Planning Commission finds that the proposed project does not comply with the review standards as demonstrated in Attachments D and E 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.