



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, (801) 535-7660, ashley.scarff@slcgov.com

Date: August 14th, 2019

Re: Hopkins Estate Planned Development Time Extension Request

ACTION REQUIRED: Vote on granting a one-year time extension for a Planned Development approval at 1950 & 1960 South 1700 East.

RECOMMENDATION: Grant a one-year time extension for the Planned Development, which would expire on August 8th, 2019.

BACKGROUND/DISCUSSION:

The Hopkins Estate Planned Development (PLNSUB2018-00033) received approval from the Planning Commission on August 8th, 2018. Since that time, the property owners have hired a different builder, who has been familiarizing himself with the approvals that were granted by the City. The Planning Commission included a condition of approval that requires the applicant to return to the Commission for final approval of the design of the home proposed for lot 1, which would have street frontage on 1700 East. The applicant is preparing the plans for lot 1, and has indicated that they will be ready for a Planning Commission meeting in the near future. Staff finds that there has been no significant change in circumstance that would result in an unmitigated impact.

Planned Development approvals expire in one year “unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing.” The applicant has not submitted complete building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain the original approval.

The Planning Commission may grant extensions for Planned Development approvals for up to one additional year. An extension would push the expiration of the Planned Development to August 8th, 2020. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

This project also received Preliminary Subdivision approval on August 8th, 2018, but the Subdivision Ordinance does not provide authority to grant time extensions for those approvals; thus, extension of the Preliminary Subdivision approval is not included in this action.

ATTACHMENTS:

[A. Time Extension Request Email](#)

[B. 2018 Record of Decision](#)

[C. Original Staff Report](#)

ATTACHMENT A: TIME EXTENSION REQUEST EMAIL

From: [Jeff Peterson](#)
To: [Scarff, Ashley](#)
Subject: RE: 1700 East Hopkins Planned Development and Preliminary Subdivision Info
Date: Tuesday, July 23, 2019 3:38:14 PM
Attachments: [image001.png](#)

Hello Ashley,

I am taking over the Hopkins Planned Development (project PLNSUB2018-00034 I believe) on 1950 & 1960 South 1700 East. I am formally requesting a one year extension for the approval. We are preparing a plan for submission to the planning department as directed in the approval. I appreciate you granting this request as per our discussion on the phone earlier today. If you need anything to accommodate this request, please don't hesitate to let me know.

Kind regards,

Jeff Peterson
UHB Companies
4682 South 150 West
Murray Utah 84107



From: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Sent: Tuesday, July 23, 2019 11:09 AM
To: Jeff Peterson <jeff@utahhomebuilding.com>
Subject: RE: 1700 East Hopkins Planned Development and Preliminary Subdivision Info

Jeff,

Are you still involved in the Hopkins Planned Development off of 1700 East in Salt Lake City? I know that we discussed this over the phone, but Planned Development approvals expire one year from the date of approval unless you either 1) submit a complete building permit application for the project or 2) request a time extension for the project. Please provide a status update for this project when you can.

21A.55.080: TIME LIMIT ON APPROVED PLANNED DEVELOPMENT:

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of

Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval. (Ord. 8-18, 2018)

Thank you!

Ashley Scarff
Principal Planner

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7660
FAX 801-535-6174

WWW.SLC.GOV/PLANNING/

From: Scarff, Ashley
Sent: Wednesday, May 22, 2019 11:10 AM
To: 'jeff@utahhomebuilding.com' <jeff@utahhomebuilding.com>
Subject: 1700 East Hopkins Planned Development and Preliminary Subdivision Info

Hi Jeff,

Sorry for the delay—I was trying to refresh my memory of this project before responding.

Like I mentioned on the phone, this project received Planned Development approval under the old ordinance (it has since been revised). The gist of a Planned Development is that certain zoning requirements can be amended in exchange for a project that meets certain objectives and standards that are outlined in the zoning ordinance. This project was approved to create 4 lots without street frontage (which is not permitted outright), and was also granted reduced front and rear yard setbacks for the lot that has frontage on 1700 East. Everything else would be subject to the R-1/7000 Single-Family Residential zoning district requirements.

There were multiple conditions of approval applied to this project, as the applicant requested approval without providing detailed plans for each new single-family home—typically, the Commission is presented with a fully designed proposal at this stage. I did want to point out that the Commission amended the conditions, so the ones listed in the staff report were recommended by staff, but the Record of Decision letter shows the conditions that were actually applied by the Planning Commission:

1. Based on the Planned Development standard of compatibility, the applicant shall come back before the Planning Commission for approval of the home proposed for lot 1 prior to the issuance of a building permit.
2. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to

requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.

3. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.
4. All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, wood, or stucco.
5. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

A good thing for you to pay attention to would be **Attachment J of the staff report**, which are all of the initial review comments from other City departments. These comments were provided to the representative from Clayton Homes, but are essentially a heads up on some items that will need to be addressed during the final plat or building permit application processes.

I've attached the letters for both the Planned Development and Preliminary Plat approvals, as well as the staff report that was prepared for the Planning Commission meeting.

Feel free to contact me with further questions. Thanks!

Ashley Scarff
Principal Planner

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ATTACHMENT B: 2018 RECORD OF DECISION



DEPARTMENT of COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION

JACKIE BISKUPSKI
MAYOR

NICK NORRIS
DIRECTOR

August 13th, 2018

Mr. John Clayton
Clayton Homes, Inc.
12304 S. Koppers Lane
Herriman, Utah 84096

RE: Record of Decision for Petitions **PLNSUB2018-00033 & PLNSUB2018-00034**: Hopkins Estate
Planned Development & Preliminary Subdivision

Dear Mr. Clayton:

On August 8, 2018, the Planning Commission approved your Planned Development and Preliminary Subdivision Plat requests at approximately 1950 & 1960 South 1700 East. The decision made by the Planning Commission was based on the information contained in the staff report, information provided by you, and the discussion of the Planning Commission.

The Salt Lake City Planning Commission made a decision to approve the requests, with the following conditions:

1. Based on the Planned Development standard of compatibility, the applicant shall come back before the Planning Commission for approval of the home proposed for lot 1 prior to the issuance of a building permit.
2. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.
3. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.
4. All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, wood, or stucco.
5. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

DEPARTMENT OF COMMUNITY & NEIGHBORHOODS
PLANNING DIVISION

451 SOUTH STATE STREET, ROOM 406
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The decision considers the general purpose of the zoning ordinance, as well as the district where the proposal is located. The purpose of the applicable zoning district is as follows:

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of the Planned Development review is stated in 21A.55.010:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

The Record of Decision is provided to you indicating the date action was taken to approve the request, the 10 day appeal period, and to what body an appeal can be made.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Administrative Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on Monday, August 20, 2018.

The minutes of the August 8, 2018, Planning Commission meeting are tentatively scheduled to be ratified on August 22, 2018; the next regularly scheduled Planning Commission meeting. Copies of the ratified minutes will be posted to the Planning Division's website the day after they are ratified. The decision of the Planning Commission is located on the Planning Division's website at: <https://www.slc.gov/boards/planning-commission-agendas-minutes/>

If you have any questions, please contact me at (801) 535-7660 or ashley.scarff@slcgov.com.

Sincerely,



Ashley Scarff
Principal Planner

ATTACHMENT C: ORIGINAL STAFF REPORT



Staff Report

**PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS**

To: Salt Lake City Planning Commission

From: Ashley Scarff, Planner
(801) 535-7660 or ashley.scarff@slcgov.com

Date: August 8th, 2018

Re: PLNSUB2018-00033 - Hopkins Estate Planned Development
PLNSUB2018-00034 – Hopkins Estate Preliminary Subdivision

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

PROPERTY ADDRESSES: 1950 & 1960 South 1700 East
PARCEL IDS: 16-16-452-045 (0.86 ac.) & 16-16-452-042 (0.15 ac.)
ZONING DISTRICT: R-1/7,000 Single Family Residential District
MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

REQUEST: A request by Clayton Homes, Inc., representing the property owners, for Planned Development and Preliminary Subdivision approvals to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The Applicant plans to sell each lot individually for the construction of single family homes. For this reason, submitted plans reflect proposed site and landscaping improvements and specify building envelopes for each home, but the design of the five (5) structures would ultimately be decided by future buyers. Planned Development approval is required as four (4) of the proposed lots would not have frontage on a public street. The applicant has also requested a reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East (lot 1). The subject property is zoned R-1/7,000 (Single Family Residential).

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests as proposed at 1950 & 1960 South 1700 East, subject to the following conditions of approval:

1. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.010.I Front Façade Controls and shall include an entrance door and other such elements as required in that section.
2. The eastern elevation of the structure on lot 1 (abutting 1700 East) shall be subject to requirements of 21A.24.060.H Standards for Attached Garages.
3. All five (5) proposed single family homes shall have primary exterior building materials consisting of masonry in the form of brick and stone, hardie board, and stucco.
4. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

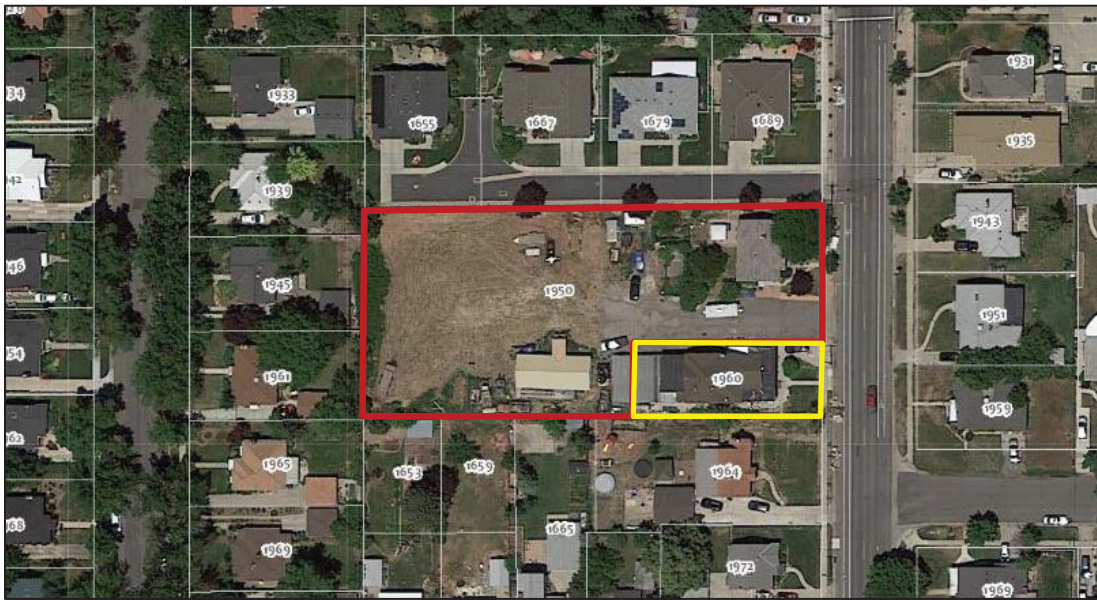
ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant's Narrative](#)
- C. [Proposed Site and Landscape Plans](#)
- D. [Proposed Preliminary Plat Drawing](#)
- E. [Site Visit Photos](#)
- F. [Analysis of R-1/7,000 Zoning Standards](#)
- G. [Analysis of Planned Development Standards](#)
- H. [Analysis of Subdivision Standards](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

Site Overview

The subject property consists of two (2) separate parcels at 1950 & 1960 South 1700 East. Each lot currently contains a single family home oriented toward 1700 East, and a paved drive runs between the two homes that leads to a large back yard/field area. This open area contains two (2) accessory structures, and appears to be used for the storage of vehicles and other large items.



Street view of 1950 & 1960 S 1700 E with paved drive running between homes

Proposal

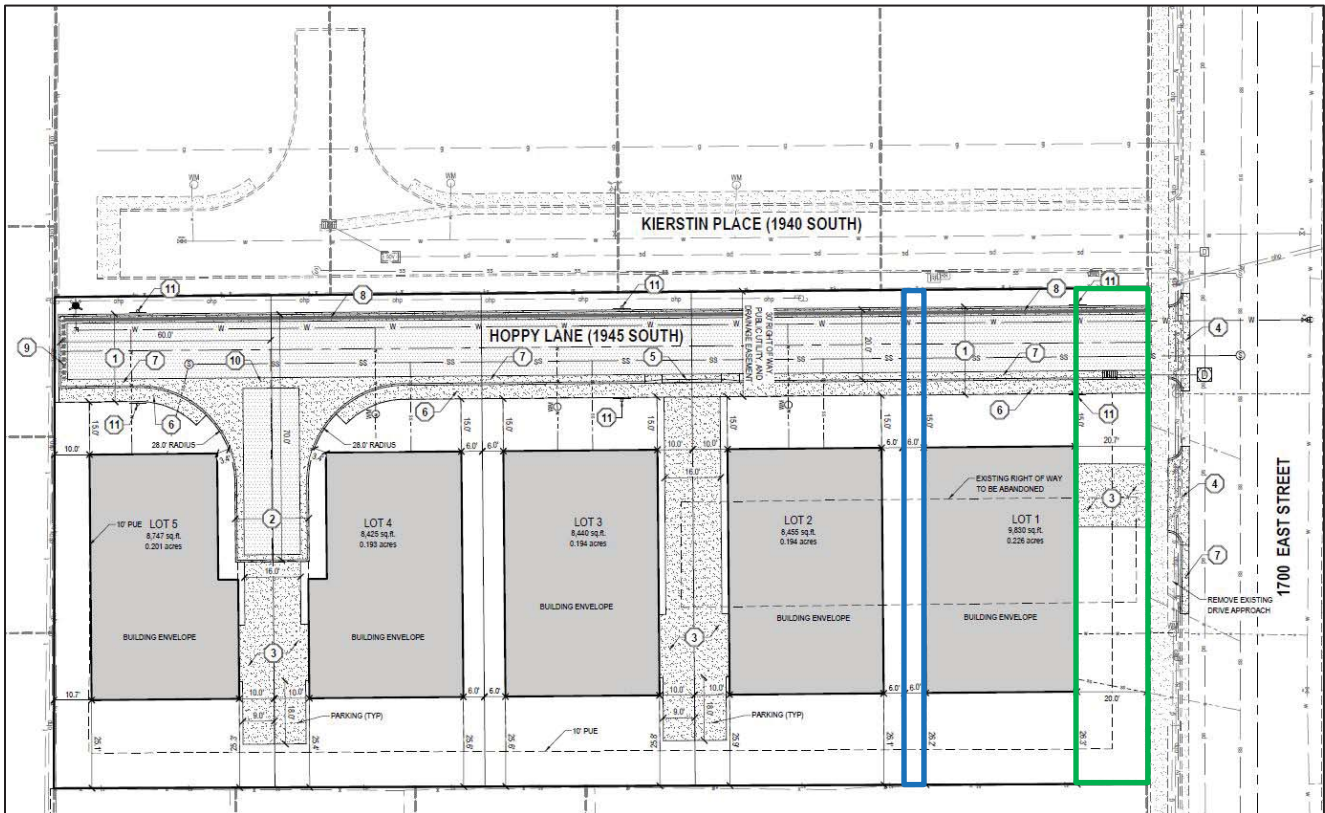
The applicant is requesting Planned Development and Preliminary Subdivision approvals to develop five (5) new lots accessed by a private driveway at the property described above. If approval is granted, the applicant plans to individually sell each lot for the construction of detached single family homes. For this reason, the submitted application materials reflect all proposed site improvements with the exception of building elevations for the future homes. The design of each structure would ultimately be up to the purchaser, but Staff has recommended conditions of approval that would place controls over elements such as building materials and the design of the street-facing façade of the structure abutting 1700 East (detailed in 'Key Considerations.')

Site Layout and Function

The proposed site plan shows five (5) new lots that are oriented east-west, which will be accessed by a new private driveway that stems from 1700 East. The new lots range in area from 8,425 – 9,830 sf, thus, each one exceeds the minimum required lot size of 7,000 sf.

While the applicant has not proposed specific designs for each home, the site plan identifies building envelopes that the new homes would be required to be contained within. Each proposed envelope is approximately 3,000 sf in area. The single family homes would face the private driveway, and the applicant has indicated that the home on lot 1 would have primary façade features along both 1700 East and the private driveway.

Lot 1 would have direct driveway/garage access off of 1700 East, but lots 2 & 3 and 4 & 5 would have shared driveways running between them that lead to garage entrances located toward the rear of the home. The shared driveways continue past the shown building envelopes, which would provide one spare parking space per lot, and could also be used as a turnaround area.



Proposed site plan—applicant is requesting reduced front (green) and rear (blue) yard setbacks for lot 1.

Planned Development approval is required for this project due to lots 2-5 not having frontage on a public street. In addition, the applicant is requesting reduced front and rear yard setbacks for the home on lot 1. Per code, *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.* Staff estimates that the average front yard depth along the block face is approximately 27 feet; the applicant is requesting 20 feet. In addition, the rear yard shall be a minimum of 25 feet, and the applicant is requesting 6 feet. Even though this seems like a large discrepancy, the rear yard of lot 1 functions more like an interior side yard, so Staff finds that the 6 foot setback is appropriate when the larger context is considered. Since the future homes on lots 2-5 would be oriented toward the proposed private driveway, the applicant has designated the north side of those lots the front yards, the south side of the lots the rear yards, with the remainder being interior side yards. Under those designations, the proposed envelopes on lots 2-5 have been designed to meet the minimum front, rear, and interior side yard setback requirements for the R-1/7,000 zone.

Single Family Homes

Even though the specific design details for the single family homes are unknown, they would be limited to the standard lot and bulk requirements of the R-1/7,000 zoning district (detailed in Attachment F). As mentioned above, the applicant is requesting reduced front and rear yard setbacks for lot 1. During the building permit review process, the future homes would also be subject to building height, exterior wall height, building coverage, and standards for attached garages that are typical for new construction in this zoning district. Staff has also recommended multiple conditions of approval related to the structures' design to ensure compliance with the purpose statements for both the Planned Development and R-1/7,000 zoning district (detailed in 'Key Considerations,' below).

KEY CONSIDERATIONS:

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

1. Compliance with citywide and community master plans
2. Recommended conditions of approval related to design
3. Development potential without Planned Development approval

1. Compliance with citywide and community master plans:

Plan Salt Lake:

Plan Salt Lake identifies multiple 'Guiding Principles,' 'Targets,' and 'Initiatives' to help the city achieve its vision over the next 25 years. This project supports the following:

Guiding Principle 1/Neighborhoods: *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*

- Initiatives:**
1. *Maintain neighborhood stability and character;*
 2. *Support neighborhoods and districts in carrying out the City's collective Vision;*
 3. *Create a safe and convenient place for people to carry out their daily lives;*
 4. *Support neighborhood identity and diversity.*

Guiding Principle 2/Growth: *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*

2040 Target: 1. *Increase Salt Lake City's share of the population along the Wasatch Front*

- Initiatives:** 3. *Promote infill and redevelopment of underutilized land;*
6. *Accommodate and promote an increase in the City's population.*

Guiding Principle 3/Housing: *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*

- Initiatives:** 4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*

Sugar House Community Master Plan:

In the Sugar House Community Master Plan, the future land use map indicates that a low density residential scale development of 5-10 dwelling units per acre is most appropriate for the project site. The Residential Land Use section of the plan also notes that, *“it is...a primary goal of the Sugar House Community Master Plan to preserve and improve a desirable residential environment”* (p. 2). This project supports this goal by advancing the following policies:

- *Design new developments with the following in mind:*
-Addressing the scale and positive architectural attributes of adjacent housing.

Policies for Low Density Residential development types:

- *Support and enhance the dominant, single-family character of the existing low-density residential neighborhoods;*
- *Maintain the unique character of older, predominantly low-density neighborhoods.*

Policies for Planned Developments:

“Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character” (p. 3).

- *Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood;*
- *Review all proposed residential planned developments using the following guidelines:*
-Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;
-Maintain an appropriate setback around the perimeter of the development;
-Position houses so that front doors and front yards face the street;
-Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible.

2. Recommended conditions of approval related to design: Because the applicant wishes to sell each lot individually and let the buyers choose the specific designs for each home, Staff is recommending three (3) conditions of approval related to the structures' design to ensure compliance with the purpose statements of both the Planned Development and R-1/7,000 zoning district. Specifically, the 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”* (21A.55.010 – previous PD ordinance). The R-1/7,000 zoning district also indicates that *“the standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood”* (21A.24.060). Staff finds that the following conditions would advance the intents of both of these statements.

A. Front façade controls: This condition of approval is meant to affirm that the eastern elevation of the structure on lot 1 (abutting 1700 East) shall be a primary façade, subject to Front Façade Control requirements found in 21A.24.010.I:

Front Façade Controls: To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front facade of the building, totaling not less than ten percent (10%) of the front facade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front facade is required in either the front or corner side facade of the building.

While not required, the applicant has indicated that the northern elevation of lot 1 would also be designed as a primary façade in an effort to maintain compatibility with the structures on lots 2-5, which would be oriented to face the private driveway to the north.

B. Standards for attached garages: This condition would affirm that the eastern elevation of the structure on lot 1 shall be subject to 21A.24.060.H, Standards for Attached Garages, which stipulates that the garage door(s) shall not exceed 50% of the width of the front façade, and that no attached garage can be constructed forward of the front line of the building.

C. Building materials: This condition of approval is meant to ensure the use of building materials that are compatible with nearby development, in an effort to preserve the existing character of the neighborhood. The majority of existing single family homes near the project site are constructed of masonry in the form of brick and stone, stucco, and various types of siding. While the applicant cannot confirm the architectural styles that the future buyers may choose to construct, they have indicated that they are willing to commit to the use of brick, stone, hardie board siding, and stucco for accent purposes. Staff finds that these are all quality building materials that fall within the palette seen in the surrounding neighborhood.

3. Development potential without Planned Development approval: If this project does not receive Planned Development approval, the owner can still develop the property in a way that meets all requirements of the zoning ordinance. All lots would be required to have frontage on 1700 East. Because the minimum lot width in the R-1/7,000 zoning district is 50 feet, and the property has frontage on 1700 East for 141 feet, the site could potentially have two (2) lots approximately 313 feet in depth with one single-family home on each lot, which is essentially what exists on site.

A second option would be to construct a street that meets public standards to access lots 2-5, which would eliminate the need for a planned development due to lots not having frontage on a public street. Per Transportation Division street design standards, a typical single family access roadway is 40-50 feet wide, and the required 20 foot front yard setback would be measured from the edge of the public roadway. The roadway and front yard combined would consume approximately half of the property, greatly reducing the available buildable area and incentive to develop the site.

NEXT STEPS:

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission, and will be required to obtain all necessary permits. A final plat application will need to be submitted for approval. If denied, the applicant will still be able to develop the lot in a way that is compliant with requirements of the R-1/7,000 zoning district.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT'S NARRATIVE

Planned Development

Project Description

The current site has two single family dwellings, both homes currently face 1700 East. There is a dirt driveway between the two homes that leads to the back of the lot, the backyard has two older barn/garage type structures. The backyard currently has some cars and other large items being stored back there.

Our planned use for the site is to divide the two existing lots (1960 S 1700 E and 1950 S 1700 E) into five lots for single family homes. The homes will face the private road running the length of the north end of the property. The furthest East lot, will have a primary façade facing 1700 East with hopes to continue a similar aesthetic as the rest of the homes along 1700 East. The style of homes will be similar to a bungalow, craftsman and farmhouse style.

A. Planned Development Objective: Use of design, landscape, or architectural features to create a pleasing environment.

The style of the homes will all reflect elements of bungalow, craftsman, and farmhouse architecture and design often found in the Sugarhouse neighborhood. The structure heights will all remain within the city limit of 28ft. We would like to offer our buyer's an option for a second story which could include a combination of a loft area, 2 bedrooms or a bathroom. The idea is for these homes to be main floor living with most of the square footage being made up between the main floor and basement levels. The exterior of the homes will be predominantly made up of stone (or brick) and hardie siding with accents of stucco. Due to the shape and size of the proposed lots, 4 out of the 5 homes will have shared driveways (lots 2 and 3 will share, as will lots 4 and 5.) Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed. There will be fencing around all of the lots as a combined whole with an exception on 1700 East frontage, the backyards will all be fenced in as well. All of these items combined will creating a functional and pleasing environment for residents and neighbors.

B. Master Plan and Zoning Ordinance Compliance

The current proposed development is consistent with all policy set forth by the city; apart from our request for relief from the ordinance requiring homes to have public street frontage. In this case, we are asking relief under the planned development to have our lots facing a private street. We do not see a functional or realistic way to make this happen otherwise, however there is a large priority to make the east side of the lot adjacent to 1700 East a prominent façade to maintain consistency along 1700 East. In addition, we are asking for relief from the zoning ordinances in regard to street width, our proposed street does meet fire codes.

C. Compatibility

1. Due to being unable to combined with the private road to the North (Kiersten Place) we are asking for a private road to allow access to 4 of the 5 lots, this road will be the only access to our interior lots. There will be no parking along this new private street and it meets all of the zoning ordinances and fire code requirements for a private road.
2. Each home will have 2 garage parking spaces as well as one-two guest parking spaces. The driveways will run north to south on all interior lots and east to west on the lot adjacent to 1700 East. We do not anticipate unusual vehicle or pedestrian traffic that would adversely affect adjacent properties. Hours of peak traffic should be consistent with the use of 5 single family homes, and should not affect neighbors use and enjoyment of their homes.
3. With each home offering ample resident and guest parking and only having one access point off 1700 East adjacent neighbors shouldn't have any adverse effects of motorized, nonmotorized, or pedestrian traffic.
4. Per our DRT meetings, our plans for utilities and public services are adequate to support our development and will not have an adverse impact on adjacent properties.
5. The fence around all sides of the property (excluding 1700 E) will aid adjacent properties from being negatively impacted by light, odor, noise and visual impacts.
6. As well as meeting all current zoning requirements, the size of the lots remain consistent with existing properties in Sugarhouse and are larger in the case of the homes along Kiersten Drive to north. In terms of the size of the homes in relation to lot size, the homes remain consistent with existing homes in the neighborhood.

D. Landscaping

Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed. There will be fencing around all of the lots as a combined whole with an exception on 1700 East frontage, the backyards will all be fenced in as well. All of these items combined will create a functional and pleasing environment for residents and neighbors.

E. Preservation

The two existing homes will be removed as part of this Planned Development. There are no significant environmental features that will be removed as part of this plan.

Preliminary Subdivision Plat

1. Project Description

5 single family dwellings, bungalow style with exteriors consisting of stone, stucco, and hardie siding. 4 out of 5 lots will have shared access driveways as displayed on plat.

2. Legal Description

Existing Legal description for 1950 S. 1700 E.

Parcel 16164520450000 Legal description

BEG N 0°04' W 563.33 FT FR S 1/4 COR OF SEC 16, T1S, R1E, SLM; N 89°21' E 180.8 FT; N 0°06' W 50.2 FT; N 89°21' E 130 FT; N 0°06' W 30 FT; S 89°21' W 120 FT; N 0°06' W 60 FT; S 89°21' W 190.8 FT; S 0°06' E 139.67 FT TO BEG. ALSO BEG N 0°04' W 703 FT & N 89°21' E 190.8 FT FR S 1/4 COR OF SEC 16, T1S, R1E, SLM; N 89°21' E 120 FT; S 0°06' E 60 FT; S 89°21' W 120 FT; N 0°04' W TO BEG. 3802-0453 6820-2079 7624-0422 9314-5155 9551-3815

Existing Legal Description for 1960 S. 1700 E.

Parcel 16164520420000 Legal description

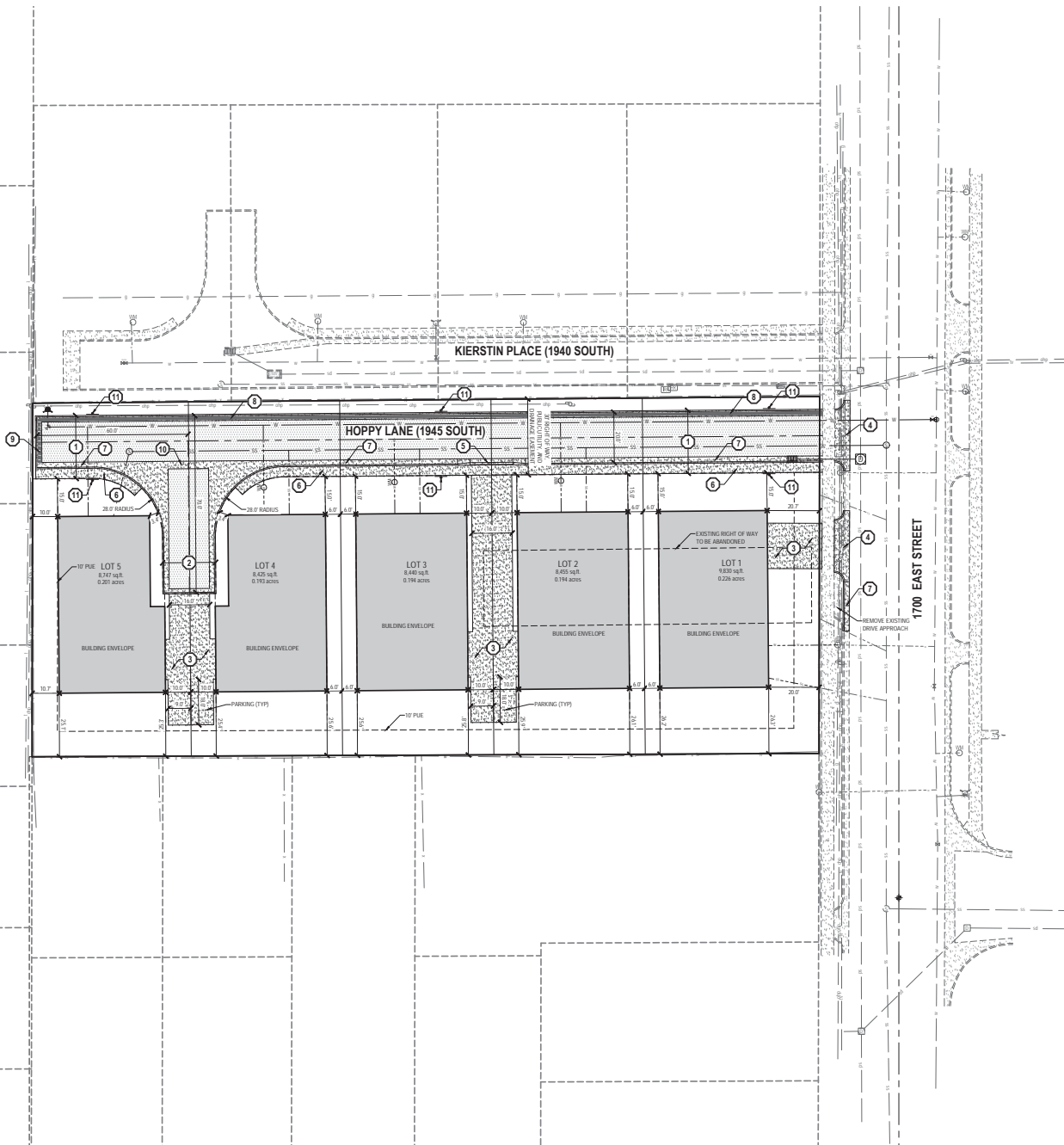
BEG N 0°04' W 563.33 FT & N 89°21' E 310.8 FT FR S 1/4 COR OF SEC 16, T 1S, R 1E, SLM; S 89°21' W 130 FT; N 0°06' W 50.2 FT; N 89°21' E 130 FT; S 0°06' E 50.2 FT TO BEG.

Proposed legal description

Located in the southwest quarter of section 15, township 1 south, range 1 east, Salt Lake base & meridian

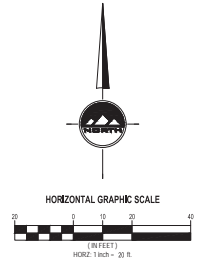
Also located in lots 1, 17, 18, 19 and 20, Block 9, Plat B, Salt Lake City Survey
Salt Lake City, Salt Lake County, Utah
1950 South 1700 East

ATTACHMENT C: SITE & LANDSCAPE PLANS



- GENERAL NOTES**
1. ALL WORK TO CONFORM WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SPHERES, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. 25' WIDE ROADWAY PER SECTION 11C-700.
 2. 21' WIDE ROADWAY PER SECTION 10C-700.
 3. CONCRETE PAVEMENT: 4" THICK CONCRETE WITH 4" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 30C-700.
 4. OPEN DRIVE APPROACH PER APWA STANDARD PLAN NO. 225 AND SPECIFICATIONS.
 5. MOUNTABLE CURB DRIVE APPROACH PER APWA STANDARD PLAN NO. 214 AND SPECIFICATIONS.
 6. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 7. 30" TYPE A CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
 8. 30" TYPE A REVERSE PAN CURB AND GUTTER PER DETAIL 41C-700.
 9. TRANSITION CURB AND GUTTER AT LOCATION SHOWN ON PLAN.
 10. 2" WATER WAY PER DETAIL 91C-700.
 11. 700 PARKING - FIRE LANE SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.



BENCHMARK
 STREET MONUMENT
 HOLLYWOOD AVENUE AND
 1700 EAST STREET
 ELEVATION = 4485.55

CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION

EN SIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 CLAYTON HOMES, INC.
 1925 EAST WOODCREST DRIVE
 SALT LAKE CITY, UTAH 84117
 CONTACT:
 JOHN CLAYTON
 PHONE: 801.734.8011

HOPKINS ESTATES SUBDIVISION

1950 SOUTH 1700 EAST
 SALT LAKE CITY, UTAH

2016-06-06 SUBMITTAL

SITE PLAN

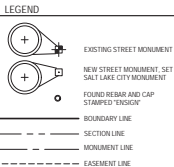
PROJECT NUMBER: 1714
 DATE: 06/06/16
 DRAWN BY: J. SMITH
 CHECKED BY: B. MORGAN
 PROJECT MANAGER: B. MORGAN

C-200

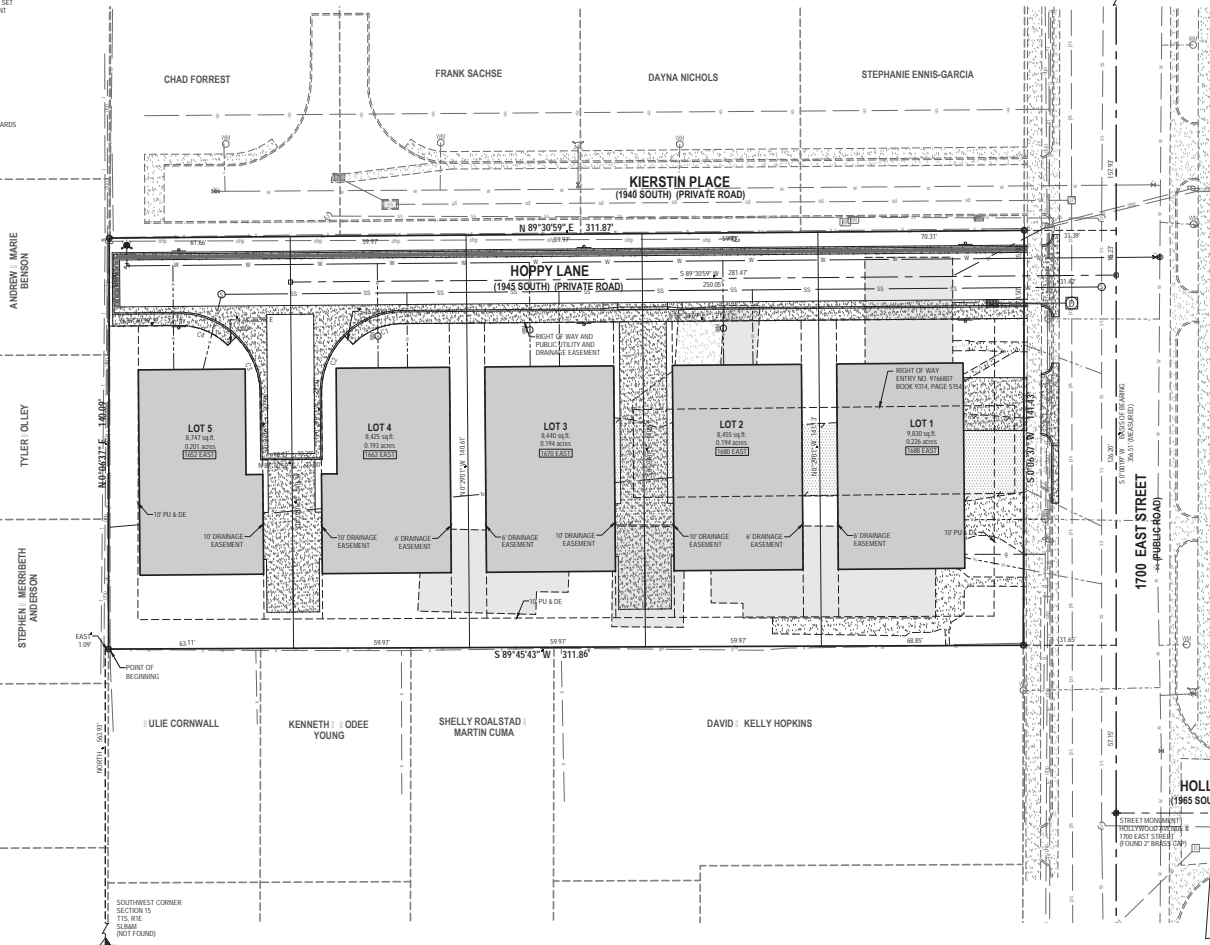
ATTACHMENT D: PRELIMINARY PLAT DRAWING

HOPKINS ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE - MERIDIAN
ALSO LOCATED IN LOTS 1, 17, 18, 19 AND 20, BLOCK 9, 5 ACRES PLAT 'C', SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
1950 SOUTH 1700 EAST
PRELIMINARY PLAT

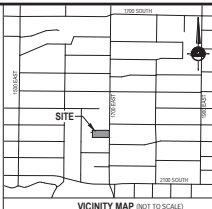
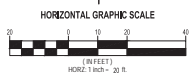


THIS PLAT CONFORMS TO ALL T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1/10,000.



CURVE	BACKSIGHT	SIGHTS	DELTA	BEARING	CHORD
C1	23.50	18.46	85°00'00"	S47°00'00"W	17.99
C2	27.50	21.40	85°00'00"	S27°00'00"W	21.50
C3	27.50	21.40	85°00'00"	S27°00'00"W	21.50
C4	23.50	18.46	85°00'00"	N67°00'00"W	17.99

NOTES:
1. THE BASIS OF BEARING IS THE LINE BETWEEN THE STREET MONUMENT AT MANANA DRIVE AND 1700 EAST STREET AND THE STREET MONUMENT AT HOLLYWOOD AVENUE AND 1700 EAST STREET, MEASURING SOUTH 1000' WEST 26.65 FEET.
2. A RECORD OF SURVEY PLAT WAS FILED BY ENGINEERING AND LAND SURVEYING IN SALT LAKE COUNTY SURVEYORS OFFICE AS SURVEY NO. 52018-03-026.
3. BUILDING HEIGHT RESTRICTED TO 20 FEET UNLESS AS BE ASSURED FROM FRESH GRADE TO THE TOP PITCH OF THE ROOF.
NOTICE TO PURCHASERS:
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCURRED BY THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor with Expiry and that I hold Certificate No. 26888 as provided under laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land shown on this plat and described hereon, and have established and marked the boundaries and points thereon, hereafter to be known as, HOPKINS ESTATES SUBDIVISION, and that the same has been correctly surveyed and stated on the ground as shown on this plat.

BOUNDARY DESCRIPTION
Beginning at a point on the Eastside Line of the IMPERIAL, A subdivision of Lots 17, 18, 19 & 20, Block 9, FIVE ACRES PLAT 'C' AND FIELD SURVEY, recorded as Entry No. 54858 in Book 18 Page 87 in the Office of the Salt Lake County Recorder, and going also being North 54.93 and East 1.07 from the Southeast Corner of Section 15, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running
thence North 07°03'37" East 140.09 feet being said Eastside Line;
thence North 07°20'07" East 211.47 feet to and along the South line of the South line of the Highway Right-of-Way Line of 1700 East Street;
thence South 07°03'37" West 141.43 feet along said Eastside Right-of-Way Line;
thence South 89°45'42" West 311.86 feet to the point of beginning.
Contains 43,897 Square Feet or 1,008 Acres, and 5 Lots.
Parcel No. 16-16-42-042 & 16-16-42-045

DATE: PATRICK M. HARRIS, P.L.S. 28888

OWNER'S DEDICATION
I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, heretofore known as the HOPKINS ESTATES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby also dedicate, grant and convey to Salt Lake County, Utah, easements for public access, parking, pedestrian, wheelchair, public utility and drainage purposes over and across the Private Road, as noted, as well as easements for public utility, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Salt Lake City, and hereby survey and grant a general easement to all public, sheriff, fire protection, ambulance and all other similar emergency agencies, or persons to enter upon the lots and parcels in the proper performance of their duties. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I/we have hereunto set our hand(s) this _____ day of _____ A.D. 20____

NOTARY ACKNOWLEDGMENT
STATE OF UTAH (SLS)
County of SALT LAKE
On this day of _____ in the year 20____ before me _____ a Notary Public, personally appeared _____ of _____ and _____ (his/her name(s)) whose names were subscribed to in the foregoing Owner's Dedication and Consent regarding the HOPKINS ESTATES SUBDIVISION and was signed by him/her on behalf of said _____ and acknowledged that he/she/they executed the same.
Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public, Commissioned in Utah

DEVELOPER
CLAYTON HOMES, INC.
1622 E WOODCREST DRIVE
SALT LAKE CITY, UTAH 84117
(801) 775-6601

SHEET 1 OF 1
PROJECT NUMBER: 7514
MANAGER: BOP
DRAWN BY: K209
CHECKED BY: P46H
DATE: 6/6/18

HOPKINS ESTATES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE - MERIDIAN
ALSO LOCATED IN LOTS 1, 17, 18, 19 AND 20, BLOCK 9, 5 ACRES PLAT 'C',
SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER: _____ ACCOUNT: _____ SHEET 1 OF 1 SHEETS	SALT LAKE CITY 45 W. 1000 S., Suite 500 Sandy UT 84070 Phone: 801.252.6229 Fax: 801.252.4447 WWW.ENSIGN.COM	BOARD OF HEALTH APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH: _____ SALT LAKE COUNTY HEALTH DEPT.	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION: _____ SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEER OR MSN I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER DATE: _____ CITY SUPERVISOR DATE: _____	CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____ 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY ATTORNEY: _____ SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IS HEREBY APPROVED: SALT LAKE CITY MAYOR ATTEST: CITY RECORDER	RECORDED: STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ SHEET 1 OF 1 SHEETS FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER							
		LAYTON: PHOENIX 801.966.1888 RICKLE: PHOENIX 801.966.1888 CEDENO: PHOENIX 801.966.1888 RICHFIELD: PHOENIX 801.966.1888		APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH: _____ SALT LAKE COUNTY HEALTH DEPT.		APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION: _____ SALT LAKE CITY PLANNING DIRECTOR		I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER DATE: _____ CITY SUPERVISOR DATE: _____		APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____ 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR		APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY ATTORNEY: _____ SALT LAKE CITY ATTORNEY		PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IS HEREBY APPROVED: SALT LAKE CITY MAYOR ATTEST: CITY RECORDER	

ATTACHMENT E: SITE VISIT PHOTOS



Street view of 1950 (to right) and 1960 (to left) South 1700 East



View of driveway looking toward back (the west) of site



Looking toward southwest corner of site



Looking toward northwest corner of site



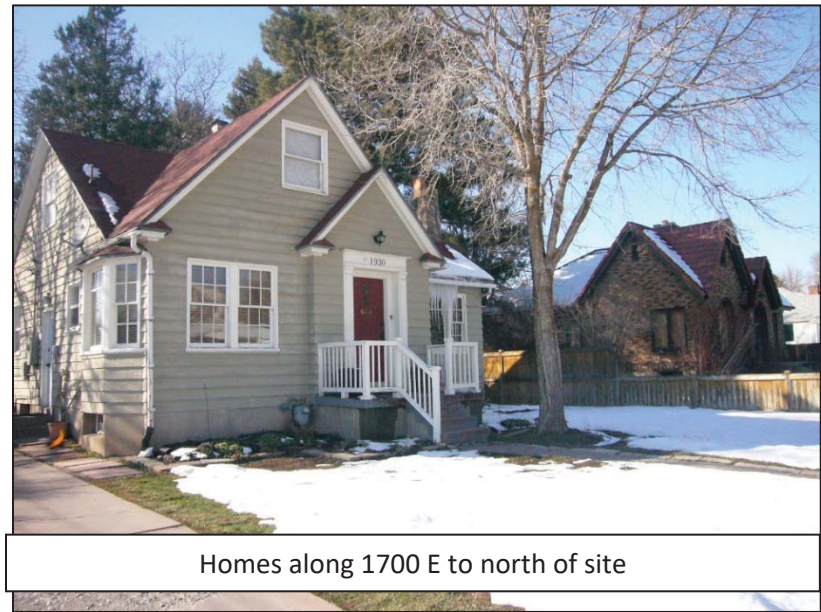
1700 E block face directly to the south of site



View of Planned Development directly to north of site



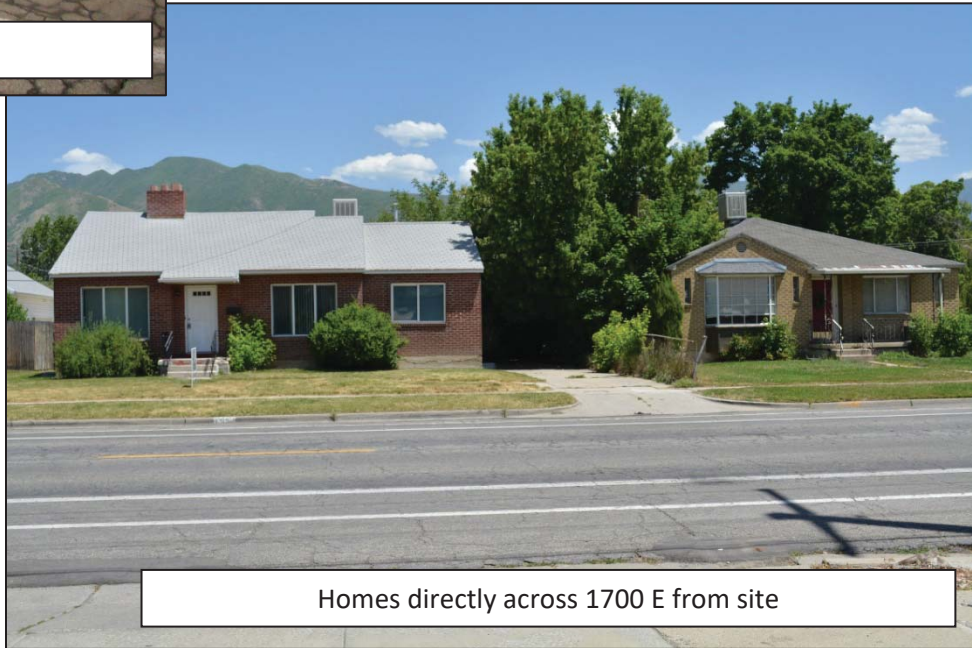
Elevation of Planned Development to north that faces 1700 E



Homes along 1700 E to north of site



Homes directly across 1700 E from site



Homes directly across 1700 E from site

ATTACHMENT F: ZONING ORDINANCE STANDARDS

R-1/7,000 (Single Family Residential District)

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Ordinance Standards for R-1/7,000 (21A.24.060)

Standard	Proposed	Finding
Minimum Lot Area: 7,000 sf	Proposed lot areas range from 8,425 sf – 9,830 sf.	Complies
Minimum Lot Width: 50 feet	Lot 1 has 141 feet of frontage on 1700 East. Lots 2-5 have proposed lot widths that range from 60-62 feet.	Complies
Maximum Building Height: Varies depending on roof type: Pitched – 28 feet measured to ridge of the roof; <i>or</i> Flat – 20 feet	Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	Will comply
Maximum Exterior Wall Height: 20 ft. minus 1 ft. (or fraction thereof) for each foot (or fraction thereof) of encroachment into side yard setback granted	Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.	Will comply
Minimum Front Yard Requirement: 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 no existing buildings within the block face, the minimum depth shall be twenty feet (20').	Per definition, Lot 1 has a front yard that abuts 1700 East, the public street. The average of the front yards of existing buildings within the block face is approximately 27 feet. The Applicant is requesting a reduced front yard setback of 20 – 20.7 feet for Lot 1. Lots 2-5 have front yards that measure approximately 45 feet, measured from the front line of the proposed building envelope to the front lot line.	Request for a reduction in the required front yard for Lot 1 Lots 2-5 comply
Minimum Interior Side Yard Requirement: Six feet (6') on one side and ten feet (10') on the other	Lot 1 has interior side yards that measure 45 feet and 26 feet. Lots 2-4 have interior side yards that measure 6 feet on one side and 10 feet on the other. Lot 5 has interior side yards that measure 10 feet on both sides.	Lot 1 complies Lots 2-4 comply Lot 5 complies

<p>Minimum Rear Yard Requirement: Twenty five feet (25')</p>	<p>Lot 1 has a rear yard that is located opposite of the front yard, which abuts 1700 East. The Applicant is requesting a reduced rear yard setback of 6 feet for Lot 1.</p> <p>Lots 2-5 have rear yard dimensions that range from 25 feet – 26 feet.</p>	<p>Request for a reduction in the required rear yard setback for Lot 1</p> <p>Lots 2-5 comply</p>
<p>Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.</p>	<p>Future single-family homes must comply with requirements of R-1/7,000 zoning district at time of building permit issuance.</p>	<p>Will comply</p>
<p>Standards For Attached Garages:</p> <p>1. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>2. No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</p> <p>a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;</p> <p>b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or</p> <p>c. The garage doors will face a corner side lot line.</p>	<p>As proposed, only the structure on lot 1 would have an attached garage that faces a street. The single family home on lot 1 will be required to comply with requirements of R-1/7,000 zoning district at time of building permit issuance.</p>	<p>Will comply</p>

ATTACHMENT G: PLANNED DEVELOPMENT STANDARDS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The applicant claims that the project is meeting objective D, as the following features combined would create a “functional and pleasing environment for residents and neighbors”:</p> <ul style="list-style-type: none"> • The structures will be limited to 28 feet in height, which could allow for two (2) [above-ground] stories; • The exterior of the homes will be predominantly made up of stone (or brick) and hardie siding with accents of stucco; • Four (4) of the five (5) homes will have shared driveways; • Landscaping will consist of a mixture of grass, trees and dryscape plants with a priority on consistent aesthetic and minimal water needed; • There will be fencing around the perimeter of the lots with the exception of the 1700 East frontage; the backyards will be fenced in as well. <p>Staff concurs that the proposed project contains features that would create a pleasing environment. The site is efficiently designed to accommodate five (5) sideways-oriented single family homes without requiring significant setback relief. The shared driveway scenario reduces the number of separate driveways, thus, the amount of paving that would otherwise be required. The applicant has submitted a landscaping plan that does bring uniformity and cohesiveness to the project, and utilizes minimal sod, various sizes of landscape cobble, trees, shrubs, and ornamental grasses. Despite not having proposed elevations, the applicant has provided a list of quality building materials that the homes will be limited to, which staff has suggested including as a condition of approval.</p>

<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned 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>Complies</p>	<p>B.1. As detailed in the ‘Key Considerations’ section at the beginning of this report, Staff finds that the proposal is in compliance with applicable citywide and community master plans, including the future land use map for Sugar House.</p> <p>2. The Planned Development as proposed is allowed within the R-1/7,000 zoning district with approval from the Planning Commission.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access or means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</p> <p>b. Parking area locations and size, and whether parking plans are likely to encourage</p>	<p>Complies, under conditions from city departments</p>	<p>C.1. Four (4) of the proposed five (5) lots would be accessed from the proposed new private driveway, which stems from 1700 East. Lot 1 would be accessed directly from 1700 East. As with all new development, this project would produce additional traffic; however, the Transportation Division has not indicated that the development would materially degrade the service level of any street.</p> <p>2.a. The proposed new driveway runs the length of the project in an east-west direction off of 1700 East. The driveway would be the only vehicular access to lots 2-5. 1700 East is a collector street, not local, and can support the traffic coming from three (3) more single family homes (in addition to existing conditions).</p> <p>b. This project is required to provide two (2) off street parking spaces per single family home. The applicant has indicated that all proposed driveways shown on the site plan would lead to two-car garages at each home. In addition, the shared driveways each contain two (2) extra parking spaces at the rear of the lots—one additional space for lots 2-5. Visitors may also utilize on street parking in front of the subdivision along 1700 East, which is permitted.</p> <p>c. The development will likely have weekday traffic patterns that correspond with typical commuting hours. Typical traffic for five (5)</p>

<p>street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the</p>		<p>single family homes should not have any negative impact on adjacent properties.</p> <p>3. The internal circulation system of the project includes the private driveway, which would provide vehicular access to homes on lots 2-5, and a pedestrian sidewalk located along the drive that would connect with the existing sidewalk on 1700 East. Both motorized and non-motorized traffic would be contained within the subject property. Access to lot 1 would come directly from 1700 East, which is standard and expected for that street.</p> <p>4. Utilities would need to be extended under the new driveway to serve the new construction. The applicant received minimal comments from Public Utilities, which mainly requested the addition of an easement on the preliminary plat drawing.</p> <p>5. As described above, the applicant is requesting reductions in the front and rear yard setback requirements for lot 1. As proposed, the front yard abutting 1700 East would measure 20 feet instead of approximately 27 feet, and the opposite rear yard would measure 6 feet instead of 25 feet. While this seems like a significant reduction for the rear yard, that setback is internal to the development and functions more like an interior side yard between lots 1 and 2.</p> <p>The remainder of the lots would have homes that face the proposed access drive, which is bordered by the neighboring development's 6 foot fence on the north side of the property. The south end of the site would be the rear yards for the homes, resulting in a greater setback than with a traditional development pattern, where the southern side would typically be an interior side yard of 6 or 10 feet. The west end of the site is the only perimeter setback smaller than what would exist under a traditional development pattern; typically, this would be the rear yard of a lot measuring a minimum of 25 feet, but instead has been designated as an interior side yard measuring 10 feet. However, the westernmost property line abuts the rear yards of the adjacent properties to the west, so there would be significant separation between structures. The project would also be entirely fenced in with the exception of the</p>
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<p>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>frontage along 1700 East, which would help to mitigate potential disturbances.</p> <p>6. Staff finds that the proposed development would add density to the neighborhood in a manner that is compatible with surrounding development. All five (5) lots exceed the minimum lot area requirement of 7,000 sf, with sizes that range from 8,425 – 9,830 sf. Each proposed building envelope is approximately 3,000 sf, which results in building coverages that are well under the maximum permitted coverage of 40%. In addition, the building envelopes are designed to minimize impacts to neighboring properties by placing the larger setback areas along the perimeter of the development.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Will comply</p>	<p>The landscaping that has been proposed is appropriate for the scale of the development, and utilizes minimal sod in the front yards, various sizes of landscape cobble, and ornamental grasses, shrubs, and trees.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Does not apply</p>	<p>The subject property is not located in a local historic district, and none of the structures on site are individually listed as landmarks.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Requires Planning Commission approval for the creation of four (4) lots without frontage on a public street, and for reduced front and rear yards for lot 1.</p>	<p>The Planning Commission has final decision-making authority in this case. With the exception of the specific zoning modifications being requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during the building permit review process.</p>

ATTACHMENT H: SUBDIVISION STANDARDS

Standards of Approval for Preliminary Plats (20.16.100): All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.	Complies	The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements.
B. All buildable lots comply with all applicable zoning standards.	Requires Planning Commission approval to create lots without street frontage	If Planned Development approval is granted, all five (5) lots comply with applicable zoning standards, including minimum lot width and area.
C. All necessary and required dedications are made.	Complies	All dedications required at this stage have been made. Additional dedications may be required in the future, and shall be made prior to recordation of the final plat.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities department director.	Complies	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included.	Complies under conditions	The provisions of 20.40.010 shall be met through compliance with all City department/division comments.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

May 21, 2018 & June 6, 2018 – The applicant met with Sugar House Community Council (SHCC) members at their Land Use & Zoning Committee meeting and then again in front of the entire SHCC. The SHCC has provided a formal letter with attachments (below), and is generally in support of the project.

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

- Notices mailed on July 23rd, 2018
- Property posted on July 19th, 2018
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 23rd, 2018

By the time that this report was published, Staff had received one email from an adjacent property owner who had questions/concerns about a future fence line, and how it may impact an existing fruit tree. Staff recommended that the neighbor contact the applicant to discuss these civil issues.

June 11, 2018

TO: Salt Lake City Planning Commission

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

RE: PLNSUB2018-00033 Hopkins Estate Planned Development
1950 & 1960 South 1700 East



We have a request for a planned development at this address. The proposal is to demolish two single-family structures on site, and replace them with five detached single-family homes and a private driveway. I have attached for you a flyer that was delivered to the homes on both sides of 1700 East, and along Redondo Avenue to Imperial, and Kierstin Place. The flyer noticed the neighbors of two meetings we had to discuss this project, to gather community input. One was the Land Use and Zoning Committee meeting on May 21, and the other was the Sugar House Community Council meeting on June 3. We had members of the community at both meetings. We also posted the Plans on our website so neighbors could review them before the meeting.

I received one comment card, and several written comments. The comment card said he supported the proposal. One person expressed dismay that they couldn't take advantage of the driveway already existing on Kierstin Place, to allow for more trees. Another talks about the dispute between the Hopkins and Larry Bailey who owned the property now known as Kierstin Place. Apparently quite a bit of money would have to be paid out to allow use of the Kierstin Place driveway. I was sent a copy of the CCR's for Kierstin Place, which I have attached for you. Someone at the LUZ meeting commented that they were tired of looking at the mess that the Hopkins parcel had become, and were happy to see it redeveloped. At the SHCC meeting, we had a discussion of whether the house along 1700 East would face the street, and ultimately the developer said there was no reason why it wouldn't. A woman in the audience, who lives on Kierstin Place, said they had no objections as long as the homes were not taller than 28'. The applicant states he meets nearly all requirements of the PUD, except for some modification of setbacks.

We are happy to see new homes added to this neighborhood, and request that you approve the project. We have several requests:

- 1) The house along 1700 East be required to face the street, with the front door on the street.
- 2) The garage entrance needs to meet the required width compared to the face of the house for that house,
- 3) The project comply with the Larry Bailey stipulation of the CCRs of Kierstin Place.

Enclosures

Flyer Noticing the Project
Comment Card
Comments Received Via Email
CCR's for Kierstin Place

Community Meeting

Hosted by:
Sugar House Community Council

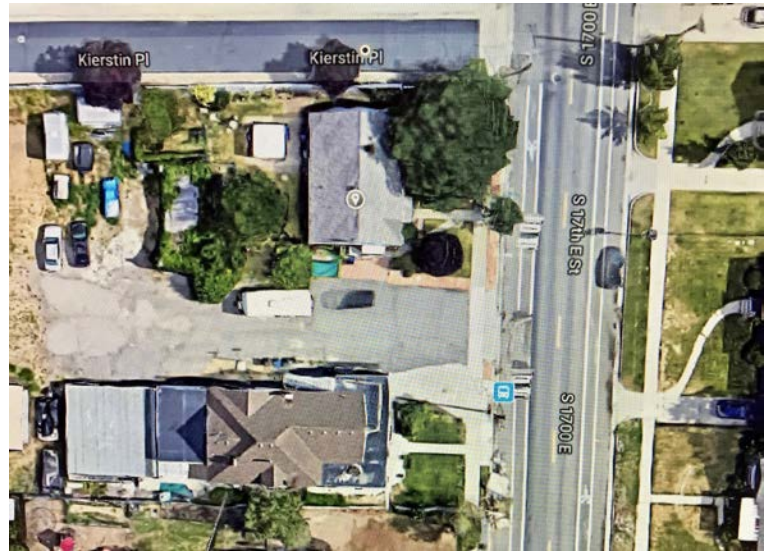
DATE-TIME: May 21, 2018 6 pm

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 5th Floor Fairmont Room

WHY: Request to build 5 single family homes at 1950-
1960 S 1700 East

GET YOUR QUESTIONS ANSWERED Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter.

This will also be on the SHCC Main meeting June 3 at 7 pm 1212 Wilmington Avenue on the 5th Floor Fairmont Room.



www.sugarhousecouncil.org

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: May 21, 2018 6 pm

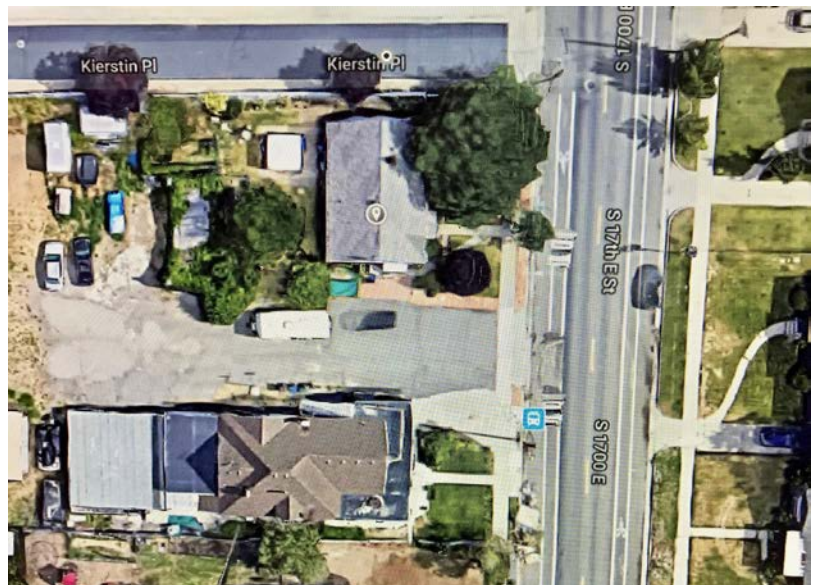
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WHY: Request to build 5 single family homes at 1950-1960 S 1700 East

GET YOUR QUESTIONS ANSWERED

Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter.

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www.sugarhousecouncil.org

COMMENT CARD

Name Scott Breen

Issue/Land Use Topic Hopkins Estate

Email Address _____



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

I support this proposal.

www.sugarhousecouncil.org

COMMENTS ON 1950-1960 SOUTH 1700 EAST

It is too bad that on the 1700 S one they could not use the existing parallel driveway thus having less concrete and room for Trees. It seems , if other owner willing, they could have a shared drive as in the Highland Drive application. s

Suzanne S. Stensaas

Email: fromsue2u@gmail.com (Susan Watson)

Comment: Upon review of this project, and attending meeting on Monday evening, May 21st, I have a few concerns as noted below.

- 1) Parking: noting that some units have a shared drive-way, cannot see how response from builders regarding "adequate parking" was addressed. If shared driveway, homeowners would have to coordinate the shuffling of any cars parked in their "shared" driveway.
- 2) Garbage Collection: noting that there could be up to 4 garbage cans (standard can, recyclable can, yard waist can, glass recycle can) per household, cannot see how garbage cans for 5 units (up to 20 cans) would fit curbside on 1700 South. If changing of plans requires a pickup service or dumpster, where would plans for the trash be located on the lot.
- 3) Do not like the idea of reducing existing minimum spacing requirements and setbacks for interior side yards, front yards, or even back yards.
- 4) Noting this is parcel being considered is for an HOA environment, think that, there should be some HOA requirements written up such as requirements for minimum size of house being allowed, type of houses being built (e.g. in original notice these were to be bungalow style houses) and some type of guarantee for snow removal (so that snow does not get plowed to 1700 East or alongside an area that could cause potential flooding as it melts).

Name: Nicole Forrest

Email: nforrest0693@msn.com

Comment: I am concerned about the scope of this plan. There isn't enough room for five single family homes without making the homes tall, skinny and townhouse like. I live on Kierstin Place and when this street was built by Larry Bailey, the only way the council would approve the houses was if the homes being built were single story ranch/bungalow type houses per the Hopkins family requests. My view of the mountains will be compromised by double story homes. I just believe that development should face the same restrictions that was placed on our street.

CHAD NICOLE FORREST

8:38 PM
(6
minutes
ago)

to me

Hi Judi.

The Hopkins did not own the parcel that Kierstin Place is now on. Larry Bailey owned it. One of the reasons that Kierstin Place isn't being incorporated into the new development is because of all of the animosity between Larry Bailey and the Hopkins. All I know for sure was that the Hopkins at the time of the Kierstin Place development made everything very difficult. Bailey would have all of the documentation. I do know that Larry Bailey placed a stipulation in the Kierstin Place CC and R that was filed with the city that if we allowed Hopkins to access the road to develop their property, Larry Bailey would have to be paid \$144,500.00. When Clayton meet with the four homeowners of Kierstin Place, he tried to tell us that there was no restrictions and that no money needed to be paid to Larry Bailey. We advised him at the time that we had three different lawyers look into it and that what Larry Bailey had stipulated was indeed legal and binding. The four houses on Kierstin place own the land

from fence fence line, including the road in front of the house. We told Hopkins and Clayton that they would have to pay the Bailey stipulation and compensate us for the loss of part of our properties. Clayton's response to this was that we should just "donate" our land to the Hopkins development so that they could divide the land into lots that would accommodate five homes. In return, we would be made into a city street and have garbage removal in front of our houses. My husband Chad and I are not against the development of the Hopkins land. We have lived here for 16 years and we are tired of looking at the junkyard that is the current Hopkins estate. That being said, we are just want to make sure that the development does not subtract from our property. We also do not trust anything that Clayton says. I am attaching a copy of Kierstin Place CCR. I have also copied the paragraph that deals with the Larry Bailey stipulation. Part (b) under ARTICLE II

Thanks,
Nicole Forrest
801-483-0693
801-815-0432

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

The following comments were received from other City divisions/departments with regard to the proposed text amendments:

Building Services/Zoning: R1-7,000 zone. This project went to DRT meetings on 3/23/2017 (DRT2017-00063) and on 8/14/2017 (DRT2017-00194). Each SFD must provide two legally located parking spaces with legal driveway access required per all conditions of 21A.44. All building setbacks for each home must be approved on the plat per the building envelopes indicated.

The applicant has indicated that each home will have a 2-car garage. The homes on lots 2-5 will each have an extra parking space located at the end of the shared driveways. If the project receives Planned Development and Subdivision approvals, the setbacks as proposed will be approved.

Building Services/Fire: If the development is “single-family” dwellings on their own lot they can meet the exception in 503.1.1 “There are not more than two Group R-3 or Group U occupancies”

FYI – The fire code commentary states “...A condominium form of building ownership, whether a residential or a commercial condominium, does not create separate lots (i.e. parcels of land) and such unit owners are treated as separate tenants, not separate lot owners. The lines separating one part of a condominium from another are not lot lines but lines indicating the limits of ownership...” and “Legal property lines do not always constitute site boundaries (i.e. malls, condominiums townhouse). A site could contain multiple legal lot divisions.”

Therefore, in summary if the development is an actual “lot” (not simply a condo minimized parcel) with no more than two structures on each actual lot and the planned development is less than 30 lots (dwellings), they will meet the exception to fire access requirements.

The project as proposed is not subject to fire access requirements.

Engineering: No objections. Plat redlines were sent.

The addresses and street coordinate are good. I have not received street name approval from SL County for Hoppy Lane. They need to contact Teresa Curtis with SL County Addressing, tcurtis@slco.org, 385-468-6757.

There is a new monument to be set. Please let them know to let me (Victoria Ostradicky) know after the straddles are set.

The applicant has revised the preliminary plat drawing to address the redlines provided by Engineering. Addressing details will need to be finalized during the building permit review process and prior to final plat recordation.

Public Utilities: The water main and sewer main shown in Hoppy Lane will need to be public mains. This will require a 30-foot easement from the north property line.

The new fire hydrant will be connected to a public water main and will need to be installed within the 30-foot easement.

The applicant should also be aware that approval of the planned development and preliminary subdivision does not provide a building or utility permit. Plans must be submitted for review, approval and permit.

The applicant will need to address these comments during the building permit review process and prior to final plat recordation.

Transportation: Each SFD must provide two parking spaces meeting the dimensional requirements of 21A.440.020.

The applicant has indicated that each single family home will contain an attached 2-car garage.

- On May 21st, 2018, Planning Staff sent Transportation the following: I wanted to confirm that Transportation is okay with the access details as proposed. Specifically, the following:
 - The location of the proposed new private access road, which is very close to the existing private access road for the planned development to the north;
 - The 2 proposed shared driveways between Units 2 & 3, and 4 & 5. The applicant has indicated that 2-car garages on the side of the homes will be accessed by these shared driveways, and I wanted to ensure that the dimensions are adequate;
 - Past the garage access locations, the site plan shows extra guest parking spaces (one for each home), which I'm assuming would also serve as the turn-around space for backing out of the garages;
 - The future home on Lot 1 will be accessed via driveway off of 1700 East. The site plan also shows an extra parking space contiguous with this driveway, but I don't believe that would be permitted in the front yard.

Response from Transportation:

The proposed location of the new private road is acceptable.

The dimension between the two garages should be 22'7" minimum.

The guest parking is okay.

The extra parking space on 1700 S would not be allowed.

During the building permit review process for homes built on lots 2-5, the plans will need to show that there is a minimum dimension of 22 feet, 7 inches between the garage entrances along the shared driveways. The applicant revised the plans to remove the extra parking space within the front yard on lot 1.

Sustainability: Please ensure that the applicant understands that refuse trucks will not be able to service this private drive; residents will be required to take their cans to 1700 South, which could make for a crowded situation. They may want to consider making room for two dumpsters (one for refuse, one recycling) and have a private hauler for the project.

This comment was passed along to the applicant, who understands that the development will require private hauling services.